

GAINES CHARTER TOWNSHIP
PLANNING COMMISSION – REGULAR MEETING
Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

DRAFT Agenda

7:00 p.m. – Thursday, October 23rd, 2025

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of September 25th, 2025, Planning Commission Regular Meeting Minutes**
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. None**
 - 2. Site Plan Review**
 - a. Amazon DGX2 Facility**
 - 3. Items not requiring a Public Hearing**
 - a. Prairie Wolf Station Phase I – Preliminary Condominium**
 - b. Prairie Wolf Station Phase II – Preliminary Condominium**
 - c. Dutton Center Phase II – Final Condominium**
- VII. General Discussion**
- VIII. Adjournment**

Persons with disabilities needing special accommodations should contact Kim Triplett at (616) 698-6640 one week prior to the meeting to request mobility, visual or any other assistance.

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held September 25th, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

MEMBERS PRESENT: Rober, Waayenberg, Wiersema, Giarmo, Thomas, Billips

MEMBERS ABSENT: Wiersema, with notice

STAFF PRESENT: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner

I. CALL TO ORDER AND ROLL CALL

Chair Giarmo called the meeting to order at 7:01 PM.

II. CONSIDERATION OF MEETING AGENDA

III. CONSIDERATION OF MEETING MINUTES

Consideration of the August 28th, 2025, regular Planning Commission meeting minutes.

Motion: Motion by Waayenberg, supported by Rober to approve the minutes of August 28th, 2025, with corrections.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

None.

VI. NEW BUSINESS

1. Public Hearings

a. None

2. Site Plan Review

a. Amazon DGX2 Facility

Kyle Schott of Ryan Companies explained that Amazon is seeking site plan approval for a new warehouse at 4495 68th Street which is anticipated to work in tandem with the existing GRR5 facility to the north. Schott was joined by Josh Manion and Jason Vincent, the engineer and project manager for this project, respectively. Schott noted that the site plan for this facility was previously approved by the Planning Commission, but the project was put on hold due to internal changes at Amazon. Changes have been made to their program and Amazon is picking this project back up, however, the site plan has changed, therefore the developer must seek reconsideration and approval from the Planning Commission.

The biggest changes to the site plan pertain to parking, accessory buildings, and the size of the main building. Originally the site plan included approximately 1,500 parking spaces; the updated plan includes 941 parking spaces. The site plan also includes two accessory buildings – a fleet service center and an auto inspection center. The fleet service center will service delivery vans and perform minor repairs and maintenance, and the auto inspection center will electronically scan vehicles to check for damages and keep fleet vehicles up to a high standard. The building also shrunk in size; previously the site plan accounted for a 219,000 square foot building, and the new proposed building is approximately 216,000 square feet. Planner Wells noted that staff didn't feel as though the addition of these accessory buildings necessitated a PUD amendment or special use permit.

Chair Giarmo inquired about whether electrical vehicle (EV) charging was as significant on the previous plan; Manion responded that EV chargers were accounted for in the previous plan, and that since the parking has been reduced, the number of EV chargers has also been reduced.

Planner Wells asked Schott to elaborate on how the two buildings interact with one another to support Amazon's operations; Schott responded that the intent is for items to get packaged for shipping in the existing building and then relocated to the DGX2 delivery station to be sorted prior to delivery. Schott added that some products from GRR5 will move to the proposed DGX2 station before delivery, and some products will move from GRR5 to other delivery stations in the region.

Chair Giarmo inquired about how the items will be transported between buildings; Schott responded that the items will be transported at night using 10-15 trucks. Schott stated that the primary source of traffic will be delivery vans; van traffic leaves the facility in waves of 20-minute increments from 10:00 AM to 1:00 PM, and they return to the facility between 6:00 PM and 8:00 PM in an effort to avoid peak traffic hours.

Planner Wells noted that staff evaluated this request as a site plan review; the Steelcase PUD was defined in broad terms upon its inception and covers a wide range of industrial uses. Signage plans may require an amendment to the PUD once the applicant provides signage details. Wells said that all dimensional requirements have been satisfied, including setbacks, and added that parking lots are also in compliance. With regard to lighting, color temperature, fixture height, and illumination levels were all found to be compliant with the requirements of Chapter 19 of the Zoning Ordinance. Requirements for parking and loading areas have also been satisfied; since the proposed number of parking spaces

exceeds 25% of the minimum parking spaces required, the Planning Commission must approve the overage.

Wells said that the Fire Marshal and Township Engineer have both reviewed the plans provided and the applicant must adhere to feedback provided by both agencies. The Township Engineer has reviewed the runoff calculations and Wells noted it seems as though there were few issues with the calculations provided. Wells added that the Township's Water and Sewer Department is currently reviewing utility plans, and that the applicant must obtain all outside agency approvals.

With regard to access and mobility, Wells noted that the site plan is seemingly lacking in on-site pedestrian connections; one driveway connects the existing GRR5 facility to the proposed DGX2 facility. Although the proposed use is highly vehicle-oriented, Wells said that the Planning Commission could require a pedestrian connection to be integrated into the design if they find it is appropriate.

Vice Chair Rober inquired about what Amazon intends to do to address the truck traffic on 68th Street; Schott responded that Amazon has been trying to enforce "operational excellence" by implementing punitive damage to drivers who don't obey traffic guidelines, which has improved traffic issues in other communities. Schott clarified that most of the traffic issues in the area pertain to delivery vans rather than semi-trucks and added that Planner Wells had previously been in communication with Kyle DeGiulio of Amazon about holding drivers accountable for poor behavior.

Commissioner Haagsma expressed his displeasure with the fact that a representative from Amazon was not present at the meeting. The Traffic Impact Analysis provided by the applicant indicates that 50% of traffic departing the facility is anticipated to go west, and 23% to get on M-6. Haagsma also expressed frustration that the Kent County Road Commission was not provided with the traffic study by the applicant; at a cursory glance, Haagsma doesn't believe that the traffic study is not entirely in line with the Traffic Engineer's recommendations. Haagsma noted that contacting Amazon has been tedious, and he is unsure what the Planning Commission is able to do during a site plan review to resolve these issues.

Chair Giarmo suggested that the Township establish a direct line of communication with a representative from Amazon; Planner Wells responded that the designated contact from Amazon is DeGiulio, who answers to higher-ups that are not in contact with the Township in any capacity. Wells noted that although this issue is not necessarily pertinent to the site plan review, it is pertinent to the larger ecosystem of Amazon's operations in the Township and has not been addressed.

Ongoing issues regarding the parking of heavy trucks on Rapids Drive were discussed; Wells said that he does not understand Amazon's unwillingness to discuss this matter. Chair Giarmo responded that the Planning Commission owes it to other industrial users in the area to hold Amazon accountable. Wells added that once other construction is picked up in the area, and especially after Microsoft begins site preparation, the immediate area will become very busy, and these issues are worth addressing as soon as possible.

MOTION: Motion by Waayenberg, supported by Haagsma to postpone the request with the following conditions:

1. Require a traffic study to be completed and fully reviewed by the Kent County Road Commission.

2. Require a representative from Amazon to attend when this request returns to the Planning Commission for reconsideration.
3. Planning Commission recommends adding additional truck parking to the site plan that is visible to truckers and compliant with the requirements of Chapters 19 "Lighting" and Chapter 23 "Landscaping" of the Zoning Ordinance.
4. Amazon must provide a reliable staff contact and update any staff changes to the Township's Community Development Director.

DISCUSSION: Schott stated that he will talk to Amazon and have them review the number of trucks using existing off-site parking to monitor the issue; information gained from this will help to inform a solution, whether the parking issues persist on the GRR1 campus or elsewhere. Wells added that modifications to parking or circulation on other parcels can be reviewed administratively with the Planning Commission's authority.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

3. Items not requiring a Public Hearing

a. 3429 Loretta View – Special Use Permit

Brad Miedema, the homeowner and applicant for this project, explained that he has since revised the plans provided at the August 28th Planning Commission meeting based on the feedback provided. The size of the proposed building was reduced from 15,000 square feet to 10,000 square feet, and design elements have been enhanced. Miedema has incorporated windows and stone siding into the design of the accessory building to enhance the aesthetic appearance and has also provided an updated landscape plan.

Planner Wells noted that the size of the building has been reduced by about a third, and that the height and intended use remain the same. The items left undetermined at the August 28th meeting pertained to whether the size of the building is compatible with the surrounding neighborhood, and whether the visual impact of the building would be overly obtrusive.

Commissioner Waayenberg stated that he is a lot more comfortable with the size of the building being reduced; although this ten-acre parcel does lend itself to something large, the fear is that a future homeowner may use the building for an unpermitted use, or if another homeowner in the area may request something similar.

Commissioner Billips echoed Waayenberg's comments and added that this seems to be a decent compromise.

Commissioner Haagsma advised that staff ensure the building is screened properly and suggested arranging tree plantings in a more organic fashion rather than in a straight line. Commissioner Thomas agreed and noted that the landscaping plan provided is a huge improvement as compared to the previous iteration.

Planner Wells assured the Planning Commission that if the building were to be used for commercial purposes or anything beyond the scale of residential accessory use, it would be enforced upon, and the Township would likely get news of this very quickly.

MOTION:	Motion by Rober, supported by Thomas, to approve the request for a Special Use Permit with the condition that staff review and approve revisions made to the landscaping plan.
DISCUSSION:	None
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	Motion Carried (6-0)

b. Zoning Ordinance Text Amendment – LED Message Centers in SR Zoning District

Planner Wells explained that this request was for an amendment to the Zoning Ordinance to allow for Electronic Changeable Messaging (ECM) signs in residential zoning districts for institutional uses, such as schools and churches. Under the old Zoning Ordinance, ECM's were permitted in residential zoning district so long as a Special Use Permit was obtained; the updated Zoning Ordinance prohibits ECM's in residential zoning districts, as the steering committee that worked on the ordinance update found them to be a nuisance. Feedback from the community captured during the 2023 Master Plan update indicate that overly obtrusive lighting is also a concern for residents. Wells noted that the biggest concerns are light spill, glare, and a lack of shielding for ECM's. Staff provided language from the Zoning Ordinance on both signage and lighting to guide the discussion on this request, since the two chapters aren't entirely compatible; something that would be permissible under the lighting ordinance may not be allowed under the sign ordinance. Wells noted that there is overlap between the two chapters, and although the Zoning Ordinance steering committee thoroughly considered all updates to the ordinance, these two chapters were not necessarily considered in conjunction with one another.

Measures for enforcing lighting regulations do exist in the Zoning Ordinance, which grants staff the authority to use a light meter at property lines to determine how much light may be spilling onto an adjacent property. Although there is a mechanism for enforcement, Planner Wells noted that the larger question at hand is whether the Planning Commission wants to allow ECM's in residential areas after engaging in extensive discussion on restricting them during the Zoning Ordinance update. Staff is of the opinion that during the Master Plan update in 2023, light pollution was identified as an issue that

needed to be addressed and limited in suburban and rural areas; ECM's were then restricted in the updated Zoning Ordinance since they are a source of light pollution. Planner Wells said that the Planning Commission could make an argument to the Township Board that ECM's are not a source of extensive light pollution and added that staff does have the ability to inspect and enforce on businesses not following ECM guidelines, however, staff will never have the capacity to closely monitor non-compliant displays and graphics on ECM's.

Chair Giarmo noted that over the last three years, the Planning Commission has only received two requests for Special Use Permits to allow institutional users ECM's; she added that the Special Use Permit is an appropriate way to analyze a request based on its own merits, and that she would prefer to have a mechanism to consider these requests.

Vice Chair Rober inquired about whether the Township has any authority to regulate the content displayed on ECM's or time timeframe in which certain messages are displayed; Wells responded that the Township has little to no authority to regulate content displayed on ECM's. Wells mentioned that if a zoning administrator or zoning ordinance attempts to regulate content displayed on ECM's, issues may arise regarding infringement of the first amendment and the right to free speech. There is a

Commissioner Haagsma said that from his perspective, this is a traffic safety issue; not only the light emitted from the signs, but also the way in which ECM's are operated. Haagsma suggested modifications the hours ECM's are permitted to be on; Chair Giarmo suggested requiring ECM's to be off from 10 PM to 7 AM, which Haagsma and Rober agreed was appropriate. Planner Wells noted that this would require an adjustment to the proposed ordinance amendment and a recommendation to the Township Board.

MOTION: Motion by Haagsma, supported by Waayenberg, to approve the proposed text amendment to the Zoning Ordinance which will allow institutional users in residential zoning districts to use ECM's with the issuance of a Special Use Permit, with the modification that operation of ECM's shall not be permitted from 10:00 PM to 7:00 AM.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

VII. GENERAL DISCUSSION

VIII. ADJOURNMENT

The meeting adjourned at 8:26 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the September 25th, 2025, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: _____

Gaines Charter Township

Planning Commission Memo

Meeting Date: October 23rd, 2025

AGENDA ITEM: VI.2.a

APPLICANT: Kyle Schott, Ryan Companies US, Inc.

PROPOSED REQUEST: Site Plan
Review

FILE NUMBER: 250828KS

ADDRESS: 4495 68th Street SE

PROPERTY ZONING DISTRICT: PUD – Steelcase LSP

PARCEL NUMBER: 41-22-01-400-039

PROPERTY SIZE: 100.27 acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant requests a site plan review for a 216,018 square-foot industrial building with associated parking, access drives, and loading spaces for trucks and vans. The Planning Commission is considering the site plan dated 09/17/2025. Associates will access the building from 68th Street using one existing driveway, and three additional driveways on 68th Street are being proposed as part of this request. The existing driveway on Patterson will also be used to access the site. Staff finds that the right-of-way is adequate to provide access for associates and van/ truck traffic. The subject parcel is within the Steelcase-LSP Planned Unit Development, and this request has been reviewed using standards for the underlying zoning, which in this case is Light Industrial (LI).

The proposed building is intended to be used in tandem with the existing Amazon building to the north. The existing facility will operate as a sortation facility, and the new proposed building will be used as a delivery station.

The proposed site plan includes an automatic vehicle inspection tunnel, an outdoor gathering area for associates, a smoking shelter, and a fleet service center in the western parking lot. The site plan also accounts for EV charging stations and is planned to feature a water quality treatment basin.

The site plan originally submitted to staff (dated 08/28/2025) was missing a few elements and contained minor discrepancies; the developer has since addressed staff's comments and provided an updated site plan (dated 09/17/2025). Staff has provided the updated site plan in digital format, but did not require the developer to submit updated hard copies, as the changes were understood as being minimal enough to negate the need for a new hard copy of plans. The developer has provided a letter addressing the concerns in addition to the updated site plan set.

Surrounding zoning:

	NORTH: PUD – Steelcase LSP	
WEST: PUD – Steelcase LSP	SUBJECT PARCEL	EAST: Caledonia Township - Industrial
	SOUTH: PUD – Steelcase LSP	

PROCESS

Site Plan Review applications are subject to the following process:

1. Submittal by applicant
2. Completeness review by Zoning Administrator
3. If complete, administrative review by Zoning Administrator
4. Review and decision by the Planning Commission

CHAPTER 26 SITE PLAN REVIEW

All non-residential buildings are subject to site plan review by the Planning Commission. The applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

A. ZONING COMPLIANCE AND COMPATIBILITY

All site development plans, streets, and utilities are subject to site plan review under Section 26.20.A. and shall conform to all zoning district requirements (in this case Chapter 12, Light Industrial), Land Use Regulation (Chapter 15), Building Requirements (Chapter 16), General Requirements (Chapter 17), and any applicable Specific Use Requirements (Chapter 18), unless specific modifications are approved by the Planning Commission.

REQUIREMENT	COMPLIANCE	COMMENT
LI REQUIREMENTS – CH 12		
Minimum Lot Area Table (12.20.C)	Yes	1 acre required
Minimum Lot Width (12.20.C)	Yes	150 feet minimum
Max. Building Height (12.20.C)	Yes	Max height of 60 feet if 100 feet or more from property lines, proposed building is 42 feet tall including parapet
Front Setback-100' (12.20.C)	Yes	
Side Setback-15' (12.20.C)	Yes	
Rear Setback-50' (12.20.C)	Yes	

B. LIGHTING

Lighting plans shall demonstrate compliance with all requirements and shall be designed to ensure safe conditions and minimal impact on neighboring properties and the night sky (Chapter 19).

REQUIREMENT	COMPLIANCE	COMMENT
LIGHTING - CH 19		
Parking Lots (19.20.F.2)	Yes	
Plans and Submittal Requirements (19.30)	Yes	Photometric plan provided
Color Temperature (19.40.B)	Yes	Color temperature limited to 4,000 kelvin
Fixture Type (19.40.C)	Yes	
Mounting Height (19.40.D)	Yes	30' max in industrial zoning when 150 feet or more from a residential lot
Illumination Levels (19.50.B)	Yes	10 footcandle maximum

C. PARKING AND LOADING

Parking lot design shall demonstrate compliance with all dimensional and circulation requirements and shall be arranged to provide safe and convenient access to buildings and land uses (Chapter 20). If applicable, stacking and loading spaces shall be designed to minimize the impact on internal circulation routes and offsite traffic patterns. The site plan does include striping, space size, curve radii, and drive lane dimensions, and designates ADA accessible spaces.

Staff recommends a condition that the Fire Marshall must approve all drive aisles and turn radii to ensure adequate and safe emergency vehicle access to all areas of the site.

Staff recommends a condition that the Township Engineer must approve all stormwater control infrastructure to ensure adequate drainage of the site.

REQUIREMENT	COMPLIANCE	COMMENT
PARKING AND LOADING - CH 20		

REQUIREMENT	COMPLIANCE	COMMENT
Setbacks-10' (20.40.A)	Yes	Yes
Dimensions & Layout (20.40.B)	Yes	Associate spaces are 9' x 18', delivery van and personal van spaces are 11' x 27'
Fire Lanes (20.40.C)	Yes	Fire Marshall will determine final compliance.
Parking Lot Maintenance and Service (20.40.D)	Yes	
Landscape Curb Area (20.40.E)	Yes	
Drainage and Runoff (20.40.F)	Yes	Township Engineer will determine final compliance
Striping and Pavement Markings (20.40.G)	Yes	
Snow Storage Areas (20.40.H)	Yes	Plenty of green space for snow storage; area between van lot and associate lot designated for snow storage
Landscape Breaks (20.40.I)	Yes	
Pedestrian Pathways (20.40.J)	Yes	
Connectivity (20.40.K)	Yes	
Accessible Parking (20.50.B)	Yes	6 barrier-free spaces
Minimum Number of Spaces (20.50.D)	Yes	285 spaces required, 1,190 spaces provided
Maximum Number of Spaces (20.50.E)	Undetermined	356 spaces maximum (>25% over minimum). PC may approve the overage.
Reductions (20.60.A)	N/A	
Shared Parking (20.60.B)	N/A	
Deferred Parking (20.60.C)	N/A	
Electric Vehicle Charging Stations (20.70)	Undetermined	Concrete strips for EV chargers have been identified which will also double as walkways; walkways are 6 feet wide, and the strip that will house EV chargers is 4 feet. Developer has clarified the design will be coordinated to locate chargers away from the perimeter, and that 180 chargers will be included
Loading Zones (20.80)	Yes	5 tractor trailer loading docks required, proposing 15

D. MOBILITY TRAFFIC AND ACCESS

Pedestrian and bicycle travel shall be accommodated in accordance with this Ordinance (Section 21.20). Acceptable traffic conditions shall be maintained (Section 21.30). Driveway placement, connectivity, and shared access shall be designed to promote safe and efficient access to and from the site and circulation within the site. Compliance with access management requirements shall be demonstrated (Section 21.40). All sites and buildings shall be accessible to emergency service vehicles and personnel to respond to emergencies and calls for service. Streets and driveways shall conform to the requirements of Chapter 22.

REQUIREMENT	COMPLIANCE	COMMENT
MOBILITY TRAFFIC & ACCESS - CH 21		
On Site Pedestrian Connections (21.20.A)	No	Need to provide pedestrian connection to the facility to the north. Direct and safe pathways throughout the site, trees are located near all major pathways providing adequate shade.
Along Roadways Within Right-Of-Way (21.20.B)	No	No sidewalk indicated on site plan; Planning Commission has the discretion to require sidewalks. Complicated utility easements within ROW.
Bicycle Accommodation (21.20.C)	Yes	No specific bike accommodations noted, Planning Commission has the discretion to require bike rack(s) or

REQUIREMENT	COMPLIANCE	COMMENT
		other cycling accommodations as major trail systems are in the vicinity.
Traffic Impact Analysis (21.30)	Yes	TIS provided for review
Access Management (21.40)	Yes	

E. LANDSCAPING, SCREENING, AND ENVIRONMENTAL PROTECTION

All applicable landscaping, buffering, screening, and environmental requirements shall be satisfied (Chapter 23), and sites shall not be significantly disturbed in ways beyond what is appropriate for the reasonable development of a site. Site plans shall demonstrate that the impact of exterior uses and activities is minimized by required landscaping and screening.

REQUIREMENT	COMPLIANCE	COMMENT
LANDSCAPING - CH 23		
Type and Variety (23.30.D)	Yes	Three shrub species provided; Inkberry Holly, Berry Poppins Winterberry, and Compact Pfitzer Juniper. Original submission only featured one shrub species.
Installation Specifics (23.30.E)	Yes	
Planting Separations (23.30.E.5.a)	Yes	Trees to be planted a minimum of 6 feet from curbs or paved surfaces
Minimum Installation Sizes (23.30.E.7)	Yes	All evergreen trees to be 6-8 feet tall at the time of installation
Irrigation (23.30.F)	Yes	Developer clarified that irrigation will be provided at landscaped areas
Preservation of Existing Trees (23.30.G)	Yes	
Maintenance (23.30.H)	Yes	
Berms (23.30.I)	N/A	
Prohibited Trees and Shrubs (23.30.J)	Yes	
Landscaping Plan (23.40.A)	Yes	
Requirements (23.40.B)	Yes	Balsam fir installation height listed as 5 feet, must be 6 feet at installation. All other requirements satisfied.
Front Yard Trees Location (23.50.B)	N/A	
Buffering (23.60.A)	N/A	Buffering not required since adjacent to similar uses, developer imposed screening will be implemented to buffer from ROW
Dumpster and Trash Receptacles (23.70.C)	Yes	
Parking Lot Canopy Trees (23.80.B)	Yes	21 trees required, 46 trees proposed for associate parking. 78 trees required, 173 trees proposed for delivery van + personal van parking
Screening (23.80.C)	N/A	No parking lots directly abut public ROW, staff finds screening to be accurate.

F. STORMWATER AND WATER QUALITY

Stormwater detention, retention, and drainage systems shall be designed to protect neighboring properties from the negative impacts of increased stormwater run-off and flooding. Systems shall be designed to function with public stormwater drainage systems under the authority of the Kent County Drain Commission, Kent County Road Commission, or the Michigan Department of Transportation (MDOT).

Stormwater infrastructure must be reviewed by the Township Engineer and must be approved thereby.

G. SIGNS

Proposed signs shall meet dimensional and location requirements and shall be placed in locations that limit driver distraction and prevent visual clutter (Chapter 24).

The applicant has indicated that they intend to install two pylon signs at the Rapids Drive entrance and the entrance immediately to the east. The applicant has also noted that they intend to install a 5-foot high monument sign at the southernmost entrance on Patterson, however, no further details or sign plans have been received. Sign plans will be subject to applicable standards and requirements for industrial zoning per Chapter 24, and staff requests that signage be reviewed administratively.

H. WATER AND SEWER

Public water and sewer connections must be approved by the Byron Gaines Utility Authority (BGUA) in accordance with Section 17.90.B as applicable. Staff does not anticipate that the water use will overburden BGUA's ability to provide public services while at the same time adequately providing for sewage collection and treatment.

Water and sewer infrastructure must be reviewed and approved by the Township Engineer.

I. OUTSIDE AGENCIES

Applicants must secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies. Securing applicable approvals may also be a condition of approval if not received prior to the Planning Commission review.

RECOMMENDATION

Unless action is tabled or postponed, the Planning Commission shall decide upon site plan requests as follows:

- a. Approval. The motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision and any conditions imposed.
- b. Denial. In the case of a denial, the motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision.

CONDITIONS

If the Planning Commission recommends approval, staff recommends the following conditions.

1. The Planning Commission must approve proposed excess parking spaces.
2. Signage will be reviewed administratively; may require a PUD amendment to accommodate signage.
3. Staff to review addition of sidewalks and internal pedestrian connections to site plan.

4. Staff to review addition of parking areas for semi-trailers.
5. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (access and SESC).
 - d. Kent County Drain Commission.
 - e. Department of Environment, Great Lakes, and Energy.



Application for Planned Unit
Development

GAINES CHARTER
TOWNSHIP

8555 Kalamazoo Ave SE

Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

File Number

250828KS

Project Address	Street: 4495 68th Street SE City: Caledonia, MI Zip: 49316												
Parcel Number(s)	41-22- 01-400-039 41-22- N/A												
Owner Name	Amazon, Attn: James Dickerson												
Owner Address	Street: 410 Terry Ave N. City: Seattle, WA Zip: 98109												
Phone No. & Email	425-420-3538 / jmesdi@amazon.com												
Applicant Name	Ryan Companies US, Inc. Attn: Kyle Schott												
Applicant Address	Street: 700 Oakmont Lane, Suite 100 City: Westmont, IL Zip: 60559												
Phone No. & Email	630-328-1148 / kyle.schott@ryancompanies.com												
Brief Description of Division, Combination, or Line Adjustment	Development of the DGX2 Delivery Station with associated parking areas, storm water infrastructure, and various sanitary and water main adjustments. Four (4) curb cuts along 68th Street will serve the site along with the shared driveway to the GRR5 Sortation Facility for linehaul traffic.												
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>													
Owner Signature													
For Township Use Only													
Zoning District	<table border="1"><tr><td>☐ RR</td><td>☐ SR</td><td>☐ VR</td><td>☐ MFR</td><td>☐ VN</td><td>☐ NC</td></tr><tr><td>☐ GC</td><td>☐ OS</td><td>☐ MB</td><td>☐ LI</td><td>☐ HI</td><td>☒ PUD</td></tr></table>	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☒ PUD
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	Date												
Notes													



June 19, 2025

Gaines Charter Township
Dan Wells
Community Development Director
Dan.wells@gainestownship.org

Re: DGX2 Site Plan Concept
Gaines Township Site Plan Approval Process

Dear Mr. Wells:

Pursuant to our meeting on June 18, 2025, we are submitting the site plan concept for your review and determination of the process for this project; administrative staff review versus site plan approval with Planning Commission. The previous delivery station project was approved through Gaines Township in 2022 and the proposed layout for this project is similar in size and scope.

Please refer to the bullet points below which note the differences from the previous approval:

- Curb cuts all remain the same.
- Less parking count (southwest parking lot eliminated).
 - o Associate Parking: -105.
 - o Van Parking: -230.
- Loading and canopy areas remain the same conceptually.
- Loading dock remains the same conceptually.
- Day one EV charging for approximately 40 percent of the fleet within the van parking area.
- Delivery Station building footprint increase of approximately 4,000 square feet.
- Addition of two outbuilding structures to support the Delivery Station.
 - o Fleet Service Center (FSC) 5,000 square feet; minor repairs to delivery vehicles.
 - o Automated Vehicle Inspection (AVI) 1,500 square feet; upon returning to site, the delivery vehicles run through this unoccupied utility shed with scanning equipment to determine any repairs needed.
- Existing stormwater ponds with capacity for this project; updates to storm sewer conveyance systems per layout changes.
- Existing fire and domestic water loop; minor updates to hydrant and building connection points per layout changes. Proposed changes to the hydrant locations are shown herein.
- Existing sanitary loop; minor updates to building connection points per layout changes.

Sincerely,

Digitally signed by Jason R
Vincent
DN: C=US,
E=vincentj@progressiveae.com,
O=Progressive AE, OU=Project
Manager, CN=Jason R Vincent
Date: 2025.06.19 16:14:12-04'00'

Jason R. Vincent, Associate AIA, CDT
Senior Project Manager

JRV/sas

\\dms1\projects\83460288\01 ADMIN\A2 CORRESPONDENCE\2025 06 19 DGX2 Cover Letter.docx



September 17, 2025

Dakota Swan
Gaines Charter Township
8555 Kalamazoo Ave., SE.
Caledonia, MI 49316

Re: DGX2 Plan Review

To Whom It May Concern:

In response to the Plan Review Comments dated September 12, 2025, Progressive Companies provides the following clarifications/responses:

1. I see that in the parking lots, a concrete strip has been designated as space for EV chargers – where exactly will they be located within the concrete strips, and how many of them do you anticipate? Section 20.70.D of our ordinance stipulates that they must be 5 feet from walkways/ pedestrian facilities.

Progressive Companies Response: For head-to-head parking, the electric vehicle chargers are centrally located within the strip. The perimeters will house electric vehicle strips with the walkway nearby. Note that the walkway is six feet while the strip is four feet. Design will be coordinated to locate them away from the perimeter. Initial building launch will include approximately 180 chargers.

2. How tall do you intend to make the light poles? Section 19.40.D stipulates a maximum height of 30 feet.

Progressive Companies Response: Photometrics have been revised to adhere to the 30 foot maximum height for the light poles.

3. I see that 13 parking spaces will be allocated for trailer storage but I was unable to identify them on the site plan - where are they located? Was the intent there to imply that those 13 spaces are part of the facility to the north?

Progressive Companies Response: Trailer storage spaces are not part of the design and have been removed.

4. Have there been any snow storage areas identified? It seems like there is plenty of room for snow storage, but Section 20.40.H states that they must be identified on site plans.

Progressive Companies Response: There is quite a bit of green space around the parking areas, so they should be able to utilize these areas for snow storage. The sediment forebay was removed from the design, so the area between the associate and van lot is available. Drawing C200 shows these areas now as snow storage areas.

5. Section 23.30.D stipulates that no one shrub species shall exceed 50% of all shrubs, and I only saw one shrub species provided.

Progressive Companies' Response: We have added two other shrub species to the planting plan in different locations to make sure there is no more than 50 percent of one species.

6. Section 23.30.F stipulates that irrigation is required for all areas landscaped with shrubs lawns for nonresidential buildings unless a landscape architect demonstrates that it is not necessary. I didn't notice anything about irrigation on the site plans, any additional context on this would be super helpful.

Progressive Companies Response: Irrigation will be provided at landscaped areas.

7. With regard to installation sizes for landscaping, 23.30.E.7 stipulates that evergreen trees must be installed at a size of no less than 6 feet; I see on the site plans that balsam firs are noted as being 5 feet upon installation.

Progressive Companies Response: All evergreen trees are to be 6-8 feet tall at installation. The plant schedules have been adjusted accordingly.

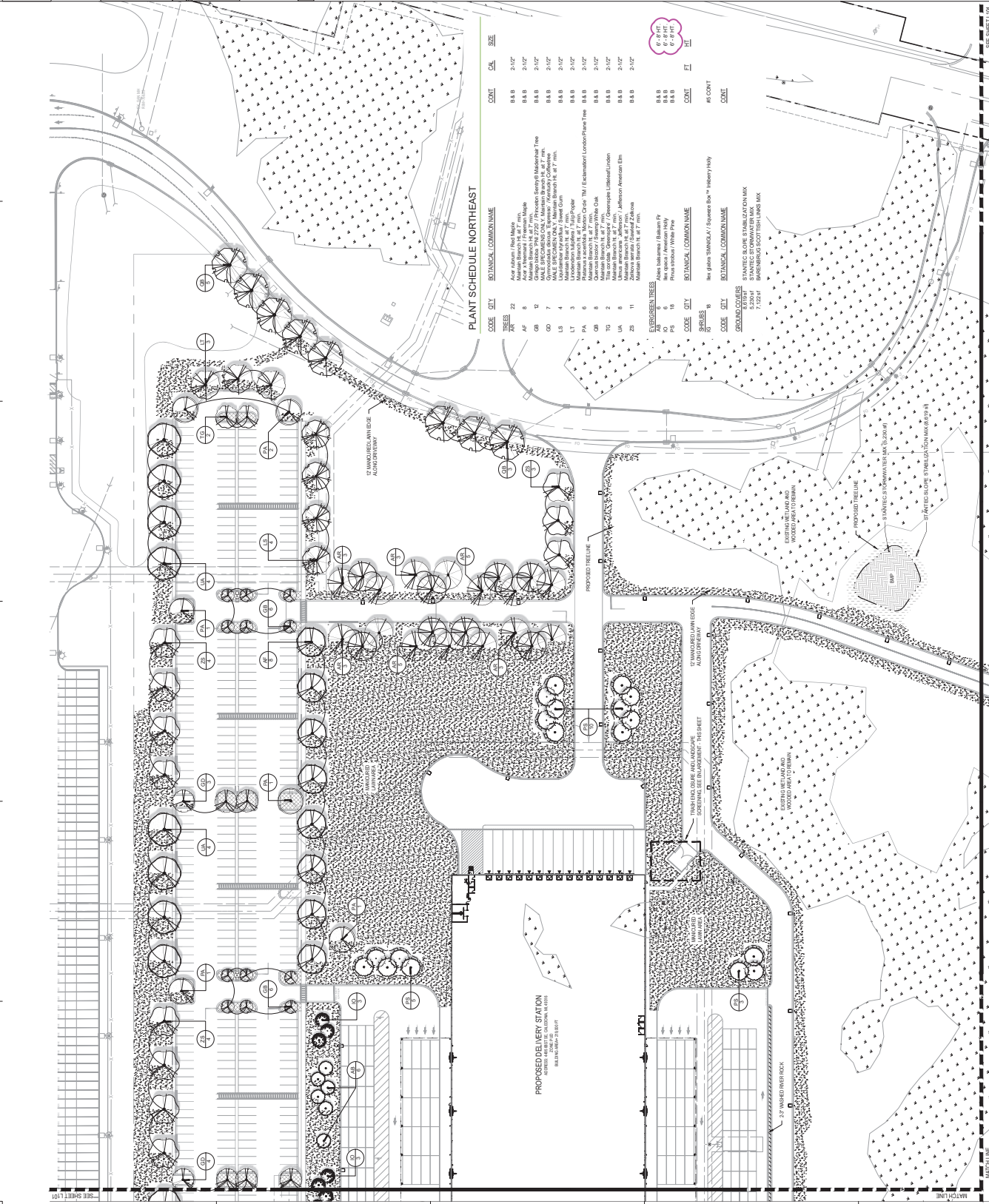
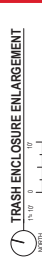
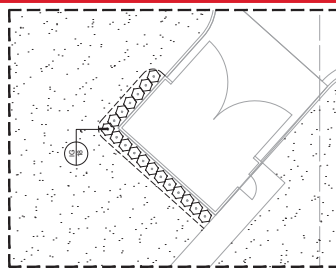
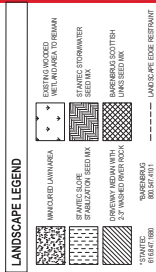
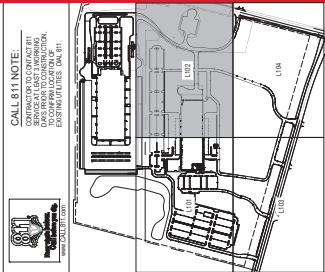
8. I see on the site plan that you are anticipating three signs; two pylon signs at entrances on 68th Street and one monument sign at the entrance on Patterson. I'm wondering if you have any more details on signage at this time? No worries if not, the Planning Commission usually is comfortable with delegating signs to be administratively reviewed, but figured it was at least worth asking/ bringing to your attention.

Progressive Companies Response: The monument sign along Patterson Ave exists and it will be removed with the new facility. The proposed facility will have four proposed pylon signs that are now shown correctly on Drawing C200. One will be at each entrance.

If you have any questions, please don't hesitate to reach out by phone at (616) 447-3310 or via email at jvincent@weareprogressive.com.

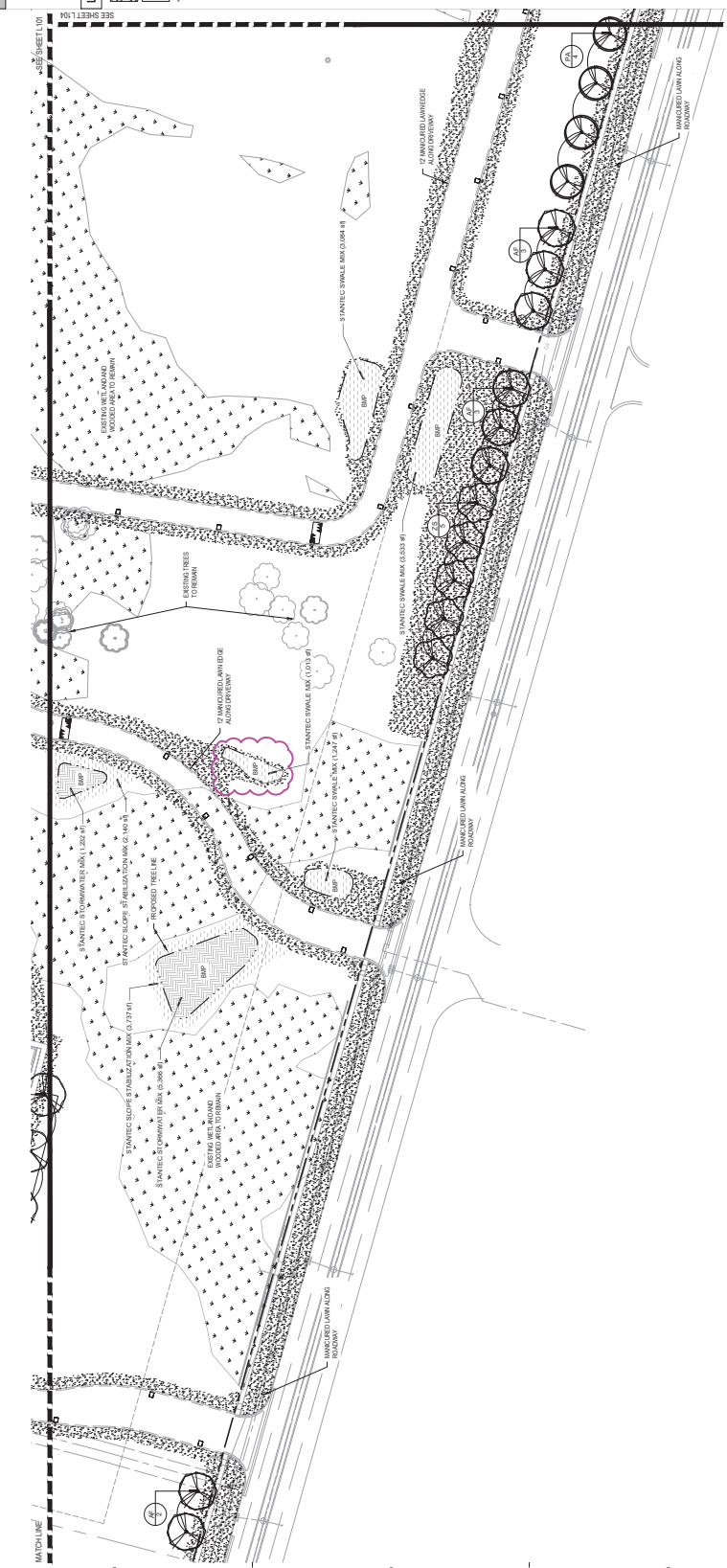
Sincerely,

Jason R. Vincent, Associate AIA
Senior Project Manager

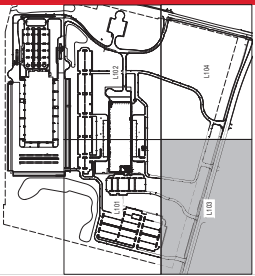
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GREEN TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT
1	6			Albizia salicaria / Balkan Fly	0.4 B	
2	6			Aln. casia / American Holly	0.4 B	
3	18			Pinus strobus / White Pine	0.4 B	

CODE	QTY	BOTANICAL / COMMON NAME	CONT.
ROUND CORNERS			
60198F		STANTEC SLORE STABILIZATION MIX	
62501F		STANTEC STORMWATER MIX	
71221F		BARRENGRO SCOTTISH LINKS MIX	

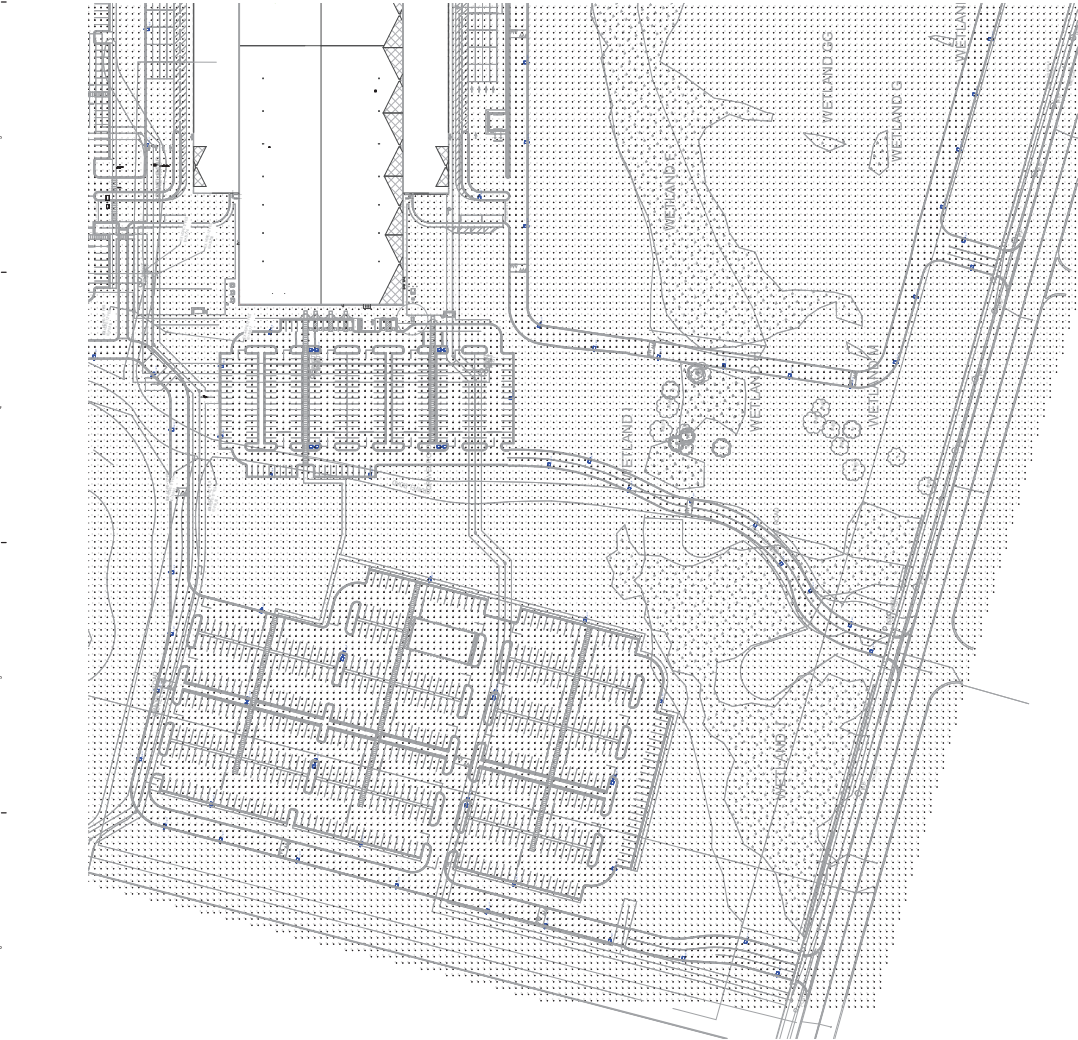
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DGX2 SOUTHWEST LANDSCAPE PLAN



KEYPLAN
15-6007

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1 ELECTRICAL SITE PHOTOMETRIC AREA A
1/15/2020

Legend	Level	Height	OTF	Manufacturer	Quantity	Description	Notes	LT	Dist
	PL1		00	1400001000	1	1400001000	1400001000	1.0	1.0
	PL2		00	1400001000	1	1400001000	1400001000	1.0	1.0
	PL3		00	1400001000	1	1400001000	1400001000	1.0	1.0
	PL4		00	1400001000	1	1400001000	1400001000	1.0	1.0
	WA		00	1400001000	1	1400001000	1400001000	1.0	1.0
	F1		00	1400001000	1	1400001000	1400001000	1.0	1.0
	EXIST		00	1400001000	1	1400001000	1400001000	1.0	1.0

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Kent County Road Commission

MEMORANDUM

To: Joe Eberle, PE
Progressive Companies
From: Timothy J. Likens, PE, PTOE
Traffic & Safety Engineer
Date: October 9, 2025
Subject: 68th Street & Patterson Avenue
Traffic Impact Study Review

Timothy J. Likens, PE, PTOE
10/09/2025 3:30:57 PM

This project site is located on the northwest corner of 68th Street & Patterson Avenue in Gaines Township and includes a large warehousing / delivery station and sortation facility. Progressive Companies completed a Traffic Impact Study (TIS) in 2021 and a portion of the site was built but not completed at that time. Progressive recently submitted an updated TIS to reflect current 2025 conditions relative to the proposal to complete site construction.

Kent County Road Commission (KCRC) traffic engineering staff have reviewed the updated TIS report and conceptual site plan and have the following findings:

1. The study was completed consistent with accepted traffic engineering practices and the requirements communicated by KCRC.
2. The updated study findings remain valid with respect to the approved 2021 study.

As noted in the study, a number of roadway / intersection capacity improvements have been constructed in this area relative to the Amazon fulfillment center and this proposed project. Specific to this site, the access and relative improvements were constructed on Patterson Avenue. Proposed access to 68th Street was not constructed, and all relative permits have been released and are no longer valid. KCRC requires the applicant to secure current permits for all work to be completed within KCRC right-of-way, including the proposed access points to 68th Street.

As part of the engineering work completed in 2021, Progressive submitted plans to construct necessary improvements to the traffic signal at 68th Street & Amazon's site driveway, which must be updated and resubmitted. Those plans called for salvaging of some equipment, including steel strain poles. KCRC will not permit the signal to come out of operation during construction; therefore, new strain poles may have to be installed. Those details must be coordinated with KCRC and plans submitted, reviewed, and approved before driveway and/or traffic signal construction will be permitted.

CC: Dave Beck, KCRC Permit Manager
Erik Easterly, KCRC Director of Engineering
Tim Haagsma, KCRC Director of Traffic & Safety

Working to Keep Kent County Moving

1900 4 Mile Road NW, Walker, MI 49544 | (616) 242-6900 | kentcountyroads.net



Vriesman
& Korhorn

September 11, 2025
0877

Via Email: dan.wells@gainestownship.org

Dan Wells, Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave SE
Caledonia, MI 49316

RE: Amazon Delivery Station – Site Plan Review
Section 1, Gaines Charter Township

Dear Dan:

We have reviewed the site plans that you submitted for the Amazon Delivery Station that we received on August 28, 2025. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. We note that the stormwater management design for the site will need to be altered from what was originally approved. The Applicant's Engineer will need to submit a revised stormwater management package with updated calculations outlining the new design for approval prior to the start of construction.
2. We note that much of the public watermain and public sanitary sewer have already been constructed for the development of this building. The existing watermain and sanitary sewer that have been constructed will need to be evaluated, pressure tested, chlorinated and EGLE permits may be needed to complete the public utilities before they are put into service.
3. The Applicant's Engineer will need to submit a complete set of public utility plans with plan and profile views on all the watermain, with updated surface profiles to evaluate watermain depth and layout. Hydrant relocations cannot be evaluated or approved until we have reviewed this information. We note that many hydrants function as air releases along the watermain and cannot be moved. Hydrant relocations will be evaluated on a case-by-case basis considering the existing watermain design and the revised, proposed site layout.
4. The Applicant's Engineer shall clearly show which hydrants are proposed to be abandoned, relocated, or remain in their current location in the construction plan submittal.

Dan Wells, Community Development Director

September 11, 2025

Page 2

If you have any questions, concerns, or require additional information, please do not hesitate to contact our office.

Sincerely,

VK Civil

A handwritten signature in blue ink, appearing to read "Jeff M. Gritter", with a stylized, looping flourish at the end.

Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Bob Terpstra, Supervisor
- Rod Weersing, Township Manager
- Connie Giarmo, Planning Commission Chair
- Dakota Swan, Assistant Planner
- Tracy Lawrence, Water and Sewer Administrator
- John Stuyfzand, Building Inspector
- Ken Van Hall, Gaines Fire Chief
- Pat Quick, Gaines Fire Inspector
- Barry Korhorn, Byron-Gaines Utility Authority
- Kyle Schott, Ryan Companies
- Josh Manion, P.E., Progressive Companies



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

09/02/2025

Business Name	Address	Suite	City	Zip
Amazon DGX2 Delivery Station	4495 68th Street Southeast	--	Caledonia	49316

Introduction:

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

RESULT: Plan Review

REMARK:

Site plan for new delivery hub.

General Construction and Demolition:

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

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

ITEM: FIRE LANE(S) Each side of the building where a fire lane is required must have an entrance as close to the middle as possible. The fire lane must be a minimum of 10 feet and a maximum of 35 feet from the building, and within 100 feet of all fire department connections. (IFC 503.1.1)

RESULT: Plan Review

REMARK:

Fire lanes are adequate, Fire Lane turning radius shall be able to accommodate GTFD Ladder Truck.

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

RESULT: Plan Review

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

REMARK:

Temporary address number shall be placed out at 68th St entrances.

ITEM: TRAFFIC CALMING DEVICES PROHIBITED Traffic calming devices shall be prohibited unless approved by the fire code official (IFC 503.4)

RESULT: Plan Review

Fire Protections Systems:

ITEM: SPRINKLER SYSTEM REQUIRED An approved automatic sprinkler system shall be provided throughout the entire building or in specific portion (s)/area(s) identified by the Fire Marshal in accordance with the code. (IFC 903; NFPA 13)

RESULT: Plan Review

REMARK:

Entire building to be sprinkled.

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

RESULT: Plan Review

REMARK:

FDC shall be on building and not be a "Remote" style FDC and be Siamese fitting and not a Storz fitting (to be noted in building plan review).

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

RESULT: Plan Review

Closing:

ITEM: SUBJECT TO FIELD INSPECTION There may be additional requirements as a result of conditions found during inspections.

RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature



24-53 - Pat Quick
Fire Marshal
Deputy Chief

--
pat.quick@gainestownship.org



TRAFFIC IMPACT STUDY DELIVERY STATION & SORTATION FACILITY GAINES TOWNSHIP, MICHIGAN

Prepared by:

Progressive Companies
1811 4 Mile Road NE
Grand Rapids, MI 49525

August 2025
Project No. 83460288

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EXECUTIVE SUMMARY

Introduction

A delivery station and sortation facility are being proposed on a vacant parcel located on the north side of 68th Street, west of Patterson Avenue in Gaines Township, Michigan. The sortation facility has already been constructed, but is not currently operating. The delivery station is proposing four (4) new access driveways to 68th Street and the sortation facility has constructed one (1) new access driveway to Patterson Avenue. Three (3) of the proposed driveways to 68th Street will oppose the existing Amazon Fulfillment Center driveways located on the south side of the roadway. The driveway to Patterson Avenue opposes an existing commercial driveway located on the east side of Patterson Avenue. A center left-turn lane and right-turn taper were constructed at the Patterson Avenue driveway, as was recommended in a prior traffic impact study.

The purpose of this traffic impact study was to analyze the potential impacts of the proposed development and identify what physical and/or operational roadway system improvements may be necessary to mitigate existing and/or impacts created by this development's traffic.

Study Area

The study area includes 10 signalized intersections and two (2) stop-controlled intersections as listed below:

- 60th Street at Patterson Avenue
- 60th Street at M-37 (Broadmoor Avenue)
- M-37 (Broadmoor Avenue) at M-6 Eastbound Off-Ramp
- M-37 (Broadmoor Avenue) at M-6 Westbound Off-Ramp
- 68th Street at East Paris Avenue
- 68th Street at West Fulfillment Driveway (Unsignalized)
- 68th Street at Center Fulfillment Driveway (Unsignalized)
- 68th Street at East Fulfillment Driveway
- 68th Street at Patterson Avenue
- 68th Street at M-37 (Broadmoor Avenue)
- M-37 (Broadmoor Avenue) at Crossover North of 68th Street
- M-37 (Broadmoor Avenue) at Crossover South of 68th Street

Data Collection

24-hour turning movement counts at the study area intersections were collected in July 2025 on a typical weekday. Detailed printouts of the count reports are included in the Appendix.

These counts indicated that the typical weekday morning peak hour occurs between 7:30 a.m. to 8:30 a.m. and the typical afternoon peak hour occurs between 4:45 p.m. to 5:45 p.m. However, as discussed later in this report, the analyses performed as part of this study included the A.M. peak, A.M. generator peak, P.M. peak, and P.M. generator peak time periods.

Analysis

Two (2) analysis scenarios were completed for the A.M., A.M. generator, P.M., and P.M. generator peak hours as part of the study as follows:

- Existing Conditions
- Future (2027) Conditions

An annual traffic growth rate of 2% (two percent) was used to estimate growth on study area roadways based on historical growth in the area. This growth rate was applied to the existing traffic volumes to determine the background (2027) traffic volumes.

24-hour trip generation estimates for the proposed facility were provided by the site owner. This data shows the majority of the trips generated by the site will occur during the off peak hours. There are three (3) classifications of trips anticipated to be generated by the facility. These trip types include semi-truck deliveries, employees and managers working within the facility, and delivery drivers.

The site is expected to generate a total (vehicles and trucks) of approximately 292 new vehicle trips during the A.M. peak hour, 417 new vehicles trips during the A.M. generator peak hour, 324 new vehicle trips during the P.M. peak hour, and 966 new vehicles trips during the P.M. generator peak hour. The majority of the trips will be the result of the delivery vehicles, with the delivery drivers arriving at the site in their personal vehicles and departing the site in delivery vehicles within a short timeframe.

The site is anticipated to generate a total of approximately 478 (239 entering, 239 exiting) semi-truck trips during the typical weekday, with the majority of the deliveries occurring during the overnight off peak hours (8:00 p.m. to 6:00 a.m.); although some deliveries may occur throughout the day.

For the existing and future (2027) conditions, capacity analyses were performed at the study area intersections to determine the impacts the site would have on the roadways and intersections within the study area.

Conclusions

Based on the analyses performed as part of this study and the existing infrastructure, the proposed delivery station and sortation facility will have minor impacts to the surrounding roadway network.

It should be noted that extensive capacity improvements were completed as part of the Amazon Fulfillment Center project at many of the intersections within the study area. Therefore, there is a significant amount of capacity available within the study area, which limits the impacts the proposed development has at the study area intersections.

Existing Conditions

The existing conditions analyses show all signalized intersections currently operate at an overall level of service (LoS) "C" or better during all analysis periods. All individual movements at the study area intersections currently operate at a LoS "D" or better during all analysis periods.

Future (2027) Conditions

After completion of the proposed facilities, all signalized intersections are anticipated to continue operating at an overall LoS "C" or better during all analysis periods. Assuming the recommendations listed below are implemented, all individual movements at the study area intersections are anticipated to operate at a LoS "D" or better during all analysis periods, except for the following movement:

- The eastbound right-turn movement from eastbound 60th Avenue onto southbound M-37 is anticipated to operate at a LoS "E" during the afternoon peak hour. This would be considered acceptable as it only occurs during the afternoon peak hour and the anticipated 95th percentile queue does not exceed the dedicated right-turn lane storage.

For inbound traffic entering the site, all left-turn queues at the proposed driveways are anticipated to be less than one (1) vehicle. For outbound traffic exiting the site, all exiting queues are anticipated to be less than one (1) vehicle, except at the proposed signalized east driveway to 68th Street and at the Patterson Avenue driveway. In both cases, the left-turn movement queue is anticipated to be a maximum of five (5) vehicles during any of the analysis periods.

Recommendations

The following recommendations to mitigate the impact of the proposed facilities and improve operations within the study area are as follows:

- The following improvements should be implemented at the existing signalized 68th Street/Amazon Fulfillment Center east driveway:
 - o The southbound approach should include separate left-turn and right-turn lanes with a minimum storage capacity of 100 feet for the left-turn movement.
 - o The pavement markings on the eastbound approach should be modified to include a separate left-turn lane with a minimum storage capacity of 100 feet.
 - o The proposed eastbound left-turn movement should operate as a lagging permissive/protected movement with a flashing yellow arrow to mirror the westbound left-turn operation.
 - o The northbound and southbound left-turn movements would operate as permissive only.
 - o A pedestrian phase and signal indicators should be added for the proposed north leg.
 - o Signal timings and offsets should be optimized based on the traffic volumes at the intersection after the facilities are open and operational.

CHAPTER 1

INTRODUCTION

A delivery station and sortation facility are being proposed on a vacant parcel located on the north side of 68th Street, west of Patterson Avenue in Gaines Township, Michigan. The sortation facility has already been constructed, but is not currently operating. The delivery station is proposing four (4) new access driveways to 68th Street and the sortation facility has constructed one (1) new access driveway to Patterson Avenue. Three (3) of the proposed driveways to 68th Street will oppose the existing Amazon Fulfillment Center driveways located on the south side of the roadway. The driveway to Patterson Avenue opposes an existing commercial driveway located on the east side of Patterson Avenue. A center left-turn lane and right-turn taper were constructed at the Patterson Avenue driveway, as was recommended in a prior traffic impact study.

The purpose of this traffic impact study was to analyze the potential impacts of the proposed development and identify what physical and/or operational roadway system improvements may be necessary to mitigate existing and/or impacts created by this development's traffic. Tasks undertaken to complete the analyses include:

1. **Data Collection.** Applicable information regarding the existing operating conditions of the adjacent roadways was obtained in July 2025. 24-hour turning movement counts were completed at the study area intersections. Information regarding lane configurations, speed limits, traffic controls, and other related data for the study area roadways was also collected.
2. **Background Growth.** An annual background traffic growth rate of 2% (two percent) was applied to the adjusted existing volumes to reflect anticipated non-development traffic increases by the 2027 horizon year (one (1) year).
3. **Trip Generation/Distribution.** The number of trips the proposed development is expected to generate during peak hours was identified based on information provided by the site owner. These trips were then assigned to the adjacent street system based upon the patterns followed by existing traffic and engineering judgment.



Figure 1. Location Map and Study Area

4. **Levels of Service.** Capacity calculations were completed at the study area intersections and site access driveways to identify existing and anticipated future peak hour operational characteristics.
5. **Mitigation.** Roadway/intersection improvements were identified, when applicable, that will enable the adjacent roadways and study area intersections to maintain equal and/or acceptable levels of service under future conditions upon the addition of background traffic growth and/or due to development traffic.

Pre-study coordination was completed with the Michigan Department of Transportation (MDOT) and Kent County Road Commission (KCRC) staff to help identify the required study area, study parameters, and any specific areas of concern. The following chapters outline the results of analyses completed during the study process.

CHAPTER 2

EXISTING CONDITIONS

The first step in the identification of potential traffic impacts is to determine how well the adjacent streets are operating under current conditions. The existing conditions provide a comparison to subsequent future conditions analyses. This chapter summarizes the data collection and existing operating conditions analysis procedures.

Key Study Area Roadways

M-37 (Broadmoor Avenue)

M-37 is a major north-south arterial roadway within the study area under Michigan Department of Transportation (MDOT) operational jurisdiction. M-37 has a boulevard cross section with two (2) travel lanes in each direction. Left turns are prohibited along the corridor, but crossovers are provided to facilitate these movements. M-37 has a speed limit of 55 miles per hour (mph) within the study area. Weekday 24-hour traffic volumes along M-37 north of 68th Street average approximately 30,000 vehicles per day.



Westbound 68th Street approaching East Driveway

68th Street

68th Street is an east-west local roadway under the jurisdiction of the KCRC. Within the study area, it generally has a five-lane cross section west of M-37 with a speed limit of 55 mph. East of M-37, 68th Street narrows to a two-lane cross section, although additional turn lanes are provided at the intersection with M-37. Weekday 24-hour traffic volumes along 68th Street in the vicinity of the site average approximately 9,100 vehicles per day west of Patterson Avenue.



Eastbound 68th Street approaching Rapids Drive

Patterson Avenue

Patterson Avenue is a north-south local roadway under the jurisdiction of KCRC. Patterson Avenue generally has a two-lane cross section within the study area, although additional turn lanes are provided at the signalized intersections. The speed limit along Patterson Avenue is 55 mph. Weekday 24-hour traffic volumes along Patterson Avenue in the vicinity of the site average approximately 6,200 vehicles per day south of 68th Street.



Southbound Patterson Avenue at 68th Street

Existing Intersections

The study area includes 10 signalized intersections and two (2) stop-controlled intersections, as listed in Table 1.

Table 1. Existing Intersections

Intersection	Traffic Control	Cycle Length		
		A.M.	P.M.	Off Peak (A.M. & P.M. Gen)
60th Street / Patterson Avenue	Signal	80	80	80
M-37 / 60th Street	Signal	100	100	80
M-37 / M-6 Westbound Off Ramp	Signal	100	100	80
M-37 / M-6 Eastbound Off Ramp	Signal	100	100	80
M-37 / Xover North of 68th Street	Signal	100	100	80
M-37 / 68th Street	Signal	100	100	80
M-37 / Xover South of 68th Street	Signal	100	100	80
68th Street / East Paris Avenue	Signal	50	50	50
68th Street / Rapids Drive	Two-Way Stop	-	-	-
68th Street / Existing Amazon Fulfillment Center Driveway	Two-Way Stop	-	-	-
68th Street / Existing Amazon Fulfillment Center East Driveway	Signal	90	90	70
68th Street / Patterson Avenue	Signal	90	90	70

Source: KCRC and MDOT, August 2025

Data Collection

24-hour turning movement counts at the study area intersections were collected in July 2025 on a typical weekday. Detailed printouts of the count reports are included in the Appendix.

These counts indicated that the typical weekday morning peak hour occurs between 7:30 a.m. to 8:30 a.m. and the typical afternoon peak hour occurs between 4:45 p.m. to 5:45 p.m. However, as discussed later in this report, the analyses performed as part of this study included the A.M. peak, A.M. generator peak, P.M. peak, and P.M. generator peak time periods.

Figure 2 shows the existing A.M. and A.M. generator peak hour volumes at the study area intersections, while Figure 3 shows the existing afternoon and afternoon generator peak hour volumes.

Existing Conditions Capacity Analysis

Intersection “level of service” (LoS) calculations were completed to evaluate the current operational efficiency of the study area intersections. These calculations were completed using techniques outlined in the *Highway Capacity Manual*, published by the Transportation Research Board. *Synchro*® traffic analysis software, version 11, based on the *Highway Capacity Manual* methodologies, was used in the analysis.

Levels of service at signalized and unsignalized intersections relate to the delay, traffic volumes, and intersection geometry. Levels of service are expressed in a range from “A” to “F,” with “A” denoting the highest or best, operating conditions. Generally, a LoS “D” rating is considered the minimum acceptable service level for signalized and unsignalized intersections in most areas, although a LoS “E” can be deemed as acceptable at times in urban areas or during the peak hours. The criteria for determining the LoS at signalized and unsignalized intersections are outlined in the Appendix of this report.

As mentioned previously, the analyses completed as part of this study included the peak time periods listed below. The traffic volumes used for the analyses include the peak one-hour traffic volumes within each of the listed peak time periods:

- A.M. Peak 7:00 a.m. – 9:00 a.m.
- A.M. Generator Peak 10:30 a.m. – 11:30 a.m.
- P.M. Peak 4:00 p.m. – 6:00 p.m.
- P.M. Generator Peak 10:00 p.m. – 11:00 p.m.

Table 2 shows the capacity analysis results and overall intersection levels of service for the study area intersections. All signalized intersections currently operate at an overall LoS “C” or better during all analysis periods. The critical or worst movement at the unsignalized intersections within the study area currently operate at a LoS “C” or better during all analysis periods. Copies of the *Synchro*® analyses are included in the Appendix.

Table 2. Existing Levels of Service and Delay

Intersection	Existing Conditions							
	A.M.		A.M. Gen		P.M.		P.M. Gen	
	LoS	Delay(s)	LoS	Delay(s)	LoS	Delay(s)	LoS	Delay(s)
60th Street / Patterson Avenue	B	15.9	B	13.2	B	17.1	B	12.4
M-37 / 60th Street	A	5.9	A	5.5	B	11.0	A	7.2
M-37 / M-6 Westbound Off Ramp	C	25.2	B	13.6	B	18.9	B	13.1
M-37 / M-6 Eastbound Off Ramp	B	19.6	B	18.3	C	25.2	B	18.1
M-37 / Xover North of 68th Street	B	11.3	A	6.3	B	12.5	A	8.1
M-37 / 68th Street	B	11.7	B	10.5	B	16.6	B	10.2
M-37 / Xover South of 68th Street	B	16.9	B	10.4	B	18.4	A	7.3
68th Street / East Paris Avenue	B	10.3	B	10.6	B	12.9	A	9.2
68th Street / Rapids Drive ¹	A	8.6	C	13.5	C	15.6	A	11.2
68th Street / Existing Amazon Fulfillment Center Driveway ¹	B	11.9	B	12.2	C	18.8	A	9.9
68th Street / Existing Amazon Fulfillment East Driveway	A	4.8	C	31.4	A	8.6	A	6.4
68th Street / Patterson Avenue	C	24.9	B	16.8	C	32.7	B	13.8

¹Unsignalized intersection, critical/worst movement(s) shown

Source: Progressive Companies, August 2025

Figure 2 shows the existing A.M. and A.M. generator peak hour levels of service for all individual movements at the study area intersections, while Figure 3 shows the existing P.M. and P.M. generator peak hour levels of service. As shown in Figures 2 and 3, all individual movements at the study area intersections currently operate at a LoS “D” or better during all analysis periods, except for the following movement:

- The eastbound left-turn lane on 68th Street at Patterson Avenue currently operates at a LoS “E” for the A.M. peak period. This delay should be considered acceptable since it only occurs in the A.M. peak period and 95th percentile queue lengths are less than three (3) car lengths.

CHAPTER 3

FUTURE (2027) CONDITIONS

The purpose of this chapter is to summarize the anticipated future (2027) traffic conditions within the study area with background traffic growth and proposed development traffic in place. These analyses provide the before/after comparison of future conditions and help define the timing and applicability of any potential roadway improvements necessary to mitigate the impact of the proposed development.

Background Traffic Growth

The existing peak hour volumes within the study area were increased by 2% (two percent) annually to account for background traffic growth based on information provided by KCRC and MDOT. As the analysis year for this study is 2027 (two (2) years), the adjusted existing traffic volumes were increased by 4% (four percent). There are no known future development projects within this study area that would be completed by 2027. A separate analysis of the background traffic volumes was not completed as the results would largely be the same as existing conditions.

Proposed Development

A delivery station and sortation facility are being proposed on a vacant parcel located on the north side of 68th Street, west of Patterson Avenue in Gaines Township, Michigan. The sortation facility has already been constructed, but is not currently operating. The delivery station is proposing four (4) new access driveways to 68th Street and the sortation facility has constructed one (1) new access driveway to Patterson Avenue. Three (3) of the proposed driveways to 68th Street will oppose the existing Amazon Fulfillment Center driveways located on the south side of the roadway. The driveway to Patterson Avenue opposes an existing commercial driveway located on the east side of Patterson Avenue. A center left-turn lane and right-turn taper were constructed at the Patterson Avenue driveway, as was recommended in a prior traffic impact study.

The operation of the delivery station will include semi-truck delivery of packages to the site from various regional sortation facilities, primarily in the off peak overnight hours for sorting. These packages will be sorted based on the delivery address and placed on delivery vehicles to be distributed to customers the following day.

The operation of the sortation facility will include semi-truck delivery of packages to be sorted based on delivery zip code. These packages will be reloaded onto semi-trucks based on zip code for delivery to various distribution centers. While there will be some interaction between the sortation facility and distribution center, the majority of the semi-truck traffic to/from the sortation facility will be to other regional distribution centers.

Site Access

The site proposes four (4) new access driveways to 68th Street and one (1) new access driveway to Patterson Avenue, as listed below. All proposed driveways include separate left-turn and right-turn lanes approaching 68th Street and Patterson Avenue. The proposed site plan shows the general traffic flow for all users within the site.

- The proposed west driveway will serve delivery drivers and delivery vehicles to/from the delivery station.
- The proposed driveway opposing Rapids Drive will serve employees working within the delivery station.
- The proposed center driveway will oppose the existing Amazon Fulfillment Center driveway and serve delivery drivers and delivery vehicles to/from the delivery station.
- The proposed east driveway will oppose the existing Amazon Fulfillment Center east driveway and form the fourth leg of the existing signalized intersection; This driveway will serve delivery drivers and delivery vehicles to/from the delivery station.
- The existing driveway to Patterson Avenue will serve both semi-truck and employee traffic to/from the sortation facility.

Trip Generation

24-hour trip generation estimates for the proposed delivery station and sortation facility were provided by the site owner. This data shows the majority of the trips generated by the site will occur during the off peak hours. There are three (3) classifications of trips anticipated to be generated by the proposed facilities. These trip types include semi-truck deliveries, employees and managers working within the facility, and delivery drivers. A detailed breakdown of the anticipated trips for each facility, by type and time of day, is included in the Appendix.

Delivery Station

The delivery station is anticipated to generate approximately 92 (46 entering, 46 exiting) semi-truck trips during the typical day, with the majority of the deliveries occurring during the overnight off peak hours (8:00 p.m. to 6:00 a.m.), although some deliveries may overlap with the typical morning and afternoon peak hours.

The primary shift of employees working within the delivery station arrive at the site in the overnight hours and depart in the early afternoon. Smaller shifts of employees work throughout the typical weekday; however, almost all employee trips entering and exiting the site occur outside of the typical weekday morning (7:00 a.m. to 9:00 a.m.) and afternoon (4:00 p.m. to 6:00 p.m.) peak hours.

The largest number of trips generated by the delivery station throughout the day is from the delivery drivers. These trips include the delivery drivers arriving at the site in their personal vehicles and departing the site in delivery vehicles within a short timeframe. These peak time periods occur between 9:30 a.m. and 12:00 p.m. and again at 8:30 p.m. to 10:30 p.m. A lesser peak of delivery driver trips also occurs during the afternoon from 4:00 p.m. to 5:30 p.m.

For the A.M. generator time period from 9:30 a.m. to 12:00 p.m., the site generates a peak from 10:30 a.m. to 11:30 a.m. Similarly, the evening time period from 9:00 p.m. to 10:00 p.m. generates a similar peak of delivery vehicles. Table 3 summarizes the anticipated trip generation for semi-trucks, employees, and delivery vehicles anticipated to occur during the analysis time periods for the delivery station.

Table 3. Delivery Station Trip Generation Summary

Peak Hour	Employee Vehicle Trips ¹		Delivery Vehicle Trips ²		Trucks ³		Total		
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Total
A.M. Peak	12	0	0	0	4	4	16	4	20
A.M. Generator	0	0	160	160	0	2	160	162	322
P.M. Peak	92	132	0	0	0	0	92	132	224
P.M. Generator	0	6	398	398	2	2	400	406	806

¹Employees working within the facility

²Delivery drivers arriving/departing site in personal vehicles and arriving/departing site in delivery vehicles

³Semi-truck trips to/from regional distribution center

Source: Ryan Companies, August 2025

Sortation Facility

The sortation facility is anticipated to generate approximately 386 (193 entering, 193 exiting) semi-truck trips during the typical day, with the majority of the deliveries occurring during the overnight off peak hours (8:00 p.m. to 6:00 a.m.), although some deliveries occur throughout the day.

Several shifts of employees working within the sortation facility arrive/depart the site during the typical weekday morning and afternoon peak hours as well as during the A.M. generator and P.M. generator of the site.

Table 4 summarizes the anticipated trip generation for semi-trucks and employees anticipated to occur during the analysis time periods for the sortation facility.

Table 4. Sortation Facility Trip Generation Summary

Peak Hour	Employee Vehicle Trips ¹		Trucks ²		Total		
	Enter	Exit	Enter	Exit	Enter	Exit	Total
A.M. Peak ³	130	130	5	7	135	137	272
A.M. Generator ³	86	0	5	4	91	4	95
P.M. Peak	0	86	8	6	8	92	100
P.M. Generator ³	130	0	15	15	145	15	160

¹Employees working within the facility

²Semi-truck trips to/from regional distribution center

³Combines entering and exiting peak volumes from A.M., A.M. generator, and P.M. generator peak time periods

Source: Ryan Companies, August 2025

Total Trip Generation

Table 5 shows the total trip generation estimates for the site during all analysis periods.

Table 5. Total Trip Generation Summary

Peak Hour	Employee Vehicle Trips		Delivery Vehicle Trips		Trucks		Total		
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Total
A.M. Peak	142	130	0	0	9	11	151	141	292
A.M. Generator	86	0	160	160	5	6	251	166	417
P.M. Peak	92	218	0	0	8	6	100	224	324
P.M. Generator	130	6	398	398	17	17	545	421	966

Source: Ryan Companies, August 2025

Trip Distribution

The directional distribution of the employee and delivery vehicle trips was based upon existing travel patterns within the study area and engineering judgment, particularly the existing distribution of the employee traffic to/from the Amazon Fulfillment Center site located on the south side of 68th Street. It was assumed that the proposed distribution of employee and delivery traffic to/from the proposed site would be similar. Directional distribution to/from the proposed facility for site-generated employee and delivery vehicle trips is expected to be approximately as follows:

To/from M-6 East	8%	To/from 68th Street West	38%
To/from M-6 West	15%	To/from 68th Street East	2%
To/from M-37 North	12%	To/from East Paris Avenue North	12%
To/from M-37 South	10%	To/from Patterson Avenue South	3%

All employees to/from the sortation facility will enter/exit the proposed site at the driveway along Patterson Avenue; therefore, a slight adjustment to the trip distribution was made for these employee trips. As opposed to 50% (fifty percent) of the trips to/from the 68th Street/East Paris Avenue intersection, it was assumed 25% (twenty-five percent) of these trips would be along 68th Street west of East Paris Avenue, while the other 25% (twenty-five percent) would travel along 60th Street to/from Patterson Avenue to enter/exit the site.

For both the delivery station and sortation facility, almost all semi-truck traffic will be to/from M-6 with an approximate 50/50 east/west split. For incoming semi-truck trips, the most likely route will be taking M-37 south from the M-6 interchange to 68th Street and to the site. Outbound trucks will take Patterson Avenue to the north, 60th Street to M-37, and then south on M-37 to the M-6 on ramps.

Based upon the above distribution patterns for site trips and intended use of each driveway, the anticipated peak hour generated traffic was assigned to the existing roadway network and study area intersections. Figure 4 shows the total anticipated A.M. and A.M. generator peak hour trips for site generated traffic upon full completion and occupancy of the proposed facilities, while Figure 5 shows the total P.M. and P.M. generator peak hour trips for site generated traffic.

The anticipated site trips were added to the background (2027) peak hour volumes to depict the estimated total future (2027) volumes during the A.M., A.M. generator, P.M., and P.M. generator peak hours. Figure 6 shows the total anticipated future (2027) A.M. and A.M. generator volumes, while Figure 7 shows the total anticipated future (2027) P.M. and P.M. generator volumes.

Future (2027) Improvements

68th Street at Existing Amazon Fulfillment Center East Driveway

As the proposed driveway to the site will form the fourth leg of the existing signalized intersection, signal timing adjustments were made at the intersection as follows:

- The proposed eastbound left-turn movement was assumed to operate as a lagging permissive/protected movement with a flashing yellow arrow, to mirror the westbound left-turn operation.
- The northbound and southbound left-turn movements would operate as permissive only.
- A pedestrian phase was added for the proposed north leg.
- Signal timings and offsets were optimized while maintaining the existing cycle length during each of the analysis periods.

Turn Lane Warrants

For the proposed driveways along 68th Street, the existing two-way left-turn lane will serve as left-turn lanes at each of the proposed driveways. Right-turn lane warrants were not applied to the 68th Street driveways as the capacity analyses did not show right-turn lanes were necessary to meet level of service criteria.

Future (2027) Capacity Analysis

Intersection level of service calculations were completed to evaluate the future (2027) peak hour operating conditions at the study area intersections for all analysis periods, assuming the implementation of the improvements listed in the previous section.

Table 6 shows the future (2027) capacity analysis results and intersection levels of service for the study area intersections. All signalized intersections are anticipated to continue operating at an overall LoS “C” or better during all analysis periods. Copies of the *Synchro*® analyses are included in the Appendix.

Figure 6 shows the future (2027) A.M. and A.M. generator peak hour levels of service for all individual movements at the study area intersections, while Figure 7 shows the future (2027) P.M. and P.M. generator peak hour levels of service. As shown in Figures 6 and 7, all individual movements at the study area intersections are anticipated to operate at a LoS “D” or better during all analysis periods, except for the following movement:

- The eastbound right-turn movement from eastbound 60th Avenue onto southbound M-37 is anticipated to operate at a LoS “E” during the P.M. peak hour. This would be considered acceptable as it only occurs during the P.M. peak hour and the anticipated 95th percentile queue does not exceed the dedicated right-turn lanes storage.

Table 6. Future (2027) Levels of Service and Delay

Intersection	Future (2027) Conditions							
	A.M.		A.M. Gen		P.M.		P.M. Gen	
	LoS	Delay(s)	LoS	Delay(s)	LoS	Delay(s)	LoS	Delay(s)
60th Street / Patterson Avenue	B	16.2	B	13.9	B	17.4	B	14.8
M-37 / 60th Street	A	6.0	A	5.5	B	11.1	B	10.9
M-37 / M-6 Westbound Off Ramp	C	25.6	B	14.5	B	19.7	B	16.2
M-37 / M-6 Eastbound Off Ramp	C	20.1	B	18.4	C	25.9	B	17.7
M-37 / Xover North of 68th Street	B	11.7	A	7.4	B	13.9	B	9.8
M-37 / 68th Street	B	12.1	B	10.8	B	17.1	B	12.7
M-37 / Xover South of 68th Street	B	17.2	B	11.0	B	19.9	A	9.7
68th Street / East Paris Avenue	B	10.4	A	10.8	B	13.6	A	9.8
68th Street / Rapids Drive ^{1,2}	-	-	B	14.0	B	14.9	-	-
68th Street / Existing Amazon Fulfillment Center Driveway ¹	B	11.3	B	13.1	C	15.9	B	13.5
68th Street / Existing Amazon Fulfillment Center East Driveway	A	3.1	A	7.9	A	7.3	B	10.1
68th Street / Patterson Avenue	C	26.1	B	17.5	C	26.6	B	17.0
68th Street / Proposed West Driveway ^{1,2}	-	-	B	10.4	A	0.0	B	10.5
Patterson Avenue / Proposed Driveway ¹	C	17.0	B	11.6	C	11.6	B	11.6

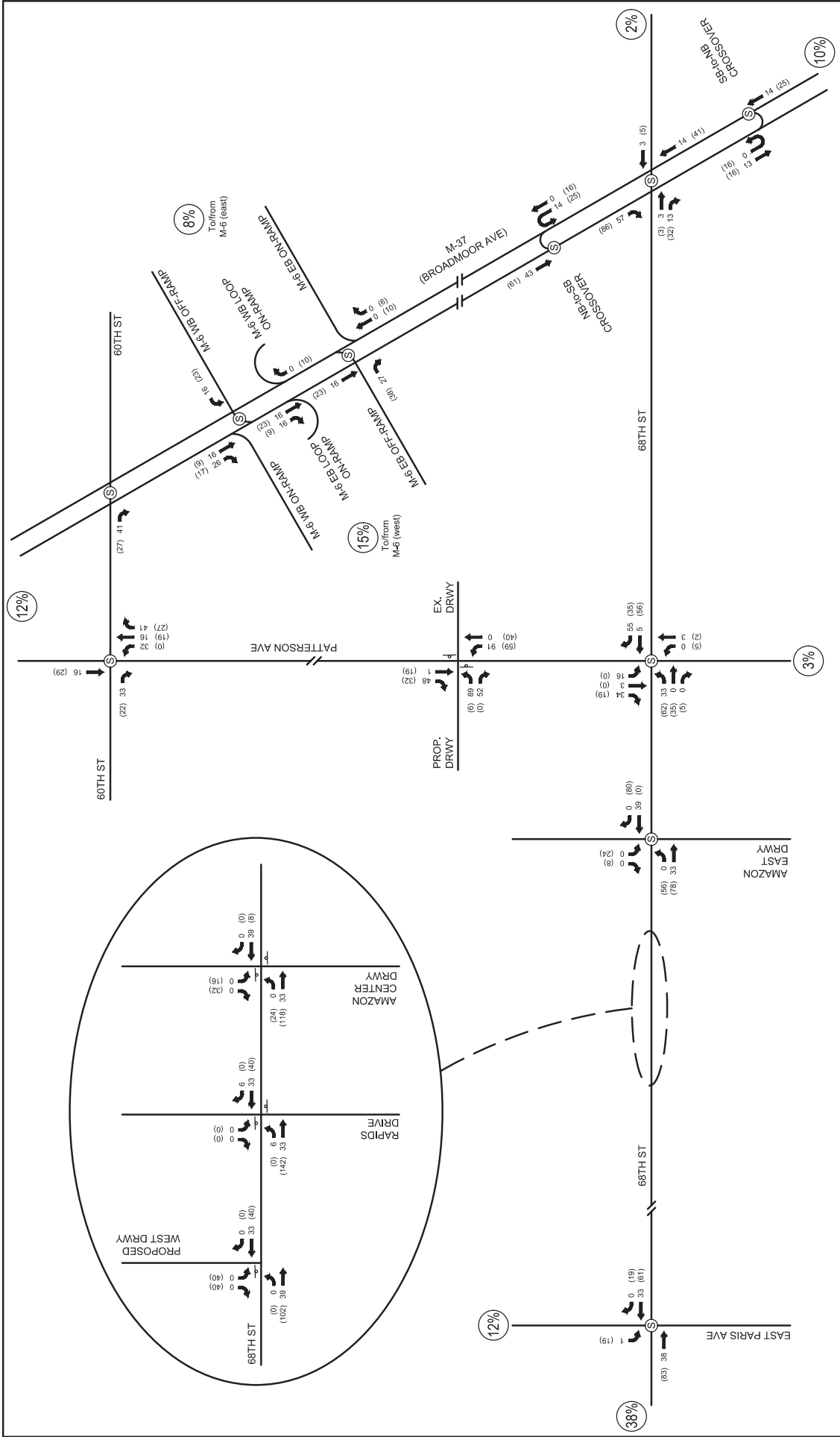
¹Unsignalized intersection, critical/worst movement(s) shown

²No traffic anticipated to exit the Proposed West Driveway during A.M. peak hour

Source: Progressive Companies, August 2025

In addition to reviewing the anticipated delay at the study area intersections, the 95th percentile queues were also reviewed at the study area intersections, with particular attention to the anticipated queues at the proposed site driveways.

For inbound traffic entering the site, all left-turn queues at the proposed driveways are anticipated to be less than one (1) vehicle. For outbound traffic exiting the site, all exiting queues are anticipated to be less than one (1) vehicle, except at the proposed signalized east driveway to 68th Street and at the Patterson Avenue driveway. In both cases, the left-turn movement queue is anticipated to be a maximum of five (5) vehicles during any of the analysis periods.



LEGEND
 XX (XX) = AM (AM GEN) GENERATED TRIPS
 (XX) = DISTRIBUTION FOR NEW TRIPS

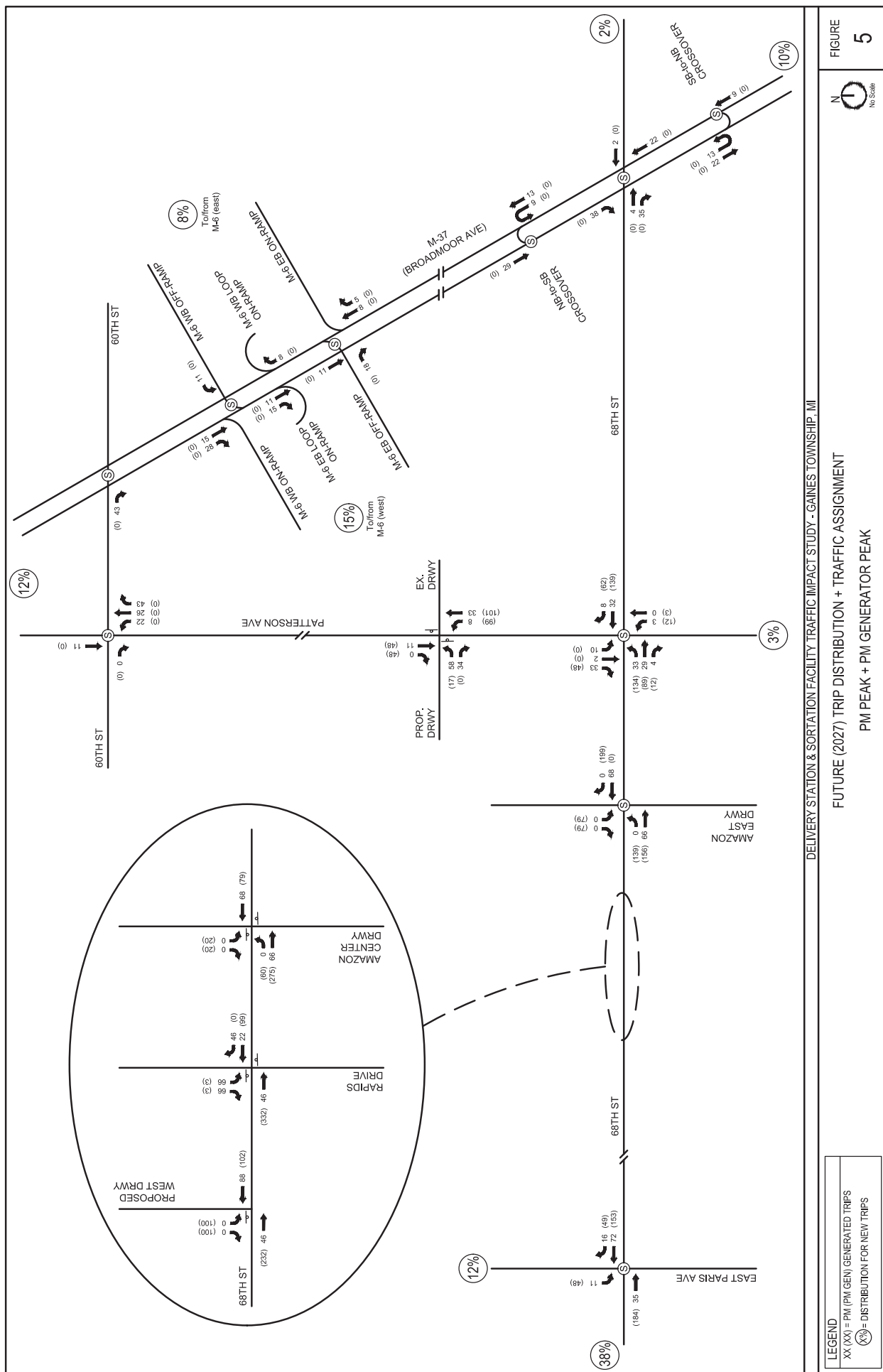
DELIVERY STATION & SORTATION FACILITY TRAFFIC IMPACT STUDY - GAINES TOWNSHIP, MI

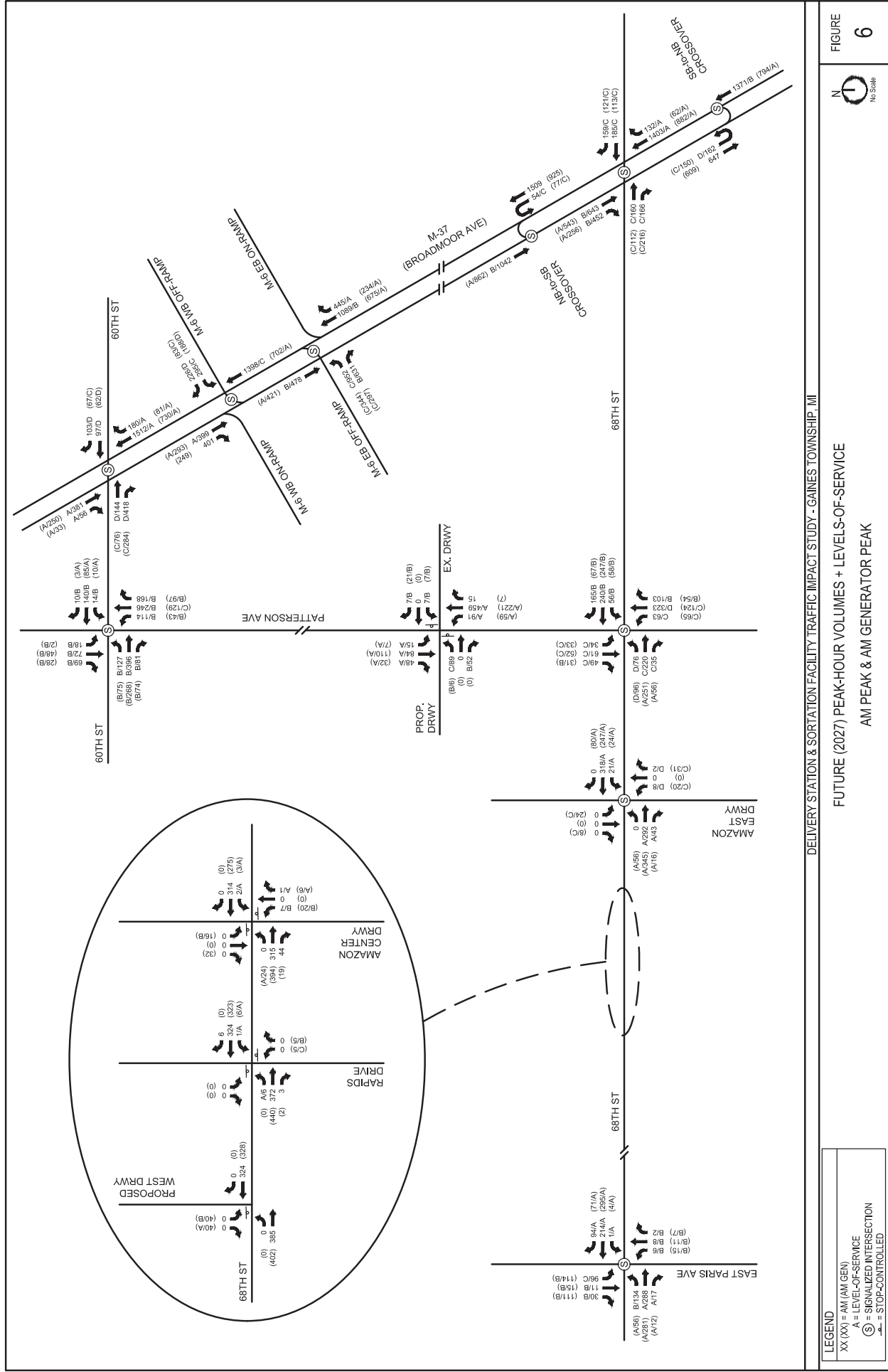
FUTURE (2027) TRIP DISTRIBUTION + TRAFFIC ASSIGNMENT

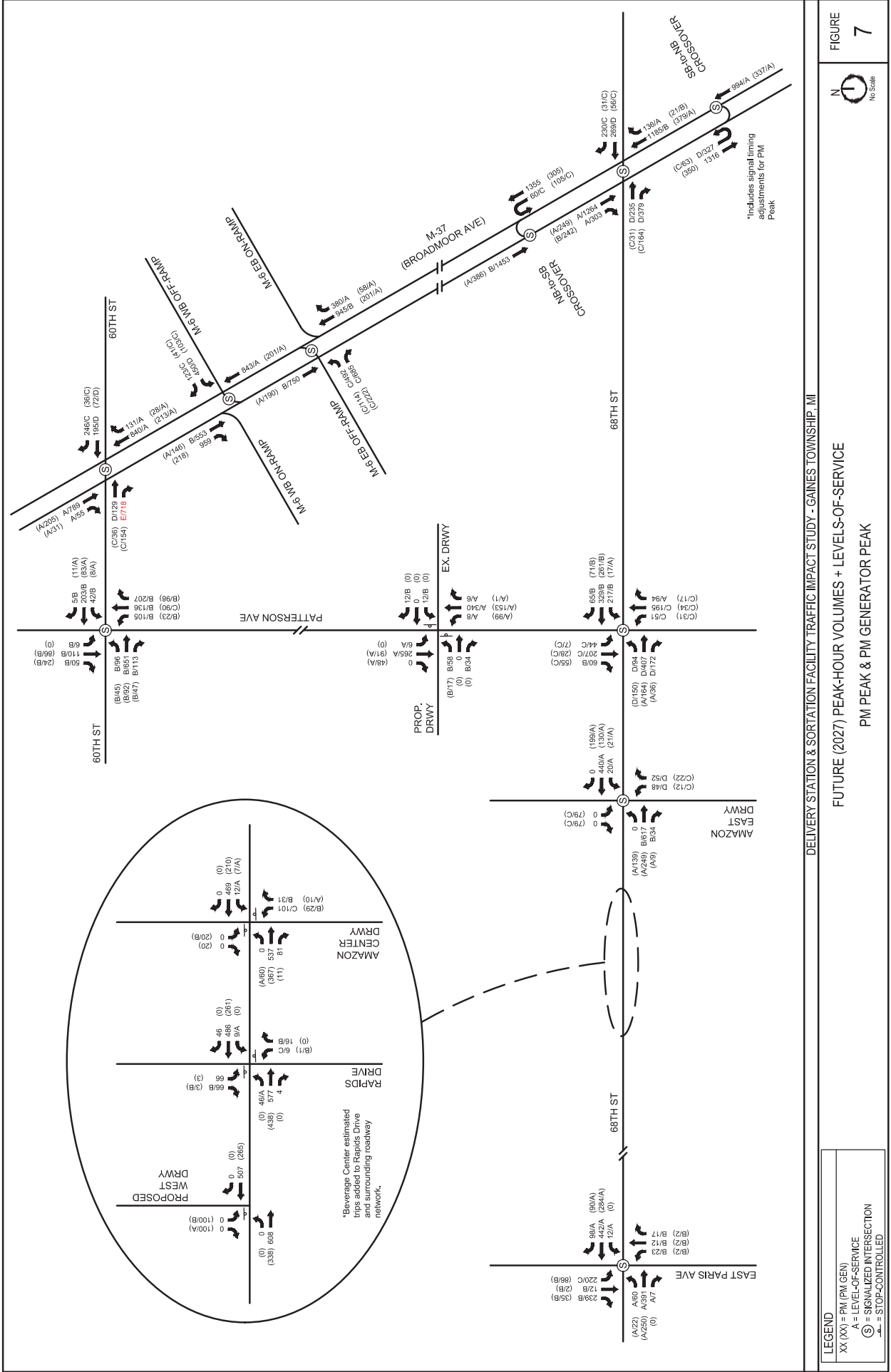
AM PEAK + AM GENERATOR PEAK

FIGURE 4

N
 No Scale







CHAPTER 4

CONCLUSIONS AND RECOMMENDATIONS

The chapter summarizes the results of the analyses performed as part of the study. Recommendations to improve the surrounding roadway network are also presented.

Conclusions

Based on the analyses performed as part of this study and the existing infrastructure, the proposed delivery station and sortation facility will have minor impacts to the surrounding roadway network.

It should be noted that extensive capacity improvements were completed as part of the Amazon Fulfillment Center project at many of the intersections within the study area. Therefore, there is a significant amount of capacity available within the study area, which limits the impacts the proposed development has at the study area intersections.

Existing Conditions

The existing conditions analyses show all signalized intersections currently operate at an overall level of service (LoS) "C" or better during all analysis periods. All individual movements at the study area intersections currently operate at a LoS "D" or better during all analysis periods.

Future (2027) Conditions

After completion of the proposed facilities, all signalized intersections are anticipated to continue operating at an overall LoS "C" or better during all analysis periods. Assuming the recommendations listed below are implemented, all individual movements at the study area intersections are anticipated to operate at a LoS "D" or better during all analysis periods, except for the following movement:

- The eastbound right-turn movement from eastbound 60th Avenue onto southbound M-37 is anticipated to operate at a LoS "E" during the afternoon peak hour. This would be considered acceptable as it only occurs during the afternoon peak hour and the anticipated 95th percentile queue does not exceed the dedicated right-turn lane storage.

For inbound traffic entering the site, all left-turn queues at the proposed driveways are anticipated to be less than one (1) vehicle. For outbound traffic exiting the site, all exiting queues are anticipated to be less than one (1) vehicle, except at the proposed signalized east driveway to 68th Street and at the Patterson Avenue driveway. In both cases, the left-turn movement queue is anticipated to be a maximum of five (5) vehicles during any of the analysis periods.

Recommendations

The following recommendations to mitigate the impact of the proposed facilities and improve operations within the study area are as follows:

- The following improvements should be implemented at the existing signalized 68th Street/Amazon Fulfillment Center east driveway:
 - o The southbound approach should include separate left-turn and right-turn lanes with a minimum storage capacity of 100 feet for the left-turn movement.
 - o The pavement markings on the eastbound approach should be modified to include a separate left-turn lane with a minimum storage capacity of 100 feet.
 - o The proposed eastbound left-turn movement should operate as a lagging permissive/protected movement with a flashing yellow arrow to mirror the westbound left-turn operation.
 - o The northbound and southbound left-turn movements would operate as permissive only.
 - o A pedestrian phase and signal indicators should be added for the proposed north leg.
 - o Signal timings and offsets should be optimized based on the traffic volumes at the intersection after the facilities are open and operational.

TECHNICAL APPENDIX

DELIVERY STATION & SORTATION FACILITY TRAFFIC IMPACT STUDY

- **Level of Service Definitions**
- **Glossary**
- **Site Plan**
- **Traffic Count Data**
- **Trip Generation Data**
- **Existing Synchro Analysis Results**
- **Future (2027) Synchro Analyses Results**

Level of Service Definitions

Signalized Intersections

Level of Service A:	Describes operations with very low average stopped delay, i.e., less than 10.0 seconds per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
Level of Service B:	Describes operations with an average stopped delay in the range of 10.0 to 20.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
Level of Service C:	Describes operations with an average stopped delay in the range of 20.1 to 35.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
Level of Service D:	Describes operations with an average stopped delay in the range of 35.1 to 55.0 seconds per vehicle. At Level of Service D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c (volume/capacity) ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
Level of Service E:	Describes operations with an average stopped delay in the range of 55.1 to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay in many cases. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are a frequent occurrence.
Level of Service F:	Describes operations with an average stopped delay in excess of 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over-saturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Level of Service Definitions

Unsignalized Intersections

Level of Service A:	Average delay per vehicles for impeded movements is less than 10 seconds. There is little or no delay with typically low side street and/or main street traffic.
Level of Service B:	Average stopped delays from 10.1 seconds to 15.0 seconds. Short delays, many acceptable gaps in main street traffic stream.
Level of Service C:	Average delay per vehicle ranges from 15.1 to 25.0 seconds. Average traffic delays with frequent gaps in main street traffic.
Level of Service D:	Average delays from 25.1 to 35.0 seconds for impeded movements. Long traffic delays for impeded movements due in part to a limited number of acceptable gaps.
Level of Service E:	Average delays in the 35.1 to 50.0 second range. May experience very long delays for impeded movements with a very small number of acceptable gaps in the traffic stream.
Level of Service F:	Average vehicle delays of over 50.0 seconds. Extreme traffic delays with virtually no acceptable gaps in main street traffic.

Glossary

Approach: A set of lanes accommodating all left-turn, through, and right-turn movements arriving at an intersection from a given direction.

Arterial: Signalized streets that serve primarily through traffic and provide access to abutting properties as a secondary function.

Average Stopped Delay: The total time vehicles are stopped in an intersection approach or lane group during a specified time interval divided by the volume departing from the approach or lane group during the same time period, in seconds per vehicle.

Background Traffic: Traffic volumes that will be on the roadway network without the presence of the proposed development.

Bypass Lane: A one-lane widening on a two-lane roadway that allows through traffic to pass by waiting left-turn traffic.

Capacity: The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified time period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour.

Conflicting Traffic Volume: The volume of traffic which conflicts with a specific movement at an intersection.

Corridor: A lineal study area aligned with a roadway facility in which traffic, land use, right-of-way, environmental, and other factors are evaluated to determine future transportation facility needs.

Cycle: Any complete sequence of traffic signal indications.

Cycle Length: The total time for a traffic signal to complete one cycle.

Design Hour Volume: The traffic volume for the design hour, usually a forecast of the relevant peak hour volume, in vehicles per hour.

Diverted Linked Trips: Trips from the traffic volume on roadways within the vicinity of the generator but which requires a diversion from that roadway to another roadway to gain access to the site.

Driveway Offset: Distance between driveways on opposite sides of a roadway, measured parallel to roadway.

Freeway: A multi-lane divided highway having a minimum of two lanes for exclusive use of traffic in each direction and full control of access and egress.

Gaps (Critical Gap): The median time headway between vehicles in a major traffic stream which will permit side-street vehicles to cross through or merge with the major traffic stream.

Green Time: The actual length of the "green" indication for a given movement at a signalized intersection.

Level of Service: A qualitative measure describing operational conditions within a traffic stream; generally described in terms of such factors as speed and travel time, delay, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

Operational Analysis: A use of capacity analysis to determine the prevailing level of service on an existing or projected facility, with known or projected traffic, roadway, and control conditions. This analysis can involve a particular location, such as an intersection or a corridor.

Pass-by Trips: Trips made as intermediate stops on the way from an origin to a primary trip destination.

Peak Hour (AM): The one hour period in the morning representing the highest hourly volume of traffic flow on the adjacent public street system.

Peak Hour (PM): The one hour period in the afternoon or evening representing the highest hourly volume of traffic flow on the adjacent public street system.

Peak Hour Factor: The hourly volume during the maximum volume hour of the day divided by four times the peak 15-minute flow within the peak hour; a measure of traffic demand fluctuation within the peak hour.

Phase: The part of the signal cycle allocated to any combination of traffic movements receiving the right-of-way simultaneously during one or more intervals.

Roadway Conditions: Geometric characteristics of a street or highway, including the type of facility, number and width of lanes (by direction), shoulder widths and lateral clearances, design speed, etc.

Service Drive: A roadway (usually private) that provides internal access to two or more uses.

Site Traffic: Existing or projected vehicular traffic generated by the development.

Study Area: The geographic area containing site access points and critical intersections (and connecting highway segments) which are impacted by the site-traffic generated by the development, and should be evaluated.

System Improvements: Added lanes, signal improvements, and other roadway improvements not considered site-related improvements.

Traffic Impact: The adverse impact on intersection Level of Service and/or street and highway safety and operations as determined by the criteria and procedures set forth in this handbook.

Trip (Directional Trip): A single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

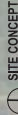
Trip Distribution: The distribution or assignment of site traffic into site driveways and study area roadways/intersections based upon expected direction of approach and departure.

Unsignalized Intersection: Any intersection not controlled by traffic signals.

Volume: The number of persons or vehicles passing a point on a lane or roadway during some time interval, such as one hour or during an average day.

Volume-to-Capacity Ratio (V/C): The ratio of demand flow rate to capacity for a traffic facility

SITE PLAN



$1^{\circ} 12'$

10

204

TRAFFIC COUNT DATA



PLANNING COMMISSION MEMO

Meeting Date: October 23, 2025

AGENDA ITEM: VI.3.A

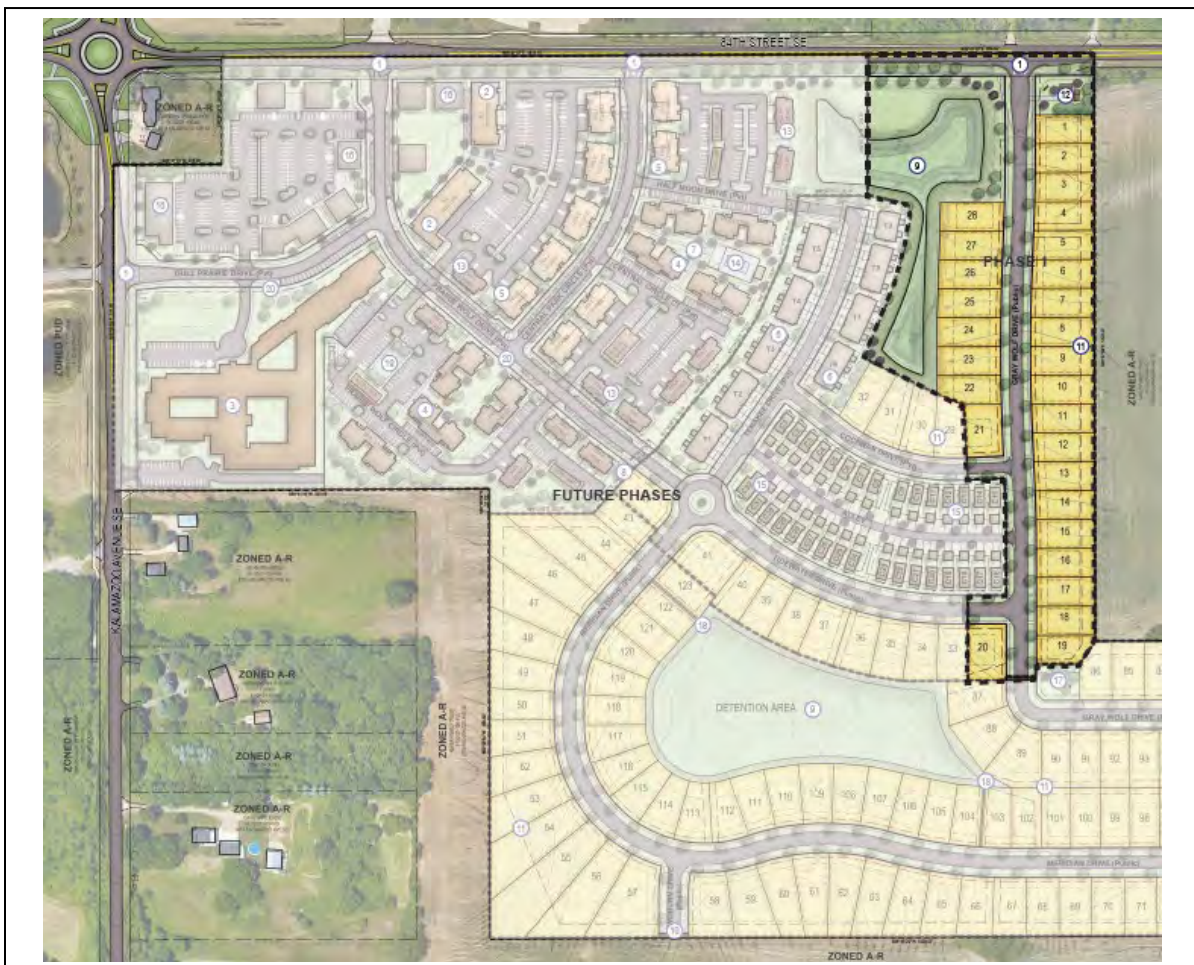
APPLICANT: Kelly Kuiper, Signature Land Development (AKA Eastbrook Homes)

REQUEST: Preliminary Major Condominium, Phase 1

ZONING AND PROPERTY SIZE: Prairie Wolf Station, 11.18 acres

ADDRESS: 1920 84th Street

REPORT BY: Dan Wells, Community Development Director



OVERVIEW:

The applicant requests Preliminary Major Condominium approval for Phase 1 of the Prairie Wolf Station Planned Unit Development single family residential development. This phase features 28 single-family detached site condominiums arrayed along Gray Wolf Drive, a public road.

The Planning Commission's role is to review the Condominium Plan for consistency with Chapter 28 Condominium Review. This request has been reviewed using all applicable standards from Chapter 28.

If approved, the applicant will have one year to submit a final condominium plan. Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshall, Township Engineer, and Byron-Gaines Utility Authority as required for final approval. During this time the applicant will secure permits and approvals including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Michigan Department of Transportation, and Michigan Department of Environment, Great Lakes, and Energy.

SURROUNDING ZONING:

	NORTH: Agricultural-Rural Residential	
WEST: Prairie Wolf Station PUD (like Village Residential)	SUBJECT PARCEL	EAST: Agricultural-Rural Residential
	SOUTH: Agricultural-Rural Residential	

PROCESS:

The request for a Preliminary Major Condominium Plan is subject to the following process under Section 28.30:

1. Submittal by applicant (25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, administrative review by Zoning Administrator
4. Review and recommendation by the Planning Commission (Section 25.50)
5. Review and decision by Township Board
6. A Final Condominium plan shall be submitted within one (1) year of approval unless a one (1) year extension is approved by the Township Board

STANDARDS OF REVIEW:

This major condominium is subject to review per Chapter 28.30 Major Condominium Approval Process. The Planning Commission and Township Board shall review all details of the application to ensure the satisfaction of condominium approval standards (Section 28.40). Preliminary review and approval shall not be construed as a final confirmation of zoning compliance.

SECTION 28.40 CONDOMINIUM APPROVAL STANDARDS**A. Design**

The Preliminary Condominium plan is consistent with the requirements of the Prairie Wolf Station PUD site plan as approved and amended. The development will be served by extensions of municipal water and sanitary sewer lines. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. A streetlight assessment district will be established by the developer. The applicant shall be required to comply with all utility and stormwater requirements of the Township Engineer.

B. Zoning Compliance and Compatibility: Detached Single-Family Site Condominiums

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area Table (6.20.C)	Yes	7,000 SF minimum
Minimum Lot Width (PUD)	Yes	65 feet minimum
Max. Building Height (PUD)	Yes	35 foot maximum or 2.5 stories
Front Setback-25' (PUD)	Yes	
Side Setback-5' (PUD)	Yes	
Rear Setback-35' (PUD)	Yes	

C. Mobility, Traffic, and Access

All road layouts are subject to approval by the Township Board, Kent County Road Commission, Township Engineer and Fire Marshall. Staff finds that proposed road layout is conducive to good mobility and pedestrian access. The entry point to 84th Street is three lanes, with one entry lane and a left and right turn lane.

Sidewalks will be installed on both sides of the road. No multi-use pathways were required in this part of the development as roads and sidewalks are assumed to fill that need.

D. Stormwater And Water Quality

A majority of the northern stormwater detention basin is located within this development phase, and stormwater management utilities are located within the public road right-of-way. All stormwater plans are subject to review by the Township Engineer and Kent County Drain Commission.

E. Outside Agencies

Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies.

These approvals will be a requirement for the Final Condominium Plan. The Township Attorney will review the master deed and bylaws for the condominium when the Final Condominium Plan is submitted.

STAFF RECOMMENDATION

Based on our review, Staff recommends that the Planning Commission make a positive recommendation to the Township Board of Trustees that they approve the preliminary major condominium plan.



September 25, 2025

Mr. Dan Wells
Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave., SE
Caledonia, MI 49316

RE: Prairie Wolf Station – Phase 1
Preliminary Condominium

Dear Mr. Wells:

Enclosed please find the following items being submitted to support the request for Preliminary Condominium approval of Prairie Wolf Station Phase 2. Included in each submittal package are the following:

1. Application
2. Submittal Checklist
3. Preliminary Condominium Site Plan
4. \$640 Application Fee
5. \$2,000 Escrow Fee

These items are being submitted for the regular Planning Commission meeting on October 23, 2025. If you have any questions or require additional information, please do not hesitate to contact me at (616) 988-1339 or kkuiper@eastbrookhomes.com.

Sincerely,

A handwritten signature in black ink that reads "Kelly Kuiper".

Kelly Kuiper
Manager of Land Planning and Entitlement



Application for Site Plan Zoning Approval

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave SE
Caledonia, MI 49316
(616) 698-6640 • www.gainestownship.org

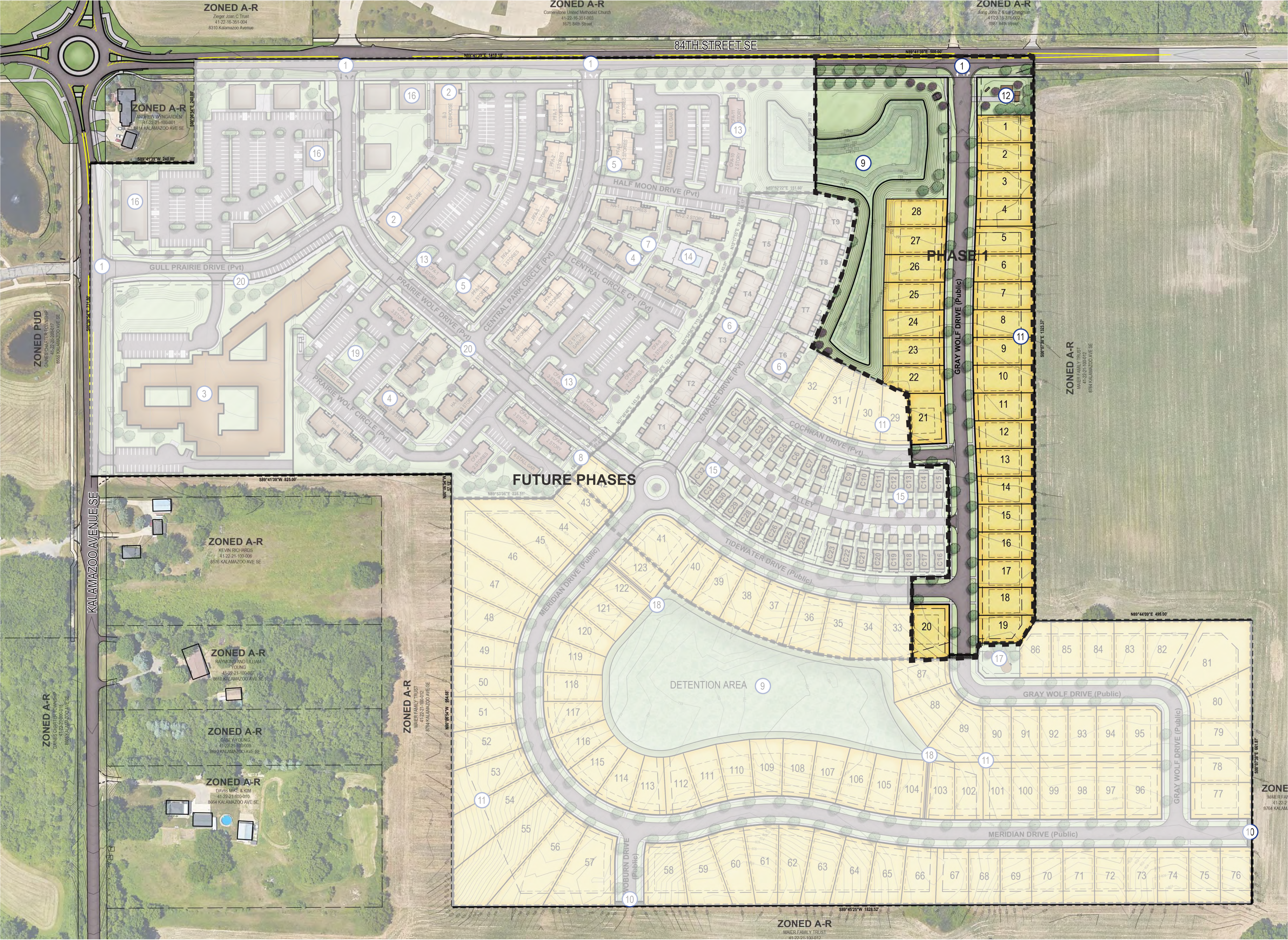
File Number

250925KK1

Project Address	Street: 1920 84th Street SE City: Caledonia Zip: 49316					
Parcel Number(s)	41-22- 21-100-014 41-22-					
Owner Name	Signature Land Development Inc.					
Owner Address	Street: 1188 East Paris Ave SE, Ste 100 City: Grand Rapids Zip: 49546					
Phone No. & Email	(616) 988-1339 / kkuiper@eastbrookhomes.com					
Applicant Name	Kelly Kuiper					
Applicant Address	Street: 1188 East Paris Ave SE, Ste 100 City: Grand Rapids Zip: 49546					
Phone No. & Email	(616) 988-1339 / kkuiper@eastbrookhomes.com					
Brief Description of Proposed Project/Use	Prairie Wolf Station - Phase 1 Preliminary Condominium					
Proposed Use	28 detached, single family lots					
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
Owner Signature						
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☒ PUD PWS
Project Type	☐ Single/Multi Unit Family ☐ Accessory Bldg. ☐ Sign					
☐ Special Land Use	☐ Site Plan Review ☐ Rezone/PUD ☐ Major PUD Amend					
☐ Land Division	☒ Plat/Site Condo ☐ Land Combo ☐ Lot Line Adj					
☐ Road Maint. Agmt.	☐ Minor PUD Amend ☐ Text Amend ☐ _____					
Zoning	☐ Approved		☐ Approved w/Conditions			
Administrator	☐ Denied		☐ Withdrawn			
Signature				Date		
Notes						

SECTION 36.40 CHECKLIST FOR PRELIMINARY CONDOMINIUM PLAN

TABLE 36.40: CHECKLIST FOR PRELIMINARY CONDOMINIUM PLAN	
General Information	
Name and firm address of the professional individual responsible for preparing site plan and professional seal	X
Project address and parcel number	X
Name and address of the property owner (signature required if owner is not the applicant and applicant is not under contract)	X
Name, address, phone number, signature, and email of applicant	App
Date of original plan and document revisions	X
Scale and north arrow	X
Acreage excluding public right-of-way	X
Zoning of adjacent properties	X
Legal property description	X
Existing Conditions	X
Vicinity map showing overall location	X
Lot lines and required setbacks (building envelop)	X
Streets, right-of-way, buildings, and properties within 100 feet of the site	X
Location, width, and purpose of all existing easements	X
Site Planning Elements	
A cover sheet that lists all documents included in the condominium plan	X
A survey plan signed and sealed by the licensed professional surveyor preparing the boundary survey for the condominium project	x
A floodplain plan, if the condominium lies within or abuts a floodplain area	na
A site plan	X
Utility plan	X
Floor plans	na
The size, location, area, and horizontal boundaries of each condominium unit	X
A number assigned to each condominium unit	X
The vertical boundaries for each unit comprised of enclosed air space	na
Building sections showing the existing and proposed structures and improvements including their location on the land. Any proposed structure and improvement shown shall be labeled either "must be built" or "need not be built". To the extent that a developer is contractually obligated to deliver utility conduits, buildings, sidewalks, driveways, landscaping, or an access road, these items shall be shown and designated as "must be built", but the obligation to deliver these items exists whether or not they are so shown and designated.	X
The nature, location, and approximate size of the common elements	X



LEGEND

- 1 SITE ENTRANCE
- 2 MIXED USE BUILDING TYP.
- 3 SENIOR LIVING FACILITY
- 4 HAVEN APARTMENT BUILDING TYP.
- 5 PARKWAY FLATS APARTMENT BUILDING TYP.
- 6 TOWNHOMES TYP.
- 7 COMMUNITY OPEN SPACE
- 8 MAIL KIOSK
- 9 STORMWATER DETENTION
- 10 FUTURE NEIGHBORHOOD CONNECTION
- 11 SINGLE FAMILY LOT TYP.
- 12 LIFT STATION
- 13 CANAL FLATS APARTMENT BUILDING TYP.
- 14 POOL
- 15 T.N.D. CONDO TYP.
- 16 COMMERCIAL SPACE
- 17 PLAYGROUND
- 18 PATH FOR POND ACCESS
- 19 DOG PARK
- 20 MULTI-MODAL PATH

NOTES

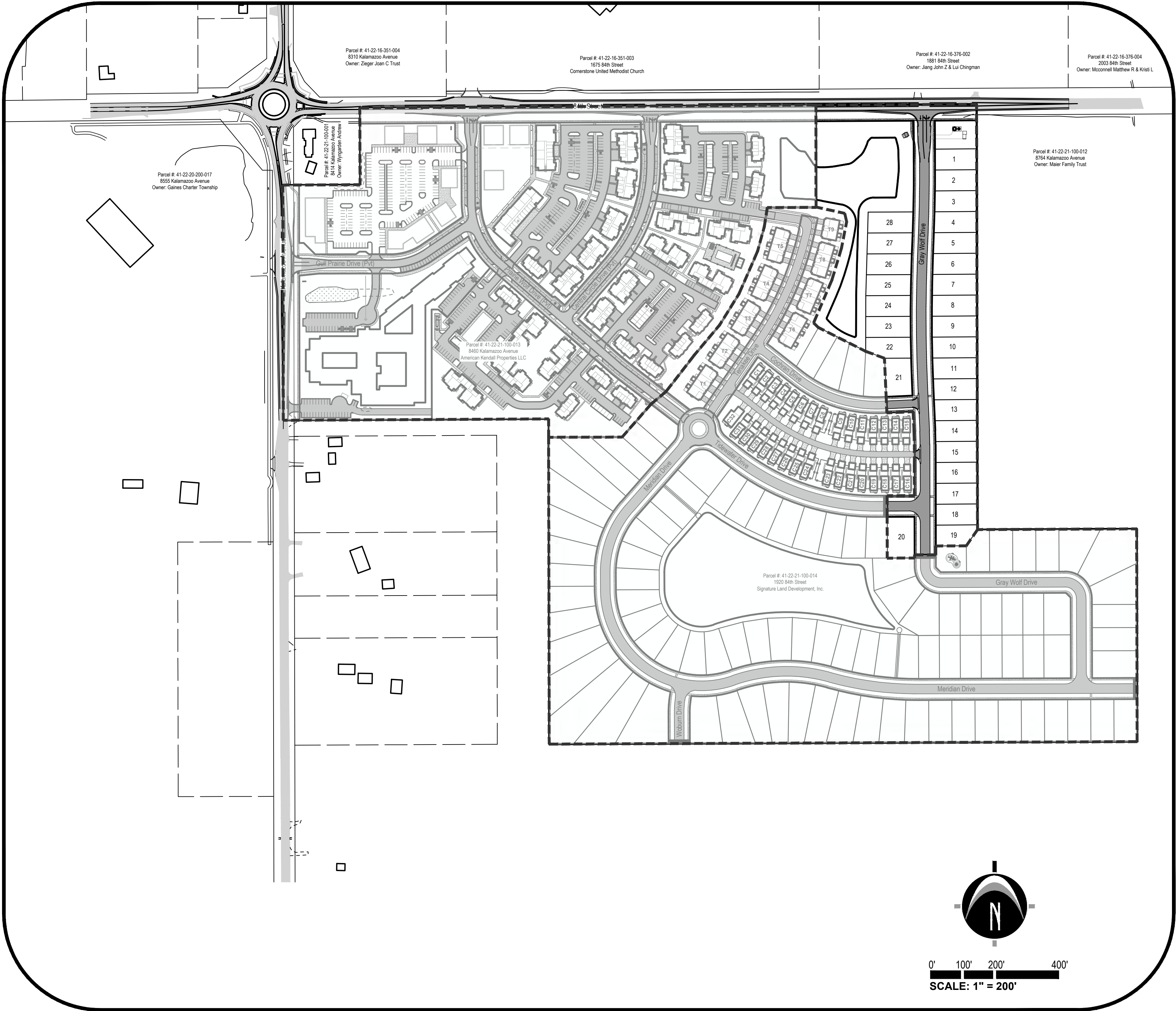
Site Location:	8460 Kalamazoo Ave. SE Caledonia, MI 49316
Phase 1 Site Area	= 11.2 ac.
Single Family Lots	= 28 lots
Proposed Density	= 2.5 units/acre

PRAIRIE WOLF STATION PHASE 1
ILLUSTRATIVE SITE PLAN RENDERING
project number: 25401111 - 23400096

PRAIRIE WOLF STATION SINGLE FAMILY RESIDENTIAL PHASE ONE

TOWNSHIP OF GAINES, KENT COUNTY, MICHIGAN

SITE AREA MAP



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

PREPARED FOR:
Paramount Development Corporation

1188 E Paris Avenue SE, Suite 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:
Title: Preliminary Phase One Submittal
Drawn: JW Checked: EDY/RP Date: 09/25/2025

SHEET INDEX		
Cover Sheet - CONTRACT 2		C-100
Existing Site Conditions Plan		C-201
Site Layout Plan		C-205
Site Utility Plan		C-300

BENCHMARKS
BENCHMARK #10082 ELEV. = 806.83 (NAVD88)
Set railroad spike in East side of utility pole, located 40'± south of drive to Gaines Township Offices and 35'± west of the centerline of Kalamazoo Avenue

BENCHMARK #10144 ELEV. = 809.63 (NAVD88)
Set railroad spike in East side of utility pole, located 35'± West of the centerline of Kalamazoo Avenue and 100'± North of the centerline of the drive to "Prairie Wolf Park"

811 Know what's below. CALL before you dig.
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**PRAIRIE WOLF STATION
SINGLE FAMILY RESIDENTIAL - PHASE ONE**

Cover Sheet

8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
LICENSED PROFESSIONAL ENGINEER
Robert J. Berends

PROJECT NO:
23400096

SHEET NO:
C-100

[illegible]

STAMP:

STATE OF MICHIGAN
ROBERT J. BERENDS
License No.
6201041559
LICENSED PROFESSIONAL ENGINEER

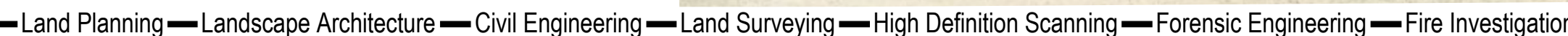
Robert J. Berends

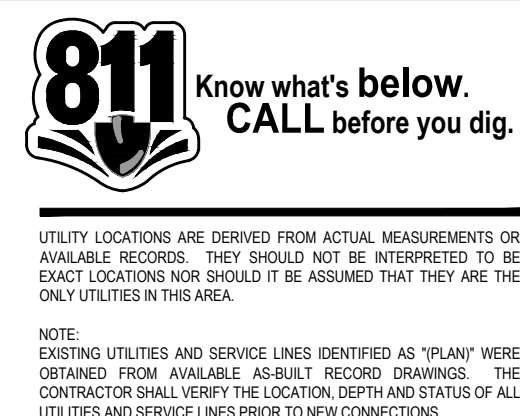
PROJECT NO:

23400096

SHEET NO:

C-201





PREPARED FOR:

Paramount Development
Corporation

1188 E Paris Avenue SE, Suite 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

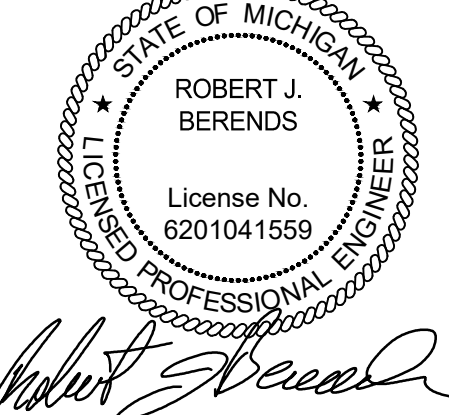
Title: Preliminary Phase One Submittal
Drawn: JW Checked: EDY/RP Date: 09.25.2025

PRAIRIE WOLF STATION
SINGLE FAMILY RESIDENTIAL - PHASE ONE

Utility Plan

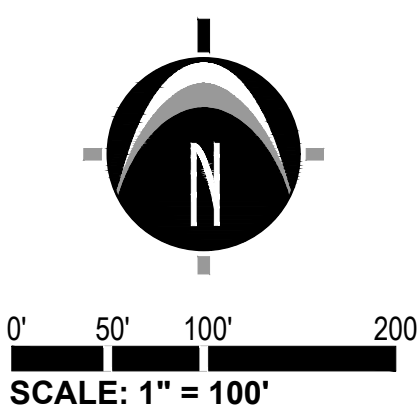
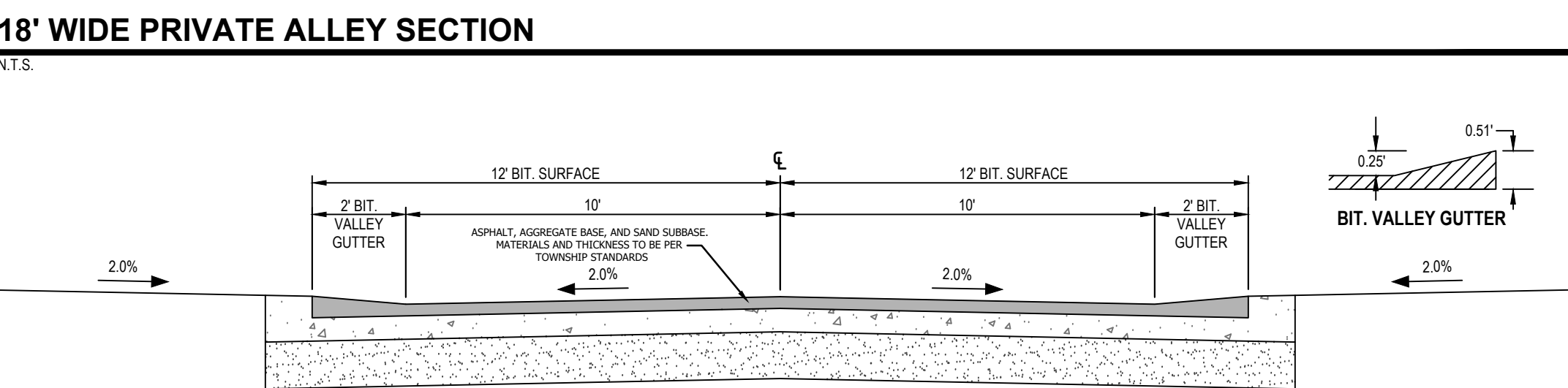
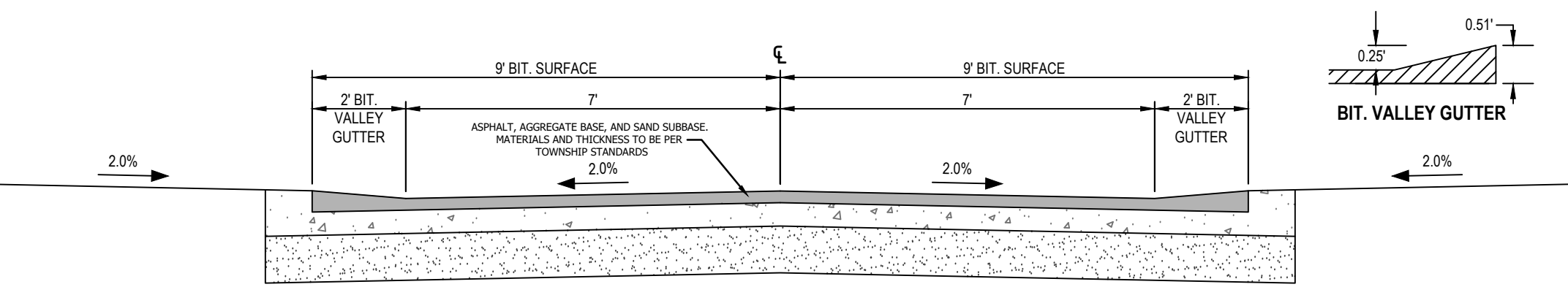
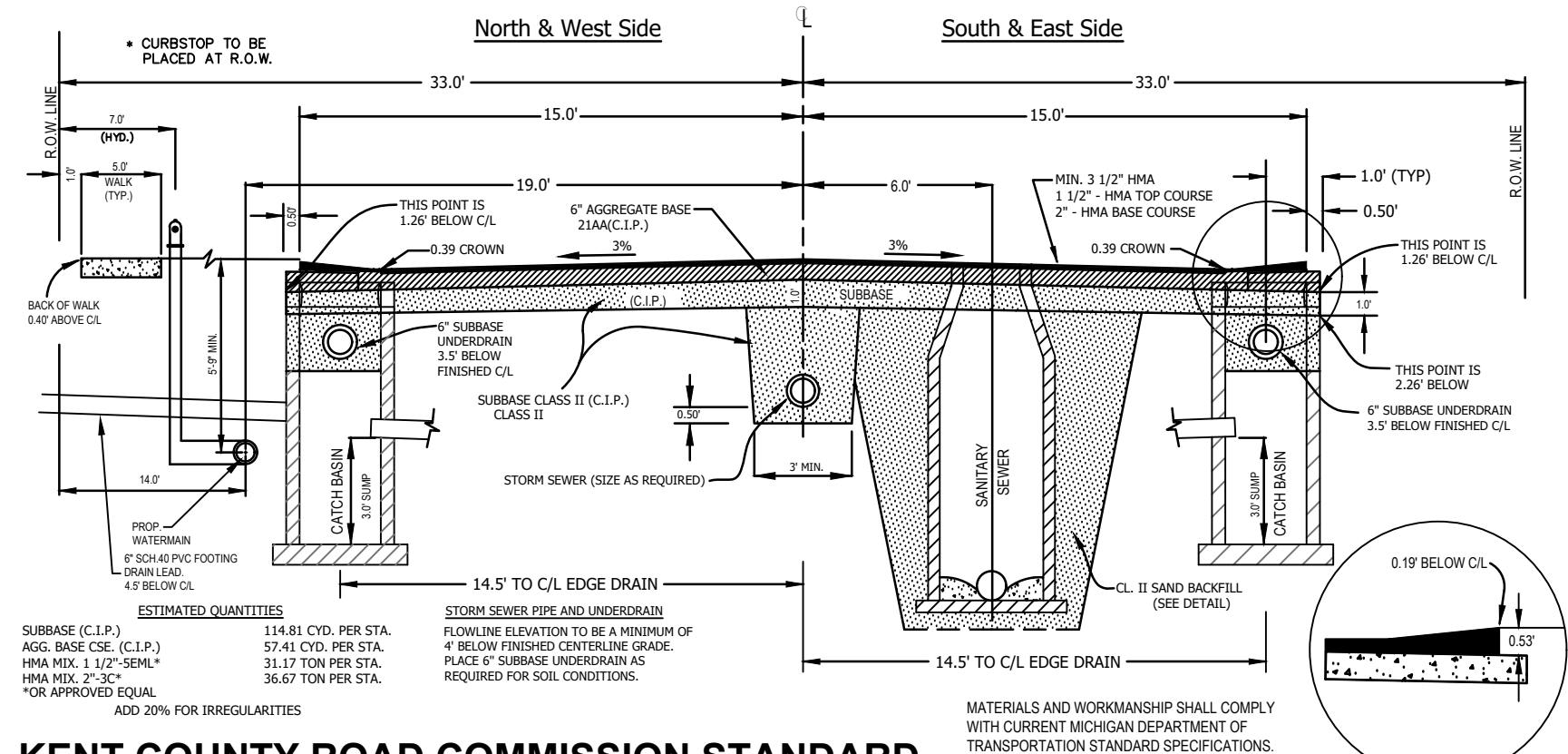
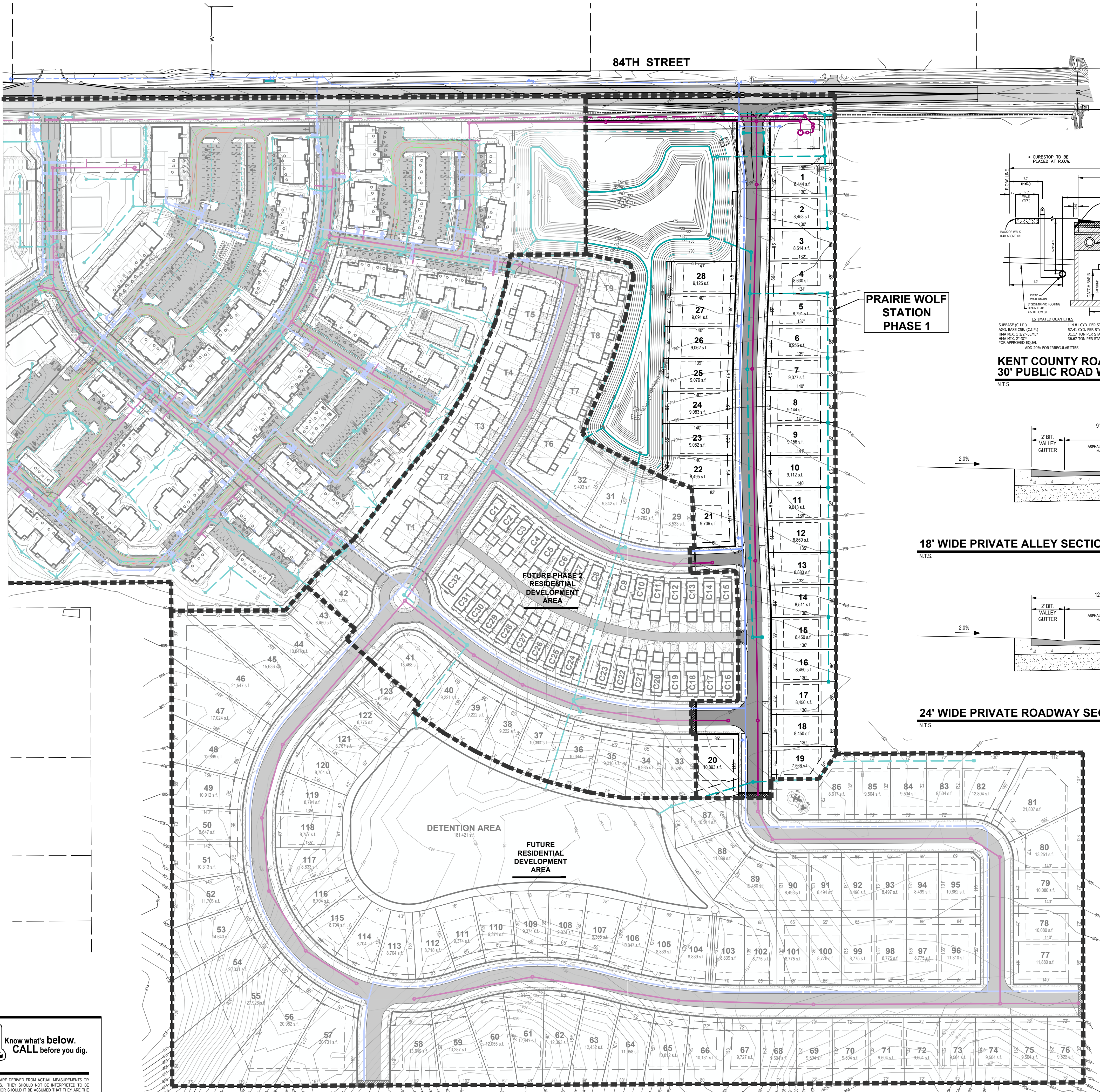
8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
23400096

SHEET NO:
C-300



LEGEND

---	75' -	PROP. CONTOUR
---	---	EX. GRADE CONTOUR
---	---	PROPOSED BITUMINOUS (STANDARD DUTY)
---	---	PROPOSED CONCRETE (STANDARD DUTY)
---	---	PROP. 12" to 36" STM SEWER
---	---	PROP. 8" SANITARY SEWER
---	---	PROP. 12" WATERMAIN



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

10/08/2025

Business Name	Address	Suite	City	Zip
Prairie Wolf Station	8460 KALAMAZOO -- AVE SE		Caledonia	49316

Introduction:

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

RESULT: Plan Review

REMARK:

Phase 1 consisting of 28 site condominiums.

General Construction and Demolition:

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

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

REMARK:

No vertical construction prior to having working hydrants in place

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature



24-53 - Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org



PLANNING COMMISSION MEMO

Meeting Date: October 23, 2025

AGENDA ITEM: VI.3.B

APPLICANT: Kelly Kuiper, Signature Land Development (AKA Eastbrook Homes)

REQUEST: Preliminary Major Condominium, Phase 2

ZONING AND PROPERTY SIZE: Prairie Wolf Station PUD, 11.76 acres

ADDRESS: 1920 84th Street

REPORT BY: Dan Wells, Community Development Director



OVERVIEW:

The applicant requests Preliminary Major Condominium approval for Phase 2 of the Prairie Wolf Station Planned Unit Development. This phase features 80 single-family dwelling units; 14 detached site condominiums, 32 “terrace” homes, and 34 units of two-story multi-unit townhouse buildings ranging from two to four homes each. All the homes in this phase are single-family, and the phase was designed as a transition between the higher density apartments to the west and the detached single-family homes to the east.

The Planning Commission's role is to review the Condominium Plan for consistency with Chapter 28 Condominium Review. This request has been reviewed using all applicable standards from Chapter 28.

If approved, the applicant will have one year to submit a Final Condominium plan. Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshall, Township Engineer, and Byron-Gaines Utility Authority as required for final approval. During this time the applicant will secure permits and approvals including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Michigan Department of Transportation, and Michigan Department of Environment, Great Lakes, and Energy.

SURROUNDING ZONING:

	NORTH: Prairie Wolf Station PUD (like Village Residential)	
WEST: Prairie Wolf Station PUD (like Multifamily Residential)	SUBJECT PARCEL	EAST: Prairie Wolf Station PUD (like Village Residential)
	SOUTH: Prairie Wolf Station PUD (like Village Residential)	

PROCESS:

The request for a Preliminary Major Condominium Plan is subject to the following process under Section 28.30:

1. Submittal by applicant (25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, administrative review by Zoning Administrator
4. Review and recommendation by the Planning Commission (Section 25.50)
5. Review and decision by Township Board
6. A Final Condominium plan shall be submitted within one (1) year of approval unless a one (1) year extension is approved by the Township Board

STANDARDS OF REVIEW:

This major condominium is subject to review per Chapter 28.30 Major Condominium Approval Process. The Planning Commission and Township Board shall review all details of the application to ensure the satisfaction of condominium approval standards (Section 28.40). Preliminary review and approval shall not be construed as a final confirmation of zoning compliance.

SECTION 28.40 CONDOMINIUM APPROVAL STANDARDS**A. Design**

The Preliminary Condominium plan is consistent with the requirements of the Prairie Wolf Station PUD site plan as approved and amended. The development will be served by extensions of municipal water and sanitary sewer lines. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. A streetlight assessment district will be established by the developer. The applicant shall be required to comply with all utility and stormwater requirements of the Township Engineer.

B. Zoning Compliance and Compatibility:**DETACHED SINGLE-FAMILY SITE CONDOMINIUMS**

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area Table (6.20.C)	Yes	7,000 SF minimum
Minimum Lot Width (PUD)	Yes	65 feet minimum
Max. Building Height (PUD)	Yes	35 foot maximum or 2.5 stories
Front Setback-25' (PUD)	Yes	
Side Setback-5' (PUD)	Yes	
Rear Setback-35' (PUD)	Yes	

TERRACE HOMES (C1 - C32)

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area (6.20.C)	N/A	Condominium
Minimum Lot Width (PUD)	N/A	Condominium
Max. Building Height (PUD)	Yes	35 foot maximum or 2.5 stories
Front Setback-10' (PUD)	Yes	To R.O.W.
Side Setback-5' (PUD)	Yes	10' total between buildings
Rear Setback – 20' (PUD)	Yes	Rear foundation to alley pavement

TWO-STORY CONDOMINIUMS (T1 - T9)

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area (6.20.C)	N/A	Condominium
Minimum Lot Width (PUD)	N/A	Condominium
Max. Building Height (PUD)	Yes	35 foot maximum or 2.5 stories
Front Setback-20' (PUD)	Yes	Building foundation to road edge
Side Setback-6' (PUD)	Yes	12' total between buildings
Setback to multi-family- 45' (PUD)	Yes	Condominium
Setback to single-family- 25' (PUD)	Yes	Condominium

C. Mobility, Traffic, and Access

All road layouts are subject to approval by the Township Board, Kent County Road Commission, Township Engineer and Fire Marshall. Staff finds that proposed road layout is conducive to good mobility and pedestrian access. Notable is the use of a traffic circle in the core of the project area.

Sidewalks will be installed on both sides of the road. No multi-use pathways were required in this part of the development as roads and sidewalks are assumed to fill that need.

D. Stormwater And Water Quality

Stormwater management utilities are located within the public road right-of-way. All stormwater plans are subject to review by the Township Engineer and Kent County Drain Commission.

E. Outside Agencies

Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies.

These approvals will be a requirement for the Final Condominium Plan. The Township Attorney will review the master deed and bylaws for the condominium when the Final Condominium Plan is submitted.

STAFF RECOMMENDATION

Based on our review, Staff recommends that the Planning Commission make a positive recommendation to the Township Board of Trustees that they approve the preliminary major condominium plan.



Application for Site Plan Zoning Approval

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave SE
Caledonia, MI 49316
(616) 698-6640 • www.gainestownship.org

File Number

250925KK2

Project Address	Street: 1920 84th Street SE City: Caledonia Zip: 49316					
Parcel Number(s)	41-22- 21-100-014 41-22-					
Owner Name	Signature Land Development Inc.					
Owner Address	Street: 1188 East Paris Ave SE, Ste 100 City: Grand Rapids Zip: 49546					
Phone No. & Email	(616) 988-1339 / kkuiper@eastbrookhomes.com					
Applicant Name	Kelly Kuiper					
Applicant Address	Street: 1188 East Paris Ave SE, Ste 100 City: Grand Rapids Zip: 49546					
Phone No. & Email	(616) 988-1339 / kkuiper@eastbrookhomes.com					
Brief Description of Proposed Project/Use	Prairie Wolf Station - Phase 2 Preliminary Condominium					
Proposed Use	15 detached, single family lots, 34 townhomes, and 36 terrace homes					
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
Owner Signature						
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☒ PUD PWS
Project Type	☐ Single/Multi Unit Family ☐ Accessory Bldg. ☐ Sign					
☐ Special Land Use	☐ Site Plan Review ☐ Rezone/PUD ☐ Major PUD Amend					
☐ Land Division	☒ Plat/Site Condo ☐ Land Combo ☐ Lot Line Adj					
☐ Road Maint. Agmt.	☐ Minor PUD Amend ☐ Text Amend ☐ _____					
Zoning	☐ Approved		☐ Approved w/Conditions			
Administrator	☐ Denied		☐ Withdrawn			
Signature				Date		
Notes						



September 25, 2025

Mr. Dan Wells
Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave., SE
Caledonia, MI 49316

RE: Prairie Wolf Station – Phase 2
Preliminary Condominium

Dear Mr. Wells:

Enclosed please find the following items being submitted to support the request for Preliminary Condominium approval of Prairie Wolf Station Phase 2. Included in each submittal package are the following:

1. Application
2. Submittal Checklist
3. Townhome Floor Plans
4. Preliminary Condominium Site Plan
5. \$925 Application Fee
6. \$2,000 Escrow Fee

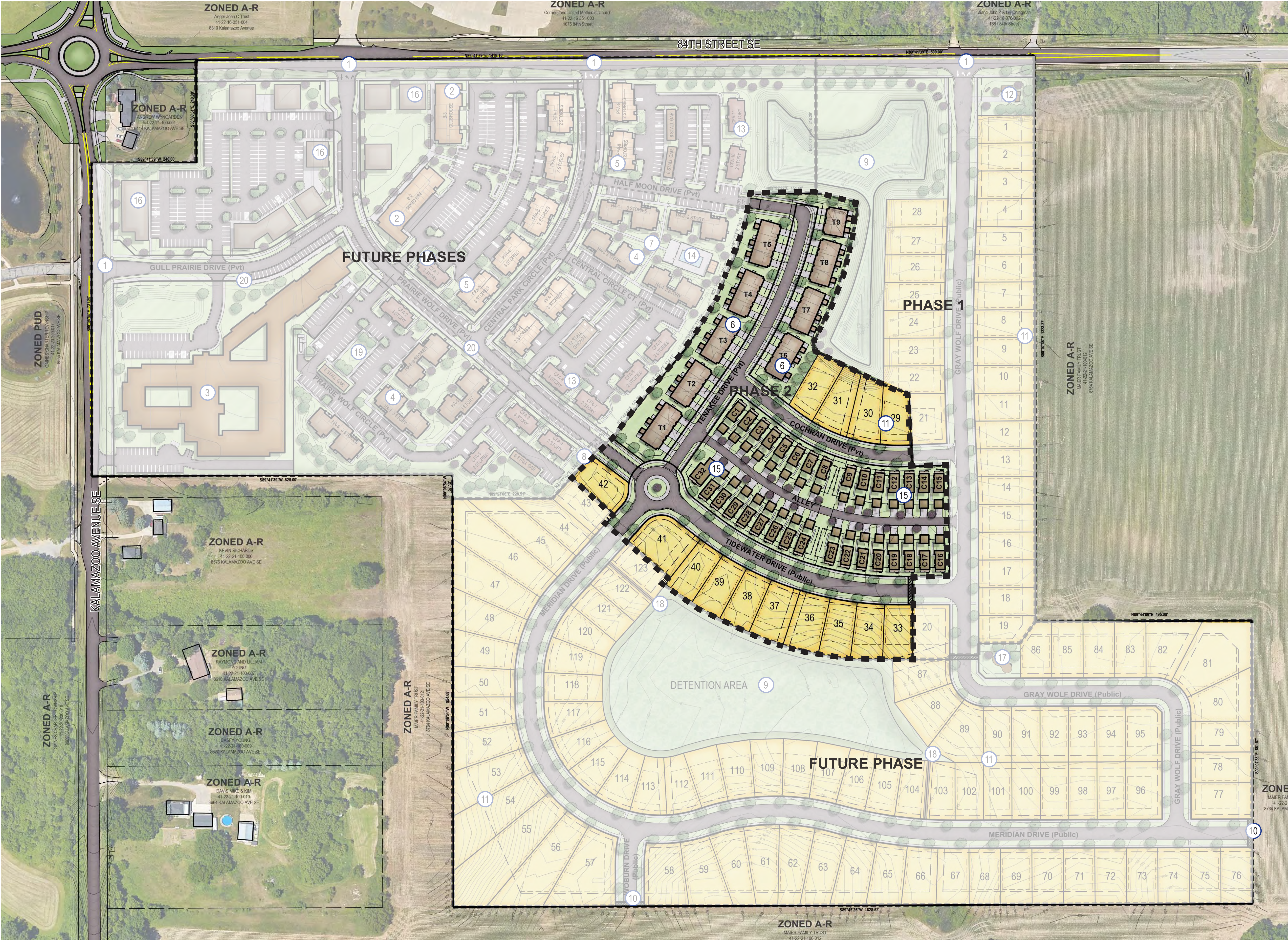
These items are being submitted for the regular Planning Commission meeting on October 23, 2025. If you have any questions or require additional information, please do not hesitate to contact me at (616) 988-1339 or kkuiper@eastbrookhomes.com.

Sincerely,

Kelly Kuiper
Manager of Land Planning and Entitlement

SECTION 36.40 CHECKLIST FOR PRELIMINARY CONDOMINIUM PLAN

TABLE 36.40: CHECKLIST FOR PRELIMINARY CONDOMINIUM PLAN	
General Information	
Name and firm address of the professional individual responsible for preparing site plan and professional seal	X
Project address and parcel number	X
Name and address of the property owner (signature required if owner is not the applicant and applicant is not under contract)	X
Name, address, phone number, signature, and email of applicant	App
Date of original plan and document revisions	X
Scale and north arrow	X
Acreage excluding public right-of-way	X
Zoning of adjacent properties	X
Legal property description	X
Existing Conditions	X
Vicinity map showing overall location	X
Lot lines and required setbacks (building envelop)	X
Streets, right-of-way, buildings, and properties within 100 feet of the site	X
Location, width, and purpose of all existing easements	X
Site Planning Elements	
A cover sheet that lists all documents included in the condominium plan	X
A survey plan signed and sealed by the licensed professional surveyor preparing the boundary survey for the condominium project	X
A floodplain plan, if the condominium lies within or abuts a floodplain area	na
A site plan	X
Utility plan	X
Floor plans	X
The size, location, area, and horizontal boundaries of each condominium unit	X
A number assigned to each condominium unit	X
The vertical boundaries for each unit comprised of enclosed air space	X
Building sections showing the existing and proposed structures and improvements including their location on the land. Any proposed structure and improvement shown shall be labeled either "must be built" or "need not be built". To the extent that a developer is contractually obligated to deliver utility conduits, buildings, sidewalks, driveways, landscaping, or an access road, these items shall be shown and designated as "must be built", but the obligation to deliver these items exists whether or not they are so shown and designated.	X
The nature, location, and approximate size of the common elements	X



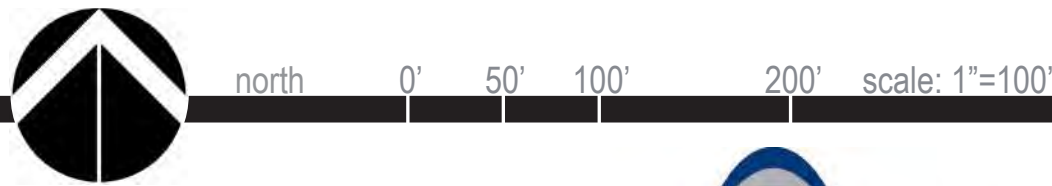
LEGEND

- 1 SITE ENTRANCE
- 2 MIXED USE BUILDING TYP.
- 3 SENIOR LIVING FACILITY
- 4 HAVEN APARTMENT BUILDING TYP.
- 5 PARKWAY FLATS APARTMENT BUILDING TYP.
- 6 TOWNHOMES TYP.
- 7 COMMUNITY OPEN SPACE
- 8 MAIL KIOSK
- 9 STORMWATER DETENTION
- 10 FUTURE NEIGHBORHOOD CONNECTION
- 11 SINGLE FAMILY LOT TYP.
- 12 LIFT STATION
- 13 CANAL FLATS APARTMENT BUILDING TYP.
- 14 POOL
- 15 T.N.D. CONDO TYP.
- 16 COMMERCIAL SPACE
- 17 PLAYGROUND
- 18 PATH FOR POND ACCESS
- 19 DOG PARK
- 20 MULTI-MODAL PATH

NOTES

Site Location:	8460 Kalamazoo Ave. SE Caledonia, MI 49316
Phase 2 Site Area	= 11.76 ac.
Residential Unit Total	= 80 units
Single Family Lots	= 14 lots (14 units)
Terrace Homes	= 32 condos (32 units)
Two-Story Condominiums	= 9 buildings (34 units)
Proposed Density	= 6.8 units/acre

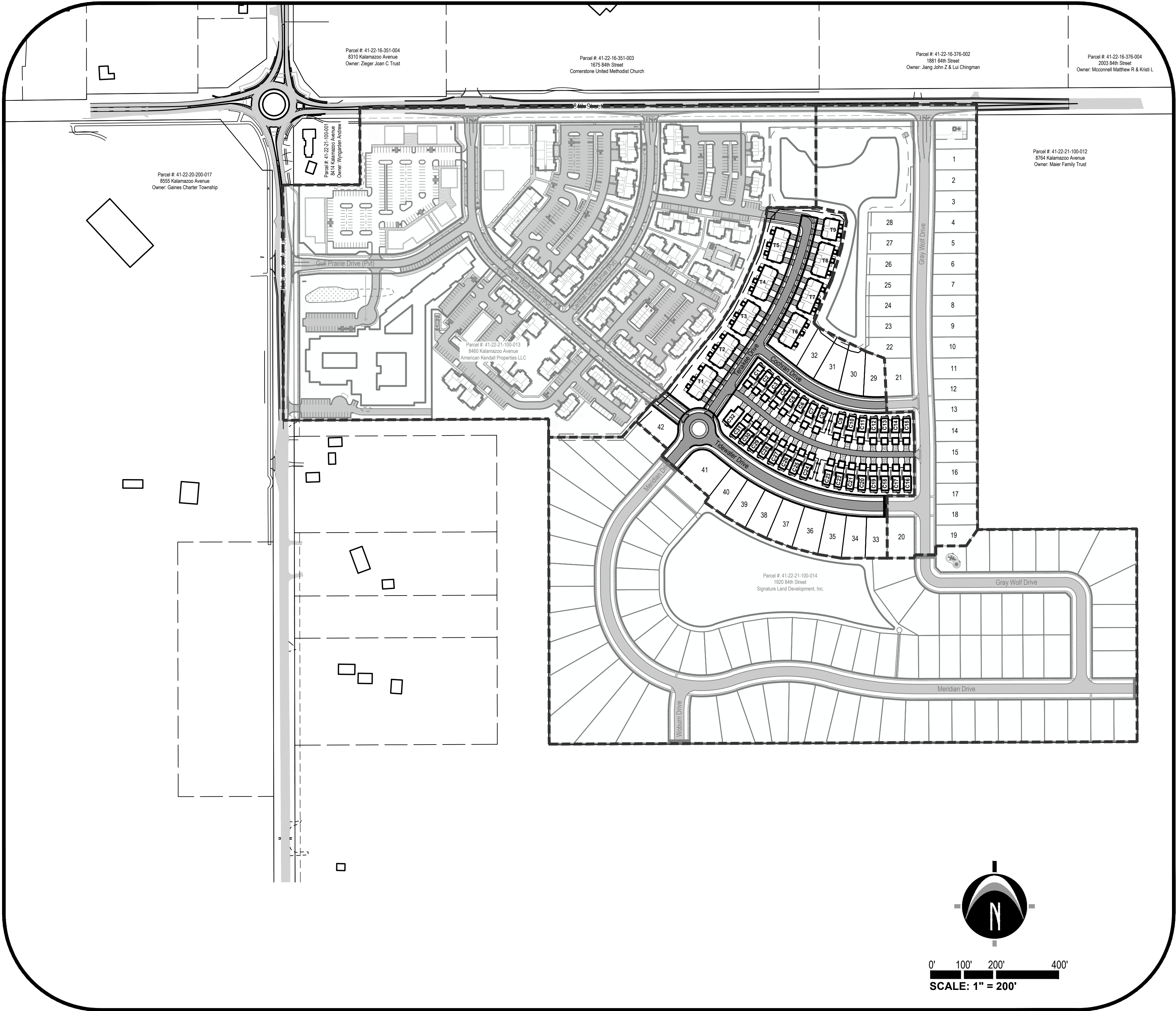
PRAIRIE WOLF STATION PHASE 2
ILLUSTRATIVE SITE PLAN RENDERING
project number: 25401111 - 23400096



PRAIRIE WOLF STATION SINGLE FAMILY RESIDENTIAL PHASE TWO

TOWNSHIP OF GAINES, KENT COUNTY, MICHIGAN

SITE AREA MAP



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

PREPARED FOR:
Paramount Development Corporation

1188 E Paris Avenue SE, Ste 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:
Title: Preliminary Phase Two Submittal
Drawn: JW Checked: EDY/RP Date: 09/25/2025

**PRAIRIE WOLF STATION
SINGLE FAMILY RESIDENTIAL - PHASE TWO**

Cover Sheet

8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

Robert J. Berends

PROJECT NO:
25401111

SHEET NO:
C-100

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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Paramount Development
Corporation
1188 E Paris Avenue SE, Ste 100
Grand Rapids, MI 49546
Phone: 616.455.0200

Title: Preliminary Phase Two Submittal
Drawn: JW Checked: EDY/RP Date: 09.25.202

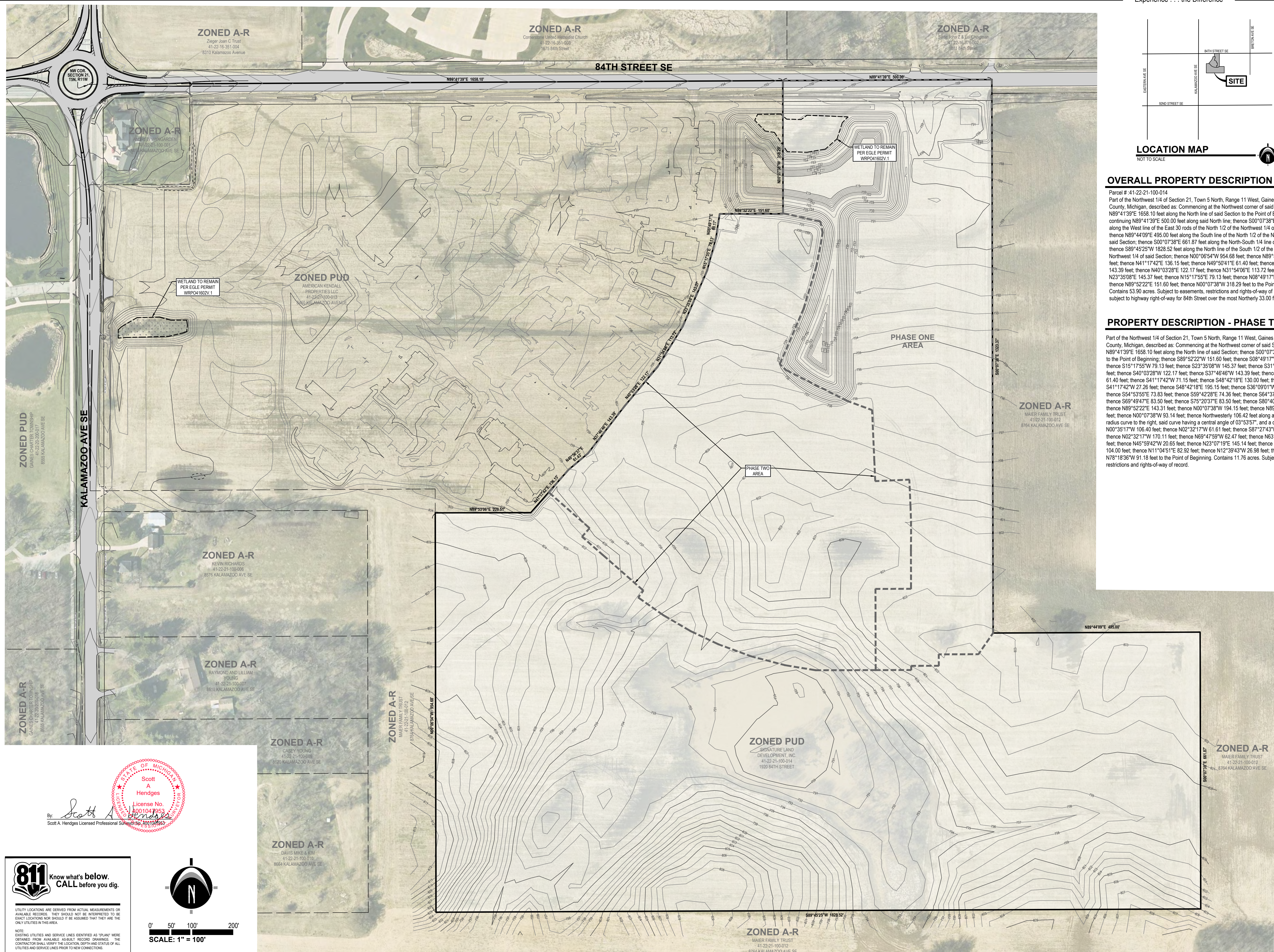
Part of the Northwest 1/4 of Section 21, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N89°43'19"E 1658.10 feet along the north line of said Section; thence S80°07'38"E 318.29 feet to the Point of Beginning; thence S89°52'22"W 151.60 feet; thence S08°49'17"W 60.17 feet; thence S15°17'55"W 79.13 feet; thence S23°35'08"W 143.37 feet; thence S31°54'06"W 113.72 feet; thence S40°09'28"E 122.17 feet; thence S23°34'46"W 145.39 feet; thence S49°50'41"W 61.40 feet; thence S41°11'42"W 71.15 feet; thence S48°42'18"E 130.00 feet; thence S41°11'42"W 27.26 feet; thence S48°42'18"E 195.15 feet; thence S36°50'01"W 20.66 feet; thence S54°53'55"E 83.30 feet; thence S59°25'28"E 74.36 feet; thence S84°37'04"E 74.36 feet; thence S89°49'41"E 74.36 feet; thence S75°20'7"E 74.36 feet; thence S80°45'04"E 74.36 feet; thence N89°52'22"W 151.60 feet; thence N03°32'17"W 194.15 feet; thence N89°52'22"E 85.00 feet; thence N02°32'17"W 170.11 feet; thence N03°32'17"W 106.40 feet; thence S87°24'13"E 81.66 feet; thence S87°24'13"E 106.40 feet; thence N02°32'17"W 61.61 feet; thence S87°24'13"E 81.66 feet; thence S87°24'13"E 106.40 feet; thence N02°32'17"W 170.11 feet; thence N89°47'59"E 62.47 feet; thence N63°51'10"W 164.53 feet; thence N85°59'42"W 20.65 feet; thence N23°07'19"E 154.14 feet; thence N16°39'34"E 104.00 feet; thence N11°04'51"E 82.92 feet; thence N12°49'34"W 26.98 feet; thence N78°18'36"W 91.18 feet to the Point of Beginning. Contains 11.62 acres. Subject to easements, restrictions and rights-of-way of record.

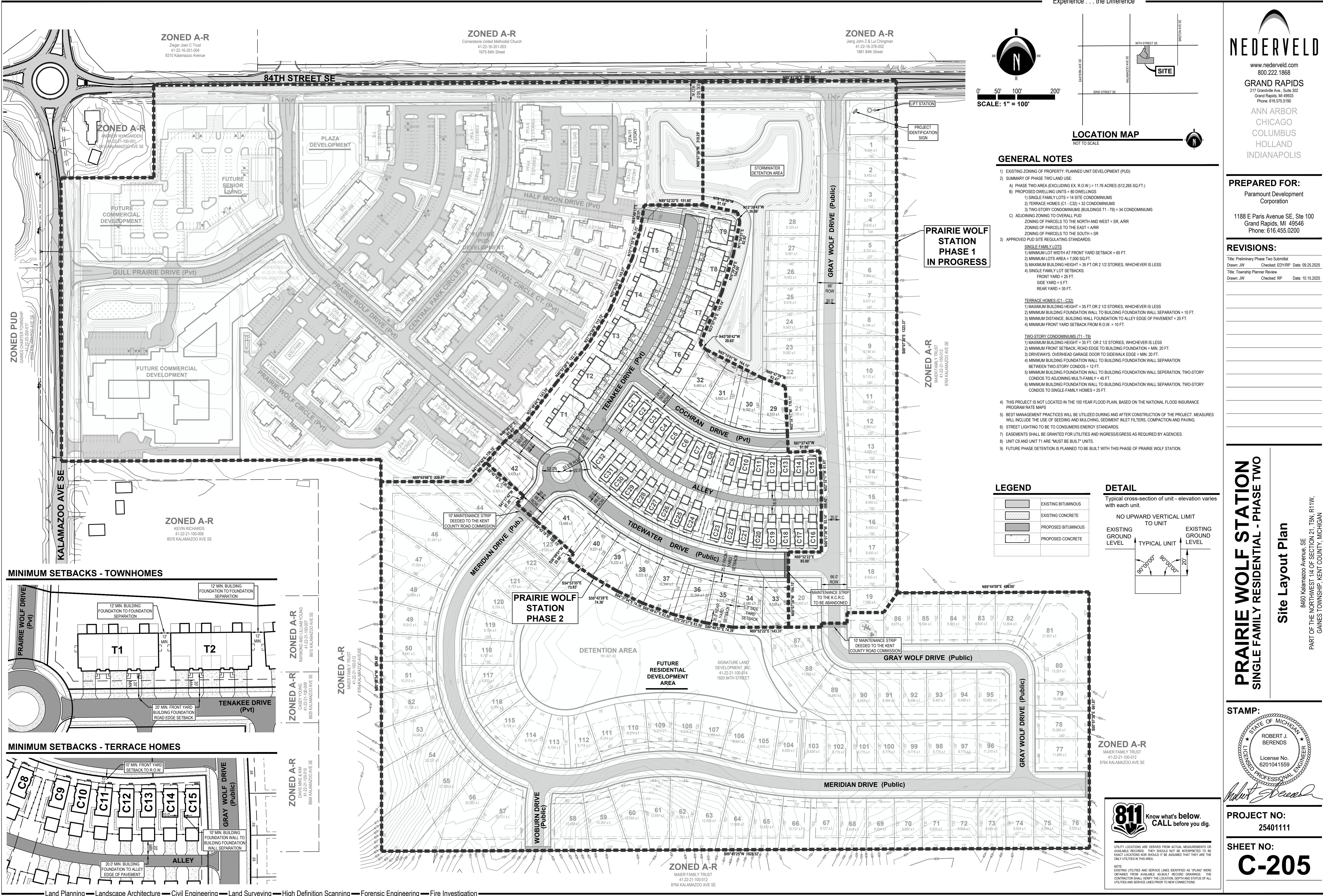
Existing Site Conditions Plan

STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
LICENSED PROFESSIONAL ENGINEER

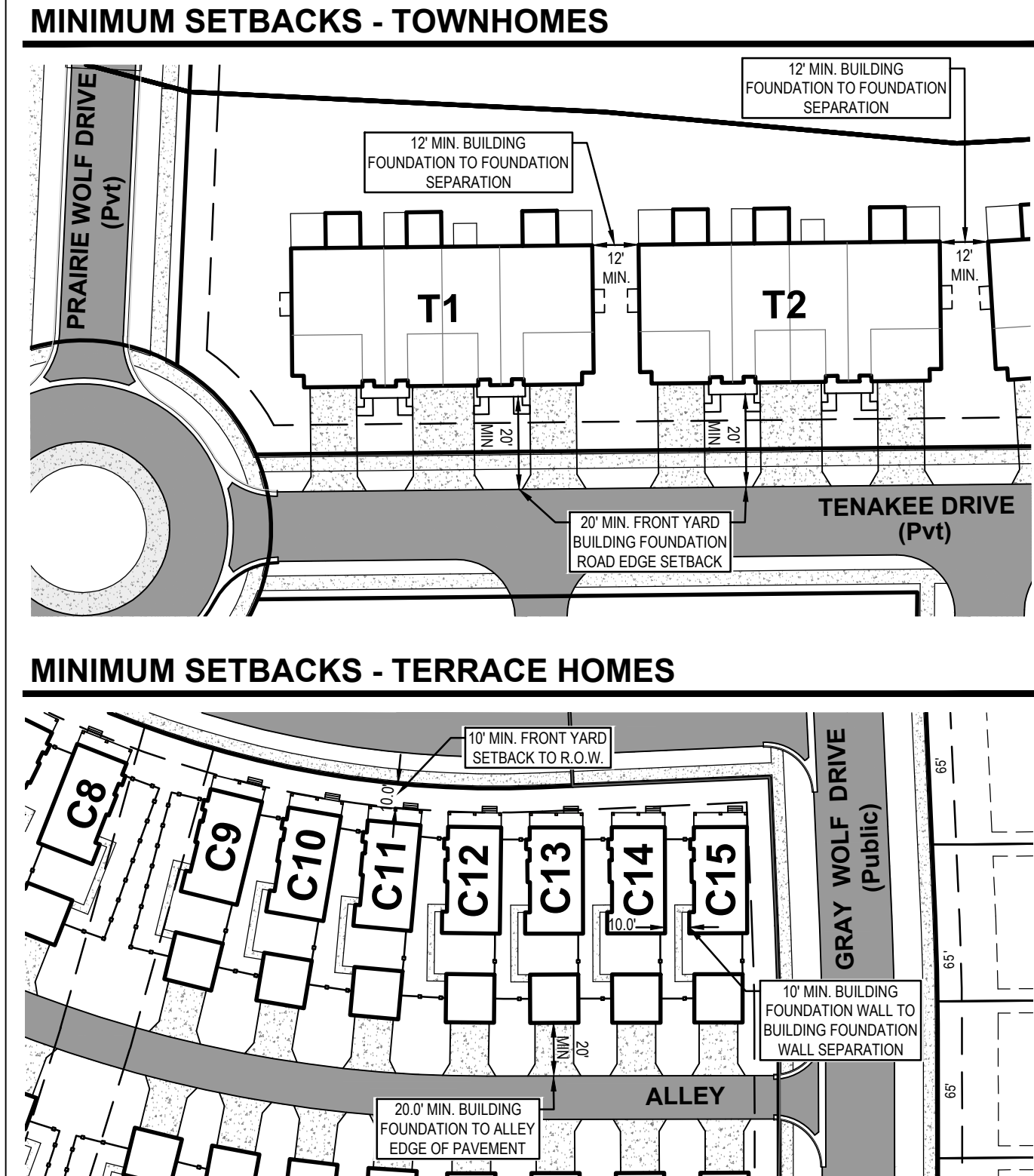
Robert J. Berends

SHEET NO:
C-201





- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY: PLANNED UNIT DEVELOPMENT (PUD)
 - SUMMARY OF PHASE TWO LAND USE:
 - PHASE TWO AREA (EXCLUDING EX. R.O.W.) = 11.76 ACRES (512,265 SQ.FT.)
 - PROPOSED DWELLING UNITS = 80 DWELLINGS:
 - SINGLE FAMILY LOTS = 14 SITE CONDOMINIUMS
 - TERRACE HOMES (C1 - C32) = 32 CONDOMINIUMS
 - TWO-STORY CONDOMINIUMS (BUILDINGS T1 - T9) = 34 CONDOMINIUMS
 - ADJOINING ZONING TO OVERALL PUD:
ZONING OF PARCELS TO THE NORTH AND WEST = SR, A-R
ZONING OF PARCELS TO THE EAST = A-R
ZONING OF PARCELS TO THE SOUTH = SR
 - APPROVED PUD SITE REGULATING STANDARDS:
SINGLE FAMILY LOTS
 - MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 65 FT.
 - MINIMUM LOT AREA = 7,000 SQ.FT.
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS
 - SINGLE FAMILY LOT SETBACKS:
FRONT YARD = 25 FT.
SIDE YARD = 5 FT.
REAR YARD = 35 FT.**TERRACE HOMES (C1 - C32)**
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS
 - MINIMUM BUILDING FOUNDATION WALL TO BUILDING FOUNDATION WALL SEPARATION = 10 FT.
 - MINIMUM DISTANCE, BUILDING FOUNDATION WALL TO ALLEY EDGE OF PAVEMENT = 20 FT.
 - MINIMUM FRONT YARD SETBACK FROM R.O.W. = 10 FT.**TWO-STORY CONDOMINIUMS (T1 - T9)**
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS
 - MINIMUM FRONT SETBACK, ROAD EDGE TO BUILDING FOUNDATION = MIN. 20 FT.
 - DRIVEWAYS: OVERHEAD GARAGE DOOR TO SIDEWALK SEPARATION = MIN. 20 FT.
 - MINIMUM BUILDING FOUNDATION WALL TO BUILDING FOUNDATION WALL SEPARATION BETWEEN TWO-STORY CONDOS = 12 FT.
 - MINIMUM BUILDING FOUNDATION WALL TO BUILDING FOUNDATION WALL SEPARATION, TWO-STORY CONDOS TO ADJOINING MULTI-FAMILY = 45 FT.
 - MINIMUM BUILDING FOUNDATION WALL TO BUILDING FOUNDATION WALL SEPARATION, TWO-STORY CONDOS TO SINGLE-FAMILY HOMES = 25 FT.
 - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
 - BEST MANAGEMENT PRACTICES WILL BE INCLUDED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING.
 - STREET LIGHTING TO BE TO CONSUMERS ENERGY STANDARDS.
 - EASEMENTS SHALL BE GRANTED FOR UTILITIES AND INGRESS/EGRESS AS REQUIRED BY AGENCIES.
 - UNIT C9 AND UNIT T1 ARE "MUST BE BUILT" UNITS.
 - FUTURE PHASE DETENTION IS PLANNED TO BE BUILT WITH THIS PHASE OF PRAIRIE WOLF STATION.



PRAIRIE WOLF STATION SINGLE FAMILY RESIDENTIAL - PHASE TWO

Site Layout Plan

STAMP:

STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25401111

SHEET NO:
C-205

PREPARED FOR:
Paramount Development Corporation

1188 E Paris Avenue SE, Ste 100
Grand Rapids, MI 49503
Phone: 616.455.0200

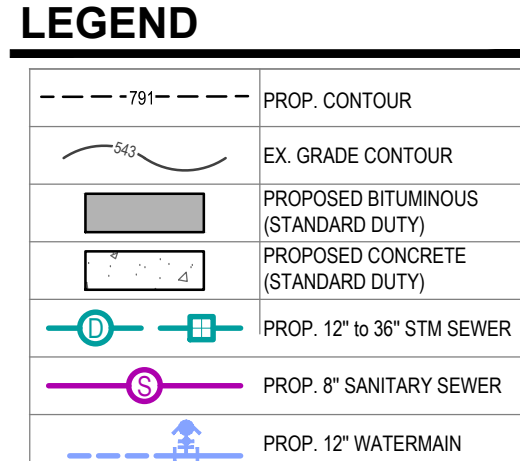
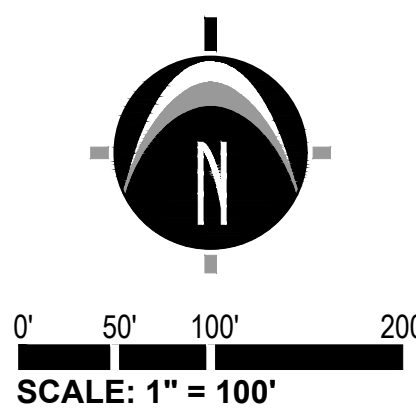
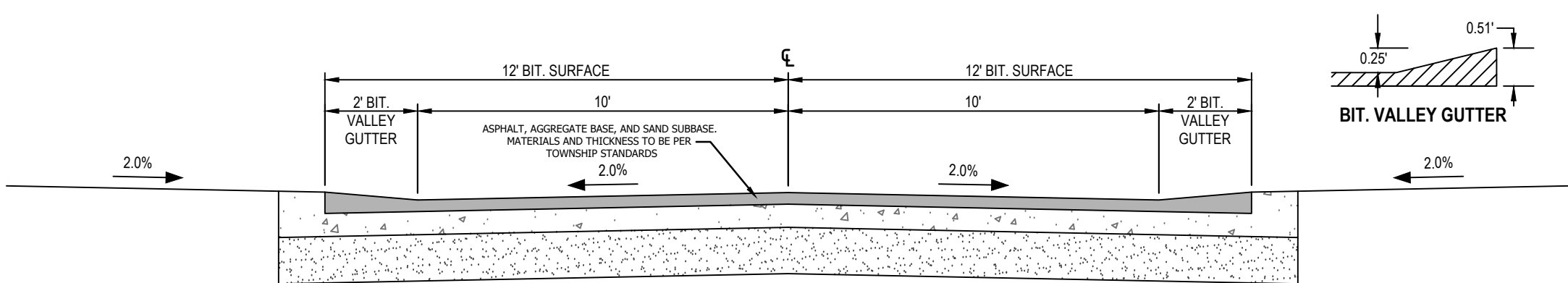
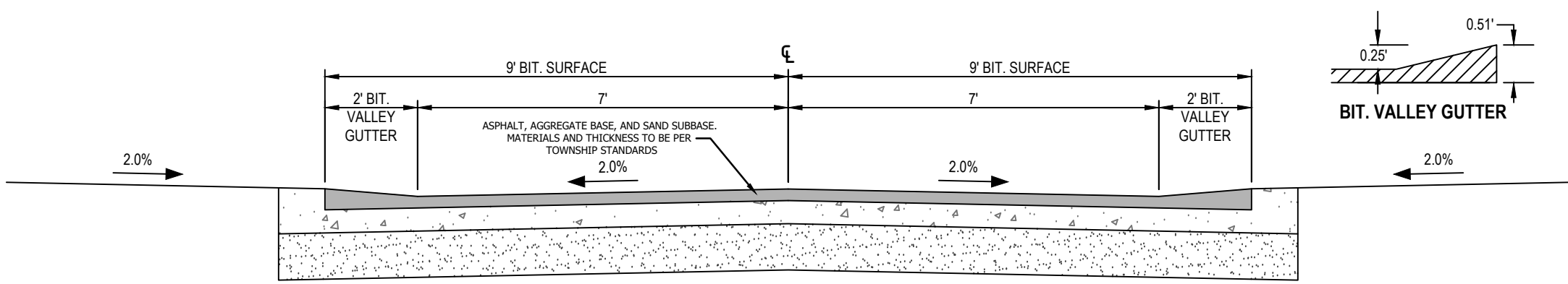
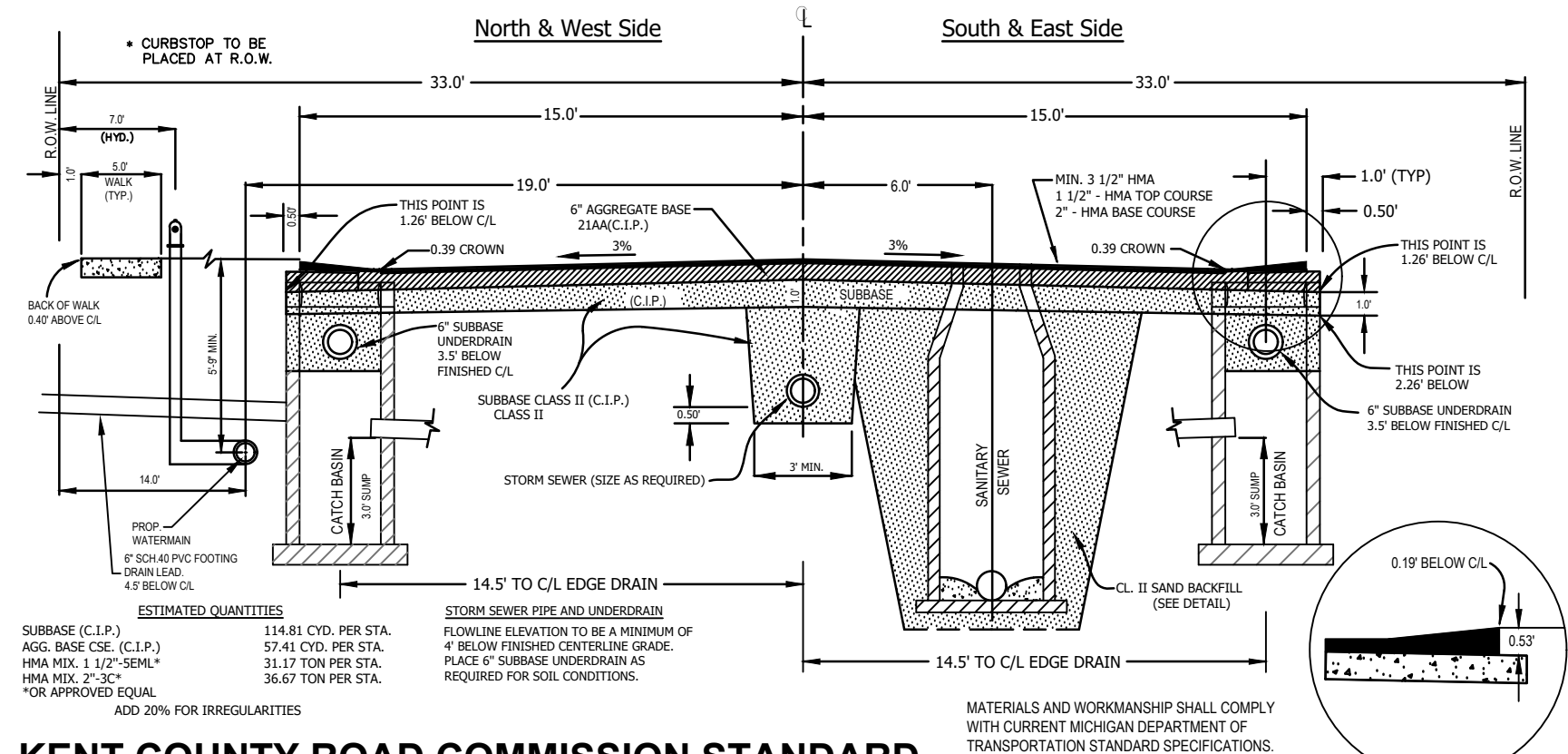
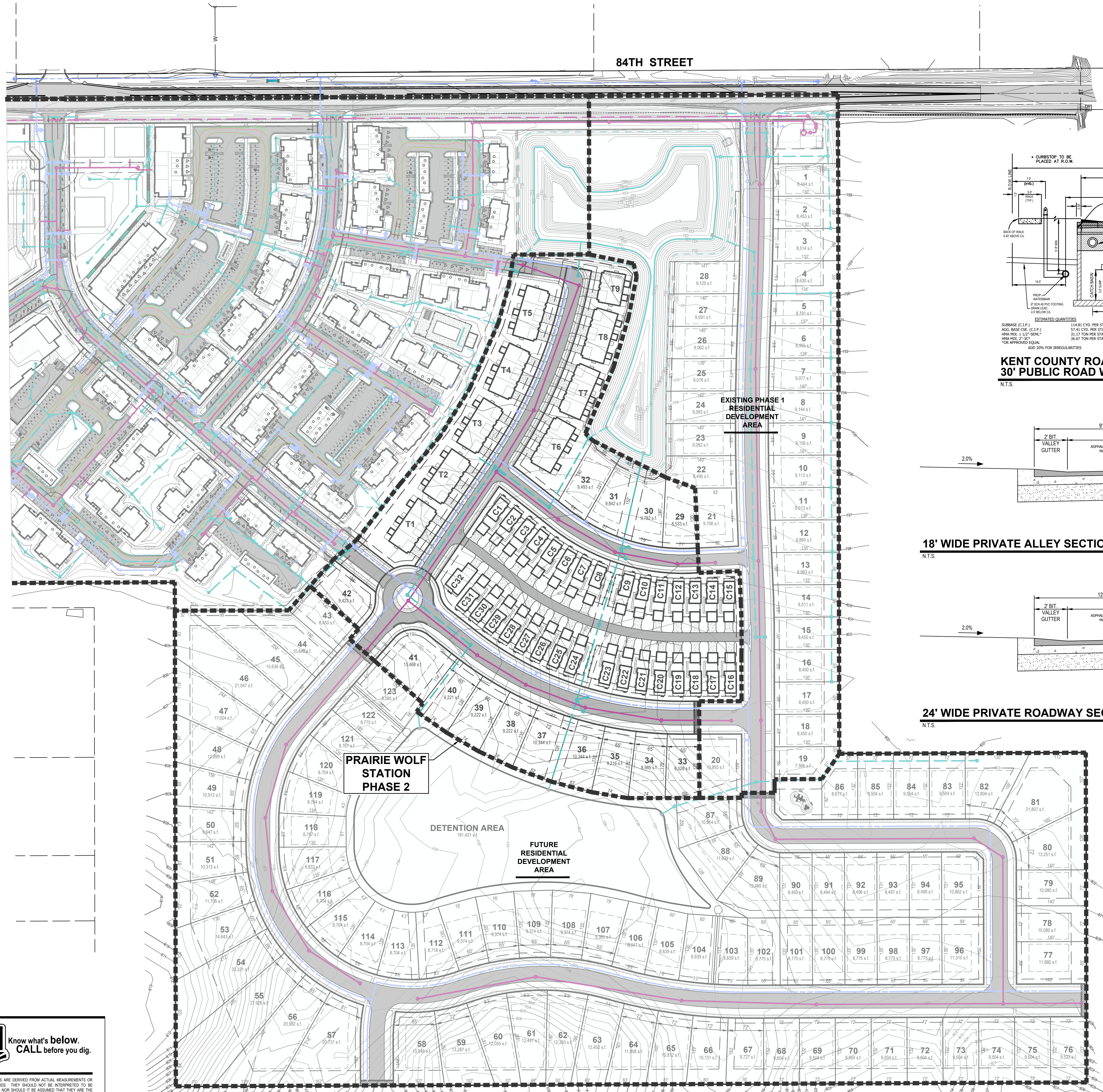
REVISIONS:

Title: Preliminary Phase Two Submittal
Drawn: JW Checked: EDY/RP Date: 09.25.2025
Title: Township Planner/Review
Drawn: JW Checked: RP Date: 10.15.2025

NEDERVELD
www.nederveld.com
800.222.1868

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

**ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS**



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

CASS
4-UNIT TOWNHOME

Notes:

Electrical:

100 AMP SERVICE W/ DISCONNECT
INSTALL O&D OPERATOR (ALL UNITS)
ADD 220 OUTLET FOR ELEC. DRYER (UNITS A&D)

Plumbing:

GAS RANGE & DRYER
STAINLESS STEEL SINK
40 GAL. GAS WATER HEATER
WATER FOR SPRINKLER, NOT FROM BUILDING
INSTALL ICE MAKER LINE

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:	1,041	700
Upper Level:	0	824
Lower Level:		
MI Room:		
Garage:	400	240
Total Fin. Area:	1,041	1,524

	Unit 'C'	Unit 'D'
Main Level:	700	1,041
Upper Level:	824	0
Lower Level:		
MI Room:		
Garage:	240	400
Total Fin. Area:	1,524	1,041

Drawing Scale - 3/16" = 1'-0"

Building #:

Drawn By: XX Date: XX

Pre-con: Date:

Revised: Date:

Revised: Date:

Location:

XXXX00000-00

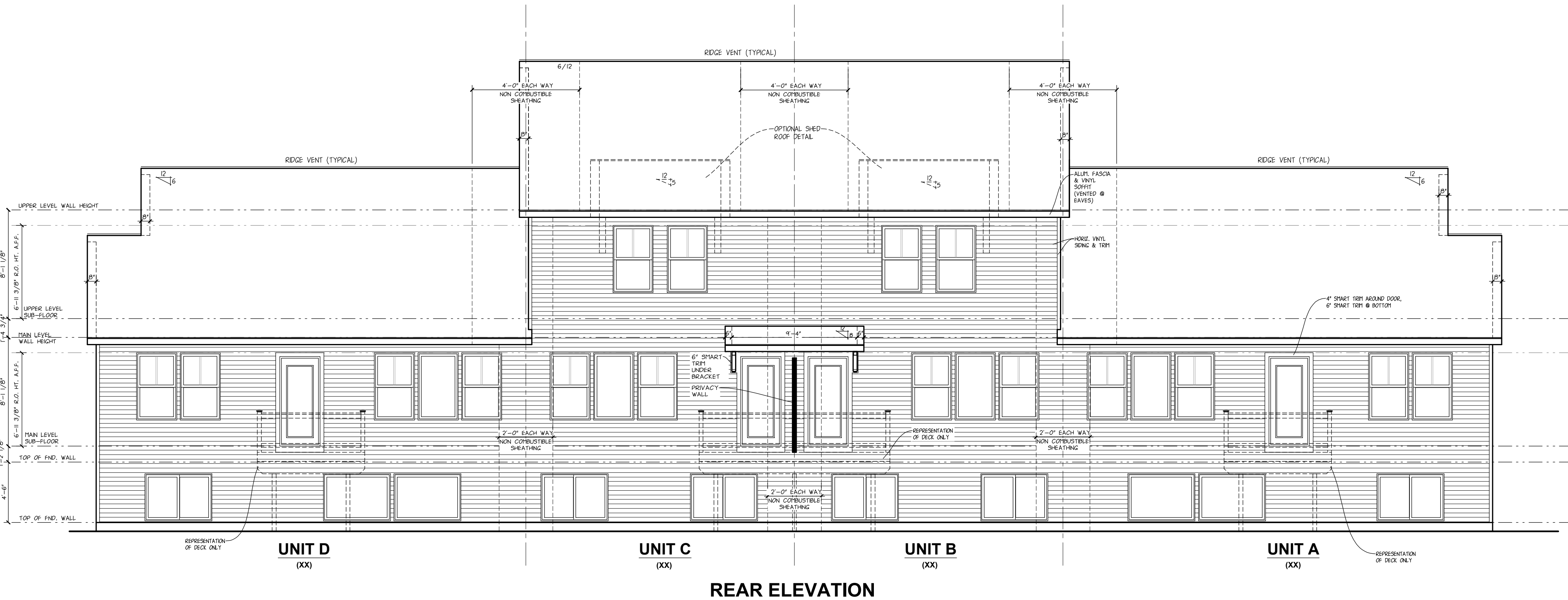
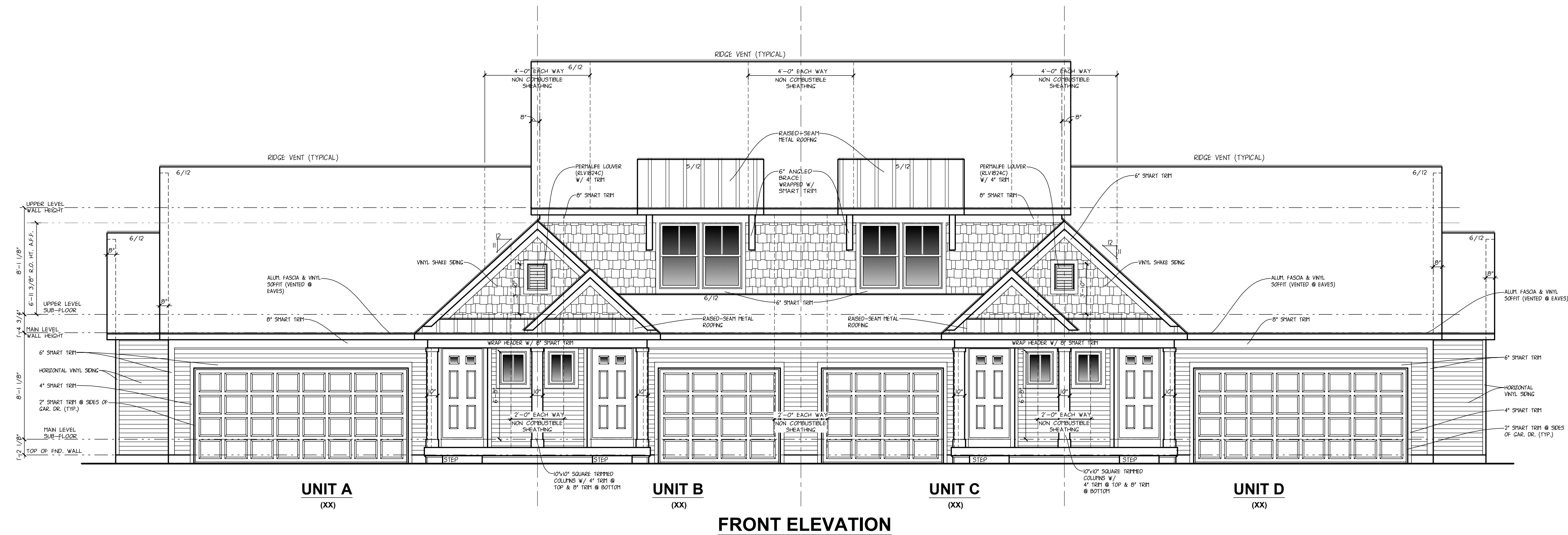
Front & Rear
Elevations

E-1

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EXTERIOR NOTES:

- FLASHING AND ICE & WATER SHIELD
AT A MINIMUM OF 36" ON HORIZONTAL
EAVES (TYP.)
(PER CODE REQUIREMENTS)



CASS
4-UNIT TOWNHOME

Notes:

Electrical:

100 AMP SERVICE W/ DISCONNECT
INSTALL OHD OPERATOR (ALL UNITS)
ADD 220 OUTLET FOR ELEC. DRYER (UNITS A&D)

Plumbing:

GAS RANGE & DRYER
STAINLESS STEEL SINK
40 GAL. GAS WATER HEATER
WATER FOR SPRINKLER, NOT FROM BUILDING
INSTALL ICE MAKER LINE

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:	1,041	700
Upper Level:	0	824
Lower Level:		
MI Room:		
Garage:	400	240
Total Fin. Area:	1,041	1,524

	Unit 'C'	Unit 'D'
Main Level:	700	1,041
Upper Level:	824	0
Lower Level:		
MI Room:		
Garage:	240	400
Total Fin. Area:	1,524	1,041

Drawing Scale - 3/16" = 1'-0"

Building #:

Drawn By: XX Date: XX

Pre-con: Date:

Revised: Date:

Revised: Date:

Location:

XXXXX00000-00

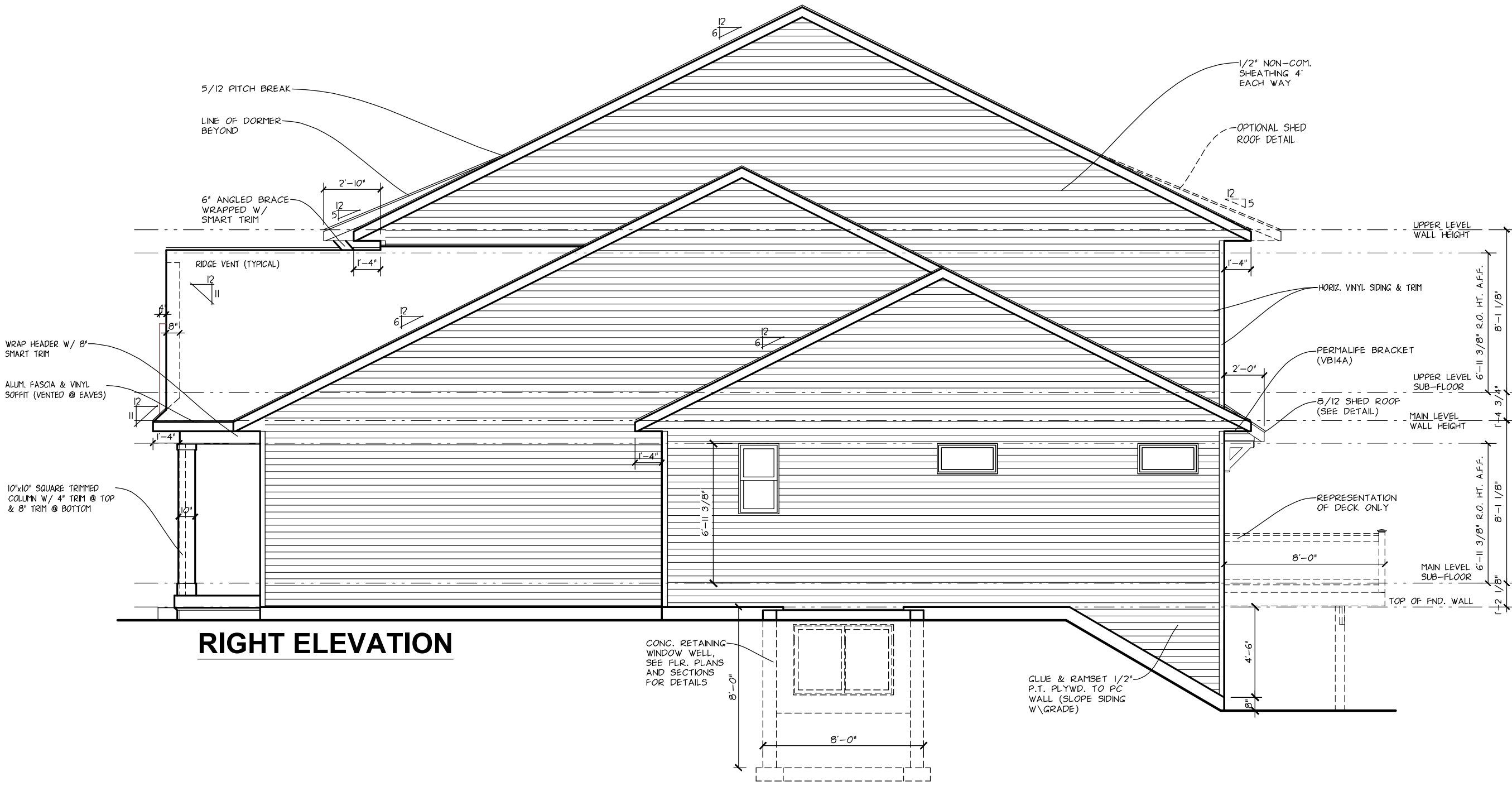
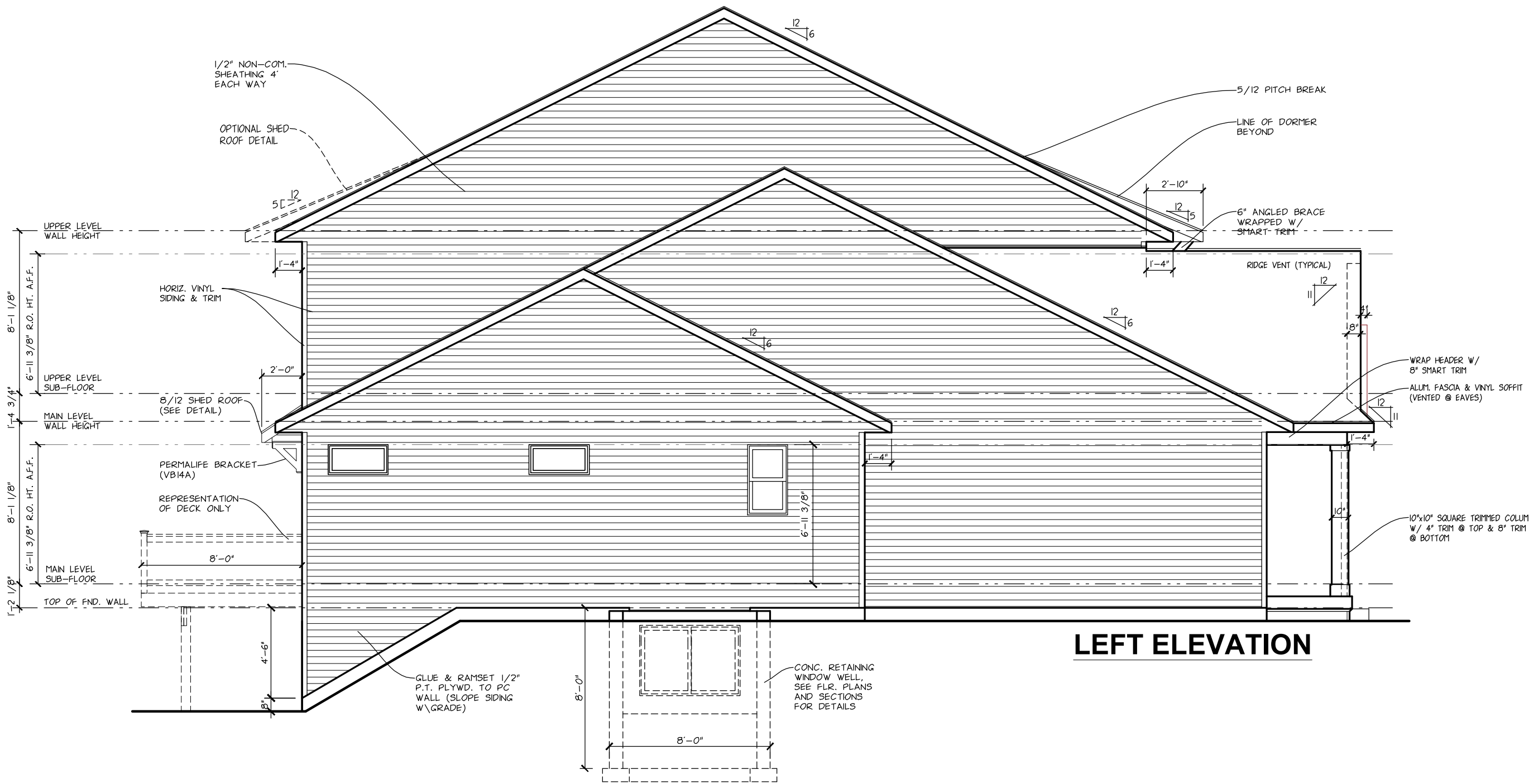
Front & Rear
Elevations

E-2

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EXTERIOR NOTES:

- FLASHING AND ICE & WATER SHIELD
AT A MINIMUM OF 36" ON HORIZONTAL
EAVES (TYP.)
(PER CODE REQUIREMENTS)



GAS RANGE & DRYER
STAINLESS STEEL SINK
40 GAL. GAS WATER HEATER
WATER FOR SPRINKLER, NOT FROM BUILDING
INSTALL ICE MAKER LINE

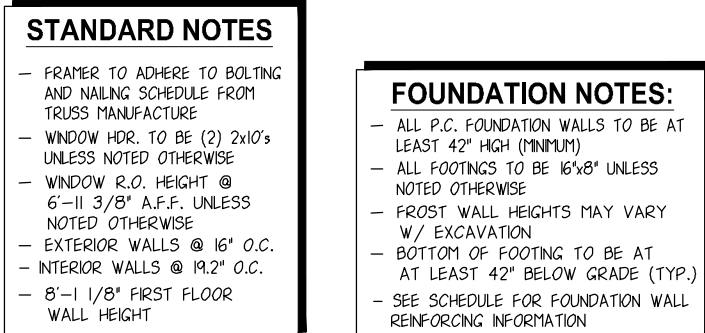
HUMIDIFIER

Square Footage:		
	Unit 'A'	Unit 'B'
Main Level:	1,041	700
Upper Level:	0	240
Lower Level:		
MI Room:		
Garage:	400	240
Total Fin. Area:	1,041	1,524

	Unit 'C'	Unit 'D'
Main Level:	700	1,041
Upper Level:	824	0
Lower Level:		
MI Room:		
Garage:	240	400
Total Fin. Area:	1,524	1,041

Building #:	
Drawn By:	Date:
Pre-con:	Date:
Revised:	Date:
Revised:	Date:

F-0
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CASS
4-UNIT TOWNHOME

Notes:
Electrical:

100 AMP SERVICE W/ DISCONNECT
INSTALL O&O OPERATOR (ALL UNITS)
ADD 220 OUTLET FOR ELEC. DRYER (UNITS A&D)

Plumbing:

GAS RANGE & DRYER
STAINLESS STEEL SINK
40 GAL. GAS WATER HEATER
WATER FOR SPRINKLER, NOT FROM BUILDING
INSTALL ICE MAKER LINE

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:	1,041	700
Upper Level:	0	824
Lower Level:		
MI Room:	400	240
Total Fin. Area:	1,041	1,524

	Unit 'C'	Unit 'D'
Main Level:	700	1,041
Upper Level:	824	0
Lower Level:		
MI Room:		
Garage:	240	400
Total Fin. Area:	1,524	1,041

STANDARD NOTES

- FORMER TO ADHERE TO BUILDING AND MAINT. SCHEDULE FROM TRUSS MANUFACTURER
- WINDOW HSG. TO BE (2) 2x4s UNLESS NOTED OTHERWISE
- WINDOW R.O. HEIGHT @ 6'-11 3/8" A.F.C. UNLESS NOTED OTHERWISE
- EXTERIOR WALLS @ 8" O.C.
- INTERIOR WALLS @ 12" O.C.
- 8'-1 1/8" FIRST FLOOR WALL HEIGHT

Drawing Scale - 3/16" = 1'-0"

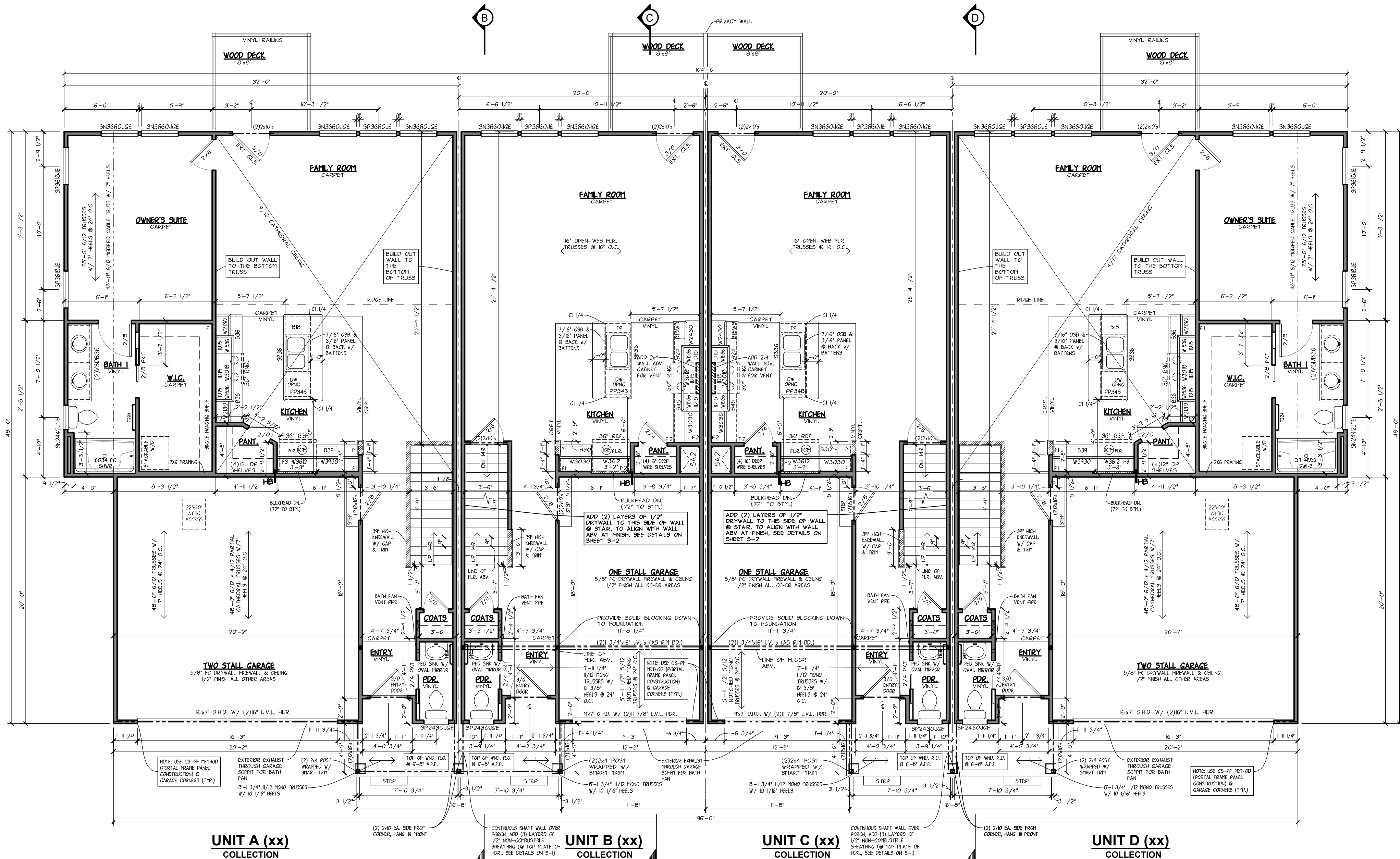
Building #:
Drawn By: XX Date: XX
Pre-con: Date:
Revised: Date:
Revised: Date:

Location:
XXXXX00000-00

First Floor
Plan

F-1

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FIRST FLOOR PLAN

TRIM STYLE

KITCHEN NOTES:

- SMALL CROWN MOLD (MCM)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT REINFORCED TO EXTERIOR

TRIM STYLE

KITCHEN NOTES:

- SMALL CROWN MOLD (MCM)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT REINFORCED TO EXTERIOR

TRIM STYLE

KITCHEN NOTES:

- SMALL CROWN MOLD (MCM)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT REINFORCED TO EXTERIOR

TRIM STYLE

KITCHEN NOTES:

- SMALL CROWN MOLD (MCM)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT REINFORCED TO EXTERIOR

CASS
4-UNIT TOWNHOME

Notes:

Electrical:

100 AMP SERVICE W/ DISCONNECT
INSTALL GND OPERATOR (ALL UNITS)
ADD 220 OUTLET FOR ELEC. DRYER (UNITS A&D)

Plumbing:

GAS RANGE & DRYER
STAINLESS STEEL SINK
40 GAL. GAS WATER HEATER
WATER FOR SPRINKLER, NOT FROM BUILDING
INSTALL ICE MAKER LINE

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:	1,041	700
Upper Level:	0	824
Lower Level:		
MI Room:		
Garage:	400	240
Total Fin. Area:	1,041	1,524

	Unit 'C'	Unit 'D'
Main Level:	700	1,041
Upper Level:	824	0
Lower Level:		
MI Room:		
Garage:	240	400
Total Fin. Area:	1,524	1,041

Drawing Scale - 3/16" = 1'-0"

Building #:

Drawn By: XX Date: XX

Pre-con: Date:

Revised: Date:

Revised: Date:

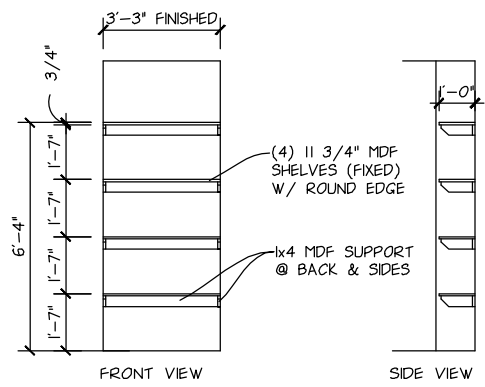
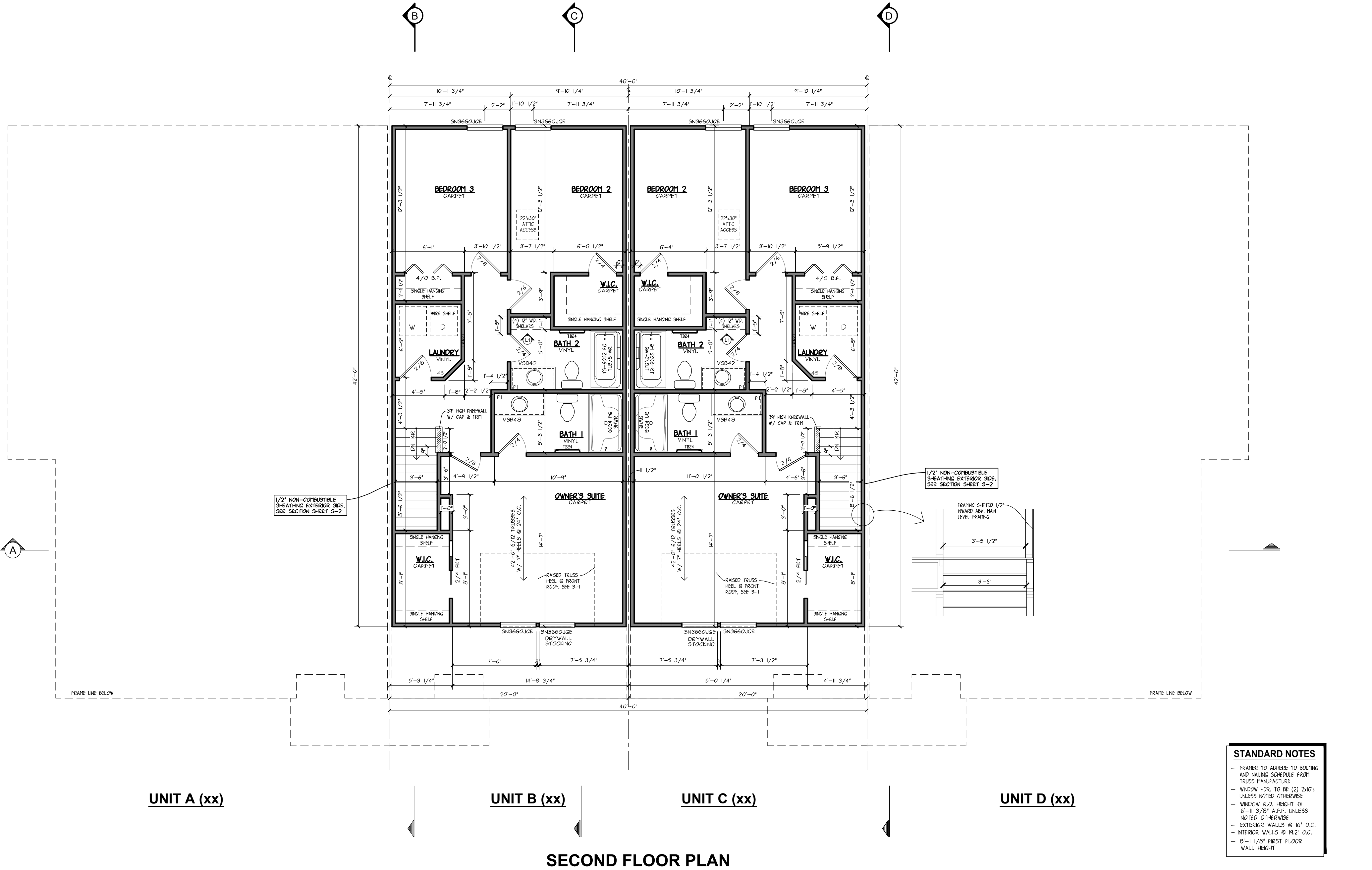
Location:

XXXXX00000-00

Second Floor
Plan

F-2

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CASS
4-UNIT TOWNHOME

Notes:
Electrical:

100 AMP SERVICE W/ DISCONNECT
INSTALL GND OPERATOR (ALL UNITS)
ADD 220 OUTLET FOR ELEC. DRYER (UNITS A&D)

EXTERIOR WALLS (HOUSE)

GREEN GUARD MAX HOUSE WRAP
EXTERIOR SONG/ MASONRY
7/8" OSB CS-WSP WALL BRACING UNLESS
SPECIFIED DIFFERENTLY
#2 BPS 2x4 STUDS @ 16" O.C.
TREATED BOTTOM PLATES
7/8" OSB ADJACENT TO ALL LIVING SPACE
DRYWALL @ CEILING & ALL FACES OF
SUPPORTING STRUCTURES IN GARAGE
DOOR BETWEEN HOUSE AND GARAGE TO HAVE 20
MIN. FIRE RATING

EXTERIOR WALLS (GARAGE)

GREEN GUARD MAX HOUSE WRAP
EXTERIOR SONG/ MASONRY
7/8" OSB CS-WSP WALL BRACING UNLESS
SPECIFIED DIFFERENTLY
#2 BPS 2x4 WALL STUDS @ 16" O.C.
TREATED BOTTOM PLATES
7/8" OSB ADJACENT TO ALL LIVING SPACE
DRYWALL @ CEILING & ALL FACES OF
SUPPORTING STRUCTURES IN GARAGE
DOOR BETWEEN HOUSE AND GARAGE TO HAVE 20
MIN. FIRE RATING

FOUNDATION/ SLAB

ALL POURED FOUNDATION WALL FOOTINGS TO BE
MIN. 3'-0" BELOW FINISHED GRADE
2x4x 24" O.C. @ P.C. WALLS & UNFACED (3 1/2"
R13) INSULATION & NETTING
FOUNDATION ANCHORS, MIN. 6"-0" SPACING, MIN. 2
PER WALL SECTION WITHIN 12" OF PLATE CORNER
(OR EQUIVALENT)
BACKFILL NO MORE THAN 7'-0" ABV. CONCRETE
BASEMENT FLOOR
6 MIL VAPOR BARRIER UNDER BOTT. SLAB
WATERPROOF WATERPROOFING @ EXT. SIDE OF
FOUNDATION WALLS FROM FOOTING TO GRADE

STRUCTURE

(2) JACK STUDS REQUIRED ON HEADERS
W/OPENINGS GREATER THAN 4'-0" WIDE
6 MIL VAPOR BARRIER UNDER BOTT. FLOOR

EGRESS/ SAFETY

ALL WINDOW SILLS 6" OR MORE ABOVE GRADE TO
BE MIN. 2x4 FLOOR JOIST ENBED SILL HT. OR HAVE
APPROVED HARDWARE TO LIFT OPENING

Plumbing:

GAS RANGE & DRYER

STAINLESS STEEL SINK

40 GAL. GAS WATER HEATER

WATER FOR SPRINKLER, NOT FROM BUILDING

INSTALL ICE MAKER LINE

Heating:

HUMIDIFIER

INSTALL AIR CONDITIONING

Square Footage:

Unit 'A' Unit 'B'

Main Level: 1,041 700

Upper Level: 0 824

Lower Level: 0 824

MI Room: 400 240

Total Fin. Area: 1,041 1,524

Unit 'C' Unit 'D'

Main Level: 700 1,041

Upper Level: 824 0

Lower Level: 0 824

MI Room: 240 400

Total Fin. Area: 1,524 1,041

Drawing Scale - 3/16" = 1'-0"

Building #:

Drawn By: XX Date: XX

Pre-con: Date:

Revised: Date:

Revised: Date:

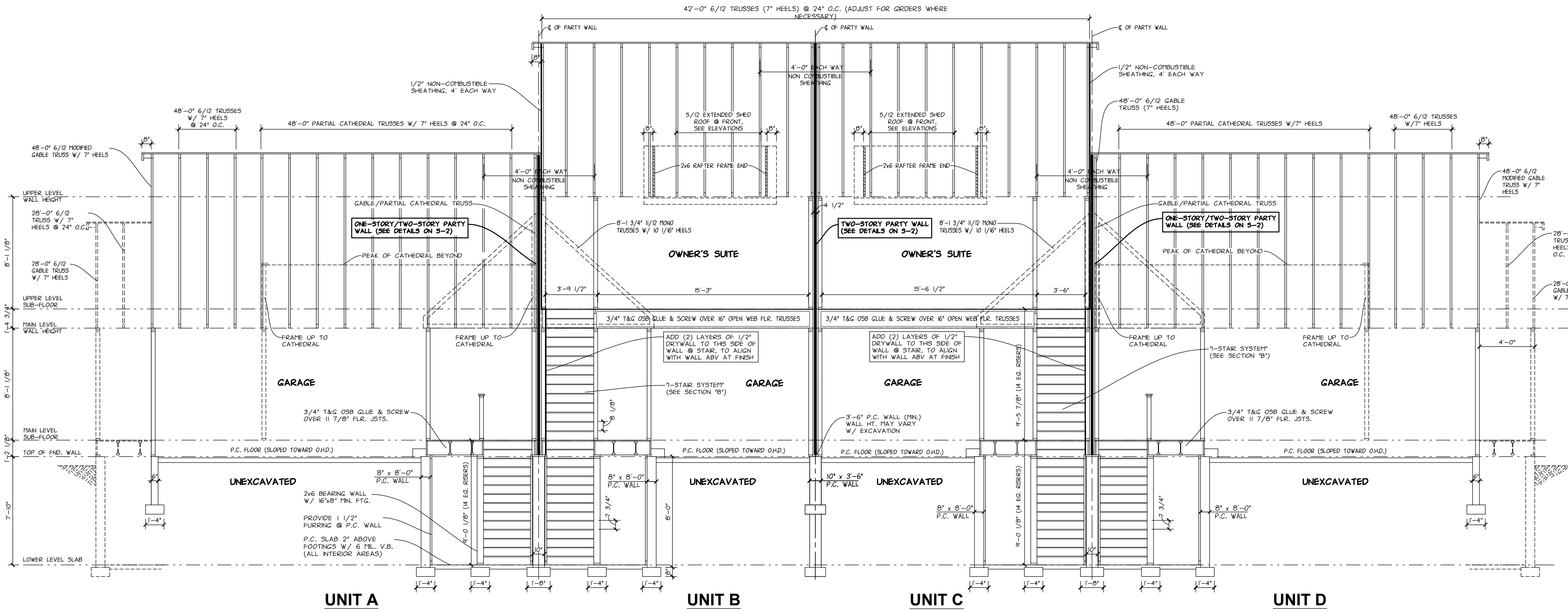
Location:

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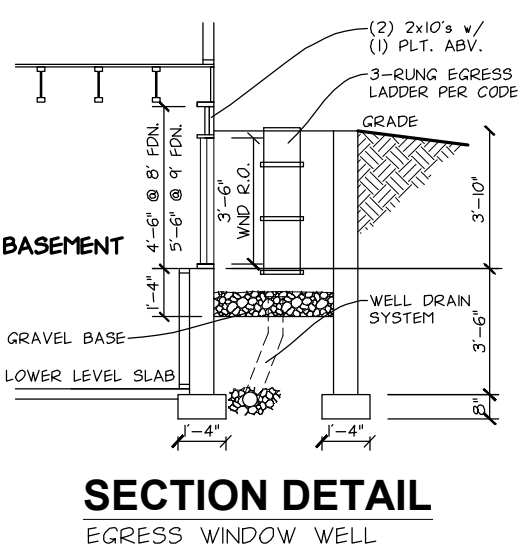
Structural Sections

S-1

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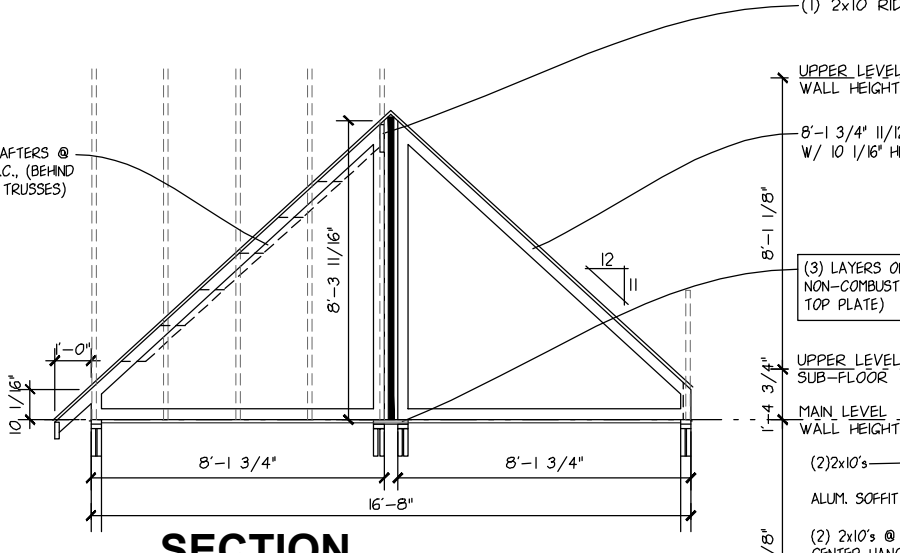


SECTION A

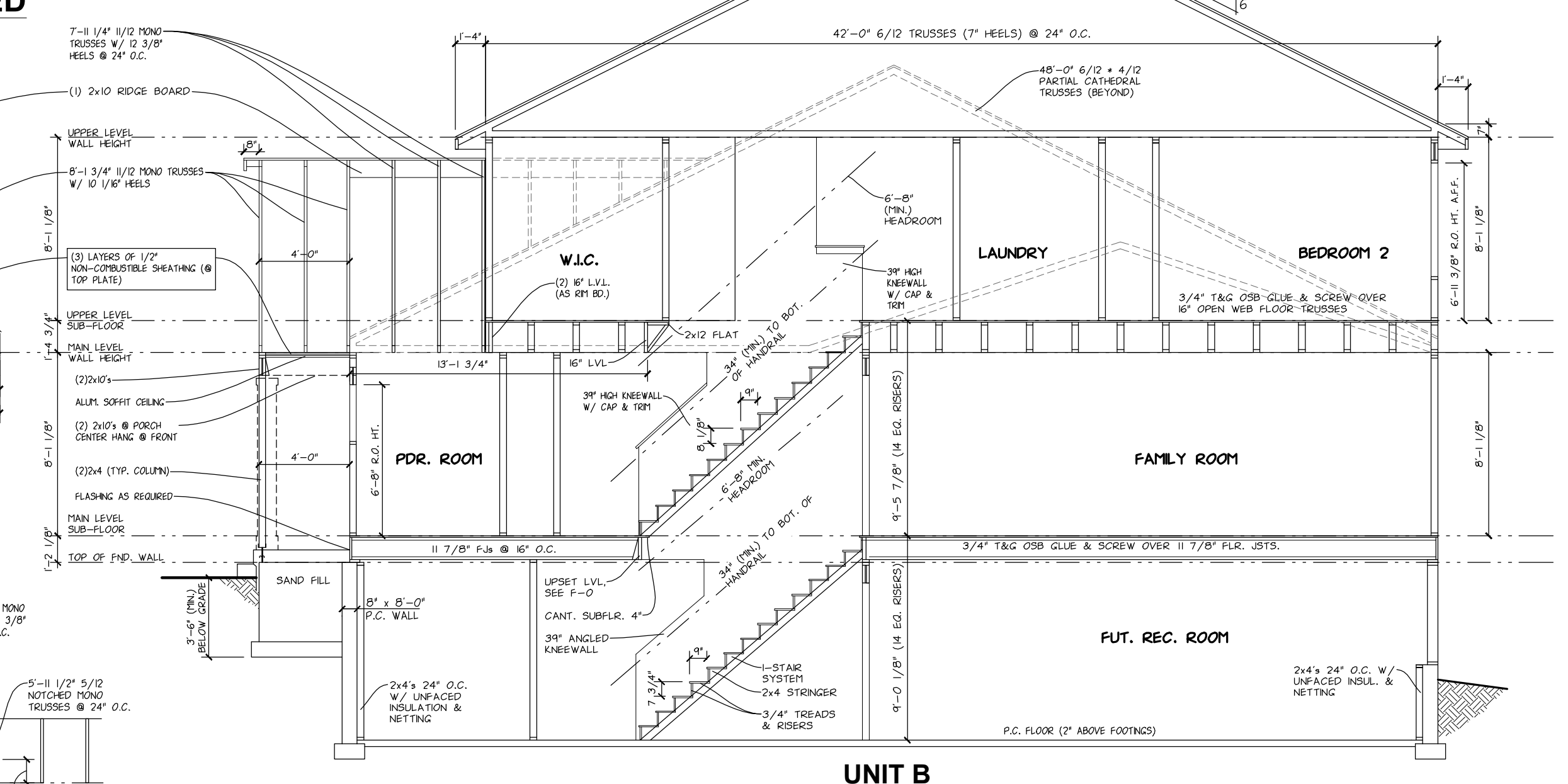


SECTION DETAIL
EGRESS WINDOW WELL

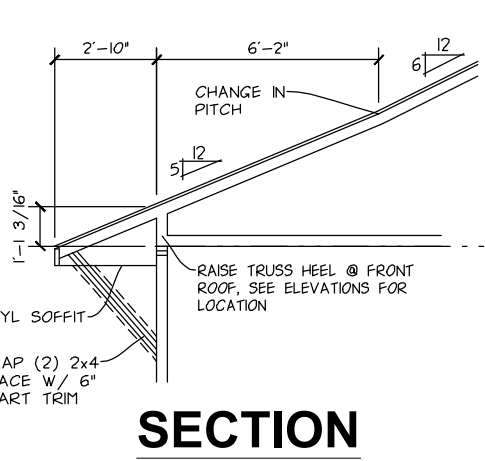
TYPICAL 2-HOUR FIRE RATED
PARTY WALL (GABLE)
SCALE: 3/4" = 1'-0"



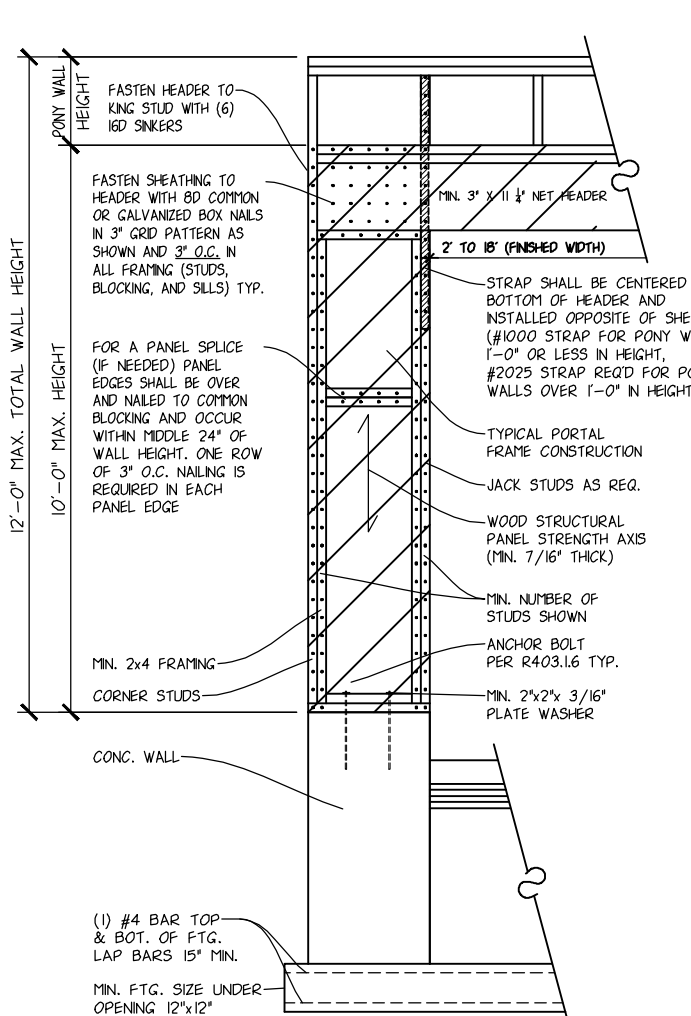
SECTION



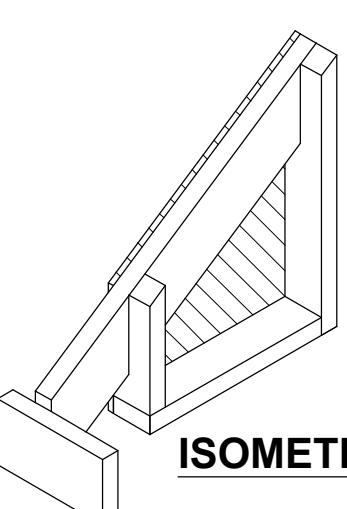
SECTION B



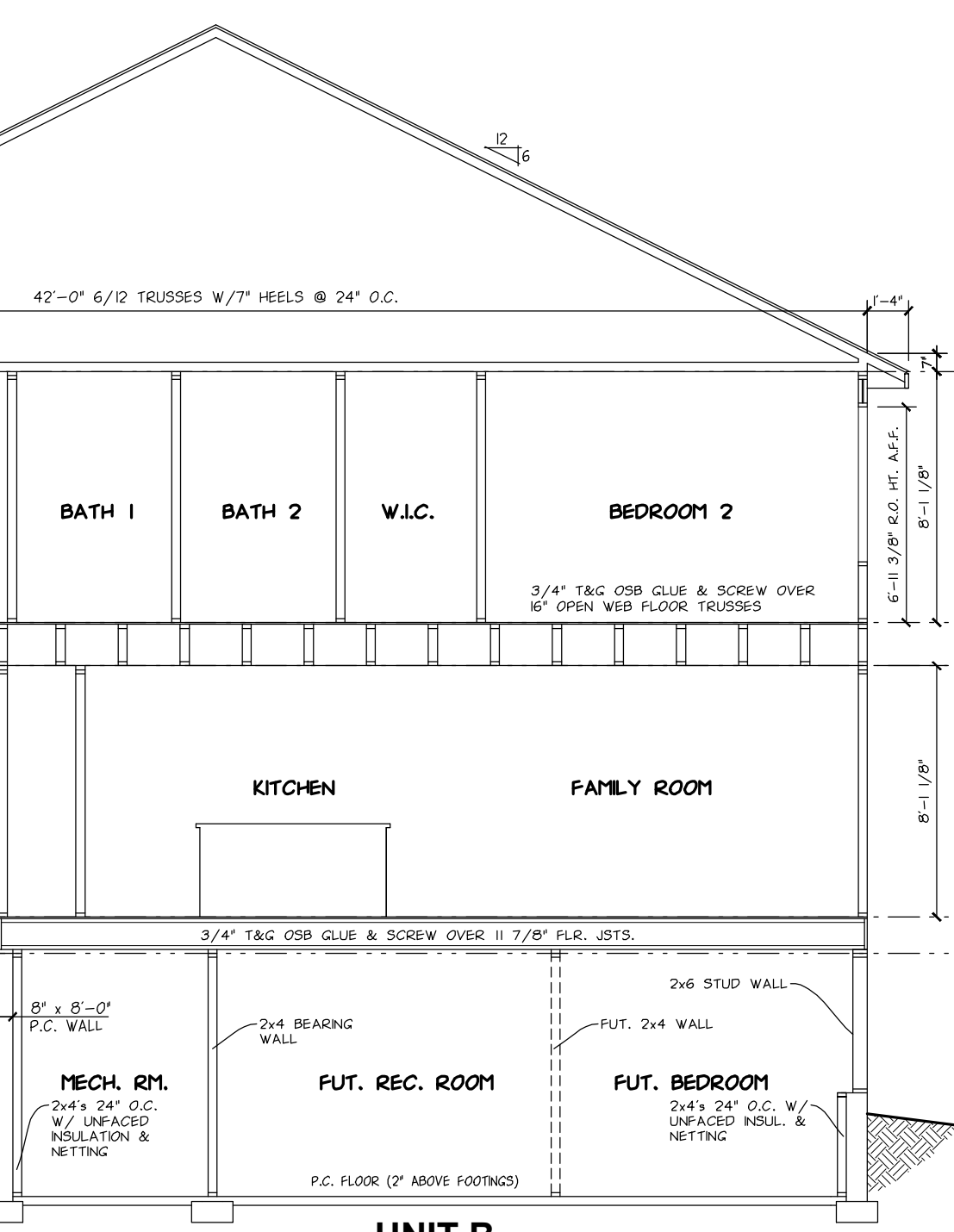
SECTION



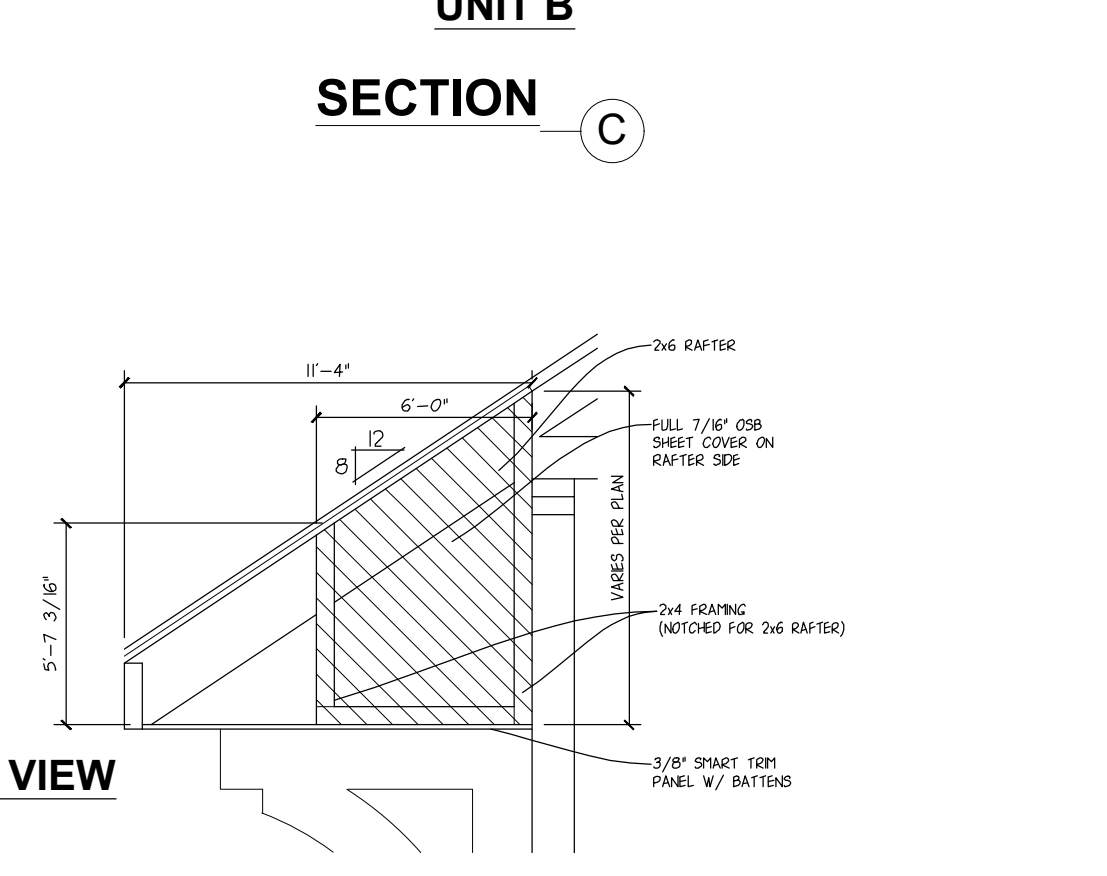
CONT. PORTAL FRAME DETAIL
METHOD CS-PF (PORTAL FRAME)



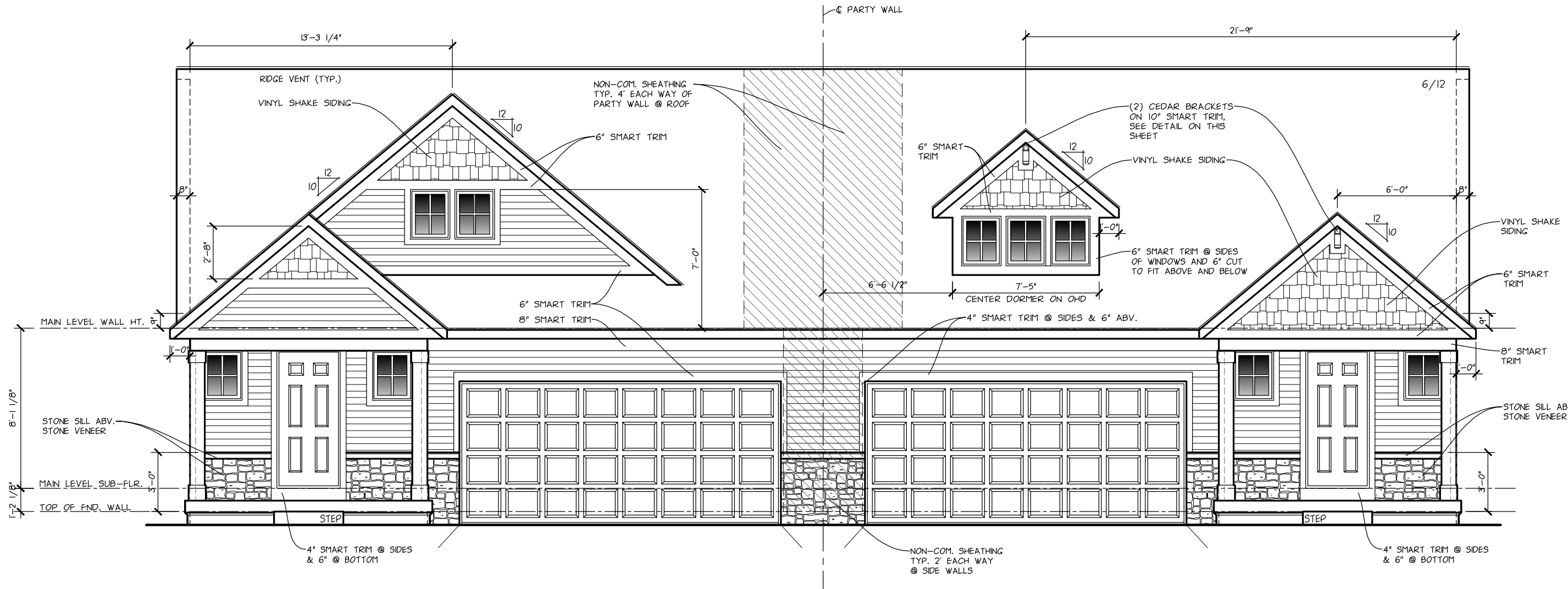
ISOMETRIC VIEW



SECTION C



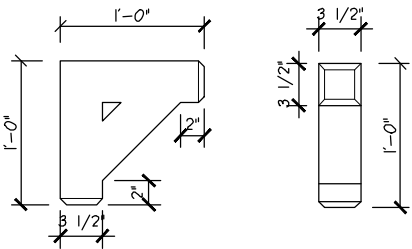
SHED ROOF DETAIL



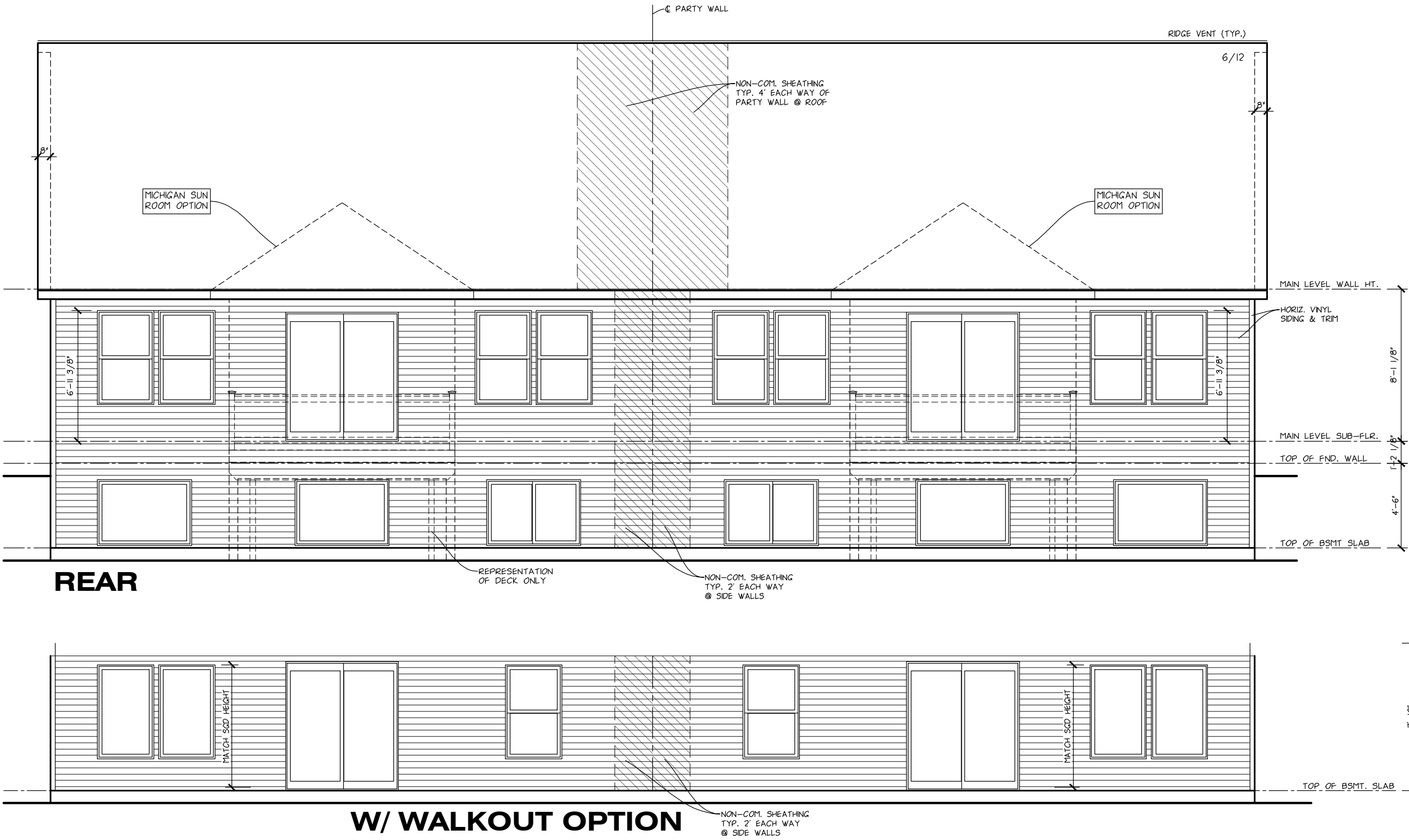
Haven C **BLDG: xxxx000000**
Customer Name: Showcase

Haven D **BLDG: xxxx000000**
Customer Name: Showcase

EXTERIOR NOTES:
- FLASHING AND ICE & WATER SHIELD
(2 ROWS) AT A MINIMUM OF 36" ON
HORIZONTAL EAVES (TYP.)

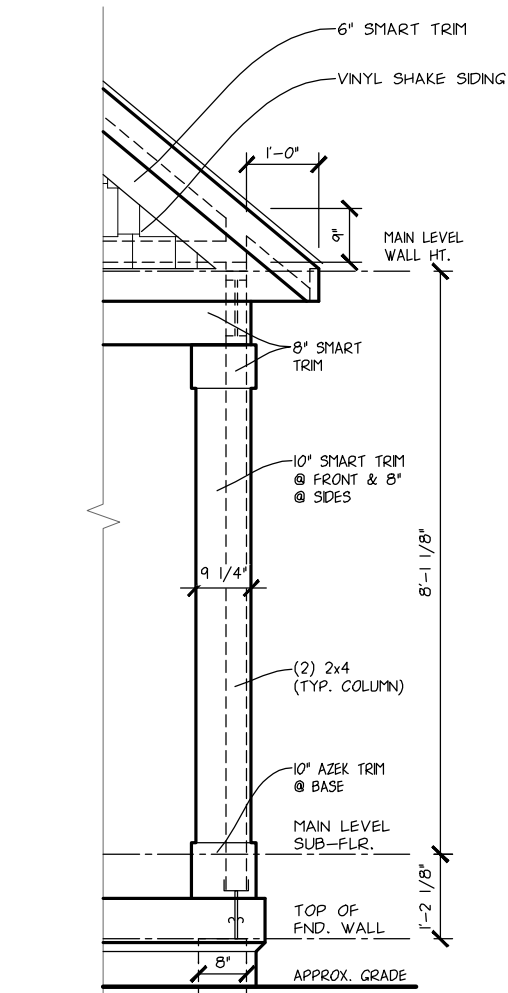


BRACKET DETAIL
CEDAR
@ FALSE GABLE PEAKS

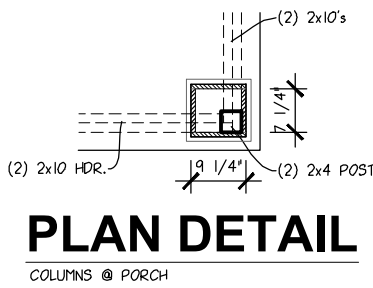


REAR

W/ WALKOUT OPTION



COLUMN DETAIL



PLAN DETAIL
COLUMNS @ PORCH

Haven

Series B Ranch Condo

Electrical:

Plumbing:

Heating:

Unit 'A' Unit 'B'

Main Level:
Lower Level:
Opt. Mich Rm:

Garage:
Total Fin. Area:

Drawing Scale - 3/16" = 1'-0"

Customer:
Drawn By: **Date:**
Pre-con: **Date:**
Revised: **Date:**
Revised: **Date:**

Location:
Front & Rear
Elevations

E-1

EXTERIOR NOTES:

- FLASHING AND ICE & WATER SHIELD
(2 ROWS) AT A MINIMUM OF 36" ON
HORIZONTAL EAVES (TYP.)

Haven
Series B Ranch Condo

Electrical:

Plumbing:

Heating:

Unit 'A' Unit 'B'

Main Level:
Lower Level:
Opt. Mich Rm:

Garage:
Total Fin. Area:

Drawing Scale - 3/16" = 1'-0"

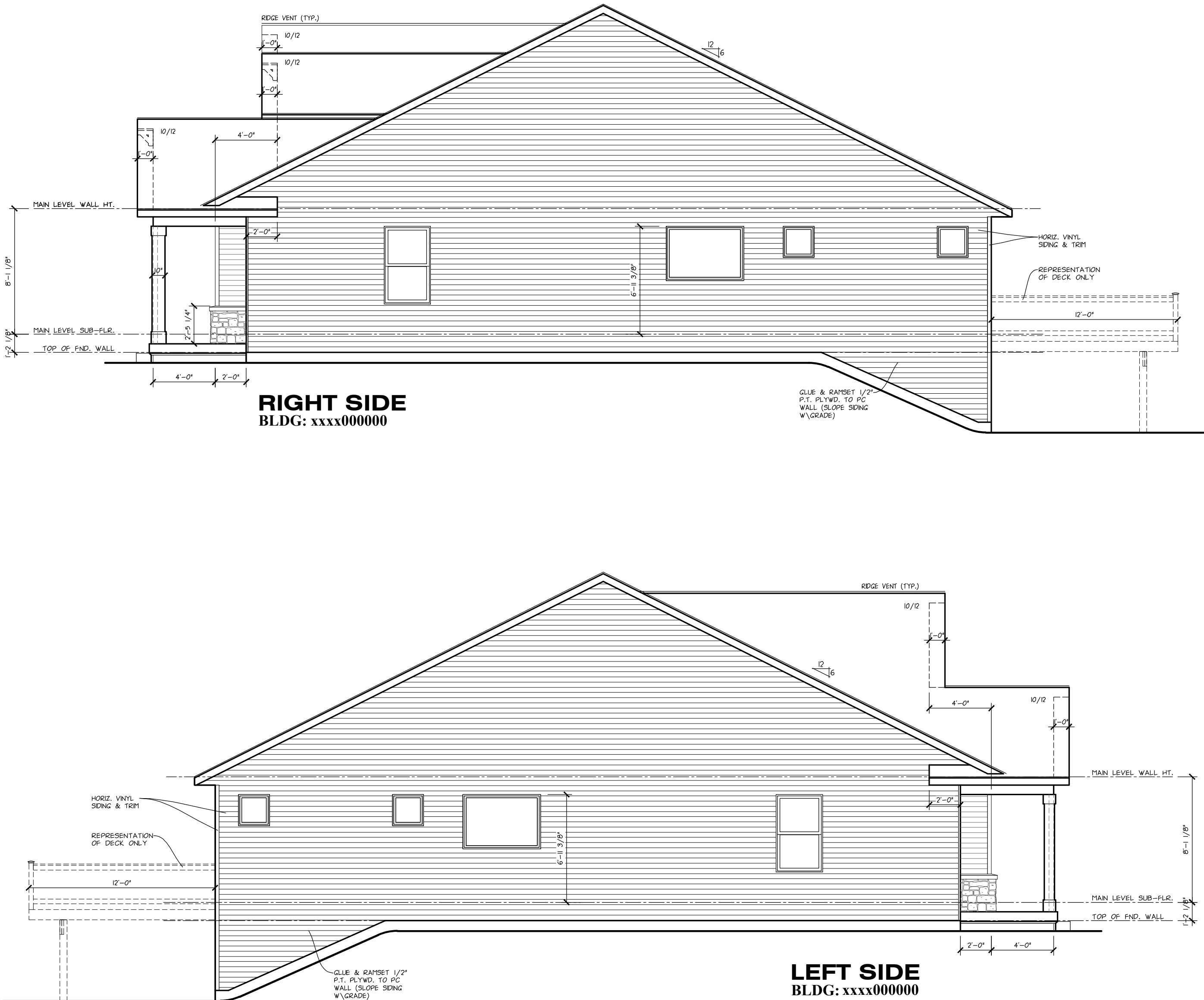
Customer:

Drawn By:	Date:
Pre-con:	Date:
Revised:	Date:
Revised:	Date:

Location:

**Right & Left
Side Elevations**

E-2



100 AMP SERVICE W/ DISCONNECT
20 AMP FOR FUT. MICRO
INSTALL OHD OPERATOR @ 2-CAR
ADD 220 OUTLET FOR ELEC. DRYER

GAS RANGE HOOKUP

STAINLESS STEEL SINK

40 GALLON GAS WATER HEATER

INSTALL ICE MAKER LINE

HUMIDIFIER

INSTALL AIR CONDITIONING

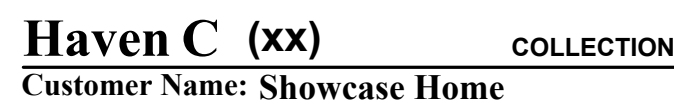
Garage:	474	474
Total Fin. Area:	1,097	1,097

Customer Name:

Customer Name:	
Drawn By:	Date:
Revised:	By:
Revised:	By:
Revised:	By:

F-0

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FOUNDATION NOTES:

- ALL P.C. FDN. WALLS TO BE MIN. 42" HT.
- ALL FTG'S TO BE 16"x8" CONT. UNLESS NOTED
- FROST WALL HT'S MAY VARY W/ EXCAVATION
- BOT. OF FTG. MIN. 42" BELOW GRADE (TYP.)
- SEE SCHEDULE FOR ALL FDN. WALL REINFORCING

Haven

SeriesCD Ranch Condo

Notes:

Electrical:

100 AMP SERVICE W/ DISCONNECT

20 AMP FOR FUT. MICRO

INSTALL OHM OPERATOR @ 2-CAR

ADD 220 OUTLET FOR ELEC. DRYER

Plumbing:

GAS RANGE HOOKUP

STAINLESS STEEL SINK

40 GALLON GAS WATER HEATER

INSTALL ICE MAKER LINE

Heating:

HUMIDIFIER

INSTALL AIR CONDITIONING

	Unit 'C'	Unit 'D'
Main Level:	1,097	1,097
Lower Level:	-	-
Opt. Mich Rm:	-	-

Garage:	474	474
Total Fin. Area:	1,097	1,097

Drawing Scale - 3/16" = 1'-0"

Customer Name:

Drawn By: Date:

Revised: By:

Revised: By:

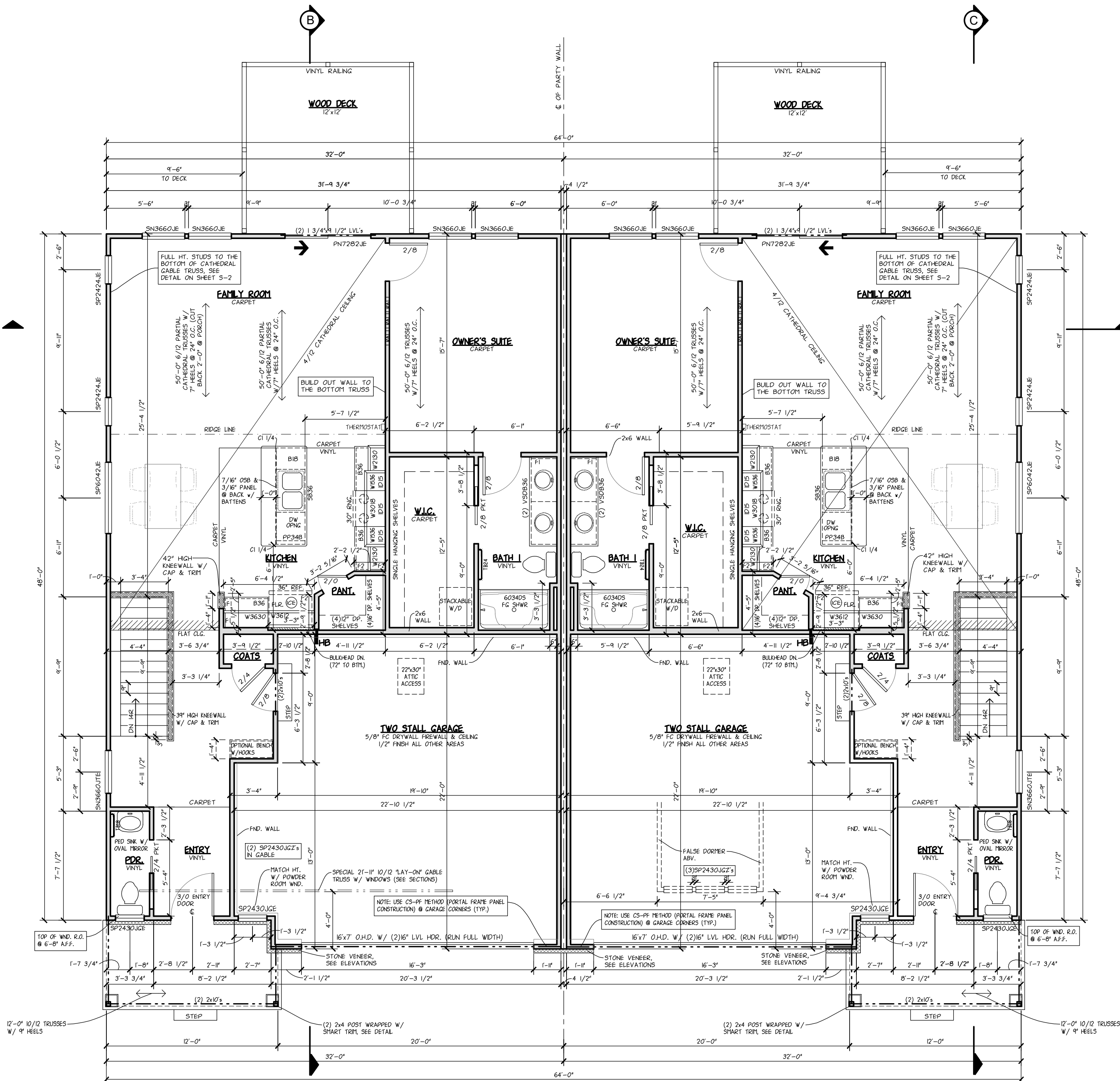
Revised: By:

First Floor

Plan

F-1

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Haven C (xx)

COLLECTION

Customer Name: Showcase Home

Haven D (xx)

COLLECTION

Customer Name: Showcase Home

KITCHEN NOTES:

- SMALL CROWN MOLDG. (#CH1)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

KITCHEN NOTES:

- SMALL CROWN MOLDG. (#CH1)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

STANDARD NOTES

- FRAMER TO ADHERE TO BOLTING AND NAILING SCHEDULE FROM TRUSS MANUFACTURE
- WINDOW HDR. TO BE (2) 2x10's UNLESS NOTED OTHERWISE
- WINDOW R.O. HEIGHT @ 6'-11 3/8" AFF UNLESS NOTED OTHERWISE
- EXTERIOR WALLS @ 16" O.C.
- INTERIOR WALLS @ 19.2" O.C.
- 8'-1 1/8" FIRST FLOOR WALL HEIGHT

TRIM STYLE

TRIM STYLE



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

10/13/2025

Business Name	Address	Suite	City	Zip
Prairie Wolf Station	8460 KALAMAZOO -- AVE SE		Caledonia	49316

Introduction:

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

RESULT: Plan Review

REMARK:

Phase 2 consisting of 80 dwellings (14 site Condos, 32 Terrace Homes, and 34 Two-story Condos)

General Construction and Demolition:

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

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

REMARK:

No vertical construction prior to having working hydrants in place.

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature



24-53 - Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org



PLANNING COMMISSION MEMO

Meeting Date: October 23rd, 2025

AGENDA ITEM: VI.3.c

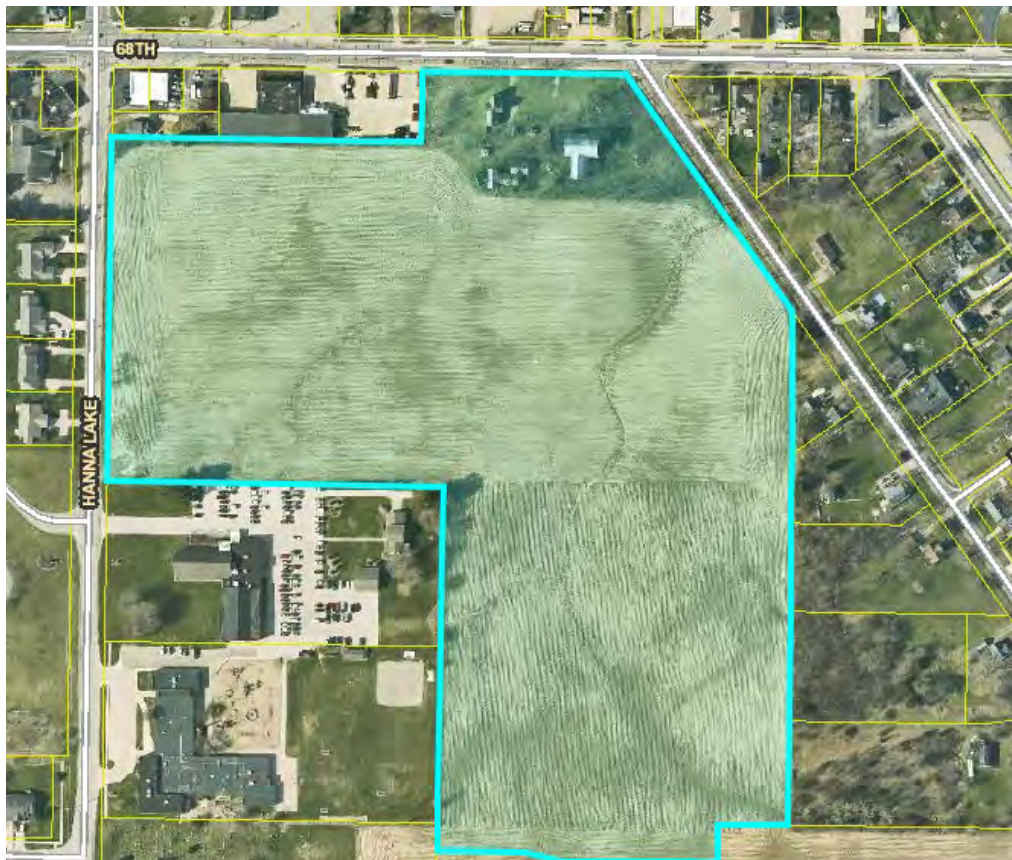
APPLICANT: Mike West, Michiana Land Development

REQUEST: Final Major Condominium

ZONING AND PROPERTY SIZE: Dutton Center PUD,

ADDRESS: 3316 68th Street

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW:

The applicant requests Final Condominium approval for Phase 2 of the Dutton Center PUD. The proposed condominium plan includes 51 single-family lots and associated road, stormwater, and utility infrastructure. Originally this phase of development was approved as a plat in December of 2024, however, the applicant desired to convert Phase II to a site condominium. Preliminary approval for the condominium plan was granted on June 26th, 2025.

The Planning Commission's role is to review the Condominium Plan for consistency with Chapter 28 Condominium Review. This request has been reviewed using all applicable standards from Chapter 28.

The Township Attorney has reviewed and approved the master deed and bylaws for the condominium. Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshall, Township Engineer, and Byron-Gaines Utility Authority as required for final approval. During this time the applicant will secure permits and approvals including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Michigan Department of Transportation, and Michigan Department of Environment, Great Lakes, and Energy.

SURROUNDING ZONING:

	NORTH: Dutton Center PUD	
WEST: Suburban Residential	SUBJECT PARCEL	EAST: Suburban Residential
	SOUTH: Suburban Residential	

PROCESS:

The request for a Final Major Condominium Plan is subject to the following process:

1. Submittal by applicant within one (1) year of preliminary condominium plan approval (6/6/2025)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, administrative review by Zoning Administrator
4. Review and decision by the Planning Commission (Section 25.50)

STANDARDS OF REVIEW:

This major condominium is subject to review against Chapter 28.30 Major Condominium Approval Process and the requirements of the approved Dutton Center PUD site plan. The Planning Commission and Township Board shall review all details of the application and submittal to ensure the satisfaction of condominium approval standards (Section 28.40 Preliminary review and approval shall not be construed as a final confirmation of zoning compliance.

Section 28.40 Condominium Approval Standards:

A. DESIGN

The Final Condominium plan is consistent with the requirements of the Gaines Charter Township Subdivision Regulations. The development will be served by extensions of municipal water and sanitary sewer lines. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. The applicant shall be required to comply with all utility and stormwater requirements of the Township Engineer.

B. ZONING COMPLIANCE AND COMPATIBILITY

The Phase II site plan, use, parcel boundaries, setbacks, and other dimensional requirements were approved under the Dutton Center PUD site plan. All elements of the condominium request remain exactly as previously approved.

C. MOBILITY, TRAFFIC, AND ACCESS

All road layouts are subject to approval by the Township Board, Township Engineer and Fire Marshall. Staff finds that proposed road and sidewalk layout is conducive to good mobility and pedestrian access.

D. STORMWATER AND WATER QUALITY

All stormwater plans are subject to review by the Township Engineer and Kent County Drain Commission. The applicant has provided an easement plan and extensive stormwater, public water, and sanitary sewer plans.

E. OUTSIDE AGENCIES

Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies. The applicant has provided evidence and approvals from EGLE, the Kent County Road Commission, and the Kent County Drain Commission.

STAFF RECOMMENDATION

Based on our review, Staff recommends that a positive resolution regarding the final site condominium plan be approved. The only recommended condition is as follows:

1. The applicant shall adhere to all review comments provided by the Township Engineer and Fire Department.



Application for Site Plan Zoning Approval

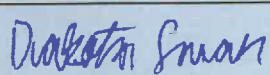
GAINES CHARTER TOWNSHIP

File Number

250522MW

8555 Kalamazoo Ave SE
Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

Project Address	Street: 3316 68th Street SE City: (southern portion) Zip:					
Parcel Number(s)	41-22- 11-101-017 41-22- (southern portion)					
Owner Name	Michiana Land Development, LLC					
Owner Address	Street: 2186 East Centre Avenue City: Portage, Michigan 49002 Zip:					
Phone No. & Email	269-365-8548 / mwest@allenedwin.com					
Applicant Name	Michiana Land Development, LLC					
Applicant Address	Street: 2186 East Centre Avenue City: Portage, Michigan 49002 Zip:					
Phone No. & Email	269-365-8548 / mwest@allenedwin.com					
Brief Description of Proposed Project/Use	Dutton Center Site Condominium Subdivision 51 units/9.99 acres (Phase 2 of Dutton Center PUD)					
Proposed Use	single family residential subdivision					
I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.						
Owner Signature	 5-21-25					
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☒ PUD
Project Type	☐ Single/Multi Unit Family ☐ Accessory Bldg. ☐ Sign					
☐ Special Land Use	☐ Site Plan Review ☐ Rezone/PUD ☐ Major PUD Amend					
☐ Land Division	☒ Plat/Site Condo ☐ Land Combo ☐ Lot Line Adj					
☐ Road Maint. Agmt.	☐ Minor PUD Amend ☐ Text Amend ☐					
Zoning	☐ Approved		☒ Approved w/Conditions			
Administrator	☐ Denied		☐ Withdrawn			
Signature				Date 07/25/2025		
Notes	PRELIMINARY CONDOMINIUM MUST OBTAIN ALL OUTSIDE AGENCY APPROVALS					

Green Development Ventures, LLC
2186 East Centre Avenue
Portage, MI 49002

September 19, 2025

Dan Wells, Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave SE
Caledonia, Michigan 49316

Re: Dutton Center Phase 2 Final Site Condominium Application

Dear Dan,

This letter is being sent as a request for Final Site Condominium approval of the Dutton Center Site Condominium (Phase 2). Preliminary Site Condominium Approval was previously secured at the Township Board on June 26th, 2025. Construction plan approval has been received from Gaines Township, the Kent County Road Commission, and Kent County Drain Commissioner's Office. We have obtained permits from EGLE for Sanitary Sewer Construction and stream impacts for drain enclosure. An EGLE permit application for water supply was submitted in July and we have made submission for our soil erosion permit from the road commission. Please find the following items included with this letter.

- Digital copy of the Project Plans dated 7-11-25
- Approval Letter from Kent County Road Commission
- Permit for Connection to County Drain from Kent County Drain Commissioner
- EGLE Part 41 Sanitary Sewer Permit
- EGLE Part 301 Stream Impacts Permit
- EGLE Permit Application for water supply has been submitted by the township Engineer
- SESC Permit Application was submitted in early September and is anticipated to be issued shortly

We look forward to discussing this proposal with Gaines Township and request it to be scheduled for the October 23rd Planning Commission meeting.

If you have any questions or require additional information, please contact me at your earliest convenience.

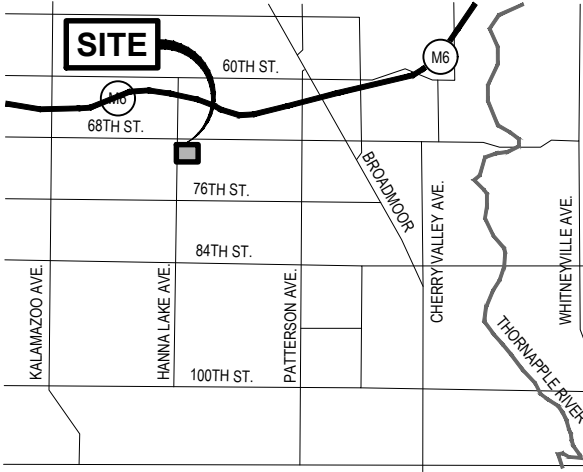
Sincerely,



Chris Kohane
Project Manager
Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002
(616) 325-0648
ckohane@allenedwin.com

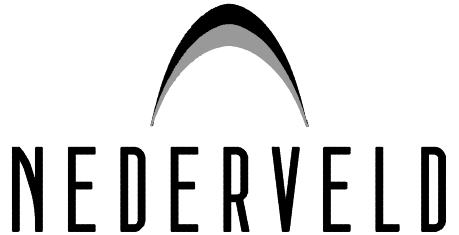
DUTTON CENTER - PHASE 2

GAINES TOWNSHIP, KENT COUNTY, MICHIGAN



LOCATION MAP
NOT TO SCALE





www.nederveld.com
800.222.1868

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

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.529.6963

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.9449

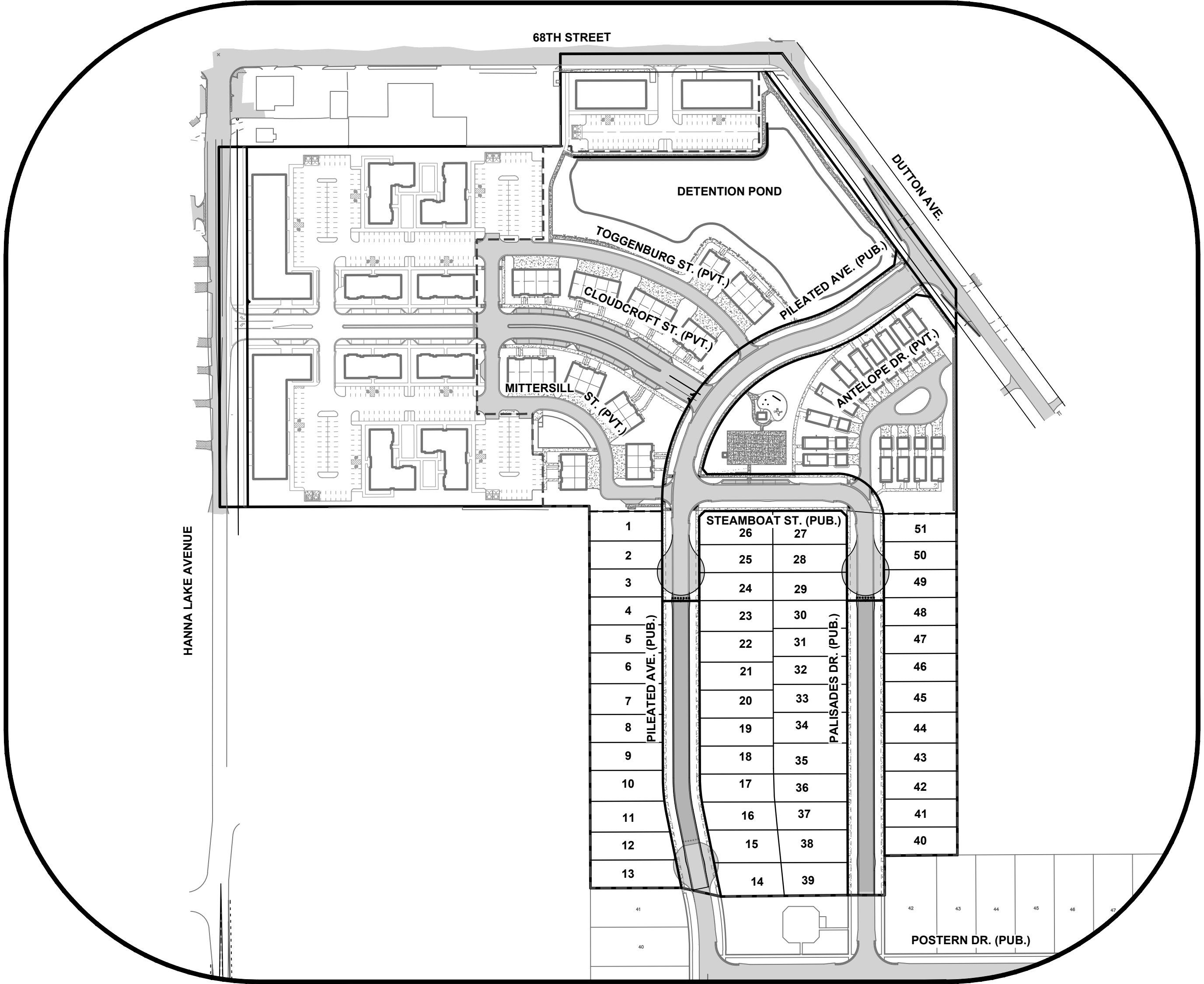
PREPARED FOR:
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

REVISIONS:			
Title:	Owner Review		
Drawn: WDS	Checked: NAV	Date: 2025.03.13	
Title:	Agency Review		
Drawn: WDS	Checked: NAV	Date: 2025.03.28	
Title:	Agency Review		
Drawn: WDS	Checked: NAV	Date: 2025.05.30	
Title:	Township Comments		
Drawn: WDS	Checked: NAV	Date: 2025.06.27	
Title:	KCRC Comments		
Drawn: WDS	Checked: NAV	Date: 2025.07.11	

UTILITY COMPANY CONTACTS

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
Cable	Comcast	Daniel Baldorff	(517) 334-1862
Watermain	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002
Sanitary Sewer	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002



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Details and Specifications	C-511
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TITLE DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF GAINES, COUNTY OF KENT, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PART OF THE NW 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 11; THENCE N89°52'04"E 610.50 FEET ALONG THE NORTH LINE OF SAID NW 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S00°09'34"E 165.00 FEET; THENCE S89°52'04"W 610.50 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE S00°09'34"E 643.41 FEET ALONG SAID WEST LINE; THENCE N89°52'04"E 660.00 FEET; THENCE S00°09'34"E 682.44 FEET; THENCE N89°50'26"E 162.77 FEET; THENCE S77°36'32"E 72.12 FEET; THENCE N89°24'24"E 226.47 FEET; THENCE N89°51'03"E 66.00 FEET; THENCE N00°08'57"W 70.38 FEET; THENCE N89°24'24"E 130.00 FEET TO THE SW CORNER OF C. H. DEMING'S ADDITION TO DUTTON (AS RECORDED IN LIBER 20 OF PLATS ON PAGE 35, KENT COUNTY RECORDS); THENCE N00°08'57"W 1010.85 FEET ALONG THE WEST LINE OF SAID C. H. DEMING'S ADDITION TO DUTTON TO THE CENTERLINE OF DUTTON AVENUE (66 FOOT WIDE); THENCE N36°22'34"W 523.59 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID NW 1/4; THENCE S89°52'04"W 395.97 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.



Know what's below.
CALL before you dig.

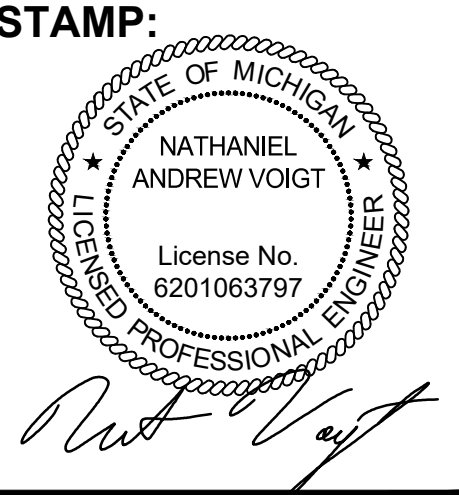
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**DUTTON CENTER
PHASE 2**

Cover Sheet

3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN



PROJECT NO:
22400615

SHEET NO:
C-100

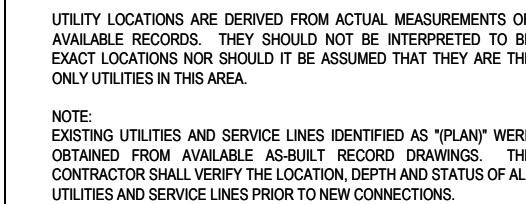
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

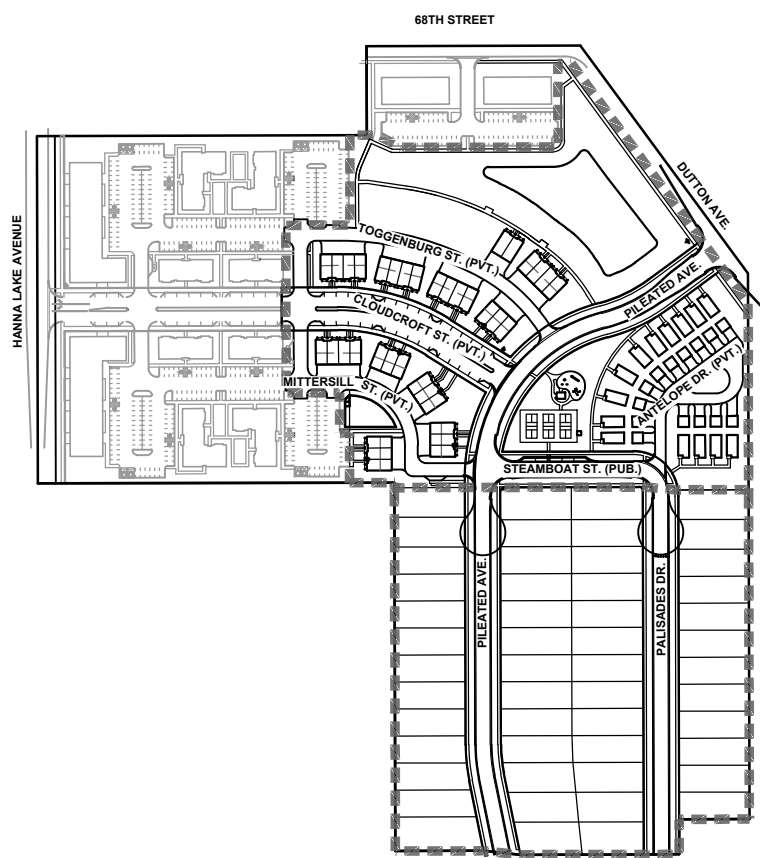
Title: Owner Review		
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Title: Agency Review		
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Title: Township Comments		
Drawn: WDS	Checked: NAV	Date: 2025.06.21
Title: KCRG Comments		
Drawn: WDS	Checked: NAV	Date: 2025.07.11

Existing Conditions Plan

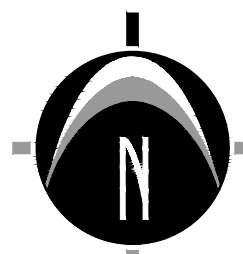
A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "NATHANIEL ANDREW VOIGT" and the license number "License No. 6201063797". Below the seal is a handwritten signature in black ink that reads "Nath Voigt".

SHEET NO:
C-201





KEY MAP
NOT TO SCALE



0' 40' 80' 160'
SCALE: 1" = 80'

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.529.6963
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.0449

PREPARED FOR:
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel
795 Clyde Court
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Drawn: WDS			

**DUTTON CENTER
PHASE 2**
Site Plan
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
NATHANIEL
ANDREW VOIGT
License No.
6201063797
LICENSED PROFESSIONAL ENGINEER
Nat Voigt

PROJECT NO:
22400615

SHEET NO:
C-205



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANT" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

SOIL BORINGS

Soil Borings
The following soil investigation was conducted by Soils & Structures
Borings were started and completed on April 10, 2024, May 1, 2024 and
May 2, 2024 with a 3.25" Hollow Stem Auger.

TB41
0.0'-1.0' Topsoil - dark brown fine clayey sandy (0.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt and sand
4.0'-6.0' Sand - compact brown fine
6.0'-8.0' Sand - slightly compact brown fine to medium
8.0'-10.0' Sand - loose brown fine to medium with seams of clay
10.0'-12.0' Sand - compact brown fine to medium
12.0'-15.0' End of boring
Groundwater Table 7.00 ft. (at time of drilling)

TB46
0.0'-1.0' Topsoil - dark brown clayey sandy (5.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt and sand
4.0'-6.0' Sand - compact brown fine
6.0'-8.0' Sand - slightly compact brown fine
8.0'-10.0' Sand - compact brown fine
10.0'-12.0' Clay - stiff gray with silt and a trace of sand
12.0'-15.0' End of boring
Groundwater Table 7.00 ft. (at time of drilling)

TB49
0.0'-1.0' Topsoil - dark brown clayey sandy (6.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Sand - compact brown fine to medium
4.0'-6.0' Sand - very compact brown fine
6.0'-8.0' End of boring
Groundwater Table 15.00 ft. (at time of drilling)

TB16
0.0'-1.0' Topsoil - dark brown clayey sandy (6.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt
4.0'-6.0' Clay - stiff brown with a trace of silt and sand
6.0'-8.0' Sand - compact brown fine
8.0'-10.0' Sand - slightly compact brown fine
10.0'-12.0' Sand - slightly compact brown fine to medium
12.0'-15.0' End of boring
Groundwater Table 15.00 ft. (at time of drilling)

TB11
0.0'-1.0' Topsoil - dark brown clayey sandy (7.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt
4.0'-6.0' Clay - stiff brown with a trace of silt and sand
6.0'-8.0' Sand - compact brown fine
8.0'-10.0' Sand - slightly compact brown fine
10.0'-12.0' Sand - compact brown fine
12.0'-15.0' End of boring
Groundwater Table 10.00 ft. (at time of drilling)

TB12
0.0'-1.0' Topsoil - dark brown clayey sandy (5.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt
4.0'-6.0' Clay - stiff brown with a trace of silt and sand
6.0'-8.0' Clay - very stiff brown with silt
8.0'-10.0' Sand - compact brown fine
10.0'-12.0' Sand - slightly compact brown fine
12.0'-15.0' End of boring
Groundwater not encountered

TB15
0.0'-1.0' Topsoil - dark brown clayey sandy (6.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt and sand
4.0'-6.0' Clay - stiff brown with a trace of silt
6.0'-8.0' Clay - stiff brown with silt
8.0'-10.0' Sand - compact brown fine to medium
10.0'-12.0' Sand - slightly compact brown fine to medium
12.0'-15.0' End of boring
Groundwater not encountered

TB14
0.0'-1.0' Topsoil - dark brown clayey sandy (6.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of gravel
4.0'-6.0' Clay - stiff brown with silt
6.0'-8.0' Clay - stiff brown with silt
8.0'-10.0' Sand - compact to very compact brown fine
10.0'-12.0' End of boring
Groundwater Table 20.00 ft. (at time of drilling)

TB15
0.0'-1.0' Topsoil - dark brown clayey sandy (5.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt
4.0'-6.0' Clay - stiff brown with a trace of silt and sand
6.0'-8.0' Clay - stiff brown with a trace of silt
8.0'-10.0' Sand - compact brown fine
10.0'-12.0' End of boring
Groundwater Table 15.00 ft. (at time of drilling)

TB16
0.0'-1.0' Topsoil - dark brown clayey sandy (6.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Sand - compact brown fine
4.0'-6.0' Sand - loose to slightly compact brown fine
6.0'-8.0' End of boring
Groundwater Table 10.00 ft. (at time of drilling)

TB17
0.0'-1.0' Topsoil - dark brown clayey sandy (5.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Sand - slightly compact to compact brown fine
4.0'-6.0' Sand - slightly compact to compact brown fine
6.0'-8.0' End of boring
Groundwater Table 7.00 ft. (at time of drilling)

TB18
0.0'-1.0' Topsoil - dark brown clayey sandy (3.7)
0.8'-2.0' Clay - stiff dark brown sandy
2.0'-4.0' Sand - compact brown fine
4.0'-6.0' Sand - loose to slightly compact brown fine
6.0'-8.0' End of boring
Groundwater Table 7.00 ft. (at time of drilling)

TB19
0.0'-1.0' Topsoil - dark brown sandy (7.7)
0.8'-2.0' Sand - compact brown fine
2.0'-4.0' Clay - firm brown with silt
4.0'-6.0' Clay - stiff brown with silt
6.0'-8.0' Sand - compact brown fine
8.0'-10.0' Sand - compact brown fine
10.0'-12.0' End of boring
Groundwater not encountered

TB20
0.0'-1.0' Topsoil - dark brown clayey sandy (2.7)
0.8'-2.0' Clay - dark brown sandy
2.0'-4.0' Clay - stiff brown with a trace of silt
4.0'-6.0' Sand - compact brown fine with a trace of clay
6.0'-8.0' Sand - compact brown fine
8.0'-10.0' Sand - loose brown fine
10.0'-12.0' End of boring
Groundwater Table 15.00 ft. (at time of drilling)

TP41
0.0'-1.0' Topsoil
1.0'-4.0' Clay - brown with gray mottling and trace organics
4.0'-6.0' Clay - brown
6.0'-8.0' Sand - light brown fine
8.0'-10.0' End of boring
Groundwater Table 10.00 ft. (at time of drilling)

TP42
0.0'-1.0' Topsoil
0.8'-4.0' Sand - light brown fine with gray mottling and trace clay
4.0'-10.0' Sand - light brown fine with silt
10.0'-12.0' End of boring
Groundwater not encountered

TP43
0.0'-2.0' Topsoil
2.0'-5.0' Sand - light brown fine
5.0'-8.0' Sand - light brown fine to medium
8.0'-10.0' Clay fine to medium
10.0'-12.0' End of boring
Groundwater Table 7.80 ft. (at time of drilling)

TP46
0.0'-1.0' Topsoil
1.4'-3.0' Sand - light brown fine
3.0'-6.0' Sand - light brown fine to medium
6.0'-7.0' Clay - gray
7.0'-8.0' Sand - light brown fine
8.0'-10.0' End of boring
Groundwater Table 7.00 ft. (at time of drilling)

TP45
0.0'-2.0' Topsoil
2.0'-4.0' Sand - gray with clay
4.0'-7.0' Sand - light brown fine to medium
7.0'-10.0' End of boring
Groundwater Table 6.70 ft. (at time of drilling)

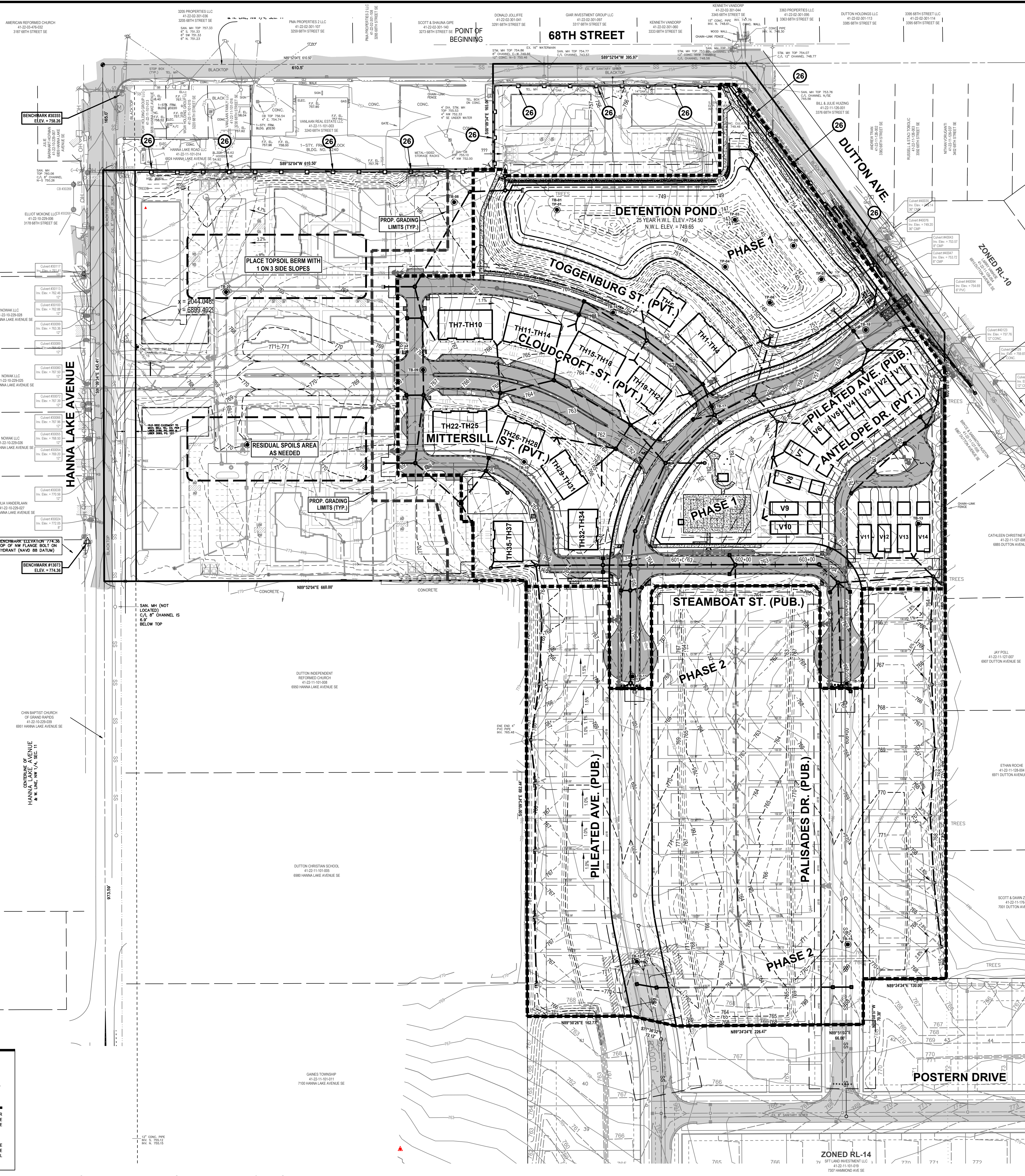
TP48
0.0'-2.0' Topsoil
2.0'-3.0' Sand - gray with silt
3.0'-7.0' Sand - light brown fine
7.0'-12.0' Sand - gray with clay
12.0'-15.0' Sand - light brown fine
15.0'-17.0' End of boring
Groundwater Table 7.30 ft. (at time of drilling)

TP47
0.0'-1.0' Sand - light brown fine with silt
0.7'-3.0' Topsoil
3.0'-7.0' Sand - light brown fine with silt
7.0'-10.0' End of boring
Groundwater Table 6.50 ft. (at time of drilling)



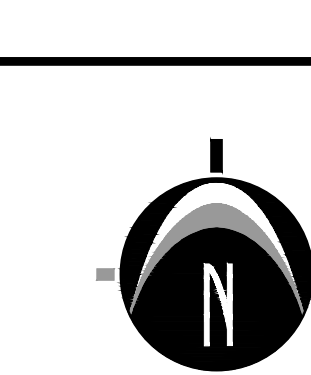
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR
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ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UNKNOWN" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



KEY MAP

NOT TO SCALE



SCALE: 1" = 80'

LEGEND

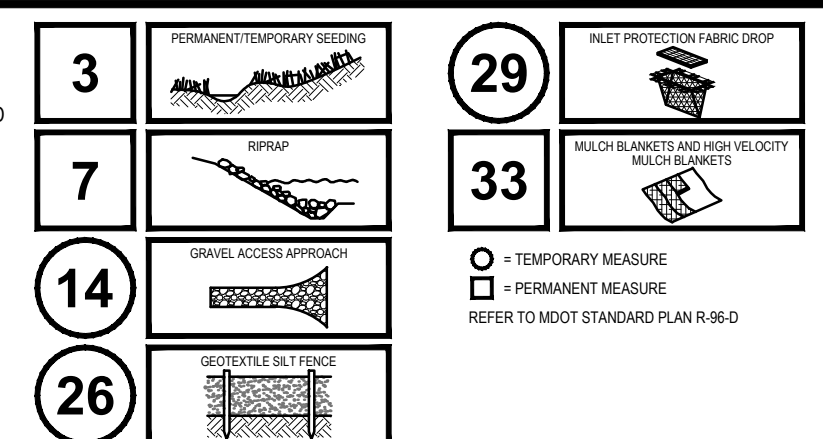
- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SILT FENCE

SOIL EROSION CONTROL SCHEDULE

	2025					2026				
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
PLACE SILT FENCE										
STRIP & STOCKPILE TOPSOIL										
CONSTRUCT DETENTION BASIN										
ROUGH GRADE SITE										
CONSTRUCT PUBLIC UTILITY										
FINISH GRADE SITE										
PAVE SITE										
RESURFACING/COMPACTION										
SEED DISTURBED AREAS										
SITE RESTORATION/CLEAN UP										

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



PREPARED FOR:

Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

REVISIONS:

Title: Owner Review	Checked: NAV	Date: 2025.03.14
Drawn: WDS	Checked: NAV	Date: 2025.03.14
Title: Agency Review	Checked: NAV	Date: 2025.03.28
Drawn: WDS	Checked: NAV	Date: 2025.03.28
Title: Agency Review	Checked: NAV	Date: 2025.05.30
Drawn: WDS	Checked: NAV	Date: 2025.05.30
Title: Township Comments	Checked: NAV	Date: 2025.06.27
Drawn: WDS	Checked: NAV	Date: 2025.06.27
Title: KCRS Comments	Checked: NAV	Date: 2025.07.11
Drawn: WDS	Checked: NAV	Date: 2025.07.11

DUTTON CENTER S.E.S.C. & GRADING PLAN

Overall S.E.S.C. & Grading Plan

3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GANES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:

22400615

SHEET NO:

C-300

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.509.8963
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.0449

PREPARED FOR:
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel
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Byron Center, MI 49315

REVISIONS:

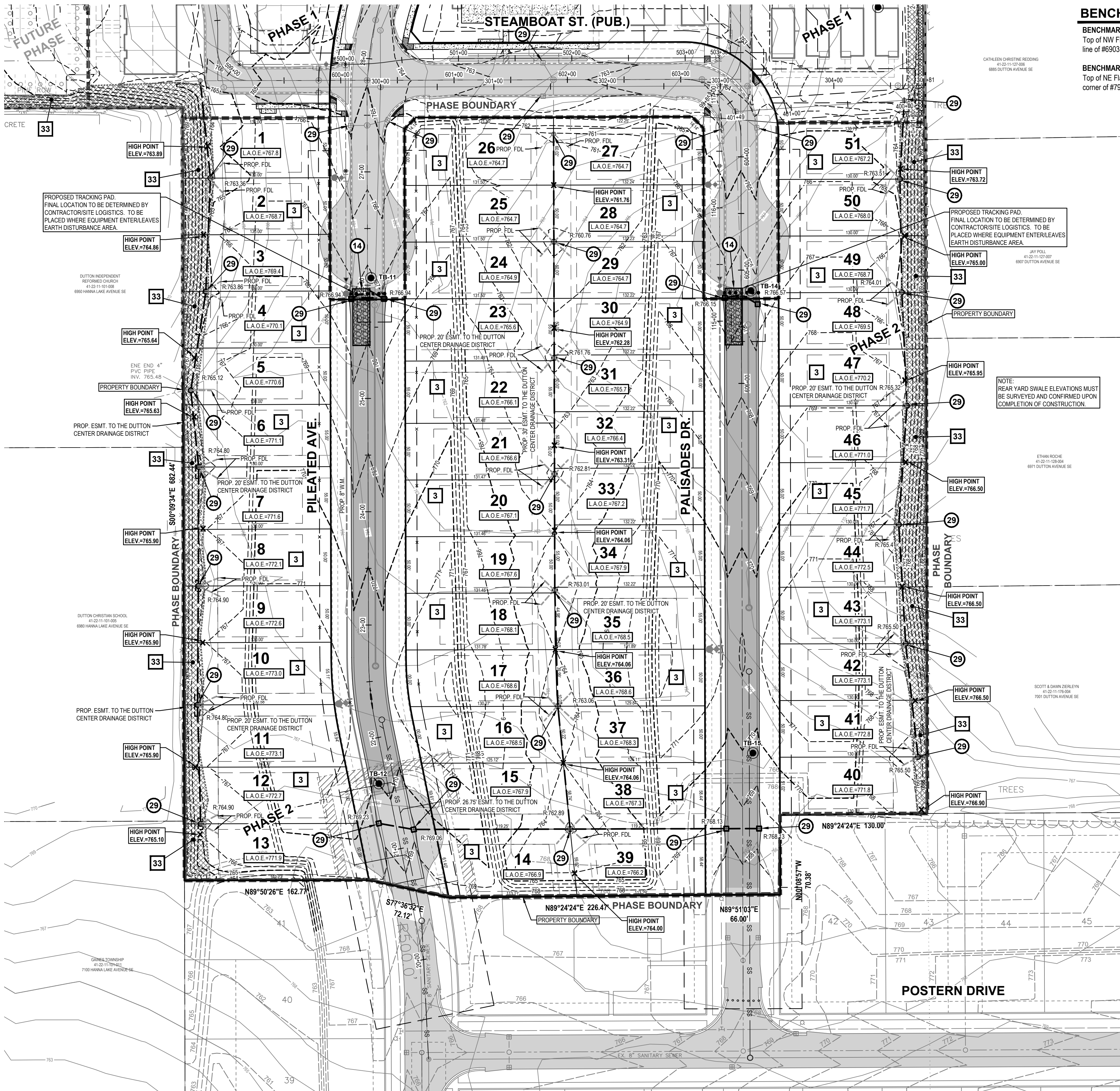
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Drawn:	WDS	Checked:	NAV
Title:	Township Comments	Date:	2025.05.30
Drawn:	WDS	Checked:	NAV
Title:	KCRC Comments	Date:	2025.06.27
Drawn:	WDS	Checked:	NAV
Title:	KCRC Comments	Date:	2025.07.11

**DUTTON CENTER
S.E.S.C. & GRADING PLAN**
S.E.S.C. & Grading Plan - South
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GANES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
22400615

SHEET NO:
C-302

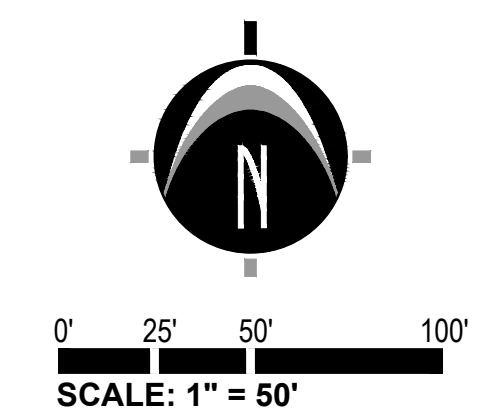


BENCHMARKS

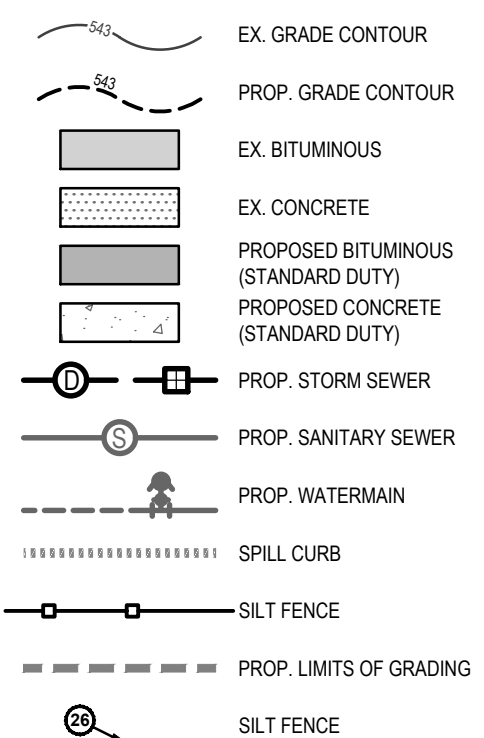
BENCHMARK ELEV. = 774.36 (NAVD 88)
Top of NW Flange Bolt on Hydrant by south property line of #8903 along Hanna Lake Ave.

BENCHMARK ELEV. = 773.16 (NAVD 88)
Top of NE Flange Bolt on Hydrant by south property corner of #7906 Dutton Ave.

KEY MAP
NOT TO SCALE



LEGEND



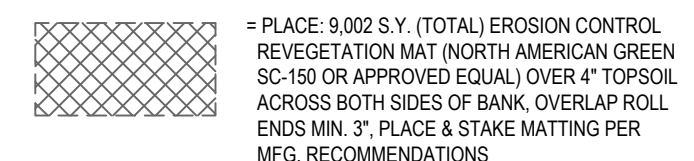
SOIL EROSION CONTROL SCHEDULE

	2025					2026				
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
PLACE SILT FENCE										
STRIP & STOCKPILE TOPSOIL										
CONSTRUCT DETENTION BASIN										
ROUGH GRADE SITE										
CONSTRUCT PUBLIC UTILITY										
FINISH GRADE SITE										
PAVE SITE										
RESPREAD TOPSOIL/COMPACTION										
SEED DISTURBED AREAS										
SITE RESTORATION/CLEAN UP										

SITE DISTURBANCE

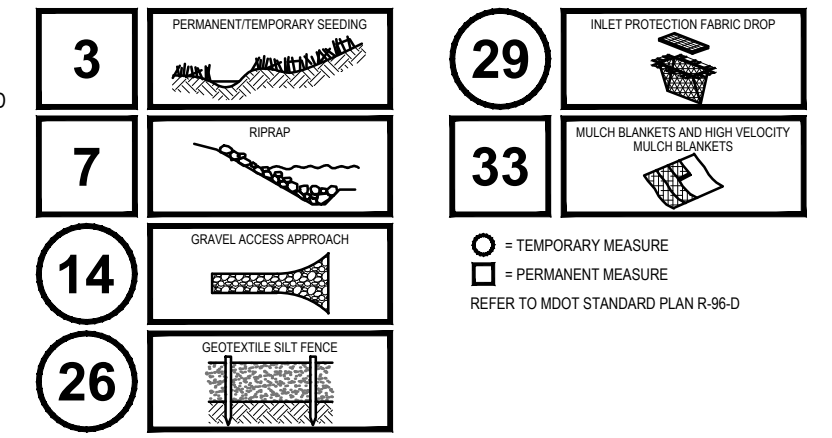
29.3 ACRES OF SITE DISTURBANCE

SOIL MATTING LEGEND



SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
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ZONED RL-14
SPT LAND INVESTMENT LLC
415211-181003
7307 HAMMOND AVE SE

811 Know what's below.
CALL before you dig.
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
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UTILITY COMPANY CONTACTS

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
Cable	Comcast	Daniel Batdorff	(517) 334-1862
Watermain	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002
Sanitary Sewer	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002

PLANS PREPARED UNDER THE SUPERVISION OF



Nate Voigt
Reg. Professional Engineer
Reg. No. 6201063797

CONSTRUCTION STAKING AND LAYOUT SHALL
BE PERFORMED BY NEDERVELD, INC.

BYRON-GAINES UTILITY AUTHORITY
ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION
SHALL BE DONE IN ACCORDANCE WITH THE CURRENT
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CONSTRUCTION REQUIREMENTS

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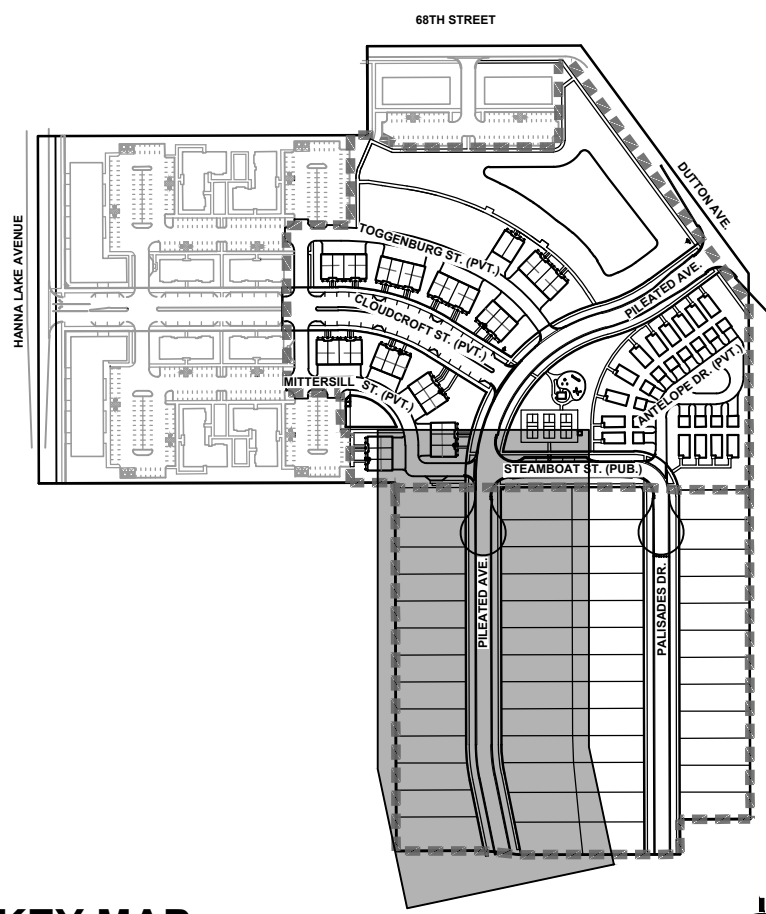
PLACE 319 L.F. OF 8" SANITARY SEWER (SDR-26)
TOTAL FOR THIS SHEET.

PLACE 864 L.F. OF 8" SANITARY LATERAL
TOTAL FOR THIS SHEET.

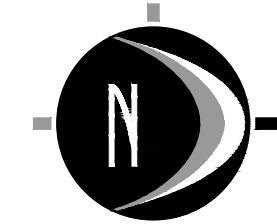
BENCHMARKS

BENCHMARK ELEV. = 774.36 (NAVD 88)
Top of NW Flange Bolt on Hydrant by south property
line of #5903 along Hanna Lake Ave.

BENCHMARK ELEV. = 773.16 (NAVD 88)
Top of NE Flange Bolt on Hydrant by south property
corner of #7906 Dutton Ave.



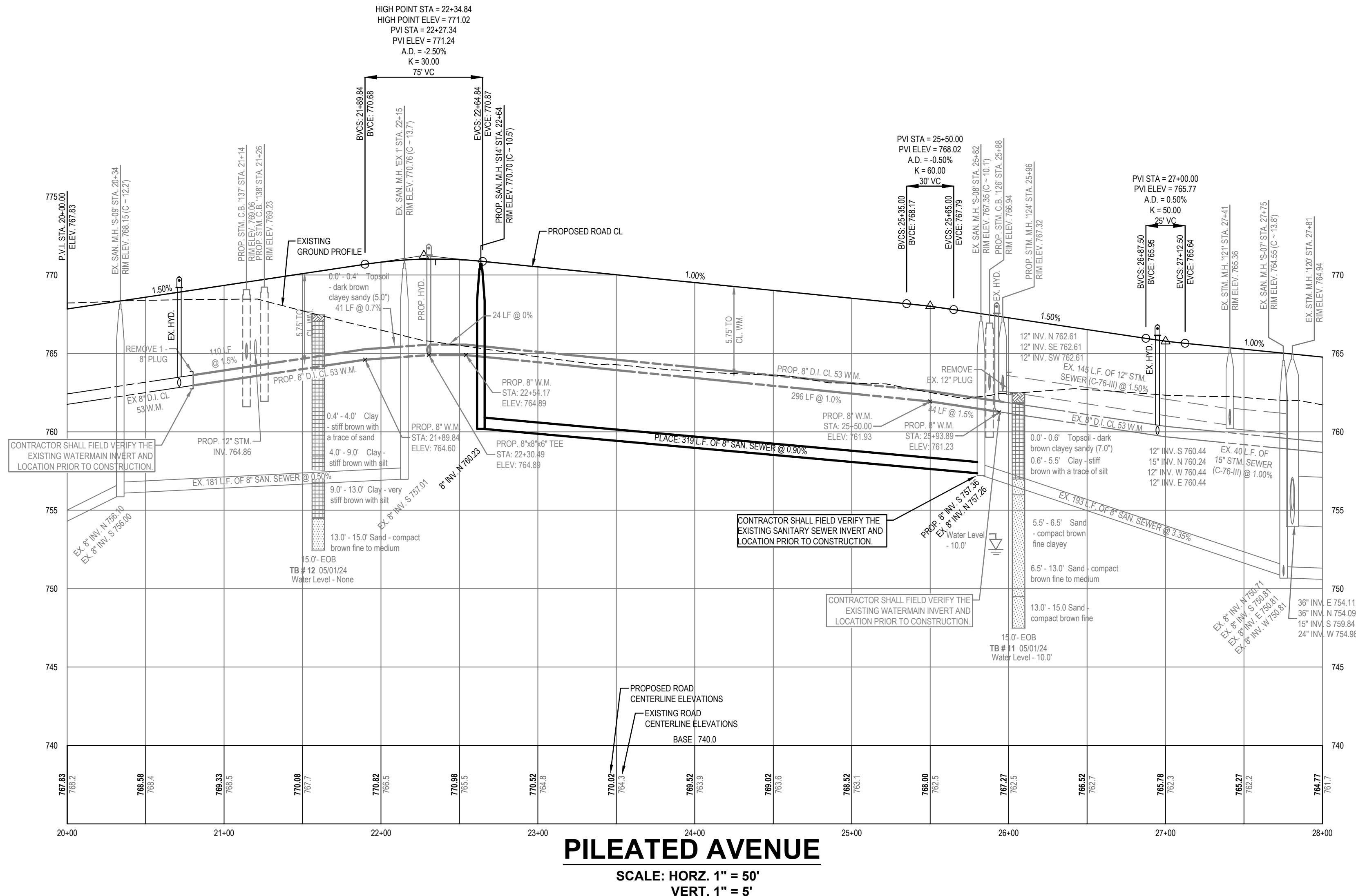
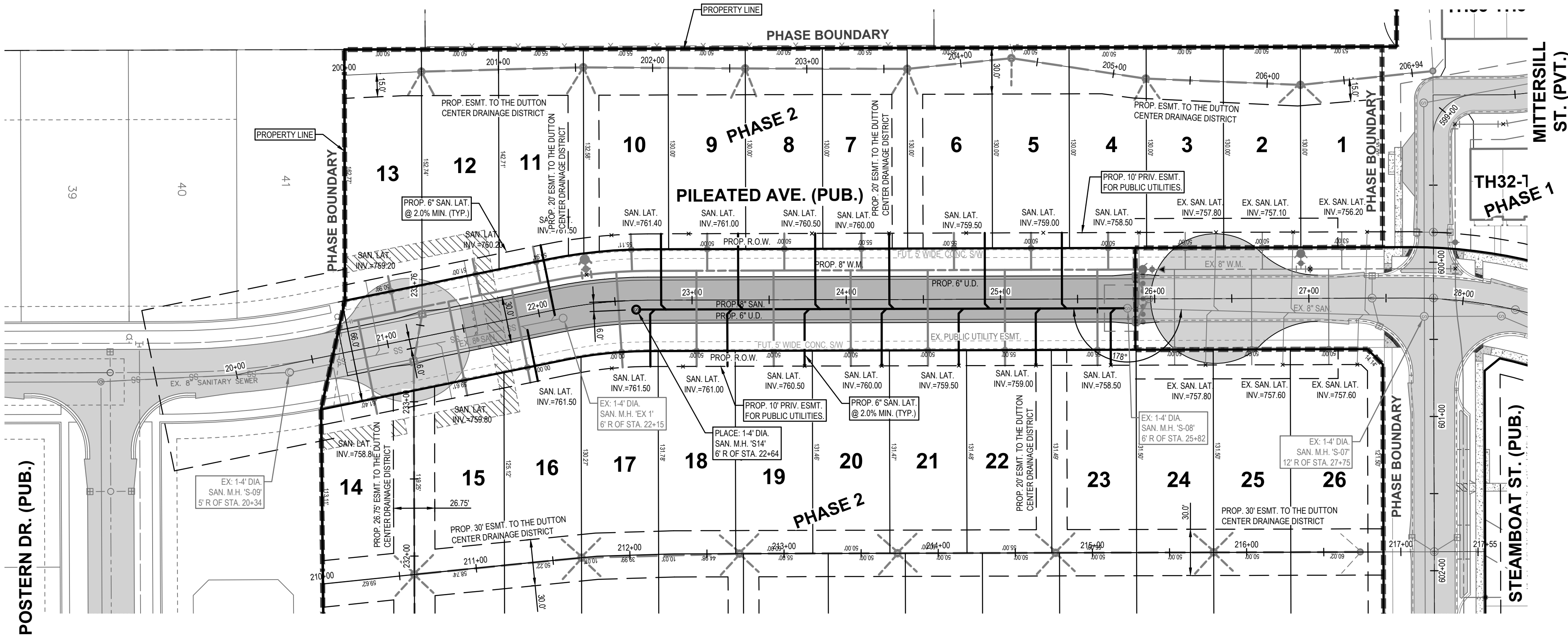
KEY MAP
NOT TO SCALE



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

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- FUTURE STORM SEWER
- FUTURE SANITARY SEWER
- FUTURE WATERMAIN
- INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)



PILEATED AVENUE

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

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Phone: 734.502.6593
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730 Chicago Dr.
Holland, MI 49423
Phone: 616.363.9449

PREPARED FOR:
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

REVISIONS:

Title:	Owner Review		
Drawn: WDS	Checked: NAV	Date: 2025.03.13	
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Title:	KCRC Comments		
Drawn: WDS	Checked: NAV	Date: 2025.07.11	

**DUTTON CENTER
PHASE 2**
Pileated Avenue - Sanitary Sewer
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
22400615

SHEET NO:
C-420

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
Cable	Comcast	Daniel Batdorff	(517) 334-1862
Watermain	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002
Sanitary Sewer	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002

N OF.



STATE OF MICHIGAN
★ NATHANIEL ANDREW VOIGT ★
License No. 6201063797
LICENSED PROFESSIONAL ENGINEER

Nat Voigt

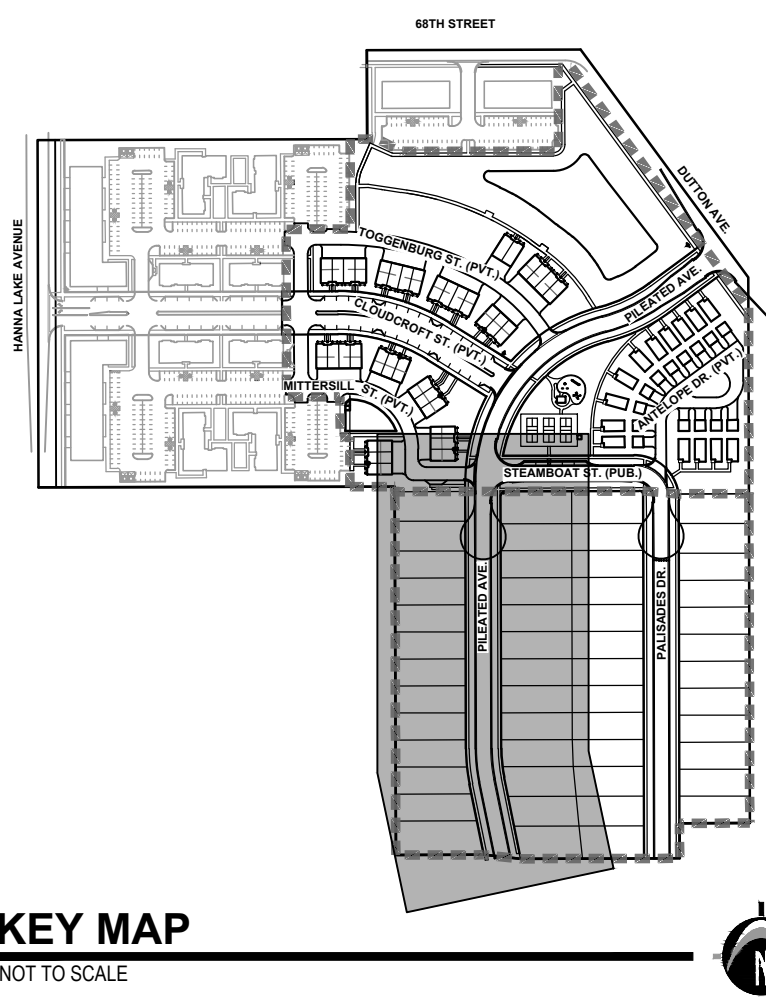
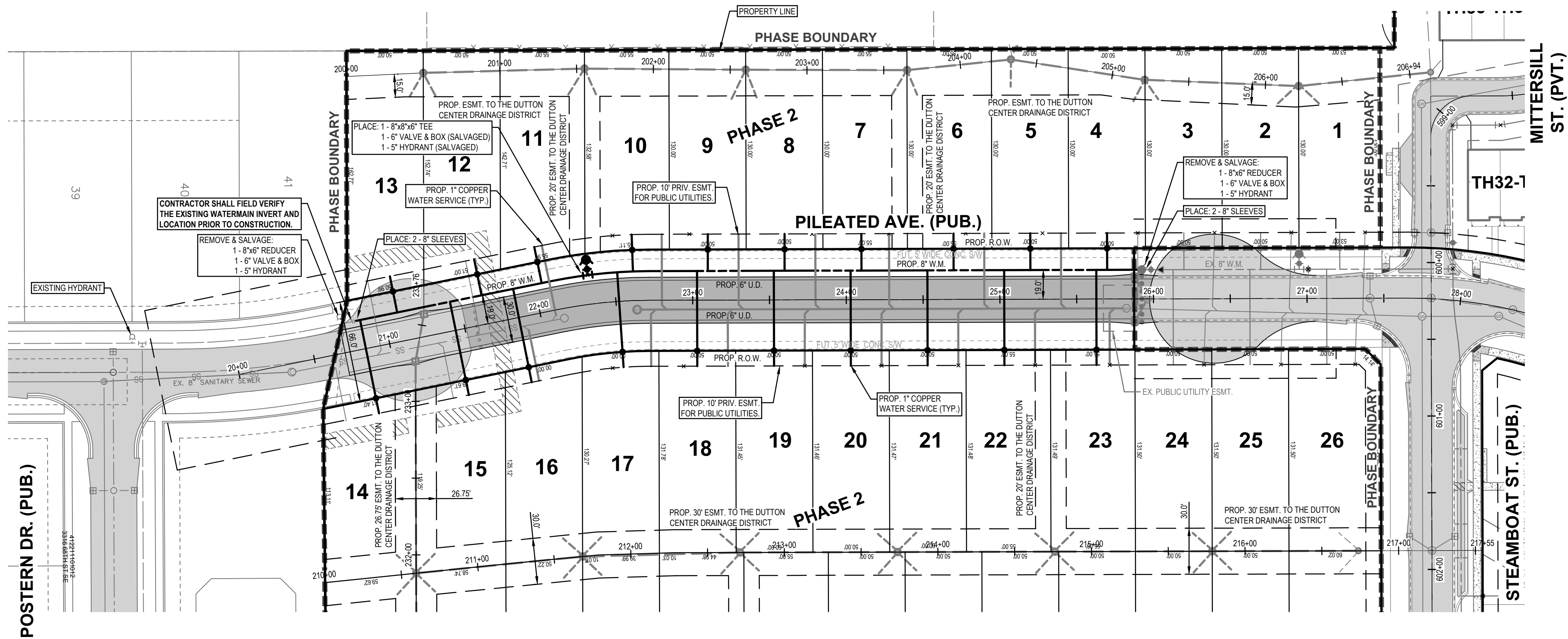
CONSTRUCTION STAKING AND LAYOUT SHALL
BE PERFORMED BY NEDERVELD, INC.

ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BYRON/GAINES UTILITY AUTHORITY STANDARD CONSTRUCTION REQUIREMENTS

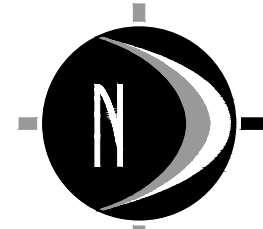


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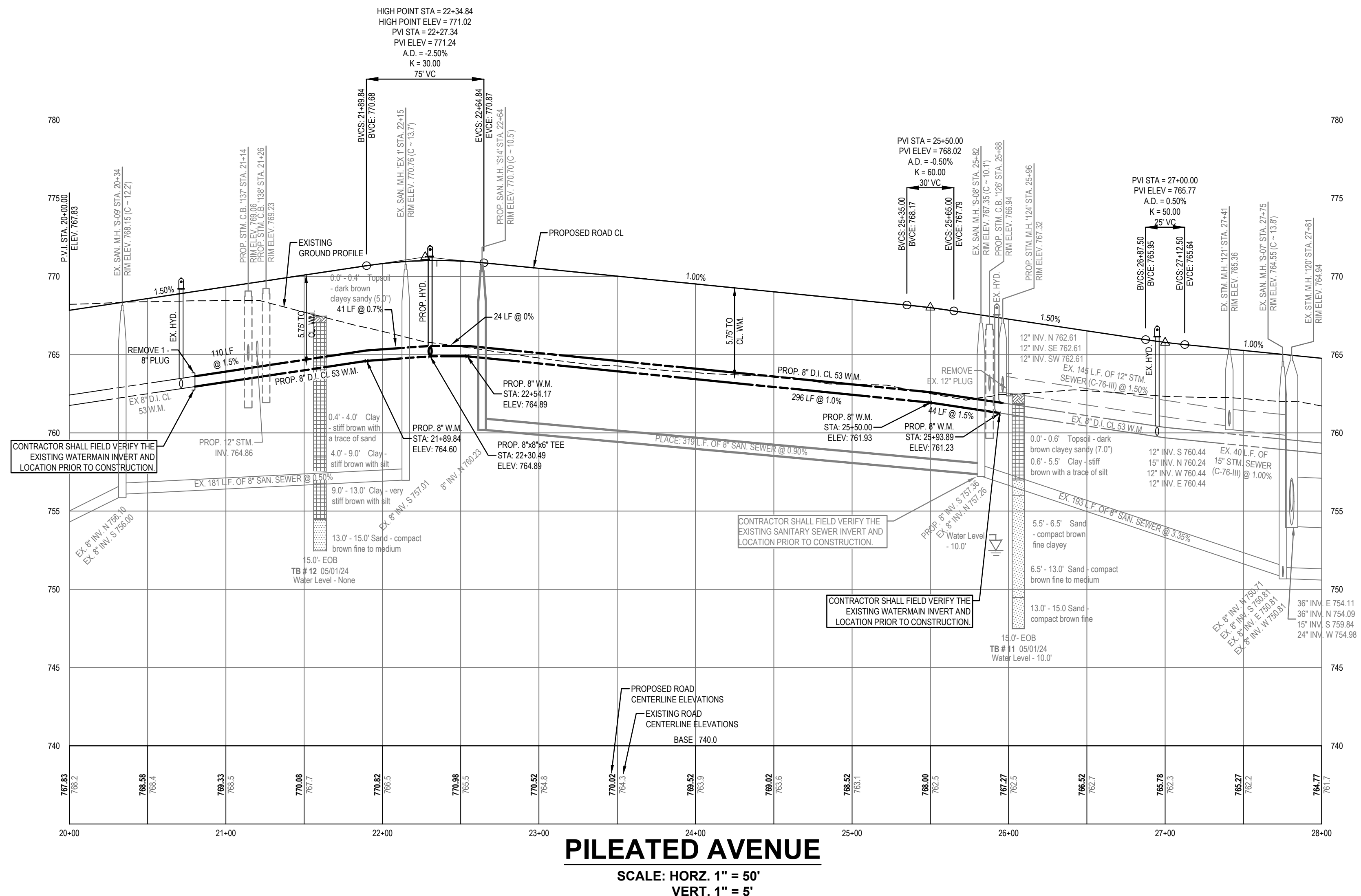


NOT TO SCALE



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

	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	FUTURE STORM SEWER
	FUTURE SANITARY SEWER
	FUTURE WATERMAIN
	INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)



Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

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Title: Agency Review		
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Title: KCRG Comments		
Drawn: WDS	Checked: NAV	Date: 2025.07.11

DUTTON CENTER PHASE 2

STATE OF MICHIGAN
NATHANIEL
ANDREW VOIGT
★ ★
LICENSED PROFESSIONAL ENGINEER
License No.
6201063797

Nathaniel Voigt

PROJECT NO:
22400615

C-421

UTILITY COMPANY CONTACTS

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
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PLANS PREPARED UNDER THE SUPERVISION OF



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CONSTRUCTION STAKING AND LAYOUT SHALL BE PERFORMED BY NEDERVELD, INC.

BYRON-GAINES UTILITY AUTHORITY

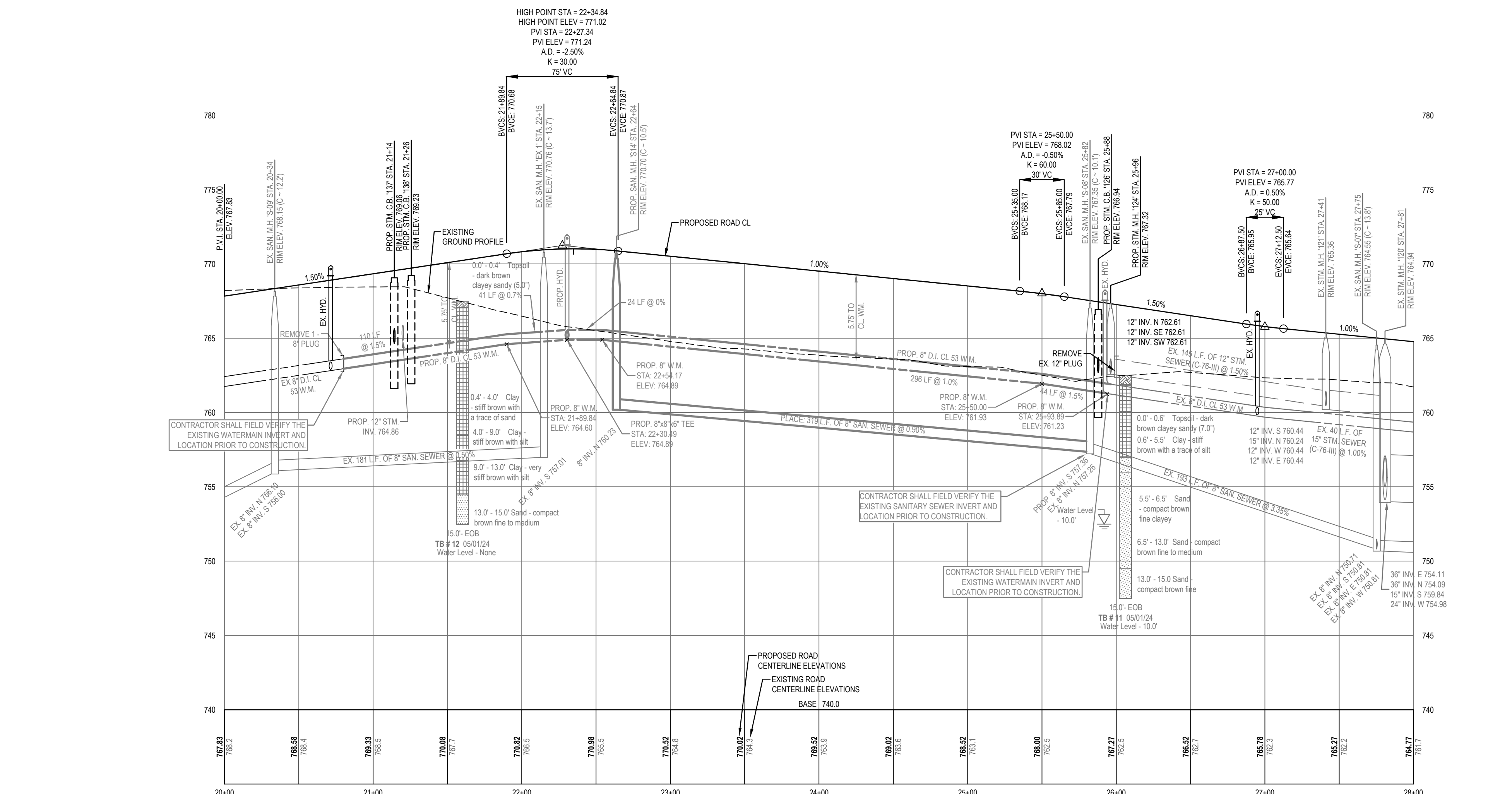
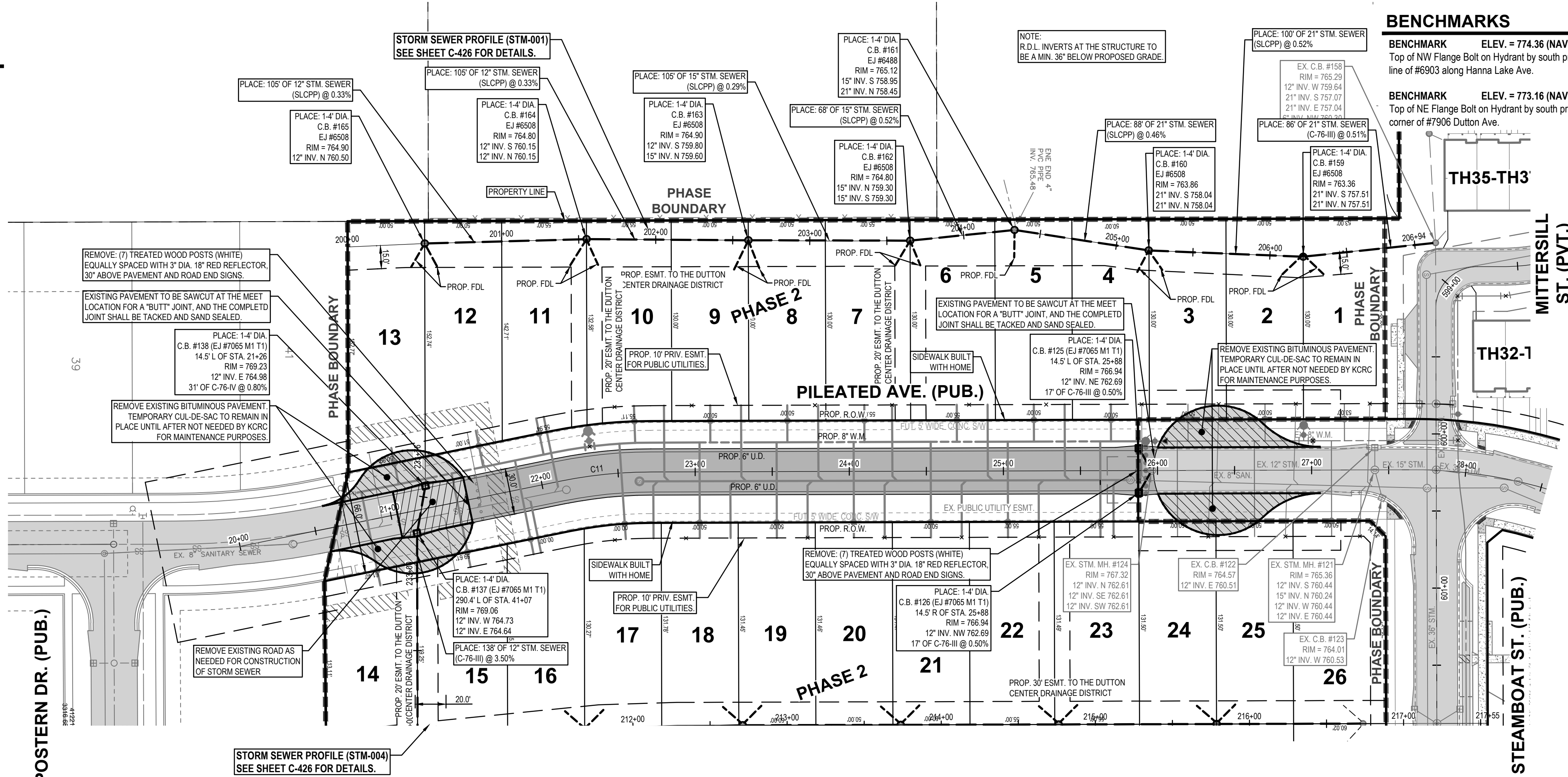
ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BYRONGAINES UTILITY AUTHORITY STANDARD CONSTRUCTION REQUIREMENTS



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CURVE TABLE						
C11	59.41	300.00	59.32	N05°49'59"W	011°20'51"	29.80'
						22+11.88
						22+71.29



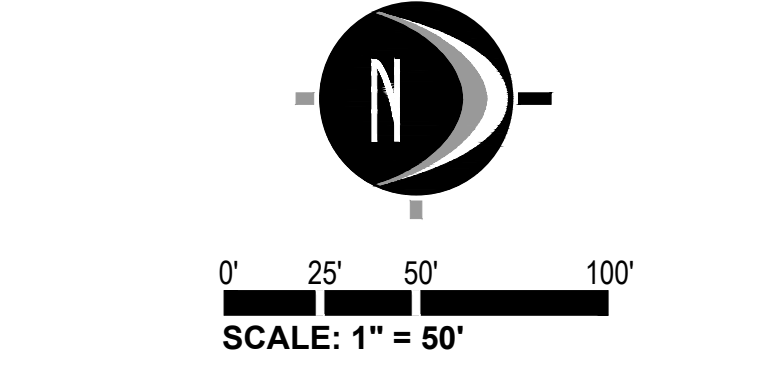
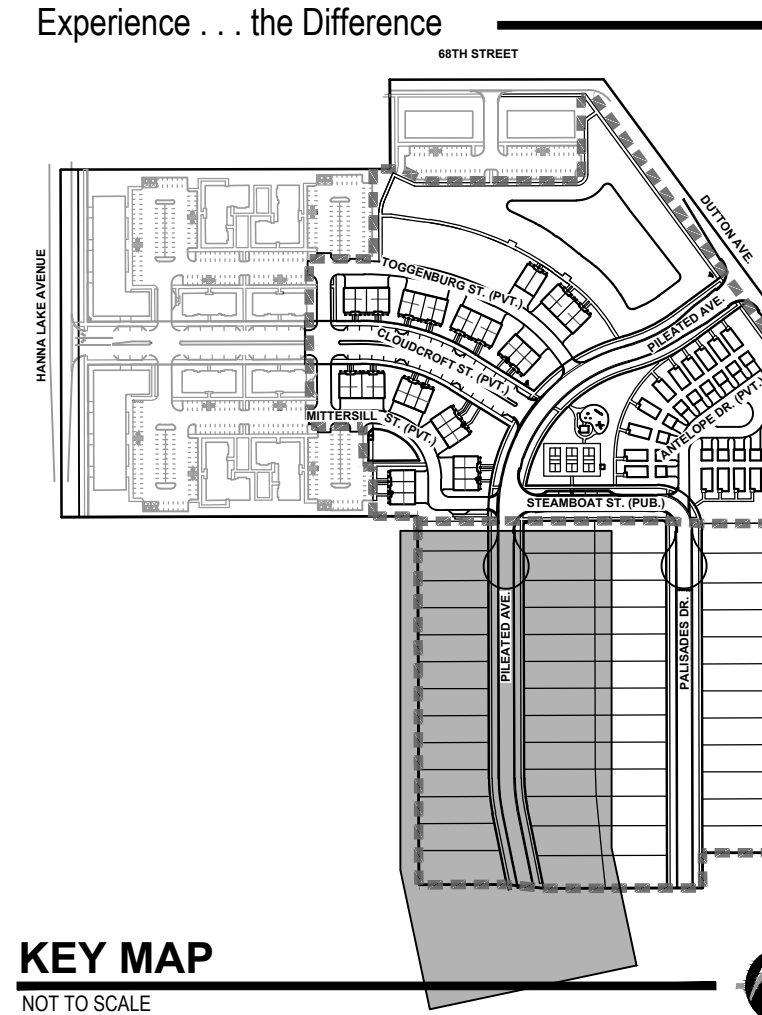
PILEATED AVENUE

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

BENCHMARKS

BENCHMARK ELEV. = 774.36 (NAVD 88)
Top of NW Flange Bolt on Hydrant by south property line of #6903 along Hanna Lake Ave.

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PREPARED FOR:
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

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DUTTON CENTER PHASE 2

Pileated Avenue - Storm Sewer
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
22400615

SHEET NO:
C-422

UTILITY COMPANY CONTACTS

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
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PLANS PREPARED UNDER THE SUPERVISION OF:



Nate Voigt
Reg. Professional Engineer
Reg. No. 6201063797

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BYRON-GAINES UTILITY AUTHORITY

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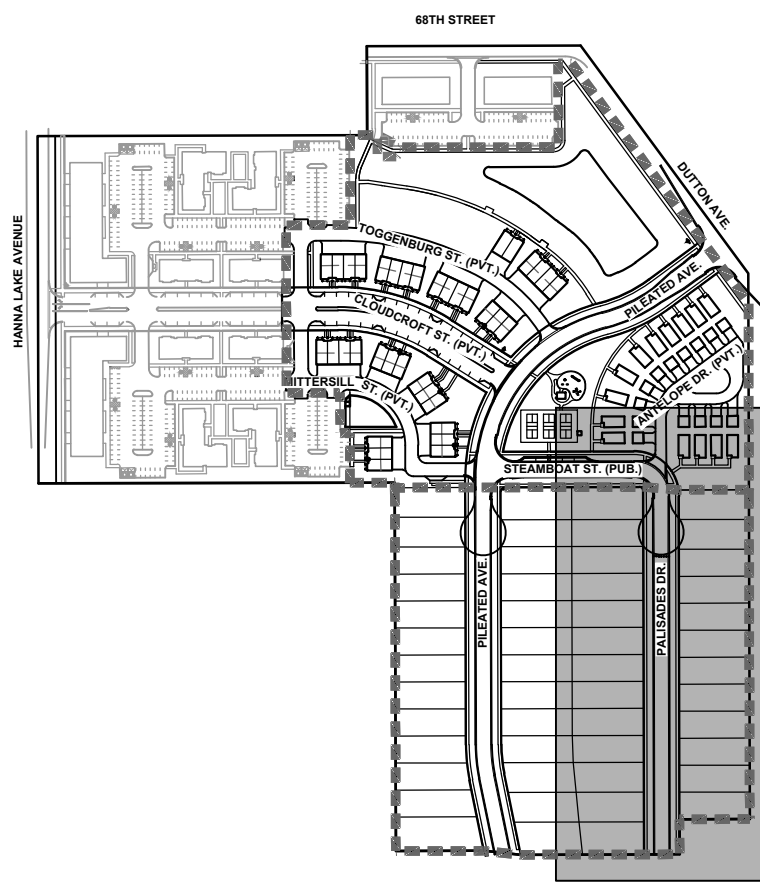
PLACE 250' L.F. OF 8" SANITARY SEWER (SDR-26)
TOTAL FOR THIS SHEET.

PLACE 826' L.F. OF 6" SANITARY LATERAL
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BENCHMARKS

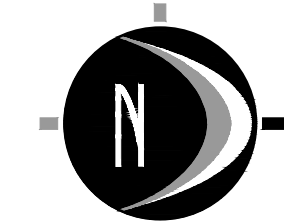
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KEY MAP

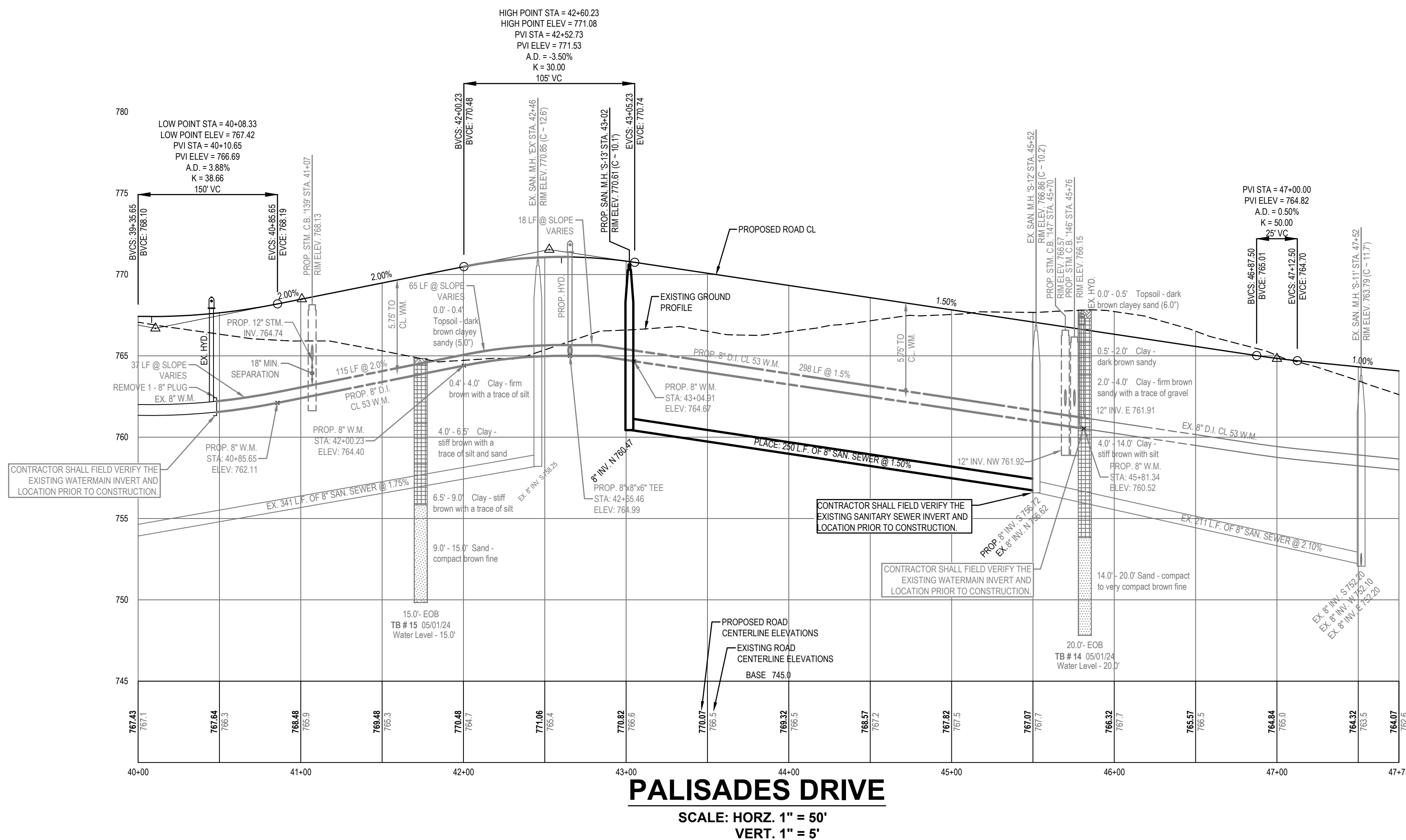
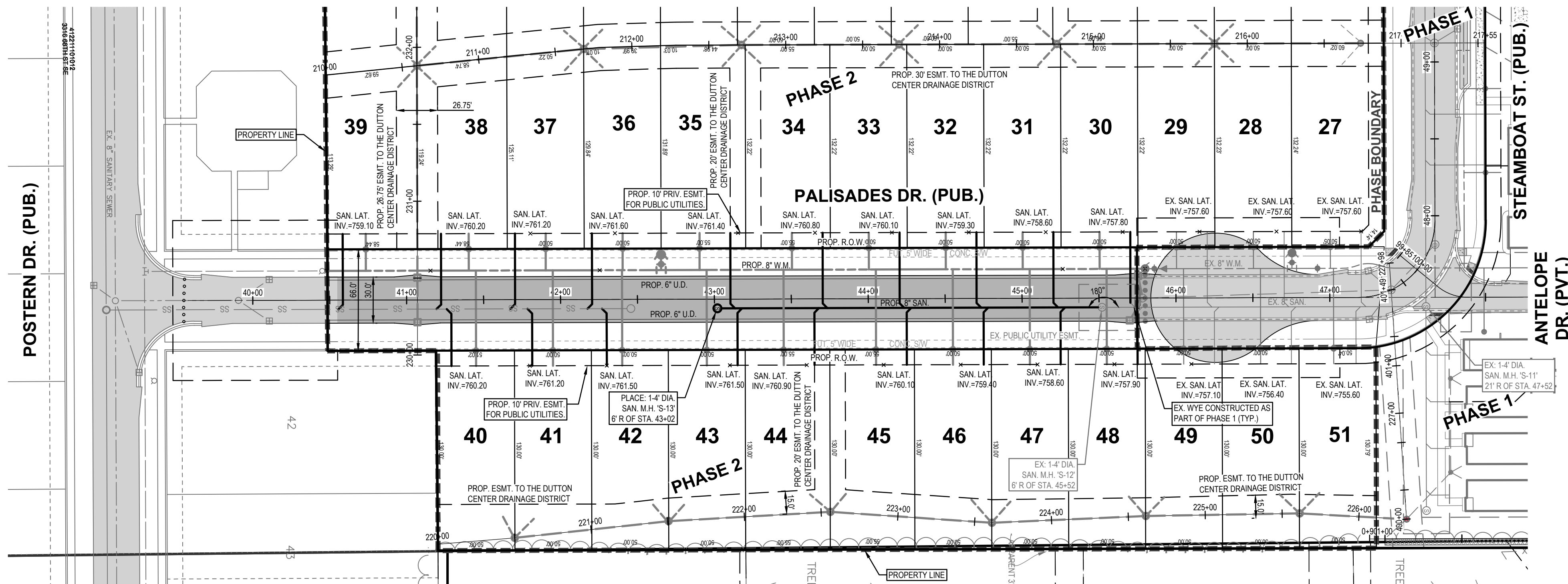
NOT TO SCALE



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- PROPOSED WATERMAIN
- FUTURE STORM SEWER
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PREPARED FOR:

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DUTTON CENTER
PHASE 2

Palisades Drive - Sanitary Sewer
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:

22400615

SHEET NO:

C-423

UTILITY COMPANY CONTACTS

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
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PLANS PREPARED UNDER THE SUPERVISION OF:



Nate Voigt
Reg. Professional Engineer
Reg. No. 6201063797

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BYRON-GAINES UTILITY AUTHORITY

ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION
SHALL BE DONE IN ACCORDANCE WITH THE CURRENT
BYRONGAINES UTILITY AUTHORITY STANDARD
CONSTRUCTION REQUIREMENTS



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR
AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE
EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE
ONLY UTILITIES IN THIS AREA.

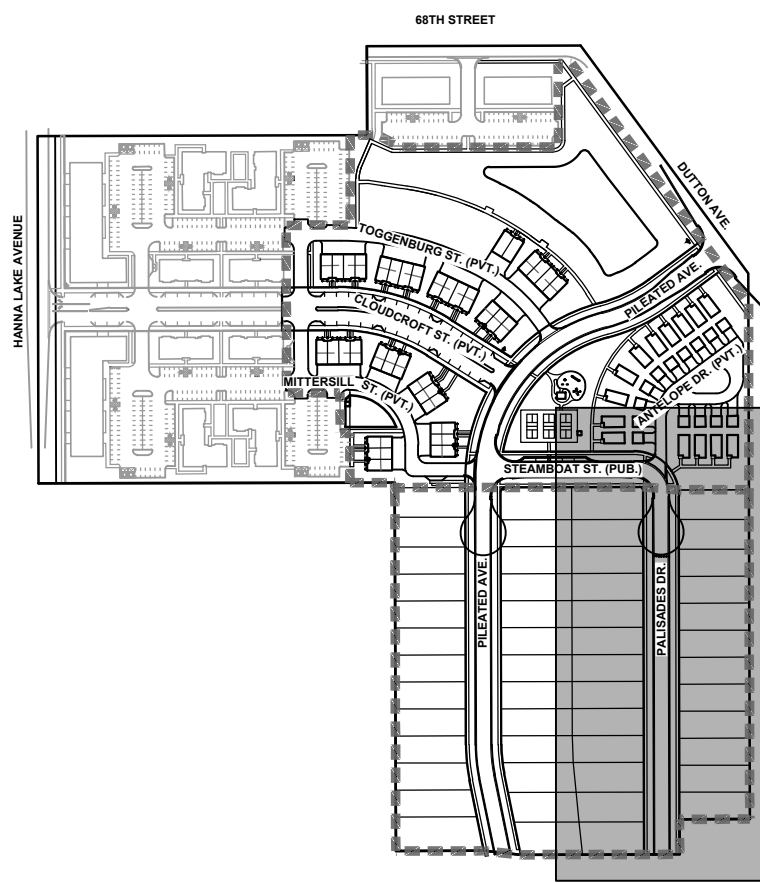
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

PLACE 533 L.F. OF 8" D.I. CL 53 WATERMAIN, TOTAL FOR THIS SHEET.
PLACE 798 L.F. OF 1" COPPER WATER SERVICE TOTAL FOR THIS SHEET.
PLACE 19 - 1" WATER SERVICE CURB STOP BOXES TOTAL FOR THIS SHEET.

BENCHMARKS

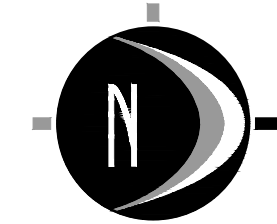
BENCHMARK ELEV. = 774.36 (NAVD 88)
Top of NW Flange Bolt on Hydrant by south property
line of #5903 along Hanna Lake Ave.

BENCHMARK ELEV. = 773.16 (NAVD 88)
Top of NE Flange Bolt on Hydrant by south property
corner of #7906 Dutton Ave.



KEY MAP

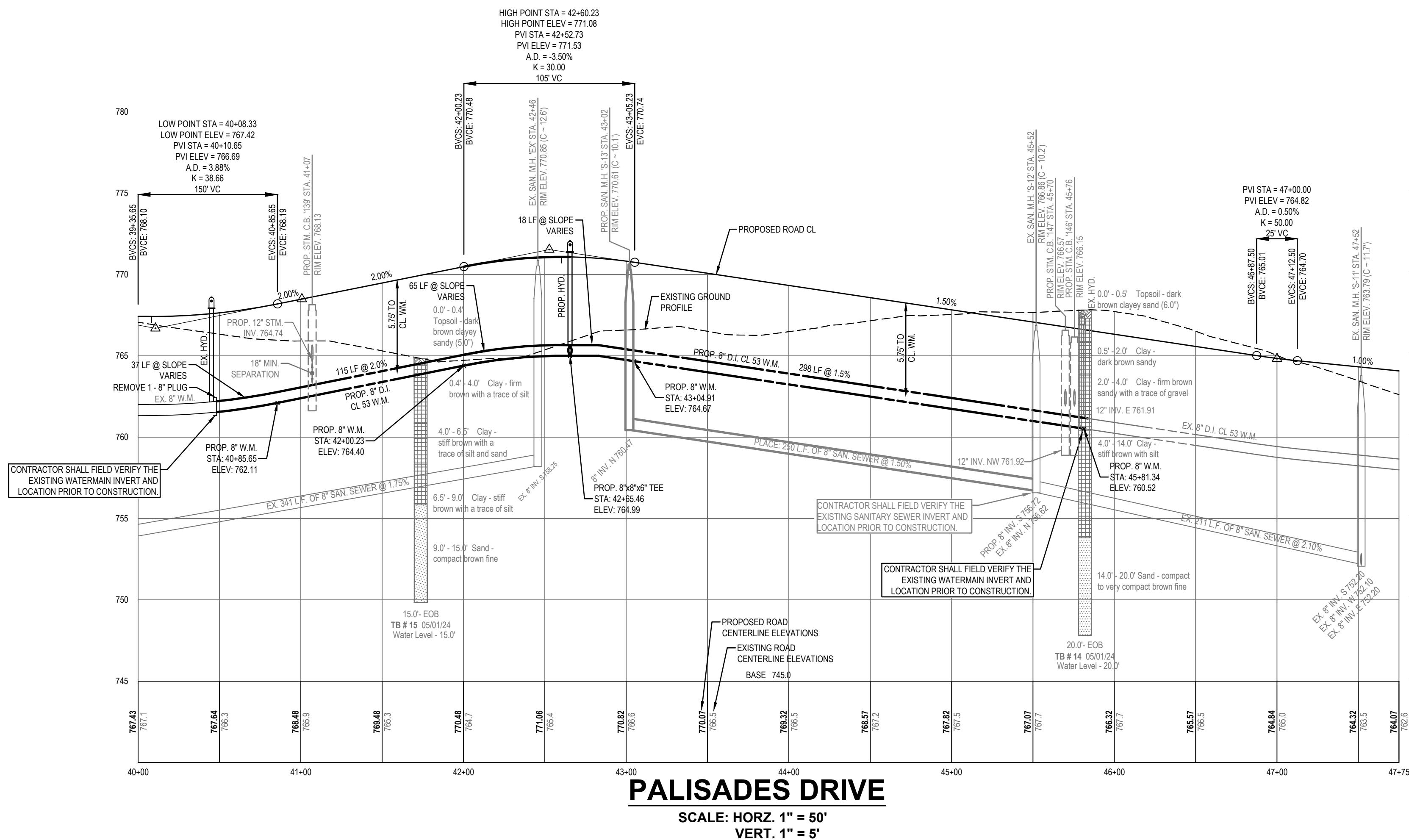
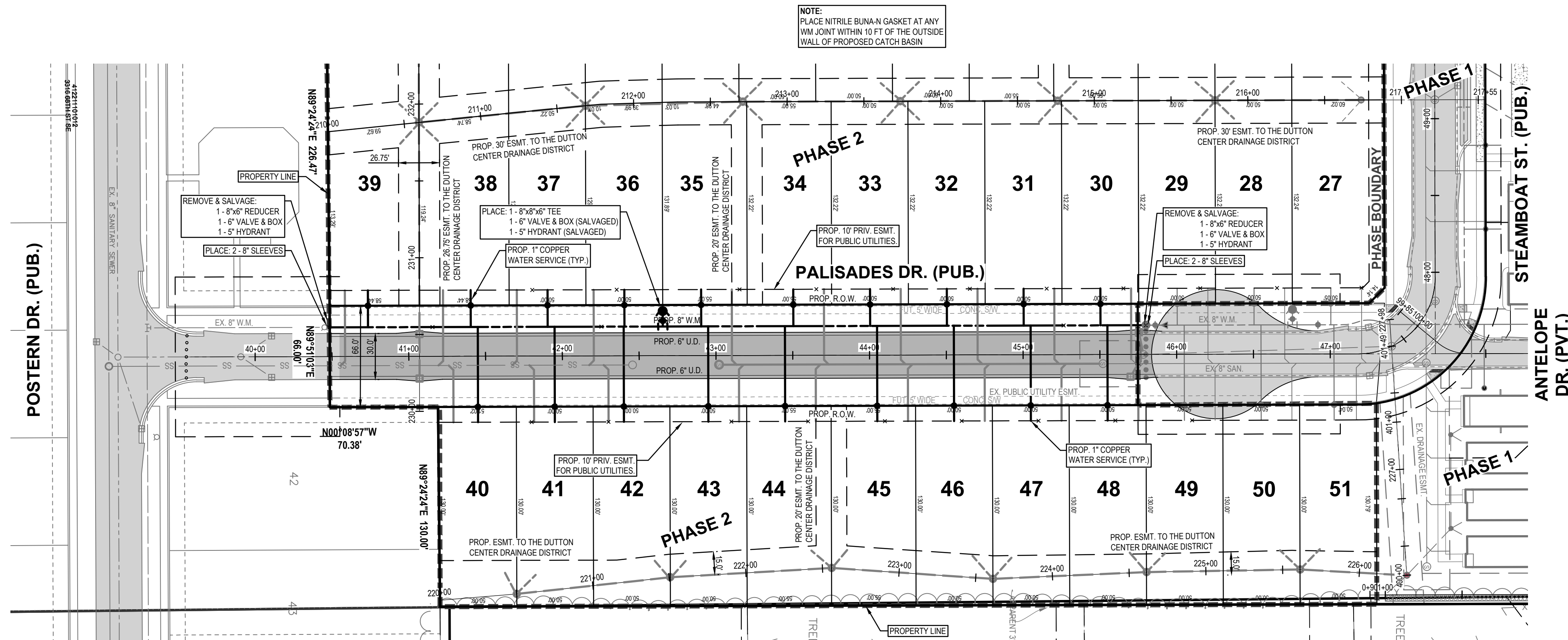
NOT TO SCALE



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

LEGEND

	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	FUTURE STORM SEWER
	FUTURE SANITARY SEWER
	FUTURE WATERMAIN
	INDICATES 18' MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)



NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.509.6963
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.363.0449

PREPARED FOR:

Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

REVISIONS:

Title:	Owner Review	
Drawn: WDS	Checked: NAV	Date: 2025.03.13
Title:	Agency Review	
Drawn: WDS	Checked: NAV	Date: 2025.03.28
Title:	Agency Review	
Drawn: WDS	Checked: NAV	Date: 2025.05.30
Title:	Township Comments	
Drawn: WDS	Checked: NAV	Date: 2025.06.27
Title:	KCRC Comments	
Drawn: WDS	Checked: NAV	Date: 2025.07.11

DUTTON CENTER
PHASE 2

Palisades Drive - Watermain
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:

22400615

SHEET NO:

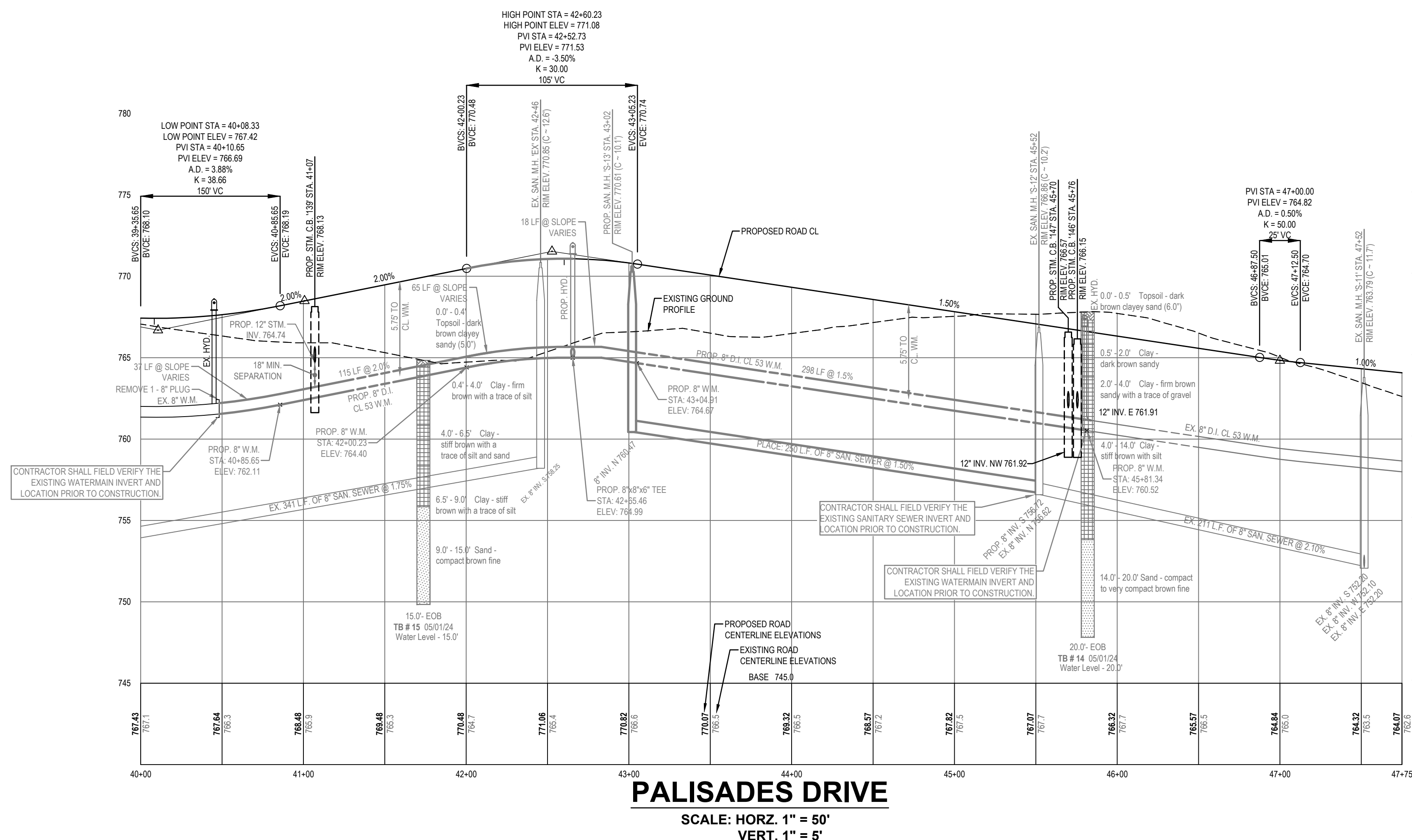
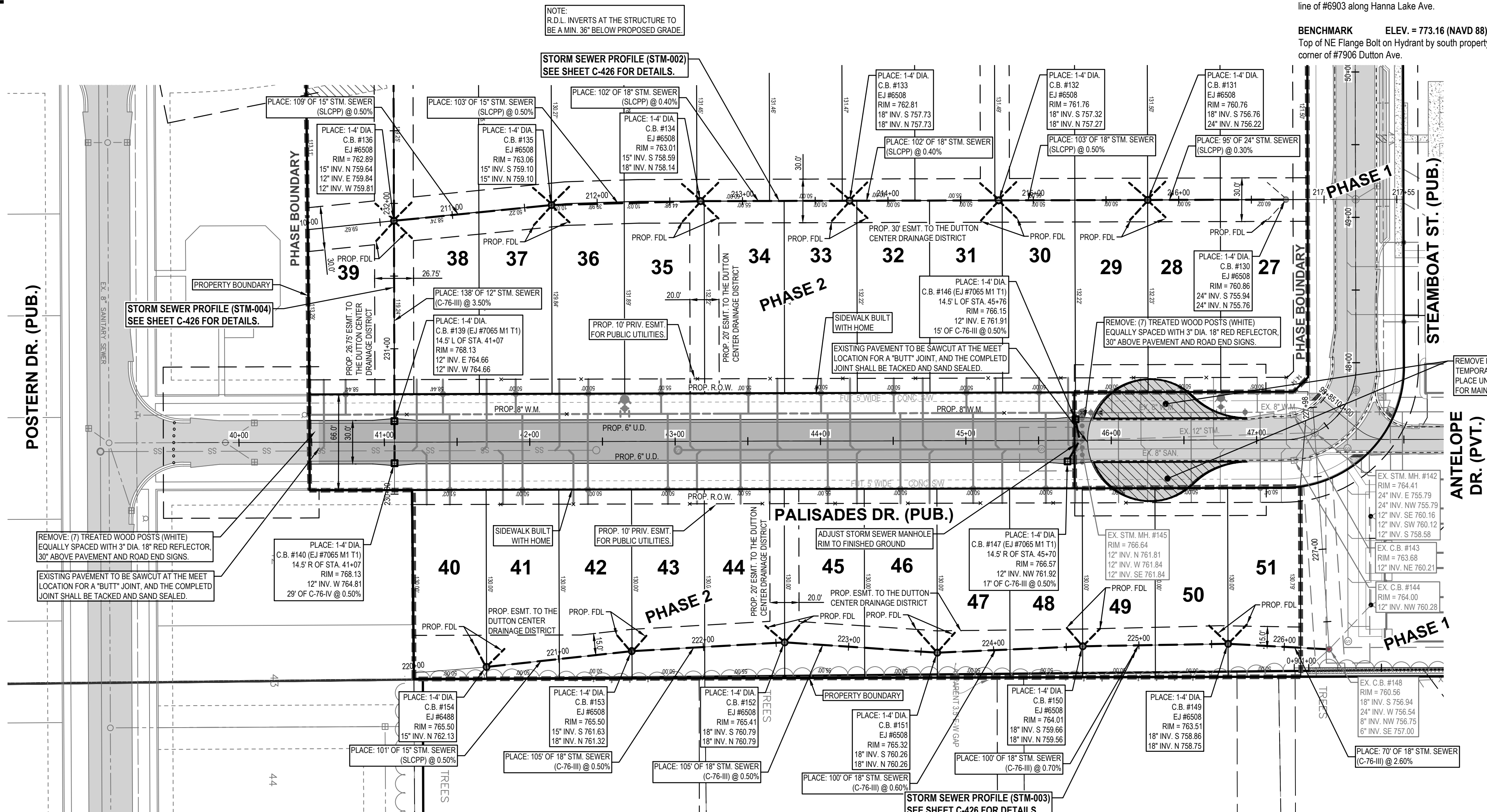
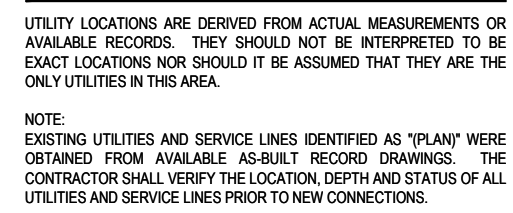
C-424

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
Cable	Comcast	Daniel Batdorf	(517) 334-1862
Watermain	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002
Sanitary Sewer	Bryon Gaines Utility Authority	Barry Korhorn	(616) 971-0002

A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "NATHANIEL ANDREW VOIGT" and the license number "License No. 6201063797". Below the seal is a handwritten signature in black ink that reads "Nate Voigt".

CONSTRUCTION STAKING AND LAYOUT SHALL
BE PERFORMED BY NEDERVELD, INC.

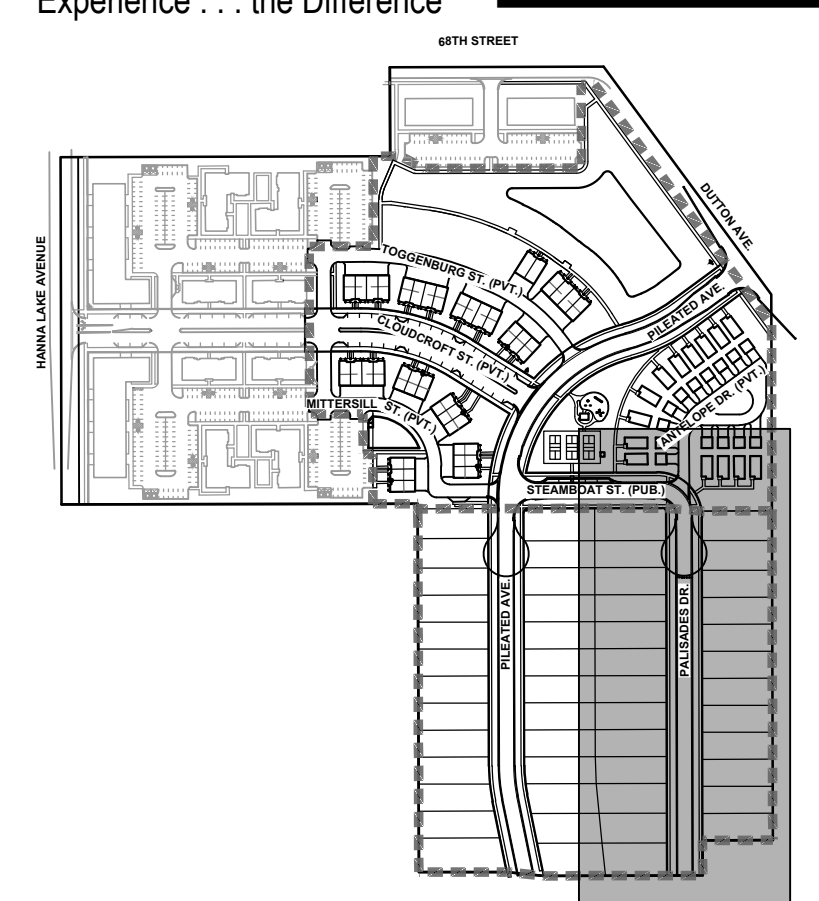
BYRON-GAINES UTILITY AUTHORITY
ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION
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CONSTRUCTION REQUIREMENTS



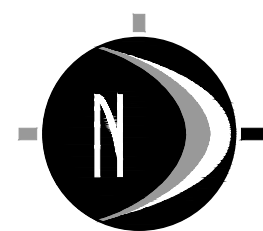
BENCHMARK **ELEV. = 774.36 (NAVD 88)**
Top of NW Flange Bolt on Hydrant by south property
line of #6903 along Hanna Lake Ave.

BENCHMARK **ELEV. = 773.16 (NAVD 88)**
Top of NE Flange Bolt on Hydrant by south property
corner of #7906 Dutton Ave.

BENCHMARK **ELEV. = 773.16 (NAVD 88)**
Top of NE Flange Bolt on Hydrant by south property
corner of #7906 Dutton Ave.



KEY MAP
NOT TO SCALE



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

PROPOSED STORM SEWER
 PROPOSED SANITARY SEWER
 PROPOSED WATERMAIN
 FUTURE STORM SEWER
 FUTURE SANITARY SEWER
 FUTURE WATERMAIN
 INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)

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GRAND RAPIDS

ANN ARBOR

HOLLAND

Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

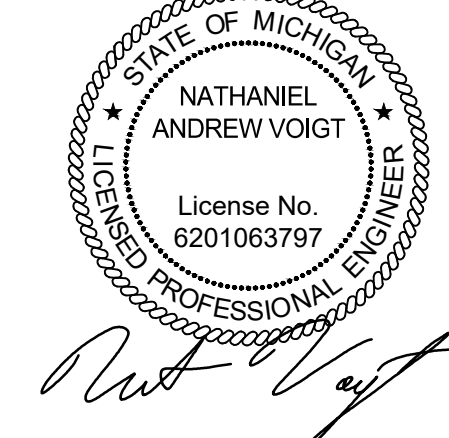
795 Clyde Court
Byron Center, MI 49315

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Drawn: WDS	Checked: NAV	Date: 2025.03.13
Title: Agency Review		
Drawn: WDS	Checked: NAV	Date: 2025.03.28
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Title: Township Comments		
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Title: KCRC Comments		
Drawn: WDS	Checked: NAV	Date: 2025.07.11

DUTTON CENTER PHASE 2

Palisades Drive - Storm Sewer
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R14W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

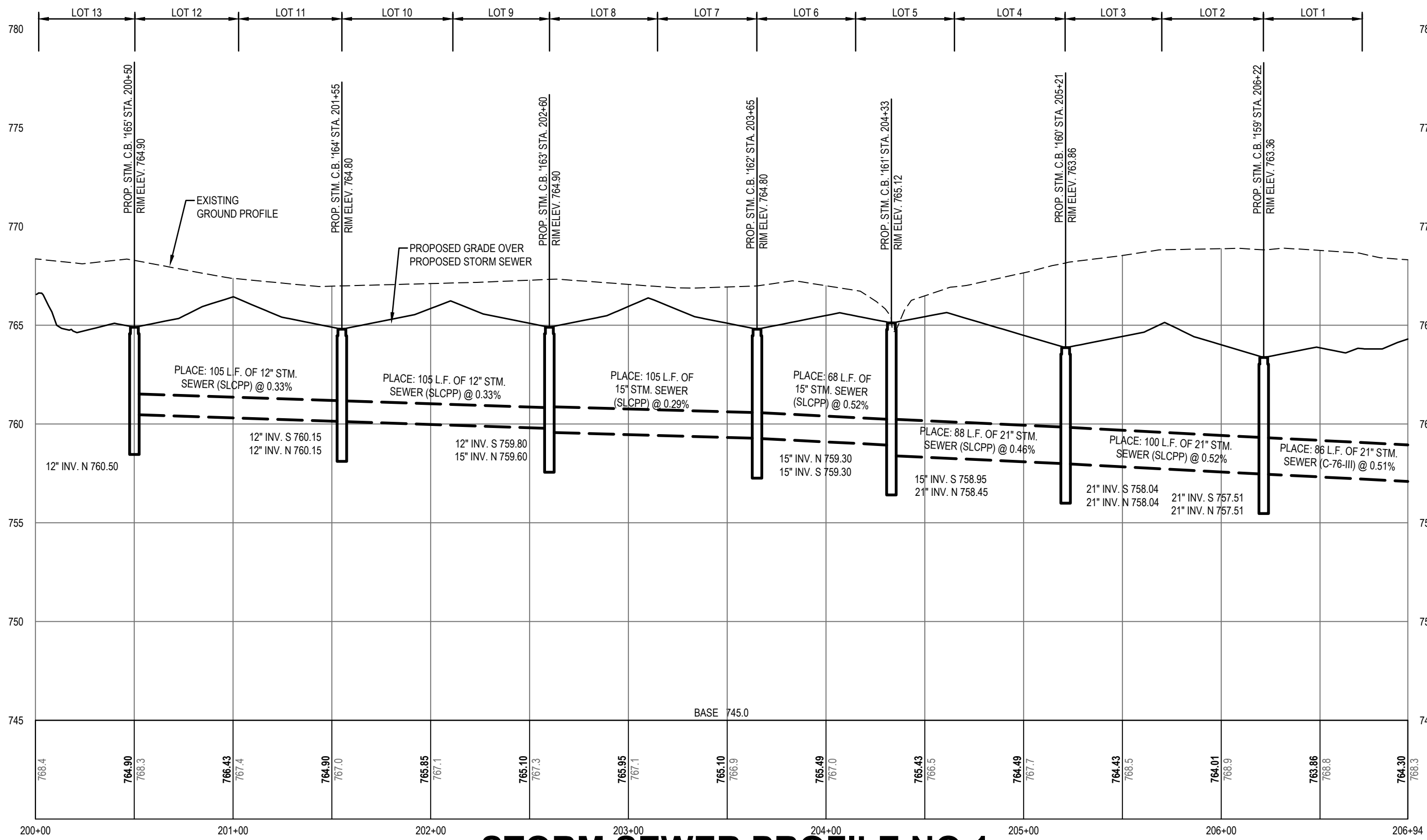
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PROJECT NO:
22400615

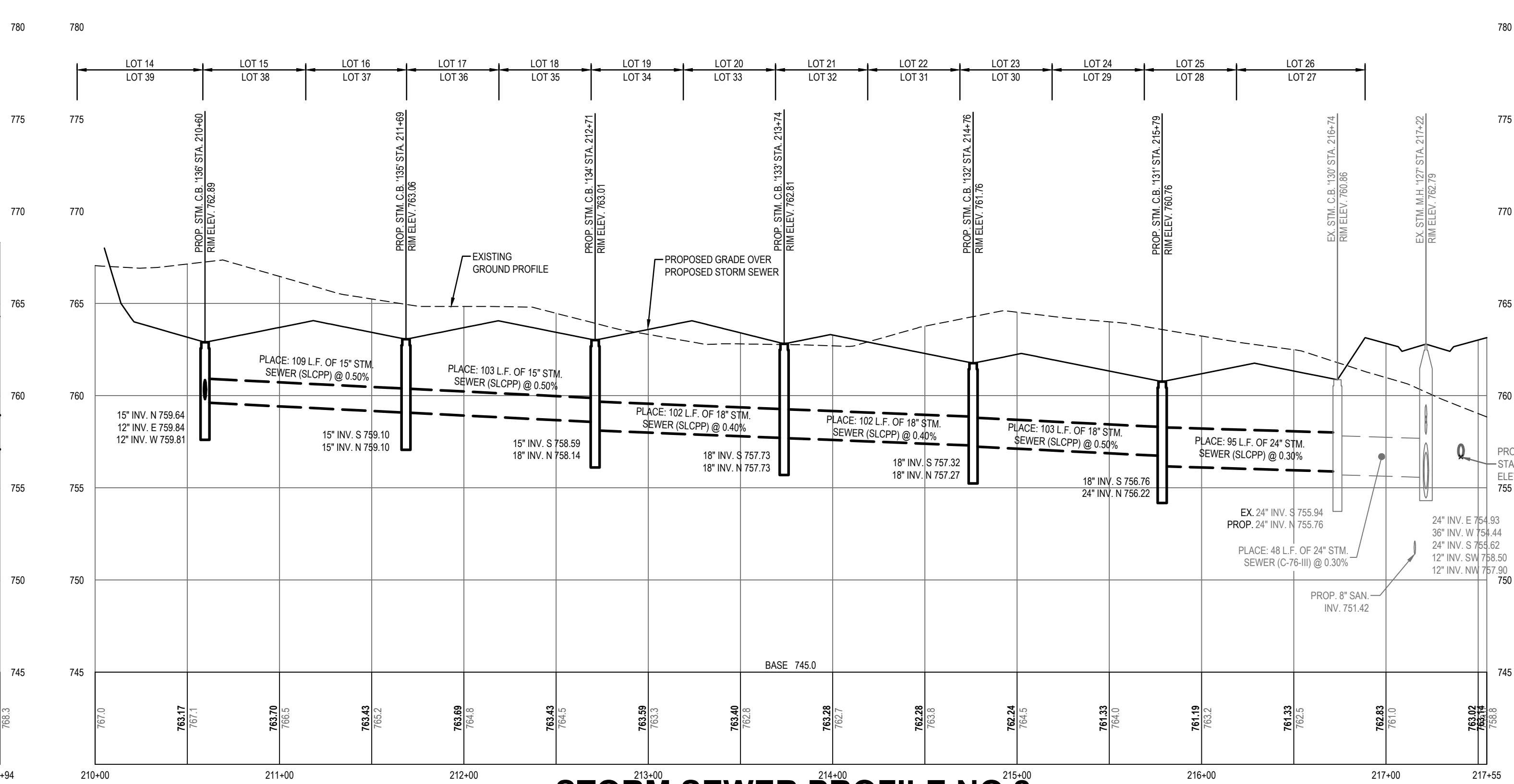
SHEET NO:

C-425



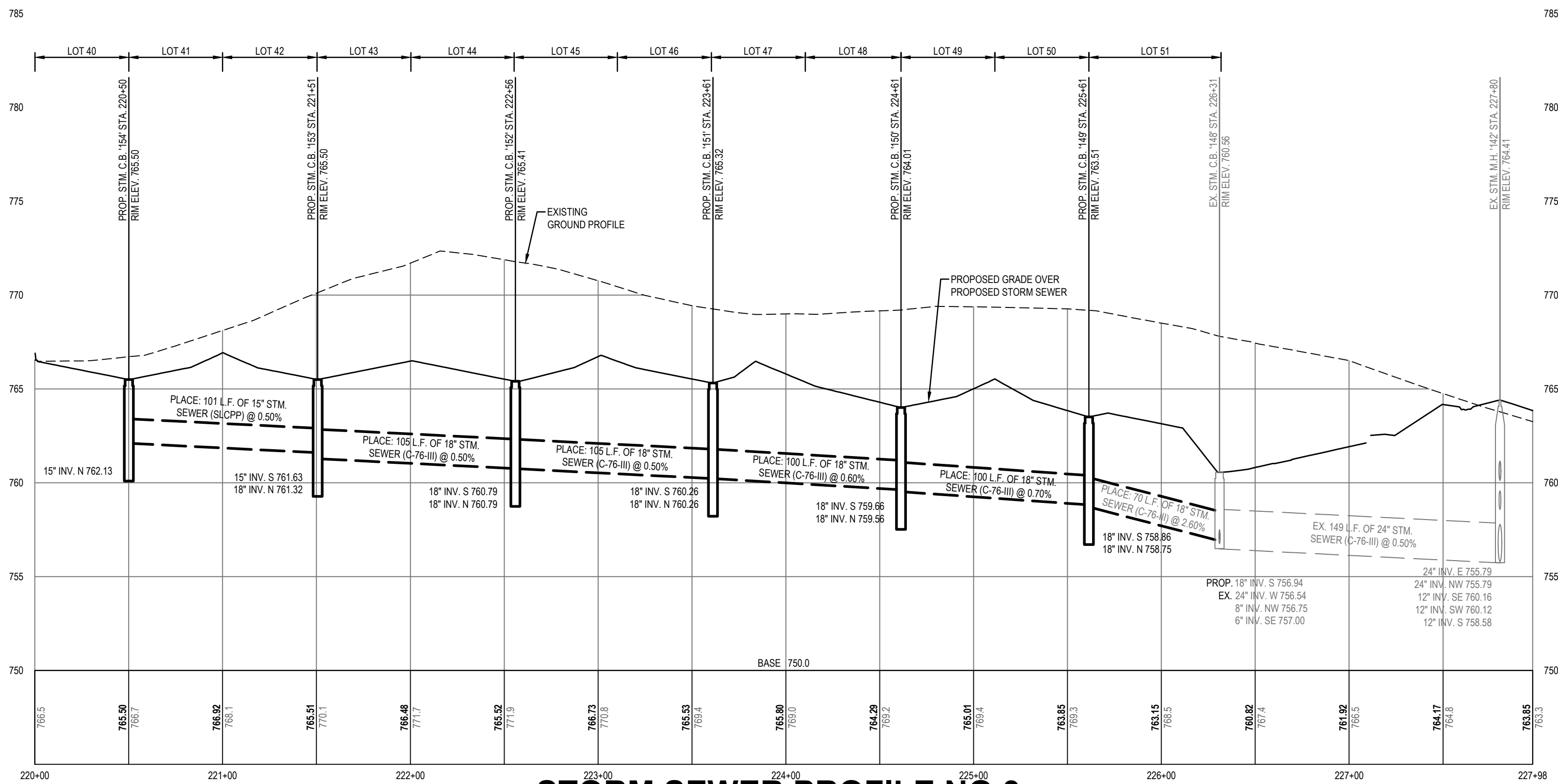
STORM SEWER PROFILE NO.1

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



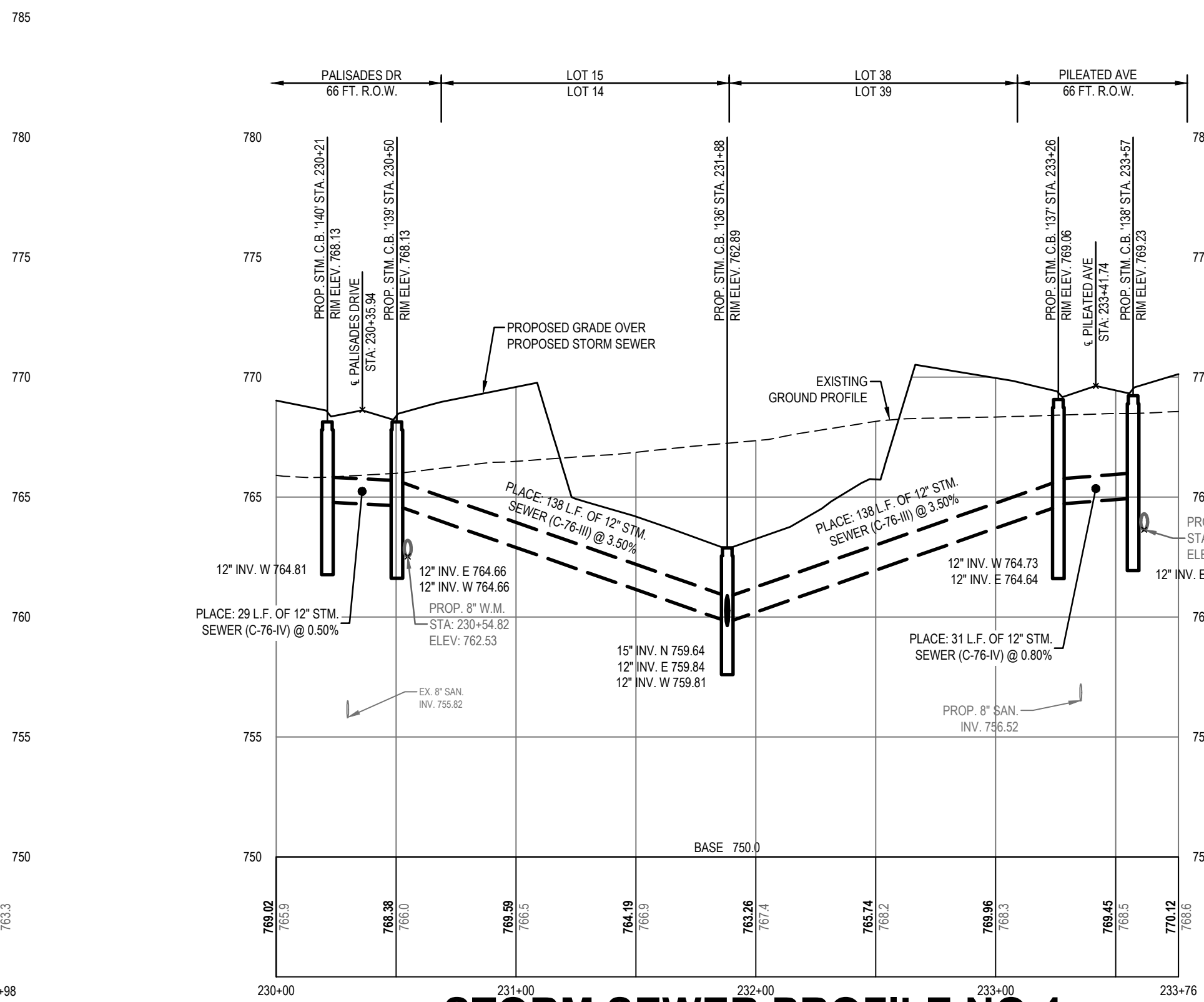
STORM SEWER PROFILE NO.2

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



STORM SEWER PROFILE NO.3

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



STORM SEWER PROFILE NO.4

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

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PREPARED FOR:
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel
795 Clyde Court
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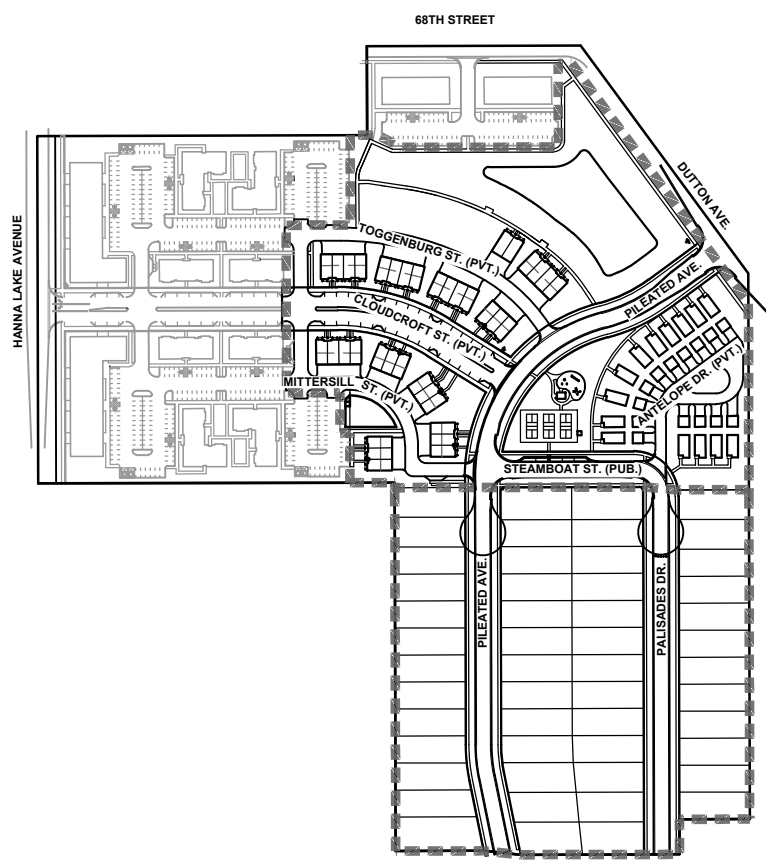
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Drawn: WDS	Agency Review	Checked: NAV	Date: 2025.03.28
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DUTTON CENTER
PHASE 2
Storm Sewer Profiles
3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GANES TOWNSHIP, KENT COUNTY, MICHIGAN

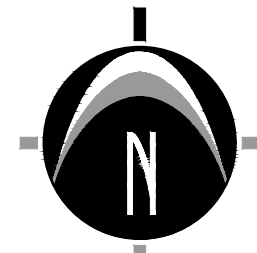
STAMP:
STATE OF MICHIGAN
NATHANIEL
ANDREW VOIGT
License No.
6201063797
REGISTERED PROFESSIONAL ENGINEER
Nate Voigt

PROJECT NO:
22400615

SHEET NO:
C-426



KEY MAP
NOT TO SCALE



0' 40' 80' 160'
SCALE: 1" = 80'

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Holland, MI 49423
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PREPARED FOR:
Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

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DUTTON CENTER PHASE 2

Overall Utility Plan

3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
NATHANIEL
ANDREW VOIGT
License No.
6201063797
LICENSED PROFESSIONAL ENGINEER
Nat Voigt

PROJECT NO:
22400615

SHEET NO:
C-435



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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Know what's below.
CALL before you dig.

NOTE:
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HOLLAND

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PREPARED FOR:

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DUTTON CENTER PHASE 2

Details & Specifications

3316 68TH STREET SE & 7307 HAMMOND AVENUE SE
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



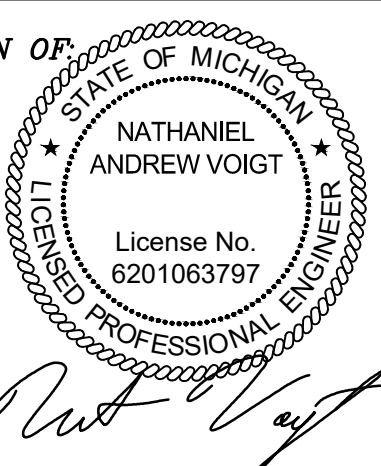
PROJECT NO:

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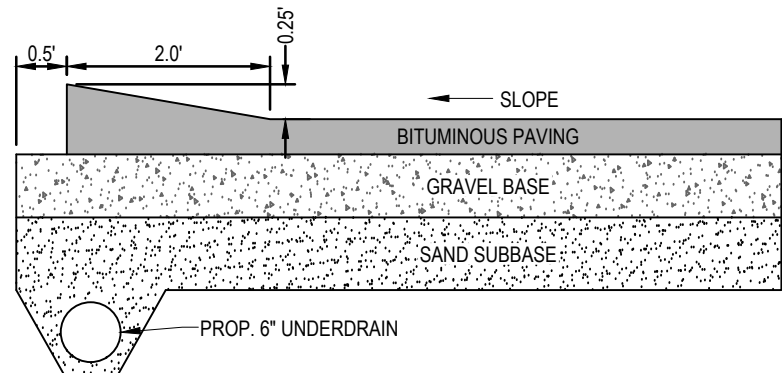
SHEET NO:

C-511

PLANS PREPARED UNDER THE SUPERVISION OF

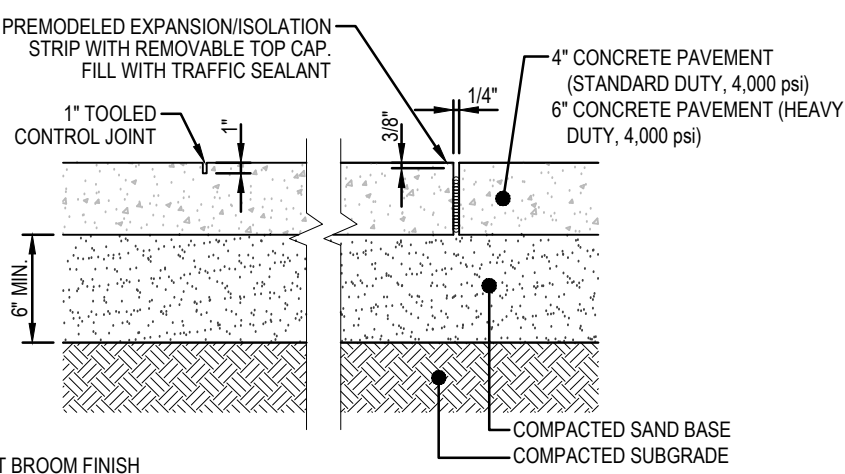


Nate Voigt
Reg. Professional Engineer
Reg. No. 6201063797



PRIVATE ROAD & SITE BITUMINOUS VALLEY GUTTER DETAIL

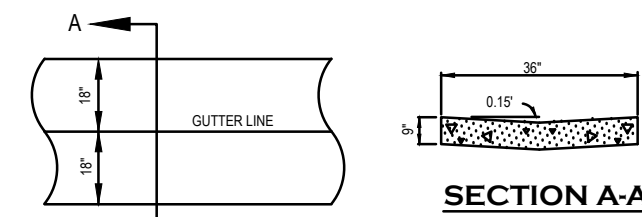
N.T.S.



- NOTE:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. PANEL SIZE SHALL NOT EXCEED 8 FEET
 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 5. AIR ENTRAINMENT - 7% ± 1%
 6. SLUMP 4"±1"
 7. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR FINAL CONCRETE PAVING DETAILS

CONCRETE PAVEMENT DETAIL

N.T.S.

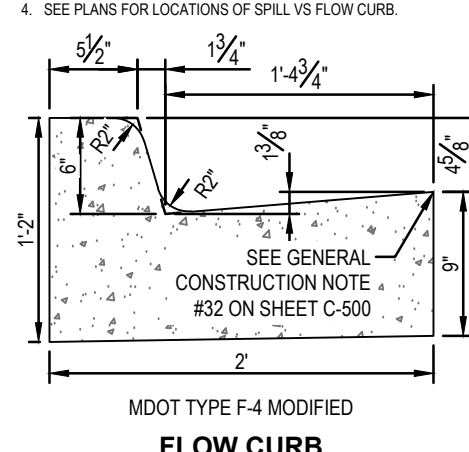


36" CONCRETE GUTTER PAN

N.T.S.

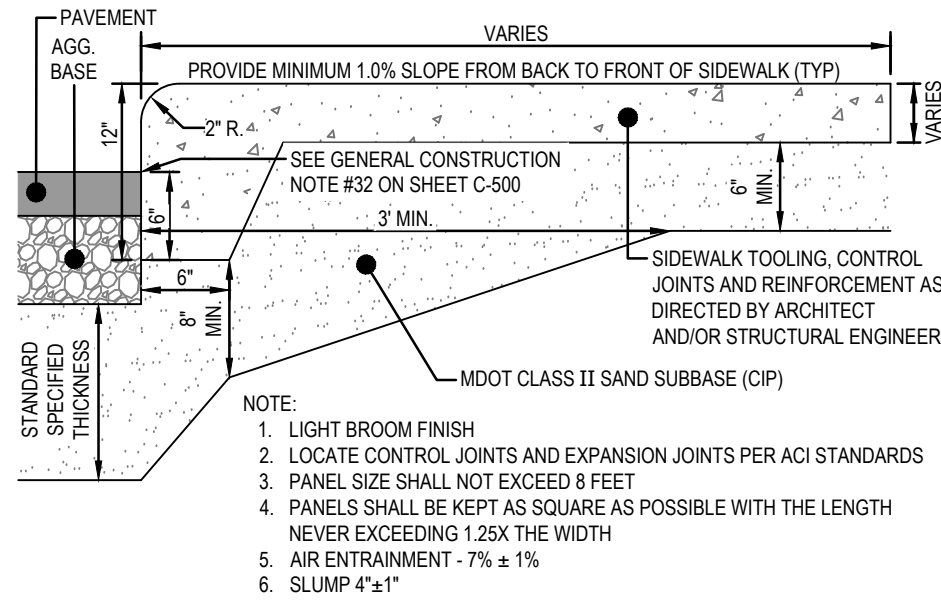
GRADING NOTES:

1. ESTABLISH PERMANENT BENCH MARK ON SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED.
4. SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.



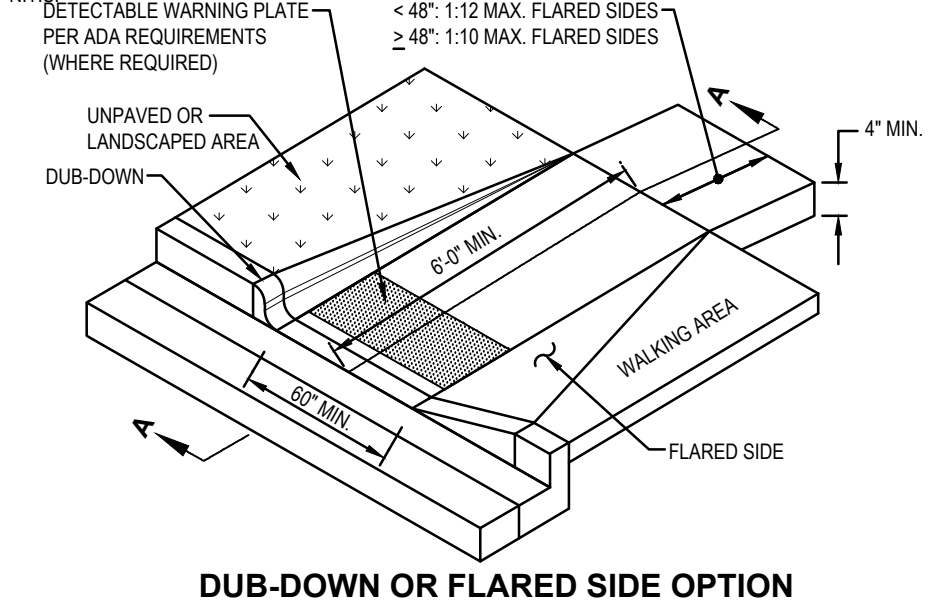
24" CONCRETE CURB AND GUTTER DETAIL

N.T.S.

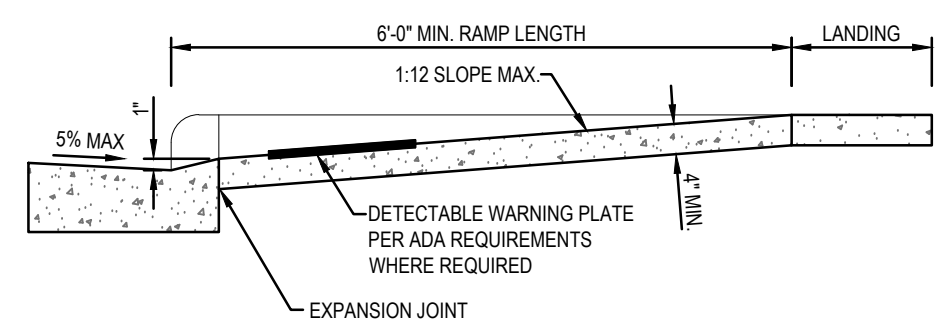


INTEGRAL CURB AND WALK DETAIL

N.T.S.

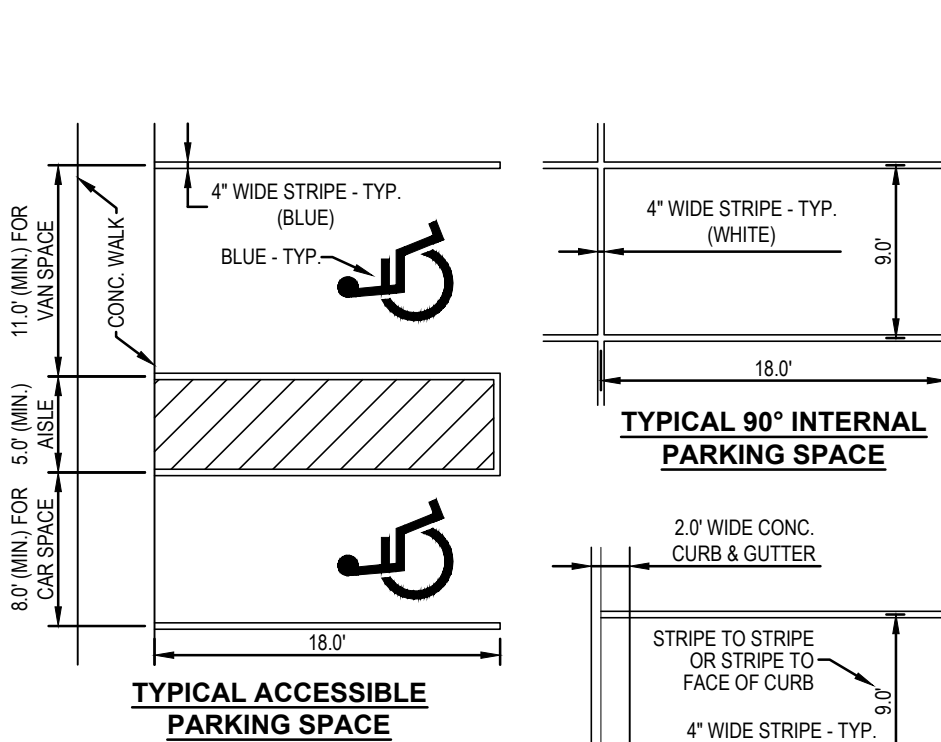


DUB-DOWN OR FLARED SIDE OPTION



SECTION A-A SIDEWALK CURB RAMP WITH DETECTABLE WARNING PLATE

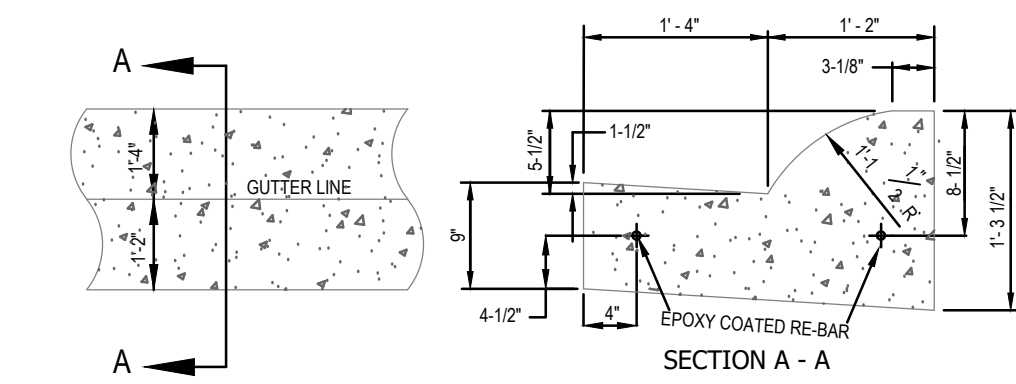
N.T.S.



- NOTES:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. AIR ENTRAINMENT - 7% ± 1%
 4. SLUMP 4"±1"
- WHEN 4 OR FEWER PARKING SPACES ARE PROVIDED ON SITE, SIGNAGE IDENTIFYING THE VAN-ACCESSIBLE PARKING SPACE IS NOT REQUIRED. AT LEAST 90° OF VERTICAL CLEARANCE MUST BE PROVIDED FOR VAN PARKING SPACE, ACCESS AISLE AND VEHICULAR ROUTE. IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT OF THE PARKING SPACE, INSTALL WHEEL STOPS TO KEEP VEHICLES FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE BELOW 36" INCHES. PARKING SPACE AND AISLE TO HAVE A MAXIMUM SLOPE IN ALL DIRECTIONS <2%.
- NOTE:
APPLY TWO COATS OF VOC COMPLIANT, M.D.O.T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAINT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY FILM THICKNESS PER COAT, WITH MINIMUM 30 DAYS BETWEEN APPLICATIONS. SECOND COAT MUST NOT BE APPLIED EARLIER THAN 7 DAYS BEFORE OCCUPANCY.

PAVEMENT MARKING DETAILS

N.T.S.

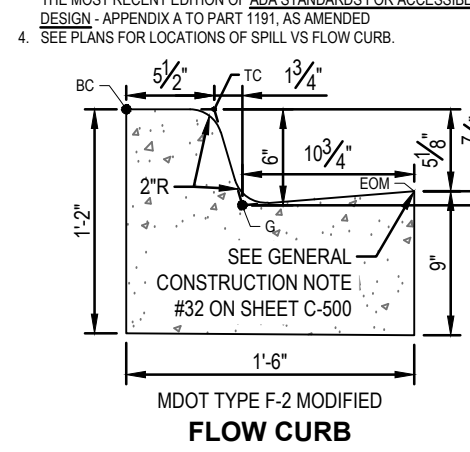


M.D.O.T. B2 CONCRETE CURB & GUTTER DETAIL

N.T.S.

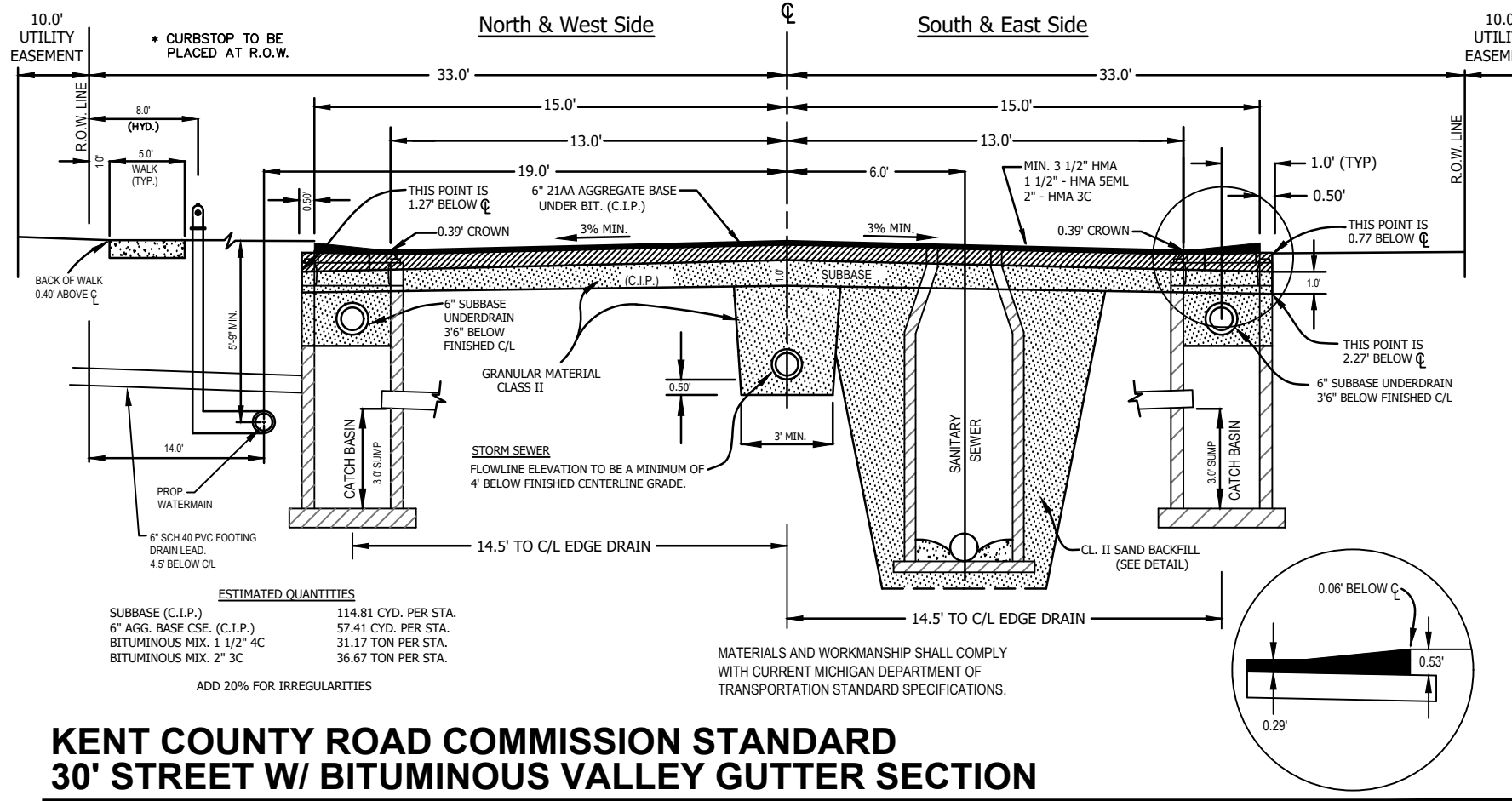
GRADING NOTES:

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2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED.
4. SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.



18" CONCRETE CURB AND GUTTER DETAIL

N.T.S.



KENT COUNTY ROAD COMMISSION STANDARD 30' STREET W/ BITUMINOUS VALLEY GUTTER SECTION

N.T.S.

CONSTRUCTION NOTES

STORM SEWER

1. ALL CATCH BASINS SHALL BE PROVIDED WITH A MINIMUM 2" SLUMP.
2. ALL STORM SEWER SHALL BE SMOOTH LINE CORRUGATED POLYETHYLENE PIPE (SLOPP), WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, ASHOTO M-282 AND M-294, ASTM F-2038, F-2040, D-3212, F-417, F-447, F-450 AND F-4417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2221 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-761 UNLESS OTHERWISE NOTED.
3. IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF ASHOTO M-282 AND THE GEOTECHNICAL SHALL MEET ASHOTO M-288 REQUIREMENTS.
4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.

WATERMAIN AND SANITARY SEWER

1. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

GENERAL

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDT CONSTRUCTION AND MATERIALS SPECIFICATIONS LATEST EDITION AND THE ORDINANCES OF THE TOWNSHIP, WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
2. SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ANY WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPERACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOO WHERE NEEDED AND SHALL BE RESEEDER AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7. ALL FENCE LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWNSHIP BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
10. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING ROAD CLOSED SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.

12. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
13. ALL WORK CONTINGENT SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETOUR PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
15. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES SURFACE LIMITS. THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
16. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION ON ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER.
17. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
18. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP AND THE OWNER.
19. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, MOVED OR ANY OTHER GOVERNING AUTHORITY.
20. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
21. IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
22. ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE SLAB/OUTLET PAVEMENT, DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
23. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALE AND REUSE OR REPLACED.
24. COMPACTED PREMIUM BACKFILL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
25. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
26. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
27. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
28. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
29. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
30. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.
31. ALL SITE WORK INCLUDING BUILDING PAD AND SITE PREPARATION, FOUNDATIONS, FLOORS, RETAINING WALLS, EXCAVATIONS, FILL PLACEMENT, UNSUITABLE SOIL EXCAVATION AND BACKFILL, GROUNDWATER MANAGEMENT, ASPHALT PAVEMENT, CONCRETE PAVEMENT AND QUALITY CONTROL TESTING SHALL COMPLY WITH THE REPORT OF GEOTECHNICAL INVESTIGATION FOR PROJECT NAME PREPARED BY COMPANY NAME DATED NOVEMBER 2, 2021.

NEDERVELD

www.nederveld.com

800.222.1868

GRAND RAPIDS

217 Grandville Ave., Suite 302

Grand Rapids, MI 49503

Phone: 616.575.5190

ANN ARBOR

3037 Miller Rd.

Ann Arbor, MI 48103

Phone: 734.529.6963

HOLLAND

730 Chicago Dr.

Holland, MI 49423

Phone: 616.393.0449

PREPARED FOR:

Allen Edwin Homes (Byron Center)

Attention: Dan Larabel

795 Clyde Court

Byron Center, MI 49315

REVISIONS:

Title: Owner Review	Checked: NAV	Date: 2025.03.14
Title: Agency Review	Checked: NAV	Date: 2025.03.28
Title: Agency Review	Checked: NAV	Date: 2025.05.30
Title: Township Comments	Checked: NAV	Date: 2025.06.27
Title: KGRC Comments	Checked: NAV	Date: 2025.07.11

DUTTON CENTER -
PHASE 2

Details & Specifications (Watermain)

3316 68TH STREET SE & 7307 HAMMOND AVENUE SE

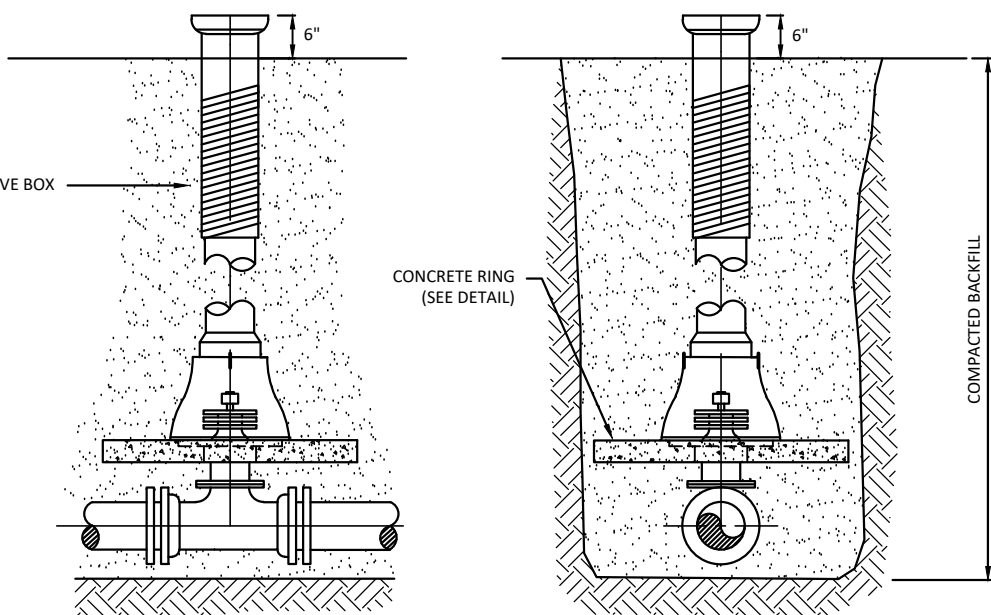
PART OF THE NORTHWEST 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
22400615

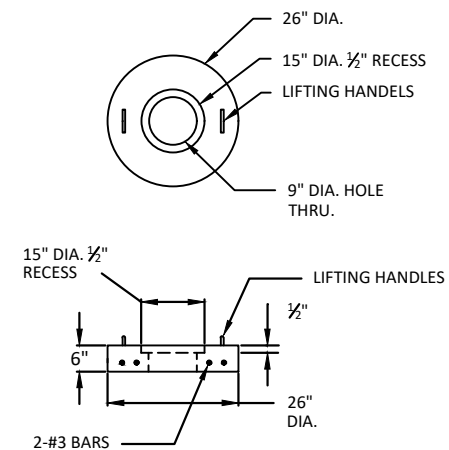
SHEET NO:
C-512

22400615-C512-REV 1WM.dwg NS 7/11/2025 16:33



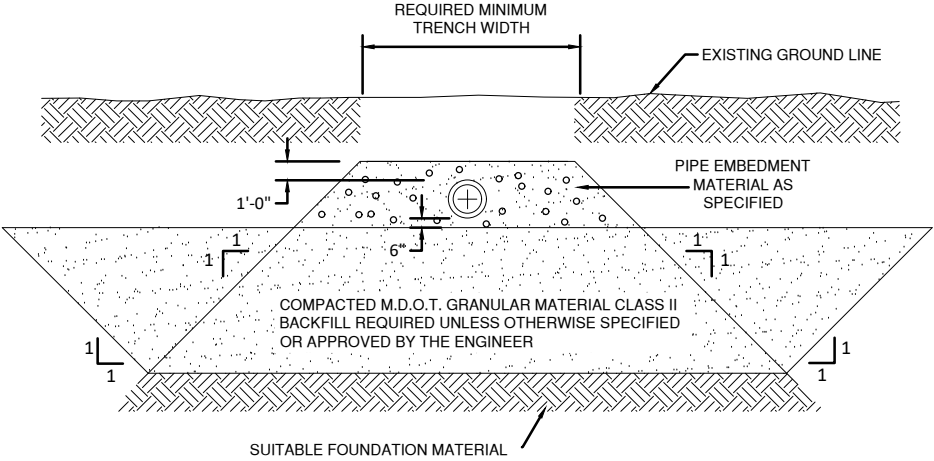
SIDE VIEW

FRONT VIEW

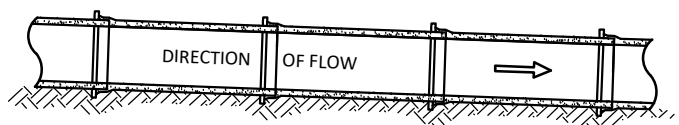


CONCRETE VALVE BOX BASE

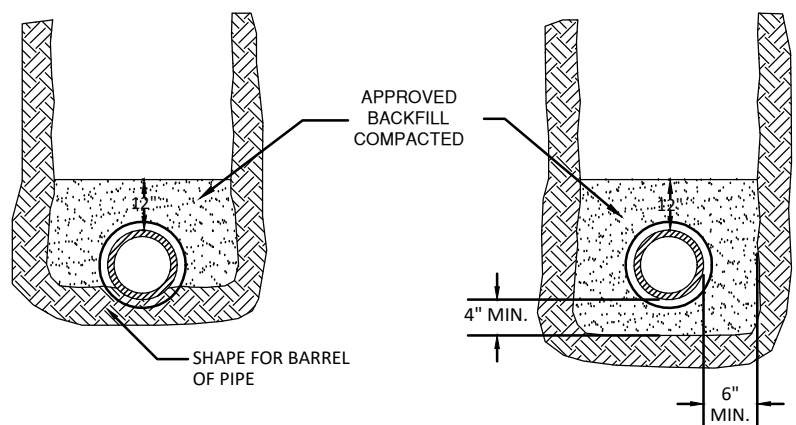
VALVE & BOX FOUNDATION



UNSTABLE SOIL REMOVAL FOR UTILITY



EXCAVATION FOR BELLS



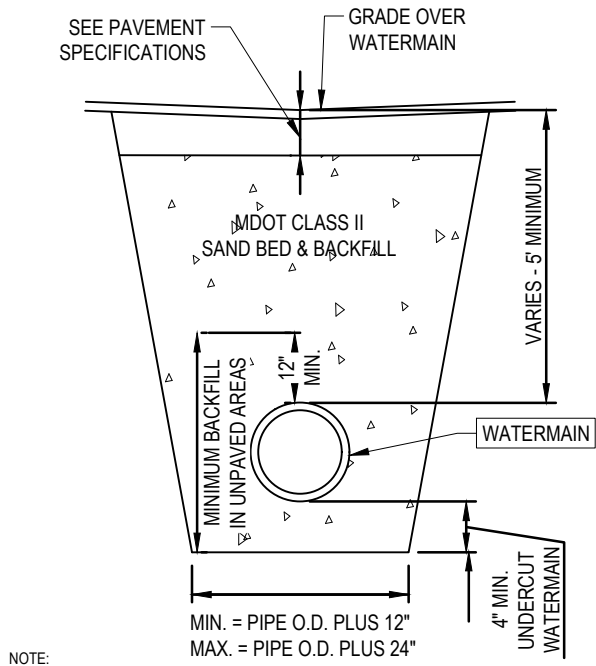
I

(ALL BACKFILL INDICATED SHALL BE COMPACTED TO 95% OF MAX. DENSITY IN ACCORDANCE WITH M.D.O.T. PROCEDURES)

II

- NOTE:
- METHOD I SHALL BE USED IN AREAS OF UNCONSOLIDATED SOILS. (SAND, GRAVEL, ETC.)
 - METHOD II SHALL BE USED IN AREAS OF CONSOLIDATED SOILS. (CLAY, HARDPAN, ROCK, ETC.)

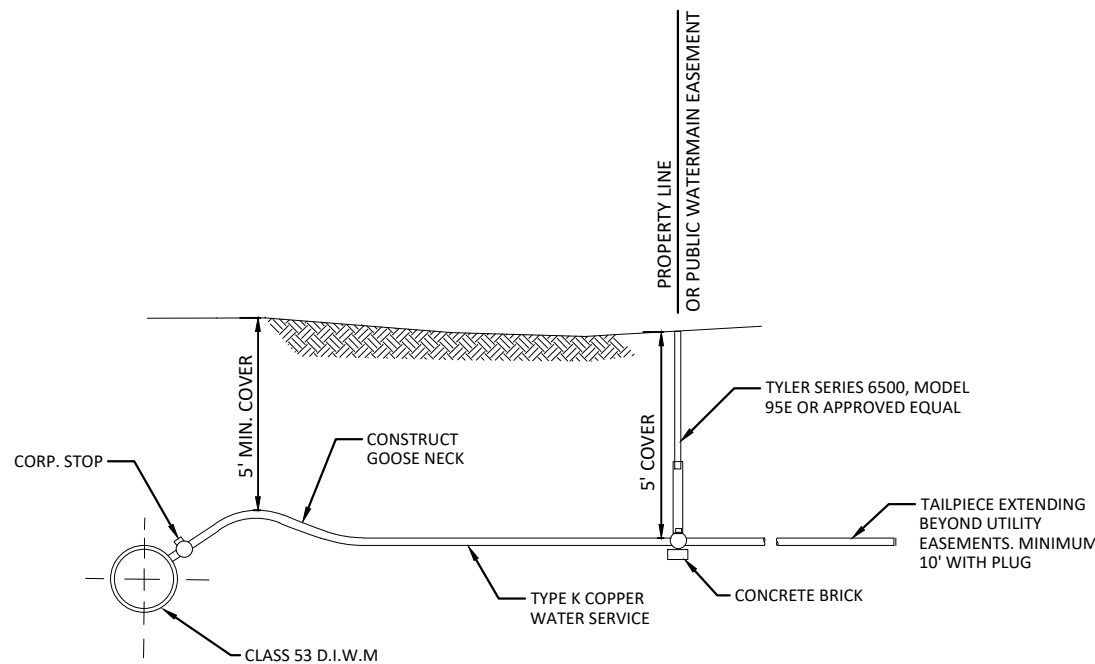
CLASS B PIPE EMBEDMENT



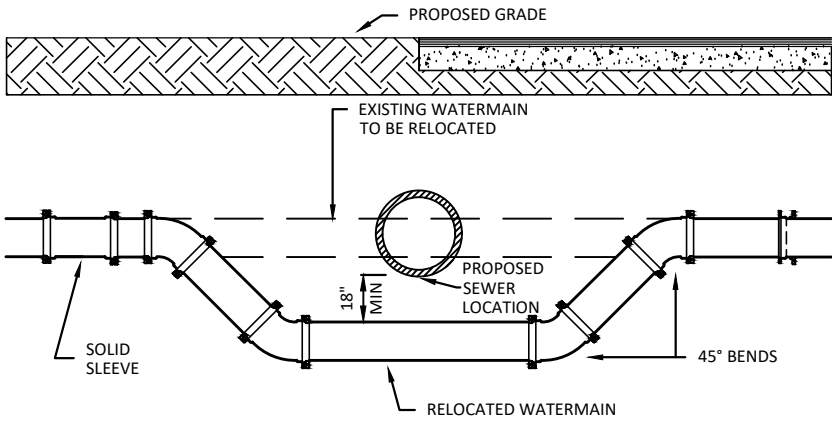
- NOTE:
- TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
 - WHEN WATER MAIN PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF WATERMAIN PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOILS.

WATER MAIN TRENCH AND BACKFILL DETAIL

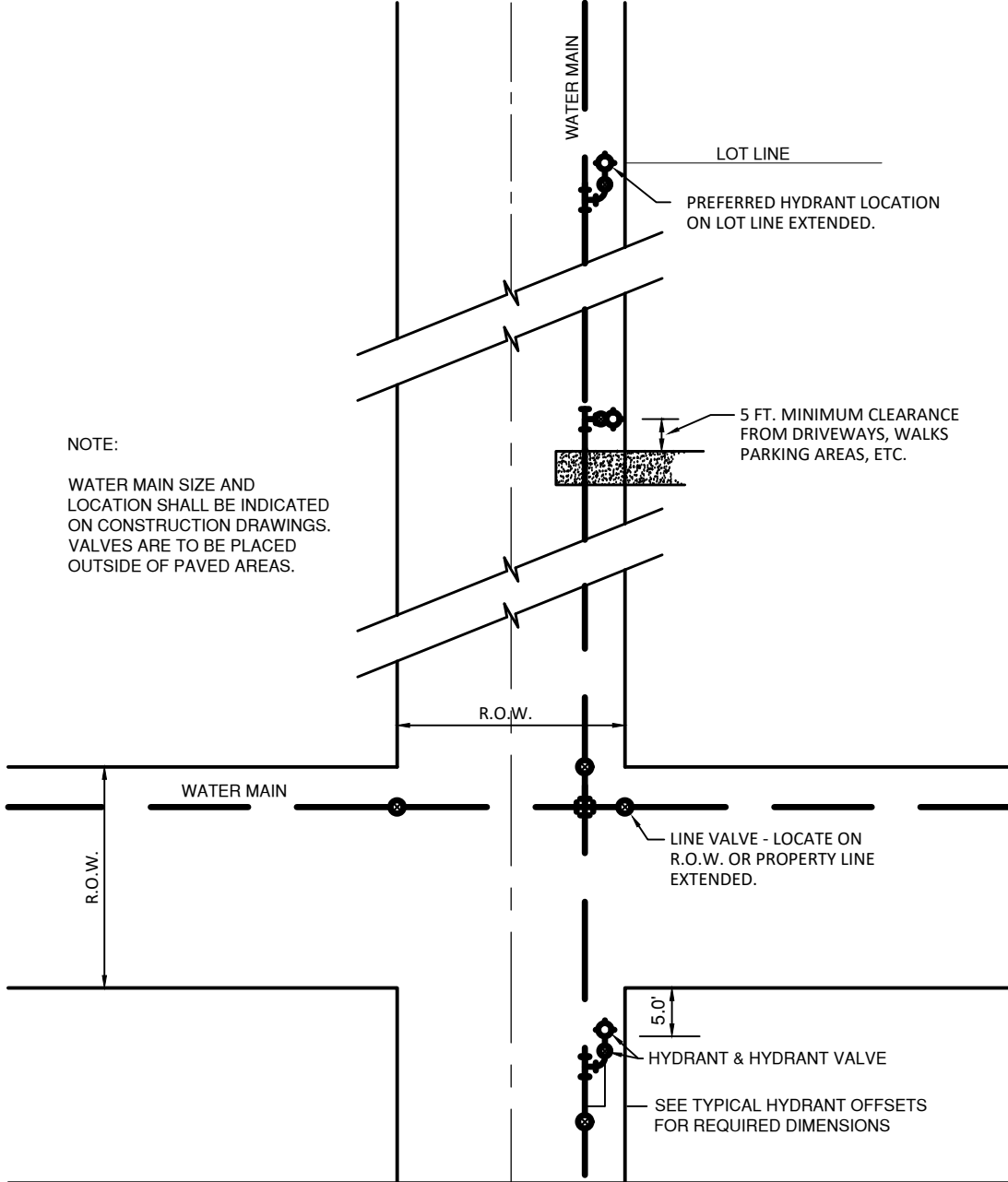
N.T.S.



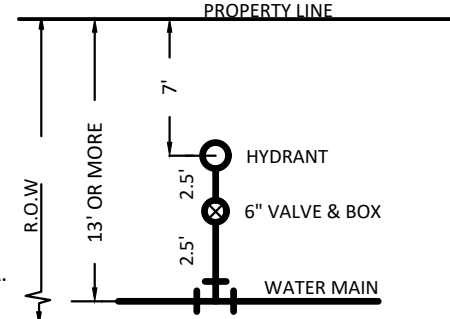
WATER SERVICE CONNECTION DETAIL



WATERMAIN RELOCATION DETAIL

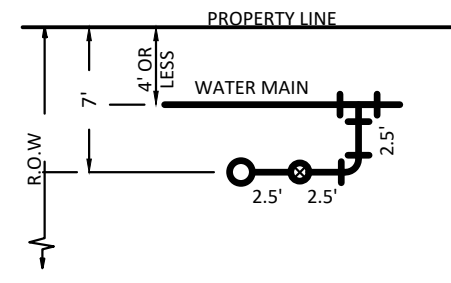


VALVE & HYDRANT LOCATIONS

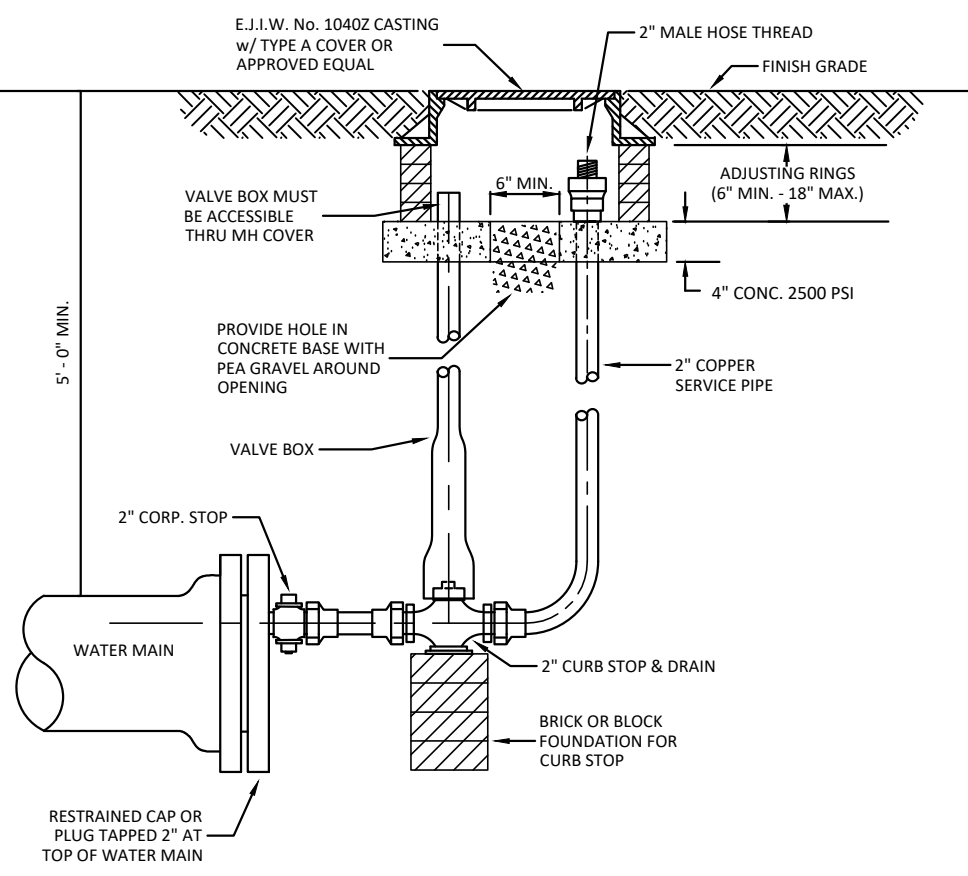


WATER MAIN MORE THAN 13' FROM &
HYDRANT LOCATED AT 7' FROM &

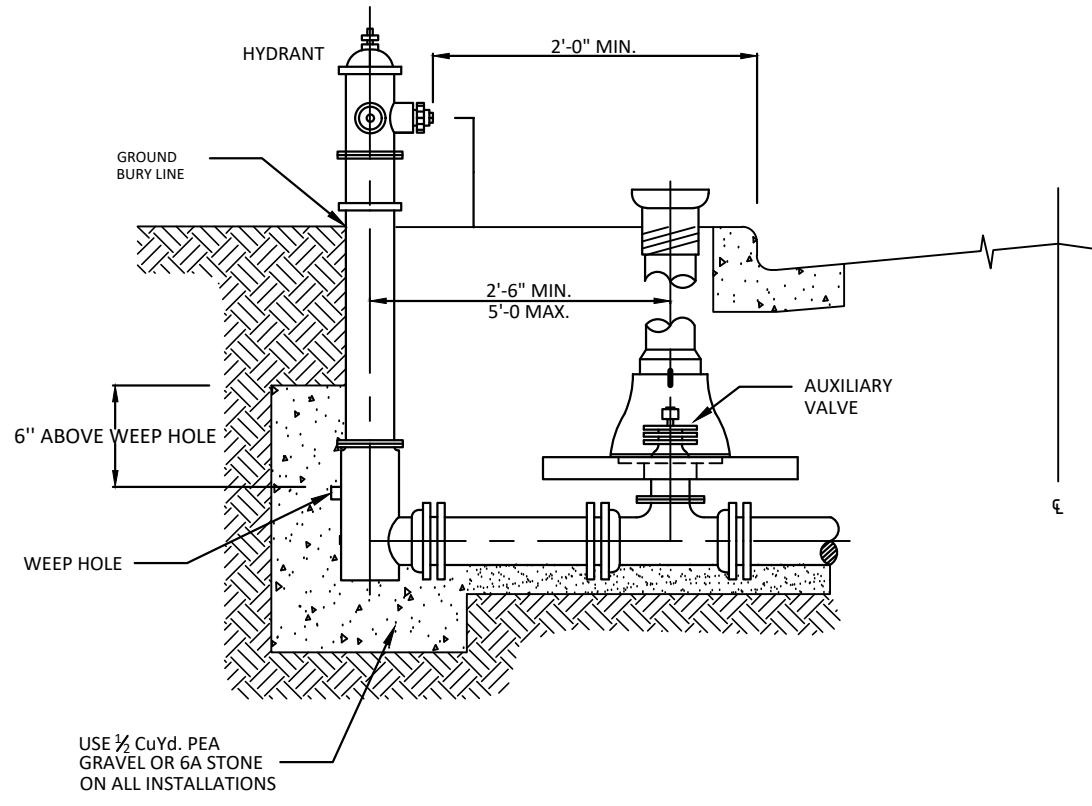
HYDRANT OFFSETS



D. WATER MAIN MORE THAN 4' FROM &
HYDRANT LOCATED AT 7' FROM &



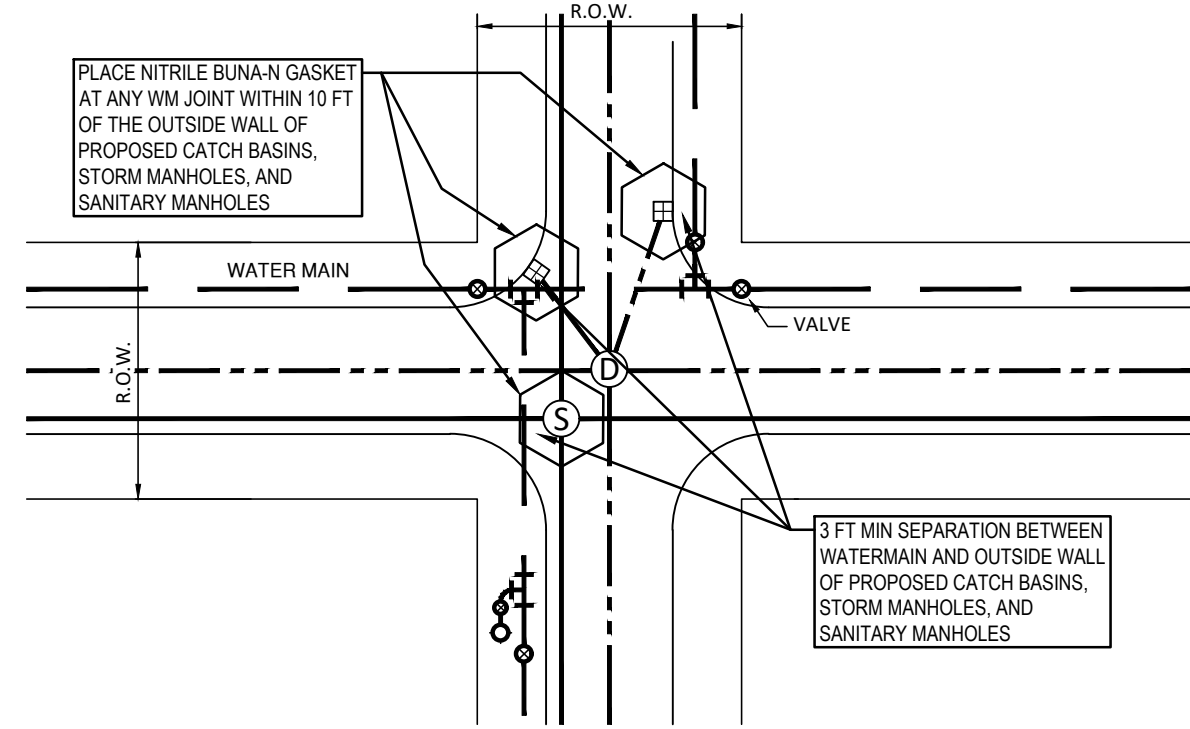
BLOW OFF DETAIL



HYDRANT DETAIL

WATERMAIN NOTES:

- ALL WATERMAIN MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE BYRON GAINES UTILITY AUTHORITY STANDARD CONSTRUCTION REQUIREMENTS.
- WATERMAIN CONSTRUCTION IS TO BE INSPECTED BY VK CIVIL, REPRESENTING THE BYRON GAINES UTILITY AUTHORITY. PRESSURE TESTING OF THE WATERMAIN TO BE PERFORMED BY THE CONTRACTOR, WITNESSED AND APPROVED BY VK CIVIL, REPRESENTING THE BYRON GAINES UTILITY AUTHORITY. CHLORINATION OF THE WATERMAIN WILL BE WITNESSED BY BYRON GAINES UTILITY AUTHORITY, AND THE COLLECTING OF WATER SAMPLES WILL BE DONE BY BYRON GAINES UTILITY AUTHORITY.
- EXISTING WATER LINES ARE TO BE PROTECTED FROM DEBRIS AND CONTAMINATION.
- HYDRANTS AND VALVES SHALL OPEN RIGHT OR CLOCKWISE.
- THE CONTRACTOR SHALL NOTIFY VK CIVIL 48 HOURS (TWO WORKING DAYS) PRIOR TO BEGINNING WATERMAIN CONSTRUCTION.
- MINIMUM DEPTH OF WATERMAIN SHALL BE 5.75FT BELOW THE PROPOSED GRADE TO THE CENTER OF THE PIPE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- ALL HYDRANTS SHALL BE BJ 5BR - 250 D WITH LINE, WATEROUS PACER OR APPROVED EQUAL MEETING BGUA SPEC 4.02.03. ALL HYDRANTS SHALL BE PRODUCED IN THE UNITED STATES OF AMERICA AND SHALL BE FACTORY PAINTED FIRE ENGINE RED ENAMEL THE 6" MECHANICAL JOINT INLET SHALL BE LOCATED 5.75FT BELOW THE GROUND BURY LINE OF THE HYDRANT.
- BACKFILL HYDRANTS AND VALVES WITH COMPACTED SAND WITHIN THE EXCAVATION LIMITS TO FILL GRADE.
- FILTER CLOTH SHALL NOT BE USED ON VALVE BOXES.
- VALVE BOX EXTENSIONS SHALL BE ADDED TO THE BOTTOM SECTION OF THE VALVE BOX. IN NO CASE SHALL THE COVER BE REMOVED AND BE REPLACED WITH A MALE EXTENSION PIECE. ALL SECTIONS OF THE BOX SHALL OVERLAP AND THREAD ONTO THE SECTION BENEATH.
- WATER SERVICE SADDLES FOR 1 1/2" SERVICES AND LARGER SHALL BE ROMAC 202N5, SMITH-BLAIR314, OR POWERSEAL MODEL 3417DI.
- CORPORATION STOP VALVES SHALL BE BALL VALVES: A-Y McDONALD MODEL 747018-22, FORD MODEL FB 1000 OR FB 600 BALLCORP, OR MUELLER 300 B25000 OR P25008.
- CURB STOPS VALVES SHALL BE BALL VALVES: A-Y McDONALD MODEL 76100-22, FORD B44 OR B22 SERIES, OR MUELLER 300 B25204 OR P25209.
- ALL CURB STOP BOXES SHALL BE TYLER SERIES 6500 MODEL 95E, 2 1/2" MINIMUM DIAMETER, LIDS ARE TO BE SECURED WITH BRASS BOLT AND LID IS TO BE MARKED WITH "W" OR THE WORD "WATER".
- ALL GATE VALVES SHALL BE FULLY ENCAPSULATED AND MADE OF DUCTILE IRON. MEETING BGUA SPEC. 4.02.02.01
- CURB STOP VALVES SHALL NOT BE EQUIPPED WITH EXTENSION RODS.
- WATER SERVICE FITTINGS MUST BE COMPRESSION OR FLARED STYLE.
- TWO WEDGES ARE TO BE USED IN EACH DUCTILE IRON PIPE JOINT TO PROVIDE CONTINUITY.
- PIPE RESTRAINT WILL BE ACCOMPLISHED THROUGH THE USE OF MECHANICAL JOINT PIPE, TR FLEX, OR OTHER APPROVED METHODS. IN NO CASE SHALL LOCKING GASKETS BE USED FOR MEANS OF RESTRAINT. INSTALLED RESTRAINTS SHALL BE VISIBLE WHEN PIPE IS EXPOSED.
- UTILITY MARKERS SHALL BE PLACED ON WATERMAIN VALVES IN UNDEVELOPED AREAS OR AS DETERMINED BY THE ENGINEER. THE MARKERS WILL BE RHINO 3-RAIL (UTILITY MARKER) COMPOSITE POST. THE MARKERS SHALL BE 66-INCHES LONG, 4 INCHES WIDE, BLUE, 3-RAIL DESIGN, AND LABELED "WATER".
- PLACE NITRILE BUNA-N GASKETS IN ALL WATERMAIN JOINTS THAT ARE WITHIN 10 FEET OF THE OUTSIDE WALLS OR STORM MANHOLES, STORM CATCH BASINS, AND SANITARY MANHOLES.

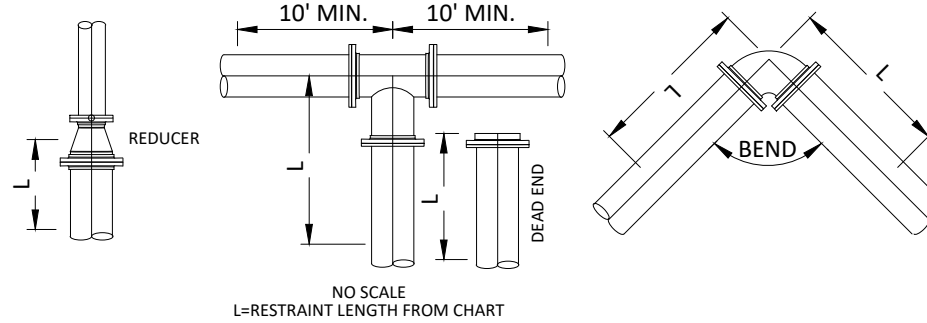


NITRILE BUNE-N GASKET LOCATION DETAIL

Pipe Diameter	Tees, 90° Bends	45° Bends	22-1/2° Bends	11-1/4° Bends	Dead Ends	Reducers (one size)	**
4"	23	9	5	2	57		
6"	32	13	6	3	82	43	63
8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120
16"	74	31	15	7	192	82	110
20"	89	37	18	9	233	82	104
24"	104	43	21	10	272	82	99
30"	123	51	25	12	328	115	148
36"	141	58	28	14	379	115	140

* All lengths are given in feet

** If straight run of pipe on small side of reducer exceeds this value, then no restrained joints are necessary



RESTRAINT SCHEDULE

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

3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

Allen Edwin Homes (Byron Center)
Attention: Dan Larabel

795 Clyde Court
Byron Center, MI 49315

Title: Owner Review		
Drawn: WDS	Checked: NAV	Date: 2025.03.2
Title: Agency Review		
Drawn: WDS	Checked: NAV	Date: 2025.03.2
Title: Agency Review		
Drawn: WDS	Checked: NAV	Date: 2025.05.3
Title: Township Comments		
Drawn: WDS	Checked: NAV	Date: 2025.06.2
Title: KCRC Comments		
Drawn: WDS	Checked: NAV	Date: 2025.07.1

PART OF THE NORTHWEST 1/4 OF SECTION 11 T5N R11W

23M000816 CP1 DET SAN 400 URS 7/11/2006 16:10

6-21





Kent County Road Commission

July 23, 2025

Mr. Nate Voigt,
Nederveld, Inc.
217 Grandville Ave, Suite 302
Grand Rapids, MI 49503
By way of email

Re: Dutton Center PUD – Plan Review

Dear Mr. Voigt:

Please be advised that KCRC engineering staff has reviewed the construction plans for Dutton Center PUD received on July 11, 2025 and approve as submitted.

Be advised that **the following conditions apply** as this moves into the construction phase:

Proprietor shall provide private utility easements adjoining the proposed streets for public utilities which shall in no way encroach, nor encumber the proposed street right of way. The owner/proprietor is cautioned not to execute utility easements with Consumers Energy, or other private utility provider companies, that encumber proposed and future highway/road right of ways as their existence may/will delay final street acceptance and take-over approval. Proprietor shall provide termination of all existing utility easements within proposed public highway right of ways effective prior to acceptance and take-over of said highways. Recommend that utilities be assigned a specific location within the private utility easement based upon their requirements to ensure space for all.

Provide draft warranty deeds and legal descriptions for review prior to execution. Contact KCRC for sample form if needed.

Sawcut, tack, and seal the edges where existing pavement will meet proposed pavement.

A highway permit is required for work in the Dutton Ave right of way. Work within Dutton Ave shall be promptly completed, including restoration paving. Utility trench backfill shall be in layers no greater than 10-inches thick and each layer compacted to at least 98 percent of the maximum unit weight. (Note work in Dutton Ave shall be completed with the least disruption to highway users).

Video inspection of all storm sewers conveying runoff from public roads is required.

The installation of street trees requires a highway permit and street trees shall be installed at least eight feet away from the pavement edge.

The proprietor (developer, contractor, etc.) shall provide, furnish, inspect, maintain, and operate such appropriate and adequate temporary traffic control devices, signs, barricades, etc. in conformance with the Michigan Manual on Uniform Traffic Control Devices, current edition as amended, until acceptance and take-over of proposed public highway, etc. by the Board.

As-built plans provided to KCRC after the completion of the improvements work, show only roadway and storm sewer improvement item related dimensions, elevation, details, etc. KCRC does not require, nor need, sanitary sewer and water main as-constructed dimensions, elevations, and details. Also, show locations of all utility road crossing conduits.

Reminder --- This project is subject to KCRC's Plat Construction Quality Control Provision. Use the attached form to indicate which quality control process is being selected: (1) Material and Workmanship Warranty; or (2) Third Party Engineering Services for Testing Materials and Workmanship. Please advise KCRC of the decision two weeks prior to the pre-con meeting.

The Board of County Road Commissioners retains sole discretion to determine time and conditions for the take-over of proposed public streets.

Please contact me if you have any questions.

Sincerely,
KENT COUNTY ROAD COMMISSION

Darren Vink

Darren Vink, PE
Engineer for Plats and Streets
c. (616) 856-4931
o. (616) 242-6901 x6911
dvink@kentcountyroads.net

cc: Dan Wells (Gaines Twp)
Jeff Gritter (V&K)
Angie Latvaitis (KCDC)
Erik Easterly (KCRC)

OFFICE OF THE DRAIN COMMISSIONER

Ken Yonker, Drain Commissioner
775 Ball Ave NE, Grand Rapids, Michigan 49503
Telephone: (616) 632-7910 Fax: (616) 632-7915



APPLICATION AND PERMIT FOR CROSSING OR CONNECTION TO COUNTY DRAIN

Rev: February 2022

Drain Name: Dutton Drain ✓

Permit No. 2025-045
(Office use only)

PROJECT INFORMATION:

Project Name: Dutton Center

Property Address: 3316 68th St SE, Caledonia, MI 49316

Major Crossroads or Intersection: 68th and Dutton Rd

Township/City/Village: Gaines Twp Parcel ID: 41-22-11-101-017

PROJECT DESCRIPTION:

Provide a general description of the project (attach extra sheets if necessary) Permanent Outlet
for stormwater discharge to Dutton Drain

APPLICANT INFORMATION:

Contact Name: Chris Kohane

Email Address: ckohane@allenedwin.com

Company Name: Green Development Ventures, LLC

Phone No.: 616-325-0648

Address: 2186 E Centre Ave

City: Portage

State: MI Zip: 49002

CONTRACTOR / ENGINEER / AGENT INFORMATION:

Contact Name: Eric Deyoung, Nate Voigt ✓

Email Address: edeyoung@nederveld.com

Company Name: Nederveld Inc.

Phone No.: 616-575-5190

Address: 217 Cesar E Chavez

City: Grand Rapids

State: MI Zip: 49503

PROJECT CONDITIONS: ✓

1. A **PERMIT FEE** in the amount of \$50.00 must accompany the application. This fee does not guarantee a permit. Make checks payable to KENT COUNTY DRAIN COMMISSION. If the expense to review the proposed activity exceeds the amount of fees collected, the Drain Commissioner shall charge additional fees to cover the actual cost.
2. This permit must be accompanied by the information noted in our "Plan Requirements and Standards for Crossing, Connection, and Encroachment" available on our website.

OFFICE OF THE DRAIN COMMISSIONER

Ken Yonker, Drain Commissioner
775 Ball Ave NE, Grand Rapids, Michigan 49503
Telephone: (616) 632-7910 Fax: (616) 632-7915



3. The proposed work shall be constructed at the location, elevation, and manner shown on the drawing attached hereto, which is, hereby, made a part of this agreement.
4. All work done in connection with said construction shall be done in a good and workmanlike manner and said drain shall be left in a good condition. Upon the completion of said construction, the contour shall be, as near as possible, the same as that which existed prior to the start of construction.
5. Care shall be exercised such that the drain shall be maintained and left unobstructed during construction to prevent the backing up of water which would cause flooding of adjacent land.
6. If the proposed work causes damage to or an increase in the costs of maintenance or improvement of said Drain in any way, the applicant agrees to pay for all costs associated with the additional costs for maintenance, repair, and improvement of the Drain. Any unpaid costs associated with maintenance, repair, and improvement will act as a lien on the Property.
7. The applicant agrees to notify the Drain Commissioner when the work described herein will commence so an inspector may be present, if necessary.
8. The applicant agrees that within 30 days after completion of the work described herein, the applicant will deliver to the Drain Commissioner a certificate stating that the work has been performed in accordance with the terms thereof.
9. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, Public Act of 1994, or the need to acquire applicable MDEQ permits.
10. The applicant hereby agrees the facilities to be constructed, placed, or installed under this Permit may be relocated at the discretion of the Kent County Drain Commissioner. Any relocation will be made at no charge to the Kent County Drain Commissioner.
11. The undersigned further agrees that if this application is approved, he will meet all legal requirements and be responsible to the Kent County Drain Commissioner for any damages to county or intercounty drains and that he shall well and truly pay all damages, fines, and penalties which he shall become liable to pay and shall hold the Kent County Drain Commissioner, his staff, and designated county or intercounty drainage districts harmless from all suits, claims, damages, and proceedings of any kind due to his operation within county or intercounty drain right of way.

I, the undersigned, in applying for a permit agree to abide by the terms and conditions outlined in the Permit and certify that I have the legal authority to place the Utility in the proposed location for which the Permit will serve/or I am the Permittee's authorized agent.

Signature: _____

Chris Kohane

Digitally signed by Chris Kohane
DN: C=US,
E=ckohane@allenedwin.com,
O=Allen Edwin Homes,
OU=Project Manager,
CN=Chris Kohane
Date: 2025.08.24
11:07:25-1100

Date: _____

6-24-25

(Office use only below this line)



Approved

____ Approved as noted

____ Revise and Resubmit

____ Not Approved

Comments: _____

Signature: _____

A handwritten signature in blue ink, appearing to read "Jacob M. P.".

Date: _____

Sept 10, 2025

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT FOR CONSTRUCTION OF WASTEWATER SYSTEMS

SITE NAME:	Byron-Gaines Utility Authority CM	PERMIT NUMBER:	P41005530 v. 1
CONTACT NAME:	Barry Korhorn	ISSUED DATE:	August 12, 2025
CONTACT PHONE:	616-971-0002	ISSUED TO:	Byron-Gaines Utility Authority
CONTACT EMAIL:	Bd.korhorn@bgua.org	PROJECT NAME:	Dutton Center Phase 1 and Phase 2
PROJECT COUNTY:	Kent	PROJECT LOCATION:	Gaines Charter Township

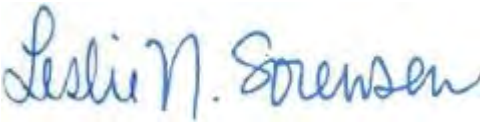
APPLICATION SUBMISSION ID: HQE-EJWF-5MGFA

REQUIRED NOTIFICATIONS: The permittee shall submit a Construction Startup Notification (just prior to excavation) and a Construction Completion Notification (upon project completion) using the permit schedules in MiEnviro Portal.

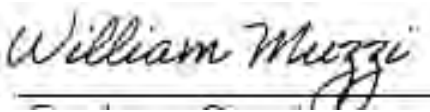
☐ If this box is checked, please see the SPECIAL CONDITIONS on page 2.

**ISSUED UNDER THE AUTHORITY OF THE DIRECTOR OF
THE DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE)**

Issued By:


Leslie N. Sorensen, P.E. Engineering Specialist

Reviewed By:


William Muzzi Environmental Engineer

cc: Kent County Health Department
Jeff Gritter, P.E., Vriesman & Korhorn Civil Engineers
Nate Voigt, P.E., Nederveld Associates, Inc.

GENERAL CONDITIONS

- a. This PERMIT only authorizes the construction, alteration, addition, or improvement of the wastewater system as described herein and is issued solely under the authority of Part 41, Sewerage Systems, of Act 451.
- b. This PERMIT expires two (2) years after the above date of issuance unless construction starts prior to the expiration date in accordance with R 299.2939(2) of the Part 41 Administrative Rules.
- c. Any portion of the herein-described proposed wastewater project constructed prior to the date of issuance is not authorized by this PERMIT and is a violation of Part 41 of Act 451.
- d. No sewer shall be placed into service unless and until the outlet sewer has been constructed, tested, and placed into service.
- e. Failure to meet any condition of this PERMIT or any requirement of Act 451 constitutes a violation of Act 451.
- f. Issuance of this PERMIT does not authorize any violation of federal, state, or local laws or regulations, nor does it obviate the need to obtain other permits or approvals from EGLE or other units of government as required by law.
- g. The applicant must provide notice of impending construction to public utilities and comply with the requirements of the Underground Facility Damage Prevention and Safety Act, PA 174 of 2013, as amended (MISS DIG).
- h. All earth-changing activities must be conducted in accordance with Part 91, Soil Erosion and Sedimentation Control, of Act 451.
- i. All construction activity, including groundwater dewatering, impacting wetlands shall be conducted in accordance with Part 303, Wetlands Protection, of Act 451.
- j. If water withdrawal, via dewatering activities, is associated with this project, authorization under Part 327, Great Lakes Preservation, of Act 451, is required for new or increased large quantity withdrawals over 100,000 gallons per day (70 gallons per minute). A Part 327 permit is required for new or increased large quantity withdrawals over 2,000,000 gallons per day.

SPECIAL CONDITIONS

1. This permit does not have any special conditions in addition to the General Conditions listed above.

PROPOSED WASTEWATER PROJECT DESCRIPTION

142 LFT of 8-inch sanitary sewer in an easement starting at an existing MH in Dutton Ave approximately 350 FT south of 68th St extending to the west and south to the intersection of Pileated Ave and Dutton Ave.

1097 LFT of 8-inch sanitary sewer installed in Pileated Ave from Dutton Ave to the south and west.

410 LFT of 8-inch sanitary sewer installed in Toggenburg St from the intersection of Toggenburg St and Pileated Ave extending to the north and west.

438 LFT of 8-inch sanitary sewer installed in Mittersill St from the intersection of Mittersill St and Pileated Ave extending to the west and north.

324 LFT of 8-inch sanitary sewer installed in Steamboat St from the intersection of Steamboat St and Pileated Ave extending to the east to the intersection of Steamboat St and Palisades Dr.

133 LFT of 8-inch sanitary sewer installed in an easement extending east from the intersection of Steamboat St and Palisades Dr.

461 LFT of 8-inch sanitary sewer installed in Palisades Dr extending south of the intersection of Steamboat St and Palisades Dr.



**MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT**

Issued To:

**Chris Kohane
795 Clyde Ct SW
Byron Center, MI 49315**

**Permit No: WRP045729 v.1
Submission No.: HQD-8Z2G-MN22E
Site Name: 41-3316 68th St SE-Caledonia
Issued: September 3, 2025
Revised:
Expires: September 3, 2030**

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

☒ Part 301, Inland Lakes and Streams

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan's water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Install a 77-foot-long, 43-inch by 68-inch, culvert, buried 6 inches below the bed, in Dutton Drain with 2 cubic yards of riprap at the culvert end. Construct a 1.38-acre stormwater detention pond with the associated outlet control structure into Dutton Drain. Install 5 linear feet of 8-inch watermain under Dutton Drain by open trench method. All work shall be completed in accordance with the approved plans and specifications of this permit.

**Waterbody Affected: Dutton Drain
Property Location: Kent County, Gaines Township,
Town/Range/Section 05N/11W/11,
Property Tax No. 41-22-10-101-017**

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit.
- J. This permit shall not be assigned or transferred without the written approval of EGLE.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.

- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit <https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview> and select "Soil Erosion and Sedimentation Control Agencies".
 2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
 3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.

4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
7. All dredge/excavated spoils including organic and inorganic soils, vegetation, and other material removed shall be placed on upland (i.e., non-wetland, non-floodplain, and non-bottomland), prepared for stabilization, and stabilized with sod and/or seed and mulch in such a manner to prevent and ensure against erosion of any material into any waterbody, wetland, or floodplain.
8. Prior to commencement of any dredging authorized by this permit, the entire dredged area shall be enclosed with a turbidity curtain to prevent off-site siltation. The turbidity curtain shall be installed to extend from the bed of the waterbody to a point above the existing water's surface. The turbidity curtain shall be maintained for the duration of the project and shall be left in place after completion of dredging until all disturbed sediments have settled. In the event there is a problem with the turbidity curtain and a failure to contain the sediments from leaving the project site, the project shall be immediately stopped, evaluated, and appropriate measures shall be taken to stop the release of sediments/turbidity. The permittee, agent or contractor shall immediately notify the Pollution Emergency Alerting System (PEAS) at 1-800-292-4706 and EGLE representative through MiEnviro Schedules of Compliance submission, or via phone or email at 616-256-2192 or BultsmaA@michigan.gov, on the turbidity curtain failure and the measures being taken to stop the release of sediments/turbidity.
9. All fill/backfill shall consist of clean inert material that will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water, floodplain, or wetland. All raw areas associated with the permitted activity shall be stabilized with sod and/or seed and mulch, riprap, or other technically effective methods as necessary to prevent erosion.
10. The placement of the new culvert and the initial placement of fill in the stream shall be done in the dry or in such a manner that all flow is immediately passed through the culvert. The major placement of fill shall be done in the dry or in still water where erosion and siltation will be minimized. The fill material used in this initial placement shall be washed gravel, coarse aggregate, or rock and shall be placed at both ends of the culvert above normal water level before backfill material is placed.
11. The culvert shall be installed to align with the center line of the existing stream at both the inlet and outlet ends and must be buried below the stream bed to provide a natural channel substrate through the structure as shown on the approved plans.
12. Road fill side slopes shall not be steeper than 1-on-2 (1 vertical to 2 horizontal) except where headwalls of reinforced concrete, mortar masonry, dry masonry, or other acceptable methods are used.
13. Road fill side slopes terminating in the stream and any raw streambanks resulting from the construction shall be stabilized with temporary measures in accordance with appropriate Best Management Practices based on site conditions, and if necessary, may be riprapped extending above the ordinary high-water mark, before or upon commencement of the permitted activity. Temporary stabilization measures shall be maintained until permanent measures are in place.

14. All other road fill slopes, ditches, and other raw areas draining directly to the stream may be protected with riprap, sod and/or seed and mulch as may be necessary to provide effective erosion protection. The placement of riprap shall be limited to the minimum necessary to ensure proper stabilization of the side slopes and fill in the immediate vicinity of the structure. Rock riprap shall be placed such that it does not narrow up the stream or interfere with stream flows into and out of the structure.
15. If the project, or any portion of the project, is stopped and lies incomplete for any length of time (other than that encountered in a normal work week) every precaution shall be taken to protect the incomplete work from erosion, including the placement of temporary gravel bag riprap, temporary seed and mulch, or other acceptable temporary protection.
16. No work shall be done in the stream during periods of above-normal flows except as necessary to prevent erosion.
17. If the utility is trenched through a stream or lake, all spoil material shall be removed from the stream or lake and disposed of on an upland (non-floodplain, non-wetland or non-bottomland) site. The trench shall be backfilled with washed gravel.

Issued By: Abigail Bultsma
Abigail Bultsma
Grand Rapids District Office
Water Resources Division
616-256-2192

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

Permittee Signature

Date

cc: Gaines Township Clerk
Kent County Drain Commissioner
Kent County Clerk



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

10/14/2025

Business Name	Address	Suite	City	Zip
Dutton Center	3316 68th St SE	--	Caledonia	49316

Introduction:

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

RESULT: Plan Review

REMARK:

Dutton Center Phase 2 (51 site Condos)

General Construction and Demolition:

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

RESULT: Plan Review

REMARK:

During construction phase access for FD apparatus must be maintained, no blocking off of roads during construction.

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

REMARK:

Working hydrants shall be in place prior to any vertical construction.

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

REMARK:

As condos are built, address numbers for each building required.

Closing:

ITEM: SUBJECT TO FIELD INSPECTION There may be additional requirements as a result of conditions found during inspections.

RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature

A handwritten signature in black ink, appearing to read "Pat Quick", written in a cursive style.

24-53 - Pat Quick
Fire Marshal
Deputy Chief

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pat.quick@gainestownship.org