

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, July 11, 2024 at 4 pm
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of minutes from the meetings of June 13, 2024.
- III. Public Hearings
 - A. Hearing, Case 2024-13: Request to amend the planned unit development (PUD) at Harbor 31 to include the addition of a fence at 140-146 Viridian Dr.
 - B. Hearing, Case 2024-14: Request for a planned unit development (PUD) at 920 Washington Avenue (the Watermark), 965 W. Western Avenue (Shaw-Walker building), and 1330 Division Street (vacant lot) for additional residential and commercial development.
 - C. Hearing, Case 2024-15: Request to amend the planned unit development (PUD) at 3400, 3460, 3474 Wilcox Avenue, 1875 Waterworks Road, and 1490 Edgewater Street (the Docks).
- IV. New Business
 - A. Case 2024-16: Request for a minor amendment to the planned unit development (PUD) at Hartshorn Village to add fuel tanks outside of the building at 1100 Adelaide Blvd.
 - B. Case 2024-17: Request for a site plan review for a new 15,063 sf building at 0 Stebbins Rd (Property # 24-115-300-0001-20), by the Muskegon Area Intermediate School District.
- V. Old Business
 - A. Approval of bylaws
- VI. Other
- VII. Adjourn

**AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES
OR SUBCOMMITTEES**

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705. clerk@shorelinecity.com

Staff Report
July 11, 2024

Hearing, Case 2024-13: Request to amend the planned unit development (PUD) at Harbor 31 to include the addition of a fence at 140-146 Viridian Dr.

SUMMARY

1. The Lakefront Condo Association (LFCA) at 140-146 Viridian Drive has requested to amend the Harbor 31 PUD to allow for a fence to be placed on their property. The request is for a four-foot, black, aluminum fence (see details in attachment/memo from applicant). There would not be any gates on the fence and it would be open near the driveway approach and along the boardwalk. The applicant is requesting the fence to keep people from trespassing on the property to access the boardwalk.
2. Please see the original PUD resolution for this development, located within the attachment/memo from the applicant. The fifth condition listed on approval states “As much of the open space as possible, especially near the marina and lakeshore pathway, should be either left natural, or planted with native species in order to retain and enhance habitat.” The property has been landscaped near the edge of the boardwalk.
3. The PUD requires that there will be two public access walkways to the boardwalk, which will soon be installed. One will be located just to the east of Parmenter Law and one just west of the new senior living facility.
4. Notice was sent to all properties within 300 feet of the subject property. At the time of this writing, staff had received one written comment. Please see the enclosed comment from Bill Fohlbrook, who is a resident of the development, and is opposed to the fence.

140-142 Viridian Dr from the boardwalk



Zoning Map



Aerial Map



Proposed location of fencing in yellow



Fencing Type



STAFF RECOMMENDATION

Staff does not believe the addition of the fencing will be in contrast to the fifth condition of approval of the original PUD, which states “As much of the open space as possible, especially near the marina and lakeshore pathway, should be either left natural, or planted with native species in order to retain and enhance habitat.” The fencing will not be gated and will also not be located along the boardwalk. The waterfront, south of the boardwalk, has been heavily planted.

However, staff also agrees with Mr. Folbrook that the fence may do little to address the trespassing concerns. Landscaping may prove to be a better method of addressing the issue.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to request to amend the planned unit development (PUD) at Harbor 31 to include the addition of a fence at 140-146 Viridian Dr be recommended to the City Commission for denial.

Kevin Murphy

From: Kevin Murphy <kevinmurphy42@icloud.com>
Sent: Thursday, June 6, 2024 12:15 PM
To: Kevin Murphy
Subject: LFCA 4" Fence Application



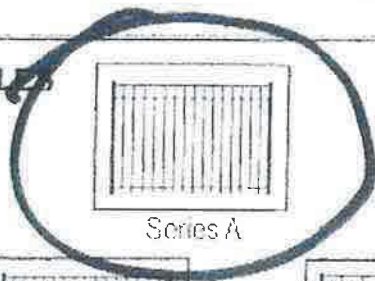
Strong Work,

ALUMINUM FENCE SUPPLY

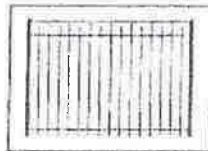
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SPS STEPHENS PIPE & STEEL

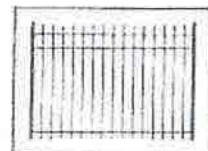
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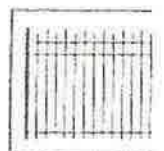
Series A



Series C



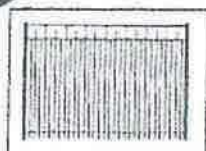
Series B



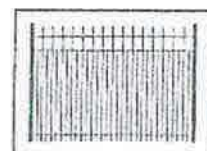
Series H



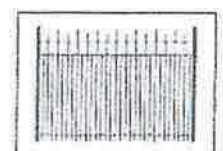
Series A Double-Picket



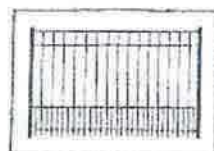
Series C Double-Picket



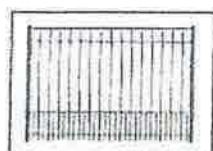
Series B Double-Picket



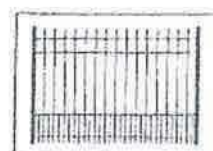
Series H Double-Picket



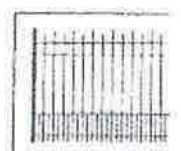
Series A Puppy-Picket



Series C Puppy-Picket

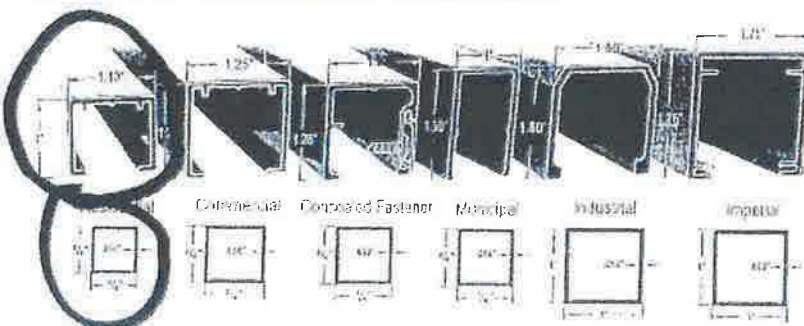


Series B Puppy-Picket

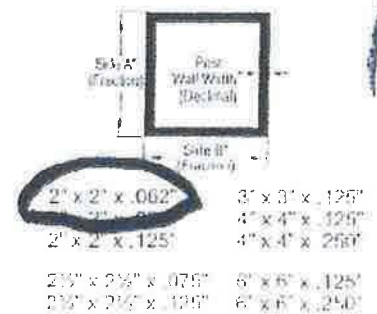


Series H Puppy-Picket

GRADES: CHANNELS & PICKETS



POST SIZES



ADORNMENTS



Standard Post Cap



Ball Post Cap



Potted Spear



Tri-Arrow Finit



Quad Finit



Fleur-De-Lis



Rings



Butterfly Scroll



Estate Scroll

Kevin Murphy

From: daniel vallier <oasisfence@yahoo.com>
Sent: Wednesday, February 14, 2024 2:09 PM
To: kevin murphy
Subject: Re: Fence Update

Here is the specs as requested.

Per my last email. Aluminum has went up in cost. Adding 972 to the original quote. Making the new total for this project 20,972. Let me know if you need anything else! :)



[Handwritten signature]

REPLAT NO. 4 TO MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 100
6TH AMENDMENT EXHIBIT "B" TO THE MASTER DEED OF:

UTILITY AND EASEMENT PLAN MUSKEGON LAKESHORE SMARTZONE SITE CONDOMINIUM

CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

EXHIBIT "B"
L

GENERAL NOTES:

1. BEARINGS ARE BASED ON MUSKEGON LAKESHORE SMARTZONE SITE CONDOMINIUM, REPLAT NO. 2.
2. MUSKEGON LAKESHORE SMARTZONE SITE CONDOMINIUM SHALL UTILIZE PUBLIC WATER AND PUBLIC SEWAGE FACILITIES IN ACCORDANCE WITH GOVERNING AUTHORITIES AND REGULATIONS.
3. MUSKEGON LAKESHORE SMARTZONE SITE CONDOMINIUM SHALL INSTALL NATURAL GAS, SIDEWALKS, STREET LIGHTING AND SHADE TREES IN ACCORDANCE WITH GOVERNING AUTHORITIES AND REGULATIONS.
4. ALL ROADS WITHIN MUSKEGON LAKESHORE SMARTZONE SITE CONDOMINIUM SHALL BE IN ACCORDANCE WITH MUSKEGON COUNTY ROAD COMMISSION ROAD STANDARDS.
5. PROJECT BENCHMARK: PER FLES & VANDENBRINK ENGINEERING, INC., MUSKEGON LAKEFRONT DEVELOPMENT, ALIGNMENT PLAN, SHEET C2, PROJECT 3851, DATED OCTOBER 10, 2001, BM#13 ELEVATION = 613.09 (EAST UPPER FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF WESTERN AVENUE AND TERRACE STREET, APPROXIMATELY 2' ABOVE GRADE).
6. MUSKEGON LAKESHORE SMARTZONE SITE CONDOMINIUM IS COVERED BY A BLANKET EASEMENT FOR UNDERGROUND UTILITIES (ELECTRIC, CABLE TELEVISION, TELEPHONE, GAS). THE SPECIFIC ROUTE OF EACH UTILITY WILL BE DETERMINED BY THE RESPECTIVE PROVIDER AT THE TIME OF INSTALLATION. THE BLANKET EASEMENT WILL BE REVISED TO REFLECT SPECIFIC CORRIDORS WHEN THE LINES ARE IN PLACE.

SURVEYOR'S CERTIFICATE

I, ADAM C. BURGESS, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 100 AS SHOWN ON THE ACCOMPANYING SURVEY PLAN REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY SUPERVISION.

THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LAND AND PROPERTY AS DESCRIBED HEREIN.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE PLACED IN THE GROUND WITHIN ONE YEAR OF THE RECORDING OF THE CONSOLIDATING CONDOMINIUM SUBDIVISION PLAN AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 99 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 99 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLANS AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 99 OF THE PUBLIC ACTS OF 1978.

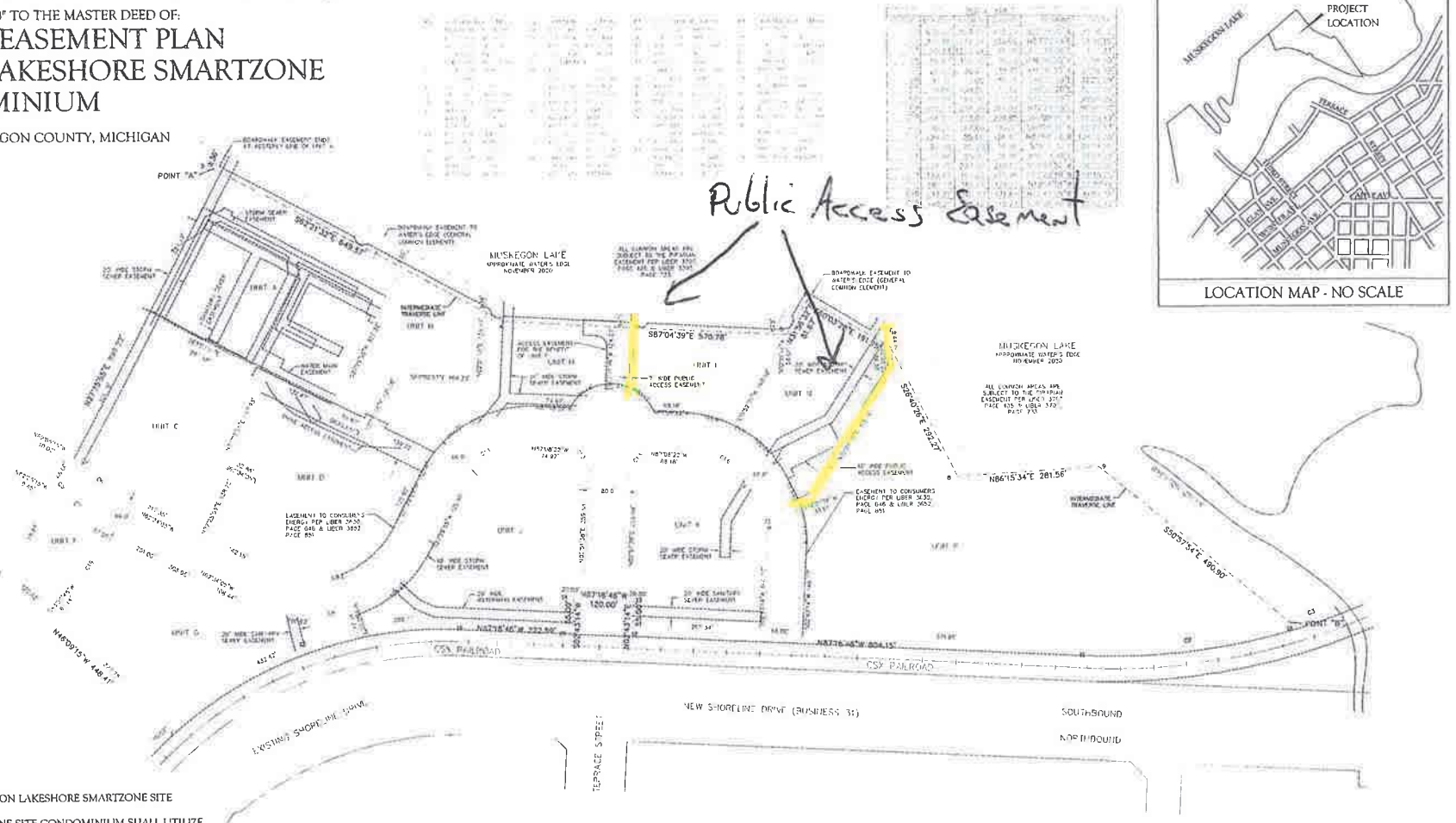


Adam C. Burgess, P.S. 55446
DATE: March 14, 2024



2486 84TH STREET, SW
BYRON CENTER, MI 49315

SHEET NO.
4



From: [Bill Fohlbrook](#)
To: [Mike Franzak](#); [Planning](#)
Cc: [Mayor Ken Johnson](#); [Jake Eckholm](#); thelenv@gmail.com
Subject: Case #2024-13 Ref. Letter dated June 26, 2024
Date: Wednesday, July 3, 2024 8:48:55 AM

Mr. Franzak / Muskegon City Planning - Board of Commissioners

Thank you for allowing Vicky and I another opportunity to input on the proposed Harbor 31 PUD amendment allowing LFCA to install a 4-foot fence **directly** east of our home at 140 Viridian Drive and what I understand are also plans connect to or go around our garage. Unfortunately, due to business obligations (two hour zoom) I'm unable to attend the planning commission meeting in person, possibly Vicky may, or do you also Zoom? The planning commission is welcome to come by before or after the meeting if they would like to view what is being proposed and it is OK to share this email at the meeting.

As we have previously discussed / expressed on multiple occasions to Mayor Ken Johnson, Mr. Eckholm, yourself and to LFCA members, we are **strongly** opposed to a fence being installed **directly** next to our home at the east end of LFCA. As full-time / year-round residents for the past 13 years along with 25% ownership of LFCA, we do not see the need for it, which described by LFCA HOA President (Fence & No Trespassing signage) as a way to **"Change the Behavior of Muskegon Residents"** and **Enhance our Security**. The LFCA President has in the last month installed multiple No Trespassing signs around the entire property, some in 5-gallon pales and painted same on the city boardwalk which we also opposed. I think these actions do more to give Muskegon residents / visitors to the area the appearance of wealth and arrogance, maybe cause more issues if they think something is being taken away, not openness. I see LFCA emails documenting people (even nearby neighbors that I recognize) walking into LFCA via the driveway, also lost folks in cars looking for the VS driveway, pulling in daily and turning around, upsetting the HOA President & Wife, next they will be proposing a gate across the driveway...

We do not feel our safety is at risk, or that a 4-foot fence would do more to make us more secure, be an effective deterrent to stop someone as LFCA leadership refers to as **trespassers** from coming onto the lawn if they really wanted to. They have open access and convenient steps just a few feet away in Parmenter's parking lot to access LFCA via the board walk. Our position to LFCA Board, which we are members, is if they want a fence on the west / south west end dividing LFCA and the new VS development, we will not oppose. We personally do not believe installing fences at Harbor 31 is what is needed. Suggest instead LFCA should use some HOA funds and donate to Harbor 31 Board on top of our quarterly dues so they can mow the weeds in the fields/sidewalks once in a while, certainly not a good look or impression of prosperity for Muskegon.

I do 100% agree that Parmenter, if wanting to be a **good/much better neighbor to LFCA** should manage their afterhours parking lot activities & guests, especially on the weekends, holidays and enforce there posted **"no afterhours parking - towaway**

signage” I have expressed my disappointment many times with Mr. Kelly. Maybe a commitment from him would temper the desire for a fence. Agreed, there guests at times do create daytime & after-hours noise, music, lots of loud, very **foul language**, litter, dump diapers in our lawn, unattended minors are dropped off, use Parmenter’s yard as a bathroom. It can and does make us feel uncomfortable at times, push us back inside our home, off our decks, make it difficult to entertain guests not knowing who might be camped out in front that night. A 4-foot fence will not stop that.

On a positive note, we have noticed the increased police presence down here this summer but have yet to see anyone actually pull into the Parmenter lot, observe, get out of the car, speak to any of the users.

In closing

LFCA HOA president has stated that the fence (\$20,000 investment) will positively impact our home values. In our opinion and considering that we will be the first in the neighborhood with a "fence" it may actually detract from the aesthetic appeal of this area, potentially lowering property values, adding to concern regarding crime and impacting public services provided by the city, such as garbage, recycling collection, emergency services, additionally USPS, Amazon, UPS, and other service deliveries. Some drivers tend to walk in from Parmenter’s lot to deliver instead of driving around.

Alternative option to consider on the East side to PUD amendment - permit request

A row of decorative 4-foot shrubs/evergreens along the east property line, up to the trees would be more aesthetic, serve as a barrier, property line marker and be **GREEN**.

Remove ugly No Trespassing signs and the painted on No Trespassing in BLACK at west end of LFCA on the city boardwalk. Is that even allowable?

Thank You, feel free to call or stop by.

Enjoy the long Fourth of July Weekend!

View standing on Boardwalk – LFCA Property line is @ on the lower darker green mower tire track where fence will go a 1/3 the way up if they follow property lines



View from Parmenter Lower Lot – LFCA Property Line @lower darker green mower tire track



Bill Fohlbrook / Vicky Thelen
140 Viridian Drive, Muskegon
(231) 375 9041

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Hearing, Case 2024-14: Request for a planned unit development (PUD) at 920 Washington Avenue (the Watermark), 965 W. Western Avenue (Shaw-Walker building), and 1330 Division Street (vacant lot) for additional residential and commercial development.

SUMMARY

1. The Original PUD for the Watermark included five phases, spread over four addresses. However, only the first two phases were completed. Phases 3-5 were not completed and have since expired according to Section 2101 of the zoning ordinance (see zoning ordinance excerpt of following page).
2. The new PUD is being proposed on 920 Washington Ave, 965 W Western Ave, and 1330 Division St. It excludes 930 Washington Ave, which is the completed Phase I of the original PUD.
3. Please see the attached "Site Layout Map." Phase I of this PUD will include 350 apartments, 9,917 sf of commercial (including a restaurant), and a parking lot at the corner of Western/Division. This will all take place on the parcel known as 920 Washington Ave and will include buildings 3, 4, 5, and 6. Commercial units will be located on the first floor of building 4. Building 2 (former Watermark 920 event center) will now host up to 13,970 sf of commercial suites.
4. Phase II will include 100 apartments, 70 condominiums, and 37 townhouses (site plan incorrectly notes 33 townhouses). The apartments and condominiums will be located on the 920 Washington Ave parcel as well, south of Phase I. the townhomes will be located on 965 W Western Ave in the current Knoll parking lot.
5. An enclosed dumpster is proposed just north of the pickleball courts. There is also an existing dumpster enclose in front of building 2. There will also be dumpsters located inside building 7.
6. Please see the attached "Unit Matrix" for a description of unit sizes.
7. The one-story building that currently houses Knoll (building 7), an industrial business, will be used for indoor parking, which will include 112 parking spaces.
8. The underlying zoning for this property is Form Based Code, Neighborhood Edge. There are no parking minimums required in this zoning district, but rather parking maximums. The code allows up to one parking space per dwelling unit and one parking space per 350 sf of floor area for commercial uses. This would allow up to 625 parking spaces on site, not included covered parking. There are 499 outdoor parking spaces proposed in this plan. Thirty-four of these spaces are existing in front of building 2. There are no bicycle racks proposed on the plan.
9. Loading zones are proposed on both sides of Division St in front of building 3 and the pickleball court/parking lot.
10. Notice was sent to all properties within 300 feet of the subject property. At the time of this writing, staff had not received any comments from the public.

Building Map



- Building 1 is the existing Watermark Condominium.
- Building 2 is the former Watermark 920 Event Center.
- Building 2, and building 4 on the first floor, will have new retail space.
- Building 3, 4 and 5 are planned to have 432 new apartments.
- Building 6 is planned to have 69 new condominiums.
- Proposing to build 37 new townhomes to shield Building 7. Refurbish the outside of Building 7 (former Knoll factory) and use the building as an indoor parking garage.
- Rooftop pool, hot tub, and two clubhouses on top of building 4, and part of building 3.

Recent Zoning History of Property

- **Planning Commission Case 2003-14:** Rezone the property from I-2, General Industrial to I-1, Light Industrial.
- **Planning Commission Case 2003-15:** Preliminary PUD approval of a mixed-use, commercial and residential development.
- **Planning Commission Case 2003-16:** Final PUD approval for Phase I of a mixed-use, commercial and residential development.
- **Planning Commission Case 2004-16:** Final PUD approval for Phase II containing 10840 square feet of commercial space at Washington and Division.
- **Zoning Board of Appeals Case 2005-19:** Variance from Section 2334 of the Zoning Ordinance to erect a 2250 square foot banner advertising Watermark Lofts.
- **Planning Commission Case 2007-47:** Amend the Final PUD for Phase II for additional parking for an assembly/rental hall.
- **Site Plan Review Case 2008-04:** Minor Site Plan Review for a building footprint increase of 3130 square feet and development of a new parking lot.
- **Site Plan Review Case 2010-35:** Minor Site Plan Review to revise the scope of work for a banquet facility and parking lot improvement project.
- **Planning Commission Case 2020-20:** Amend Section 2331 of the Zoning Ordinance to expand the marihuana facilities overlay district to allow for MMFLA and MRMTA Growing, Processing, and Provisioning/Retail license types at 965 W. Western Avenue, 920 Washington Avenue, and 1330 Division Street.

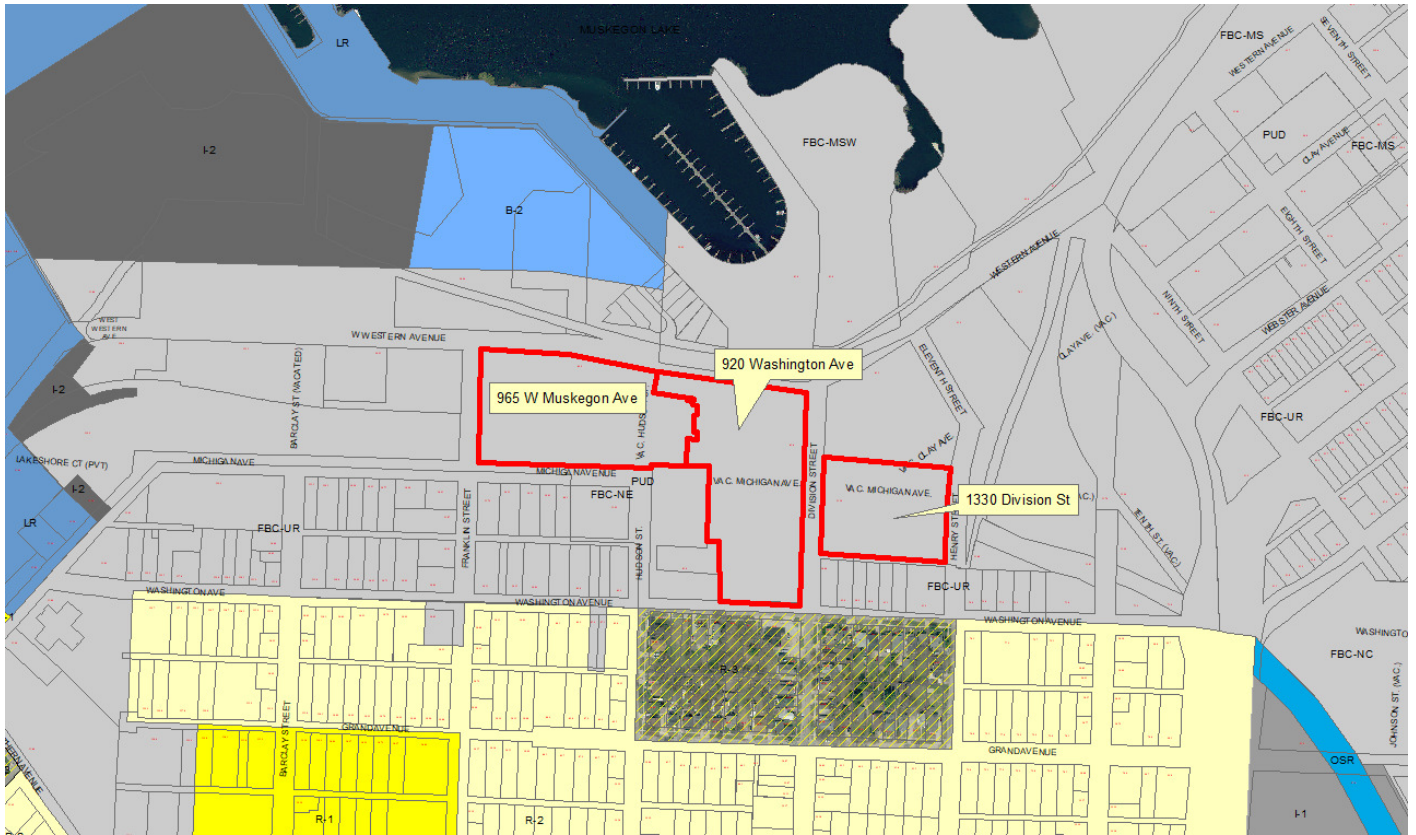
Zoning Ordinance Excerpt:

Section 2101 #5

5. PUD Development Time Limits

- a. Construction of the improvements shown on the approved final PUD plan with all proposed buildings, parking areas, landscaping and infrastructure must commence within one year of approval by the City Commission.
- b. Construction must be continued in a reasonable, diligent manner and be completed within five (5) years.
- c. Said five (5) year period may be extended if applied for in writing by the petitioner and granted by the City Commission following public notice and public hearing in accordance with Section 2332 of this ordinance. Failure to secure an extension shall result in a stoppage of all construction.

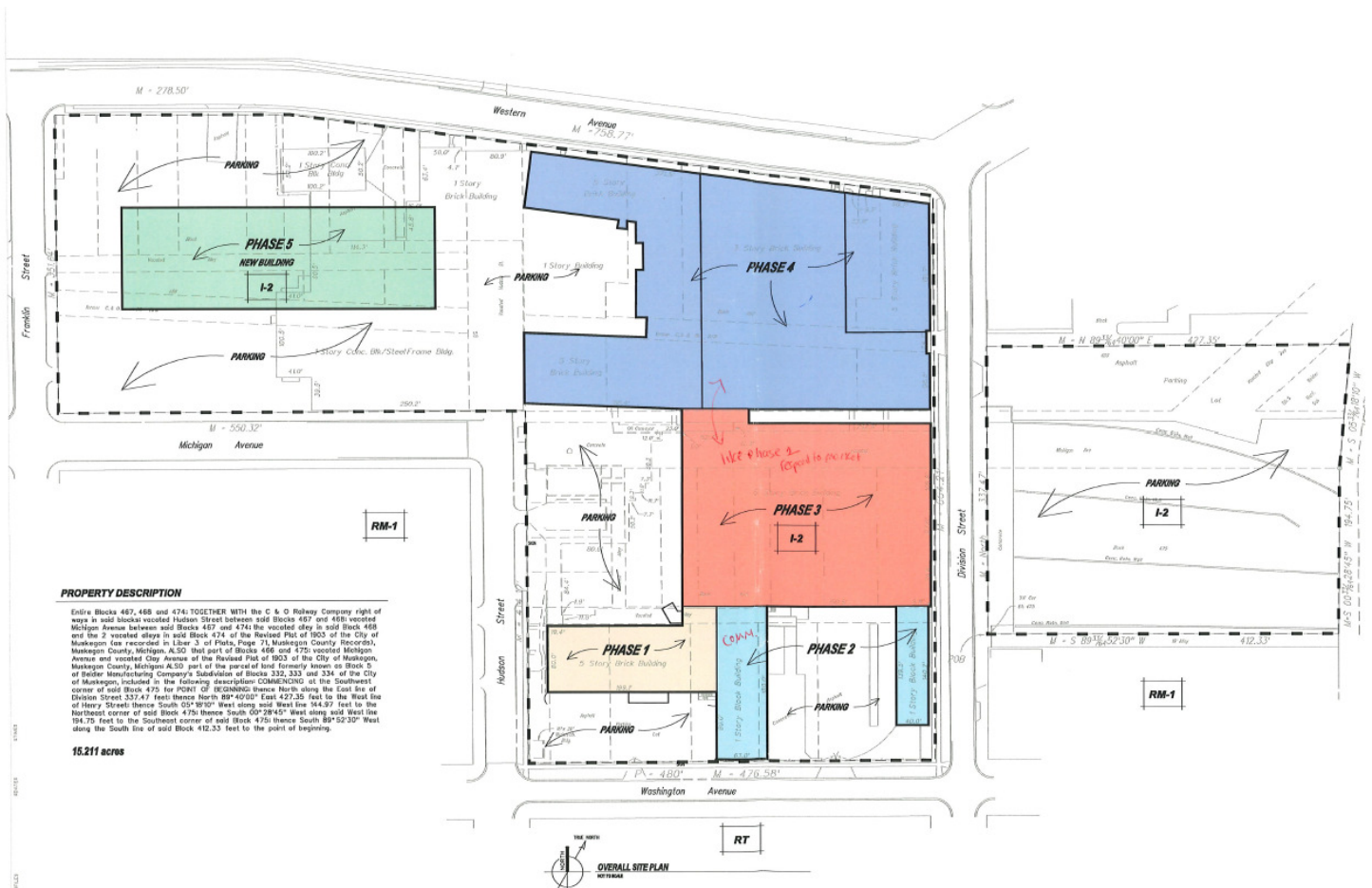
Zoning Map



Aerial Map



Original PUD (Case 2003-16). Phase 1 was completed. Phase 2 was amended (Case 2007-47) to modify banquet center and eliminate additional building at corner of Washington/Division. Phases 3-5 never commenced.



STAFF RECOMMENDATION

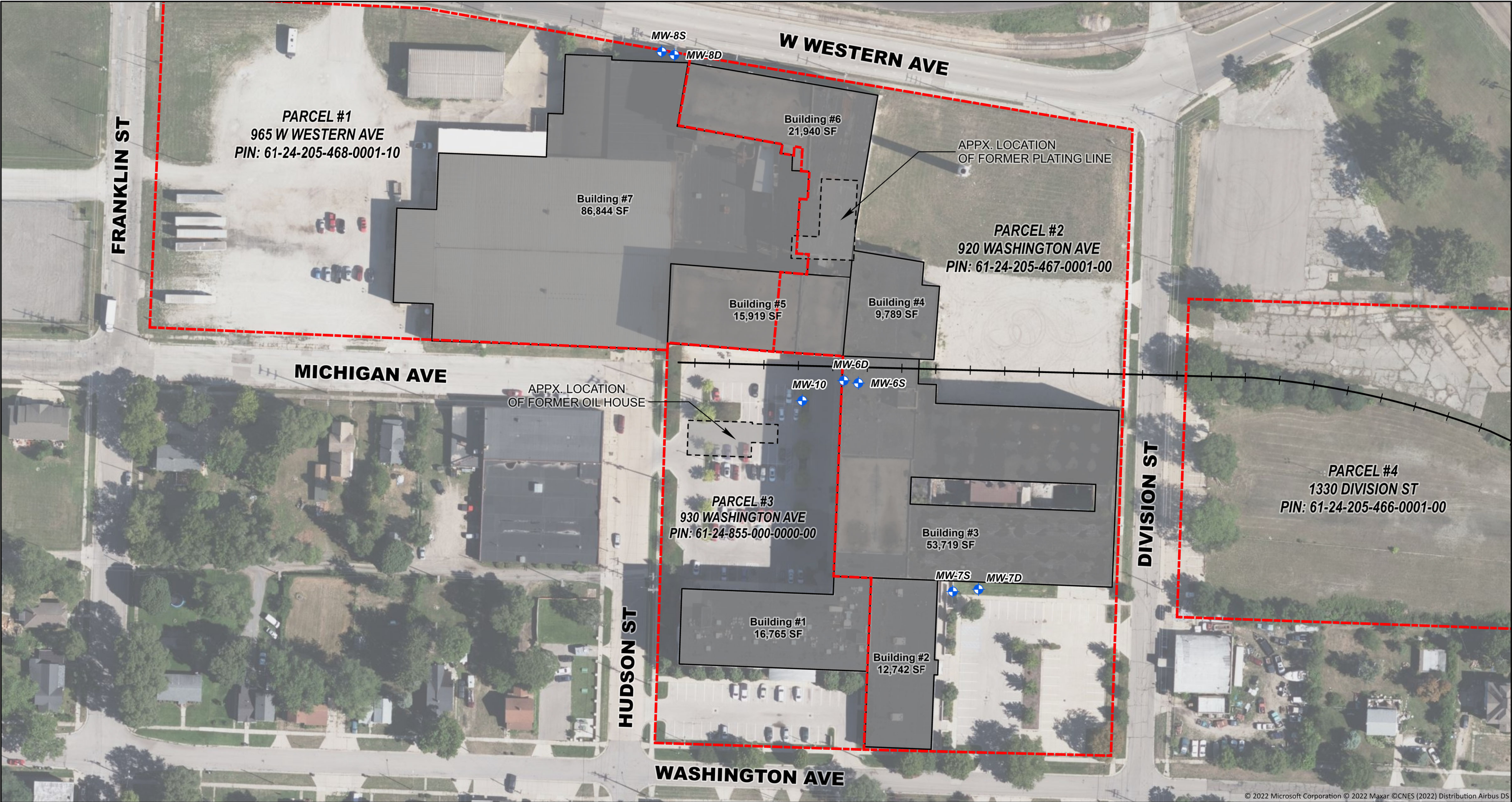
Staff recommends approval of the PUD with the condition that the applicant receives a stormwater permit from the Engineering Department and that a revised site plan showing an appropriate number (as required by the code) bicycle racks. Staff may have more recommendations at the meeting.

DELIBERATION

The following proposed motion is offered for consideration:

I move that Phases 2-5 of the original Planned Unit Development at the Watermark (Case 2003-16) be revoked and that the request for a planned unit development (PUD) at 920 Washington Avenue (the Watermark), 965 W. Western Avenue (Shaw-Walker building), and 1330 Division Street (vacant lot) be recommended to the City Commission for approval with the following condition.

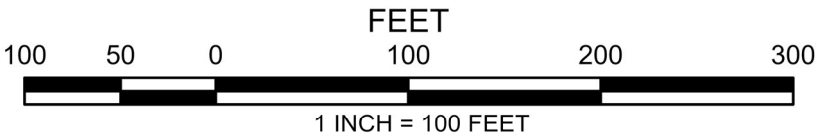
1. The applicant receives a stormwater permit from the Engineering Department.
2. A revised site plan showing bicycle racks is approved by staff.



LEGEND

- Monitoring Wells (Abonmarche, 1993-95)
- Former Railroad Spur
- Appx. Parcel Boundaries
- Site Buildings
- Former Site Features

NOTE: BUILDING AREAS SHOWN ARE APPROXIMATE FOOTPRINT AREAS AND DO NOT REPRESENT TOTAL BUILDING SQUARE FOOTAGE.



Environmental Resources Group

28003 Center Oaks Court • Suite 106 • Wixom, MI • 48393
Phone: 248-773-7986 • Fax: 248-924-3108

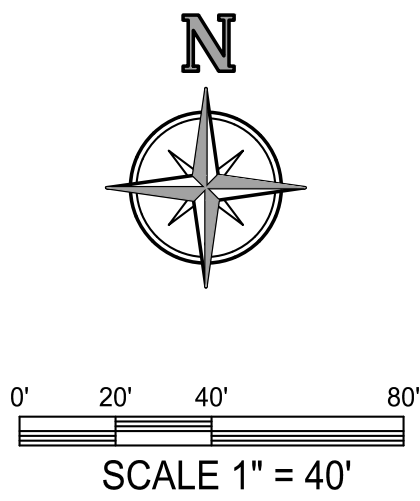
**WATERMARK
DEVELOPMENT**

920 - 930 WASHINGTON
AVE, MUSKEGON, MI
SITE LAYOUT MAP

JOB NO.: 9657

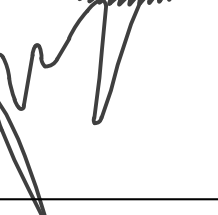
BY: TNV DATE: 8/26/2022

FIGURE 1



37 OTTAWA NW
SUITE 700
GRAND RAPIDS, MI 49503-2900 USA
TEL +1.616.771.0909
www.ghafari.com

REGISTRATION SEAL



PROJECT #	2300029
PROJECT MANAGER	M. VANWIENEN
DESIGNED BY	Designer
DRAWN BY	Author
QUALCHECK	Checker
SHEET TITLE	

CD-101
SHEET NUMBER

Drawn by STEVEN A. MORRIS	902 WASHINGTON AVE MUSKEGON, MICHIGAN
HEI Project Number 23-11-013	PT. OF THE NE 1/4 , SECT 25, T10N, R17W CITY OF MUSKEGON, MUSKEGON CO., MI

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

- DEMOLITION NOTES**
1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO THE CLIENT. HE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
 2. SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BOUNDARY, ETC.
 3. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITIES PRIOR TO ANY DEMOLITION OR RECONSTRUCTION.
 4. DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO THE EXISTING OR NEW CONSTRUCTION. THE PATHWAY SHALL BE LEFT OPEN AT LEAST AT A DAILY AROUND A WEEK.
 5. CONTRACTOR SHALL PROVIDE BARBERS, AS NECESSARY, TO PREVENT PESTERATION AND VISUAL OBSTRUCTION OF THE ADJACENT PROPERTY.
 6. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 7. REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
 8. REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL REMOVED MATERIALS SHALL BE PROPERLY STORED OR ELIMINATED. ALL REMOVED MATERIALS SHALL BE ELIMINATED OR DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
 9. ALL UTILITIES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPROXIMATELY 10' MINIMUM. CONTRACTOR SHALL CONFIRM UTILITIES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
 10. ALL REMOVALS OF PAVEMENT, CONCRETE CURB AND GUTTER, ETC. SHALL BE PERFORMED TO EXISTING GRADE BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
 11. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT WITHIN 10' OF TREES, STODPOLES, OR PARK WITHIN DRIVE. HOLD NECESSARY DISTANCE TO A MINIMUM.
 12. ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMBUSTION. ALL REMOVED MATERIALS SHALL BE PROPERLY STORED OR ELIMINATED.
 13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
 14. ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MOBILE SUBSIDIARY ROAD RIGHT OF WAY PLAN SHEET 103 OF AGREEMENT.
 15. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

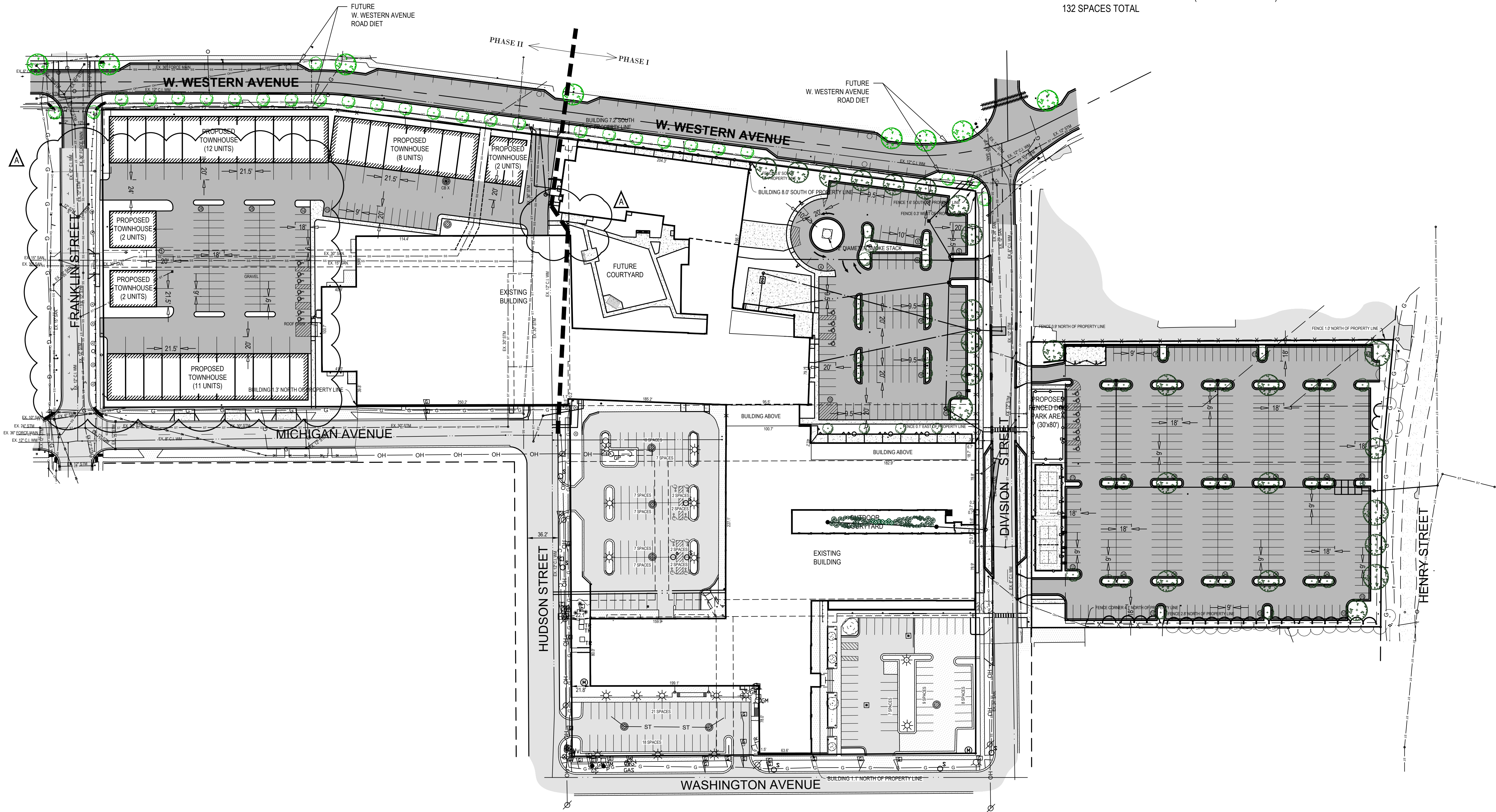
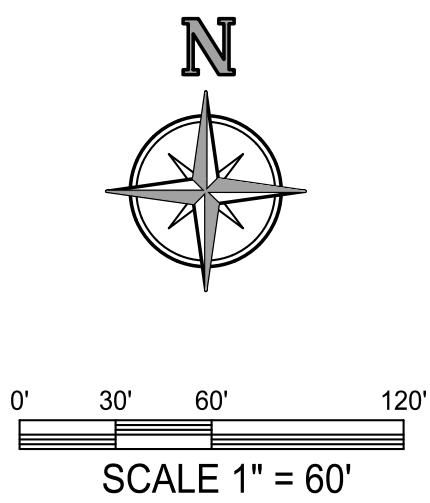
PHASE 1 - 350 APARTMENTS & 1 RETAIL & 1 RESTAURANT
350 APARTMENTS @ 1 SPACE PER APT. = 350 SPACES REQ.
* PLUS 10% EXTRA FOR GUESTS = 35 SPACES REQ.
4,253 SQFT RETAIL @ 3 SPACES PER 1,000 SQFT = 13 SPACES REQ.
124 PERSON REST. @ 1 SPACE PER 2 PERSONS = 62 SPACES REQ.
PHASE 1 = 470 SPACES REQUIRED

457 SPACES SHOWN W/ 11 BARRIER FREE SPACES
PLUS 50 ON-STREET PARKING SPACES ADJACENT TO STREETS

PHASE 2 - 100 APARTMENTS & 70 CONDOS & 33 TOWNHOUSE UNITS
100 APARTMENTS @ 1 SPACE PER APT. = 100 SPACES REQ.
70 CONDOS @ 2 SPACES PER CONDO = 140 SPACES REQ.
* PLUS 10% EXTRA FOR GUESTS = 24 SPACES REQ.
PHASE 2 = 264 SPACES REQUIRED

133 SPACES SHOWN W/ 7 BARRIER FREE SPACES (OPEN AIR)
112 SPACES SHOWN (COVERED)
246 TOTAL SPACES SHOWN

PLUS:
33 TOWNHOUSE UNITS TOTAL
2 SPACES PER GARAGE (2 x 33 = 66 SPACES)
2 SPACES PER DRIVEWAY AREA (2 x 33 = 66 SPACES)
132 SPACES TOTAL



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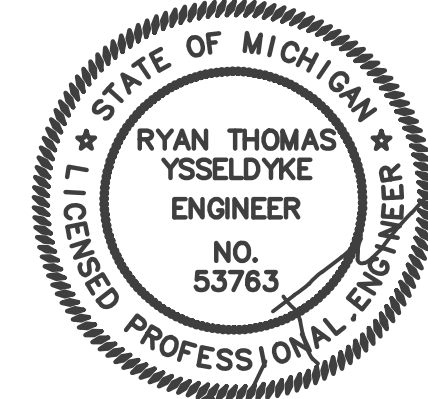
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CONSULTANT INFORMATION

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REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2300029
PROJECT MANAGER	M. VANWIJENEN
DESIGNED BY	Designer
DRAWN BY	Author
QUALCHECK	Checker
SHEET TITLE	

OVERALL
SITE LAYOUT
PLAN

C-100
SHEET NUMBER

Project Manager
RYAN T. YSSELDYKE, P.E.

Drawn by
STEVEN A. MORRIS
HEI Project Number
23-11-013

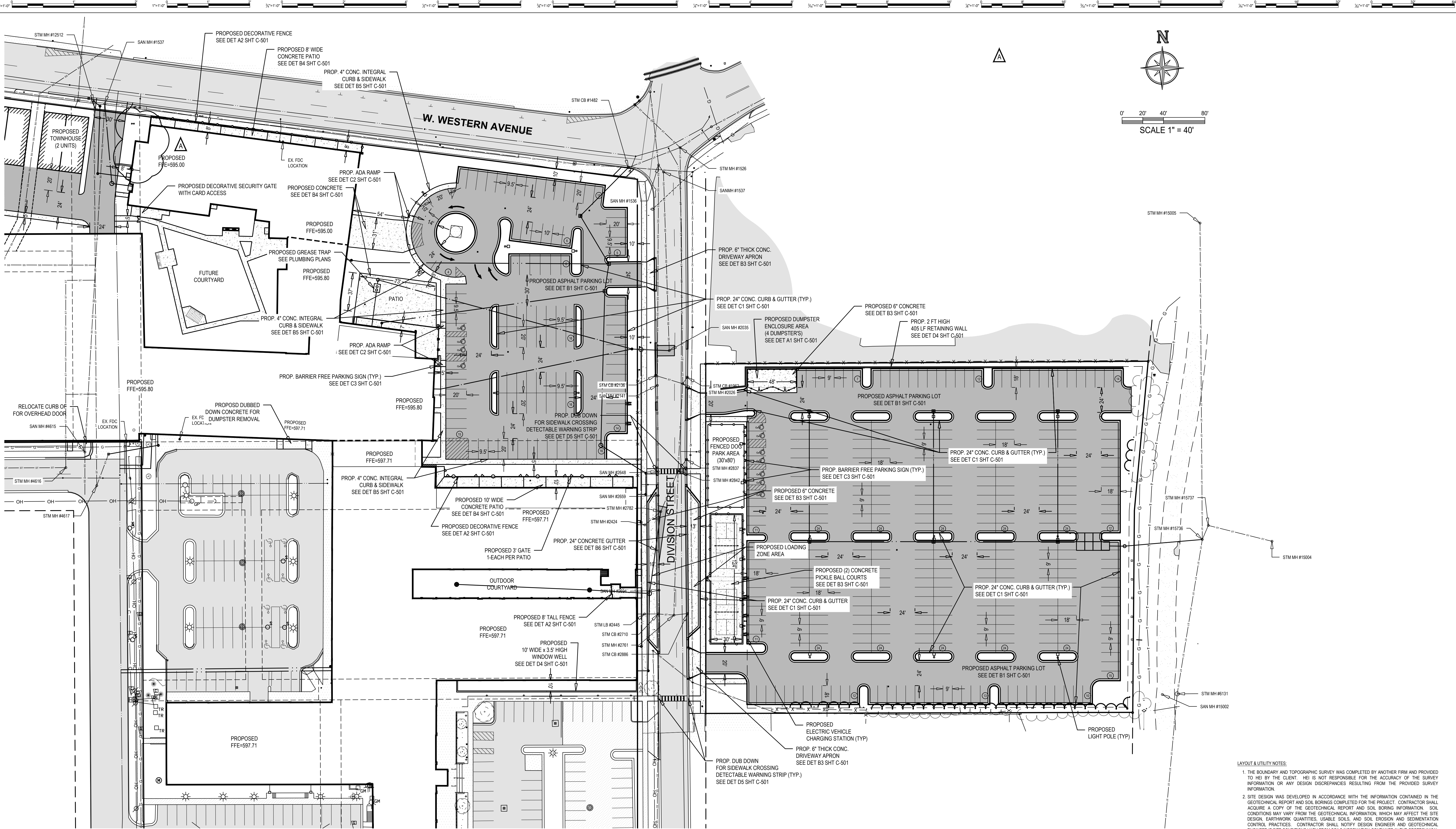
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CITY OF MUSKEGON, MUSKEGON CO., MI.

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negligence, gross
misconduct, warranties or
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- LAYOUT & UTILITY NOTES:
1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
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 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 4. CALL MISSING AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 5. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 6. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 7. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 8. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF MUSKEGON STANDARDS & SPECIFICATIONS.
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 13. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 14. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF MUSKEGON ZONING ORDINANCE.
 15. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF MUSKEGON ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
 16. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

Project Manager
RYAN T. YSELDYKE, P.E.

SHAW WALKER

Drawn by
STEVEN A. MORRIS

HEI Project Number
23-11-013

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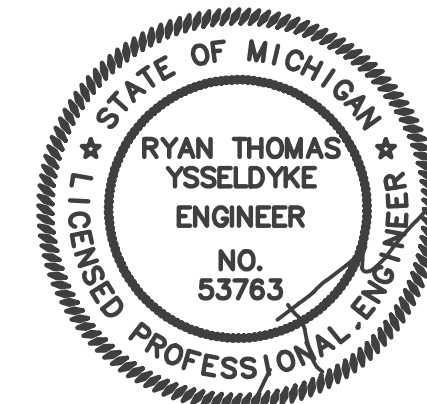
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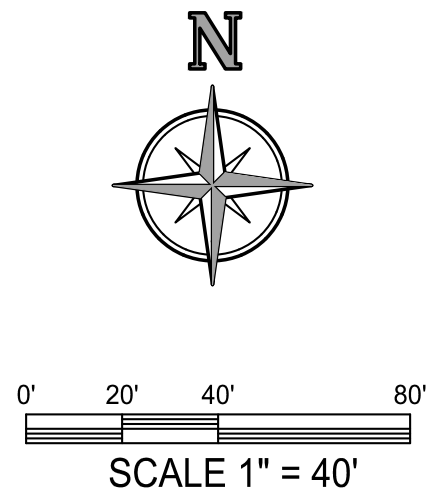
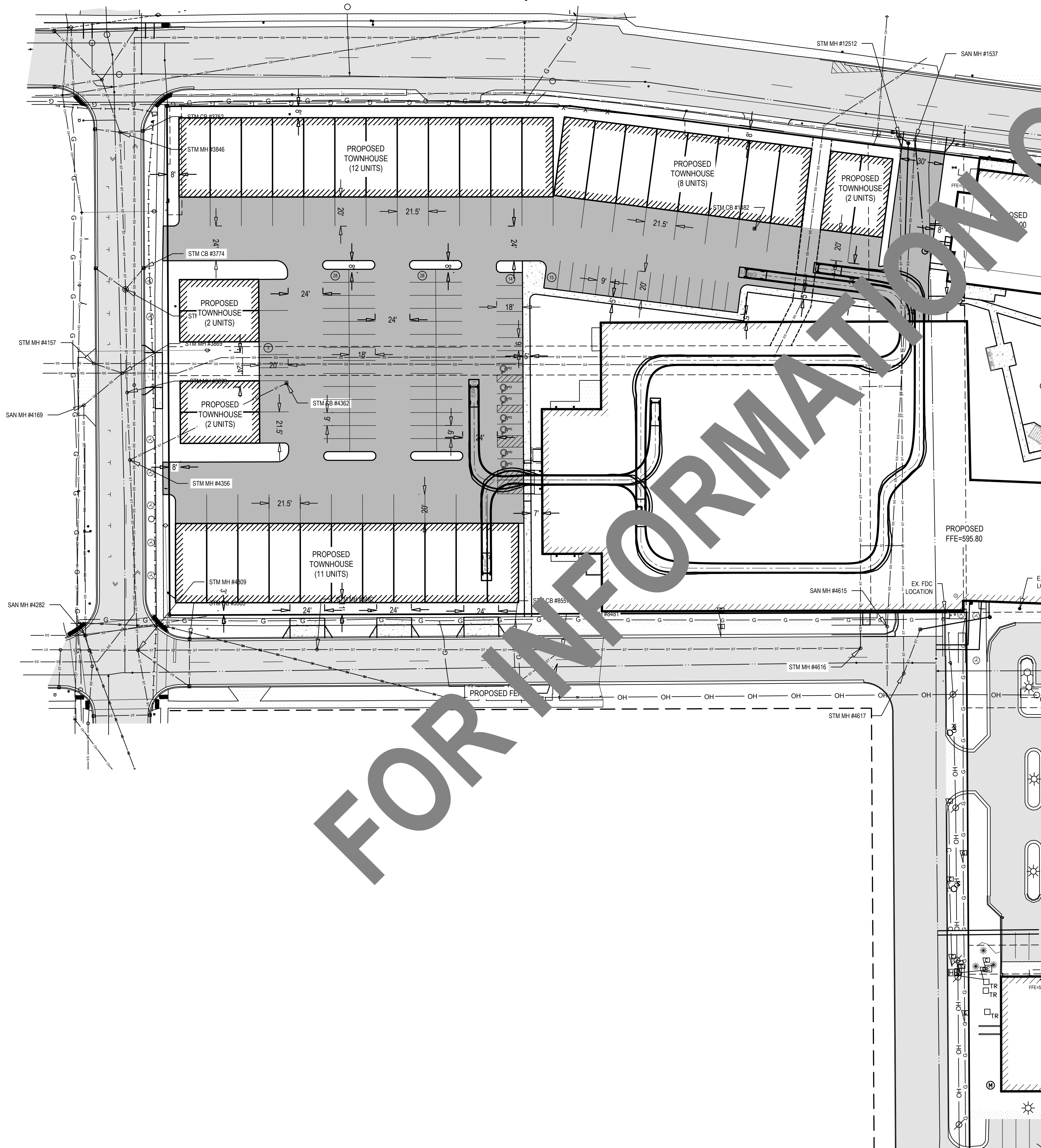


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	01/22/24	DOC REL 02 - DD

PROJECT # 2300029
PROJECT MANAGER M. VANWIENEN
DESIGNED BY Designer
DRAWN BY Author
QUALITY CHECK Checker
SHEET TITLE

PHASE 1
SITE LAYOUT
PLAN

C-101
SHEET NUMBER



- LAYOUT & UTILITY NOTES:
1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
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 17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

Project Manager RYAN T. YSSELDYKE, P.E.	SHAW WALKER	The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.
Drawn by STEVEN A. MORRIS	902 WASHINGTON AVE MUSKEGON, MICHIGAN	
HEI Project Number 23-11-013	PT. OF THE NE 1/4, SECT 25, T10N, R17W CITY OF MUSKEGON, MUSKEGON CO., MI.	

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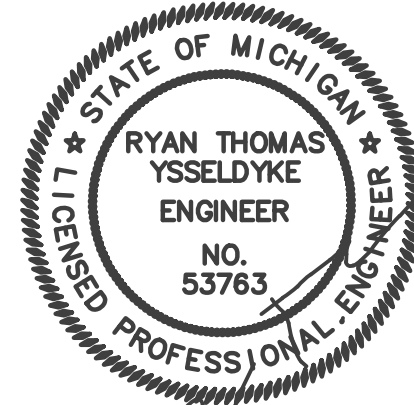
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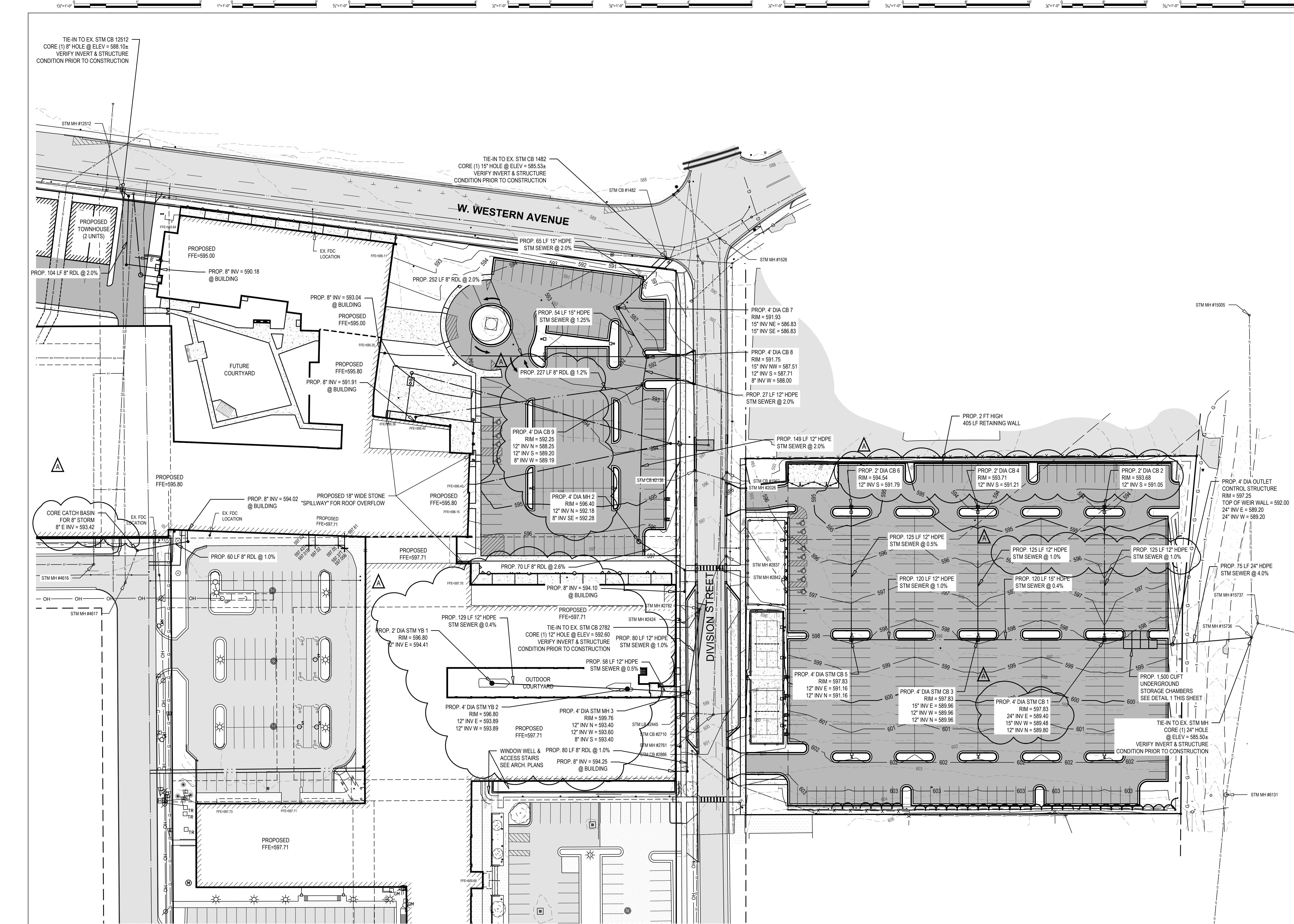


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	02/09/24	DOC REL 03 - PRICING
	01/22/24	DOC REL 02 - DD

PROJECT # 2300029
PROJECT MANAGER M. VANWIENEN
DESIGNED BY Designer
DRAWN BY Author
QUALCHECK Checker
SHEET TITLE

PHASE 2
SITE LAYOUT
PLAN

C-102
SHEET NUMBER



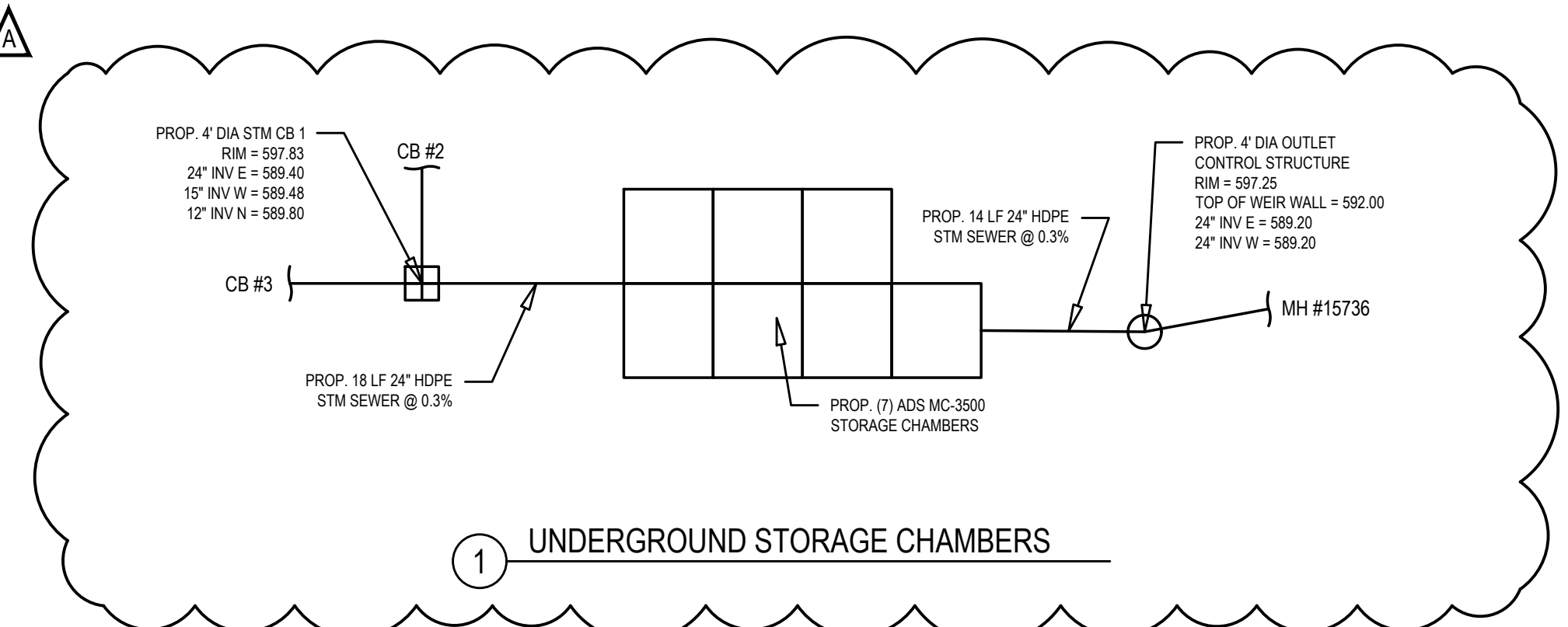
- GRADING & STORM SEWER NOTES:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
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 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM CITY OF MUSKEGON AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 - STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF MUSKEGON STORM WATER ORDINANCE.
 - SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
 - ALL STORM SEWER PIPING SHALL BE ADS N-12, HANGAR H-10 OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

- SESC NOTES:**
- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION WHICH MAY AFFECT THE SITE DESIGN. EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 - CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE CITY OF MUSKEGON SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
 - BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
 - THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EOLC REQUIREMENTS.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY AND MUSKEGON COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 - SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
 - ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
 - SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
 - CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
 - STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE CITY, SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
 - ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
 - THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE CITY.
 - THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

PROPOSED CONSTRUCTION SCHEDULE

ACTIVITY	YEAR					
	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INSTALL CONTROLS						
CLEARING						
GRADE						
BUILDING						
UTILITIES						
PAVING						
RESTORE						

*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE OCWRC IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.



Project Manager
RYAN T. YSELIDYKE, P.E.

Drawn by
STEVEN A. MORRIS

HEI Project Number
23-11-013

SHAW WALKER
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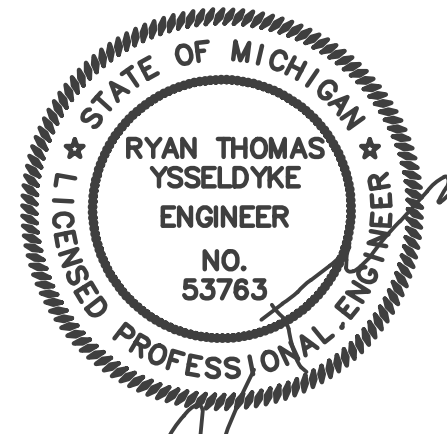
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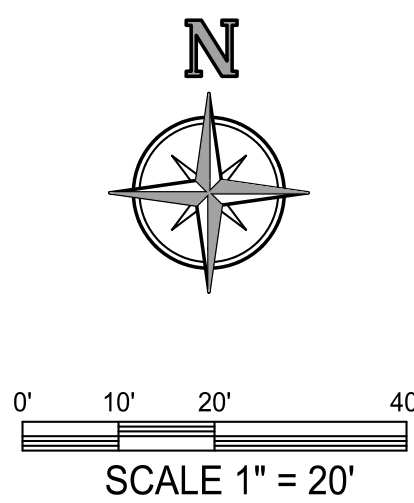
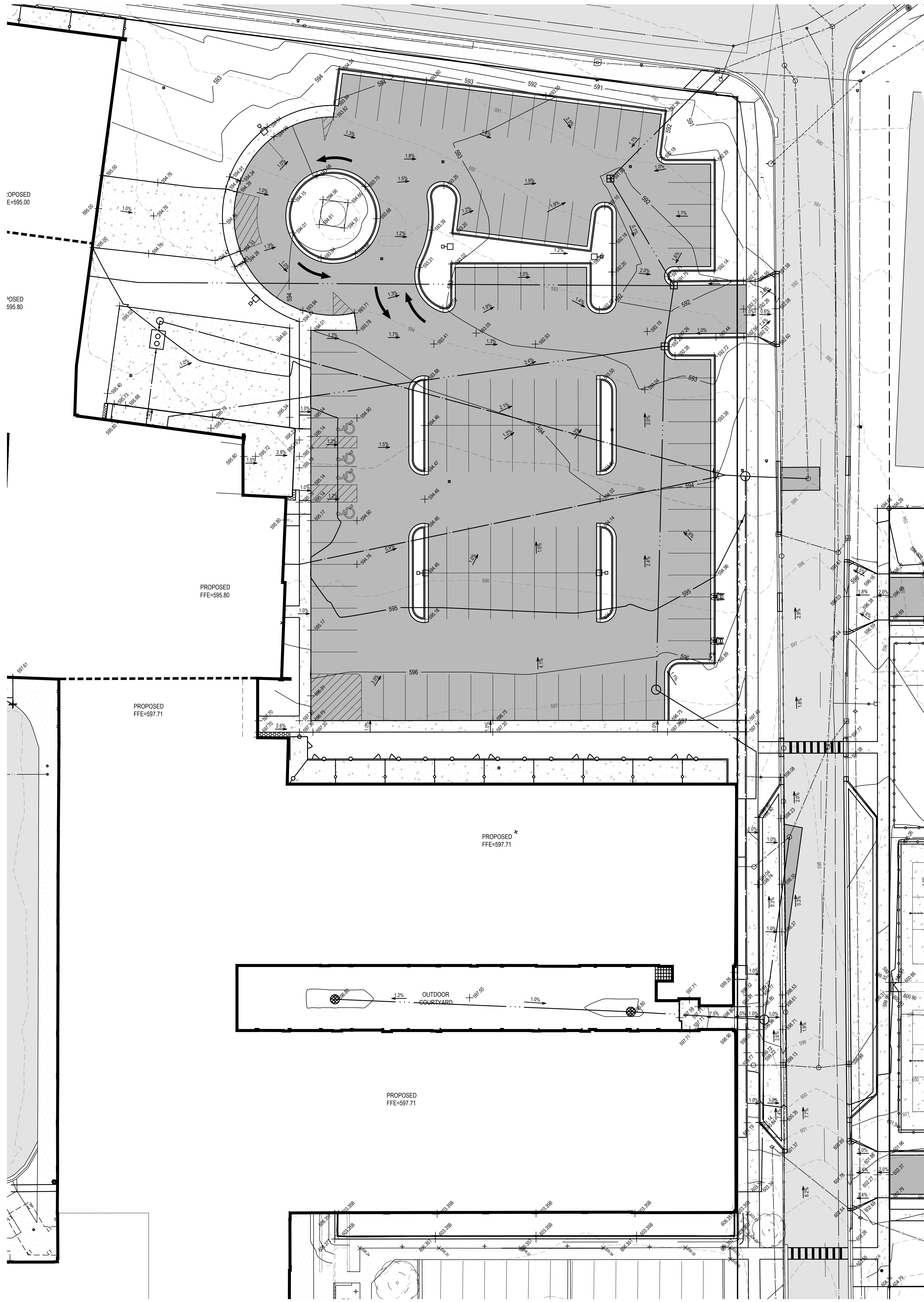


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PROJECT # 2300029
PROJECT MANAGER M. VANWIENEN
DESIGNED BY Designer
DRAWN BY Author
QUALITY CHECK Checker
SHEET TITLE

DRAINAGE & SESC PLAN

C-200
SHEET NUMBER



Project Manager
RYAN T. YSSELDYKE, P.E.

Drawn by
STEVEN A. MORRIS

HEI Project Number
23-11-013

SHAW WALKER

902 WASHINGTON AVE
MUSKEGON, MICHIGAN

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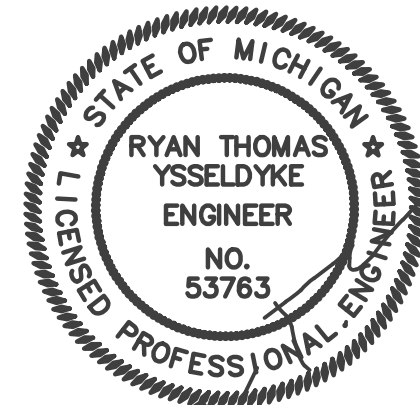
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CONSULTANT INFORMATION

REGISTRATION SEAL

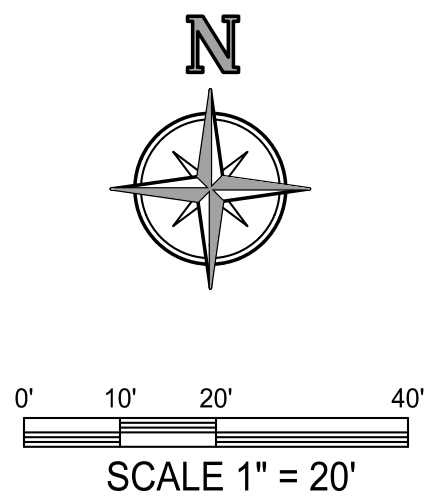
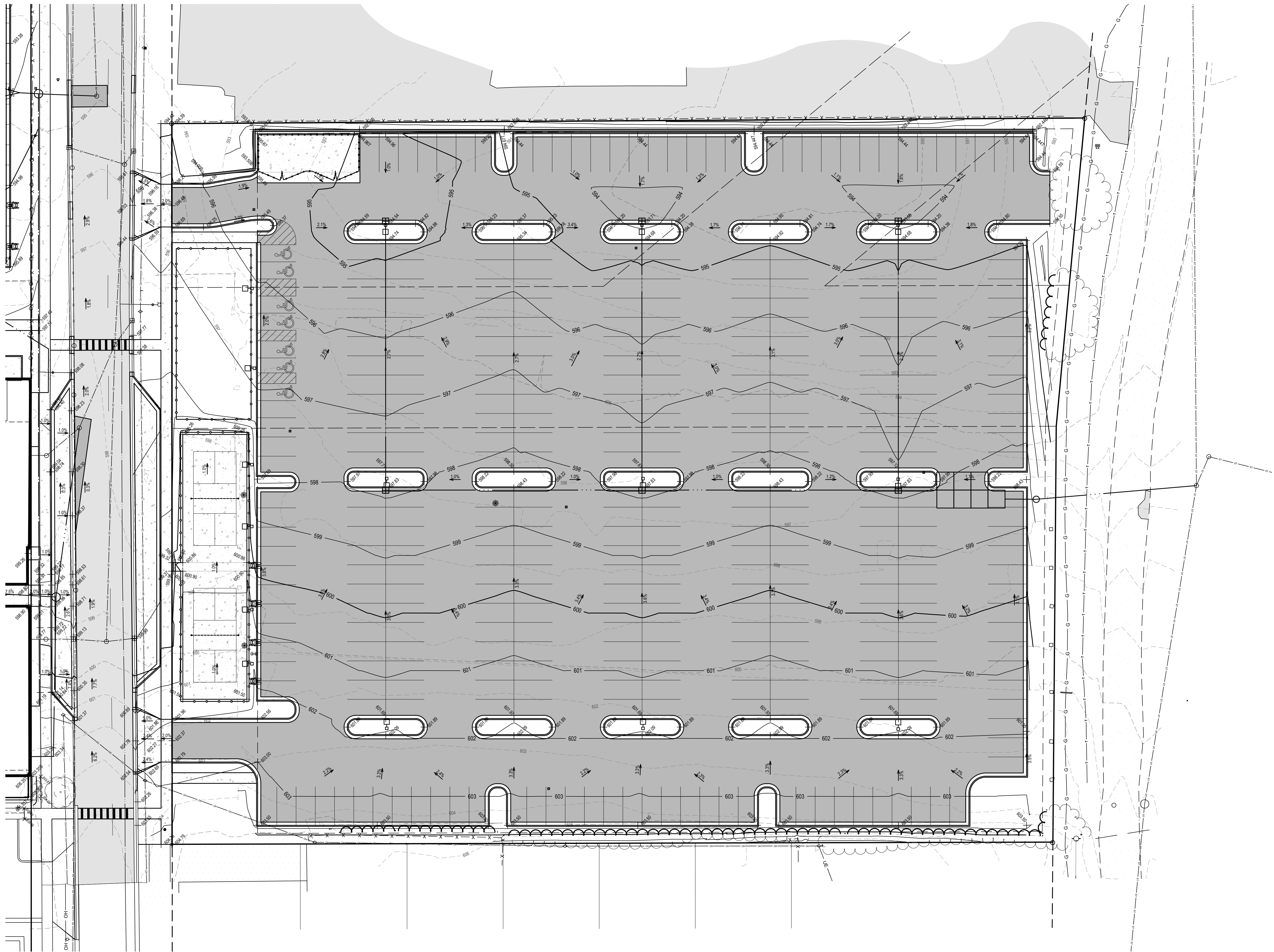


REV	DATE	DOC REL ## - DESCRIPTION
A	06/24/24	DOC REL 09 - ADDENDUM A
	06/03/24	DOC REL 07 - IIFB
	04/22/24	DOC REL 05 - 85% CD
	03/11/24	DOC REL 04 - 50% CD
	02/09/24	DOC REL 03 - PRICING
	01/22/24	DOC REL 02 - DD

PROJECT #	2300029
PROJECT MANAGER	M. VANWIENEN
DESIGNED BY	Designer
DRAWN BY	Author
QUALCHECK	Checker
SHEET TITLE	

DETAILED
GRADING PLAN

C-201
SHEET NUMBER

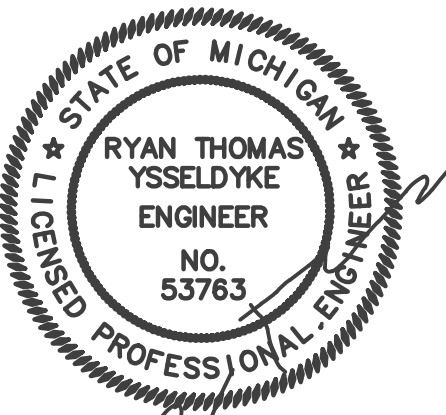


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PROJECT #	2300029
PROJECT MANAGER	M. VANWIENEN
DESIGNED BY	Designer
DRAWN BY	Author
QUALCHECK	Checker
SHEET TITLE	

**DETAILED
GRADING PLAN**

C-202
SHEET NUMBER

Project Manager
RYAN T. YSSELDYKE, P.E.

SHAW WALKER

Drawn by
STEVEN A. MORRIS

902 WASHINGTON AVE
MUSKEGON, MICHIGAN

HEI Project Number
23-11-013

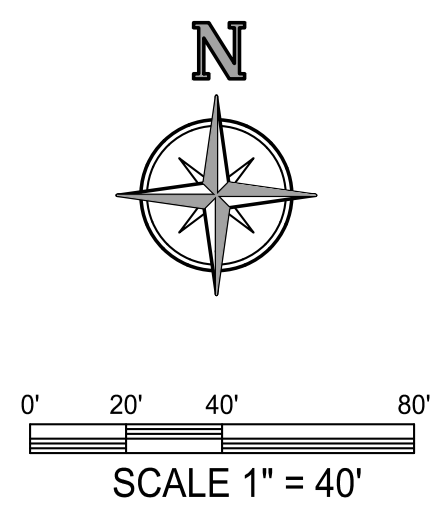
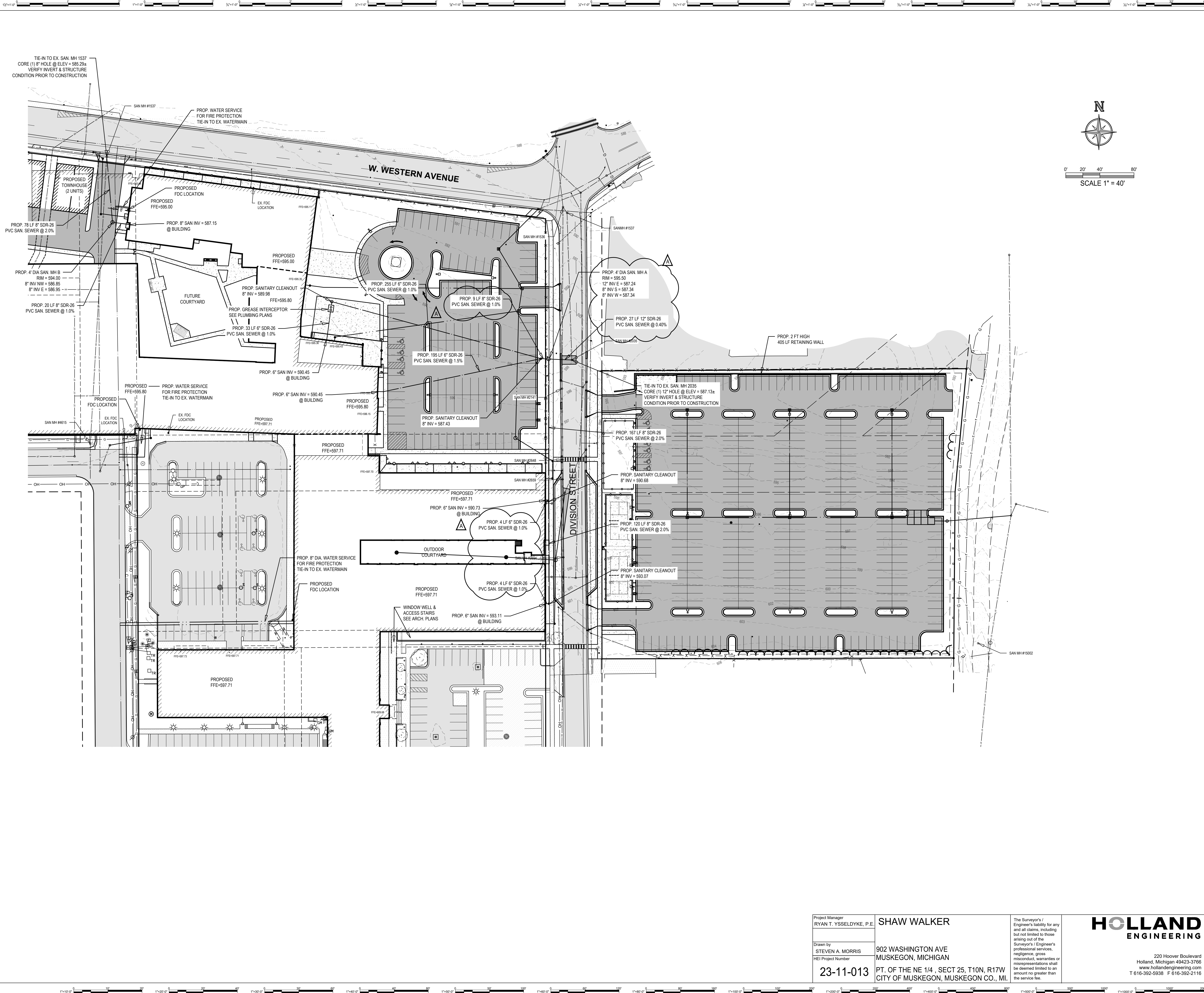
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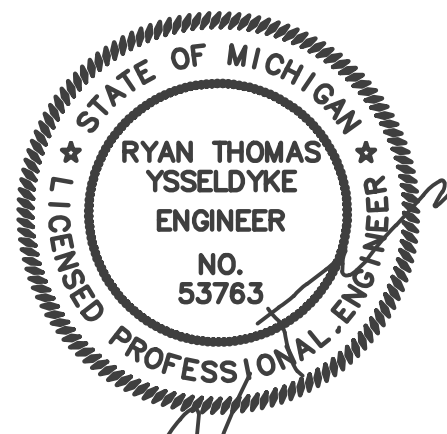
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PROJECT #	2300029
PROJECT MANAGER	M. VANWIENEN
DESIGNED BY	Designer
DRAWN BY	Author
QUALCHECK	Checker
SHEET TITLE	

SITE UTILITY PLAN

C-301
SHEET NUMBER

Project Manager
RYAN T. YSELDYKE, P.E.

Drawn by
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HEI Project Number
23-11-013

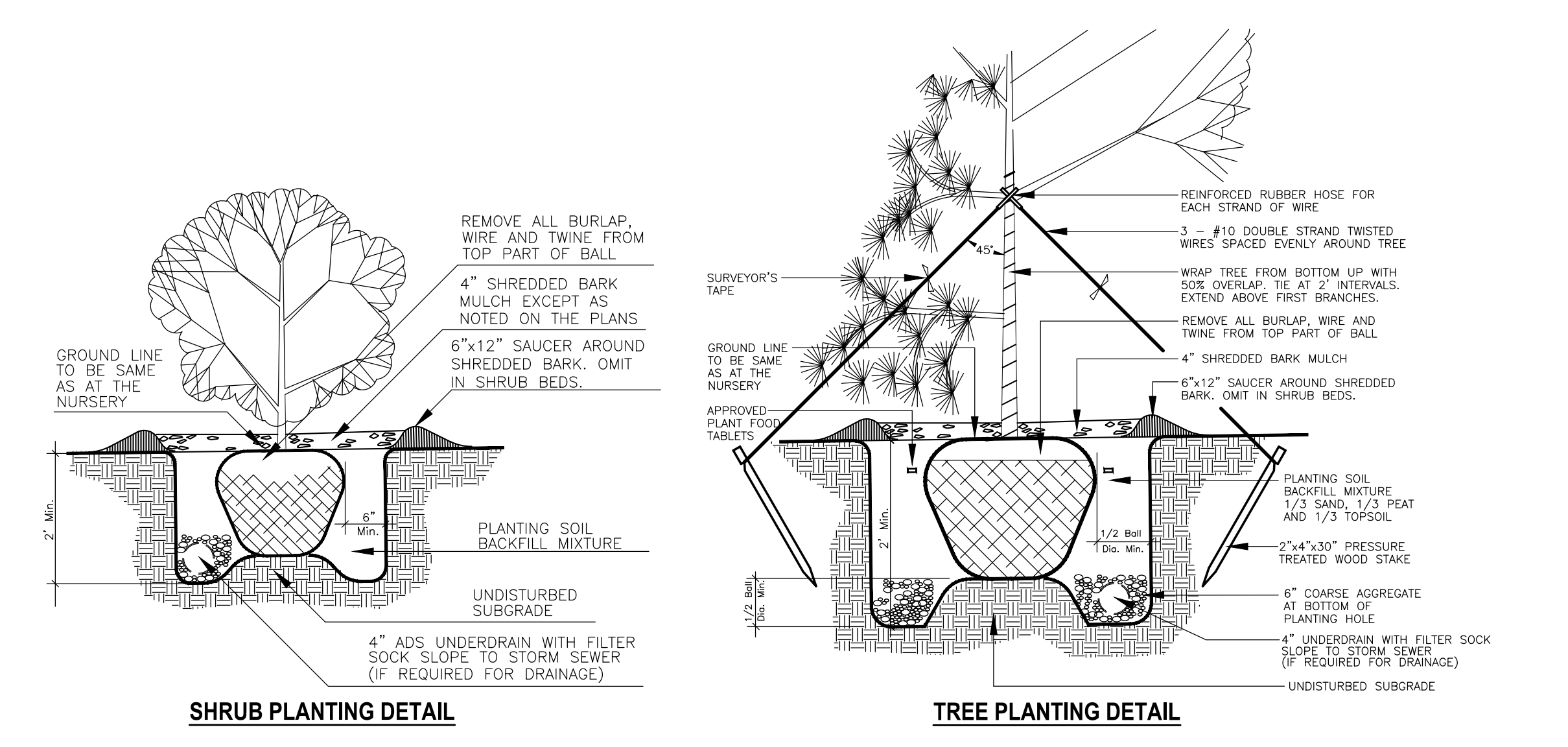
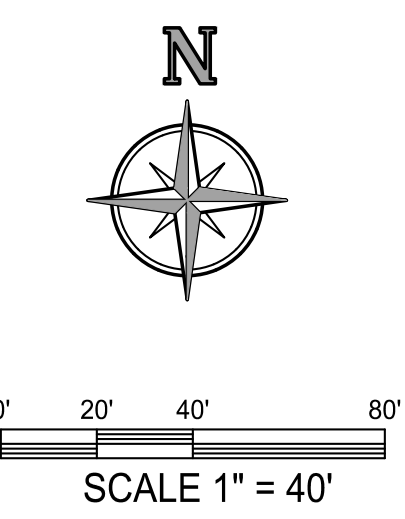
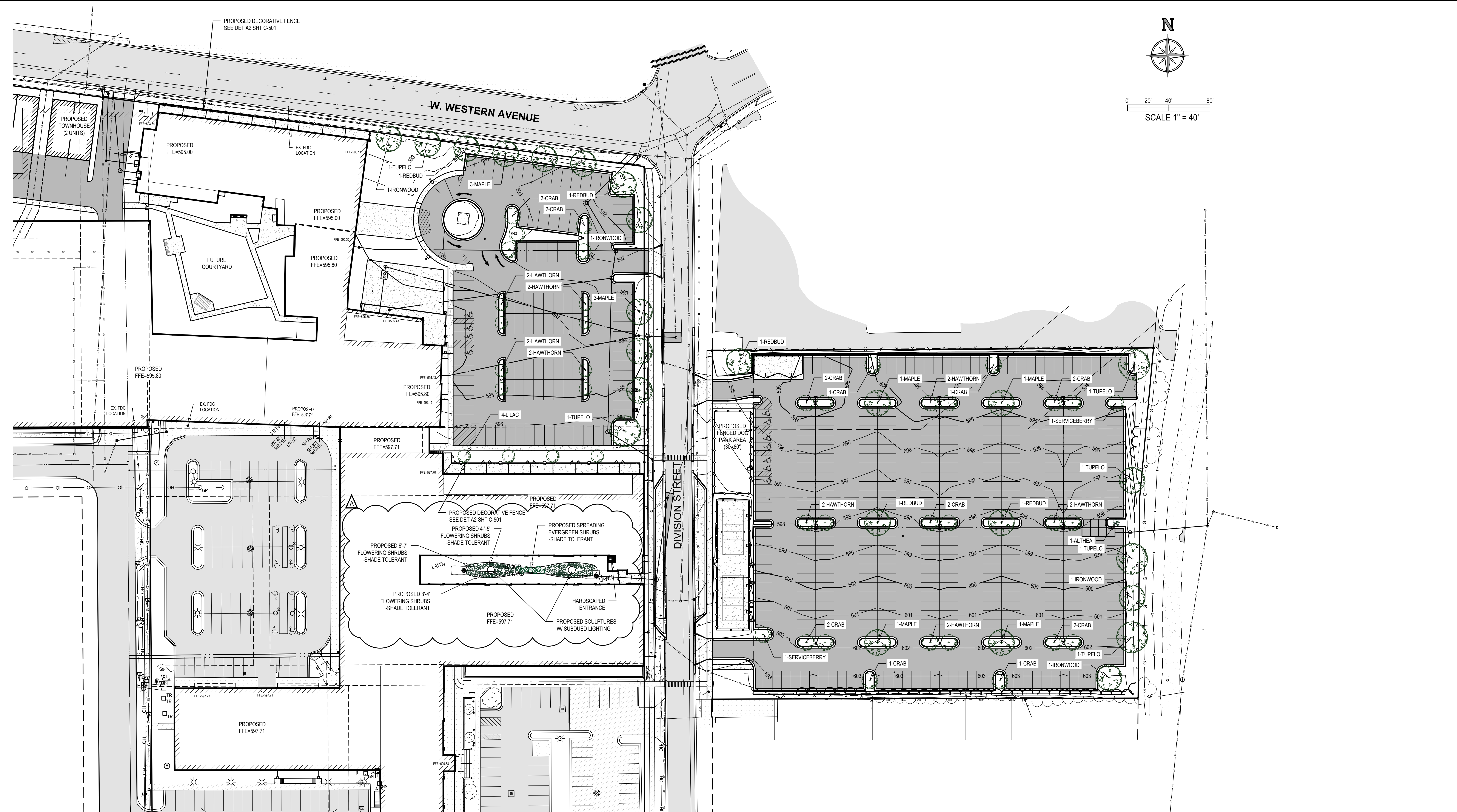
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PLANT LIST					
KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS	
	CANOPY TREES				
	MAPLE	2-1/2"BB	CELEBRATION MAPLE	ACER X FREEMANNI 'CELZAM'	45Hx25S, SEEDLESS, COMPACT, RED & GOLD FALL COLOR
	REDBUD	2-1/2"BB	REDBUD	CERCIS CANADENSIS	30Hx25S, HEART-SHAPED LEAVES, GOLDEN-YELLOW FALL COLOR
	TUPELO	2-1/2"BB	TUPELO / BLACK GUM	NYSSA SYLVATICA	50Hx30S, PYRAMIDAL, ORANGE, RED & GOLD FALL COLOR
	ORNAMENTAL TREES				
	IRONWOOD	2-1/2"BB	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	30Hx25S, SLOW GROWTH; TOLERATES URBAN CONDITIONS; GOLDEN FALL COLOR
	AMELANCHIER	2"BB	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFOLIA 'AUTUMN BRILLIANCE'	20Hx15S, TREE FORM; WHITE SPRING FLOWERS, RED FRUIT, BRILLIANT FALL COLOR
	HAWTHORN	2"BB	CRUSADER HAWTHORNE	CRATAEGUS C. NERMIS 'CRUZAM'	15Hx12S, THORNLESS, WHITE FLOWERS, GLOSSY FOLIAGE, ORANGE/PURPLE-RED IN FALL, RED FRUIT
	ORNAMENTAL SHRUBS				
	CRAB	2"BB	AMERICAN SALUTE CRAB	MALUS AHSALZAM	18Hx10S, ROSE-RED SPRING FLOWERS, MAROON FOLIAGE, DISEASE RESISTANT
	LILAC	2"BB	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	20Hx15S, CREAMY-WHITE FLOWERS IN JULY; HARDY COMPACT TREE
	ALTHEA	24" CONT.	ALTHEA (ROSE-OF-SHARON)	HIBISCUS SYRIACUS 'APHRODITE'	8Hx6S, DARK PINK FLOWERS, LATE SUMMER, SUN SHADE

LAWN- SPARTAN GRADE A MIX
SPARTAN GRADE A MIXTURE by Earth Carpet
10% Cannon Kentucky Bluegrass
10% Gold Rush Kentucky Bluegrass
20% Ronda Kentucky Bluegrass
15% SR5100 Chewings Fescue
25% SR5210 Creeping Red Fescue
10% SR4500 Perennial Ryegrass
10% Manhattan 4 Perennial Ryegrass
SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET
HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PULVERIZED MULCH, FERTILIZER AND WATER. PLACE IN ALL DISTURBED AREAS NOT LABELED AS DETENTION BASIN SEED MIX

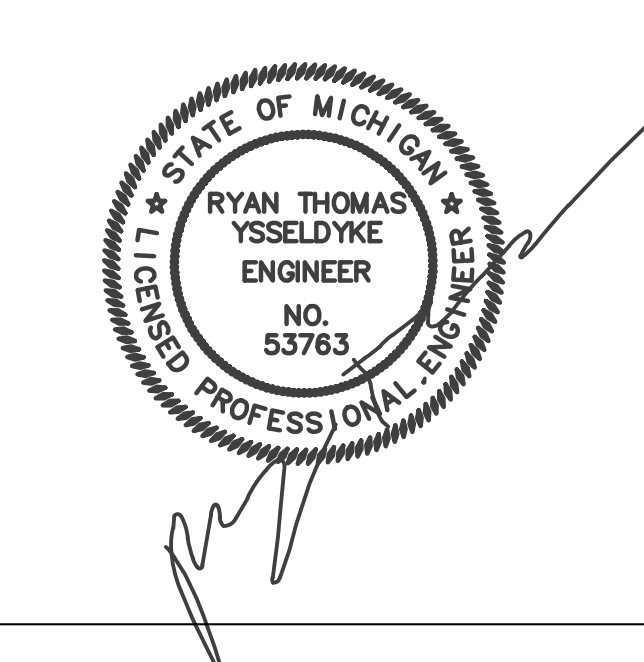
- PLANTING NOTES:**
- DRIVEWAY ENTRANCE PLANTINGS, SIGN PLANTINGS, BUILDING FOUNDATION PLANTINGS, AND COURTYARD PLANTINGS TO BE DESIGNED BY OTHERS AT OWNERS DIRECTION. PLANTINGS AT ENTRANCES AND SIGNAGE SHALL MEET CLEAR VISION REQUIREMENTS.
 - ALL TREES AND SHRUBS SHALL BE PLANTED A MINIMUM OF 4' AWAY FROM PAVEMENT. PLANTS SHALL BE PLANTED OUTSIDE FRONT UTILITY EASEMENT AND AS CLOSE TO EDGE OF DRAINAGE EASEMENTS AS POSSIBLE.
 - ALL LAWN AND PLANTING AREAS SHALL BE IRRIGATED WITH UNDERGROUND IRRIGATION IN SUCH WAY TO MAINTAIN VEGETATION IN A HEALTHY AND GROWING MANNER.
 - ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
 - CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - SEED SHALL BE PLACED OVER 8" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOIL SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
 - PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
 - FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED. PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.


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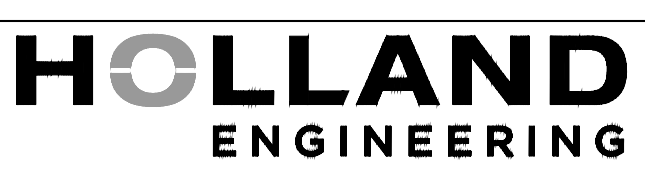


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PROJECT #	2300029
PROJECT MANAGER	M. VANWIENEN
DESIGNED BY	Designer
DRAWN BY	Author
QUALITY CHECK	Checker
SHEET TITLE	

**PHASE 1
LANDSCAPE
PLANTING
PLAN**

L-101
SHEET NUMBER

Project Manager RYAN T. YSSELDYKE, P.E.	SHAW WALKER	 220 Hoover Boulevard Holland, Michigan 49423-3766 www.hollandengineering.com T 616-392-5938 F 616-392-2116
Drawn by STEVEN A. MORRIS	902 WASHINGTON AVE MUSKEGON, MICHIGAN	
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Hearing, Case 2024-15: Request to amend the planned unit development (PUD) at 3400,3460, 3474 Wilcox Avenue, 1875 Waterworks Road, and 1490 Edgewater Street (the Docks).

SUMMARY

1. The original PUD was approved in June of 2019 and was amended in June of 2020. The amendment was to relocate the boat basin, the addition of six housing units and an additional street connection to Edgewater St via Manhattan Ave.
2. The applicant has spent the past few years working with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to determine where the established wetlands are located on site. EGLE has determined that more of the property is considered an established wetland than previously thought. The applicant is proposing this revised PUD to avoid developing on these wetlands.
3. Please see the attached site plan packet that includes all of the relevant development information and changes from the previously approved PUD.
4. Please see the attached “Lot Descriptions and Setbacks” document, which describes the buildings shown on the site plan. The site plan depicts units 124 and 125, but does not label them. They are located just east of units 93-96.
5. The underlying zoning of the property is R-1, Low-Density Single-Family Residential. According to the zoning ordinance, “Where a cluster development abuts a body of water, at least 50% of the shoreline, as well as reasonable access to it, shall be a part of the common open space land.” This proposed PUD increases the waterfront public access from 51% in the last PUD to 85% in this amendment.
6. There are 85 public parking spaces located in front of the multi-family buildings, near the common area. Residential parking for the multi-family housing will be located behind the buildings.
7. The fire access road to Harbour Towne has remained on the plan.
8. Please see the “Marina vs Private Docks” attachment. Dock locations on the site plan are just for reference.
9. Notice was sent to all properties within 300 feet of the subject property. At the time of this writing, staff had not received any comments from the public.

STAFF RECOMMENDATION

Staff recommends approval of PUD amendment with the condition that the stormwater permit be obtained from the Engineering Department. Staff may have more recommendations at the meeting.

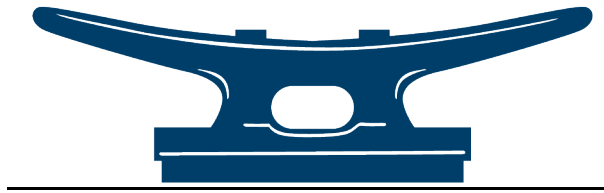
DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to amend the planned unit development (PUD) at 3400,3460, 3474 Wilcox Avenue, 1875 Waterworks Road, and 1490 Edgewater Street be recommended to the City Commission for approval with the following conditions:

1. The applicant receives a stormwater permit from the Engineering Department.

THE SAND DOCKS



Planned unit Development

Application for Second Amendment to PUD

July 11, 2024

Table of Contents

The Sand Docks Development

- Executive Summary
- Changes from the June 2020 Approved PUD
- The PUD Requirements
- Landscape and Architecture of the Development
- Engineering and Development Strategy
- Project Phasing Plan

EXHIBITS

- A. Location of the Site
- B. Approved PUD Site Plan
- C. Proposed PUD Site Plan
- D. Drawings
 - 1 Topographic Survey
 - C-200 Site Layout Plan
 - C-300 Grading and Drainage Plan
 - C-400 Utility Layout Plan
 - C-700 Typical Sections
 - FIG-1 Vehicle Tracking Exhibit
 - FIG-2 Phasing Plan
 - FIG-3 Public Vs Private Access Figure
- E. Lots and Setbacks
- F. Conceptual Architecture

Executive Summary

The Sand Docks (previously referred to as The Docks) is situated between 1000' feet of existing Muskegon Lake shoreline on the East and a short walk to Lake Michigan on the West. The site location is shown on Exhibit A. The Sand Docks emphasizes engagement of the water and open space throughout the pedestrian-oriented development. Greenspace, dune ridges and landscaping form the perimeter and buffer the development from neighboring residents.

The Sand Docks' new 10.5 acre boat basin takes center stage, providing immediate access to Muskegon Lake and just minutes away from Lake Michigan via the Muskegon channel. This feature provides one mile of new waterfront, varying in width from 90' to 280' and contains a variety of shoreline conditions from gradual sloping sand shore to hard seawall, enabling for a variety of uses. The boat basin will include 81 marina docks and 25 docks at private residences.

Common amenities include boardwalks, parks, trails and firepits. Residents may enjoy over-water decks, docks, boathouses. Anchoring the boat basin is the community center with a pool, fitness center, pickleball courts, a kayak launch and other amenities for residents and a neighborhood restaurant for public enjoyment. Waterfront homes, including some with boathouses make up one area while cottages fronting on pocket parks and boardwalks find their place in another.

The underlying zoning for the property is R-1. As a PUD The Sand Docks is an innovative design incorporating mixed and varied uses, clustering homes in some areas while providing significant open space in the form of parks, wetlands, walkways and water. The density under the proposed PUD is 240 units, approximately the same as was approved in 2020.

In addition to residential units there are 28 standalone garages/storage sheds. One non-residential building will house a restaurant, ice cream store and convenience/marine supply store, community room, fitness room and locker rooms.

Changes from the June 2020 Approved PUD.

The City Commission approved the Planned Unit Development (PUD) for The Sand Docks on June 25, 2019 followed by an approval of an amendment on June 23, 2020.

From a high – level the current site plan looks very similar to that which was approved in 2020. See Exhibits B and C.

Significant changes to the PUD plan as previously approved include the following:

- A conservation easement totaling 9.88 acres which includes wetlands that will not be impacted by the development is being established. The previous plan included 3.63 acres of wetland, most of which was being created.
- The amount of waterfront accessible to the public is increasing from 51% to 85%.
- The number of lots for single family homes is decreasing from 141 to 123
- The large 4-story, 30-unit condo building is being eliminated.
 - o There will be 3 smaller condo building of 2-3 stories with 9 to 18 units.

The Planned Unit Development Requirements

The Sand Docks has not been designed as a PUD to increase density, or cluster homes to reduce infrastructure cost but rather to take advantage of the reduced area, width and setbacks below the normal minimums, to allow homes to be more engaged with the newly created 10.5-acre boat basin.

Following are the calculation of the density, open space and waterfront access requirements of the zoning ordinance.

POST DEVELOPMENT DENSITY CALCULATION						
UNDEVELOPABLE AREAS						
Wetland Area/Conservation Easement	9.88	Area Dedicated for Conservation Easement				
Surface Water/Floodplain	10.48	Boat Basin				
Street R.O.W	9.76					
Private Easement	2.39					
Marina Parking	0.48					
Total Vehicle Access	12.63	Public R.O.W., Private Access Easement, Parking				
Area of Infiltration Basins	2.62					
Area of Steep Slopes	8.4	Includes Critical Dune Area and Banks above wetland				
Total Undevelopable Area	44.01					
Overall Area of Site	76.68					
Net Developable Area	32.67					
Allowed Dwelling Units	237	Net Developable Area / Minimum Lot Size of 6,000 sq ft (R-1 Zoning)				
Density - units per acre	7.25					
Proposed Dwelling Units	240					
Density - units per acre	7.35					
Bonus Units: Where developer provides additional open space or amenities within development, additional density may be granted. A maximum of a 10% unit bonus may be granted to the development for additional amenities such as public trail easement, additional open space, additional common water front area, and additional landscaping.						

OPEN SPACE CALCULATION						
Section 403.4 requires a minimum of 15% of the site to be dedicated common open space. At least one third of the dedicated open space shall be usable open space.						
Wetland	5.21	Area of Non-Impacted Wetland				
Conservation Easement - outside wetland	4.67	Easements Surrounding Non-impacted Wetlands				
Green Belts and Parks	9.67	Excludes Stormwater Basins				
Critical Dune/Steep Slopes	8.40					
Total Open Space	27.95					
Overall Area of Site	76.68					
Percentage Open Space	36.5%					
Usable Open Space (Green Belts, Parks and	22.74					
Percentage Usable Open Space	81.4%					

WATERFRONT ACCESS CALCULATION						
Section 403.6 requires a minimum of 50% of the shoreline be open space						
Accessible Waterfront - in feet						
Boardwalk	1,201					
Green Belt (Boat Basin)	4,023					
Green Belt (Muskegon Lake)	365					
Total Accessible Waterfront	5,589					
Total Waterfront - in feet						
Muskegon Lake	1,000					
Boat Basin	5,577					
Total Length of Waterfront	6,577					
Percentage Accessible Waterfront		85.0%				

Drawings Sheet FIG-3 included in EXHIBIT D depicts the areas used in the above calculations.

Landscape and Architecture of the Development

The Sand Docks will consist of 123 site condominium lots for detached homes, 75 townhomes, an 18-unit, two/three-story condominium building, a 15-unit, two/three-story condominium building and a 9-unit, two/three-story condominium building. Entering the The Sand Docks from Waterworks you will climb the dedicated access road (completed in 2023) at a 7% grade and at the crest, be sitting 30 feet above the boat basin with views of the entire development and out to Muskegon Lake. As you descend toward the south end of the boat basin you will pass a variety of townhomes on both sides of the road. In addition to 25 lots with private boat slips there will be approximately 81 boat slips located throughout the basin for residents not able to have private docks.

The south end of the development has the highest density and in addition to the townhomes includes a condominium building site, the pool, kayak launch, pickle ball courts and a public plaza. A building at this location will house a restaurant, ice cream store and convenience/marine supply store, community room, fitness room and locker rooms. The restaurant overlooking the marina will have seating for 85 indoors and additional outdoor seating on a seasonal basis.

Waterfront homes on the east side of the basin will be close to the water and include boat houses and private docks. Sidewalks through this east neighborhood lead to a boardwalk through the wetlands fronting the south side of the entrance to the basin from Muskegon Lake. The homes and 9-unit condo building at the furthest point out on Public Road E are elevated with multi directional views of Muskegon Lake and the wetlands. Smaller cottage style homes

in the east neighborhood front natural dune landscaping with a boardwalk leading to greenspace on the boat basin.

Along the west side of the basin the architecture transitions from small Nantucket style “fish huts” on the boardwalk to homes with large lots and public greenspace fronting the boat basin. Further north are homes looking across the road to the Marina channel and on the opposite side of the alley, homes and townhomes overlooking Harbour Towne marina. On Muskegon Lake at the furthest northeast corner there are 9 Muskegon Lake lots.

Conceptual architecture of housing is included in EXHIBIT F.

The Vision of The Sand Docks is set forth in greater detail in the Design Guidelines. Adherence to the Design Guidelines and hence the vision will be controlled through a Design Review Board.

Engineering and Development Strategy

The project is well situated within the City of Muskegon to be serviced by existing infrastructure. We, in collaboration with our development team, have completed a detailed due diligence evaluation of the property and available infrastructure to support it. The project is bordered on all sides with existing development including the Harbour Towne Condominium development and the Lake Michigan Park Plat to the west, the original City of Muskegon Plat to the south, the Edgewater Plat to the East and Harbour Towne Marina and Harbour Towne Beach to the north. This existing development has created a network of roadways and utility corridors that are sufficient to support the proposed development.

Preliminary meetings and correspondence with the City of Muskegon Fire Marshall influenced the width of streets and alleys and emergency vehicle operational areas. Further review of the plan is anticipated.

The entry into The Sand Docks is at the intersection of Wilcox Avenue and Plum Street. An additional gated, emergency access will be located on the northwest side of the development across from Harbour Townes’s “Sand Dock Ct”.

During design and construction of the Harbour Towne development, future development on the property currently proposed as The Sand Docks was anticipated and utility connection stubs were provided at the south end of that development. With regards to public water supply, there is adequate flow and pressure in the existing network to support the proposed development. The development engineering team has met with City Engineering staff and we

have worked with them to identify connection points and main sizes that will strengthen flows and pressures in the area and provide redundancy as required by the Michigan Department of Environmental Quality (MDEQ) and good engineering practices. It should be noted that the water filtration plant is located almost due south of this development. During the previously approved PUD the City Engineering Department was in agreement with the layout of our proposed piping, reserving the right to offer further comments during the design and permitting stage.

Sanitary waste from The Sand Docks is proposed to connect to the existing 10-inch sewer stub at the south end of the Harbour Towne Condominiums and to an existing manhole located at the end of Sand Docks Court in the Harbour Towne development. These connection points flow to an existing pump station in Harbour Towne and then is pumped to Wilcox Avenue where it will flow by gravity into the City's system. It is clear that the Harbour Towne lift station was designed to accommodate a future development and that there is extra capacity in the system. The Basis of Design Developed for the existing Harbour Towne lift station indicates that it has the capacity for about 426 residential equivalent units (REU's). An REU is the amount a normal residential household would be expected to discharge to the system. It has been estimated that there are about 200 REU's connected to the lift station leaving a capacity of 226 REU's. Based on this, the Harbour Towne Lift station would require only minor modifications to accommodate the Sand Docks Development and then only once the final phase of the development commences. Meanwhile, flows to the lift station will be monitored to verify the design assumptions. The engineering team will be working closely with City Staff during detailed design to ensure that the proposed infrastructure meets the City's requirements for development.

Utility and Grading Plans as well as the Site Survey are included under EXHIBIT D.

Project Phasing

A Special Exception Permit from the Michigan Department of Environmental Quality was received on May 23, 2018. This permit allowed for the removal of vegetation, construction of an access road and pedestrian walkway and revegetation of the disturbed areas of the critical dune. This work was completed between December of 2022 and April of 2023.

Multiple meetings have been held with the Michigan Department of Environment, Greta Lakes and Energy (EGLE, formerly MDEQ) to discuss the project and the joint permit application was subsequently submitted to the EGLE and United States Army Corps of Engineers. This permit will cover dredging below the ordinary high water mark of Muskegon Lake to connect the new

boat basin to the lake, removal of old piling and mooring dolphin in Muskegon Lake, unavoidable impact to certain wetlands that were incidentally created as a result of historical mining operations at the site, off-site compensatory wetland mitigation, installation of rip-rap breakwaters at the entrance to the connecting channel, rip-rap placement at various shoreline locations, installation of fixed pier and/or floating docks in the boat basin, kayak/canoe launching areas and marina pump out facilities as may be required.

The next meeting with EGLE is scheduled for late June, 2024 to review what is believed to be final engineering details of stormwater design, the channel entrance and the conservation easement.

ENTRANCE ROAD – completed April, 2023

PHASE 1 will begin upon receipt of the EGLE permit, anticipated to be in the fall of 2024. This phase includes construction of the boat basin, the completion of Public Roads A, B and C lots 20 through 56 and a condominium site.

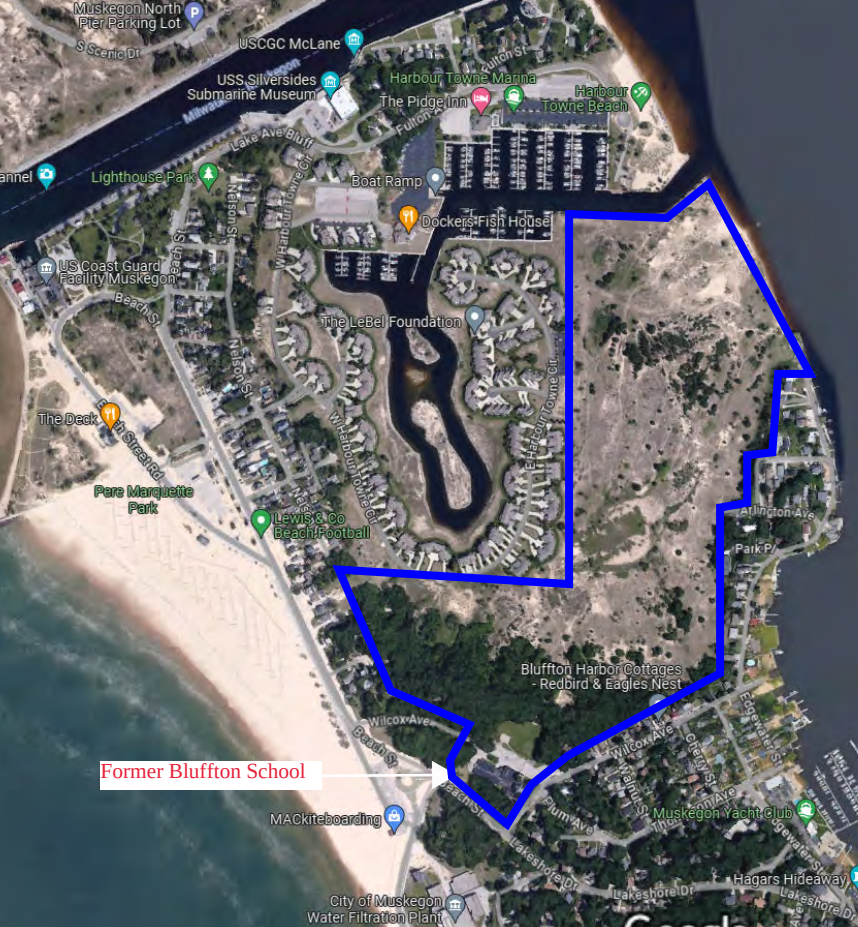
PHASE 2 includes Public Roads E, F and G, the townhome and condominium sites and community amenities at the south end of the basin.

PHASE 3 includes Public Road H along with lots 1 through 19 and townhome sites.

Drawing FIG-2 in EXHIBIT D shows the phasing.

LOCATION OF THE SITE





Former Bluffton School

APPROVED PUD SITE PLAN

PREVIOUSLY AMENDED PUD LANDSCAPE PLAN



PLANT SCHEDULE						
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
AS	AS	Acer saccharum	Sugar Maple	2.5" Cal.	B&B	48
BP	BP	Betula papyrifera	Paper Birch	2.5" Cal.	B&B	18
PO	PO	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B	54
PP	PP	Populus balsamifera	Balsam Poplar	2.5" Cal.	B&B	14
TC	TC	Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B	99
ZG	ZG	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2.5" Cal.	B&B	23
EVERGREEN	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
PG	PG	Picea glauca	White Spruce	6-7' Ht.	B&B	47
PB	PB	Picea glauca densata	Black Hills Spruce	6-7' Ht.	B&B	44

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DAVID E. HENDERSHOTT
REGISTERED PROFESSIONAL ENGINEER
NO. 38725
EXP. DATE 10/31/2021

5-20-2020

PROJECT

THE DOCKS

APPROX. 3400 WILCOX AVE.
MUSKEGON, MI 49440

DEVELOPER

DAMFINO DEVELOPMENT, LLC

(231) 722-6691
560 MART ST.
MUSKEGON, MI 49440

RELEASE DATE

DATE	DESCRIPTION
05-23-19	FINAL PUD SUBMITTAL
05-21-20	AMENDED PUD SUBMITTAL

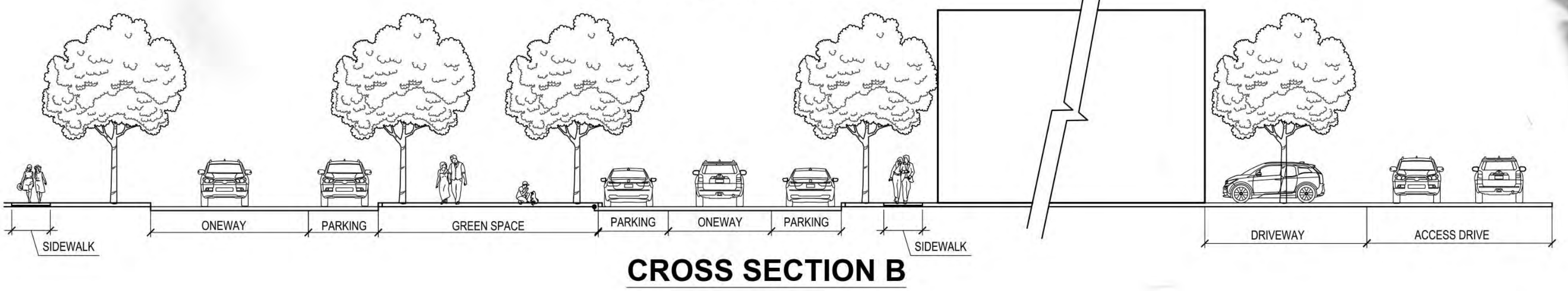
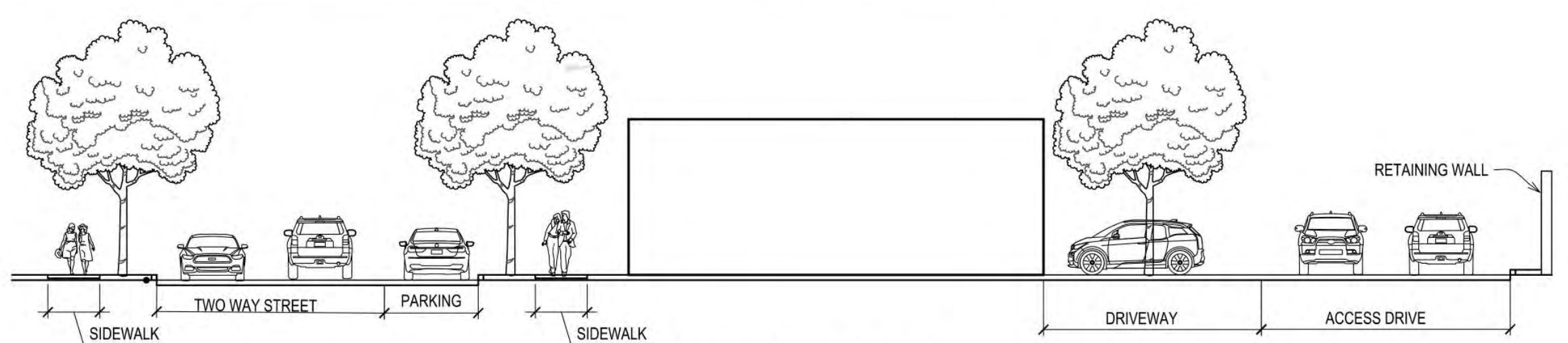
PROJECT

1806064

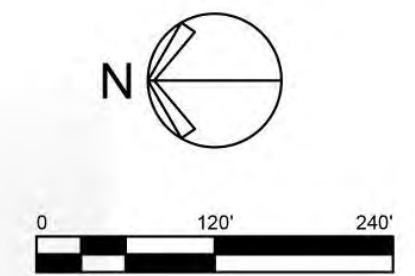
SHEET

LANDSCAPE PLAN AND SITE AMENITIES

L-101



NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



PROPOSED PUD SITE PLAN





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PROJECT

THE DOCKS

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MUSKEGON, MI 49440
ADDRESS 3

CLIENT

MICOAST PROPERTIES, LLC

(231) 722-6691
560 MART ST.
MUSKEGON, MI 49440

RELEASE DATE

DATE	DESCRIPTION
06-11-24	AMENDED PUD FOR CITY REVIEW

NOT FOR CONSTRUCTION

PROJECT

2306100GR

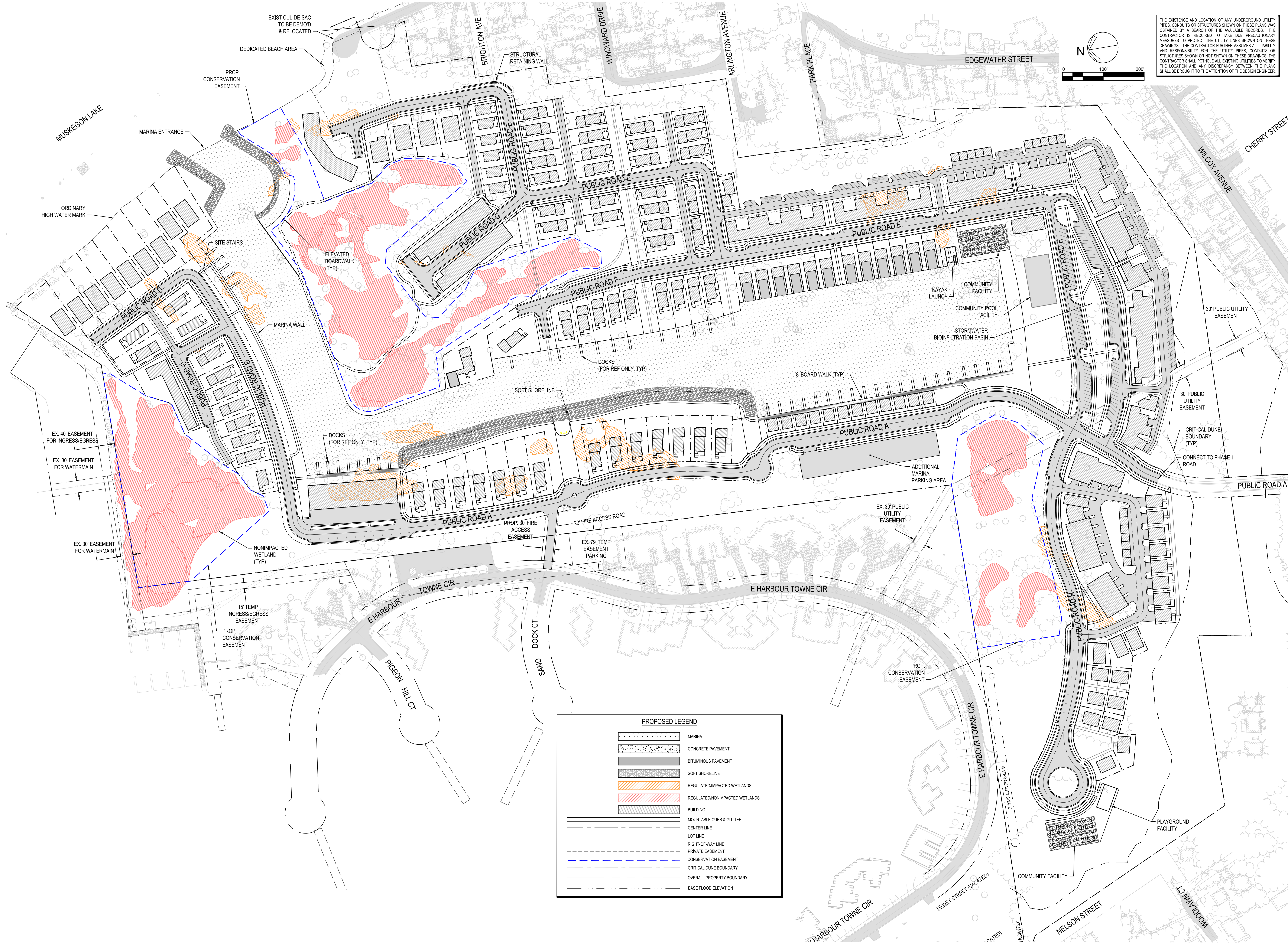
SHEET

LANDSCAPE PLAN & SITE AMENITIES
FIGURE L-102

DRAWINGS

1	Topographic Survey
C-200	Site Layout Plan
C-300	Grading and Drainage Plan
C-400	Utility Layout Plan
C-700	Typical Sections
FIG-1	Vehicle Tracking Exhibit
FIG-2	Phasing Plan
FIG-3	Public Vs Private Access Figure

Tuesday, June 11, 2024 at 14:41pm 0:3208100GR The Docks Muskegon Drawings - 2306100GR\03\03a-Production Sheets_PUD Drawings\100c-2-SP-001.dwg tennar



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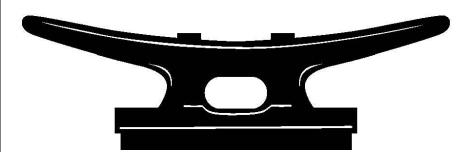
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05-23-19	FINAL PUD SUBMITTAL
05-21-20	AMENDED PUD SUBMITTAL
06-13-24	AMENDED PUD SUBMITTAL

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PROJECT

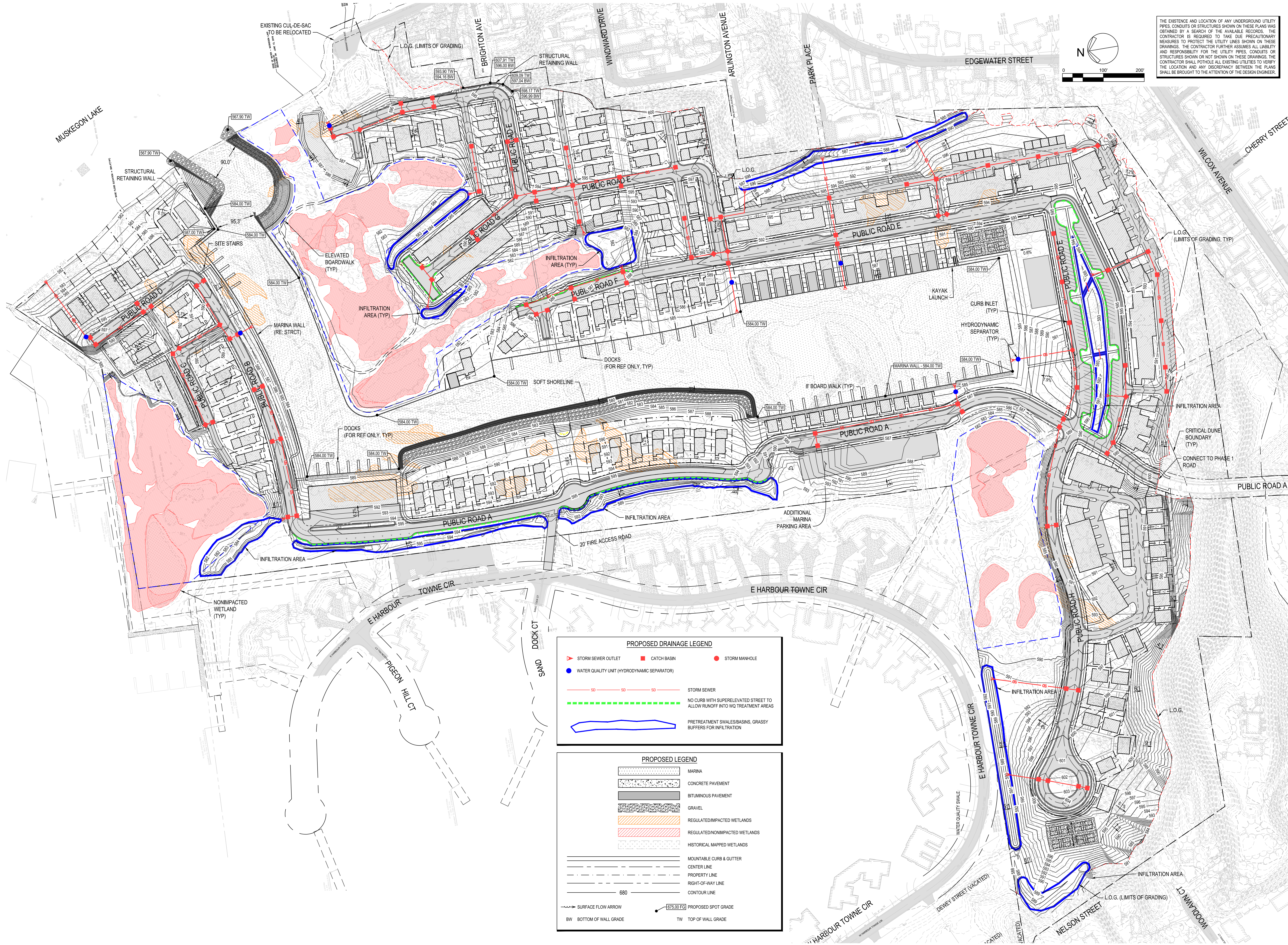
2306100GR

SHEET

SITE LAYOUT PLAN

C-200

Tuesday, June 11, 2024 at 1:41pm 0:3258:100GR The Docks Muskegon Drawings - 2306100GR(Chills-Production Streets)_PUD Drawings(100C-3-GRD-00).dwg User: r...



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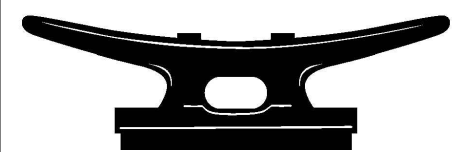
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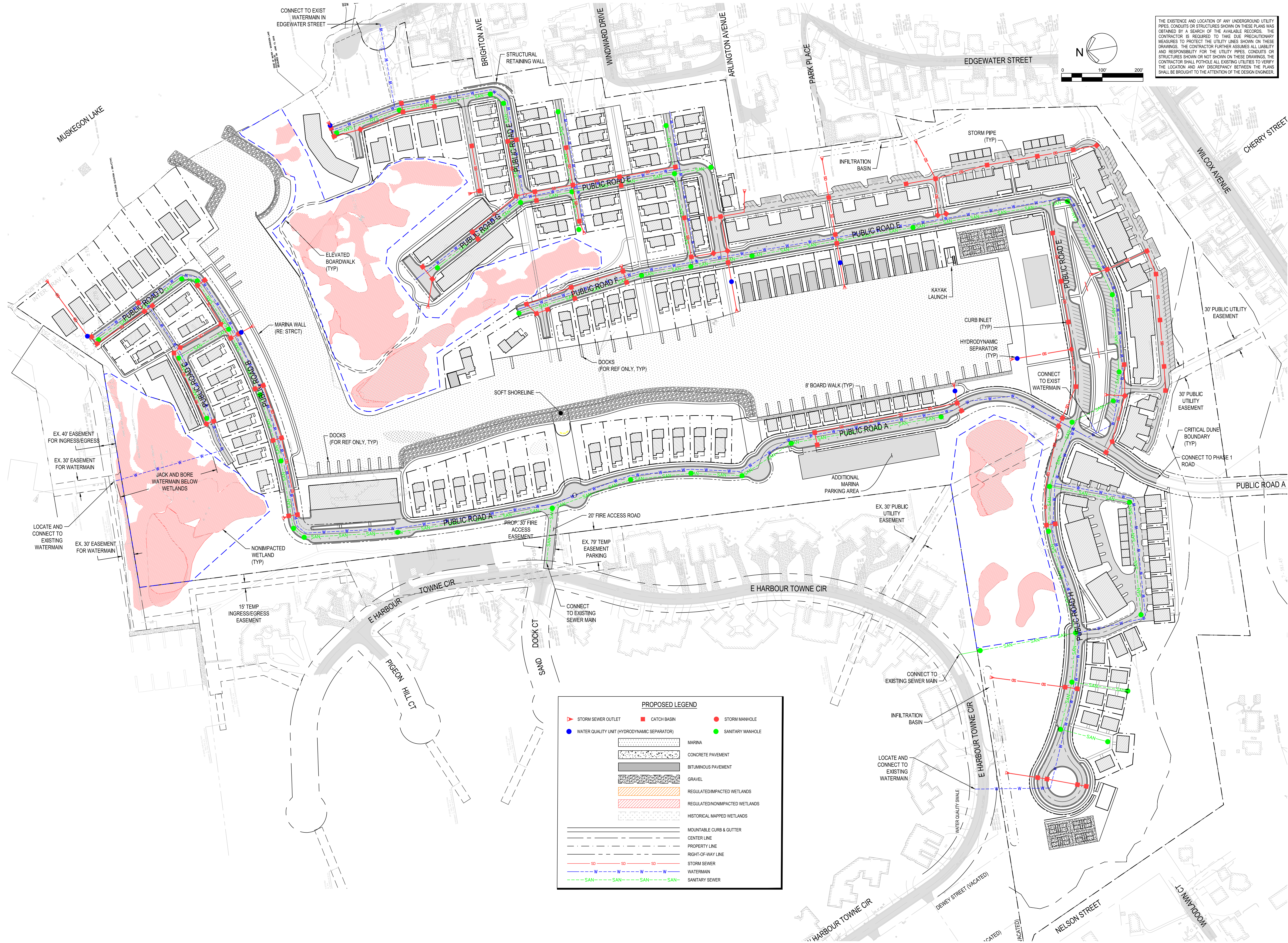
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DATE	DESCRIPTION
05-23-19	FINAL PUD SUBMITTAL
05-21-20	AMENDED PUD SUBMITTAL
06-13-24	AMENDED PUD SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT
2306100GR

SHEET
GRADING & DRAINAGE PLAN
C-300

Tuesday, June 11, 2024 at 1:42pm 0:3208100GR The Docks Muskegon Drawings - 2306100GR(Chad Production Sheet), PUD Drawings\100C-4\UTP-000.dwg User



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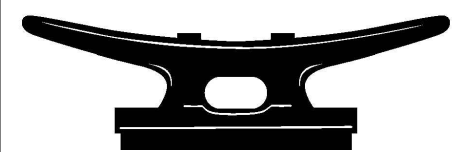
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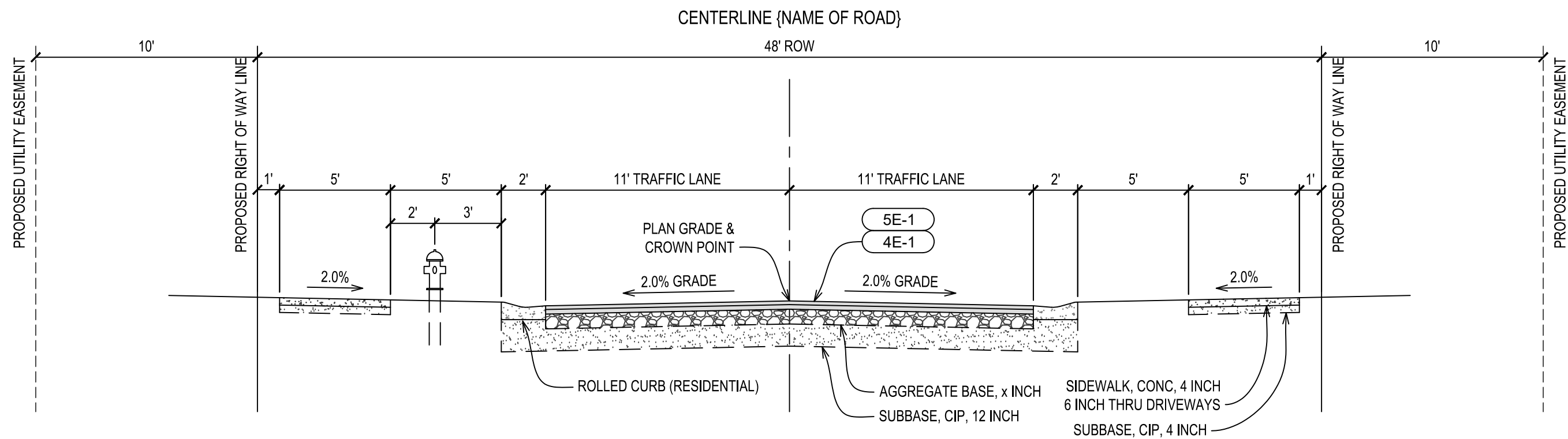
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DATE	DESCRIPTION
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06-13-24	AMENDED PUD SUBMITTAL

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PROJECT
2306100GR

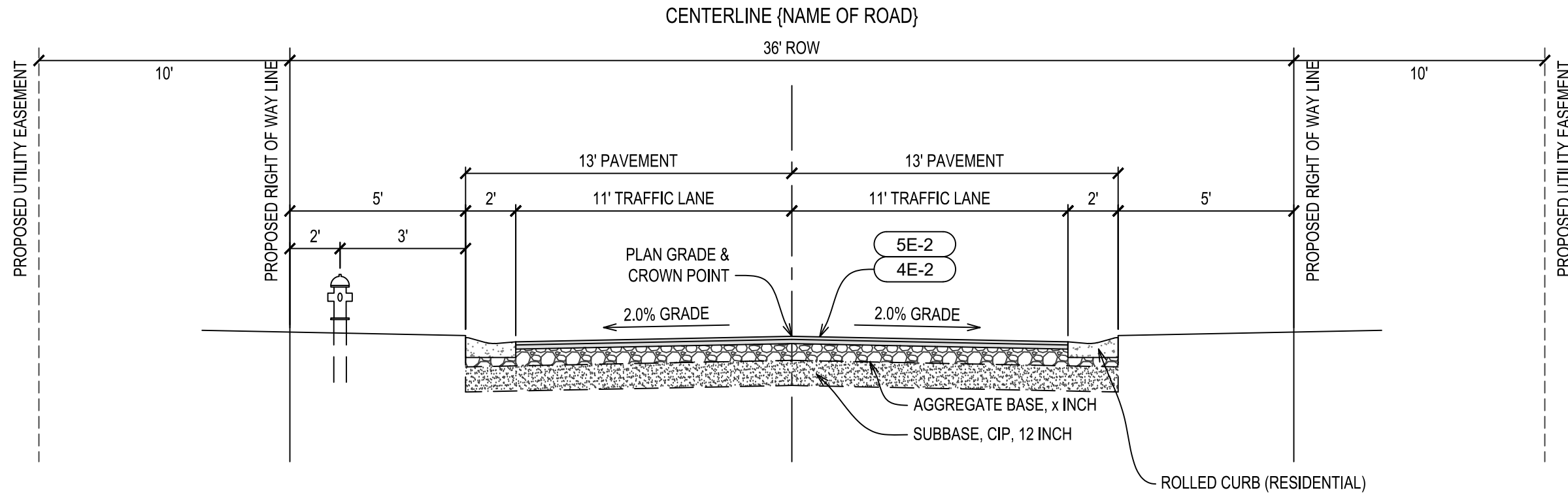
SHEET
UTILITY LAYOUT PLAN
C-400

Tuesday, June 11, 2024 at 1:42pm 0:3208100GR The Docks Muskegon Drawings - 2306100GR (Production Sheets), PUD Drawings (100C-7-ROW, SEC-00) User: tennier



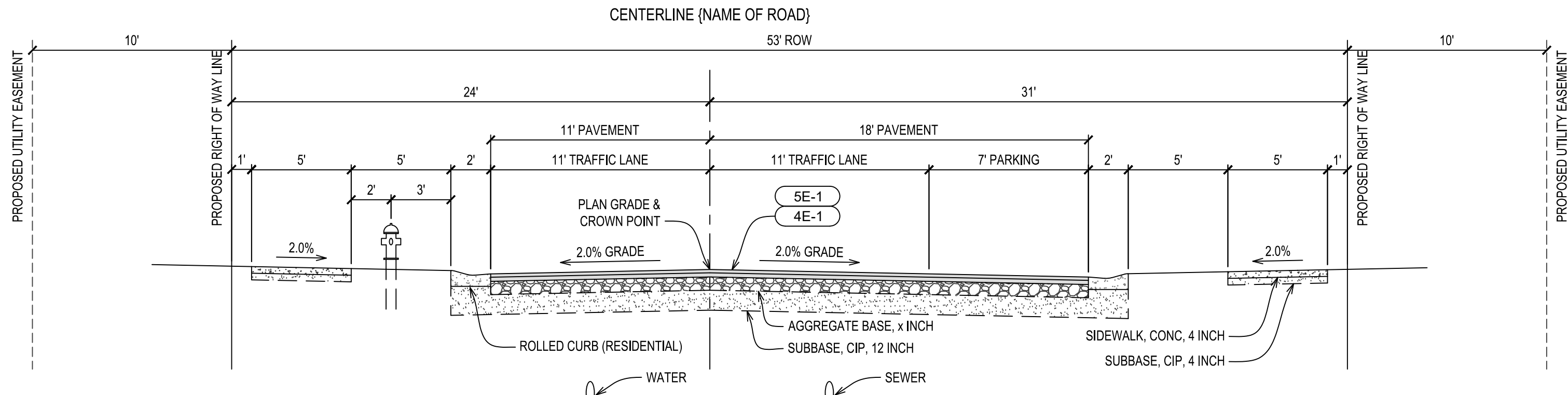
PROPOSED TYPICAL SECTION - PRIMARY STREET

SECTION APPLIES TO:
PUBLIC ROADWAY A, B, C, D, E, H
NOT TO SCALE



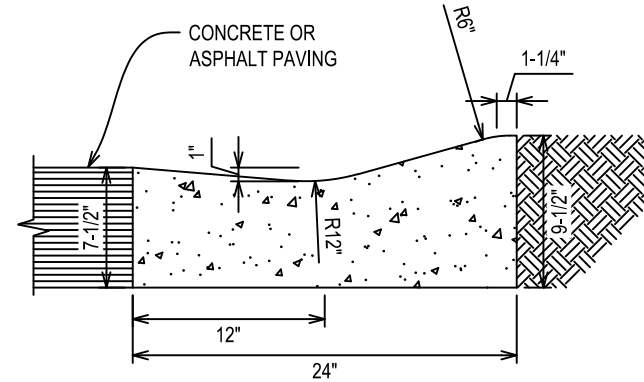
PROPOSED TYPICAL SECTION - SECONDARY STREET

SECTION APPLIES TO:
PUBLIC ROADWAY G
NOT TO SCALE



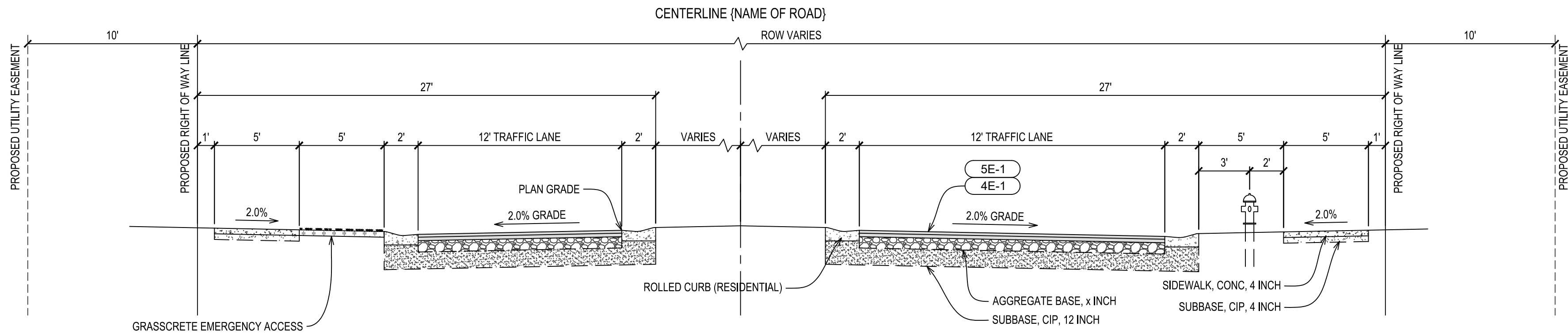
PROPOSED TYPICAL SECTION - PRIMARY STREET WITH PARKING

SECTION APPLIES TO:
PUBLIC ROADWAY A, C, E, F, H
NOT TO SCALE



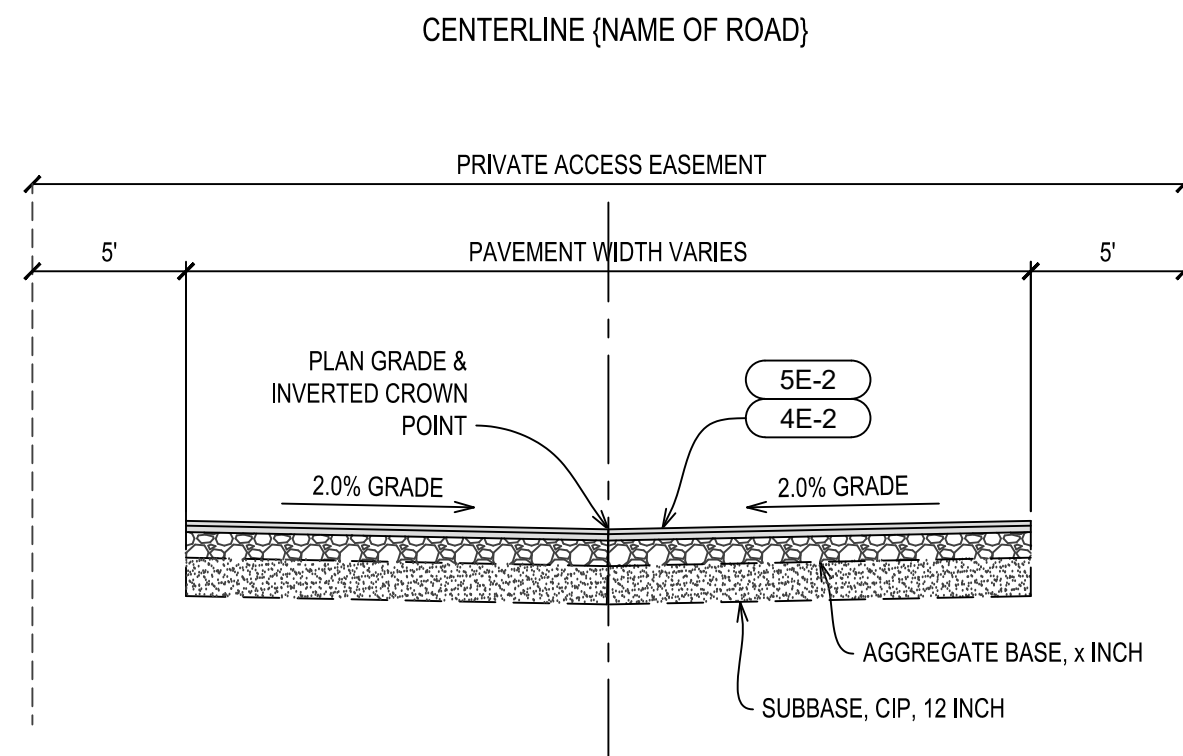
NOTES 1) CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FT.
2) EXPANSION JOINTS SHALL BE PLACED AT 350 FT. MIN.
AND AT ALL RADIUS POINTS.
3) CONCRETE SHALL CONFORM TO M.D.O.T. SPEC. 802.

24" MOUNTABLE
CONCRETE CURB & GUTTER
NOT TO SCALE



PROPOSED TYPICAL SECTION - BOULEVARD

SECTION APPLIES TO:
PUBLIC ROADWAY E
NOT TO SCALE



PROPOSED TYPICAL SECTION - PRIVATE ALLEY

NOT TO SCALE



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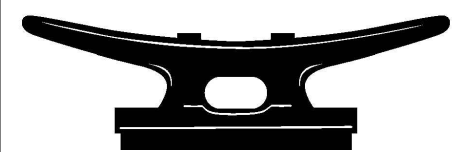
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06-13-24	AMENDED PUD SUBMITTAL

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CONSTRUCTION

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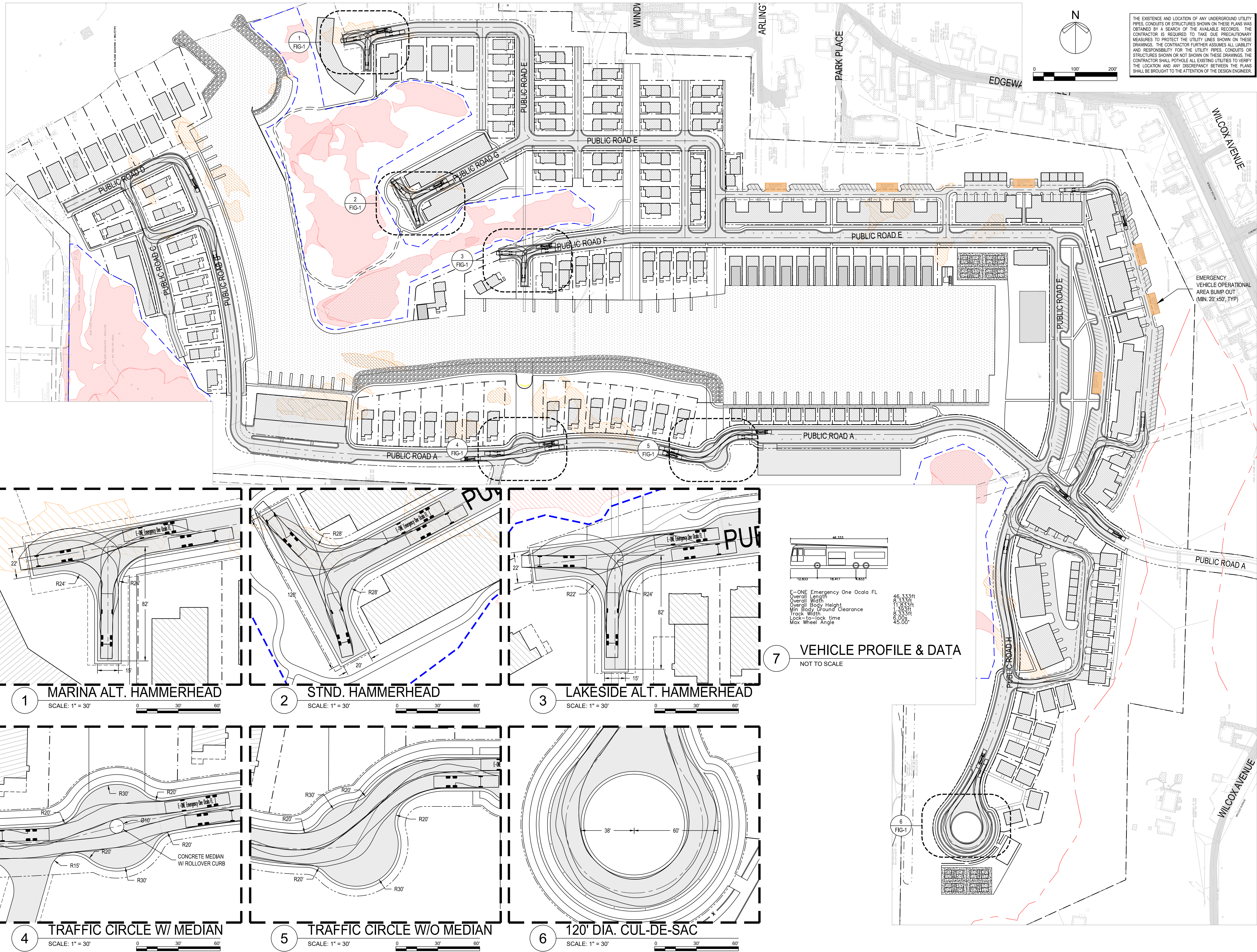
2306100GR

SHEET

TYPICAL SECTIONS

C-700

Tuesday, June 11, 2024 at 1:42pm 0:3208100GR The Docks Muskegon Drawings - 2306100GR(Childs-Production Streets)_PUD Drawings(100C-FIG-1)E:\ang interior





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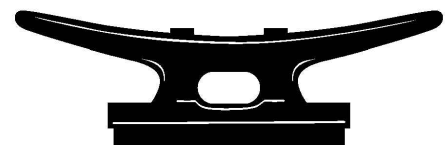
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06-13-24	AMENDED PUD SUBMITTAL

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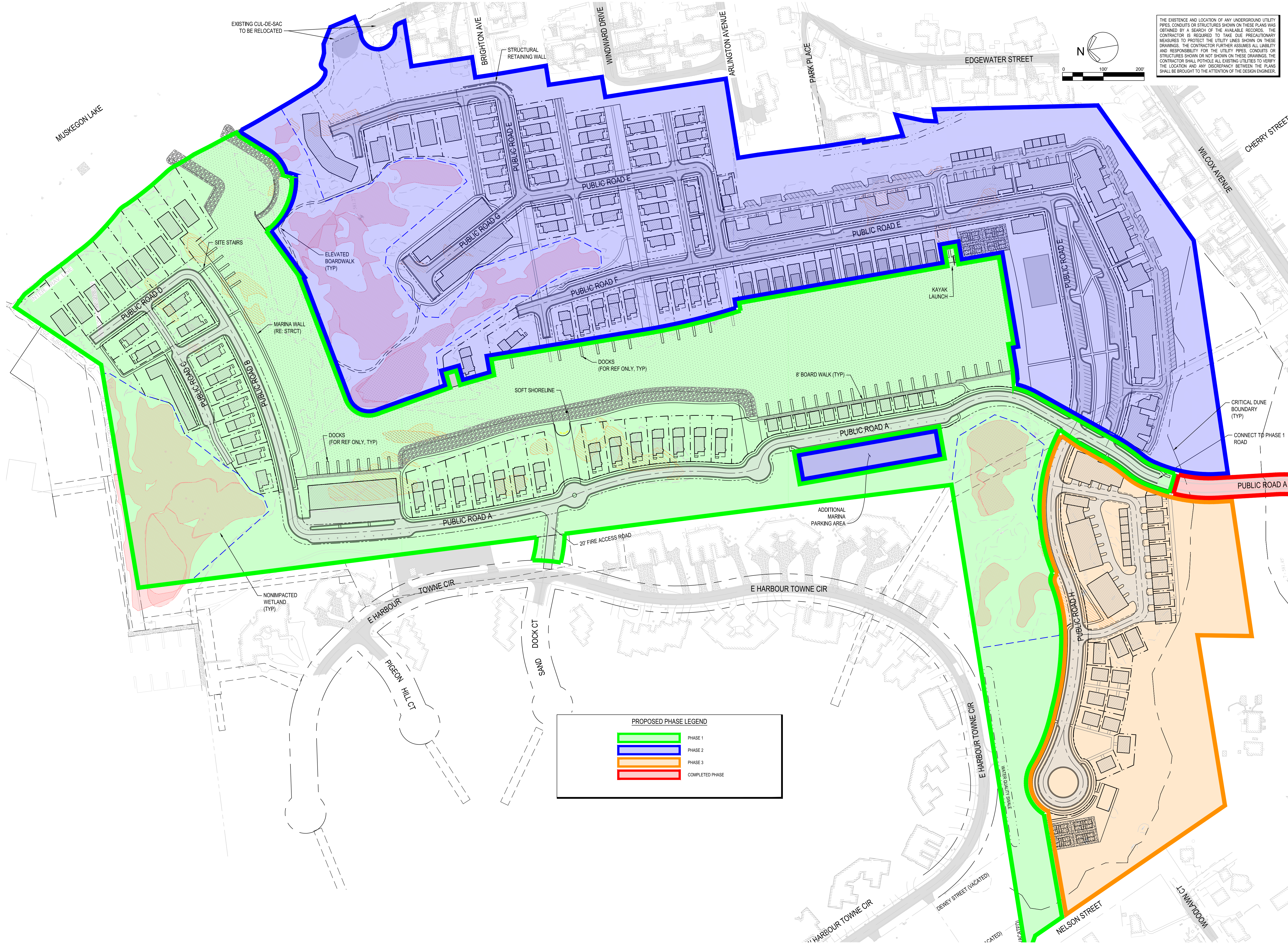
2306100GR

SHEET

VEHICLE TRACKING EXHIBIT

FIG-1

Tuesday, June 11, 2024 at 1:42pm 0:3208100GR The Docks Muskegon Drawings - 2306100GR\03\03a-Production Sheets\ PUD Drawings\100C-FIG-PhS.dwg nwer

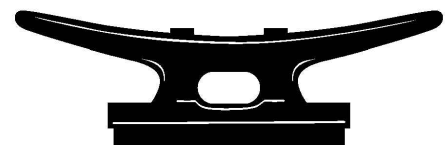




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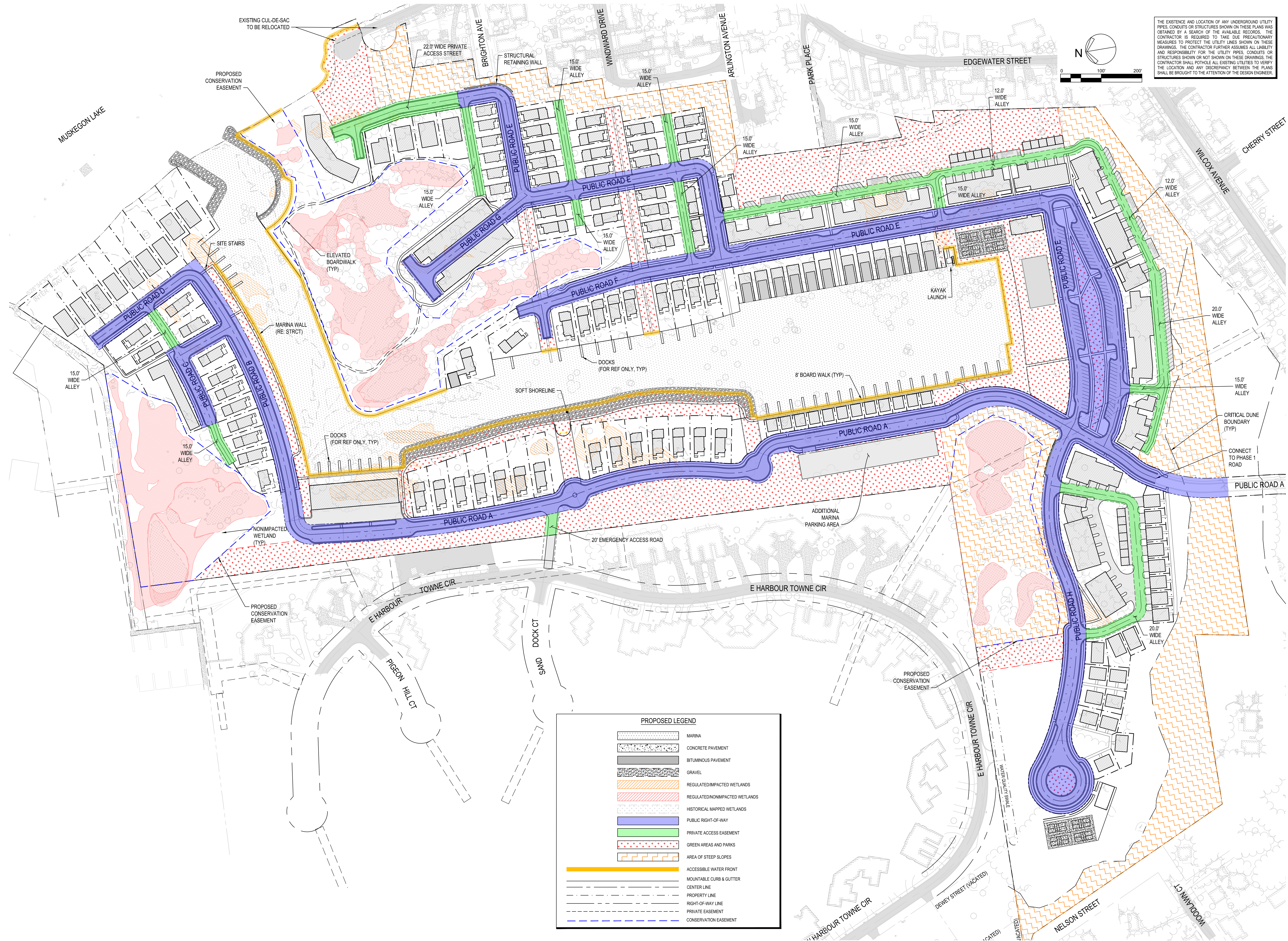
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DATE	DESCRIPTION
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SHEET
PHASING PLAN
FIG-2



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PROPERTIES, LLC

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MART ST.
SKEGON, MI 49440

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DATE	DESCRIPTION
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06-13-24	AMENDED PUD SUBMITTAL

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PROJECT

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SHEET

PUBLIC VS.
PRIVATE ACCESS
FIGURE
FIG-3

CONCEPTUAL ARCHITECTURE

- Pocket Neighborhood Cottages
- Nantucket Style Boardwalk Fish Huts
- Entrance Townhomes
- Cottages Fronting Boardwalk
- Boathouse Homes
- Homes Fronting Road and Marina
- Lakefront Home



POCKET NEIGHBORHOOD COTTAGES



NANTUCKET STYLE BOARDWALK FISH HUTS



ENTRANCE TOWNHOMES

COTTAGES FRONTING BOARDWALK



HOMES FRONTING ROAD AND MARINA



BOATHOUSE - STREET VIEW





BOATHOUSE - STREET VIEW

BOATHOUSE - WATER VIEW

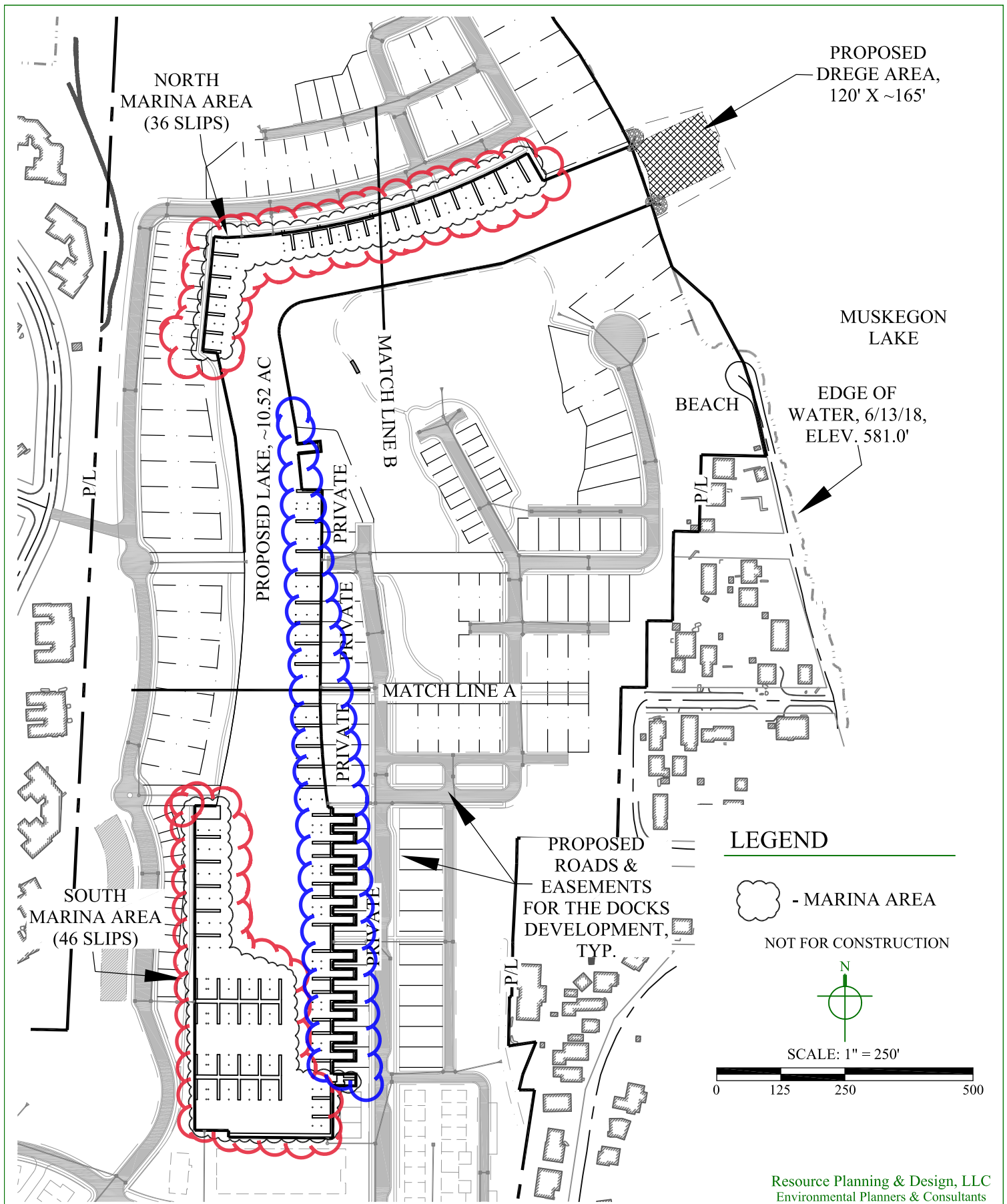


BOATHOUSE - WATER VIEW





LAKEFRONT HOME



Lot/Unit #	Building#	Description	Waterfront	Private Dock	Garage	Lot Size		Set Back				Phase	
						Width	Depth	Total	Road - Alley	Side	Back		Side
1		Cottages - Pocket Neighborhood	NO	NO	NO	60	55	3,300	10	10	10	10	3
2		Cottages - Pocket Neighborhood	NO	NO	NO	60	55	3,300	N/A	5	10	5	3
3		Cottages - Pocket Neighborhood	NO	NO	NO	55	50	2,750	N/A	5	10	5	3
4		Cottages - Pocket Neighborhood	NO	NO	NO	55	50	2,750	10	5	10	5	3
5		Cottages - Pocket Neighborhood	NO	NO	NO	55	50	2,750	N/A	5	10	5	3
6		Cottages - Pocket Neighborhood	NO	NO	NO	55	50	2,750	10	5	10	5	3
7		Cottages - Pocket Neighborhood	NO	NO	NO	55	50	2,750	N/A	5	10	5	3
8		Cottages - Pocket Neighborhood	NO	NO	NO	55	50	2,750	10	5	10	5	3
9		Cottages - Pocket Neighborhood	NO	NO	NO	55	50	2,750	10	5	10	5	3
10		Cottages - Pocket Neighborhood	NO	NO	NO	40	60	2,400	10	5	10	8	3
11		Cottages - Pocket Neighborhood	NO	NO	NO	40	60	2,400	10	5	10	8	3
12		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
13		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
14		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
15		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
16		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
17		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
18		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
19		3 story, narrow houses	NO	NO	Alley	40	50	2,000	0	5	10	5	3
20		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
21		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
22		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
23		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
24		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
25		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
26		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
27		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
28		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
29		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
30		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
31		Nantucket style boardwalk cottage	YES	NO	NO	35	38	1,330	8	5	0	5	1
32		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
33		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
34		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
35		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
36		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
37		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
38		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1

Lot/Unit #	Building#	Description	Waterfront	Private Dock	Garage	Lot Size		Set Back				Phase	
						Width	Depth	Total	Road - Alley	Side	Back		Side
39		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
40		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
41		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
42		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
43		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
44		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
45		Homes with walk out and or partial split on gr	YES	NO	Front - recessed	53	115	6,095	10	10	30	0	1
46		Front porches overlooking marina	YES	NO	Side	44	100	4,400	10	8	20	8	1
47		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
48		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
49		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
50		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
51		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
52		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
53		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
54		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
55		Front porches overlooking marina	YES	NO	Rear Alley	44	100	4,400	10	8	20	8	1
56		Marina Views	YES	NO	Rear Alley	45	100	4,500	20	8	20	8	1
57		Marina Views	YES	NO	Rear Alley	45	100	4,500	20	8	20	8	1
58		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
59		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
60		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
61		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
62		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
63		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
64		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
65		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
66		Muskegon Lake Lots	YES	NO	Front	50	130	6,500	20	8	30	8	1
67		Muskegon Lake Views	NO	NO	Front	60	110	6,600	20	10	20	10	2
68		Muskegon Lake Views	NO	NO	Front	60	100	6,000	20	10	20	10	2
69		Muskegon Lake Views	NO	NO	Front	60	105	6,300	20	10	20	10	2
70		Muskegon Lake Views	NO	NO	Front	60	110	6,600	20	10	20	10	2
71		Elevated lot overlooking wetland/marina	NO	NO	Rear Alley	40	65	2,600	1	12	10	0	2
72		Elevated lot overlooking wetland/marina	NO	NO	Rear Alley	40	65	2,600	1	12	10	0	2
73		Elevated lot overlooking wetland/marina	NO	NO	Rear Alley	40	65	2,600	1	12	10	0	2
74		Elevated lot overlooking wetland/marina	NO	NO	Rear Alley	40	65	2,600	1	12	10	0	2
75		Elevated lot overlooking wetland/marina	NO	NO	Rear Alley	40	65	2,600	1	12	10	0	2
76		Elevated lot overlooking wetland/marina	NO	NO	Rear Alley	40	65	2,600	1	12	10	0	2

Lot/Unit #	Building#	Description	Waterfront	Private Dock	Garage	Lot Size		Set Back				Phase	
						Width	Depth	Total	Road - Alley	Side	Back		Side
77		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
78		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
79		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
80		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
81		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
82		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
83		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
84		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
85		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
86		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
87		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
88		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
89		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
90		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
91		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
92		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
93		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
94		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
95		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	90	3,600	1	12	15	0	2
96		Front porches on boardwalk to marina	NO	NO	Rear Alley	53	90	4,770	1	12	15	0	2
97		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	78	3,120	1	12	15	0	2
98		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	78	3,120	1	12	15	0	2
99		Front porches on boardwalk to marina	NO	NO	Rear Alley	40	78	3,120	1	12	15	0	2
100		Boat House Lot	YES	YES	Side	120	110	13,200	10	15	0	15	2
101		Marina front lots	YES	YES	Front	120	73	8,760	10	15	30	15	2
102		Marina front lots	YES	YES	Front	40	105	4,200	10	5	30	5	2
103		Marina front lots	YES	YES	Front	40	110	4,400	10	5	30	5	2
104		Marina front lots	YES	YES	Front	40	115	4,600	10	5	30	5	2
105		Marina front lots	YES	YES	Front	40	120	4,800	10	5	30	5	2
106		Marina front lots	YES	YES	Front	40	125	5,000	10	5	30	5	2
107		Marina front lots	YES	YES	Front	40	125	5,000	10	5	30	5	2
108		Marina front lots	YES	YES	Front	40	120	4,800	10	5	30	5	2
109		Marina front lots	YES	YES	Front	40	115	4,600	10	5	30	5	2
110		Marina front lots	YES	YES	Front	40	115	4,600	10	5	30	5	2
111		Overlooking open space	NO	NO	Side	40	90	3,600	10	5	0	5	2
112		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
113		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
114		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2

Lot/Unit #	Building#	Description	Waterfront	Private Dock	Garage	Lot Size		Set Back				Phase	
						Width	Depth	Total	Road - Alley	Side	Back		Side
115		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
116		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
117		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
118		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
119		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
120		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
121		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
122		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
123		Boat House Lot	YES	YES	YES	40	90	3,600	10	0	0	5	2
124		Corner Lots	NO	NO	Rear Alley	85	35	2,975	1	5	10	5	2
125		Corner Lots	NO	NO	Rear Alley	85	35	2,975	1	5	10	5	2
126	A	Townhomes	NO	NO	Rear Alley								3
127	A	Townhomes	NO	NO	Rear Alley								3
128	A	Townhomes	NO	NO	Rear Alley								3
129	A	Townhomes	NO	NO	Rear Alley								3
130	B	Townhomes	NO	NO	Rear Alley								3
131	B	Townhomes	NO	NO	Rear Alley								3
132	B	Townhomes	NO	NO	Rear Alley								3
133	B	Townhomes	NO	NO	Rear Alley								3
134	B	Townhomes	NO	NO	Rear Alley								3
135	B	Townhomes	NO	NO	Rear Alley								3
136	B	Townhomes	NO	NO	Rear Alley								3
137	C	Townhomes	NO	NO	Rear Alley								3
138	C	Townhomes	NO	NO	Rear Alley								3
139	C	Townhomes	NO	NO	Rear Alley								3
140	C	Townhomes	NO	NO	Rear Alley								3
141	C	Townhomes	NO	NO	Rear Alley								3
142	D	Townhomes	NO	NO	Rear Alley								2
143	D	Townhomes	NO	NO	Rear Alley								2
144	D	Townhomes	NO	NO	Rear Alley								2
145	D	Townhomes	NO	NO	Rear Alley								2
146	E	Townhomes	NO	NO	Rear Alley								2
147	E	Townhomes	NO	NO	Rear Alley								2
148	F	Townhomes	NO	NO	Rear Alley								2
149	F	Townhomes	NO	NO	Rear Alley								2
150	F	Townhomes	NO	NO	Rear Alley								2
151	F	Townhomes	NO	NO	Rear Alley								2
152	G	Townhomes	NO	NO	Rear Alley								2

Lot/Unit #	Building#	Description	Waterfront	Private Dock	Garage	Lot Size			Set Back				Phase
						Width	Depth	Total	Road - Alley	Side	Back	Side	
153	G	Townhomes	NO	NO	Rear Alley								2
154	G	Townhomes	NO	NO	Rear Alley								2
155	G	Townhomes	NO	NO	Rear Alley								2
156	G	Townhomes	NO	NO	Rear Alley								2
157	H	Townhomes	NO	NO	Rear Alley								2
158	H	Townhomes	NO	NO	Rear Alley								2
159	H	Townhomes	NO	NO	Rear Alley								2
160	H	Townhomes	NO	NO	Rear Alley								2
161	H	Townhomes	NO	NO	Rear Alley								2
162	I	Townhomes	NO	NO	Rear Alley								2
163	I	Townhomes	NO	NO	Rear Alley								2
164	I	Townhomes	NO	NO	Rear Alley								2
165	I	Townhomes	NO	NO	Rear Alley								2
166	I	Townhomes	NO	NO	Rear Alley								2
167	J	Row House Lofts	NO	NO	Rear Alley								2
168	J	Row House Lofts	NO	NO	Rear Alley								2
169	J	Row House Lofts	NO	NO	Rear Alley								2
170	J	Row House Lofts	NO	NO	Rear Alley								2
171	J	Row House Lofts	NO	NO	Rear Alley								2
172	J	Row House Lofts	NO	NO	Rear Alley								2
173	K	Row House Lofts	NO	NO	Rear Alley								2
174	K	Row House Lofts	NO	NO	Rear Alley								2
175	K	Row House Lofts	NO	NO	Rear Alley								2
176	K	Row House Lofts	NO	NO	Rear Alley								2
177	K	Row House Lofts	NO	NO	Rear Alley								2
178	K	Row House Lofts	NO	NO	Rear Alley								2
179	L	Townhomes	NO	NO	Road								2
180	L	Townhomes	NO	NO	Road								2
181	L	Townhomes	NO	NO	Road								2
182	L	Townhomes	NO	NO	Road								2
183	L	Townhomes	NO	NO	Road								2
184	L	Townhomes	NO	NO	Road								2
185	L	Townhomes	NO	NO	Road								2
186	L	Townhomes	NO	NO	Road								2
187	M	Townhomes	NO	NO	Road								2
188	M	Townhomes	NO	NO	Road								2
189	M	Townhomes	NO	NO	Road								2
190	M	Townhomes	NO	NO	Road								2

Lot/Unit #	Building#	Description	Waterfront	Private Dock	Garage	Lot Size			Set Back				Phase
						Width	Depth	Total	Road - Alley	Side	Back	Side	
191	M	Townhomes	NO	NO	Road								2
192	M	Townhomes	NO	NO	Road								2
193	M	Townhomes	NO	NO	Road								2
194	M	Townhomes	NO	NO	Road								2
195	N	Townhomes	NO	NO	Rear Alley								2
196	N	Townhomes	NO	NO	Rear Alley								2
197	N	Townhomes	NO	NO	Rear Alley								2
198	N	Townhomes	NO	NO	Rear Alley								2
199	N	Townhomes	NO	NO	Rear Alley								2
200	N	Townhomes	NO	NO	Rear Alley								2
201	AA	2-3 Story Condo	NO	NO	NO								2
202	AA	2-3 Story Condo	NO	NO	NO								2
203	AA	2-3 Story Condo	NO	NO	NO								2
204	AA	2-3 Story Condo	NO	NO	NO								2
205	AA	2-3 Story Condo	NO	NO	NO								2
206	AA	2-3 Story Condo	NO	NO	NO								2
207	AA	2-3 Story Condo	NO	NO	NO								2
208	AA	2-3 Story Condo	NO	NO	NO								2
209	AA	2-3 Story Condo	NO	NO	NO								2
210	AA	2-3 Story Condo	NO	NO	YES								2
211	AA	2-3 Story Condo	NO	NO	YES								2
212	AA	2-3 Story Condo	NO	NO	YES								2
213	AA	2-3 Story Condo	NO	NO	YES								2
214	AA	2-3 Story Condo	NO	NO	YES								2
215	AA	2-3 Story Condo	NO	NO	YES								2
216	AA	2-3 Story Condo	NO	NO	YES								2
217	AA	2-3 Story Condo	NO	NO	YES								2
218	AA	2-3 Story Condo	NO	NO	YES								2
219	BB	2-3 Story Condo	NO	NO	NO								1
220	BB	2-3 Story Condo	NO	NO	NO								1
221	BB	2-3 Story Condo	NO	NO	NO								1
222	BB	2-3 Story Condo	NO	NO	NO								1
223	BB	2-3 Story Condo	NO	NO	NO								1
224	BB	2-3 Story Condo	NO	NO	NO								1
225	BB	2-3 Story Condo	NO	NO	NO								1
226	BB	2-3 Story Condo	NO	NO	NO								1
227	BB	2-3 Story Condo	NO	NO	YES								1
228	BB	2-3 Story Condo	NO	NO	YES								1

Lot/Unit #	Building#	Description	Waterfront	Private Dock	Garage	Lot Size			Set Back				Phase
						Width	Depth	Total	Road - Alley	Side	Back	Side	
229	BB	2-3 Story Condo	NO	NO	YES								1
230	BB	2-3 Story Condo	NO	NO	YES								1
231	BB	2-3 Story Condo	NO	NO	YES								1
232	BB	2-3 Story Condo	NO	NO	YES								1
233	BB	2-3 Story Condo	NO	NO	YES								1
234	CC	2-3 Story Condo	YES	NO	NO								2
235	CC	2-3 Story Condo	YES	NO	NO								2
236	CC	2-3 Story Condo	YES	NO	NO								2
237	CC	2-3 Story Condo	YES	NO	NO								2
238	CC	2-3 Story Condo	YES	NO	NO								2
239	CC	2-3 Story Condo	YES	NO	NO								2
240	CC	2-3 Story Condo	YES	NO	NO								2
241	CC	2-3 Story Condo	YES	NO	NO								2
242	CC	2-3 Story Condo	YES	NO	NO								2

NOTE: Setbacks are measured from the main body of the house. Eves and chimneys are not included I the stated setbacks.
Any Zero Set Back side yards include eves and will have maintenanc easement from neighboring lot

Case 2024-16: Request for a minor amendment to the planned unit development (PUD) at Hartshorn Village to add fuel tanks outside of the building at 1100 Adelaide Blvd.

SUMMARY

1. The original PUD was approved in January of 2022. It was amended in March of 2022 to replace 17 single-family houses with a condominium building. It was amended again in January of 2023 to reduce the number of single-family houses and to eliminate the condominium building and replace it with the boat storage building.
2. The applicant is now requesting approval to allow three fuel storage tanks outside of the boat storage building at 1100 Adelaide Blvd. The tanks have already been installed, the permit is being applied for after the fact. A grass area has also been incorporated into the driveway. The fuel tanks will be used to fill up boats before they are dropped into the lake.
3. Please see the attached site plan. The tanks are setback 25 feet from the building and approximately 200 feet from the water.
4. The building permits are currently under review and there do not appear to be any issues. They meet the required setbacks for the building/fire codes.
5. This request is being presented as a minor amendment. Under Section 2101 (Development Options) of the zoning ordinance, “Incidental or minor changes may be approved by the Planning Commission of the proposed modifications do not alter the basic design or land uses of the plan. If the Planning Commission determines that the proposed modifications are significant or major, a public notice and public hearing in accordance with Section 2332 must be conducted prior to approval or denial.”

Fuel storage tanks on the east side of 1100 Adelaide Blvd



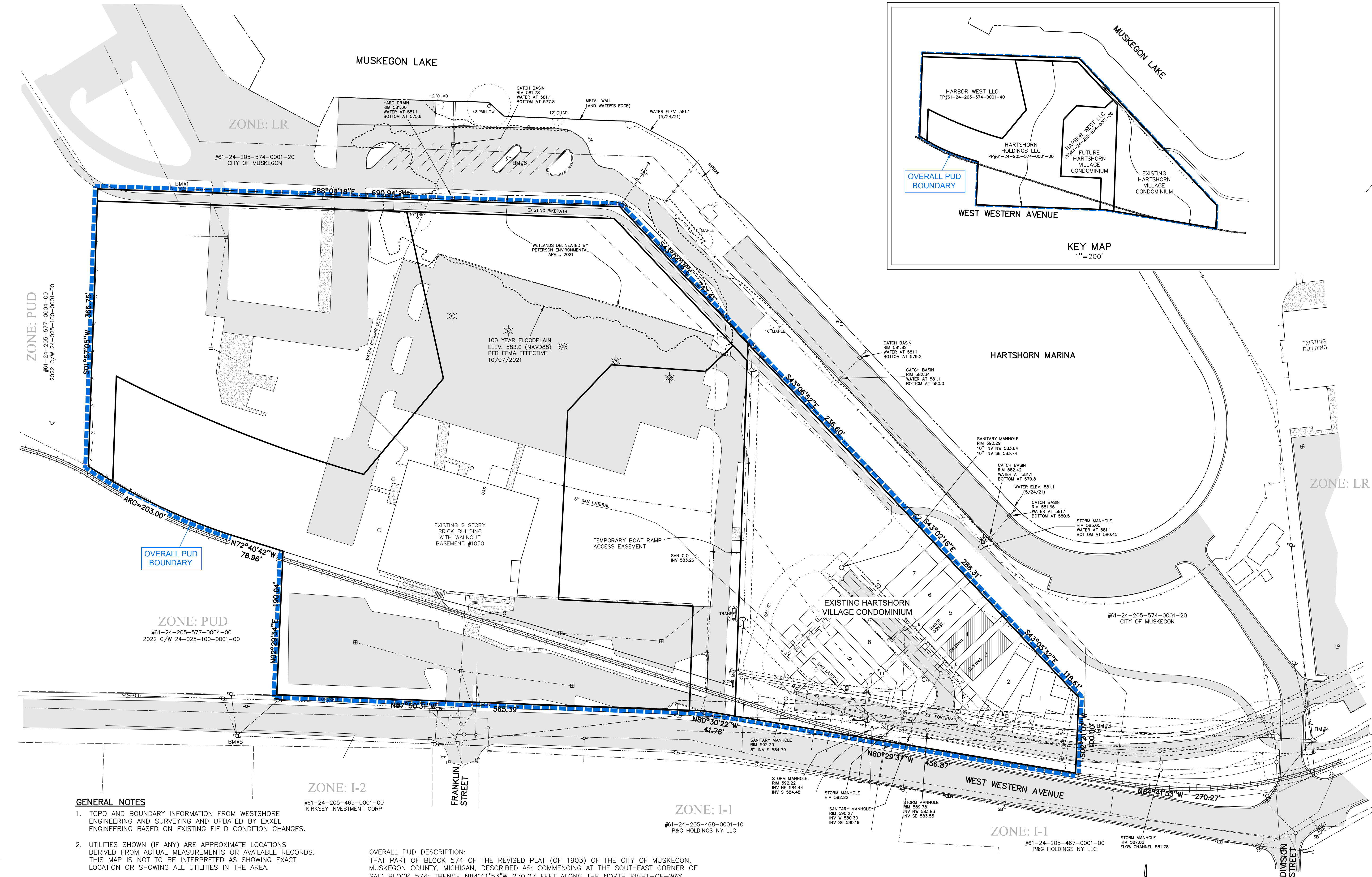
STAFF RECOMMENDATION

Staff recommends approval of the PUD amendment. Staff agrees that these changes are minor and do not alter the basic design or land uses of the plan.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to amend the Hartshorn Village PUD to install three fuel storage tanks at 1100 Adelaide Blvd be approved.



GENERAL NOTES

1. TOPO AND BOUNDARY INFORMATION FROM WESTSHORE ENGINEERING AND SURVEYING AND UPDATED BY EXCEL ENGINEERING BASED ON EXISTING FIELD CONDITION CHANGES.
2. UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
3. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171

FLOODPLAIN INFORMATION

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AREAS "AE" (AREAS OF 100 YEAR FLOOD HAZARD WITH BASE FLOOD ELEVATION 583.0), AND "X" (AREAS OF MINIMAL FLOOD HAZARD) PER COMMUNITY NUMBER 260161 PANEL 26121C0257E CITY OF MUSKEGON DATED OCTOBER 7, 2021.

UTILITY INFORMATION

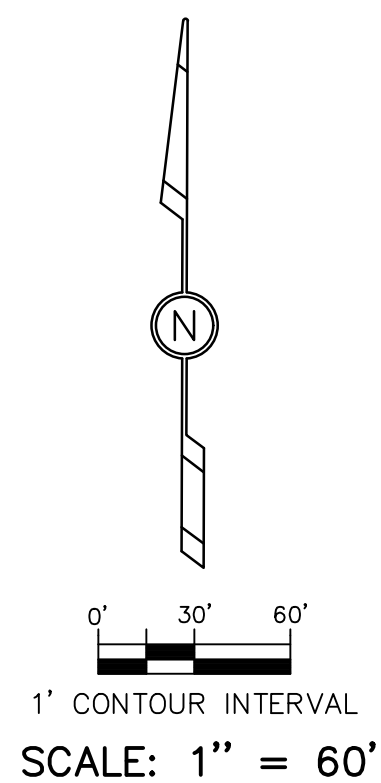
CITY OF MUSKEGON
SANITARY SEWER, STORM SEWER
AND WATER
COMCAST-CABLE
VERIZON-TELEPHONE
CONSUMERS ENERGY
MICH-CON

231-724-4100
888-266-2278
800-483-5600
800-477-5050
800-477-5000

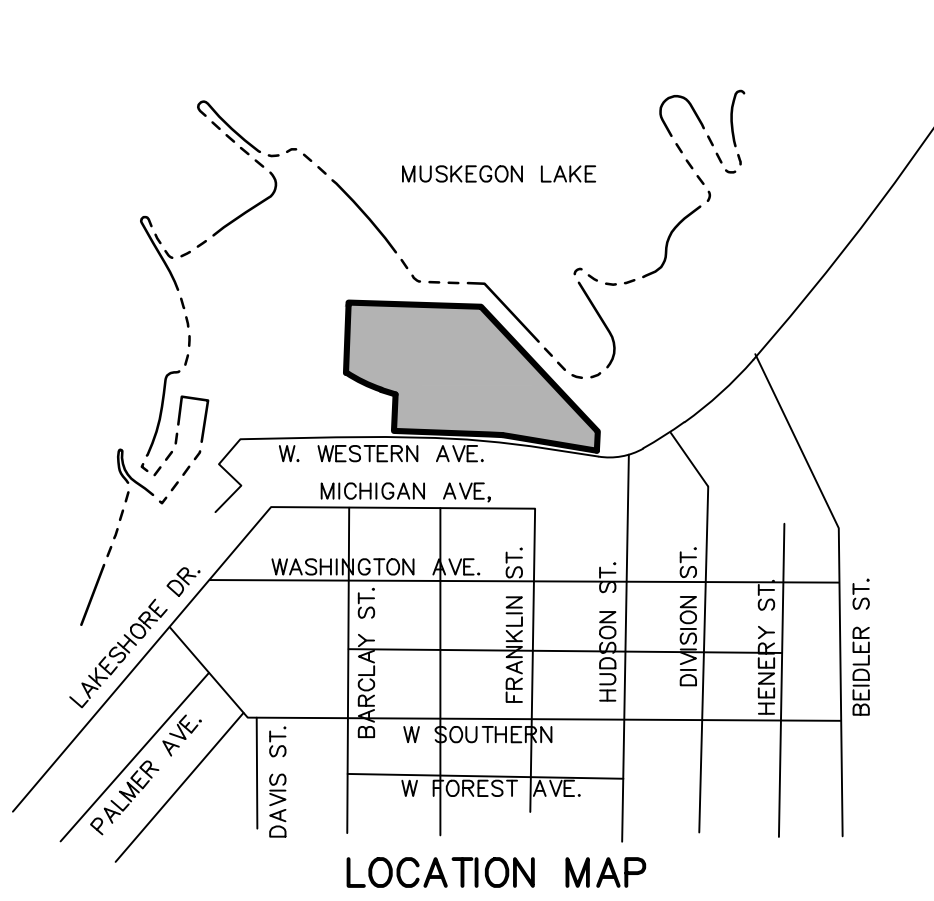
OVERALL PUD DESCRIPTION:
THAT PART OF BLOCK 574 OF THE REVISED PLAT (OF 1903) OF THE CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 574; THENCE N84°41'53\"/>

LEGEND

- EXISTING BLACKTOP
- EXISTING CONCRETE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING BURIED TELEPHONE LINE
- EXISTING BURIED GAS LINE
- EXISTING BURIED ELECTRIC LINE
- UTILITY POLE & GUY WIRE
- LIGHT POLE
- SIGN
- HYDRANT
- VALVE
- CATCH BASIN
- MANHOLE
- BURIED GAS LINE MARKER
- TELEPHONE BOX
- FENCE LINE
- OVERHEAD WIRES



EXISTING CONDITIONS			
HARTSHORN VILLAGE CONDOMINIUM -- PUD AMENDMENT			
FOR: HARBOR WEST LLC			
C/O RYAN LEESTMA			
1204 WEST WESTERN AVENUE			
MUSKEGON, MI 49441			
PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN			
01/23/23	REV PER 01/12/23 P.C. MEETING	JDR	
CONDITIONS OF APPROVAL			
01/10/23	REV PER CITY ENG COMMENTS 1/3/23	JDR	
12/27/22	SUBMIT FOR REVISED PUD (LEESTMA)	JDR	
05/16/22	REV. STORMWATER MNGMT.	JDR	
03/28/22	ADD EXISTING UTIL. POLE	JDR	
DATE	REVISION	BY	FILE NO.
			202164E
DRAWN BY:	JDR	PROJ. ENG.: DDG	
APPROVED BY:	DDG	PROJ. SURV.: JOB	
DATE:	02/28/2022		
SHEET			1 of 3



BENCHMARK #1 ELEV. 586.45 (NAVD88)
TOP OF 80D SPIKE IN WEST SIDE
UTILITY POLE (1.7' A/G)

BENCHMARK #2 ELEV. 583.95 (NAVD88)
TOP OF RR SPIKE IN SOUTH SIDE
UTILITY POLE (2' A/G)

BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (0.9' A/G)

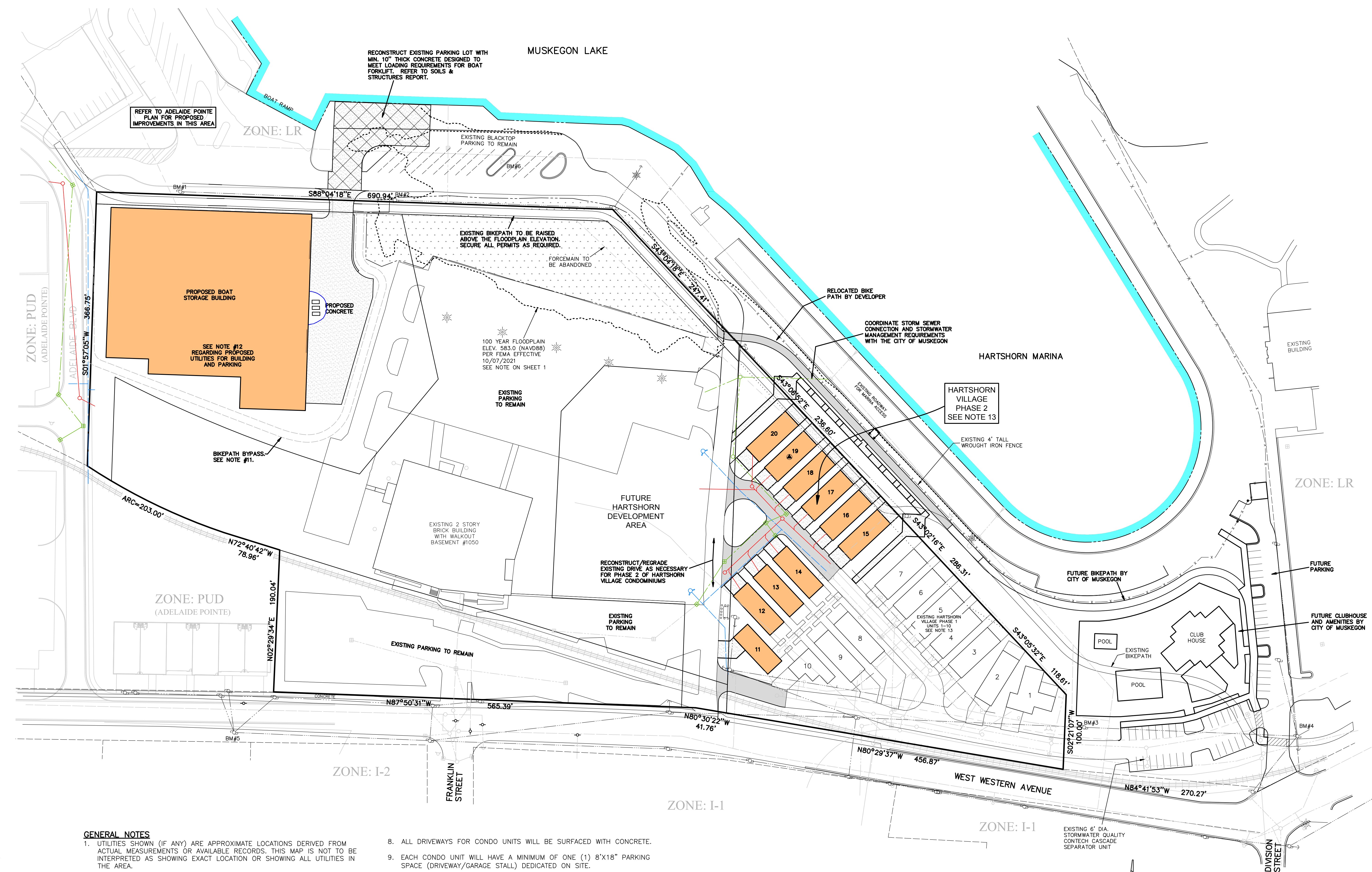
BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (0.9' A/G)

BENCHMARK #4 ELEV. 588.93 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (1' A/G)

BENCHMARK #5 ELEV. 594.25 (NAVD88)
TOP OF SPINDLE IN NORTH SIDE
UTILITY POLE

BENCHMARK #6 ELEV. 583.52 (NAVD88)
TOP OF W/LY FLANGE BOLT ON
HYDRANT

P:\Projects\2020\2021\64\Drawings\2021\64-PUD.dwg, S02-SITE, 1/23/2023 2:43:00 PM, jrc



BENCHMARK #1 ELEV. 586.45 (NAVD88)
TOP OF 80D SPIKE IN WEST SIDE
UTILITY POLE (1.7' A/G)

BENCHMARK #2 ELEV. 583.95 (NAVD88)
TOP OF RR SPIKE IN SOUTH SIDE
UTILITY POLE (2' A/G)

BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (0.9' A/G)

BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (0.9' A/G)

BENCHMARK #4 ELEV. 588.93 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (1' A/G)

BENCHMARK #5 ELEV. 594.25 (NAVD88)
TOP OF SPINDLE IN NORTH SIDE UTILITY
POLE

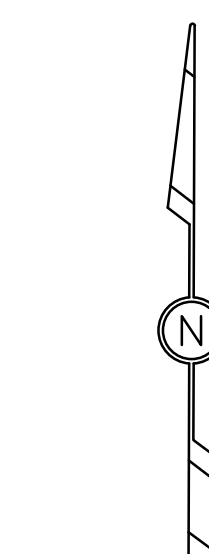
BENCHMARK #6 ELEV. 583.52 (NAVD88)
TOP OF WLY FLANGE BOLT ON
HYDRANT

GENERAL NOTES

- UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
- PROJECT TO BE SERVICED BY PUBLIC SEWER AND WATER.
- ROADWAYS WITHIN HARTSHORN VILLAGE CONDOMINIUM TO BE PRIVATE
- CONDO ASSOCIATION TO MAINTAIN OPEN AREAS.
- ALL INTERIOR DIRECTIONAL AND TRAFFIC SIGNS WILL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MUSKEGON AND THE MMUTCD.
- STREET LIGHTING TO BE IN ACCORDANCE WITH THE CITY OF MUSKEGON LIGHTING FOR PUBLIC STREETS. CITY WILL REQUIRE CUT-OFF FIXTURES TO PREVENT GLARE ONTO ADJACENT PROPERTIES.
- ALL DRIVEWAYS FOR CONDO UNITS WILL BE SURFACED WITH CONCRETE.
- EACH CONDO UNIT WILL HAVE A MINIMUM OF ONE (1) 8'X18" PARKING SPACE (DRIVEWAY/GARAGE STALL) DEDICATED ON SITE.
- ALL PROPOSED WATER AND SANITARY SEWER LINES WILL BE LOCATED IN AN EASEMENT DEDICATED TO THE CITY OF MUSKEGON.
- BIKEPATH BYPASS TO BE USED WHEN BOATS ARE BEING TRANSPORTED FROM BOAT STORAGE OVER MAIN BIKEPATH TO THE LAKE
- ALL UTILITIES REQUIRED FOR THE PROPOSED BOAT STORAGE, INCLUDING WATERMAIN, SANITARY AND STORM SEWER WILL CONNECT TO THE ADELAIDE POINTE DEVELOPMENT TO THE WEST, AS SHOWN. STORMWATER MANAGEMENT FOR BOAT STORAGE SITE TO BE PROVIDED AS PART OF THE ADELAIDE POINTE DEVELOPMENT.
- HARTSHORN VILLAGE CONDOMINIUMS WILL BE CONVERTED FROM A TRADITIONAL CONDOMINIUM TO A SITE CONDOMINIUM.

LEGEND

- PROPOSED BLACKTOP
- PROPOSED CONCRETE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING BURIED ELECTRIC LINE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- UTILITY POLE & GUY WIRE
- LIGHT POLE
- SIGN
- HYDRANT
- VALVE
- CATCH BASIN
- MANHOLE
- BURIED GAS LINE MARKER
- TELEPHONE BOX
- FENCE LINE
- OVERHEAD WIRES



1' CONTOUR INTERVAL
SCALE: 1" = 60'

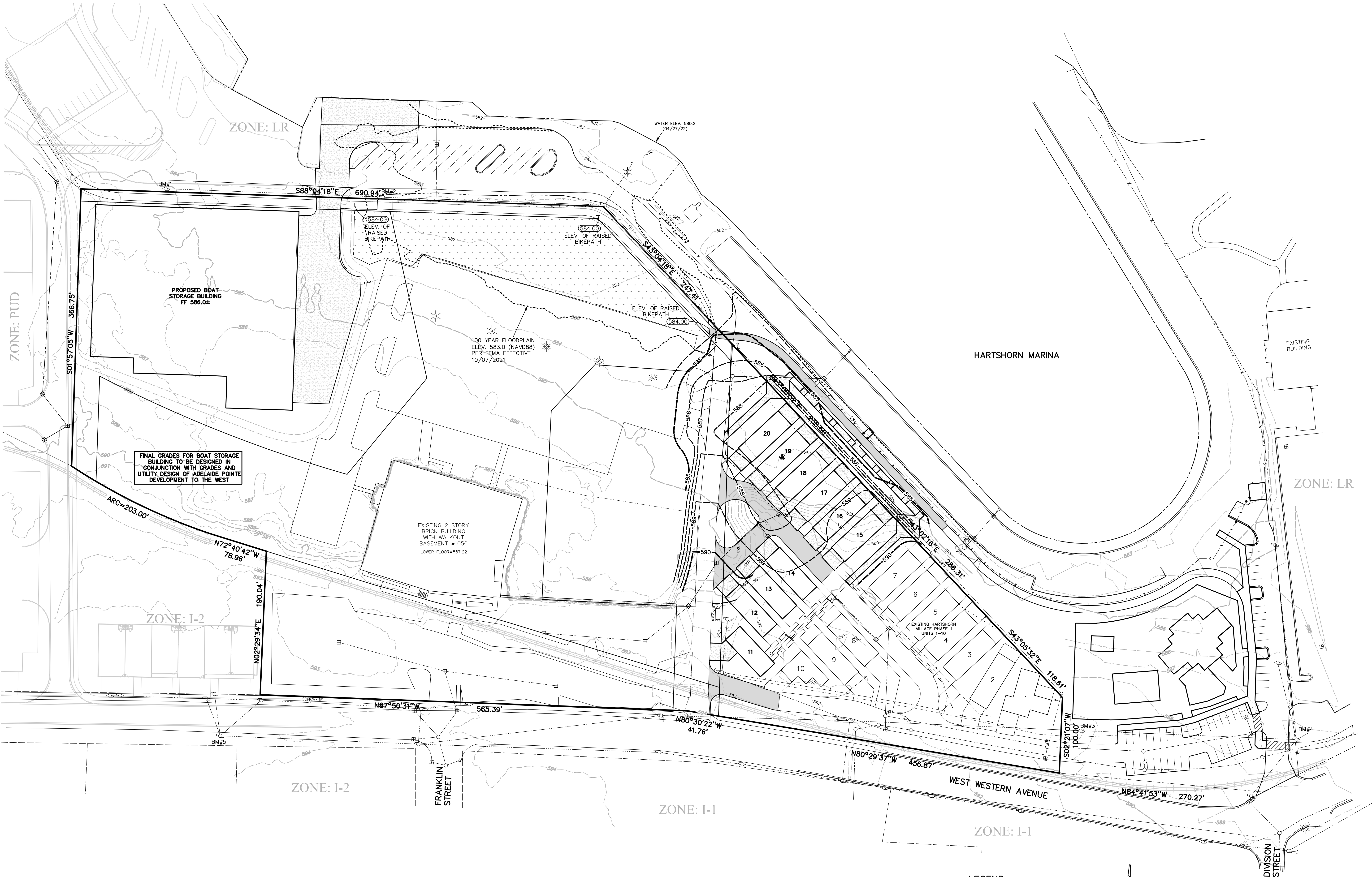
PROPOSED SITE PLAN

HARTSHORN VILLAGE CONDOMINIUM -- PUD AMENDMENT

FOR: HARBOR WEST LLC
C/O RYAN LEESTMA
1204 WEST WESTERN AVENUE
MUSKEGON, MI 49441

PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

01/23/23	REV PER 01/12/23 P.C. MEETING	JDR	
01/10/23	REV PER CITY ENG COMMENTS 1/3/23	JDR	
12/27/22	SUBMIT FOR REVISED PUD (LEESTMA)	JDR	
05/16/22	REV. STORMWATER MNGMT.	JDR	
03/28/22	ADD EXISTING UTIL. POLE	JDR	
DATE	REVISION	BY	
DRAWN BY: JDR	APPROVED BY: DDG	FILE NO.: 202164E	
PROJ. ENG.: DDG	PROJ. SURV.: JCB	DATE: 02/28/2022	
SHEET 2 of 3			



BENCHMARK #1 ELEV. 586.45 (NAVD88)
TOP OF 800 SPIKE IN WEST SIDE
UTILITY POLE (1.7' A/G)

BENCHMARK #2 ELEV. 583.95 (NAVD88)
TOP OF RR SPIKE IN SOUTH SIDE
UTILITY POLE (2' A/G)

BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (0.9' A/G)

BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (0.9' A/G)

BENCHMARK #4 ELEV. 588.93 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (1' A/G)

BENCHMARK #5 ELEV. 594.25 (NAVD88)
TOP OF SPINDLE IN NORTH SIDE UTILITY
POLE

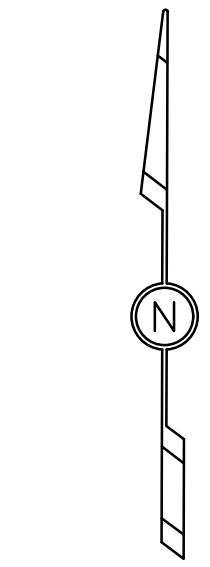
BENCHMARK #6 ELEV. 583.52 (NAVD88)
TOP OF WLY FLANGE BOLT ON
HYDRANT

GENERAL NOTES

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- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
- IT IS PROPOSED THAT ALL EXISTING SOIL WILL REMAIN ON SITE. ADDITION FILL MATERIAL MAY NEED TO BE TRUCKED IN.

LEGEND

- = EXISTING CONTOUR
- - - - - = PROPOSED CONTOUR
- - - - - = EXISTING STORM SEWER
- - - - - = EXISTING BURIED ELECTRIC LINE
- = UTILITY POLE & GUY WIRE
- ☼ = LIGHT POLE
- = SIGN
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- △ = BURIED GAS LINE MARKER
- = TELEPHONE BOX
- - - - - = FENCE LINE
- = OVERHEAD WIRES



1" = 60'
SCALE: 1" = 60'

PROPOSED PRELIMINARY GRADING PLAN

HARTSHORN VILLAGE CONDOMINIUM – PUD AMENDMENT

FOR: HARBOR WEST LLC
C/O RYAN LEESTMA
1204 WEST WESTERN AVENUE
MUSKEGON, MI 49441

PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

01/23/23		REV PER 01/12/23 P.C. MEETING	JDR
01/10/23		REV PER CITY ENG COMMENTS 1/3/23	JDR
12/27/22		SUBMIT FOR REVISED PUD (LEESTMA)	JDR
05/16/22		REV. STORMWATER MNGMT.	JDR
03/28/22		ADD EXISTING UTIL. POLE	JDR
DATE		REVISION	BY
DRAWN BY: JDR		APPROVED BY: DDG	PROJ. SURV: JCB
FILE NO.: 202164E		DATE: 02/28/2022	



SHEET
3 of 3

Case 2024-17: Request for a site plan review for a new 15,063 sf building at 0 Stebbins Rd (Property # 24-115-300-0001-20), by the Muskegon Area Intermediate School District (MAISD).

SUMMARY

1. The MAISD's Career Tech Center will be expanding their Building Arts Program and needs additional space as well as district wide storage and parking.
2. The subject parcel is located just to the east of the existing Career Tech Center located at 200 S Harvey St. There is an existing vet building/shed located on the subject parcel.
3. The subject parcel measures just under five acres and is zoned RM-1, Low-Density Multifamily Residential. The proposed building measures 15,063 sf.
4. A new curb cut is proposed on Stebbins Rd. The new facility can also be accessed through the existing parking lot at 200 S Harvey St.
5. Stormwater will be stored in basins on the east and west sides of the property. A stormwater permit from the Engineering Department is required before construction.
6. There are 13 new parking spots provided.
7. Please see the enclosed site plan and elevations.

Existing curb cut at 200 S Harvey with subject parcel in background



STAFF RECOMMENDATION

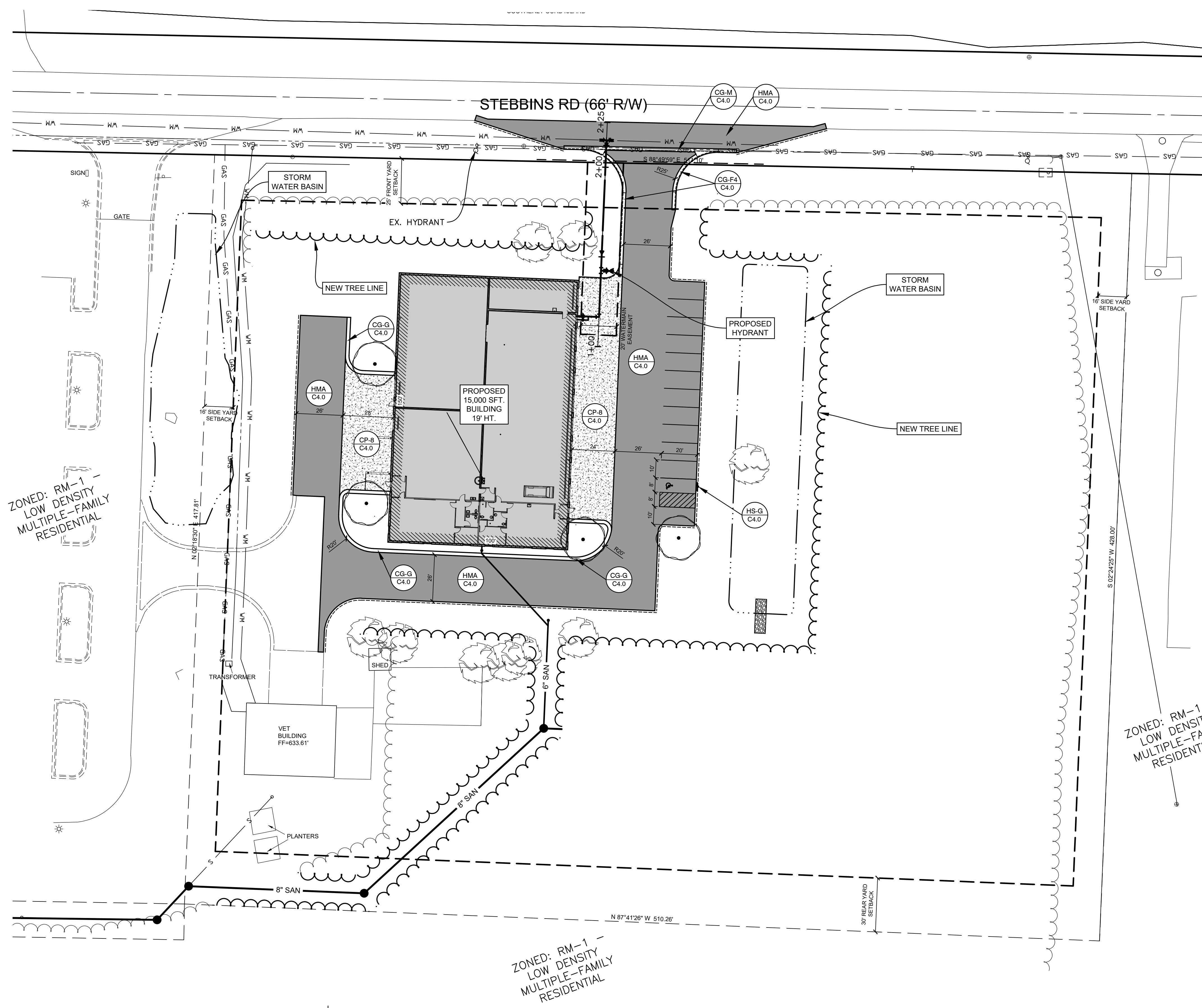
Staff recommends approval of the site plan with the condition that a stormwater permit is obtained from the Engineering Department.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request for site plan approval for the new building at 0 Harvey St be approved with the following condition:

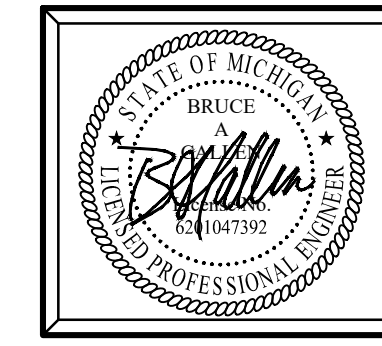
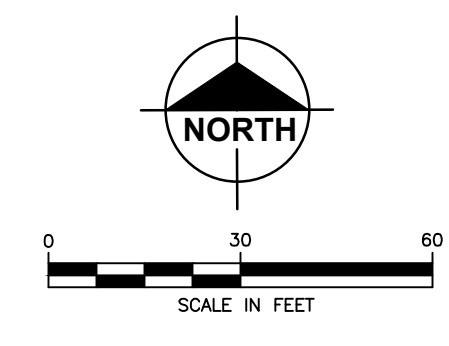
1. A stormwater permit is obtained from the Engineering Department.



- GENERAL NOTES**
- PROJECT INCLUDES CONSTRUCTION OF A 15,000 SFT. SINGLE-STORY, SLAB-ON-GRADE BUILDING. RELATED PARKING, LANDSCAPING, SIGNAGE, LIGHTING, UTILITY CONNECTIONS, AND STORMWATER DRAINAGE FACILITIES.
 - THE DEVELOPMENT SHALL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER MAIN.
 - ACCESS TO THE DEVELOPMENT SHALL BE VIA ONE (1) PROPOSED CURBCUT ONTO STEBBINS ROAD AND ONE (1) EX. CURBCUT ONTO STEBBINS ROAD.
 - STORM DRAINAGE SHALL BE DETAINED ONSITE MEETING THE REQUIREMENTS OF MUSKOGON COUNTY WATER RESOURCES.
 - PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENT.
 - PARKING: ONE (1) SPACE PER EMPLOYEE
MAXIMUM EMPLOYEES = 12
(12 / 1) = 12 PARKING SPACES
TOTAL = 12 SPACES
PROVIDED: TOTAL = 12 SPACES, INCLUDING ONE (1) BARRIER FREE SPACE.
 - PROPOSED SITE LIGHTING SHALL CONSIST OF WALL-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF MUSKOGON ZONING ORDINANCE.
 - LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE CITY OF MUSKOGON ZONING ORDINANCE.
 - ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

LAND USE TABLE									
TOTAL LAND AREA:	215,933	SFT		4.96	ACRES				
IMPERVIOUS AREA	44,067	SFT		20.4%					
PERVIOUS AREA	171,866	SFT		79.6%					
	IMPERVIOUS AREA					PERVIOUS AREA			
	BUILDINGS		PAVEMENTS		SIDEWALKS		LANDSCAPE / LAWN		
	17,215	SFT		26,852	SFT	-		171,866	SFT
	8.0	%		12.4	%	0.0		79.6	%

- PROPOSED FEATURES LEGEND**
- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
 - NEW HEAVY DUTY HMA PAVEMENT AREA
 - NEW HEAVY DUTY CONCRETE PAVEMENT AREA
 - NEW GRAVEL SURFACE



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 06-24-24

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T. 616.414.5260
www.callenengineering.com

callen
civil engineers

CONCEPT DESIGN STUDIO
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MICHIGAN 49441
231-799-4838

NO.	DATE	BY	ISSUANCE / REVISION
1	06-24-24	B.A.C.	BIDDING & PERMITS

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

NEW CTC CLASSROOM & MAINTENANCE FACILITY
200 HARVEY STREET
CITY OF MUSKOGON
MUSKOGON COUNTY, MICHIGAN
SITE PLAN

DRAWN BY	DATE	DRAWN BY	DATE
J.W.C.	MAY '24	J.W.C.	MAY '24
ENGINEER	DATE	ENGINEER	DATE
B.A.C.	MAY '24	B.A.C.	MAY '24
EDIT	DATE	EDIT	DATE

SCALE
DRAWING 1" = 40' SCALE
AS NOTED 1:1

PROJECT 024 CDS - MAISD
SHEET NO. C1.0