AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, NOVEMBER 18, 2025
7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

This public comment period is reserved for comment on non-public hearing items only. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

PUBLIC HEARING

1. Request for a special land use for Transitional Housing at 3210 Gladiola Ave SW (Section 15) (70x7 Life Recovery, Thresholds Inc.).
2. Request for a special land use for a Place of Worship at 4445 Division Ave S (Section 25) (Iglesia Cristiana Pentecostes M.M.M., Over Achievers Academy LLC).
3. Request to amend Zoning Code Sections 90-206 "Definitions F", 90-708 "Specific Sign Requirements, Nonresidential Districts" (Wyoming Planning Staff).
4. Request for a rezoning from R-4 Residential District to B-2 General Business District at 138 36th St SW (Section 24) (Jason Berris, A.G.O.).
5. Request for a preliminary plat tentative approval at 3738 52nd St SW (Section 25) (Paramount Development Corporation, Virginia L Salmon Trust).

OLD BUSINESS

NEW BUSINESS

6. Request for site plan approval at 3738 52nd St SW (Section 25) (Paramount Development Corporation, Virginia L Salmon Trust).
7. Request for major Form-Based Code departures at 32 Walter St SE (Southwood LLC, Vo Nhu Thi).

INFORMATIONAL

PUBLIC COMMENT

This public comment period is reserved for any comments. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

ADJOURNMENT

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING PLANNING COMMISSION AT ITS REGULAR MEETING OF NOVEMBER 18, 2025

PLANNING COMMISSION
MEETING MINUTES OF OCTOBER 21, 2025
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT:	Gilreath-Watts, Lamer, LaPlaca, Micele, Randall, Smart, Weller, Zapata
MEMBERS ABSENT:	Hall
STAFF PRESENT:	Hofert, Director of Community and Economic Development Blair, Planner II Zuniga, Recording Secretary

CALL TO ORDER

Chair Micele called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

The minutes of September 16, 2025 were approved to stand as read.

APPROVAL OF AGENDA

The agenda was approved to stand as read.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

Micele opened the public comment period for non-public hearing agenda items at 7:01 PM.

Matthew Farris (2905 Sharon Ave SW) spoke to commissioners and thanked them for all the work that was done at the downtown corridor and he asked for the city to work on redeveloping

The hearing was closed at 7:03 PM.

AGENDA ITEM NO. 1

Request for site plan approval at 1900 and 1980 Metro Ct SW (Section 3) (Metropolitan Hospital and Land-Metro LLC).

Blair explained that the site is zoned PUD-3 Planned Health Care District and outlined the various uses of the surrounding land.

Blair said that the applicant is proposing to renovate the existing 30,000 sq ft building, and then construct a 51,000 sq ft addition to the existing medical use. The applicant is also proposing to increase the number of parking spaces on the site to 372 spaces, provide additional access and doorways for patients and employees, and upgrade the pedestrian circulation system both around the building and within the parking area. While the applicant is expanding the building into a site that was previously cleared of natural area, they are also proposing new landscaping areas against the building and around the proposed parking area to accommodate this new growth and maintain the beautification standard required by the landscaping Section 90-328 of the Zoning Code.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

Site plan includes all relevant information in a complete and understandable form. This standard is met.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

The proposed 51,000 sq ft expansion meets the dimensional requirements of this article and conforms with the PUD-3 requirements set down in the ODP. This standard is met.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The site does not abut a residentially zoned property, and therefore does not have privacy requirements to meet. This standard is met.

(4) Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.

The applicant's plan does reduce the amount of greenspace on the site with the proposed building expansion. However, the applicant has provided a comprehensive landscaping plan to mitigate the removal of said greenspace, and redistribute portions around the building and to the exterior of the parking area. This standard is met.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

This requirement will be met, and the applicant will continue to work with the City's Engineering office.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

This requirement is met, and the applicant will continue to work with the City's Engineering office.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

The proposed plan shows two points of ingress and egress, both from Metro Ct. These meet minimum requirements for width and clear visions corners, which are observed and unobstructed. This standard is met.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

The Wyoming Fire Department is satisfied with the turning radii and fire access lanes provided. The applicant will continue to work with the Fire Department to meet the requirements of the fire code as construction progresses. This standard is met.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

The Wyoming Engineering and Planning Offices are satisfied with the circulation design on the plan provided by the applicant. This standard is met.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The applicant's plan provides for adequate pedestrian circulation around the site, and will continue to work with the City's Engineering Office to provide access from the sidewalk to the building. The applicant must also maintain an entrance along the eastern face of the building to meet parking requirements of the ~130 parking spaces that are further than 300ft from the main door. This standard will be met.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The Wyoming Engineering Office has confirmed that the redevelopment will not have a significant adverse effect on traffic nearby. No traffic impact study has been deemed necessary. The Wyoming Engineering Office confirms that this standard is met.

(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The site currently is being served by public utilities and services, and will continue to be served through the redevelopment. The Wyoming Engineering Office is working with the applicant to confirm all redevelopment standards for public services meet requirements. This standard will be met.

(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.

The Wyoming Fire Department, Engineering Office, Building Department, Planning Office, and Accessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Business Park, which includes major employment centers and office/medical complexes. The future land use plan also outlines specific attention to be paid to beautification improvements such as landscaping to enhance curb appeal. The applicant's plan meets this vision.

Blair said that the Development Review Team recommends the Planning Commission grant site plan approval for the project at 1900 and 1980 Metro Court SW, subject to conditions 1-4 below:

1.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
    A. The applicant must maintain pedestrian access from the eastern parking lot to the building.
    B. The Applicant must follow the requirements of the Sign Code as outlined in Section 7 of the Zoning Ordinance.

2.) The applicant shall work with the Wyoming Assessor's Office to address all comments noted in their review:
    A. The Applicant must combine parcels 41-21-03-600-025 & -026.

3.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    A. Knox Key Systems Required.
    B. Must follow all fire codes through construction process.
    C. Final Inspections shall be performed with Fire Marshal Office.

4.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
    a) Site plan approval is contingent upon finalizing the site plan/plat to satisfy all comments (General, Detailed, and Stormwater comments) required by the City of Wyoming Engineering Department.
    b) Provide an ADA pedestrian route from public sidewalk and/or trail to building.
    c) Provide a signed and sealed set of plans with just watermain and sanitary for submitting an EGLE permit.
    d) Specify separation distances where sewers intersect.
    e) Include a note that a plumbing permit must be received from Wyoming Inspections before beginning utility work.
    f) Provide detail of connection between proposed watermain and existing 8" watermain
    g) Provide easement over existing 8" watermain. The creation of a looped system requires the existing 8" become public.
    h) Show watermain restraint lengths
    i) Deflect watermain under storm sewer, where practical, to provide required clearance. Use 45 degree bends where necessary.
    j) Provide plan note specifying that sanitary sewer lateral top on existing main shall be per City of Wyoming standards and a mainline riser shall be installed.
    k) Plans must be stamped by a professional engineer.
    l) After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:

- Watermain lengths between fittings, valves, taps, and hydrants and offset distances from the watermain pipes to road centerlines (preferably) or other site features.
- Lengths between fittings for fireline(s).

m) System Development, Waterservice installation, Meter and other fees will be required.
n) Provide 3 feet of cover over storm sewer where feasible.
o) Provide the following for stormwater calculations:
   - Completed LGROW spreadsheet detailing water quality and channel protection requirements for the site. Flood control may also be required, but is dependent on the sizing of the existing detention basin. Use design calculations provided by the City to determine whether the existing basin has enough flood capacity for the proposed site.
   - Map of drainage subcatchments.
   - Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
p) A signed stormwater maintenance agreement is required for construction approval. Submit a draft for approval before signing.

Marty Rosenberg, 1111 Leffingwell Ave NE, chief executive office of Orthopedic Associates of Michigan introduced himself and made himself available for any questions from commissioners.

A motion was made by Randall, supported by Gilreath-Watts to approve the site plan for 1900 and 1980 Metro Ct SW, subject to conditions 1-4.

Weller commented that this is going to be a nice project, good looking building and near M-6.

A vote on the motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

Learning & Growth

There was no Learning & Growth due to a late cancellation.

PUBLIC COMMENT
There was no public hearing.

Randall congratulated city staff on the opening of the pedestrian bridge and trails expansion and allowed Hofert to share some updates on the use of the trails.

ADJOURNMENT

The meeting was adjourned at 7:17 PM.

_____
Audrey Zapata, Secretary
Wyoming Planning Commission

_____
Rose Zuniga, Recording Secretary
Wyoming Planning Commission

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: November 10, 2025

PLANNING COMMISSION DATE: November 18, 2025

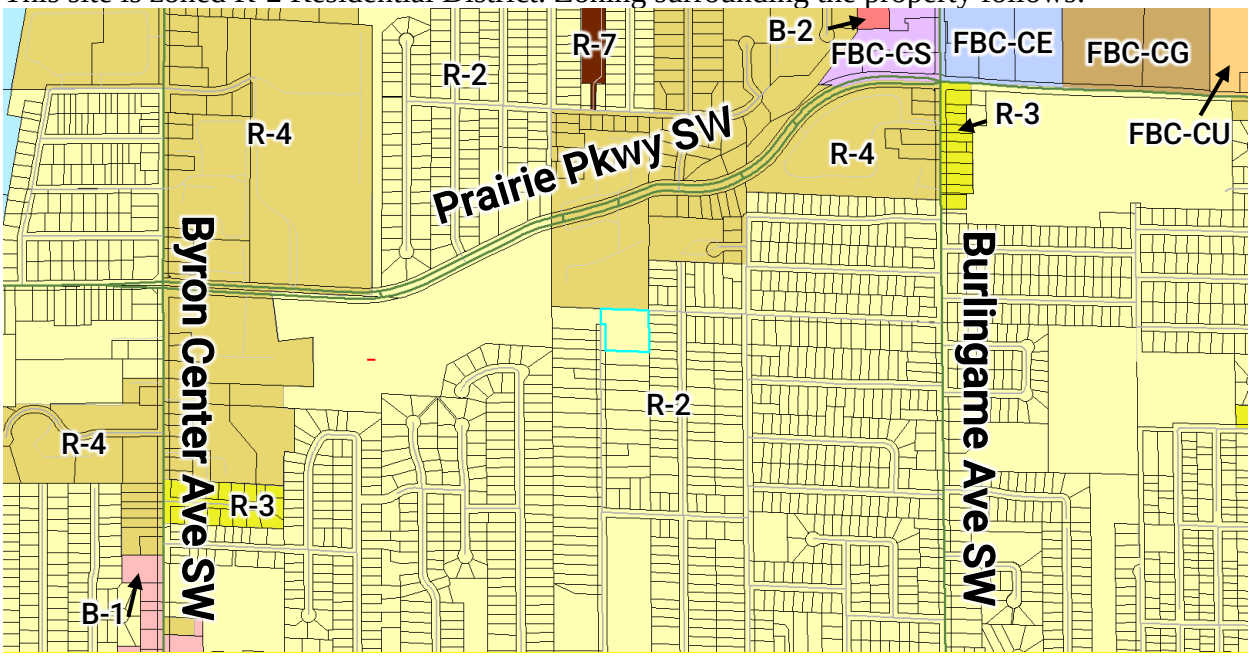
ACTION REQUESTED: Request for Special Land Use for Transitional Housing

REQUESTED BY: 70x7 Life Recovery, Thresholds Inc.

REPORT PREPARED BY: Paul Smith, Assistant Director of Community and Economic Development

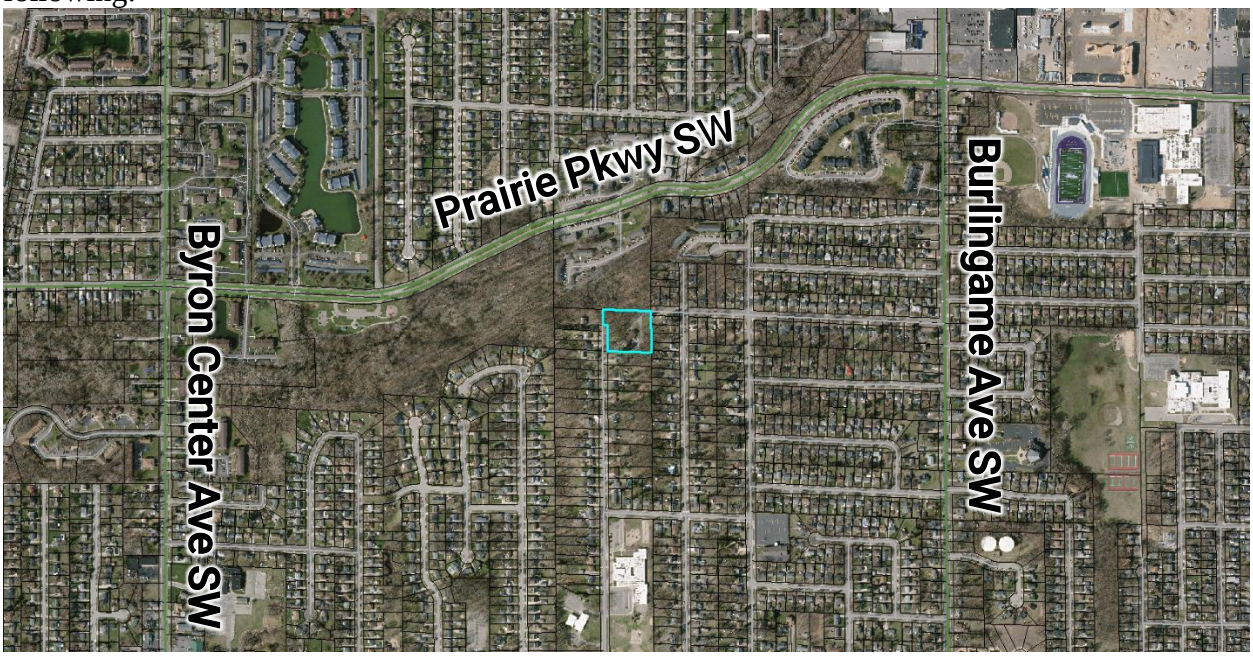
GENERAL LOCATION DESCRIPTION:
The property is located at 3210 Gladiola Avenue SW. The property is approximately 1.99 acres and is located along Gladiola Avenue SW, southwest of the intersection of Prairie Pkwy SW and Burlingame Avenue SW.

EXISTING ZONING CHARACTERISTICS:
This site is zoned R-2 Residential District. Zoning surrounding the property follows:



North: R-4 Residential District, R-2 Residential District, R-7 Residential District, B-2 General Business District
South: R-2 Residential District
East: R-2 Residential District, R-3 Residential District, FBC Form Based Code: Corridor Sub-Urban, Corridor Edge, Corridor General, Corridor Urban
West: R-2 Residential District, R-3 Residential District, R-4 Residential District, B-1 Local Business District

EXISTING LAND USE:
The site currently has one building within the 1.99 acre parcel. Uses surrounding the site are the following:



North: Residential – Multi-Family, Single Family,
South: Residential – Single Family, Education, Place of Worship
East: Residential – Single Family, Multi-Family, Education, Park, Place of Worship
West: Residential – Single Family, Multi-Family, Park, Place of Worship

PROJECT INFORMATION:
70x7 Life Recovery proposes to operate a transitional housing facility in the existing building. The facility would house up to 10 women returning to society after incarceration and 70x7 will provide a stable, supportive, and structured environment for these women to reintegrate into the community.

The Prairie and Clyde Park bus lines run within a short walk of the facility and provide connection to the greater Grand Rapids area. There is a Federally Qualified Health Center (FQHC) and a full-service grocery within approximately 0.5 mile of the site, as well as numerous employment opportunities along the 28th Street and 36th Street corridors.

The parcel was granted a variance by the Wyoming Board of Appeals in 1973 to construct and operate a boardinghouse for persons requiring permanent supportive services. Variances run with the land, but similar uses have been maintained at the site over the years. The current user operates an adult foster care facility on the site. The transitional housing use would likely be covered by the variance. Wyoming now allows transitional and permanent supportive housing in certain zone districts by right or with special use approval, but requires a Good Neighbor Plan in both cases. 70x7 applied for special use, held a neighborhood meeting, and developed a Good

Neighbor Plan to ensure compliance with the current Wyoming ordinance and to facilitate conversations with the neighborhood.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-507(3) establishes general review standards for special approval uses:

(a) The possible substantial and permanent adverse effect on neighboring property.

The proposed use is not expected to cause any adverse impact on the neighboring properties. There are a number of multifamily housing developments along Prairie Parkway, the existing use is substantially similar, and the Good Neighbor Plan is intended to address any potential localized adverse effects.

(b) The consistency with the spirit, purpose and intent of this chapter.

The proposed use would be consistent with the overall purpose of the zoning ordinance, as stated in Section 90-101.

(c) The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

It is unlikely that the proposed use would create an adverse effect upon traffic within the immediate area. As stated above, there are a number of multifamily developments in the area and there is not an expectation that the addition of approximately 10 residents will meaningfully change the traffic in the area.

(d) The tendency of the proposed use to create any type of blight within the immediate area.

It is unlikely that the proposed use will create blight within the immediate area. Many hallmarks of blight are specifically addressed in the Good Neighbor Plan.

(e) The economic feasibility for the area.

The proposed use is economically feasible for the area as a similar facility is already operating at the site.

(f) Any other factor as may relate to the public health, safety and welfare for persons and property.

The addition of the proposed use is not expected to cause a negative public health effect on the surrounding area. This residential use in a residential use does not inherently create any public health concerns. The resident handbook sets requirements for program participants that address specific public health concerns.

(g) That all other provisions of this chapter are met for the proposed use.

The supportive housing ordinance requires the program operator to submit a Good Neighbor Plan to the City Planner on an annual basis. The standards for this plan will be addressed in the following section of this report.

Section 90-333 requires that all Supportive Housing programs, including transitional housing programs, submit a Good Neighbor Plan to the City Planner on an annual basis. Section 90-207 specifies the required components of a Good Neighbor Plan:

- *Documentation of communications with neighboring businesses and residents;*

  70x7 Life Recovery mailed property owners within approximately 1,500 feet of the project site to invite them to a community meeting. Nine residents attended and provided feedback and only one resident objected to the proposed facility. At the community meeting, 70x7 staff offered to arrange a tour of one of their other facilities.

- *Policies for addressing neighborhood concerns;*

  No specific concerns are identified in this portion of the Good Neighbor Plan. 70x7 does address a variety of resident behaviors that could result in removal from the property.

- *List of rights and responsibilities for residents, when applicable;*

  70x7 lists a number of community guidelines and provided a handbook for residents of the facility.

- *Policy for loitering;*

  70x7 has visitor guidelines that limit access to the site and reinforce their other supportive services.

- *Policy for litter;*

  70x7 sets community standards for each of its sites that require the interior and exterior be keep clean and free of garbage, litter, and debris.

- *Policy for crime prevention and awareness;*

  70x7 assigns Relationship Managers and Mentors to the residents of its facilities and a House Manger lives on site. These staff members provide guidance to residents and ensure that community standards are upheld.

- *Policy for landscape maintenance;*

  70x7 sets community standards that require some routine exterior work to be completed by residents. Landscape professionals are contracted on an as-needed basis to handle additional landscape maintenance.

- *Description of supportive services, when applicable;*

  70x7 assigns Relationship Managers and Mentors to the residents of its facilities and offers a number of classes designed to ease reintegration for residents. Class titles and descriptions are provided in the Good Neighbor Plan.

- *List of partners providing services for children, when applicable; and*

  This standard is not applicable. 70x7 policies allow residents to receive visits from their children, but children are not currently permitted to live in the facility.

- *List of partners providing supportive services.*

  70x7 lists more than a dozen partner organizations that either provide referrals or supportive services.

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The site plan contains an appropriate amount of detail to sufficiently understand the proposed development.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

No changes are proposed to the existing building and no changes are required by the zoning code for this application.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The plan meets minimum requirements. The zoning code does not require specific privacy measures for this use.

(4) Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.

No changes to natural features are proposed and existing natural features will not be affected.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

No additional impervious surface is proposed at this time and adequate stormwater management has already been provided at the site.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

No changes to the site are proposed, so no additional erosion measures are required.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

Adequate ingress and egress are provided by the existing driveway to 32nd Street.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site*.

Adequate circulation and emergency vehicle access are provided as confirmed by the Fire Marshal.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

No internal streets are proposed.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The site provides appropriate pedestrian circulation for a residential site of its size and use.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The proposed use is not expected to have an adverse effect upon existing roads and traffic patterns. 70x7 expects proposes to house 10 residents at this location.

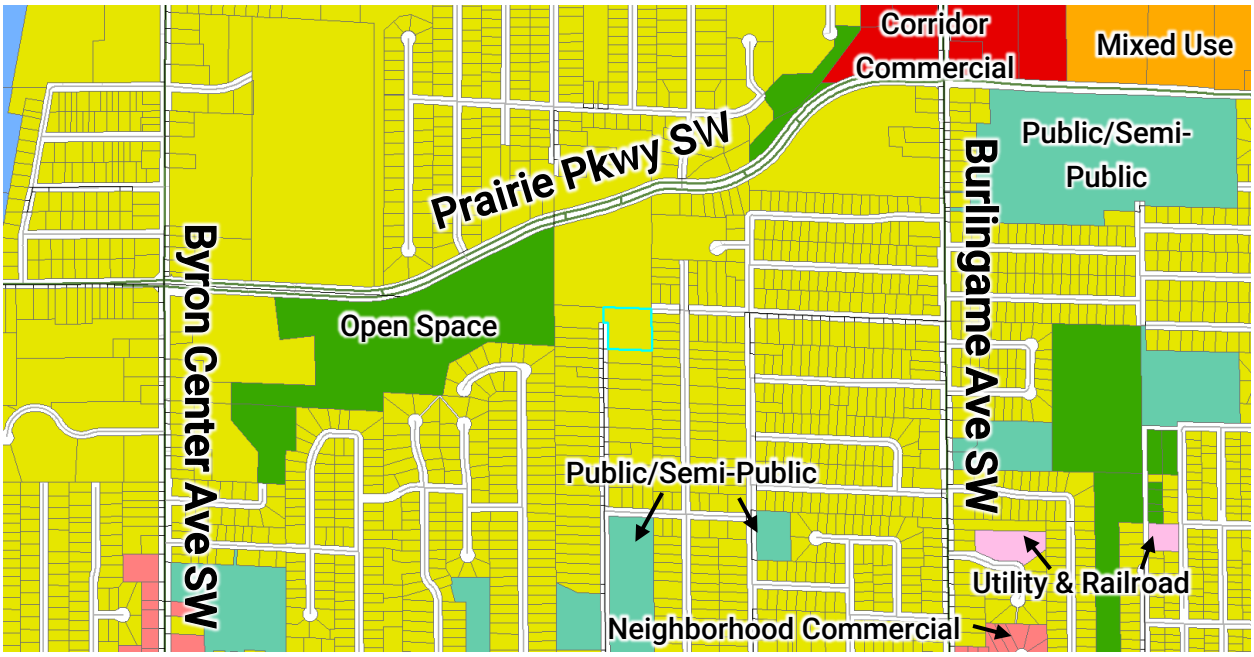
(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The proposed development can be served by the existing services and utilities.

(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.

All site development standards will be met.

ALIGNMENT WITH MASTER PLAN:
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Traditional Residential, which calls for "strategic multifamily infill development." This scale and use of this facility are appropriate for the neighborhood and fulfill the intent of the Traditional Residential.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed facility provides a stable environment for persons seeking to reintegrate with society after their incarceration. This is an important component of public safety and contributes to a stable and vibrant Wyoming community.

RECOMMENDED CONDITIONS TO APPROVAL

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    a) Must follow all fire codes through approval process.
    b) Building is a change of use- will need drawings.
    c) Final Inspections shall be performed with Fire Marshal Office
2. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
    a) The Good Neighbor Plan must be updated annually and submitted to the City Planner for approval. Significant changes to the Good Neighbor Plan or the services provided by the facility will also require an updated Good Neighbor Plan submission and approval.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant special use approval for transitional housing at 3210 Gladiola Avenue SW and, in a separate motion, grant site plan approval, subject to conditions 1-2.

DEVELOPMENT REVIEW TEAM:
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kimberly Koster, Director of Public Safety
Nicole Hofert, Director of Community and Economic Development

70x7 Life Recovery

70x7 Life Recovery

97 W 22nd Street, Holland, MI 49423

2950 Clyde Park Avenue SW, Wyoming, MI 49509

Project Narrative:

Transitional Home for Women Returning to Society After Incarceration

3210 Gladiola Avenue SW, Wyoming, Michigan 49519

Project Overview

70x7 Life Recovery, proposes to utilize the residence located at 3210 Gladiola Avenue SW, Wyoming, MI 49519, as a Transitional Home for Women returning to society after incarceration.

The purpose of this initiative is to provide a stable, supportive, and structured environment where women reentering society after incarceration can rebuild their lives, develop independence, and successfully reintegrate into the community.

Purpose and Need

Each year, women returning from incarceration encounter multiple barriers that hinder successful reentry — unstable housing, limited employment options, trauma recovery, and societal stigma. Without transitional support, many face homelessness, relapse, or reoffending.

Currently, Wyoming and the greater Kent County area lack sufficient transitional housing programs specifically designed for women. This project addresses that unmet need, aligning with the City's goals for community safety, restorative justice, and inclusive housing.

The home at 3210 Gladiola Avenue SW offers an ideal setting: a residential location accessible to public transportation, employment centers, and community resources while maintaining a calm and structured environment for residents.

Program Description

The Transitional Home will accommodate up to 10 women at a time, with stays ranging from 12 to 18 months, depending on individual progress. The home will be managed and supervised by 70x7 Life Recovery, an experienced re-entry organization that has been in existence since 2007.

70x7 Life Recovery is an organization with a proven record of supporting justice involved men and women as they make the transition back into society after incarceration. With offices in Kent and Ottawa County, they are in close connection with local government and other organizations that provide services in this vital area. Their primary support areas include employment and vocational services, transitional housing, connection to mentors and supportive services which connect program participants with mental health services, medical support, transportation, clothing, food, and other support services.

Key program elements include:

Safe, structured housing in a family-style environment.

Individualized case management and reentry planning.

Employment support and financial literacy training.

Counseling and peer support groups, including trauma-informed care.

Life skills education, including parenting, communication, and health management.

Community engagement opportunities to build positive local connections.

All residents will be referred through approved reentry or probation networks and will sign agreements outlining expectations, responsibilities, and participation in all required programming.

Staff will maintain a consistent presence, ensuring structure, accountability, and safety.

Community Impact

This project promotes both public safety and human dignity. Studies consistently show that transitional housing reduces recidivism, strengthens employment outcomes, and lessens reliance on public services.

The home will operate quietly and respectfully within the neighborhood. Property upkeep will meet or exceed City of Wyoming standards, with clear house rules governing conduct, visitors, and curfews. Staff will be available to address any community questions or concerns. The property will be MARR (Michigan Association of Recovery Resources) Certified ensuring that it meets state standards for transitional and recovery housing.

By creating a pathway to stability for women in transition, this project enhances the social and economic health of Wyoming as a whole.

Zoning and Compliance

The property at 3210 Gladiola Avenue SW lies within the City of Wyoming, Kent County jurisdiction. Its zoning designation will be verified through the City of Wyoming Planning & Zoning Department (located at 1155 28th Street SW, Wyoming, MI).

70x7 Life Recovery will work in full cooperation with the City to:

Confirm the parcel's zoning district and allowable uses.

Apply for any required Special Land Use (SLU) or Conditional Use Permit, should the transitional housing classification fall under a group home or congregate care use.

Ensure compliance with all building, fire, health, and safety codes under Kent County and the State of Michigan.

Maintain proper occupancy limits and licensing as required by state and local law.

The home is not a correctional facility or halfway house under Department of Corrections supervision. It is a community-based residential program designed for voluntary participants committed to rebuilding their lives.

Neighborhood Engagement

70x7 Life Recovery values transparency and strong neighborhood relations. Prior to the program's opening, the organization will:

Notify nearby residents and neighborhood associations about the program and its purpose.

Host an informational meeting to address questions and build understanding.

Provide a direct contact person for neighbors to communicate with regarding any issues.

Collaborate with local churches, civic groups, and volunteers to foster positive connections and community involvement.

Establish ongoing feedback mechanisms, ensuring that concerns are heard and addressed promptly.

These actions reflect a commitment to mutual respect and shared community well-being.

Alignment with City Goals

This initiative aligns with the City of Wyoming's strategic priorities in:

Public safety and rehabilitation — reducing recidivism through community-based reintegration.

Affordable and supportive housing — expanding transitional housing capacity within city limits.

Equity and inclusion — addressing systemic barriers for justice-involved women.

By supporting this proposal, the City demonstrates its dedication to compassionate, data-informed policies that make Wyoming a safer and more equitable place for all residents.

Conclusion

The proposed Transitional Home at 3210 Gladiola Avenue SW, Wyoming, MI 49519, represents a critical investment in restorative justice and community renewal. With the City's approval, 70x7 Life Recovery will transform this property into a place of healing, stability, and hope — empowering women to become contributing, thriving members of society.

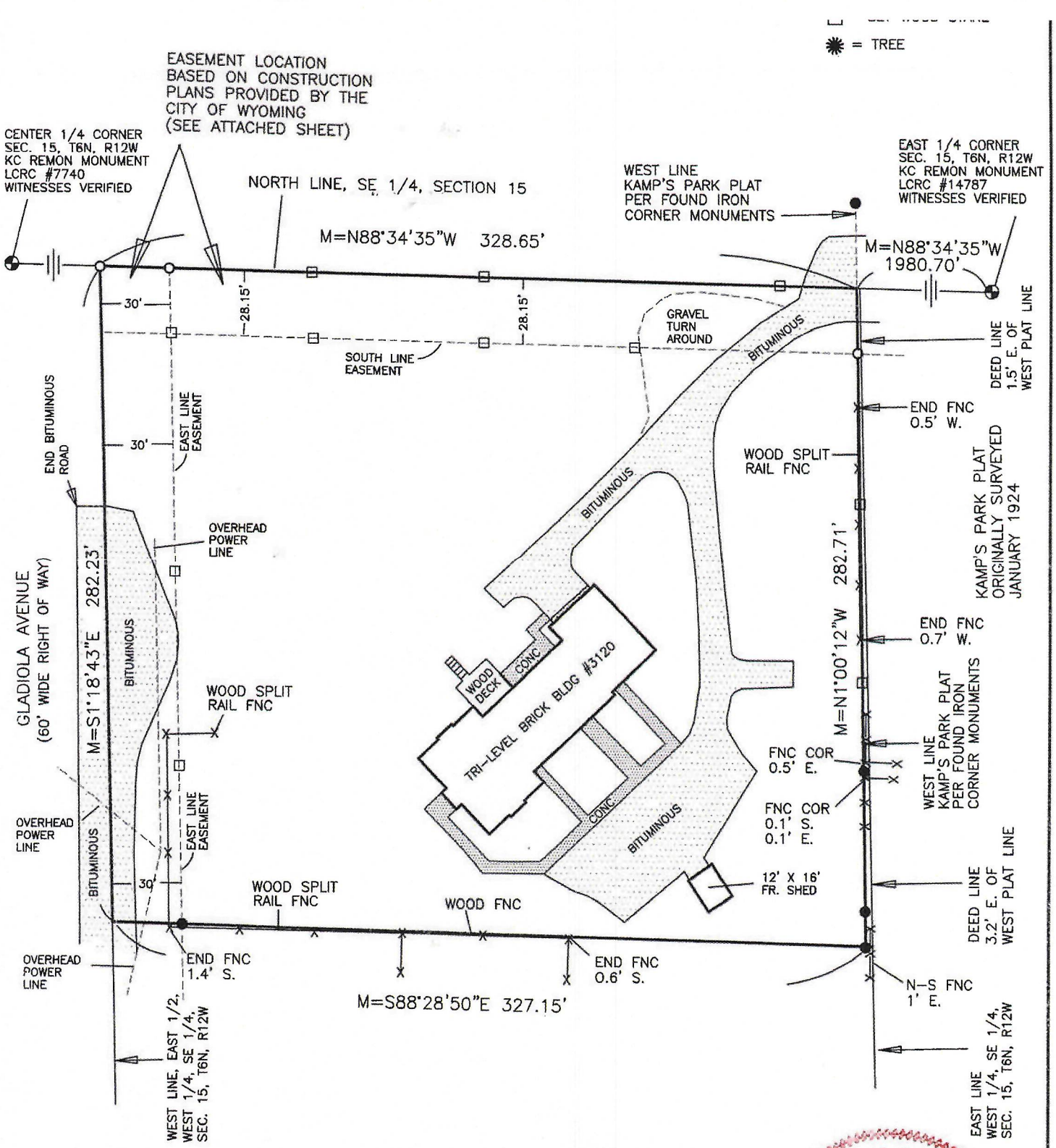
We respectfully request that the City of Wyoming Planning Commission and City Council approve this use and authorize the property to be designated for this purpose.

Respectfully submitted,

Lisa Mathews

CEO

70x7 Life Recovery



SURVEYOR'S NOTE:
THERE IS AN OVERLAP BETWEEN THE SUBJECT PARCEL AND THE ADJOINING NEIGHBOR PROPERTIES OF BETWEEN 1 1/2 FEET AT THE NORTH END OF THE PROPERTY, TO ABOUT 3 FEET ON THE SOUTH END OF THE SUBJECT PROPERTY– ON THE EAST PROPERTY LINE. THE DIFFERENCE IS DUE TO MEASUREMENTS USING MODERN DAY TECHNOLOGY AND THAT OF USE IN 1924 WHEN THE PARCELS TO THE EAST WERE ORIGINALLY SURVEYED. WE HELD THE LONG STANDING LINE FROM 1924 AS THE BOUNDARY LINE ON THE EAST SIDE OF THE SUBJECT PROPERTY. FENCES HAVE BEEN BUILT TO REFLECT THE OLD LINE FROM 1924 AND NO ENCROACHMENTS ARE EVIDENT USING THIS ALIGNMENT.

SCALE

1" = 60'

BEARING BASED ON GPS OBSERVATION

STATE OF MICHIGAN
STEVEN C. KOERBER
PROFESSIONAL SURVEYOR
NO. 33085

CERTIFICATION TO: _____

We hereby certify that we have surveyed the premises herein described, that the improvements are located entirely thereon as shown, and that there are no apparent encroachments, except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. This survey was prepared for the lands as described herein. It is not a certification of title, zoning or freedom of encumbrances. The Surveyor's liability for any and all claims, including but not limited to those arising out of the Surveyor's professional services, negligence, gross misconduct, warranties of misrepresentations shall be deemed limited to an amount no greater than the service fee.

70x7 Life Recovery

City of Wyoming Planning Commission meeting 11/18/2025
3210 Gladiola SW – Good Neighbor Plan

(1)

Documentation of communications with neighboring businesses and residents;

70x7 Life Recovery hosted a Community Open House meeting on Thursday, October 30, 2025, from 6:00 – 7:30pm. Neighbors from the area surrounding the Gladiola property in question were invited; mailing list for this event was provided by the City of Wyoming. Nine neighborhood guests attended (see Attendees document); most discussion was positive and information seeking. Information and concerns provided by neighbors were noted and either were addressed or will be addressed appropriately and in a timely manner (see Questions, Concerns & Comments document). All guests were invited to tour an existing 70x7 women's home, Pearl's House.

(2)

Policies for addressing neighborhood concerns;

70x7 will always work to have our residential homes operate quietly and respectfully within the neighborhood. In addition to our Community Open House meeting, 70x7 staff is and will be available to address any community questions or concerns. Because this property will be MARR (Michigan Association of Recovery Resources) Certified, this ensures that it meets state standards for transitional and recovery housing. 70x7 strives to be a good neighbor in our community. To that end, we intend to address all questions and concerns respectfully and in a timely manner.

(3)

List of rights and responsibilities for residents, when applicable;

70x7 has high expectations for participants in our housing program and places our program participants who have demonstrated a desire and are willing to do the work to make the positive changes needed in their lives. A participant completes a **70x7 Program Screening Interview** packet at which time expectations and rules are clearly explained; violations can lead to immediate eviction from our homes. Recovery Residence Rights are provided in this document and listed here below:

As a resident, you have the following rights:

1. Humane care in an environment that supports your recovery.
2. Be free from verbal and physical abuse.
3. Be treated with dignity and respect.
4. Choose your recovery goals.
5. Participate actively in your recovery.

6. Expect required services to occur during scheduled times and at designated locations.
7. Expect reasonable continuity of care, which includes schedules of services and at what times staff and services are available.
8. Be given information regarding informed consent prior to the start of your stay.
9. Receive information regarding cost.
10. Be informed of the costs, potential benefits, and potential negative consequences of participating in this program.
11. Confidential records that are accessible only to designated staff and which can be released to others outside of 70x7 Life Recovery only with your written permission except as allowed by state and federal law.
12. Be referred to subsequent services upon leaving or transfer from this facility.
13. Retain personal property that does not jeopardize your or others' safety or health.
14. Receive and send unopened mail.
15. Be seen by a private physician with the understanding that all costs will be the responsibility of the resident.
16. File a complaint to the Director without fear of retaliation and to have the complaint investigated within a reasonable amount of time.
17. Be fully informed before changes occur in these rights and responsibilities as well as changes to 70x7 Life Recovery policies, procedures, program components, and schedule.
18. Know the qualifications of the staff involved in your care.
19. Refuse to stay and to be informed of the consequences of this action
20. Request referral resources in the event of my dismissal from 70x7 Life Recovery.
21. Not to be required to perform services for 70x7 Life Recovery, which are not included in the usual expectations of all residents.

Participants also receive a **70x7 Housing Program Participant Handbook** which provides policies, procedures and expectations for residents. Please reference these documents for rights and responsibilities for residents. 70x7 Relationship Managers and House Managers conduct regular House meetings a well as one-on-one assessments.

(4)
Policy for loitering;

70x7 enforces visitor guidelines for our participants.

From the 70x7 Housing Program Participant Handbook:
Visitors must follow all Housing rules and guidelines. Visitors of the opposite sex are not allowed on the property, with exception of children. Visitors may not be on probation or parole. Overnight visitors are not permitted. Program participants are responsible for any damage caused by their visitor. Visitors must always remain in community areas. Individuals who are not visitors and/or are not following visitor guidelines are asked to depart the property immediately. Additional reinforcement steps will be taken if an individual refuses to cooperate.

(5)

Policy for litter;

From the 70x7 Housing Program Participant Handbook:

It is important for 70x7 Life Recovery to build and retain good relationships with community members. Participants will help through their actions in their neighborhood. The following guidelines will help you to live in harmony with your neighbors and to demonstrate excellent recovery behaviors.

- No shouting or any loud noise or music
- 10:00 PM to 7:00 AM is considered quiet time in and around our location.
- Smoking is permitted in designated areas only, and disposal of cigarettes only in appropriate containers.
- Do not litter on or around our property, or neighboring properties (including streets and alley ways) with cigarette butts or other debris.
- Greet and introduce yourself to your neighbors as appropriate.
- Keep yard and outside porches and overhang clear and free of clutter and trash.
- Keep yards well maintained regularly and have sidewalks and walkways clear and clean.

The yard and exterior of the property must be kept in a clean and orderly fashion, and up to community standards. Residents will be assigned yard care as part of their chores.

(6)

Policy for crime prevention and awareness;

Participants in our housing program are working with 70x7 Relationship Managers and Mentors. They desire to make a fresh start in life and are working hard to take the necessary steps to be fully integrated into our community. Many participants also have probation or parole officers who also verify they are working to make positive changes.

70x7 Homes will have cameras monitoring exterior doors and immediately surrounding areas. Exterior doors are locked at all times. A House Manager will be living on site and available as needed to address issues. 70x7 Staff and Relationship Managers will make regular visits each week to monitor the property as well.

For our participants safety while living in a 70x7 Home, a detailed section in the 70x7 Housing Program Participant Handbook is provided under Violence Threat & Behavioral Concerns. Please refer to the Handbook for details.

(7)

Policy for landscape maintenance;

70x7's Housing program is designed to be a HOME for participants and to that end we strive to make the interior and exterior of our homes clean, beautiful and welcoming. Participants are responsible for regular maintenance; professionals are hired by 70x7 as needed.

From the 70x7 Housing Program Participant Handbook:

Outside the House

Entry Doors: Are clean, free of dirt, grease, and fingerprints. Antibacterial product used on knobs.

Storm/Screen Doors: Are clean; glass/screen intact; no damage. Antibacterial product used on knobs.

Yard/Grass Areas: Are free of debris, trash, indoor furniture, and cars. Nothing is to be stored outside. Grass is to be mowed and weeds under control to community standards. Leaves rake as appropriate. Sidewalks shoveled in the winter.

Exterior Walls: Are free of grease and built-up dirt.

Porches (front and rear): Are clean and free of hazards or have anything that would impede access to the house. Nothing is to be stored on the porch.

Steps (front and rear): Are clean and swept and free of hazards.

Sidewalks: Are clean and free of hazards.

Parking Area: No abandoned cars. Each car parked at a 70x7 Life Recovery house must be street legal. There are no car repairs to be done at the house.

Garage: Is free of trash; no vehicle parts stored; no flammable materials.

Yard Tools are to be stored in an organized manner and returned when finished using. Other items stored in the garage are neat and orderly manner.

(8)

Description of supportive services, when applicable;

70x7 offers a variety of supportive services and classes for our participants. This includes Changes– a work force development and job training class, Serving Together – a volunteer opportunity which aids in employment readiness, Employment Services, Mentoring, Take Charge Life Skills and Support Group for Women, Reentry Networking Lunches, Stronger Together Family Support Groups, and Support Services including hygiene kits, clothing, transportation, vital documents, and other essentials to assist those returning from incarceration.

70x7 is also well connected in our community and if a participant requires additional services, we refer to community partners.

(9)

Description of services provided for children, when applicable; and

N/A. Children (18 and under) are not currently housed in our programs

(10)

List of partners providing supportive services, when applicable.

70x7 Life Recovery works with a wide variety of service providers in our area. If an individual needs additional support beyond our offerings, we are well connected with other agencies and will refer them to an agency who can continue to meet their needs. Some of these agencies include:

- Arbor Circle
- Network 180
- Goodwill Industries
- Cherry Health
- Reach the Forgotten
- Family Outreach Center
- Family Network of Wyoming
- Michigan Rehabilitative Services
- Alpha Grand Rapids
- Family Assistance Center
- Corewell Health
- Trinity Health
- Pine Rest
- Taylor Made Reentry
- Women's Resource Center
- West Michigan Comprehensive Treatment Center
- Community Mental Health

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: November 10, 2025

PLANNING COMMISSION DATE: November 18, 2025

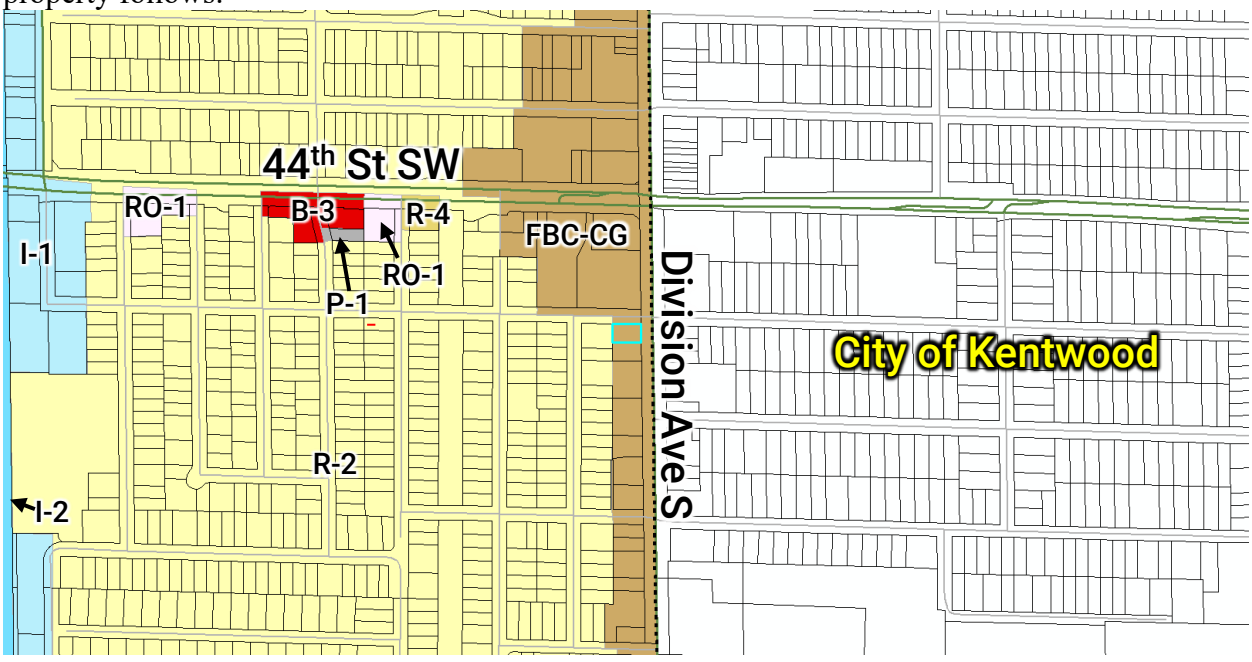
ACTION REQUESTED: Request for Special Land Use for a Place of Worship

REQUESTED BY: Iglesia Cristiana Pentecostes M.M.M., Over Achievers Academy LLC

REPORT PREPARED BY: Colton Hyble, Planner I

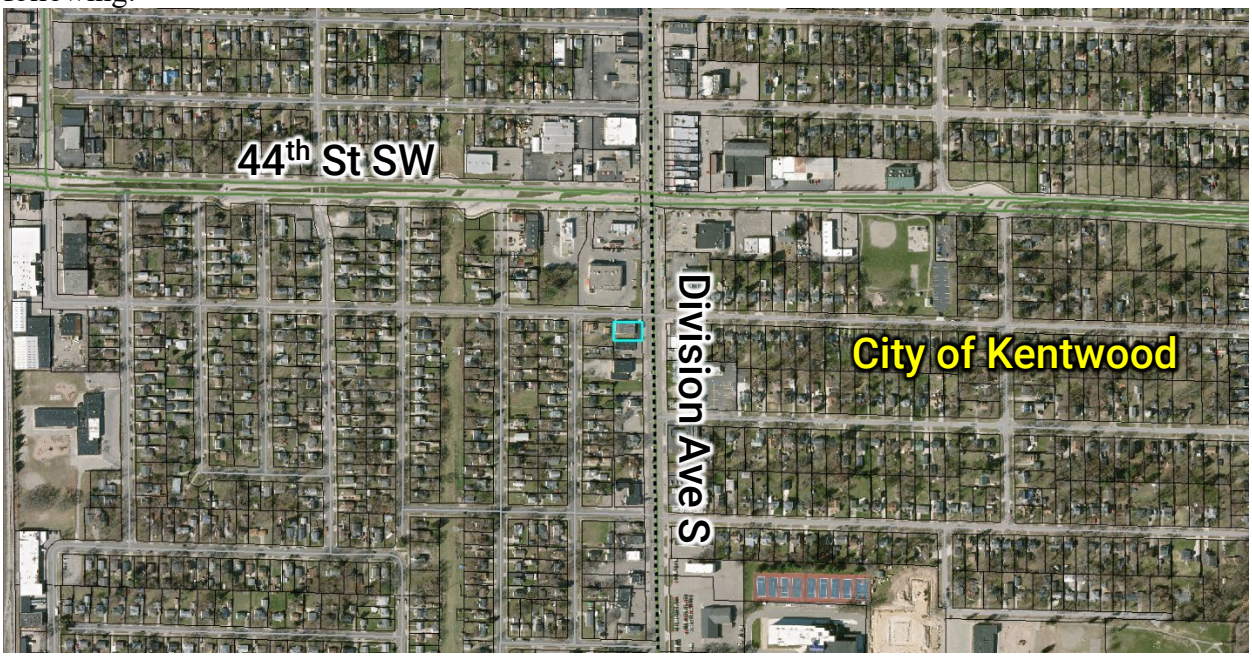
GENERAL LOCATION DESCRIPTION:
The property is located at 4445 Division Avenue S. The property is approximately 0.20 acres and is located along Division Avenue S, southwest of the intersection of 44th Street SW and Division Avenue S.

EXISTING ZONING CHARACTERISTICS:
This site is zoned FBC-CG Form Based Code Corridor General Area. Zoning surrounding the property follows:



North: FBC Form Based Code: Corridor General
South: FBC Form Based Code: Corridor General
East: *City of Kentwood*
West: R-2 Residential District, R-4 Residential District, RO-1 Restricted Office District, P-1 Vehicular Parking District, B-3 Planned Shopping Business District, I-1 Light Industrial District, I-2 General Industrial District

EXISTING LAND USE:
The site currently has one building within the 0.20 acre parcel. Uses surrounding the site are the following:



North: Commercial – Pharmacy, Restaurant, Gas Station, Retail
South: Commercial – Retail, Automotive Sales, Restaurant, Education, Public – Fire Station #2
East: Commercial – Office, Retail, Place of Worship, Restaurant, Public – Park, Residential – Single Family
West: Residential – Single Family, Education, Place of Worship, Professional Services, Industrial – Manufacturing

PROJECT INFORMA TION:
The Iglesia Cristiana Pentecostes religious group proposes to use the property at 4445 Division Avenue S as a place of worship for their congregation and church-related activities. The site currently has an existing 3,674 sq. ft. building, which is planned to be renovated to accommodate seating capacity of 30 people in the main assembly space. No construction or demolition on the site is proposed, and all renovations to the site will be limited to inside the building. The congregation currently rents building space in the area, and it plans to purchase the property from the existing owner to be permanently located in Wyoming once receiving all proper approvals from Planning Commission.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-507(3) establishes general review standards for special approval uses:

(a) The possible substantial and permanent adverse effect on neighboring property.
The proposed use is not expected to have any adverse effect on the neighboring property. All church services will take place within the building on weeknights or weekends, which seldom interferes with nearby businesses' operating hours. Often, places of worship have a positive impact on neighboring property through community outreach initiatives.

(b) The consistency with the spirit, purpose and intent of this chapter.
The proposed use aligns with the spirit, purpose, and intent of the zoning code to regulate proper land use and provide adequate services to the residents of Wyoming.

(c) The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.
Parking volume is not expected to exceed five cars based on the congregation's current size. With a proposed main assembly capacity of 30 people, the traffic impact on a weeknight or weekend morning for services will be minimal within the typical traffic mixture on Division Avenue S.

(d) The tendency of the proposed use to create any type of blight within the immediate area.
Blight is commonly considered in areas that remain unkept and unoccupied. The building on this site has been recently renovated and the presence of new ownership that will occupy the building is expected to reduce blight in the area. Places of worship are typically maintained to promote an inviting environment to the neighborhood, and staff has no concerns in this case.

(e) The economic feasibility for the area.
A place of worship use is economically feasible for the area. When located near residential areas, places of worship are a valuable community asset to the adjacent neighborhoods. Church groups also find success from visibility in the community, and the Division Avenue corridor is a visible space for the applicant to promote their services.

(f) Any other factor as may relate to the public health, safety and welfare for persons and property.
The proposed use is not expected to negatively impact public health, safety, and welfare, and often, a place of worship can improve general welfare acting as a resource for neighbors.

(g) That all other provisions of this chapter are met for the proposed use.
No additional requirements are outlined in Sec. 90-508 for places of worship. All provisions for this special land use are met.

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The submitted site plan contains enough information to understand the proposed use on the existing site. The plan meets this standard.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

No construction, demolition, or changes to the exterior building or site are proposed. The building was constructed prior to the adoption of the Form Based Code, and any changes to the exterior of the site would have to conform to the Form Based Code regulations. Since no changes to the site are proposed, this requirement is met.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

There is an existing fence along the western portion of the property to provide visual privacy for the neighboring residential properties. There are no additional requirements to meet this privacy standard.

(4) Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.

There is minimal landscaping on this site, and the applicant does not plan to reduce any existing landscaping. Since no redevelopment that includes demolition or construction is proposed, the existing landscaping meets the requirements of this section and may continue.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

No changes are being made to the site, and the existing drainage meeting the Engineering Office's requirements.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

Since no changes are occurring regarding demolition or construction, this requirement is met, as confirmed by the Engineering Office.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

4445 Division Avenue S maintains access from Division Avenue S from the public street. Existing sidewalk networks connect pedestrians to the property via Division Avenue S and Farnham Street SW. All access points meet the requirements of this standard.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site*.

The City's Fire Department has confirmed that emergency vehicle access requirements are met.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

Vehicular circulation on site maintains proper parking dimensions and drive aisles. Proposed. Due to a nearby public transportation stop less than 200 ft away, parking requirements for the site can be modified from ten to five parking spaces by the reviewing authority. This parking is provided on-site and includes an ADA parking space.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

Pedestrian access to the site from the Farnham Street sidewalk allows for covered and protected pedestrian movement insulated from the vehicular circulation pattern.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

Traffic generated by this use will be minimal. A congregation of this size, composed mostly of families, has an extremely small traffic impact during the times when services will be held. This meets traffic requirements.

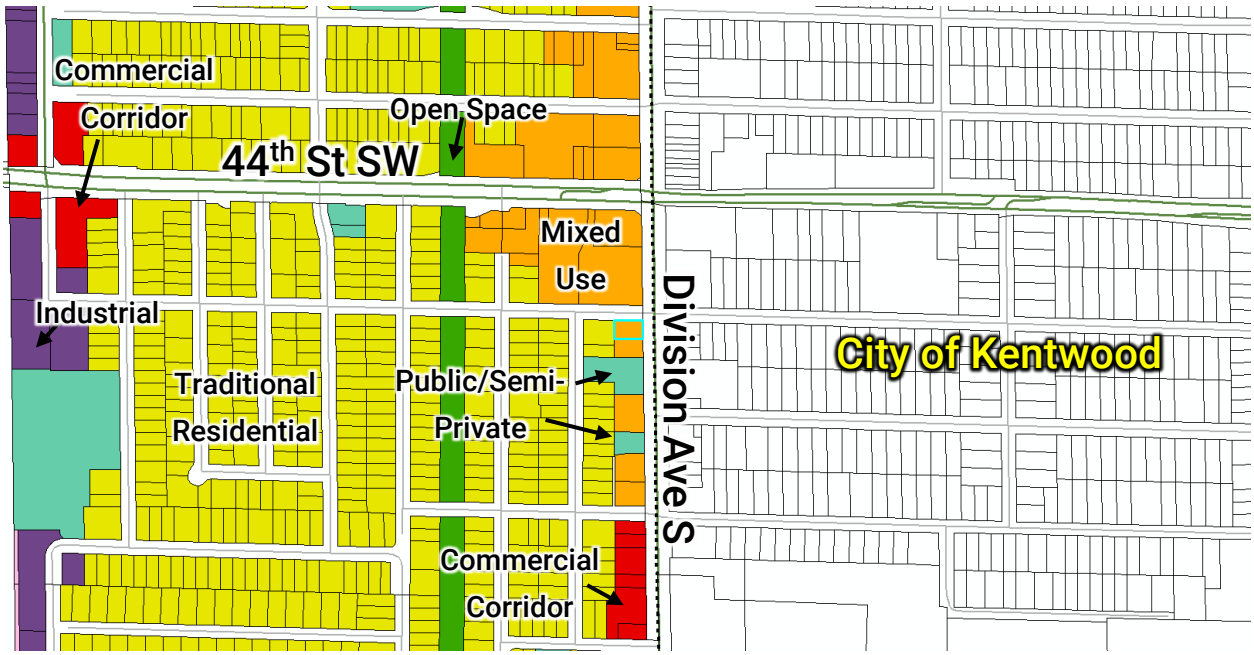
(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The existing building is served by public services and utilities, and no additional, extraordinary services will be required for the site's function.

(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.

All site redevelopment standards will be met, and the applicant will work with the Fire Department and Inspections Office to bring the property up to code.

ALIGNMENT WITH MASTER PLAN:
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Mixed Use, which calls for a variety of amenities located nearby along key corridors. A place of worship provides a unique amenity with valued community services along the Division Avenue corridor. This further diversifies the use mixture in this area, which aligns with the vision of the Master Plan.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

This proposed project is expected to advance the principle of social equity in the City of Wyoming. This use provides a local gathering place, source of community engagement, and community asset for residents in nearby neighborhoods.

RECOMMENDED CONDITIONS TO APPROVAL

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    a) Must obtain building permit/change of use permit and proper inspections of space for approval.
    b) Final Inspection shall be performed with Fire Marshal Office.
2. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
    a) All signage must comply with the regulations outlined in Division 10 of the Form Based Code.
3. The applicant shall work with the Wyoming Inspections Office to address all comments noted in their review:
    a) Provide Stamped Drawings for a building plan review. Proposed change of use from Business to Assembly use requires a building permit.
    b) Provide floor plan with seating for assembly area showing 30 occupants.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant special use approval for a place of worship at 4445 Division Ave S and, in a separate motion, grant site plan approval, subject to conditions 1-3.

DEVELOPMENT REVIEW TEAM:
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kimberly Koster, Director of Public Safety
Nicole Hofert, Director of Community and Economic Development

October 8, 2025

City of Wyoming
Community and Economic Development
1155 – 28th Street SW
Wyoming, Michigan 49509

RE: Special Use Change for 4445 – 4449 South Division, Wyoming, Michigan 49548

Written Description of Proposed Site and Use

Proposed Use:

Iglesia Cristiana Pentecostes M.M.M

Mission Statement: The mission of the Worldwide Missionary Movement in Wyoming, Michigan is to proclaim the good news of the Gospel of our Lord Jesus Christ, both nationally and globally, bringing people to Christ and making them faithful disciples of the Lord.

Vision Statement: We are a ministry working to establish churches in all communities and thereby reach people for Christ, seeking the transformation of our families through the power of God. We support and encourage missionary work to continue the evangelization of the world.

The proposed use of the property located at **4445–4449 South Division, Wyoming, Michigan** is for a **worship center/religious facility**. Our congregation currently rents space at another church for weekly services and community gatherings. We are seeking approval to purchase this property to establish a permanent place of worship where our members can gather, pray, and participate in faith-based programs and outreach activities.

Site and Building Layout:
The existing building, with a total square footage of **3,674 sq. ft.**, will be used primarily for worship services, ministry meetings, and community fellowship events. Interior spaces will include a sanctuary with approximately **30 seats**, classrooms for youth and adult education, a fellowship area, and administrative offices. Minimal renovations are anticipated, primarily for accessibility and interior updates to accommodate worship functions.

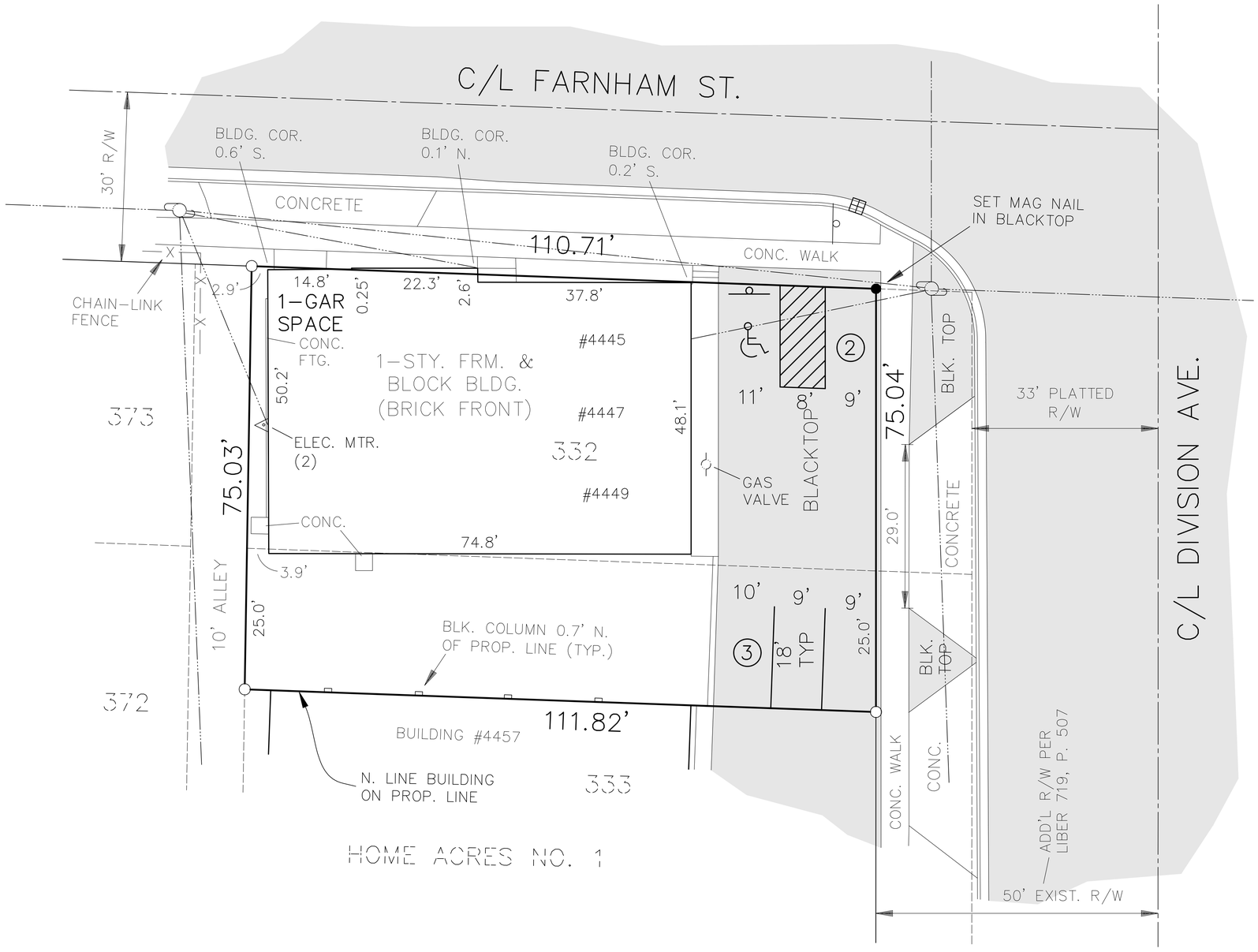
Proposed Parking and Traffic Flow:
Based on a standard ratio of **one parking space per three seats**, the congregation will require **10 parking spaces** to accommodate members. The current property listing card states **5 on-site parking spaces**. We respectfully request that the City of Wyoming grant a **waiver and/or modification for the additional 5 parking spaces**, as adequate **off-street parking is available** on adjacent lots or surrounding streets. Worship services will primarily occur on weekends and select evenings, minimizing traffic impact during

typical business hours. Traffic flow will be managed through scheduled service times and volunteer assistance for entry and exit during larger gatherings.

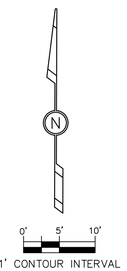
Justification for Special Use Approval:
Approval for this special use will allow the property to serve as a long-term spiritual and community home for our congregation. Establishing our own facility will strengthen our ability to serve members and support local families through faith-based programming, mentoring, and community outreach. The proposed use is compatible with surrounding land uses and aligns with the City's commitment to fostering community-oriented institutions.

Other Pertinent Information:
The congregation is committed to maintaining the property in accordance with all city codes, building regulations, and safety standards. Services and activities will be conducted respectfully and within permitted hours. The facility will continue to be a positive presence in the neighborhood, contributing to community stability and engagement.

Thank you for your time and thoughtful consideration.



PARKING NOTES:
REQUIRED PARKING – 1 SPACE FOR EVERY 3 SEATS
30 SEATS / 3 = **10 SPACES REQUIRED**
PROPOSED PARKING
5 ON-SITE SPACES PROPOSED
7 ON-STREET PARKING SPACES REQUESTED
12 TOTAL PARKING SPACES



1' CONTOUR INTERVAL

SCALE: 1" = 10'

STATE OF MICHIGAN
ROBERT TODD LAMER
ENGINEER
No. 6201040996
LICENSED PROFESSIONAL ENGINEER

SKETCH PLAN

4445 DIVISION AVE SOUTH

FOR: CPC OF THE WMM – GRAND RAPIDS MI ONE INC.
ATTN: PASTOR: ARCADIO ROMAN COLLAZO &
LIZA M DE JESUS CRUZ

PART OF THE NE 1/4, SECTION 25, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: CJK
APPROVED BY: RTL
FILE NO.: 251886E
PROJ. ENG.: RTL
PROJ. SURV.: .
DATE: 10/14/2025

SHEET 1 of 1

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WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED:	November 10, 2025
PLANNING COMMISSION DATE:	November 18, 2025
ACTION REQUESTED:	Request to amend Zoning Code Sections 90-206 "Definitions F", 90-708 "Specific Sign Requirements, Nonresidential Districts"
REQUESTED BY:	Wyoming Planning Staff
REPORT PREPARED BY:	Joe Blair, Planner II

GENERAL BACKGOUND:
From time to time, it is necessary for the Planning Staff to review the zoning ordinance for any additions, deletions, or corrections that may be necessary to maintain the spirit and intent of the document. This can come from citizen petitions, direction from City Council, commentary from Planning Commission, requests for interpretation, or through difficulties identified within development. The Planning Staff will then recommend to Planning Commission the clerical or substantive changes. Both types of changes must then be approved by the Planning Commission and adopted by the City Council of Wyoming as an ordinance amendment.

These proposed amendments are focused on the eliminating uncertainty within the sign code regarding the definition of "Street Frontage", while also providing more opportunities for highway-adjacent properties to advertise their businesses. This includes the addition of a new definition of "Street Frontage", as well as updates to elements of the Sign Code, specifically regarding "Wall Signs" and "Expressway Pole Signs".

PURPOSE FOR ZONING ORDINANCE AMENDMENTS:
City staff is recommending updating the following sections for the following reasons:

Wall Sign Clarity Along Freeways. (Sections 90-206, 90-708)

> These changes update an existing definition of frontage to specify that property along freeways, interstates, or expressways are not considered frontage. This is in tandem with a change to the regulations regarding wall signs, which specifies that a permitted Wall Sign must face the street frontage. Additionally, a third change allows for Wall Signs to face an interstate or expressway if substituted for a permitted Expressway Pole Sign.

PROPOSED ORDINANCE AMENDMENT:
Staff recommends the following attached ordinances. The proposed text amendments have been highlighted in **green ink**.

PLANNING COMMISSION ACTION:
The Development Review Team recommends that Planning Commission adopt the proposed text amendments to Sections 90-206 “Definitions F”, 90-708 “Specific Sign Requirements, Nonresidential Districts” and recommend the same to City Council.

DEVELOPMENT REVIEW TEAM:
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kimberly Koster, Director of Public Safety
Nicole Hofert, Director of Community & Economic Development

10.21.2025
Community/Econ Dev.

ORDINANCE NO. __-25

ORDINANCE REQUEST TO AMEND ZONING CODE SECTIONS 90-206 "DEFINITIONS – F", 90-708 "SPECIFIC SIGN REQUIREMENTS; NONRESIDENTIAL DISTRICTS"

THE CITY OF WYOMING ORDAINS:

Section 1. That Chapter 90, Article 2, 90-206 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-206. – Definitions "F"

Façade: The exterior wall of a building exposed to public view.

Family: Family means either of the following:

1) A domestic family which is one or more persons living together and related by the bonds of blood, marriage or adoption, together with caretaker of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic housekeeping unit in a dwelling.

2) The functional equivalent of the domestic family which is six or fewer persons living together in a dwelling unit whose relationship is of a regular, permanent and distinct character or has a demonstrable and recognizable bond which renders the persons a cohesive unit. All persons must be cooking and otherwise operating as a single housekeeping unit.

3) This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group where the common living arrangement and/or the basis for the establishment of the functional equivalency of the domestic family is likely or contemplated to exist for a limited or temporary duration.

Fence:

1) *Decorative/ornamental fence:* A fence, ornamental in nature, that is more than 50 percent open to the free passage of air and light, not intended to provide a barrier to passage or for screening, including, but not limited to: picket fences, wrought iron fences, and split rail fences. Decorative fencing does not include chain link or privacy fencing and may not be used as pool, protective or security fencing.

2) *Fence:* An artificially constructed barrier of wood, masonry, stone, wire, metal, plastic or any other manufactured material or combination of materials, used to prevent or control entrance, confine within, or mark a boundary.

3) *Privacy fence:* A fence or wall that is designed to be used as a visual barrier to inhibit or prevent observation of an area and which is less than 50 percent open to the free passage of air and light.

Fill, filling: The deposit or dumping of any matter onto or into the ground, except for common household gardening, farming and general ground care.

Floor area:

1) *Gross floor area (GFA):* The area within the perimeter of the outside walls of the building

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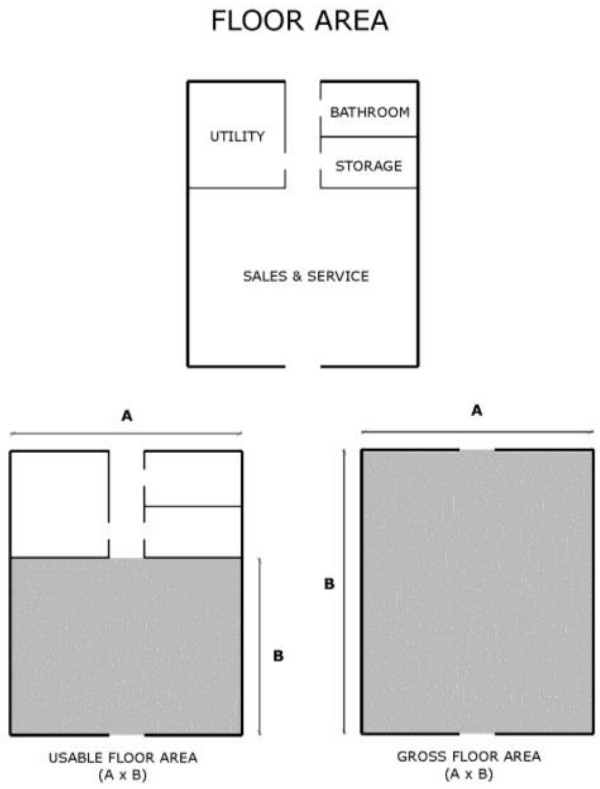
under consideration, without deduction for hallways, stairs, closets/storage rooms, thickness of walls, columns, or other features.

2) *Residential floor area:* For the purposes of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior wall. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed or unenclosed porches.

3) *Usable floor area (UFA):* That area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers. Floor area which is used or intended to be used principally for the storage of merchandise, or areas such as hallways, stairways, elevator shafts, space for utilities or sanitary facilities, shall be excluded from this computation of UFA. Measurement of UFA shall be the sum of the horizontal areas of the several floors of the building, measured from the exterior faces of the exterior walls. When a detailed floor plan is not available, a factor of 80 percent shall be used to estimate the useable floor area for purposes of calculating parking requirements and other standards based on useable floor area. Figure 90-206-1.



Frontage: **The length of the property line that faces and has access to a public street. Property lines that run adjacent to freeways, interstates, or expressways are not considered frontage.**

Section 2. That Chapter 90, Article 7, 90-708 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-708 – Specific sign requirements; nonresidential districts

(1) Permitted sign types.

(a) Permanent signs. Each lot or use shall be permitted primary and secondary signs as listed in Tables 90-708 and 90-708-2. A sign permit is required for all permanent signs.

(b) Temporary signs: See Table 90-708-4. A permit shall be required for temporary signs. Temporary signs may not be illuminated.

(c) Window signs: See Table 90-708-2.

(2) Specific sign requirements.

(a) Wall signs.

1. Single Tenant Building:

a. One wall sign per principal building, occupied by one tenant, shall be permitted facing the front yard per street frontage on each parcel.

2. Multitenant building or shopping center:

a. One wall sign shall be permitted for each tenant having an individual means of public access and shall be placed on the tenant's entry wall space.

b. Tenants occupying a corner space in a multitenant structure shall be permitted to have one sign on each of their wall frontages.

c. Where several tenants share a common entrance in a multitenant structure, only one wall sign shall be permitted, with the total permitted sign area being allocated among the tenants.

(b) Awning signs. An awning sign may be provided in lieu of a wall sign. The area of an awning sign shall be considered as part of the permitted area for wall signs as shown in Table 90-708.

(c) Sloping roof signs. A sloping roof sign may be provided in lieu of an awning or wall sign. The area of a sloping roof sign shall be the same as the permitted area for wall signs as shown in Table 90-708.

(d) Directional signs. Directional signs are permitted as necessary to direct the public to entrances and exits, parking areas and activity areas, as approved on the required site plan. A freestanding directional sign shall not be located within the clear vision area.

(e) Marquees. For the purposes of this article, any fascia of a marquee shall be considered a wall, and any sign affixed to a marquee shall be subject to the requirements for wall signs.

(f) Moving image signs and time and temperature signs.

1. Except as otherwise permitted in this article, a moving image sign or time and temperature sign shall be permitted only as a secondary sign, subject to the limitation in Table 90-708-2.

2. Message changes may occur no less than seven seconds apart. The methods of change shall be limited to instantaneous, roll, splice, unveil, venetian, zoom and

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fade, as interpreted by the chief building official. Messages or images that scroll across the sign shall not be permitted.

3. Messages may not advertise off-site locations, events or products.

(g) Off-premises advertising signs. Off-premises advertising signs (billboards) shall only be permitted as outlined in section 90-709.

(3) Permanent sign requirements. Each use shall be permitted the primary and secondary signs as provided in Tables 90-708 and 90-708-2.

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TABLE 90-708: PRIMARY SIGN REQUIREMENTS - NONRESIDENTIAL DISTRICTS

Sign Type and Requirement (P = Permitted NP = Not Permitted)		**Zoning District**						
		B-1	B-2	B-3	RO-1	I-1	I-2	I-3
Wall, Awning, and Sloping Roof Signs	Wall Sign	P	P	P	P	P	P	P
	Awning Sign	P	P	P	P	P	P	P
	Sloping Roof Sign	P	P	P	P	P	P	P
Maximum Number (for each frontage per tenant or use)		1	1	1	1	1	1	1
		No more than 1 wall sign, OR 1 awning sign, OR 1 sloping roof sign for each frontage for each tenant wall area served.						
~~**Wall, Awning, and Sloping Roof Signs (cont.)**~~ Maximum Total Area Per Use (whichever is less)	Percent of Wall area to which sign is attached	15%	15%	15%	10%	5%	5%	5%
	Area Square Feet Max.	150	150	150	150	100	100	100
Maximum Height per sign		No wall, awning or sloping roof sign shall extend above the wall, roof line, or fascia upon which [it] is attached. A sloping roof sign shall not extend above the roof line.						
Note: If an awning sign is internally illuminated, the entire area of the awning shall be considered a sign.								

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Sign Type and Requirement (P = Permitted NP = Not Permitted)		Zoning District						
		B-1	B-2	B-3	RO-1	I-1	I-2	I-3
Pole and Ground Signs	Pole Sign	P	P	P	P	P(2)	P	NP
	Ground Sign	P	P	P	P	P	P	P
Maximum Number (per lot or frontage)		1	1	1	1	1	1	1
		Multiple frontage corner lots are permitted 1 sign per street frontage; total aggregate sign area of all pole signs shall not exceed 120% of area requirements.						
		No more than 1 pole sign OR 1 ground sign per lot or frontage as permitted above.						
Maximum Area (square feet)	Pole Sign (3)	100	100	100	100	100	100	100
	Ground Sign (4)	75	75	75	60	75	75	75
Maximum Height (feet)	Pole Sign (3)	30	30	30	20	30	30	NP
	Ground Sign (4)	12	12	12	12	12	12	12
Setback from property lines (feet)	Pole Sign (3)	0	0	0	0	0	0	NP
	Ground Sign (4)	5	5	5	5	5	5	5

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Sign Type and Requirement (P = Permitted NP = Not Permitted)	**Zoning District**						
	B-1	**B-2**	**B-3**	**RO-1**	**I-1**	**I-2**	**I-3**
Expressway Business Pole Sign	NP	P	P	NP	P	P	P
Expressway Business Pole Signs shall be permitted only for those businesses abutting an expressway or freeway right-of-way.							
Maximum Number per lot(6)	NP	1	1	NP	1	1	1
Maximum Area (square feet)	NP	300	300	NP	300	300	300
Minimum Height (feet) if sign area exceeds 100 square feet	NP	60	60	NP	60	60	60
Maximum Height (feet)	NP	90	90	NP	90	90	90
Location Requirements	The base of the sign shall not be located behind the building containing the use advertised within a required front or secondary front yard. The sign shall be set back at least 100 feet from any residentially zoned property.						
(2) Pole signs shall not be permitted within industrial parks. Pole signs shall not be permitted within industrial parks.							
(3) If the lot frontage along any one street exceeds 150 feet, additional display area may be added to a pole sign located along that street at a ratio of one square foot for each two feet of property frontage in excess of 150 feet, up to a maximum area of 200 square feet.							
(4) The area of the ground sign may be increased to 100 square feet, if identifying a multitenant building or use.							
(5) Pole signs shall have 8 feet of clearance to the ground.							
(6) A wall sign facing an expressway may be substituted for a parcel's Expressway Business Pole Sign at the discretion of the City Planner.							

Section 3. That, if codified by MuniCode, MuniCode shall incorporate this ordinance into the Code of Ordinances, City of Wyoming, Michigan in exactly the format provided without changing any section numbering or other provisions.

Section 4. That this ordinance shall take effect upon the later of 15 days after its adoption or upon publication as required by applicable law.

Kelli A. VandenBerg
Wyoming City Clerk

Ordinance No. _-25

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WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 4

DATE DISTRIBUTED: November 10, 2025

PLANNING COMMISSION DATE: November 18, 2025

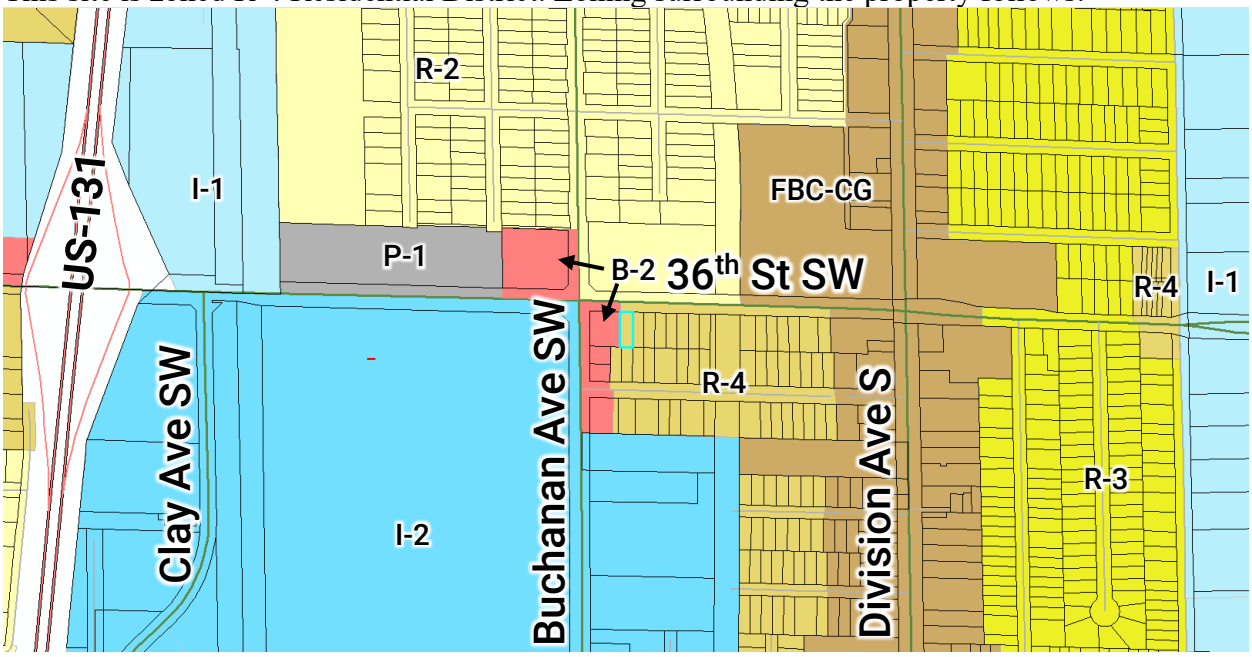
ACTION REQUESTED: Request for Rezoning from R-4 Residential District to B-2 General Business District

REQUESTED BY: Jason Berris, A.G.O

REPORT PREPARED BY: Colton Hyble, Planner I

GENERAL LOCATION DESCRIPTION:
The property is located at 138 36th Street SW. The property is approximately 0.17 acres and is located along 36th Street SW, southwest of the intersection of 36th Street SW and Buchanan Avenue SW.

EXISTING ZONING CHARACTERISTICS:
This site is zoned R-4 Residential District. Zoning surrounding the property follows:



North: R-2 Residential District
South: R-4 Residential District, B-2 General Business District, I-2 General Industrial District
East: R-4 Residential District, FBC Form Based Code: Corridor General, R-3 Residential District, I-1 Light Industrial District
West: B-2 General Business District, P-1 Vehicular Parking District, I-2 General Industrial District, I-1 Light Industrial District

EXISTING LAND USE:
The site currently has one building within the 0.17 acre parcel. Uses surrounding the site are the following:

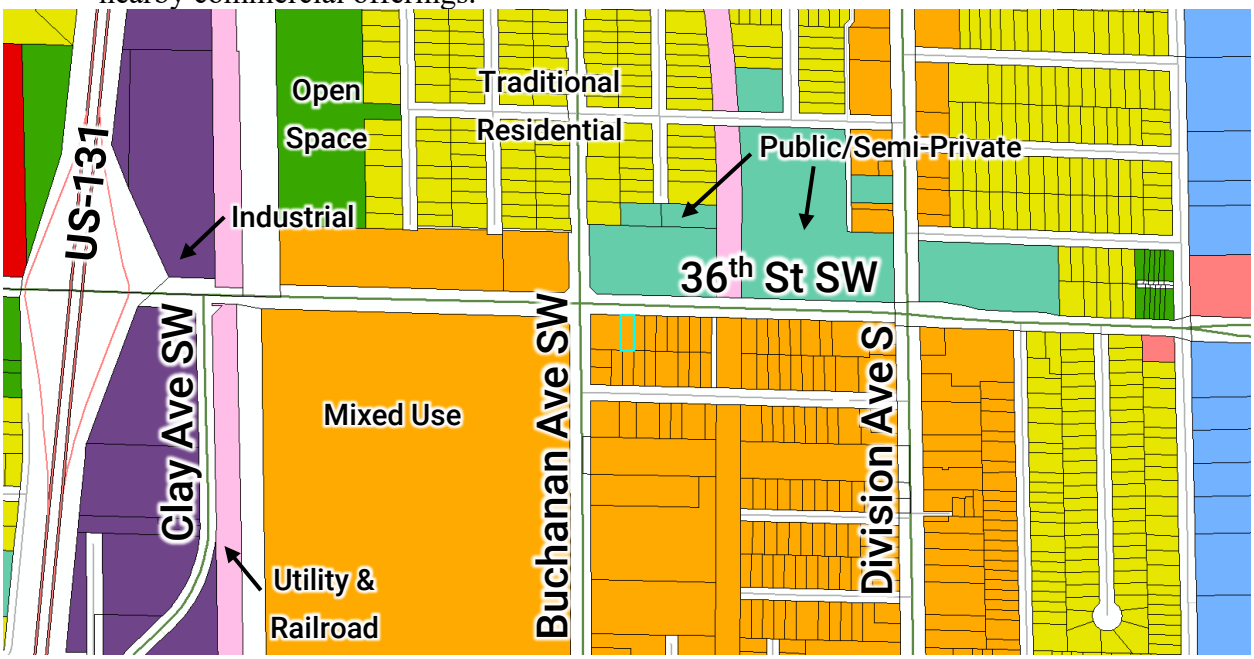
North: Residential – Education, Single Family, Place of Worship, Commercial – Personal Services, Retail
South: Residential – Single Family, Commercial – Contactor, Retail, Personal Services, Industrial – Manufacturing, Warehouse, Automotive Repair, Trucking
East: Residential – Single Family, Interurban Trail, Education, Commercial – Personal Services, Restaurant, Retail, Grocery
West: Commercial – Gasoline Station, Credit Union, Marketplace, Industrial – Manufacturing, Distribution

PROJECT INFORMATION:
The applicant proposes rezoning the property at 138 36th Street SW to B-2 General Business district from its current residentially zoned status. This property is adjacent to B-2 zoned property that connects with other same-zoned properties across the intersection of 36th Street SW and Buchanan Avenue SW. This is the first step in a multi-step process to combine this property with the adjacent corner property for redevelopment. The applicant plans to demolish existing structures and redevelop the site, expanding and continuing the gasoline station use.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-516(6) establishes general review standards for rezonings:

(a) *Consistency with the adopted master plan*;
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies this parcel as Mixed Use, which calls for commercial, residential, office, and industrial uses arranged either vertically or horizontally. A rezoning to a business district would allow for additional commercial activity in an area that has seen recent commercial and industrial investments alongside the adjacent residential uses. This aligns with the vision of the Master Plan to bring create local neighborhoods sustained by nearby commercial offerings.



(b) *Compatibility of the allowed uses with existing and future land uses;*
Redevelopment of this site would follow a similar pattern of nearby developments, meeting all setback, screening, and landscaping requirements of the code. The future land use for this site is Mixed Use, which desires integration of nearby commercial, industrial and residential uses in a node. This rezoning allows for further compatibility with recent developments in this growing commercial node, which meets the intention of the Mixed Use future land use.

(c) *Capability of the property to be served by public services*;
The property is currently served by public services and utilities.

(d) *Ability of the property to be used as currently zoned*; *and*

R-4 Residential District, the current zoning district for this property, allows for multi-family development and limited commercial uses like offices or clinics. Considering the size of the parcel, it is unlikely to redevelop into multi-family apartments or townhomes without being combined with numerous other adjacent parcels. While the property can technically be used as an existing single-family housing unit within its current district, this does not take full advantage of available uses and limits the development potential of the commercial corridor that has recently grown along 36th Street SW.

(e) *Appropriateness of all uses allowed within the proposed district at the property location.* All B-2 use types are considered appropriate at this location, adjacent to other B-2 uses. This zoning district allows for uses typically found along commercial corridors throughout Wyoming and within reach of nearby residential and industrial activities. The 36th Street commercial corridor is one that has seen significant investment and growth in recent years through both commercial and industrial expansion. As is typical in the code, many commercial activities have additional requirements for uses like gas stations to ensure future projects align with the existing development pattern.

STAFF COMMENTS

(A) Dimensional Standards

The property meets lot area minimum of 6,500 sq. ft. but fails to meet lot width requirement of 65 ft. This rezoning is the first step in the redevelopment process to combine this parcel with the adjacent parcel, and the parcels could not be combined before the zoning districts match. Once combined, these parcels will meet all dimensional standards for B-2 General Business District. It should be noted that the property currently does not meet either the minimum lot area or lot width of its current R-4 zoning district.

(B) Location

The parcel's location is adjacent to other properties zoned B-2 General Business District. Located near US-131 and Division Avenue S, recent nearby developments include Corewell Health, Benteler Automotive, and Gelock Heavy Movers, and the Godwin Mercado. All projects combine for hundreds of millions of dollars of investment nearby. Through this investment and any related job creation, the commercial development for this property can be supported.

(C) *Process*

The Planning Commission is only considering the rezoning of this parcel. The rezoning will receive two readings at City Council. If submitting site plans for redevelopment as a gasoline station, the applicant could submit a site plan relying on the updated zoning once approved by City Council or contingent on City Council approval.

- November 18 – Planning Commission considers rezoning request.
- December 1 – City Council hears the first reading of the rezoning request.
- January 5 – City Council hears the second reading of the rezoning request.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

This rezoning allows for expanded commercial opportunities in this budding commercial node within the City of Wyoming. Adjacent to a variety of uses, the principle of economic strength is evident by providing commercial stability and expanded commercial activity in an area that has seen millions of dollars of investments within recent years.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant the B-2 rezoning request at 138 36th Street SW and recommend the same to City Council.

DEVELOPMENT REVIEW TEAM:
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kimberly Koster, Director of Public Safety
Nicole Hofert, Director of Community and Economic Development

REZONE

138 – 36th Street, SW

(for American Gas and Oil)

Project Overview:

American Gas & Oil (A.G.O.) has a purchase agreement in place to purchase the property located at 138 – 36th Street, SW.

A.G.O. (through Linda Berris Trust) owns the adjacent properties located at 150 36th Street, SW and 3636 Buchanan Avenue, SW. There is an existing gas station on 150 36th Street, and there is an existing auto shop/building on 3636 Buchanan Avenue, SW. A.G.O. is a locally owned business, and they have owned the property and gas station for many, many years (since the '80's).

A.G.O. is requesting 138 – 36th Street be rezoned from R-4 to B-2, in order to include this property in the redevelopment/reconstruction of the gas station. It is envisioned that the overall project will include the demolition of the buildings on all three properties and the construction of a new, single gas station building and related site improvements. The three properties would be combined in to a single property as part of the proposed overall project. Pending rezone of the 138 36th Street property to B-2, a site plan set for the redevelopment will be submitted for review and approval. This will allow A.G.O. to redevelop and improve the overall site/area to bring it more in line with today's standards and improve the function and aesthetics of the site. It is our understanding that we need to first go through the rezone process before we are allowed to submit for the site plan/special land use for the redevelopment of the property.

The above being said, please note the following regarding the rezone request:

1). Both 36th and Buchanan are very busy roadways, which lends itself to commercial uses.

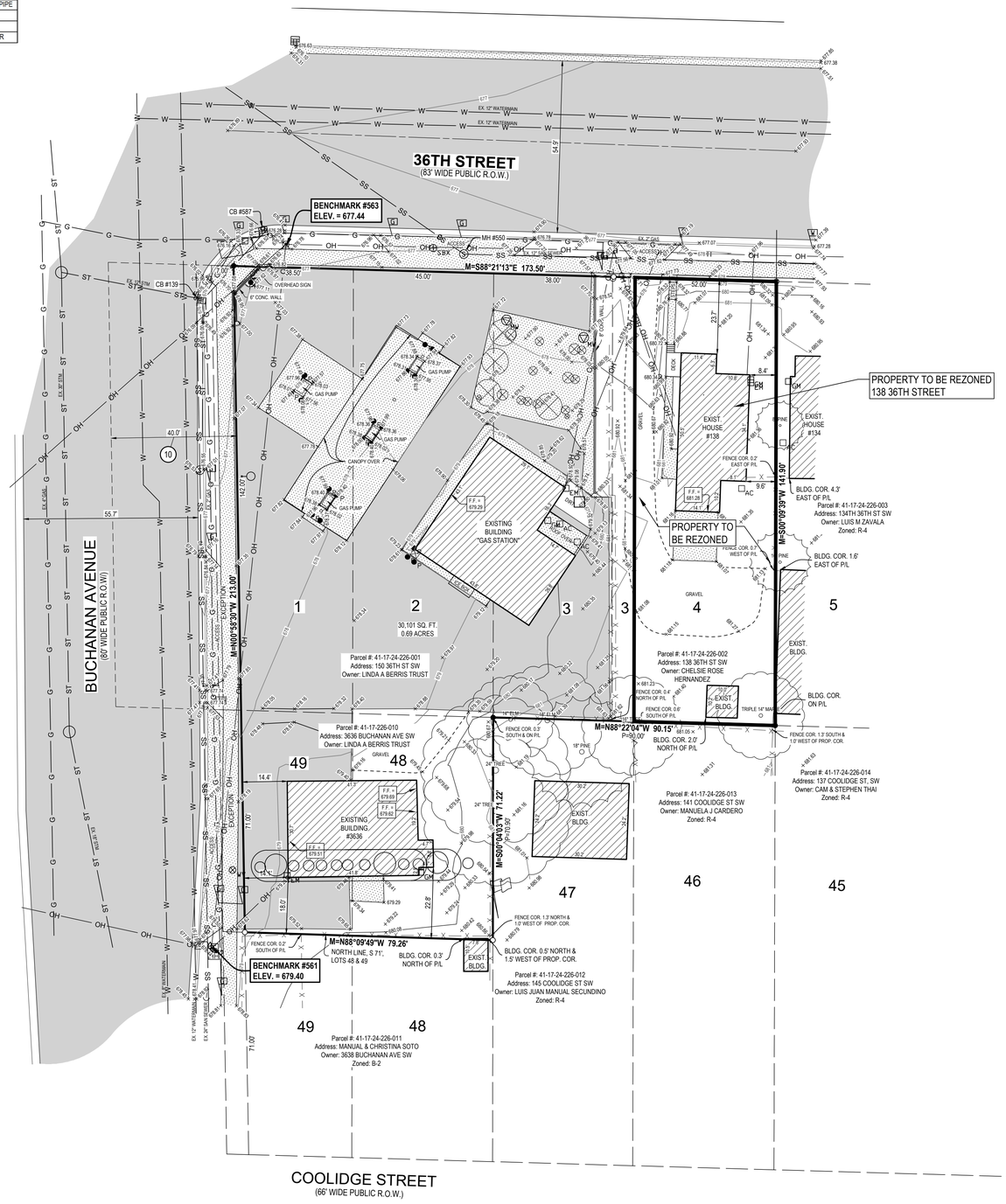
2). The property to be rezoned is directly adjacent to the B-2 district, and the property will be purchased by the adjacent B-2 land owner and combined in to one property.

3). The rezone will not result in an additional business/use in the area. Pending the rezone, the adjacent gas station will be demolished and reconstructed/redeveloped in to a much more attractive single site and business, with better traffic flow/safety, a more attractive building, and additional landscaping and other site improvements. The redevelopment of the gas station will include the 138 36th Street property.

4). The applicant is the adjacent gas station owner, which is a local business that has owned the gas station for many years. They desire to make a substantial investment in the property and improve their site.

STRUCTURE INFORMATION

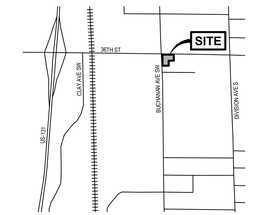
#	Structure Type	DIA.	Rim Elevation	Generic Notes	Size/Type/Direction	Invert Elevation	Notes
139	Catch Basin	-	675.92	-	12" CONC (NE)	671.13	-
					12" CONC (W)	671.08	-
					12" CONC (WNW)	672.18	TOP OF PIPE
					12" CONC (S)	672.58	TOP OF PIPE
550	Sanitary Sewer Manhole	5	677.10	-	12" CLAY (W)	663.69	-
					12" CLAY (E)	663.79	-
587	Catch Basin	-	676.17	-	12" CONC (SW)	672.55	WATER



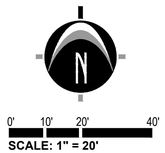
BENCHMARKS

BENCHMARK #561 ELEV. = 679.40 (NAVD88)
Set cement nail in Northwest side of power pole. Located 6'± East of the East edge of asphalt of Buchanan Avenue & 22'± South of the South line of existing building #3636.

BENCHMARK #563 ELEV. = 677.44 (NAVD88)
Set spindle in South side of power pole. Located 29'± East of the East edge of asphalt of Buchanan Avenue & 7'± South of the South edge of asphalt of 36th Street.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 20'

LEGEND

- AC — Air Conditioning
- Catch Basin - Square
- Control Point/ Benchmark
- C — Cable Riser
- Deciduous Tree
- EM — Electric Meter
- Evergreen Tree
- Flag
- GM — Gas Meter
- Guy Anchor
- Handhole
- Iron-Found
- Iron-Set
- MB — Mailbox
- E — Miss Dig Flag - Electric
- G — Miss Dig Flag - Gas
- W — Miss Dig Flag - Water
- M — Manhole

GENERAL NOTES

1) CURRENT ZONING OF 138 36TH STREET PROPERTY: R-4 RESIDENTIAL
   R-4 ZONING REQUIREMENTS:
   MINIMUM LOT AREA = 43,560 SF
   MINIMUM LOT WIDTH = 120 FT
   MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
   MAXIMUM ALLOWED BUILDING COVERAGE = 40%
   MINIMUM ALLOWED BUILDING SETBACKS:
   FRONT YARD = 35 FT
   SIDE YARD = 20 FT
   REAR YARD = 35 FT
2) PROPOSED ZONING OF 138 36TH STREET PROPERTY: B-2 COMMERCIAL
   B-2 ZONING REQUIREMENTS:
   MINIMUM LOT AREA = 6,500 SF
   MINIMUM LOT WIDTH = 65 FT
   MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
   MAXIMUM ALLOWED BUILDING COVERAGE = 60%
   MINIMUM ALLOWED BUILDING SETBACKS:
   FRONT YARD = 25 FT
   SIDE YARD = 20 FT (ABUTTING RESIDENTIAL)
   REAR YARD = 30 FT
3) SUMMARY OF LAND USE:
   A) TOTAL ACREAGE OF 138 36TH STREET = 6,411 SF +/- (0.15 ACRES +/-) (EXCLUDING ROAD R.O.W.)
   B) ZONING OF SURROUNDING PARCELS
   NORTH = R-2
   EAST AND SOUTH = R-4
   WEST = B-2
4) THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
5) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-17-24-226-002.
   THE ADDRESS FOR THE SITE IS 138 - 36TH STREET.

LEGAL DESCRIPTION FOR REZONE

Parcel Number: 41-17-24-226-002
Property Address: 138 36TH ST SW
Legal Description:
Located in the City of Wyoming, County of Kent, State of Michigan
Lot 3 except the West 38 feet thereof and Lot 4 of Home Builders Park Plat, City of Wyoming, Kent County, Michigan, as recorded in Liber 28 of Plats, Page 1.

(Transnation Title Agency of Michigan Lakeshore Division Commitment No. 471644LKS, dated September 10, 2025)

SURVEYOR'S NOTES

1) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: **An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260111, Map Number 26081C0418D, with an Effective Date of 02.23.2023 (NOT PRINTED), shows this parcel to be located in Zone X (Area of Minimal Flood Hazard) (subject to map scale uncertainty).**
2) ALTA TABLE "A" ITEM NO. 4 - **Gross Land Area: 30,101 Square Feet / 0.69 Acres**
3) Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
4) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

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

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

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN1" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

American Gas & Oil, Inc.
Attention: Jason Berris

440 West Division
Sparta, MI 49345
Phone: 616.887.0956

REVISIONS:

Title: Preliminary Plan
Drawn: SW Checked: SW Date: 10/10/2025

CITGO - 36TH BUCHANAN

Rezone Plan - 138 36th Street

150 36th Street SE
PART OF THE NORTHEAST 1/4 OF SECTION 24, T6N, R12W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

SEAL:

PROJECT NO: 24401533

SHEET NO: C-200

24401533-CP2.dwg SW 10/16/2025 09:12

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WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 5

DATE DISTRIBUTED: November 10, 2025

PLANNING COMMISSION DATE: November 18, 2025

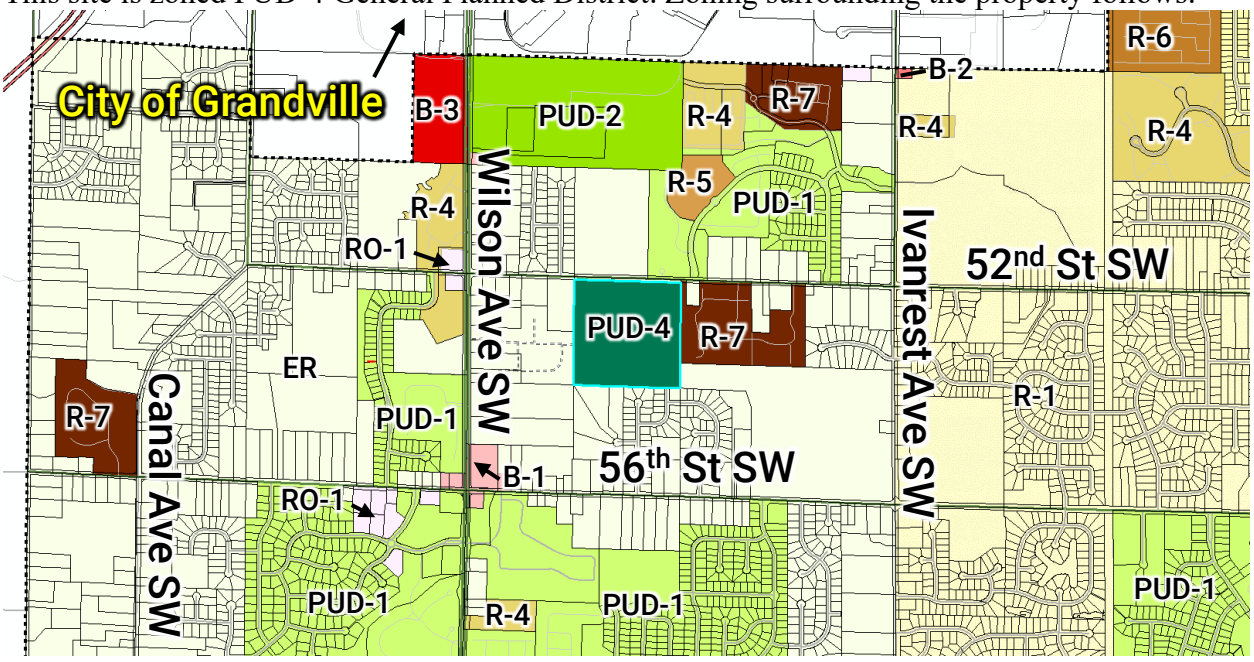
ACTION REQUESTED: Request for Preliminary Plat-Tentative Approval

REQUESTED BY: Paramount Development Corporation, Virginia L Salmon Trust

REPORT PREPARED BY: Joe Blair, Planner II
Colton Hyble, Planner I

GENERAL LOCATION DESCRIPTION:
The property is located at 3738 52nd Street SW. The property is approximately 38.14 acres and is located along 52nd Street SW, southeast of the intersection of 52nd Street SW and Wilson Avenue SW. The proposed plat is approximately 8.03 acres and is located on the southeastern portion of the property.

EXISTING ZONING CHARACTERISTICS:
This site is zoned PUD-4 General Planned District. Zoning surrounding the property follows:



North: ER Estate Residential, PUD-1 Low Density Planned Unit Development, PUD-2 Commercial Unit Development, R-5 Residential District, R-4 Residential District, B-3 Planned Shopping Business District, R-7 Residential District, *City of Grandville*
South: ER Estate Residential, PUD-1 Low Density Planned Unit Development, B-1 Local Business District, R-4 Residential District
East: R-7 Residential District, ER Estate Residential, R-1 Residential District

EXISTING LAND USE:
The site is a vacant 38.14-acre parcel. Uses surrounding the site are the following:

North: Residential - Education, Single Family, Multi-Family, Retirement Community, Place of Worship, Commercial - Retail, Business Recreation, Restaurant
South: Residential – Single Family, Multi-Family, Commercial – Restaurant, Automobile Repair, Contractor
East: Residential – Single Family, Multi-Family, Place of Worship, Commercial – Business Recreation
West: Residential – Single Family, Multi-Family, Assisted Living Facility, Education, Place of Worship, Commercial – Financial Institution, Medical Office

PROJECT INFORMATION:
The applicant is requesting to develop an existing single-family lot into a new mixed-type residential subdivision. The northern portion of the site will be developed – in 2 phases – into a series of 23 townhome buildings, containing 124 units. However, the west and southern portions of the site will be developed – in 2 phases – to include 81 platted parcels. Phase 1, which is currently proposed, will include 36 platted lots; 19 50-foot lots along "Bonvale Street", connected to the townhome development, and 17 70-foot lots along "Vernes View Drive", connected to the existing Clarey Dr. subdivision. The 50-foot lots will be served by a new public road, while the 70-foot lots will be served by a new public cul-de-sac road, extended from Clarey Dr. Both sets of platted lots will be served by public utilities.

The platting of property is a three-step review by both the Planning Commission and City Council. The first step is Preliminary Plat – Tentative Approval which authorizes the basic lot sizes, orientation, and street layout, with preliminary engineering.

The second step is Preliminary Plat – Final Approval, which provides full engineering detail for the construction of the plat.

The third step is Final Plat Approval, which generally occurs after the plat is completed with the City accepting the development.

The proposed 50-foot lots have been developed to the previously established PUD-4 zoning standards. Minimum dimensional requirements for the PUD-4 District are:

	Required (50ft Lot)	**Provided (50ft Lot)**
Lot Area	5,400 sq ft.	5,736 – 15,282 sq ft.
Lot Width	50 ft.	50 - 60 ft.
Front Setback	25 ft.	25 ft.
Secondary Front Setback	6 ft.	10 ft.
Rear Setback	25 ft.	25 ft.
Side Setback (each)	6 ft.	6 ft.
Side Setback (total)	12 ft.	12 ft.

The proposed 70-foot lots have been developed to the previously established PUD-4 zoning standards. Minimum dimensional requirements for the PUD-4 District are:

	Required (70ft Lot)	**Provided (70ft Lot)**
Lot Area	8,000 sq ft.	9438 – 11,588 sf
Lot Width	70 ft.	70 – 86.9 ft.
Front Setback	35 ft.	35 ft.
Secondary Front Setback	9 ft.	20 ft.
Rear Setback	30 ft.	30 ft.
Side Setback (each)	7 ft.	7 ft.
Side Setback (total)	14 ft.	14 ft.

STAFF COMMENTS

1. This PUD is governed by an Overall Development Plan that was passed in August of 2025 by both Planning Commission and City Council.
2. This plat application is part of a package of two plat phases, and two townhome phases that will complete the Salmon's View PUD. Phase 1 of the Salmon's View Townhome development is also being proposed at the November 18th Planning Commission Meeting, but is procedurally independent of the Preliminary Plat – Tentative request.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant's plan boosts economic strength through the construction of the 36 platted homes in Phase 1 of the plat. Additionally, the plan addresses social equity through the development of mixed-type housing, with 10% of units in the development designated as affordable housing (80% AMI). The applicant is also working with ICCF to establish a Community Land Trust to help maintain this affordability. Lastly, the proposed plan helps maintain environmental quality through their retention of existing natural tree canopy and landscaping elements, which will be further outlined in the revised plans required by the City.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant Preliminary Plat-Tentative Approval for Salmon's View Phase 1 and recommend the same to the City Council.

DEVELOPMENT REVIEW TEAM:
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kimberly Koster, Director of Public Safety
Nicole Hofert, Director of Community and Economic Development

Project Narrative

Final PUD-4: Townhome Site Plan

i. Qualifying conditions.

a. Location

3738 52nd Street SW
Wyoming, MI 49418

b. PUD Purpose.

- The proposed PUD provides for flexibility in development by allowing a variety of housing styles in a cohesive development. The variety of styles and price points will foster community for every generation.
- The proposed PUD achieves a more desirable layout with more flexible setbacks than allowed in the underlying ER zoning district.
- The proposed PUD, specifically, the complementary mix of housing types, will offer a variety of price points and will be sold as owner occupied housing. This furthers the goals and needs of the City and its residents.
- The proposed PUD includes large, centrally located green spaces that will provide a fantastic amenity for all residents as it is within walking distance of all living units.

c. Size.

Overall site = 38.1 acres
Plat phase 1 area = 15.0 acres

d. Residential density.

Gross density = 5.38 du/ac
Net density = 6.66 du/ac *(calculation is gross density of land less open bodies of water, public ROWs, and private road easement)*

e. Housing variety.

The proposed overall development will contain a variety of housing types including:

- 70-foot-wide single family detached lots
- 50-foot-wide single family detached lots

- Front loaded garage townhomes (two, four, and six unit buildings)
- Rear load garage townhomes (six and eight unit buildings)

However, the site plan area included in this application will only include townhomes.

f. Utilities.

The PUD will be served by both public watermain and public sanitary sewer.

g. Ownership and control.

The property is currently under a purchase agreement with EB Real Holdings LLC and Paramount Development Corporation is the applicant and developer. Both entities have the same ownership. In addition, the application was signed by the current property owner and seller, Gary Salmon, Trustee of the Virginia L Salmon Trust. Closing is scheduled to take place on October 28, 2025.

h. Recognizable public benefit.

- The proposed PUD will include a complementary mix of housing types that will offer a variety of styles and price points and will foster community for every generation.
- The proposed PUD will connect the preserved open space through a looped sidewalk/trail system that will connect each home to the central gathering spaces within the townhome area.

ii. Identification of present owners of all land within the proposed project:

Virginia L Salmon Trust - Gary Salmon (Trustee)

iii. Explanation of the proposed character of the PUD, including a summary of acreage by use, number and type of dwelling units, gross residential density, area and percent of the project to be preserved as common space, minimum lot sizes by type of use.

The proposed PUD will be characterized by a close-knit community atmosphere. By providing a variety of housing styles we invite diversity of product and price points and therefore create a community that can span generations. The community will invoke charm with intentionally designed details including added curvature in the streets, great landscaping, and a focus on the large community green spaces that will act as a central gathering feature for all residents and loosen up the overall feel.

The project will include:

TYPE	ACREAGE	TOTAL
70-Foot Single-Family Lots	9.8 acres	35 Lots
50-Foot Single-Family Lots	10.6 acres	46 Lots
Front Loaded Townhomes	5.6 acres	1 2-Unit Building 6 4-Unit Buildings 8 6-Unit Buildings Total: 74 Units
Rear Loaded Townhomes	4.0 acres	7 6-Unit Buildings 1 8-Unit Building Total: 50 Units
Roadways/Parking/Sidewalks	**Included in individual area calculations where abutting*	3,820 LF Public Road 1,250 LF Private Road 9,770 LF 5' Sidewalk 45 additional parking spaces
Green Space	7.9 acres	20.8%

TOTAL: 205 UNITS

GROSS RESIDENTIAL DENSITY: 5.38 DU/AC

NET RESIDENTIAL DENSITY: 6.66 DU/AC

MINIMUM LOT REQUIREMENTS:

70-Foot Single-Family Lots

MIN. LOT AREA	8,000 SF
MIN. LOT WIDTH	70 FT
ROAD STYLE	60 FT ROW, 30 FT B-B CURB (PUBLIC)
MIN. SETBACKS	FRONT: 35 FT *(*9 FT SECONDARY FRONT YARD SETBACK)* SIDE: 7 FT (14 FT TOTAL) REAR: 30 FT

50 Foot Single-Family Lots

MIN. LOT AREA	5,400 SF
MIN. LOT WIDTH	50 FT
ROAD STYLE	60 FT ROW, 30 FT B-B CURB (PUBLIC)
MIN. SETBACKS	FRONT: 25 FT *(*6 FT SECONDARY FRONT YARD SETBACK)* SIDE: 6 FT (12 FT TOTAL) REAR: 25 FT

Front Loaded Townhomes

GARAGE TO PVMT (NO WALK)	28 FT
GARAGE TO 6' WALK	20 FT
BLDG TO PUB. ROW OR 6' WALK	5 FT *(*SECONDARY FRONT YARD)*
BLDG TO 52ND ST ROW AND PUD BNDRY	30 FT
BLDG TO BLDG	16 FT
ROAD STYLE	PRIVATE: 52 FT ESMT, 24 FT PVMT PUBLIC: 60 FT ROW, 33 FT B-B CURB

Rear Loaded Townhomes

BLDG TO PUBLIC ROW (SIDE)	10 FT *(*SECONDARY FRONT YARD)*
GARAGE TO PAVEMENT	24 FT
BLDG TO BLDG	16 FT
ROAD STYLE	PRIVATE: 52 FT ESMT, 24 FT PVMT

iv. A complete description of any requested deviations from the minimum spatial or other requirements applying to the property.

*Per Sec. 90-419C. Detached Single Family Residential must abide by R-2 standards, while Attached Single Family Residential must abide by R-4 standards, therefore, the deviations listed below are from the R-2 and R-4 standards by product type.

1. Detached garages shall be allowable for single-family dwellings. A deviation from section 90-409A(6) that requires attached garages for Single Family Detached homes.
2. 8,000 SF minimum lot area for the 70-foot-wide lots. A reduction of 400 SF from the 8,400 SF required per section 90-408A.
3. 5,400 SF minimum for the 50-foot-wide lots. A reduction of 3,000 SF from the 8,400 SF required per section 90-408A.
4. 50' lot width for the 50-foot-wide lots. A reduction of 15 feet from the 65 feet required.
5. 25-foot minimum front yard setback for Single Family Detached homes. A reduction of 10 feet from the 35 feet required per section 90-408A.
6. 24-foot minimum front yard setback (garage to edge of pavement) for the rear loaded townhomes. A reduction of 11 feet from the 35 feet required.
7. 25-foot minimum front yard setback (garage to sidewalk) for the front loaded townhomes. A reduction of 10 feet from the 35 feet required. **Note that non-sidewalk fronting front-loaded townhomes will maintain 28-foot setback.*

8. 52nd Street front yard allowed to be 30 feet for the front loaded townhomes (specific to NE corner of site). A reduction of 5 feet from the 35 feet required.
9. Secondary front yard (side yard) allowed to be 5 feet for the front loaded townhomes, despite abutting a street having residences fronting. A reduction of 30 feet from the 35 feet required. **Secondary front yard is no different than front yard in R-4 district.*
10. Secondary front yard (side yard) allowed to be 10 feet for the rear loaded townhomes, despite abutting a street having residences fronting. A reduction of 25 feet from the 35 feet required. **Secondary front yard is no different than front yard in R-4 district.*
11. Side yard (secondary front) allowed to be 9 feet for 70-foot-wide lots, despite abutting a street having residences fronting. A reduction of 11 feet from the 20 feet required per section 90-409A.4.
12. Side yard (secondary front) allowed to be 6 feet for the 50-foot-wide lots, despite abutting a street having residences fronting. A reduction of 14 feet from the 20 feet required per section 90-409A.4.
13. 30-foot minimum rear yard setback for the 70-foot-wide lots. A reduction of 5 feet from the 35 feet required section 90-408A.
14. 25-foot minimum rear yard setback for the 50-foot-wide lots. A reduction of 10 feet from the 35 feet required section 90-408A.
15. 14-foot total side yard setback for the 70-foot-wide lots. A reduction of 4 feet from the 18 total combined feet required by section 90-408A.
16. 6-foot single side yard setback for the 50-foot-wide lots. A reduction of 1 foot from the 7 feet required by section 90-408A.
17. 12-foot total side yard setback for the 50-foot-wide lots. A reduction of 6 feet from the 18 total combined feet required by section 90-408A.
18. 16-foot total side yard setback between all townhome units. A reduction of 4 feet from the 20 total combined feet required by section 90-419A.
19. A deviation from section 90-420A.5. to remove the requirement for a 25 foot wide front yard and secondary front yard greenbelt.
20. 30 feet back of curb to back of curb dimension for public road width (25 feet of blacktop). A reduction of 3 feet from both the blacktop width and the back of curb to back of curb width dimensions.
21. Private road allowable and proposed to be 25 feet back of curb to back of curb dimension with 24 feet of blacktop.
22. Michigan rooms and decks shall not be subject to rear yard setbacks and may project into required rear yard up to 6 feet, a deviation of 6 feet from section 90-306 that does not allow any projection into the required rear yard.

23. Other architectural features shall not be subject to front yard setbacks and may project into required front yard up to 6 feet, a deviation of 3 feet from section 90-306.

v. An explanation of why the proposed development should be given a density bonus, if applicable.

Not applicable

vi. A general description of the proposed development schedule and anticipated phases.

May 2025 – Nov 2025	Entitlement, construction plan review, permitting
December 2025	Bid Project
Mar-Sep 2026	Construction
September 2026	Paving

The above proposed schedule is intended for both proposed phase 1 projects (townhomes and phase 1 of the platted subdivision).

vii. Intended agreement, provisions and covenants to govern the use of the development, approval of building materials/architectural styles, and open space areas to be preserved.

Eastbrook communities are all governed by Homeowners Associations whether the development is a condominium, site condominium, or plat (or a combination of those development types). Covenants and Restrictions, Master Deeds, and/or Bylaws (respectively) will be drafted for review and approval by the City Attorney. In addition, Eastbrook communities are also governed by Architectural Control Committees that review and approve all decisions related to the exterior of the home and/or lot. Eastbrook Homes maintains a high standard for varying floorplans, elevations, and exterior colors to prevent homogeneity and encourage compatible yet differentiated design. The Architectural Control Committee's authority to review and approve exterior modifications remains even after the project is sold out.

viii. Traffic impact analysis

A traffic analysis was completed and submitted to the City during the Preliminary PUD-4 review process.

ix. Sewer impact study

Per the Preliminary PUD-4 pre-application meeting, no sewer impact study is required at this time.

x. Proposed covenants and/or deed restrictions governing the use, design, maintenance, ownership, and control of development and common areas.

Proposed Covenants and Restrictions for the future platted lots and a proposed Master Deed for the condominium units have been submitted for review and approval. These documents restrict the use, describe the ownership, maintenance, control of development and common areas. In addition, these documents describe the role of the architectural control committee.

xi. Identification of the entity responsible for maintenance of common areas. Open space calculations, identifying the gross acreage and percent of lands to be preserved as common open space.

Articles of Incorporation will be filed for the future Property Owner's Association that will govern the Salmon's View community. This association will be responsible, either through self governance, or through a property management company, for the common areas. The developer will remain a part of the Board of Directors for the association and maintain the architectural control committee through the final sale in the community. The open space exhibit included within this submittal highlights the gross acreage of open space, but the "townhouse open space" specifically references the common open space.

xii. Restriction or requirements regarding architectural style and/or building materials.

Included within this submittal package is a sample architectural pattern book of some of the floorplans and exterior elevations to be included in the Salmon's View community. These are not all inclusive but provide a quality sampling of the proposed architectural styles. It is also important to note that part of the role of the architectural review committee and the sales team is to review the home plan, elevation style, and exterior color choices by each buyer to prevent duplication and maintain a variety in the streetscape.

xiii. Improvements that would be the responsibility of the developer such as construction of roads, parks, utilities, pathways, sidewalk, and other similar elements.

The developer will be responsible for the construction of all roads, pathways, and sidewalks. Installation of public utilities and coordination of installation of private (franchise utilities). Finally, the developer will also be responsible for the construction and installation of park spaces, landscaping, signage, and amenities.

General Notes:

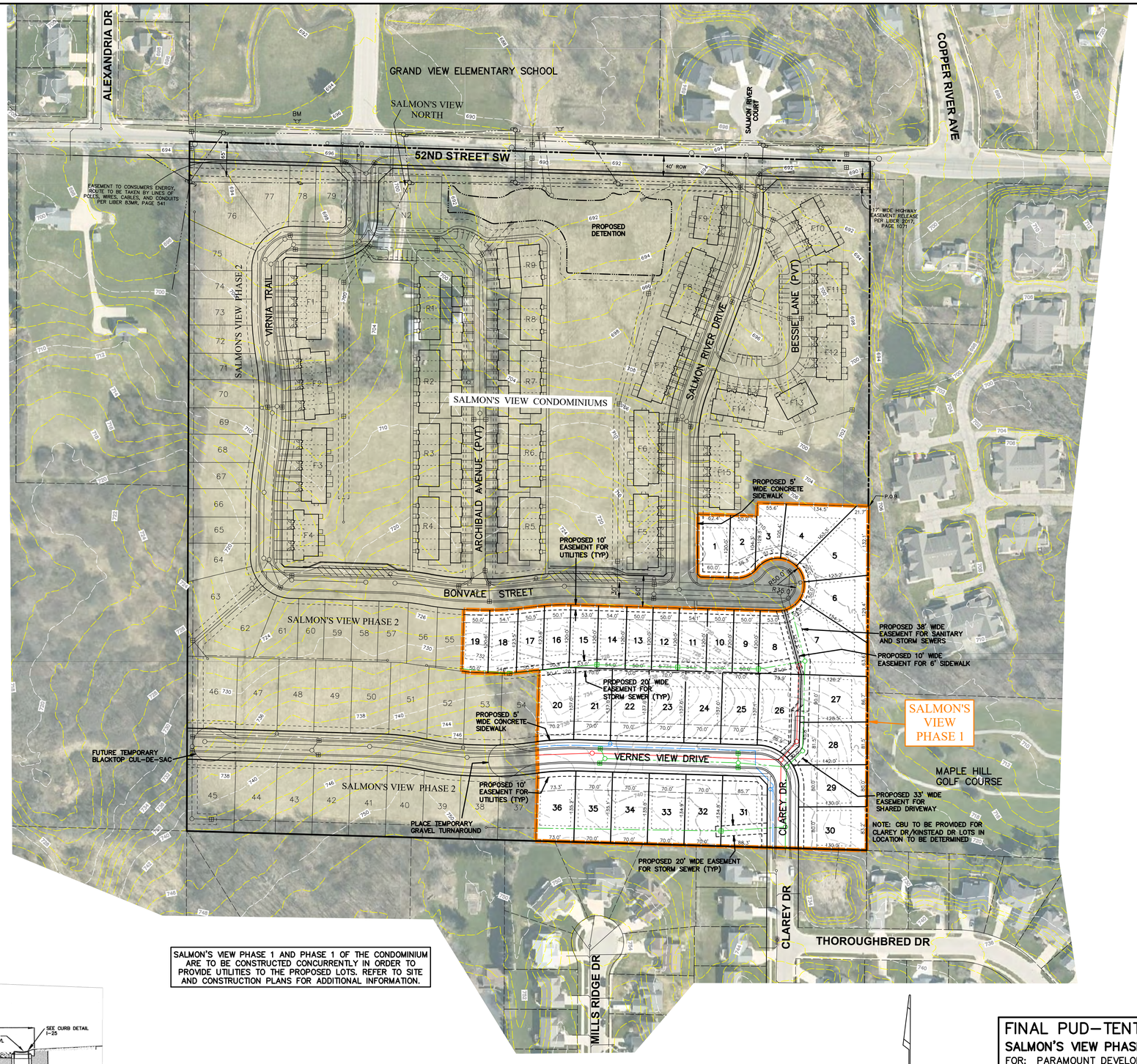
1. Proposed Salmon's View No. 1 description:
Part of the NW 1/4 of Section 32, T6N, R12W, City of Wyoming, Kent County, Michigan, described as: Commencing at the North 1/4 Corner of said Section; thence S00°17'30"W 657.45 feet along the East line of the NW 1/4 of said Section 32 and the West line of The Villas at Rivertown (Kent County Condominium Subdivision Plan No. 804, as recorded in Instrument No. 20130107-0001993) to the POINT OF BEGINNING of this description; thence S00°17'30"W 656.50 feet along said East and West lines to the SE corner of the NE 1/4 of the NW 1/4 of said Section 32; thence N88°21'42"W 631.31 feet along the South line of the NE 1/4 of the NW 1/4 of said Section 32 and the North line of Mills Ridge (as recorded in Instrument No. 200606190069134); thence N01°44'07"E 129.18 feet; thence N01°19'28"W 60.28 feet; thence N01°44'07"E 136.05 feet; thence S83°50'26"W 60.60 feet; thence N88°15'53"W 70.00 feet; thence N81°46'15"W 17.13 feet; thence N01°44'07"E 118.11 feet; thence Easterly 6.77 feet along a 530.00 foot curve to the left, the chord of which bears S87°53'56"E 6.77 feet (central angle = 0°43'54"); thence S88°15'53"E 25.67 feet; thence Easterly 79.68 feet along a 530.00 foot curve to the left, the chord of which bears N87°25'42"E 79.60 feet (central angle = 8°36'50"); thence N83°07'17"E 26.53 feet; thence Easterly 70.66 feet along a 470.00 foot curve to the right, the chord of which bears N87°25'42"E 70.59 feet (central angle = 8°36'50"); thence S88°15'53"E 388.29 feet; thence Easterly, Northerly and Westerly 203.44 feet along a 50.00 foot curve to the left, the chord of which bears N24°49'47"W 89.44 feet (central angle = 233°07'49"); thence Southwesterly 46.36 feet along a 50.00 foot curve to the right, the chord of which bears S65°10'12"W 44.72 feet (central angle = 53°07'48"); thence N88°15'53"W 68.03 feet; thence N43°59'11"W 7.16 feet; thence N00°17'31"E 115.04 feet; thence S88°15'53"E 112.39 feet; thence N01°44'07"E 25.00 feet; thence S88°15'53"E 211.97 feet to the Point of Beginning.
2. Phase 1 size:
Gross acreage: 8.04 acres
3. Mapping:
   a. Boundaries are based on available records.
   b. 2' interval existing ground contours and topographic features based on available county GIS data.
   c. Existing utilities are based on available as-built records.
   d. This site is not within a F.E.M.A. Flood Hazard Zone.
3. Existing Zoning: ER - Estate Residential
4. Proposed Zoning: PUD-4
5. Proposed Regulations:
50' wide Single Family Lot Regulations:
   - Lot Area 5400 sqft
   - Lot Width 50' measured at setback
   - Front Setback 25' to front of garage (6' secondary front for corner lot)
   - Side Setback 6' (12' total)
   - Rear Setback 25' **

   **Decks, Patios, and Michigan Rooms may encroach into rear setback.

70' wide Single Family Lot Regulations:
   - Lot Area 8000 sqft
   - Lot Width 70' measured at setback
   - Front Setback 35' to front of garage* (9' secondary front for corner lot)
   - Side Setback 7' (14' total)
   - Rear Setback 30' **

   * Other architectural features may encroach into front setback by up to 6'

   ** Decks, Patios, and Michigan Rooms may encroach into rear setback.
6. Proposed Improvements
   a. Sidewalk in public street ROW shall be installed as shown on plan at time of home construction.
   b. Utilities - municipal water and sanitary sewer, buried power, communications, and natural gas.
   c. Drainage - Detention and storm sewer design will conform to City of Wyoming standards. Detention will be provided in an existing regional pond and supplemented onsite.
   d. Construction will conform to all state and local codes, including but not limited to: Soil Erosion and Sedimentation Control, National Pollutant Discharge Elimination Systems, EGLE protection of regulated areas.
   e. Final lighting, signage, and landscaping plans to be designed by others and shall conform to City of Wyoming ordinances.



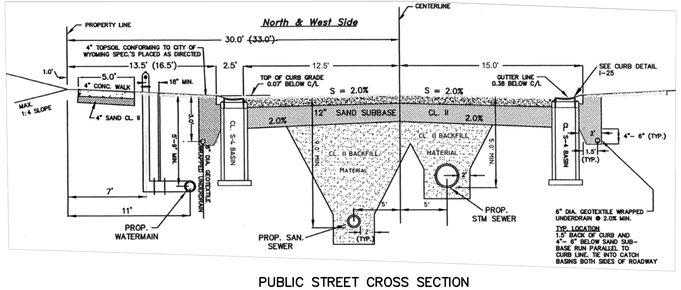
BENCHMARK ELEVATION 696.95
TOP OF NE FLANGE BOLT ON HYDRANT, NORTH SIDE 52ND STREET, 130'± WEST OF ENTRY TO GRAND VIEW ELEMENTARY SCHOOL

50' MIN. WIDE LOT SIZES

Area		Area	
Lot No.	Sq.Feet	Lot No.	Sq.Feet
1	7293	11	6492
2	5824	12	6000
3	5736	13	6000
4	9579	14	6480
5	12206	15	6360
6	10292	16	6071
7	15282	17	6137
8	7711	18	6574
9	6000	19	5985
10	6000		

70' MIN. WIDE LOT SIZES

Area		Area	
Lot No.	Sq.Feet	Lot No.	Sq.Feet
20	9575	29	10564
21	9590	30	10532
22	9590	31	11546
23	9590	32	9438
24	9590	33	9446
25	9590	34	9454
26	11588	35	9462
27	11328	36	9720
28	11039		



PUBLIC STREET CROSS SECTION

SALMON'S VIEW PHASE 1 AND PHASE 1 OF THE CONDOMINIUM ARE TO BE CONSTRUCTED CONCURRENTLY IN ORDER TO PROVIDE UTILITIES TO THE PROPOSED LOTS. REFER TO SITE AND CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.

ALL UTILITIES ARE SHOWN CONCEPTUALLY

LEGEND

- = EXIST AND PROP STORM SEWER (OUTSIDE OF PLAT)
- = EXIST AND PROP SANITARY SEWER (OUTSIDE OF PLAT)
- = EXIST AND PROP WATERMAIN (OUTSIDE OF PLAT)
- = PROPOSED STORM SEWER
- = PROPOSED 8" SANITARY SEWER
- = PROPOSED WATERMAIN

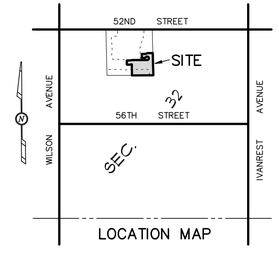
N

0' 50' 100'

2' CONTOUR INTERVAL

SCALE: 1" = 100'

STATE OF MICHIGAN
JEFFREY SCOTT VANLAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER



FINAL PUD–TENTATIVE PRELIMINARY PLAT

SALMON'S VIEW PHASE 1

FOR: PARAMOUNT DEVELOPMENT CORPORATION
ATTN: MIKE McGRAW
1188 EAST PARIS AVENUE SE; SUITE 100
GRAND RAPIDS, MI 49546

PART OF THE NE 1/4, SECTION 32, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY
11/06/25	REV LOT 3 AREA	JDR

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR
APPROVED BY: JSV
FILE NO.: 251185E
PROJ. ENG.: JSV
PROJ. SURV.: KJV
DATE: 10/16/25

SHEET 1 of 1

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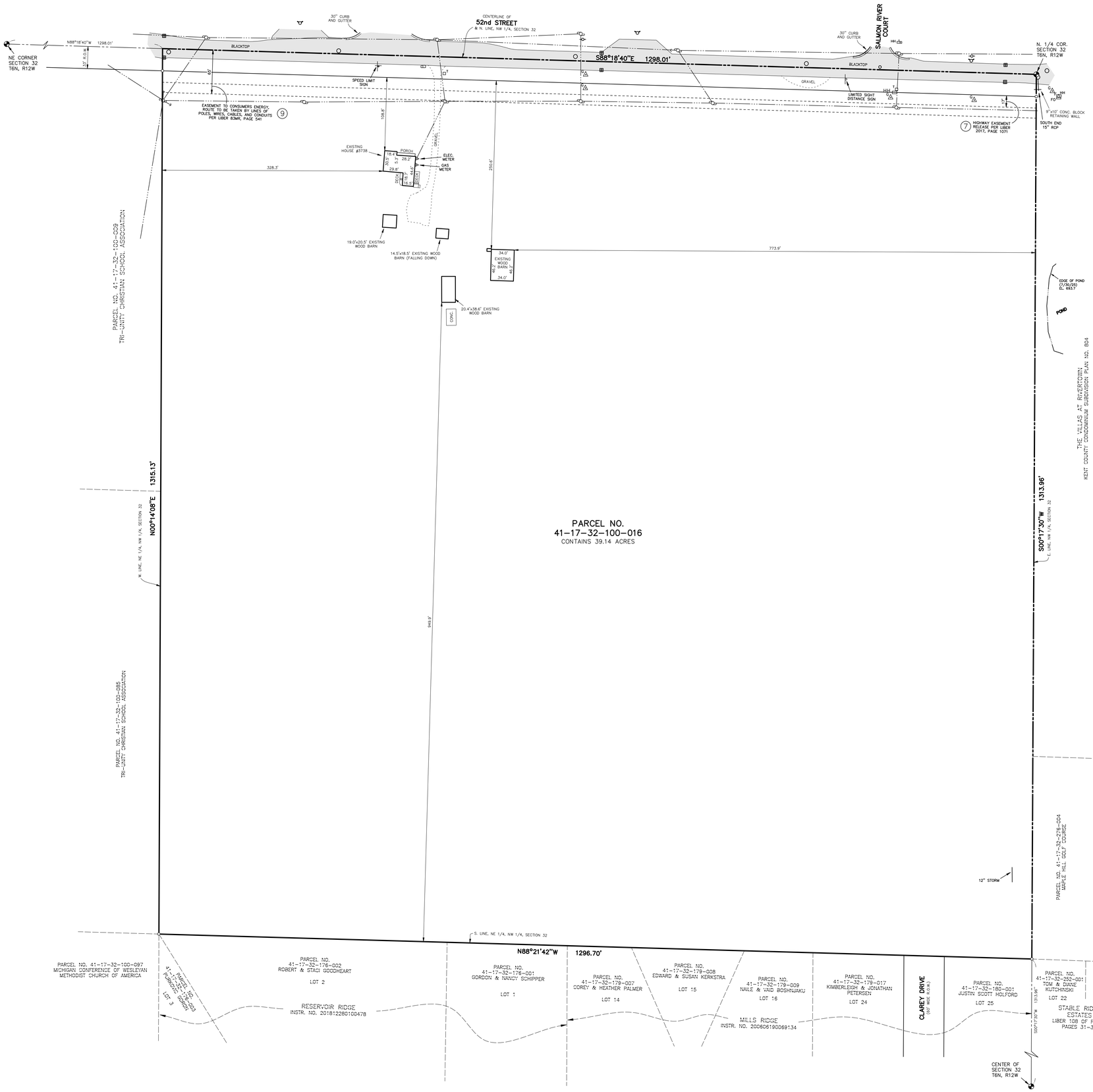
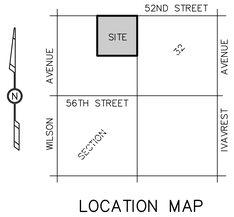




LOCATION MAP
NO SCALE

Property Description (based on Commitment No. 1030324):

The Land referred to herein below is situated in the City of Wyoming, County of Kent, State of Michigan, and is described as follows:

The North East quarter (1/4) of the North West quarter (1/4) of Section Thirty Two (32), Town Six (6) North, Range Twelve (12) West.

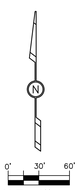
(for informational purposes only)
Tax Parcel ID: 41-17-32-100-016
Property Address: 3738 52nd Street SW, Wyoming, MI 49418

Notes regarding Schedule B - Section II Exceptions
(see Note 1 for title commitment information):
(Numbers correspond to specific exceptions listed)

Exception (7) Right of Way in favor of Consumers Power Company, a Maine corporation authorized to do business in Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 83 of Miscellaneous Records, page 541. (shown hereon)

Exception (9) Highway Easement Release in favor of the City Commission of the City of Wyoming and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2017, page 1017. (shown hereon)

Notes:
1. Description and easements of record are based on First American Title Insurance Company commitment No. 1030324, with a commitment date of April 21, 2025.
2. Bearings are based on the North line of the NW 1/4 of Section 32 as S88°18'40"E
3. This property contains 39.14 acres
4. There were no painted parking spaces observed on this site on the day of survey.
5. The dimensions of the structures shown hereon are based on exterior building measurements at ground level.
6. Utility structures visible on the ground surface have been located and shown per actual measurements. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.
7. This property can be accessed from 52nd Street, which is a public right-of-way.



SCALE: 1" = 60'

LEGEND

- ○ = IRON STAKE FOUND
- • = IRON STAKE SET
- = SECTION CORNER
- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = GAS VALVE
- = CATCH BASIN
- = MANHOLE
- = MAILBOX
- HH = HAND HOLE
- T = TELEPHONE BOX
- E = ELECTRIC BOX
- FO = BURIED FIBER OPTIC MARKER
- G = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

SURVEYOR'S CERTIFICATE
WE HEREBY CERTIFY to:

- EB Real Holdings LLC, a Michigan limited liability company
- Paramount Development Corporation
- Eastbrook Homes, Inc.
- First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7a, 8, 9 and 13 of Table A thereof. The field work was completed on May 06, 2025.

Date of Map: September 04, 2025

Kenneth J. Vierzen P.S. 4001051491

STATE OF MICHIGAN
KENNETH J. VIERZEN
License No. 4001051491
LICENSED PROFESSIONAL SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

RE: 3738 52nd STREET SW, WYOMING, MI

FOR: EASTBROOK HOMES
ATTN: MICHAEL MCGRAW
1188 EAST PARIS AVENUE SE; SUITE 100
GRAND RAPIDS, MI 49546

PART OF THE NE 1/4, SECTION 32, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY

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Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY:	LJH	PROJ. ENG.:	SHEET
APPROVED BY:	VAD	PROJ. SURV.:	KJV
FILE NO.:	251185E	DATE:	09/04/2025

1 of 1

\\FS01\Public\Projects\2025\251185\Drawings\251185-ALTA.dwg-ALTA-xvie

LANDSCAPE PLAN

REQUIREMENTS:

1 SHADE TREE WITH MIN. DIA. OF 2.5" OR 1 EVERGREEN TREE 6' OR TALLER PER 50' OF STREET FRONTAGE, WITH 1298 LF OF STREET FRONTAGE ALONG 52ND ST. THIS IS 26 TREES AND WITH 3932 LF OF INTERIOR STREET FRONTAGE THIS IS 80 TREES.

PROPOSED:

52ND STREET FRONTAGE – 80 TREES
INTERIOR ST. FRONTAGE – 117 TREES

SYMBOL LEGEND

- SHADE TREE 2.5" MIN.
- COLUMNAR SHADE TREE 2.5" MIN.
- ORNAMENTAL TREE 1.5" MIN.
- DWARF ORNAMENTAL TREE 5-6'
- EVERGREEN TREE 7-8' MIN.
- UPRIGHT EVERGREEN TREE 6-7' MIN.
- LANDSCAPE BED PLANTINGS
- DRAINAGE DIRECTION
- BERM CONTOUR LINES
- BEDLINES

SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

Cox LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

DRAWN BY	S. COX	L-1
DATE	9/27/25	
SCALE	1" = 50'	

No.	Revision/Issue	Date

TOTAL PUD AREA: 37.9 ACRES

= TOWNHOUSE OPEN SPACE 9.0 ACRES

= SINGLE-FAMILY OPEN SPACE 7.0 ACRES

TOTAL OPEN SPACE: 16.0 ACRES (42.2%)

Scale 1" = 150'

3738 52ND STREET SW PUD
OPEN SPACE CALCULATION

exxel engineering, inc.
planners · engineers · surveyors
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Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: 251185E DATE: 06/11/25

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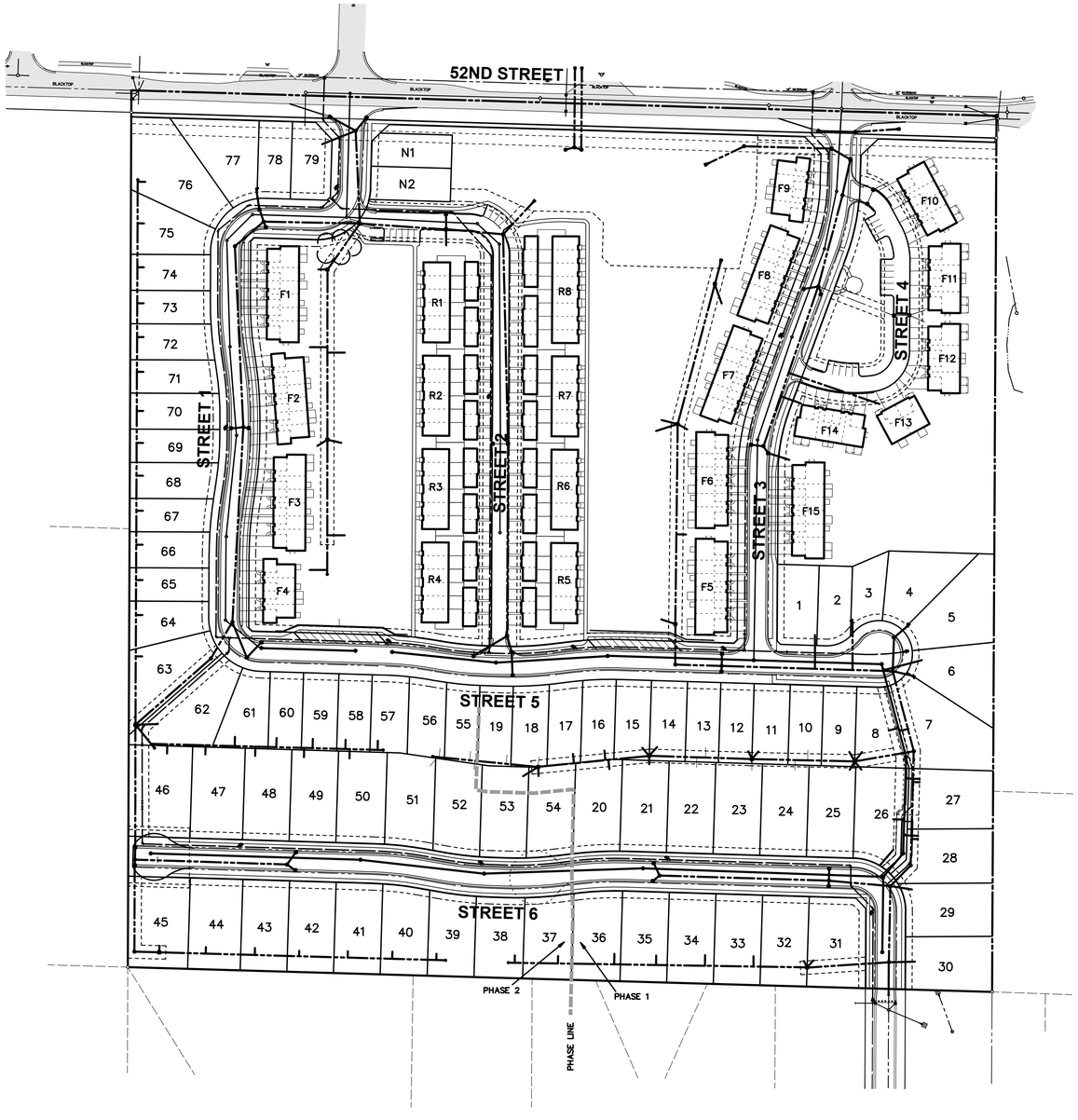
SALMON'S VIEW

CITY OF WYOMING, KENT CO., MICHIGAN

NW 1/4, SECTION 32, T6N, R12W



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(for informational purposes only)
Tax Parcel ID: 41-17-32-100-016
Property Address: 3738 52nd Street SW, Wyoming, MI 49418

NOTE: PLAN SET MAY BE REVISED FOR PHASING PRIOR TO CONSTRUCTION

0' 100' 200'

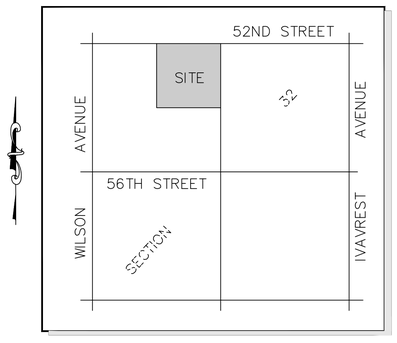
SCALE: 1" = 100'

Know what's below.
Call before you dig.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	WATER AND SANITARY STREET 1
3	WATER AND SANITARY STREET 5
4	WATER AND SANITARY STREET 3 AND 4
5	WATER AND SANITARY STREET 2
6	SANITARY BETWEEN STREET 5 AND 6
7	WATER BETWEEN STREET 5 AND 6
8	WATER AND SANITARY STREET 6
9	WATER AND SANITARY STREET 6
10	IMPROVEMENTS STREET 1
11	IMPROVEMENTS STREET 5
12	IMPROVEMENTS STREET 3
13	IMPROVEMENTS STREET 4
14	IMPROVEMENTS STREET 2
15	IMPROVEMENTS BETWEEN STREET 5 AND 6
16	IMPROVEMENTS BETWEEN STREET 5 AND 6
17	IMPROVEMENTS STREET 6
18	IMPROVEMENTS STREET 6
19	BACKYARD STORM SEWER
20	BACKYARD STORM SEWER
21	BACKYARD STORM SEWER
22	GRADING AND SOIL EROSION CONTROL
23	GRADING AND SOIL EROSION CONTROL
24	DETAILS & NOTES

PRELIMINARY



LOCATION MAP
NO SCALE

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planners · engineers · surveyors
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Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
COVER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: CLAREY DRIVE

SCALE: 1" = 100'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				CITY MANAGER
SA. NO.				
PROJECT NO. 251185E				CITY ENGINEER
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025				

FILE NO. 1 OF 24

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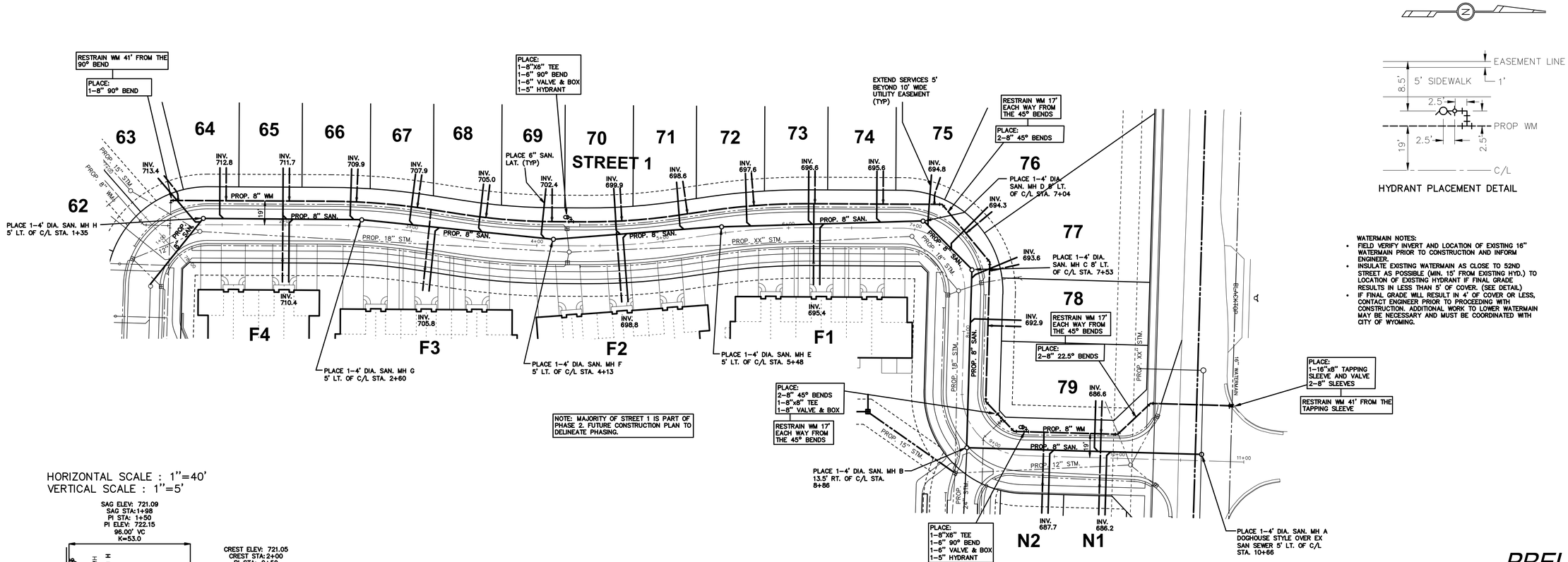
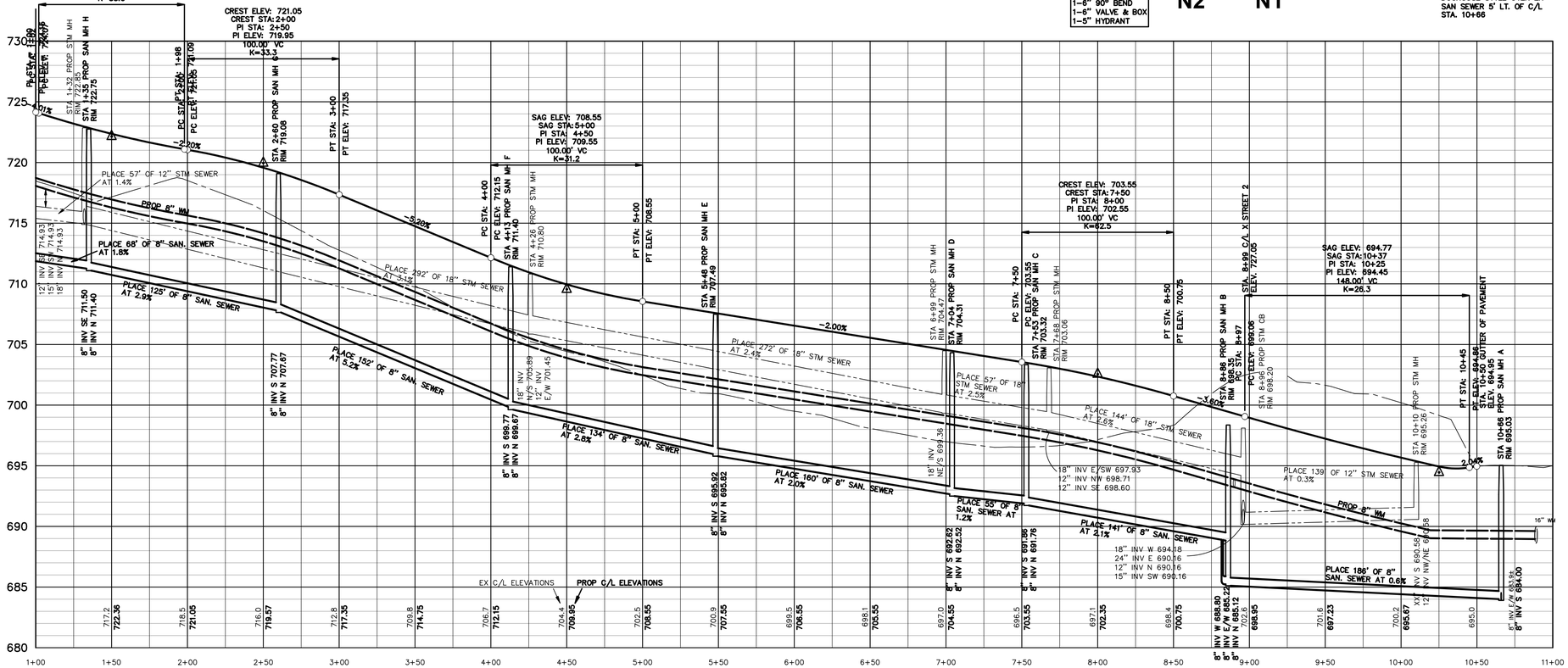


HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



HYDRANT PLACEMENT DETAIL

WATERMAIN NOTES:
- FIELD VERIFY INVERT AND LOCATION OF EXISTING 16" WATERMAIN PRIOR TO CONSTRUCTION AND INFORM ENGINEER.
- INSULATE EXISTING WATERMAIN AS CLOSE TO 52ND STREET AS POSSIBLE (MIN. 15' FROM EXISTING HYD.) TO LOCATION OF EXISTING HYDRANT IF FINAL GRADE RESULTS IN LESS THAN 5' OF COVER. (SEE DETAIL)
- IF FINAL GRADE WILL RESULT IN 4' OF COVER OR LESS, CONTACT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL WORK TO LOWER WATERMAIN MAY BE NECESSARY AND MUST BE COORDINATED WITH CITY OF WYOMING.

0' 40' 80'

SCALE: 1" = 40'

PLACE: 988 L.F. OF 8" WATERMAIN

PLACE: 561 L.F. OF 1" COPPER WATER SERVICE (N1-N19)

PLACE: 64 L.F. OF 1.5" COPPER WATER SERVICE (F4)

PLACE: 192 L.F. OF 2" COPPER WATER SERVICE (F1-F3)

PLACE: 25 CURB & STOP BOXES AND CORP. STOP

PLACE: 25 WYES

PLACE: 1021 L.F. OF 8" SANITARY SEWER

PLACE: 1013 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

DATE	REVISIONS	BY

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				CITY MANAGER
PROJECT NO. 251185E				
DRAWN BY JSD				CITY ENGINEER
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO.			2 OF 24

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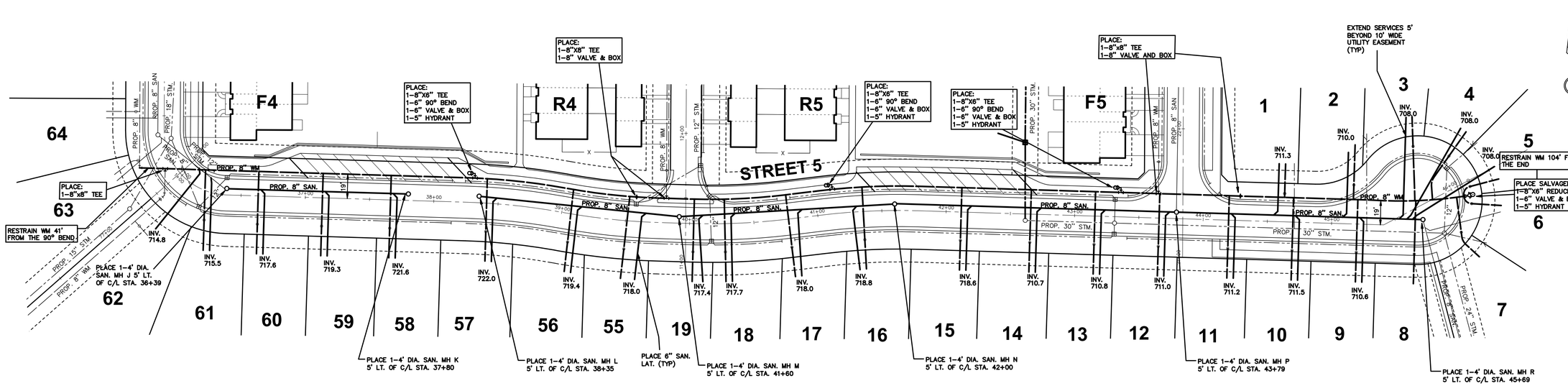
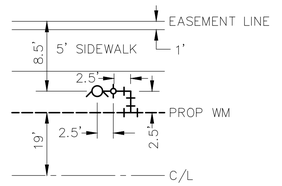
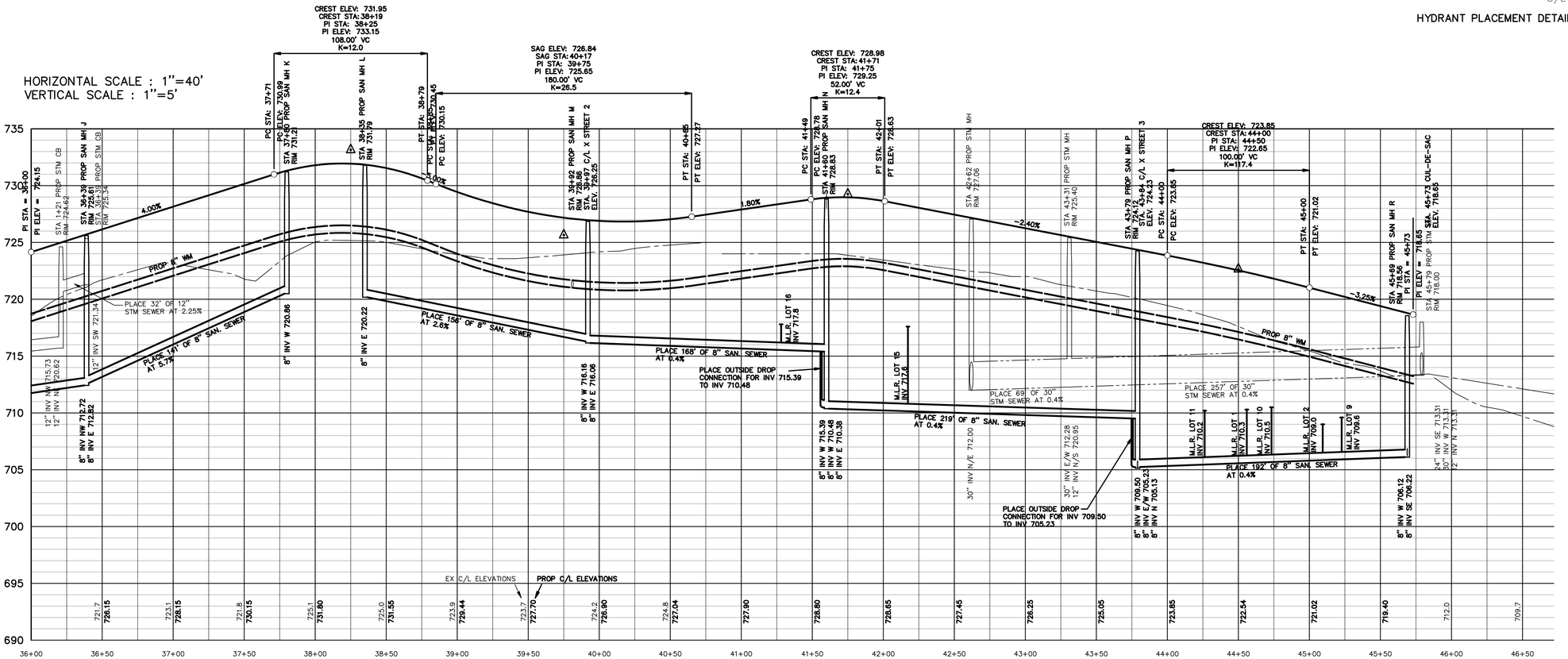


NOTE: PORTION OF STREET 5 IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.



HYDRANT PLACEMENT DETAIL



PRELIMINARY

Know what's below. Call before you dig.

NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 3 OF 24			

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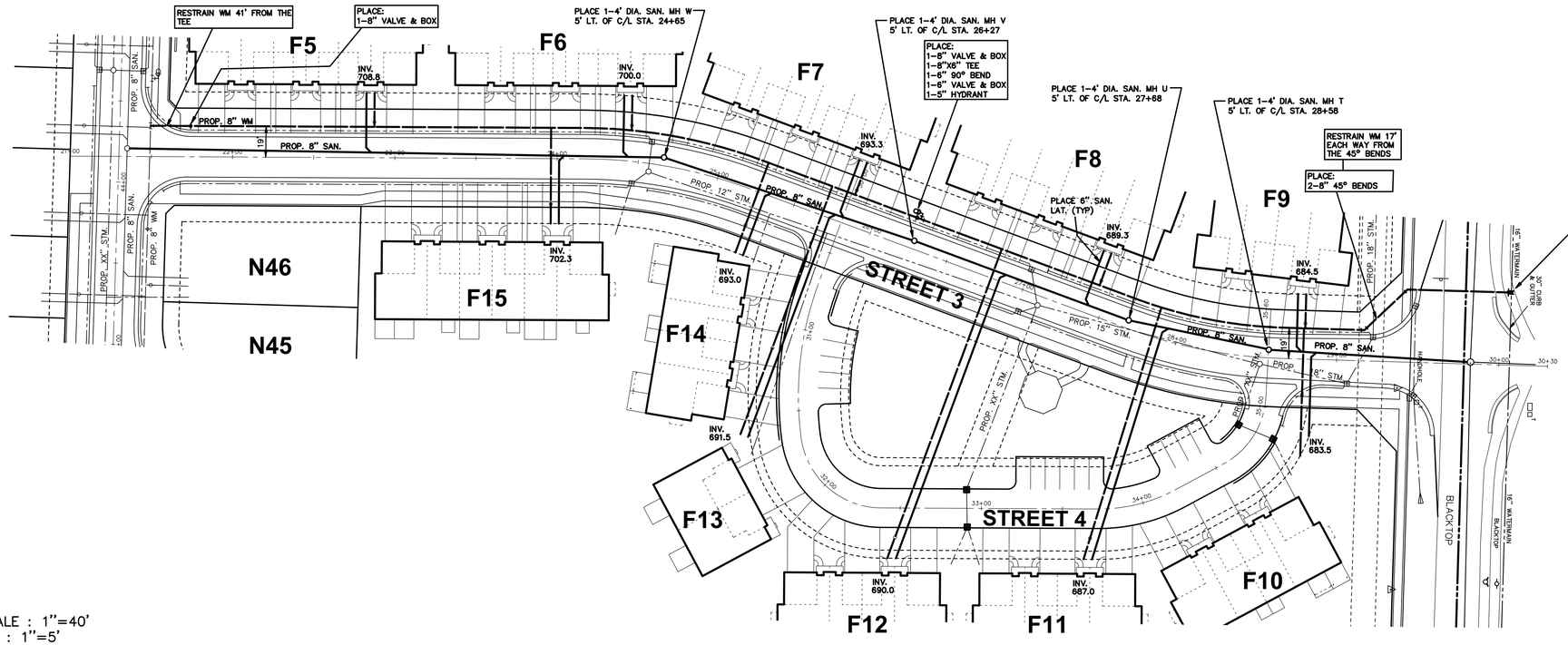
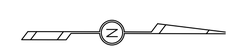




PLACE:
860 L.F. OF 8" WATERMAIN

PLACE:
687 L.F. OF 1.5" COPPER WATER SERVICE (F9–F14)

PLACE:
144 L.F. OF 2" COPPER WATER SERVICE (F5–F8 AND F15)

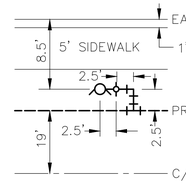
PLACE:
11 CURB & STOP BOXES AND CORP. STOP

PLACE:
11 WYES

PLACE:
987 L.F. OF 8" SANITARY SEWER

PLACE:
913 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.



HYDRANT PLACEMENT DETAIL

WATERMAIN NOTES:
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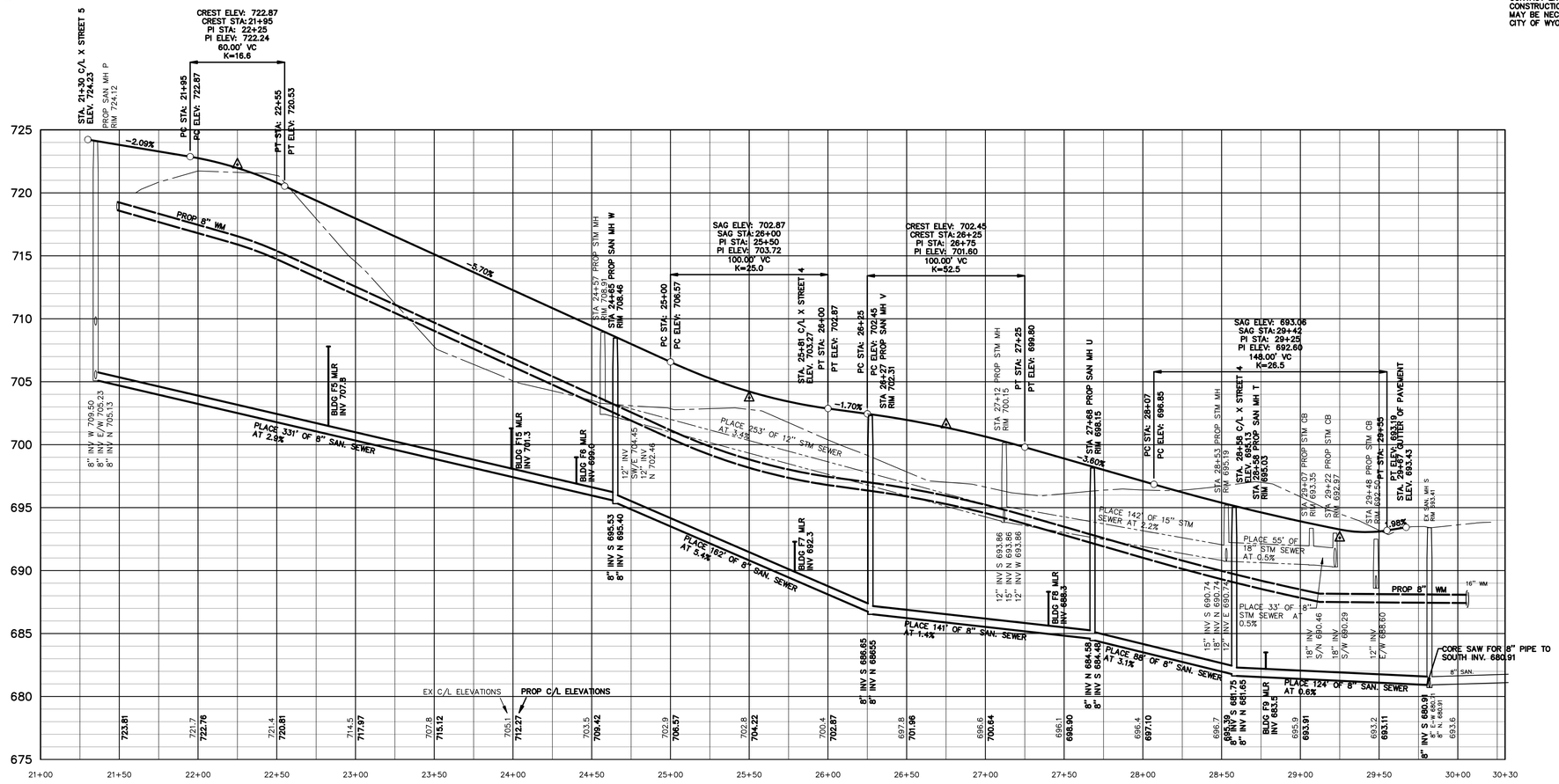
- **INSULATE EXISTING WATERMAIN AS CLOSE TO 52ND STREET AS POSSIBLE (MIN. 15' FROM EXISTING HYD.) TO LOCATION OF EXISTING HYDRANT IF FINAL GRADE RESULTS IN LESS THAN 5' OF COVER. (SEE DETAIL)**
- **IF FINAL GRADE WILL RESULT IN 4' OF COVER OR LESS, CONTACT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL WORK TO LOWER WATERMAIN MAY BE NECESSARY AND MUST BE COORDINATED WITH CITY OF WYOMING.**

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



PRELIMINARY

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

NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

DATE	REVISIONS	BY

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Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 4 OF 24

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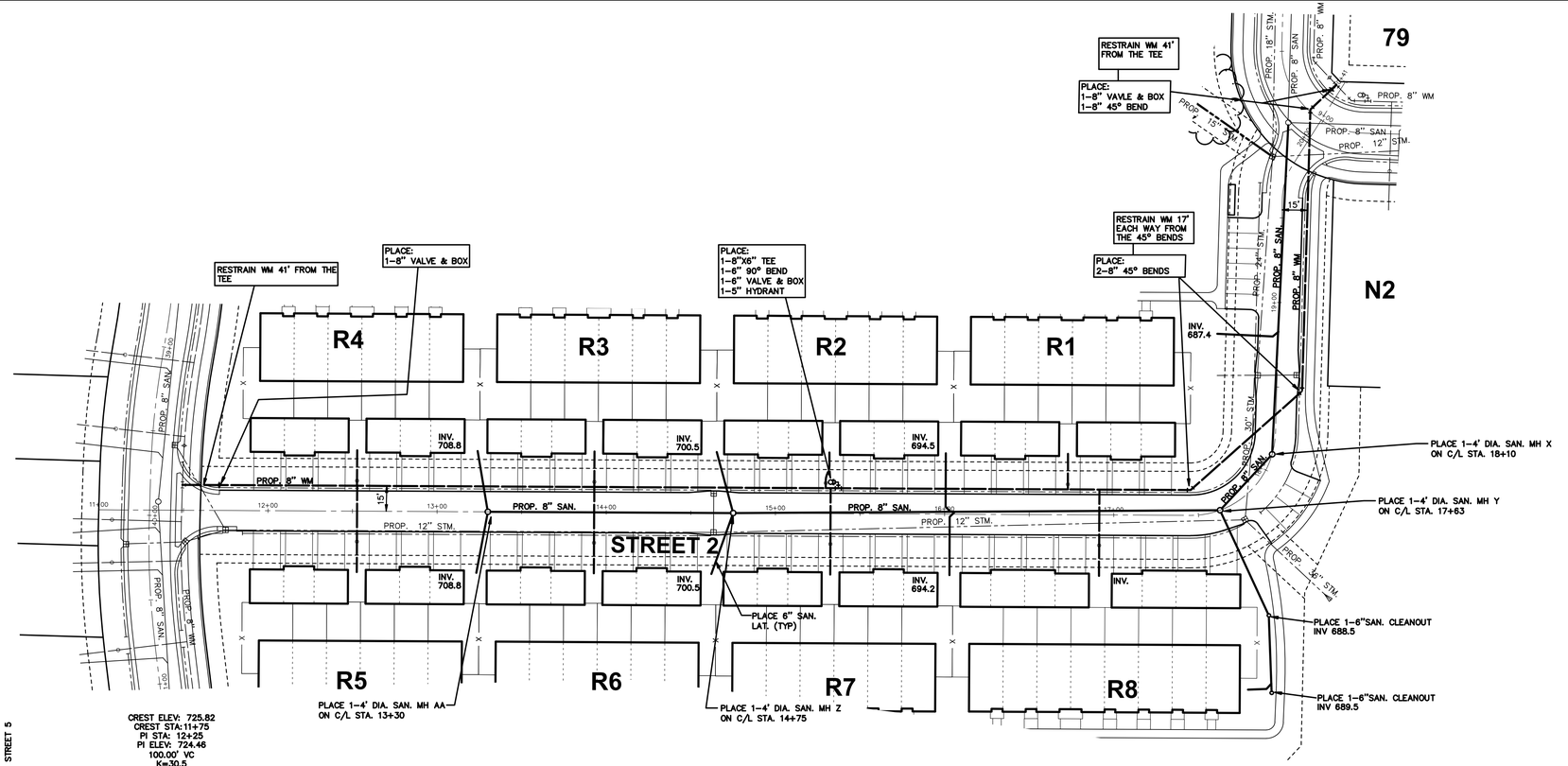

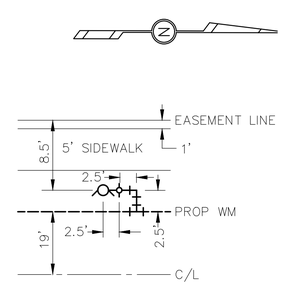

HYDRANT PLACEMENT DETAIL

0' 40' 80'

SCALE: 1" = 40'

PLACE:
873 L.F. OF 8" WATERMAIN

PLACE:
288 L.F. OF 2" COPPER WATER SERVICE (R1-R8)

PLACE:
8 CURB & STOP BOXES AND CORP. STOP

PLACE:
2 WYES

PLACE:
675 L.F. OF 8" SANITARY SEWER

PLACE:
298 L.F. OF 6" SANITARY LATERAL LINES

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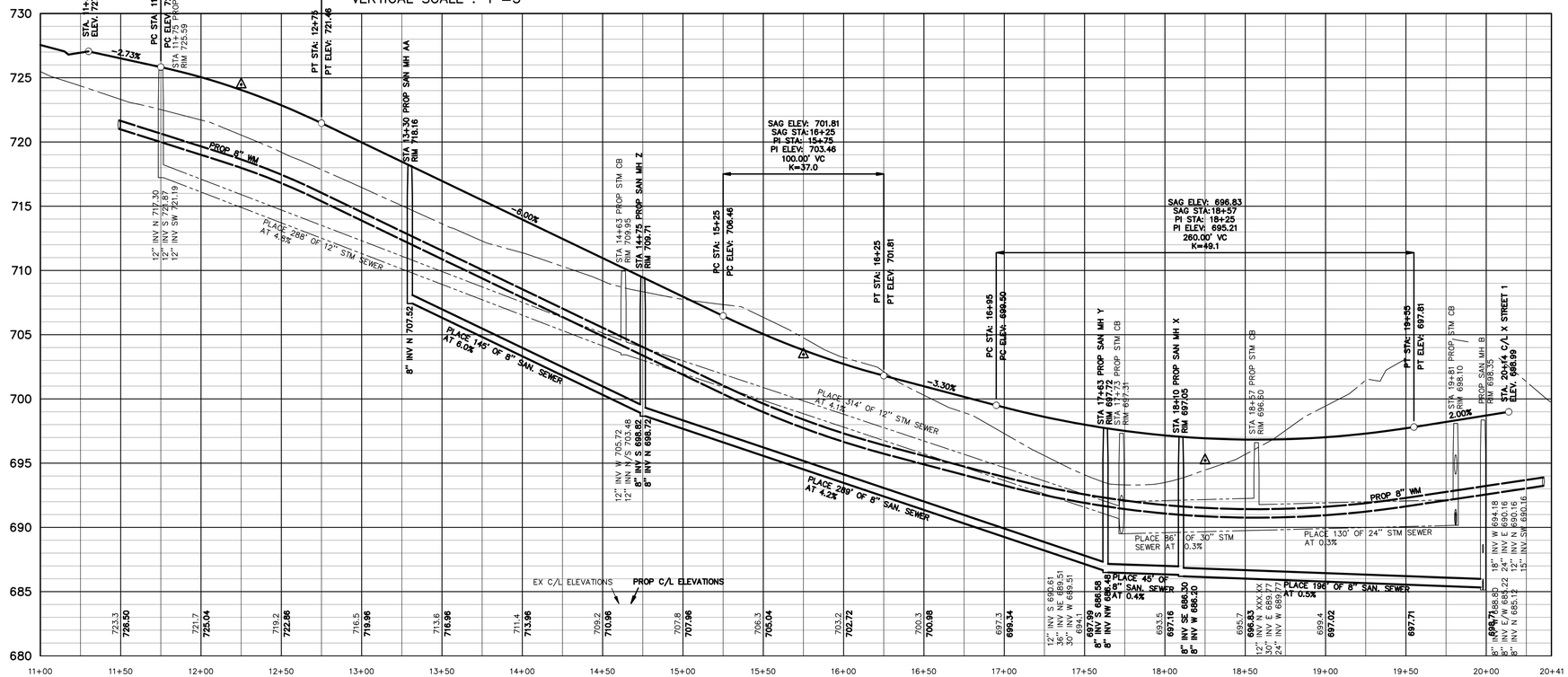

PRELIMINARY

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DATE	REVISIONS	BY

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planners - engineers - surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 5 OF 24

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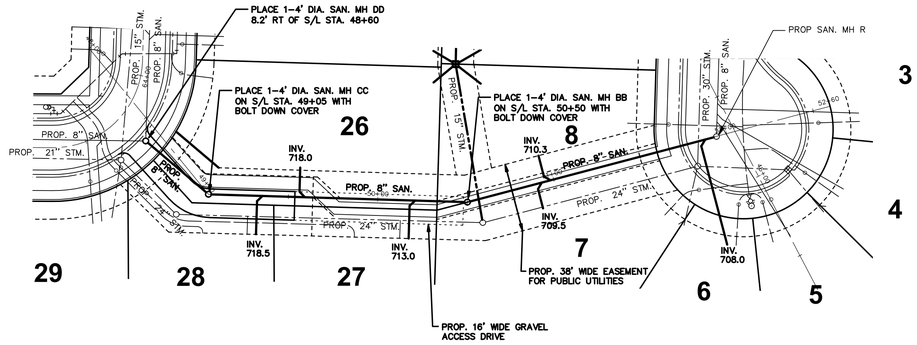
0' 40' 80'

SCALE: 1" = 40'



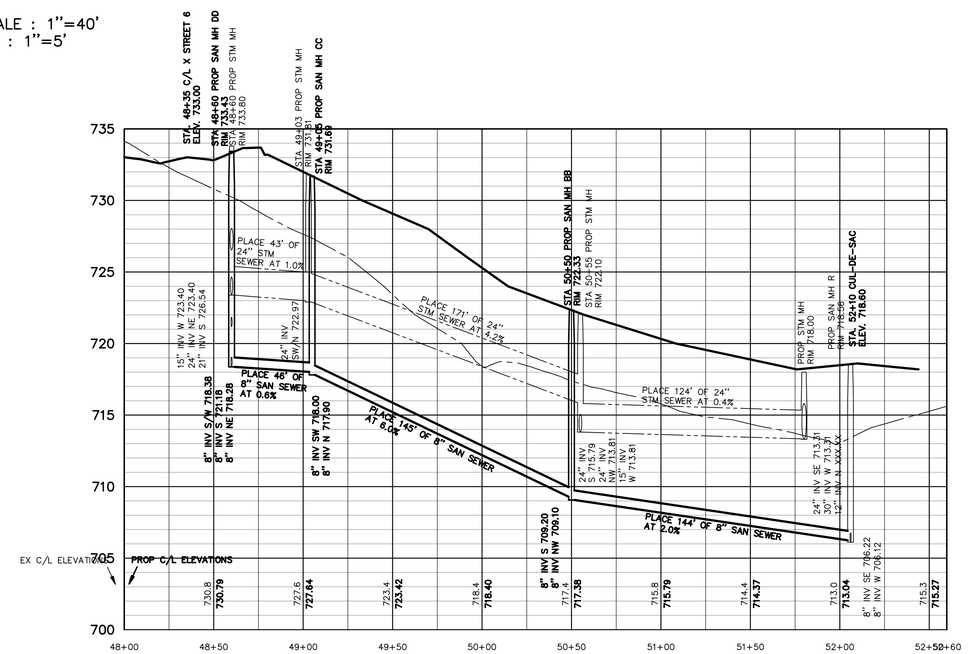
PLACE:
6 WYES

PLACE:
335 L.F. OF 8" SANITARY SEWER

PLACE:
155 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025	FILE NO. 6 OF 24			

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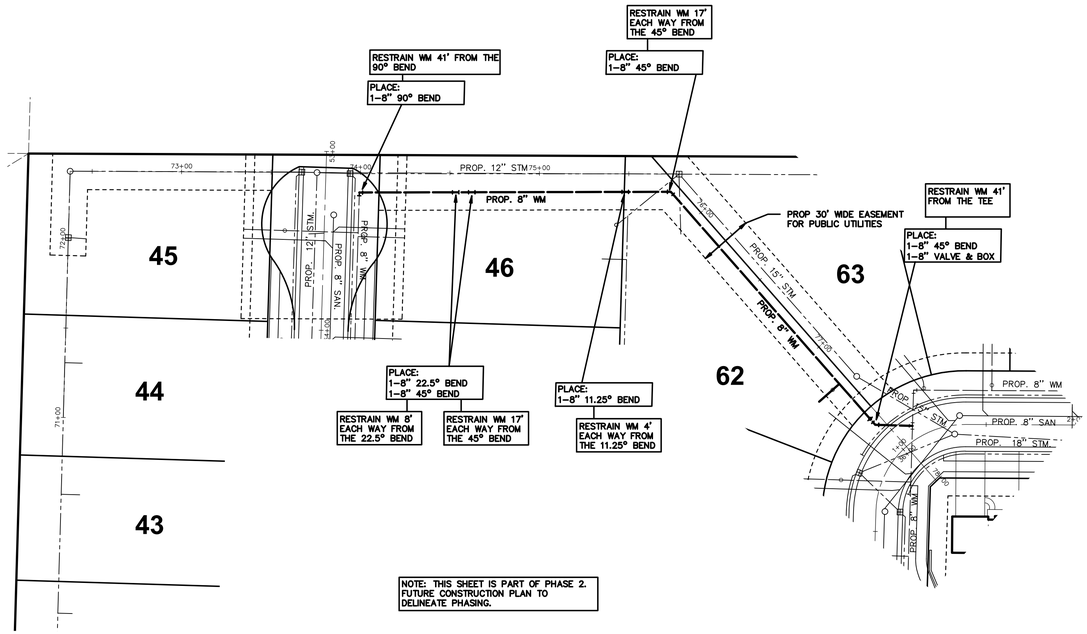
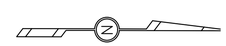




SCALE: 1" = 40'

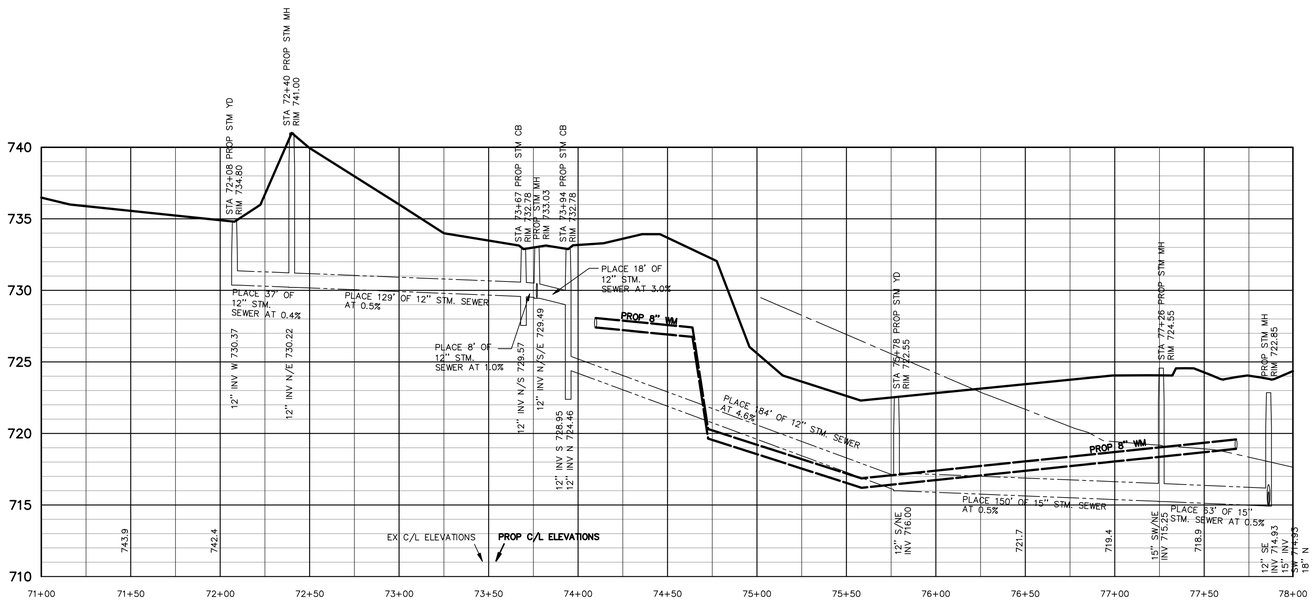
PLACE:
368 L.F. OF 8" WATERMAIN

PLACE:
15 L.F. OF 1" COPPER WATER SERVICE (LOT 62)

PLACE:
1 CURB & STOP BOXES AND CORP. STOP

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 7 OF 24

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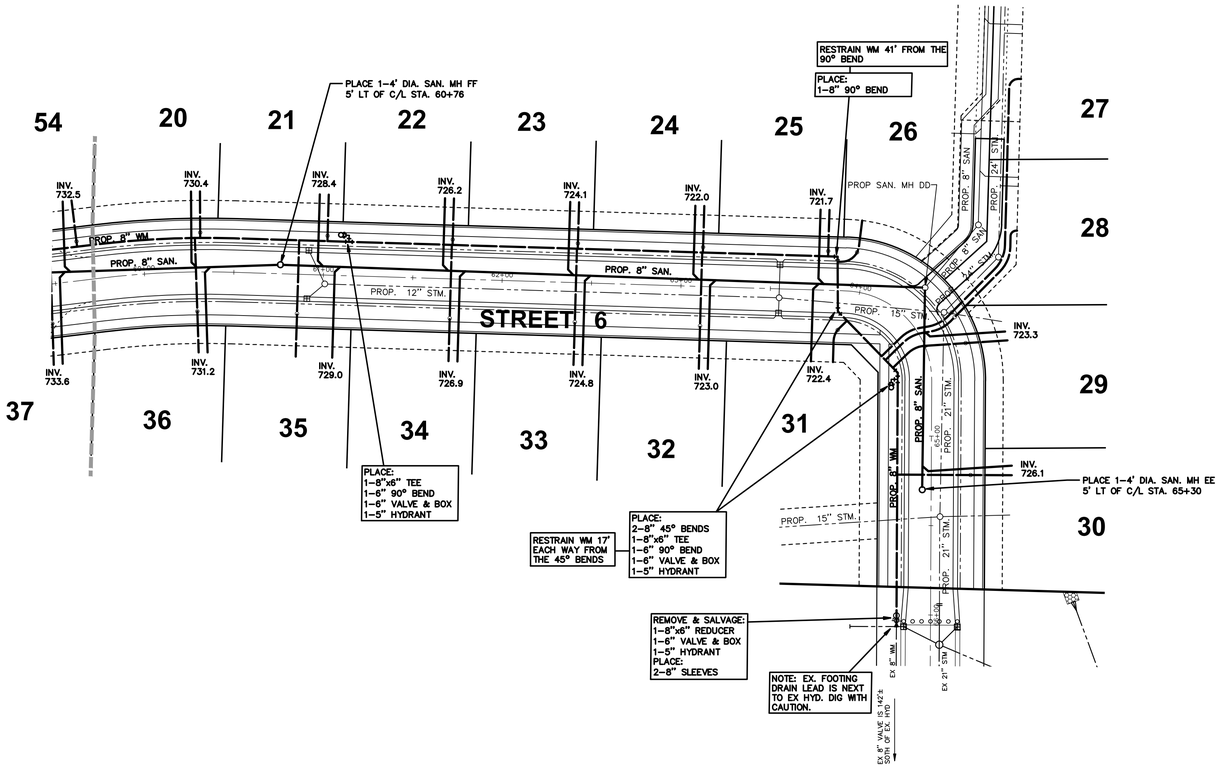
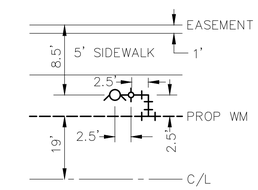


0' 40' 80'

SCALE: 1" = 40'



HYDRANT PLACEMENT DETAIL

PLACE:
622 L.F. OF 8" WATERMAIN

PLACE:
303 L.F. OF 1.5" COPPER WATER SERVICE (LOTS 27 AND 28)

PLACE:
659 L.F. OF 1" COPPER WATER SERVICE

PLACE:
19 CURB & STOP BOXES AND CORP. STOP

PLACE:
16 WYES

PLACE:
724 L.F. OF 8" SANITARY SEWER

PLACE:
756 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
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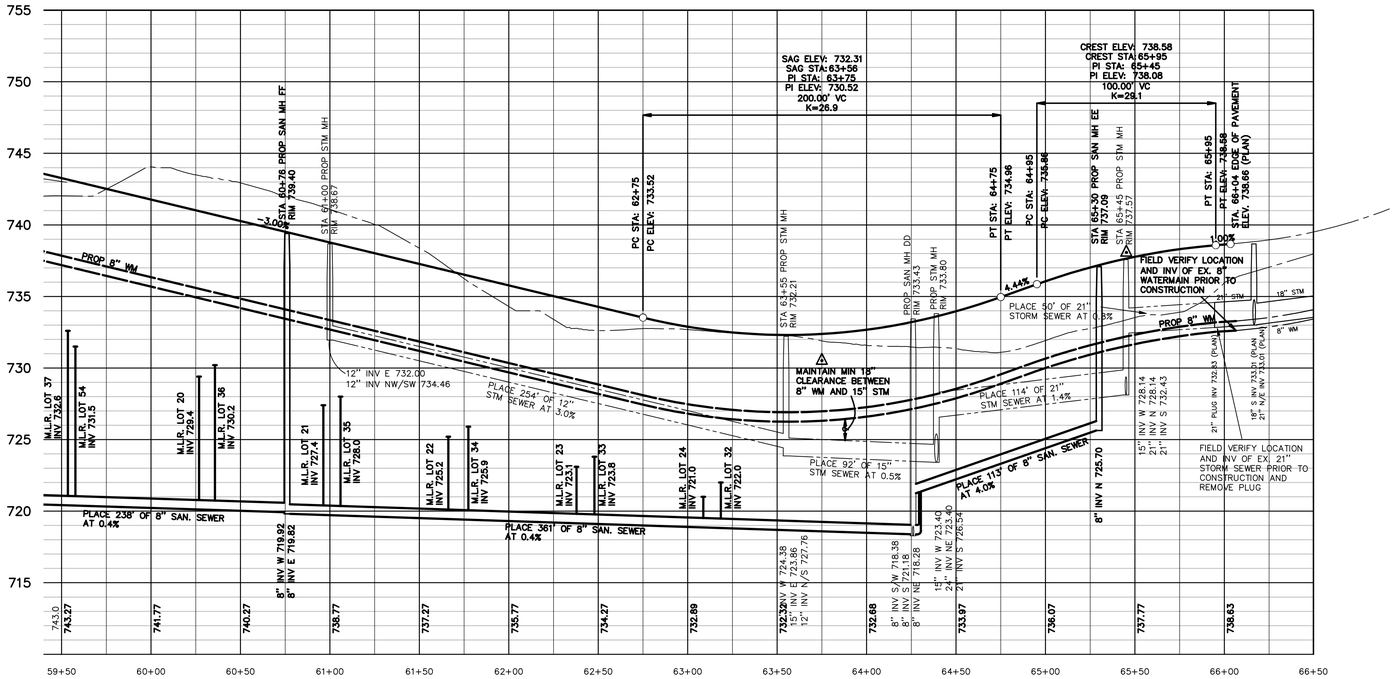
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 8 OF 24

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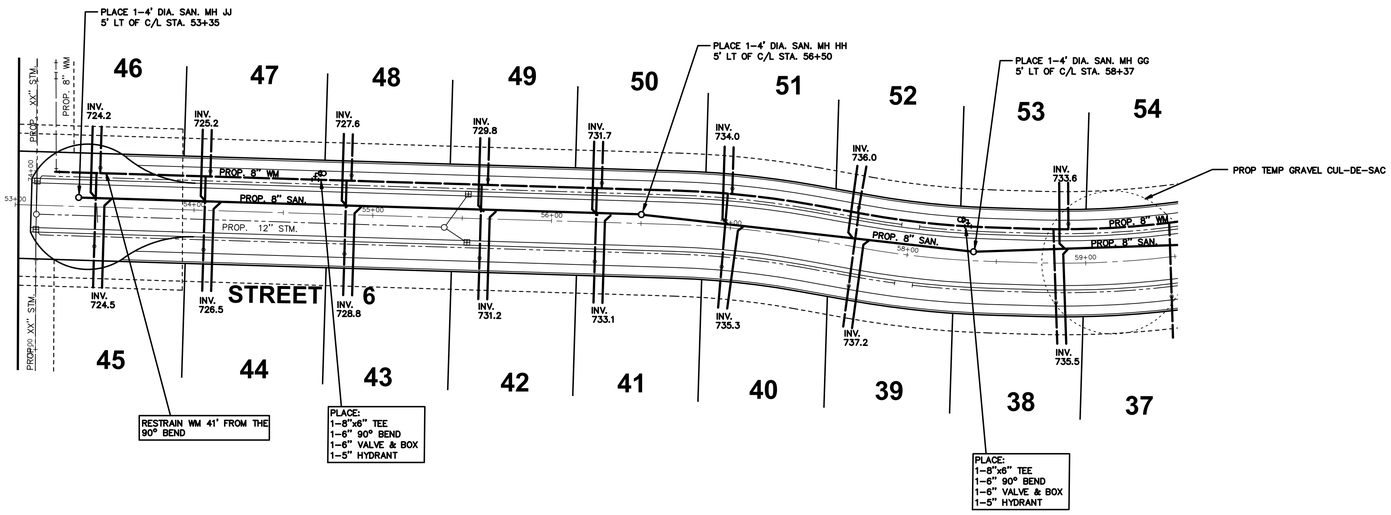
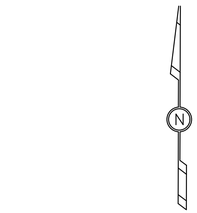
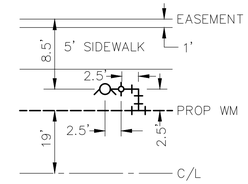




0' 40' 80'

SCALE: 1" = 40'



HYDRANT PLACEMENT DETAIL

PLACE:
625 L.F. OF 8" WATERMAIN

PLACE:
721 L.F. OF 1" COPPER WATER SERVICE (N1-N19)

PLACE:
16 CURB & STOP BOXES AND CORP. STOP

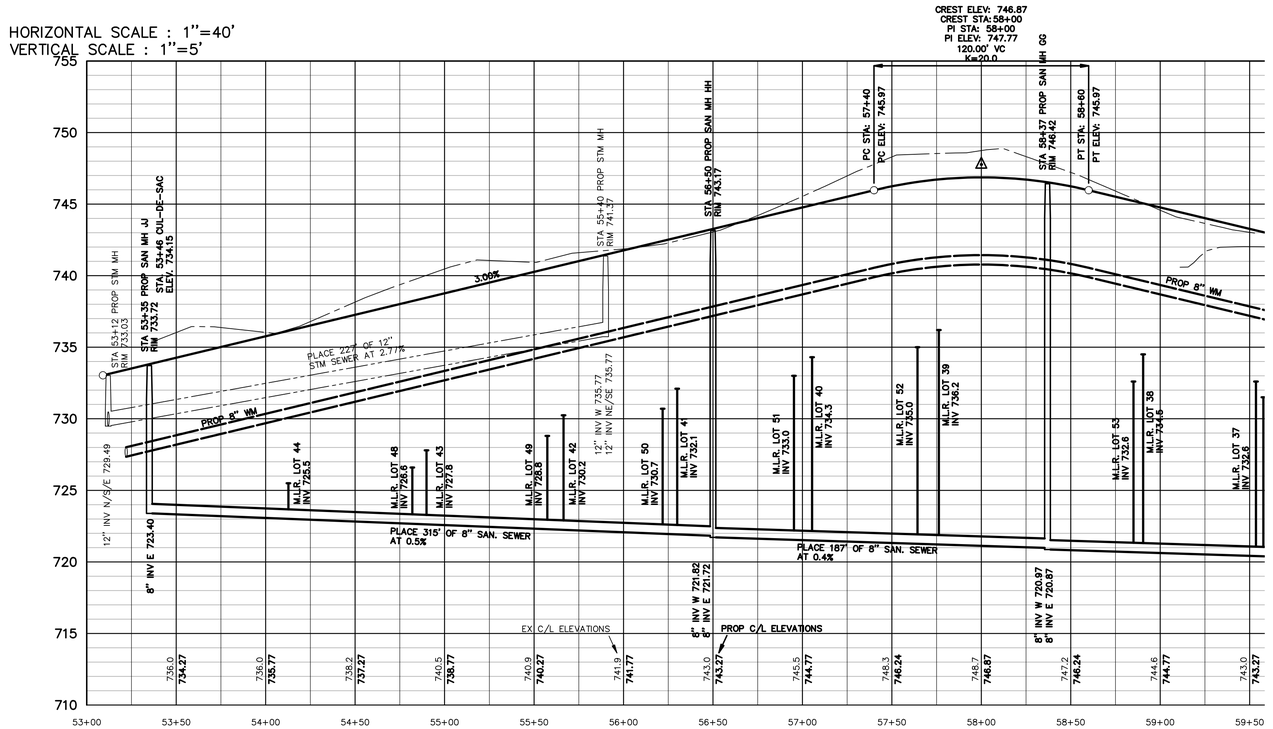
PLACE:
16 WYES

PLACE:
501 L.F. OF 8" SANITARY SEWER

PLACE:
741 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025				

FILE NO. 9 OF 24

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SCALE: 1" = 40'

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 722.85
12" INV. SE 714.93
15" INV. SW 714.93
18" INV. N 714.93

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 710.63
12" INV. E 706.63

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 710.80
12" INV. E/W 706.45
18" INV. N/S 705.89

PROP 6" UNDER DRAIN (TYP)

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 704.47
18" INV. NE/S 697.93

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 703.06
12" INV. NW 698.71
12" INV. SE 698.60
18" INV. E/SW 697.93

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 702.89
12" INV. SE 698.89

PLACE: 18 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: 18 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: 9 L.F.
OF 12" STORM
SEWER @ 2.0%

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 710.63
12" INV. W 706.63

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 702.69
12" INV. NW 698.69

PLACE: 9 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 698.20
18" INV. W 691.88
12" INV N 690.16
15" INV SW 690.16
24" INV E 690.16

PROP 30" ROLLED
CURB AND GUTTER PER
DETAIL 1-25A (TYP)
SEE SHEET 24

NOTE: MAJORITY OF STREET 1 IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

NOTE: SIZING OF STM SEWER IS APPROX. FINAL SIZING WILL BE ON THE FINAL CONSTRUCTION PLANS.

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 694.25
12" INV. SE 690.80

PLACE: 44 L.F.
OF 12" STORM
SEWER @ 0.5%

PLACE: 26 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 695.26
12" INV. NW XXX.XX
12" INV. NE XXX.XX
12" INV. S 690.58

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 694.25
12" INV. SW 690.80

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'

SAG ELEV: 721.09
SAG STA: 1+98
PI STA: 1+50
PI ELEV: 722.15
96.00' VC
K=53.0

CREST ELEV: 721.05
CREST STA: 2+00
PI STA: 2+50
PI ELEV: 719.95
100.00' VC
K=33.3

SAG ELEV: 708.55
SAG STA: 5+00
PI STA: 4+50
PI ELEV: 709.55
100.00' VC
K=31.2

CREST ELEV: 703.55
CREST STA: 7+50
PI STA: 8+00
PI ELEV: 702.55
100.00' VC
K=62.5

SAG ELEV: 694.77
SAG STA: 10+37
PI STA: 10+25
PI ELEV: 694.45
145.00' VC
K=26.3

PLACE 57' OF 12" STM SEWER AT 1.4%
PLACE 68' OF 8" SAN. SEWER AT 1.8%
PLACE 125' OF 8" SAN. SEWER AT 2.9%
PLACE 152' OF 8" SAN. SEWER AT 3.2%
PLACE 292' OF 18" STM SEWER AT 3.1%
PLACE 134' OF 8" SAN. SEWER AT 2.8%
PLACE 160' OF 8" SAN. SEWER AT 2.0%
PLACE 272' OF 18" STM SEWER AT 2.4%
PLACE 55' OF 8" SAN. SEWER AT 1.2%
PLACE 57' OF 18" STM SEWER AT 2.5%
PLACE 141' OF 8" SAN. SEWER AT 2.1%
PLACE 144' OF 18" STM SEWER AT 2.6%
PLACE 139' OF 12" STM SEWER AT 0.3%
PLACE 186' OF 8" SAN. SEWER AT 0.6%

EX C/L ELEVATIONS
PROP C/L ELEVATIONS

NOTE:
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NOTE:
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DATE	REVISIONS	BY

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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 10 OF 24			

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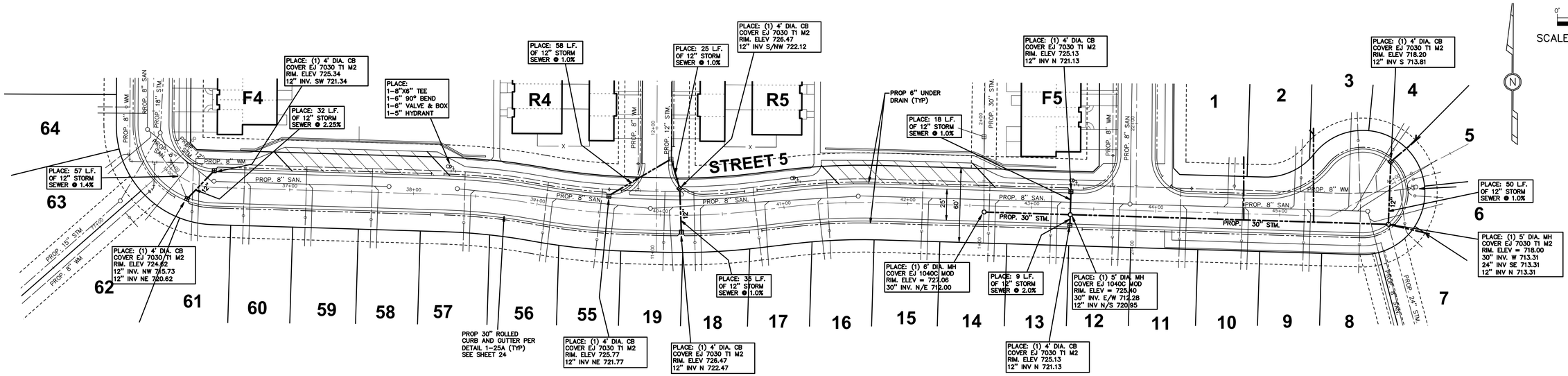
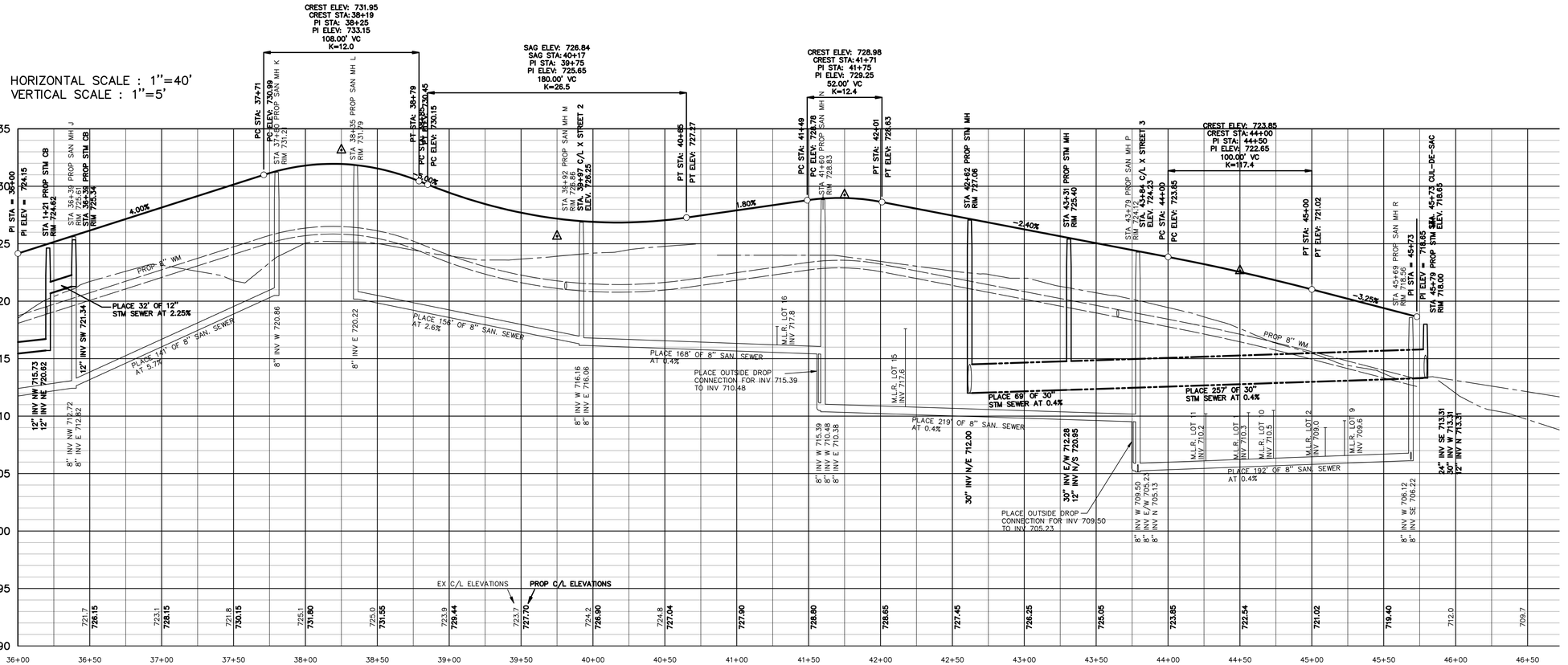


NOTE: PORTION OF STREET 5 IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

NOTE: SIZING OF STM SEWER IS APPROX. FINAL SIZING WILL BE ON THE FINAL CONSTRUCTION PLANS.

PRELIMINARY



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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
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WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025	FILE NO.		II OF 24	

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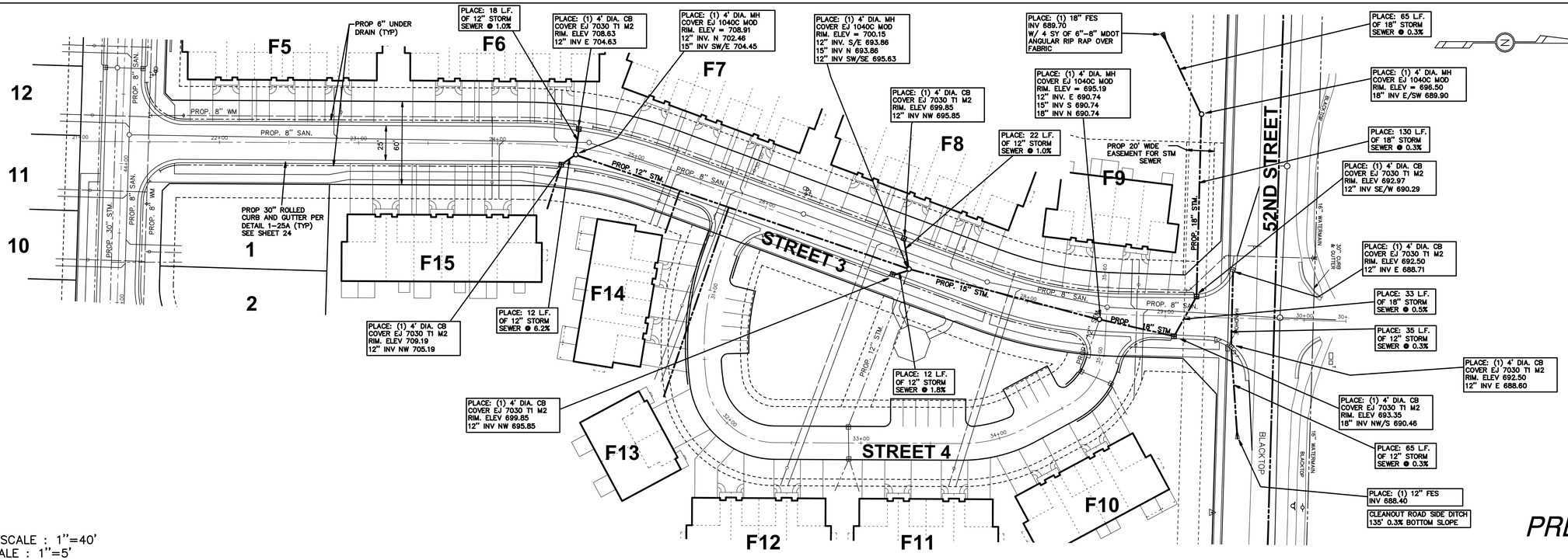
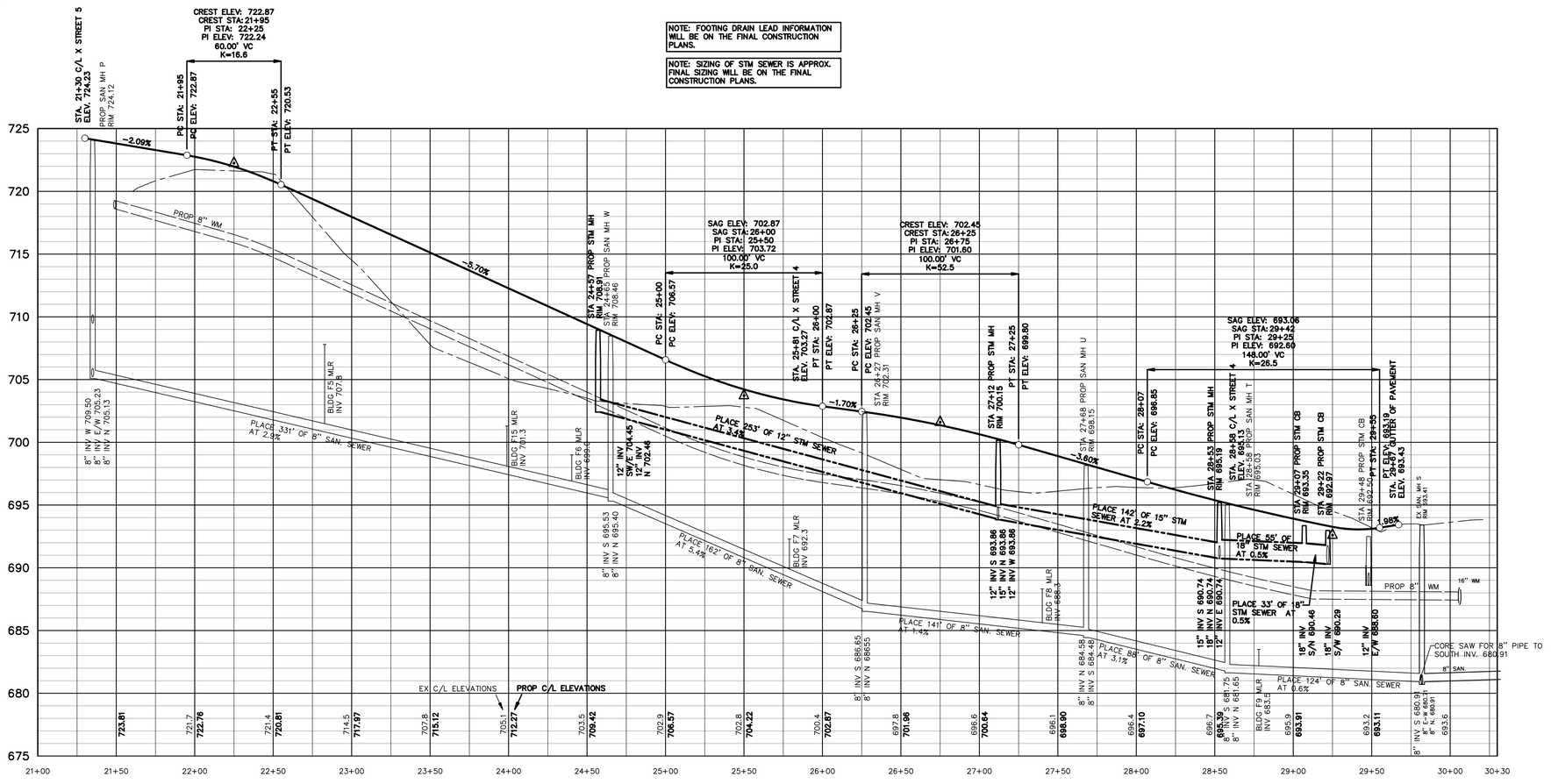


HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 12 OF 24			

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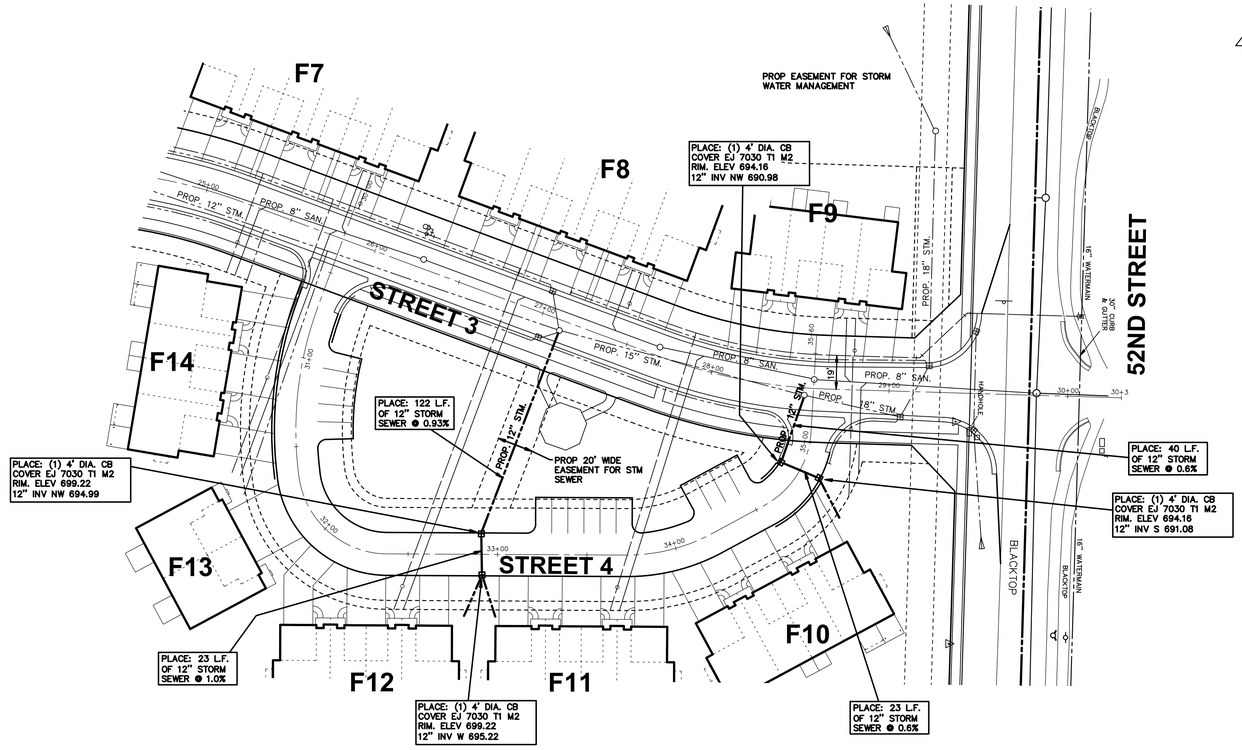


0' 40' 80'

SCALE: 1'' = 40'

NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

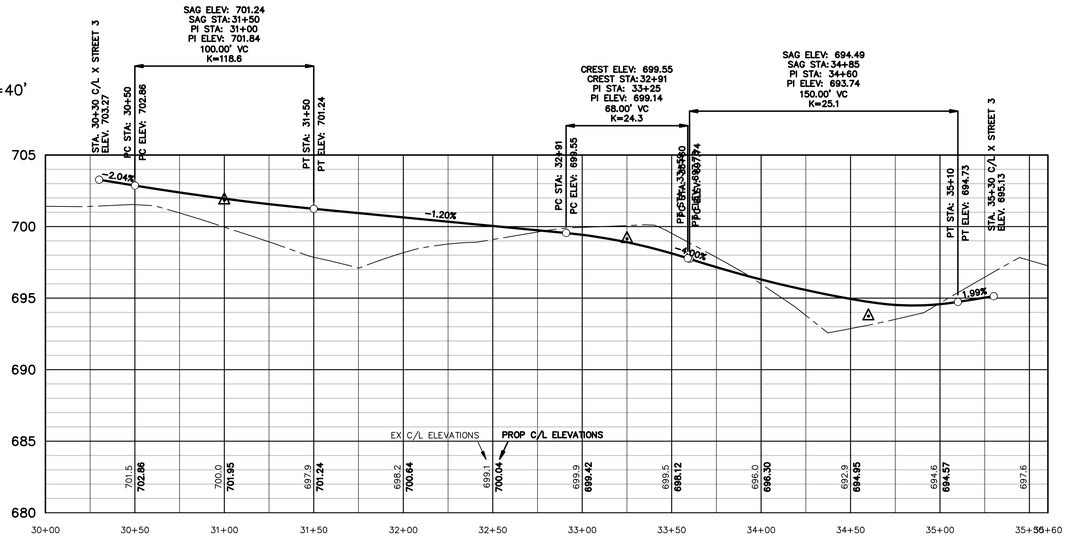
NOTE: SIZING OF STM SEWER IS APPROX. FINAL SIZING WILL BE ON THE FINAL CONSTRUCTION PLANS.

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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

HORIZONTAL SCALE : 1''=40'
VERTICAL SCALE : 1''=5'



NOTE:
ALL STORM SEWER SHALL BE C-76-III PER THE CITY OF WYOMING STANDARD SPECIFICATIONS.

NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

DATE	REVISIONS	BY

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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1'' = 5' HORIZ. 1'' = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 13 OF 24

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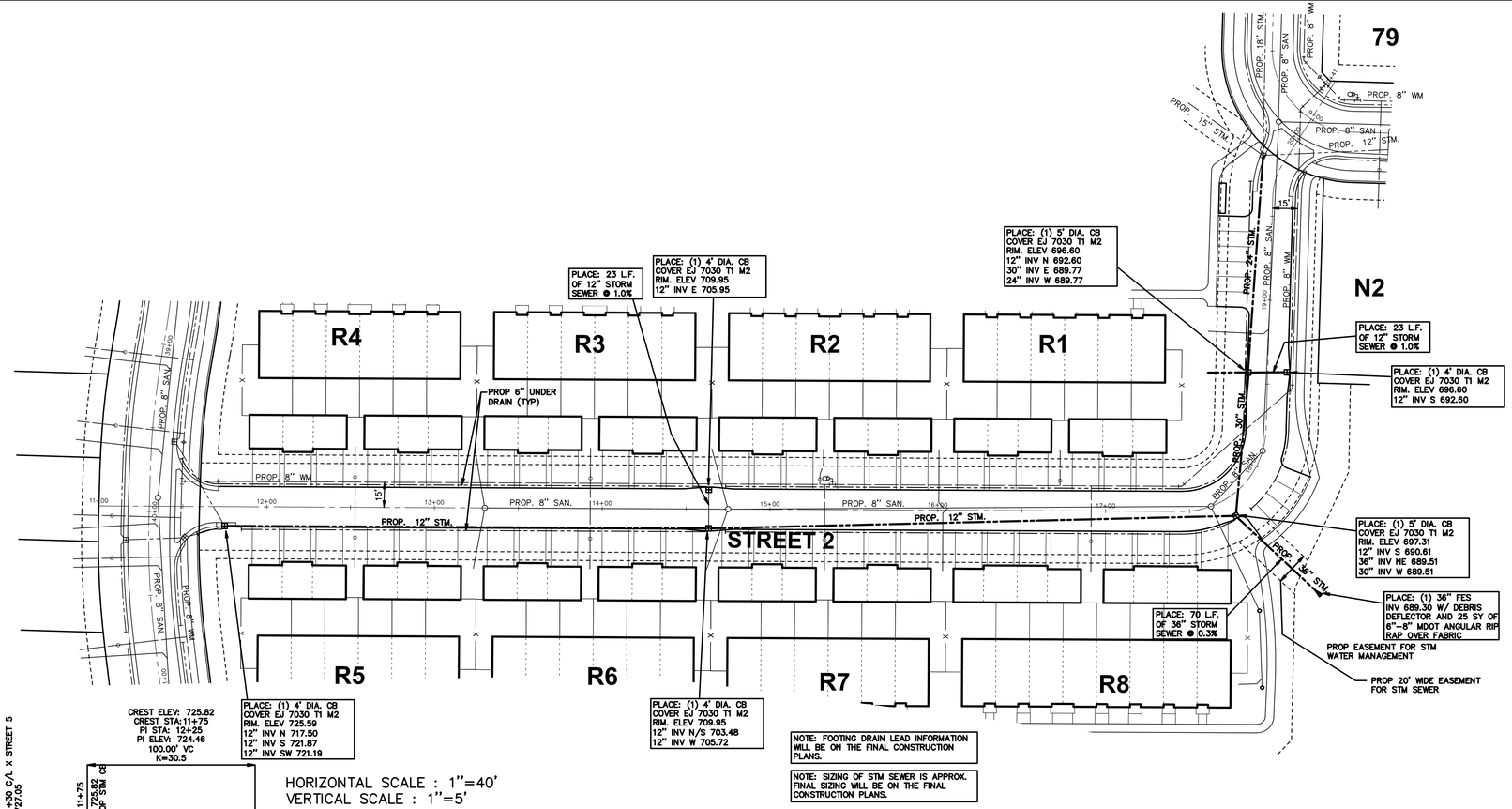
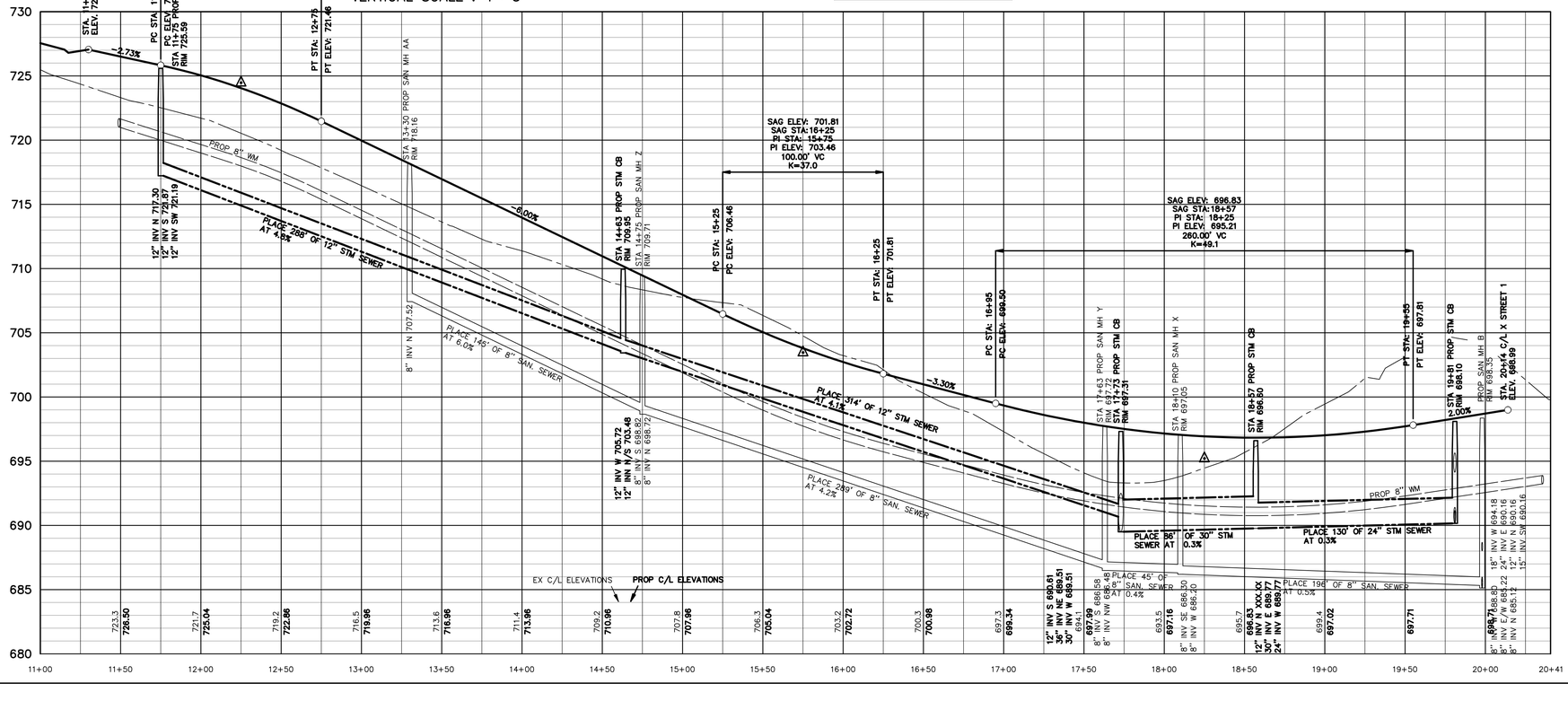
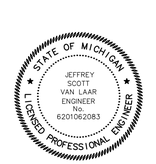




PRELIMINARY



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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				CITY MANAGER
SA. NO.				
PROJECT NO. 251185E				CITY ENGINEER
DRAWN BY JSD				
DESIGNED BY JSV				DESIGN ENGINEER
CHECKED BY JSV				
SEC. NO. 32				FILE NO. 14 OF 24
DATE DRAWN 10/16/2025				

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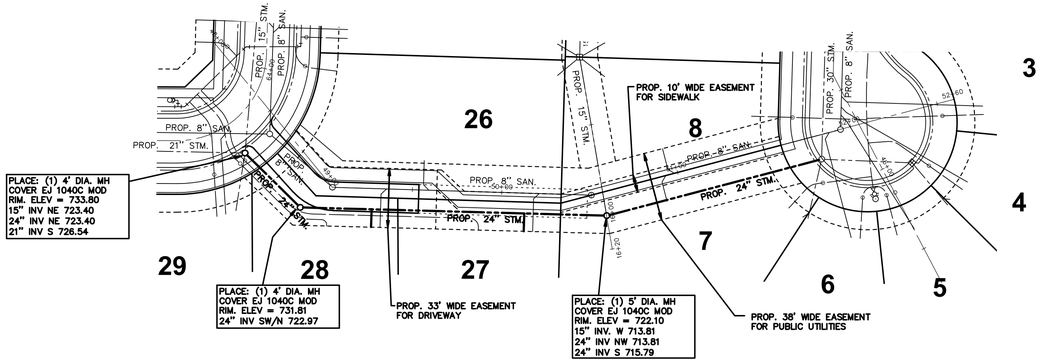

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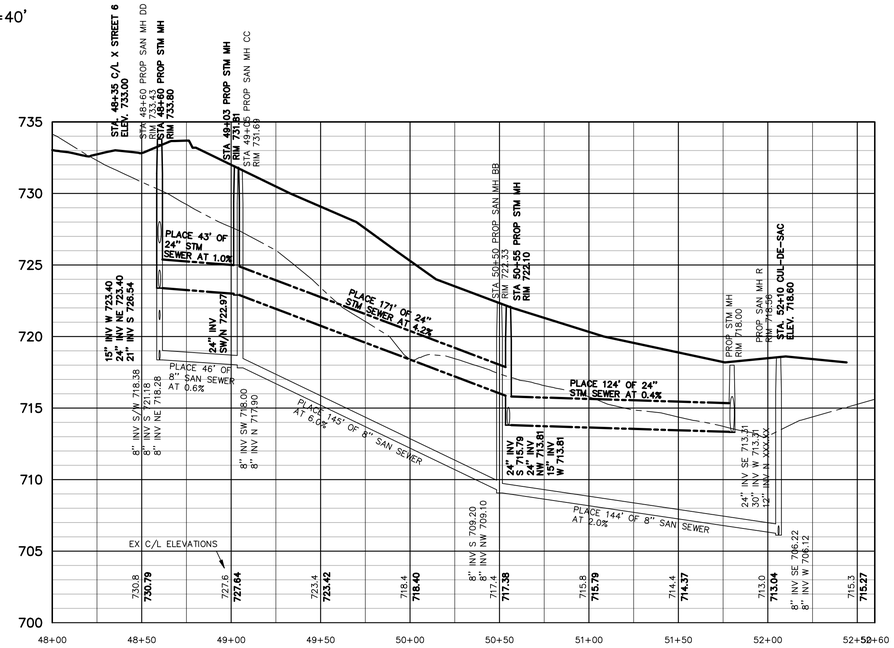
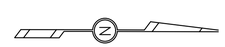
VERTICAL SCALE : 1"=5'





PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				CITY MANAGER
SA. NO.				
PROJECT NO. 251185E				CITY ENGINEER
DRAWN BY JSD				
DESIGNED BY JSV				DESIGN ENGINEER
CHECKED BY JSV				
SEC. NO. 32				FILE NO. 15 OF 24
DATE DRAWN 10/16/2025				

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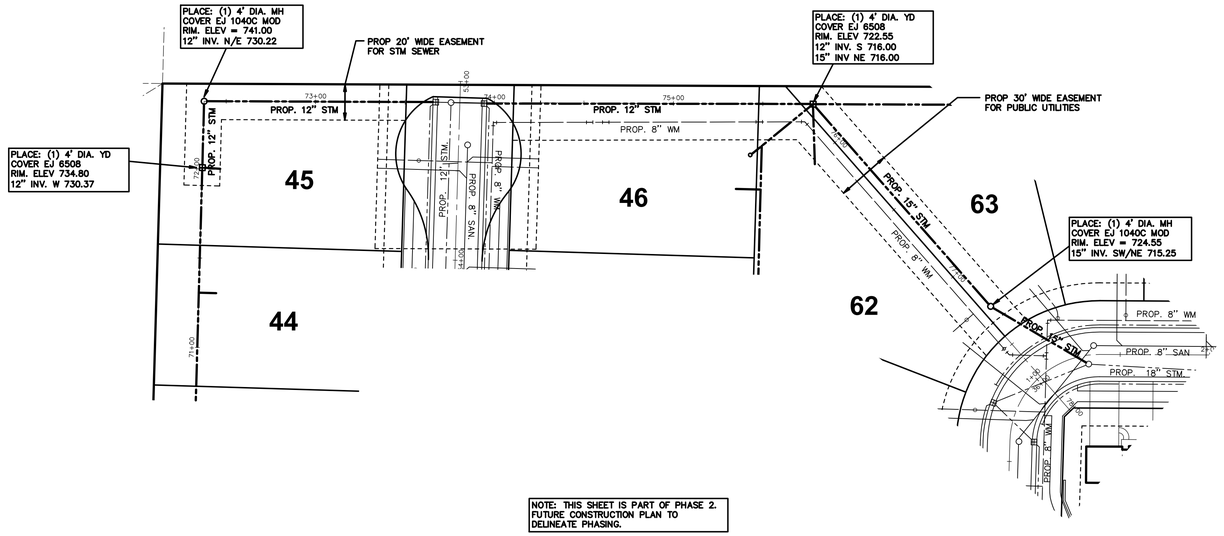


NOTE: THIS SHEET IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

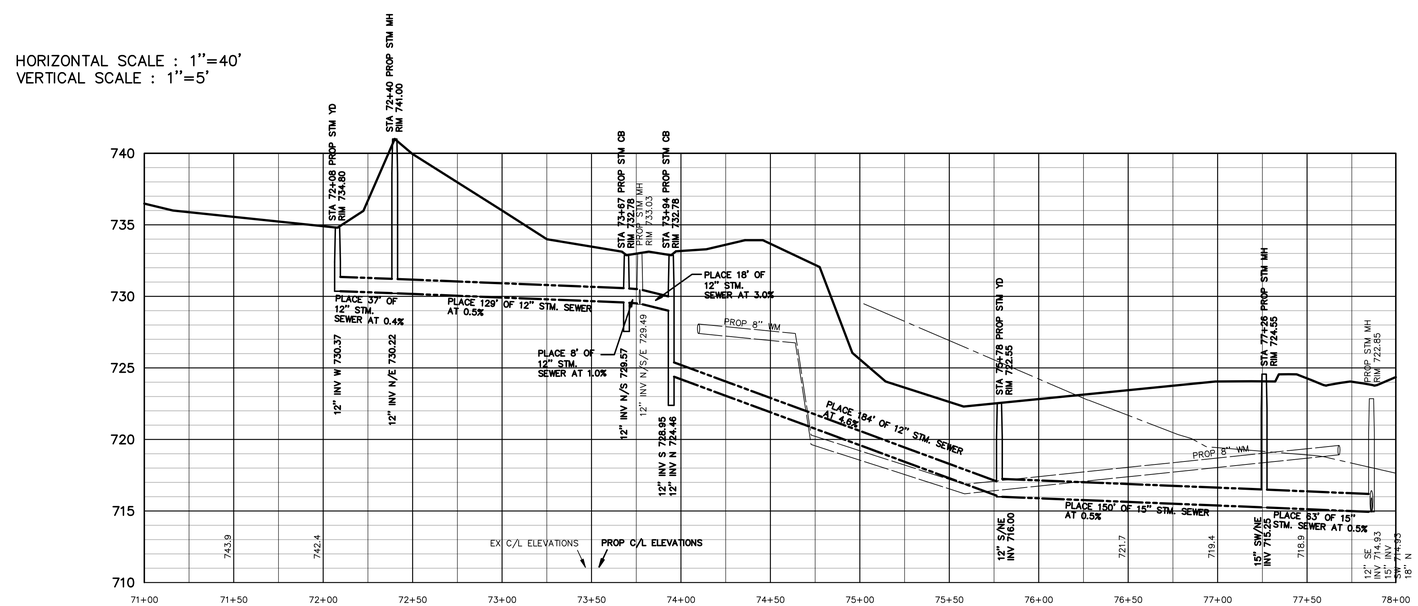
NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

NOTE: SIZING OF STM SEWER IS APPROX. FINAL SIZING WILL BE ON THE FINAL CONSTRUCTION PLANS.

0' 40' 80'

SCALE: 1" = 40'

PRELIMINARY



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WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025	FILE NO. 16 OF 24			

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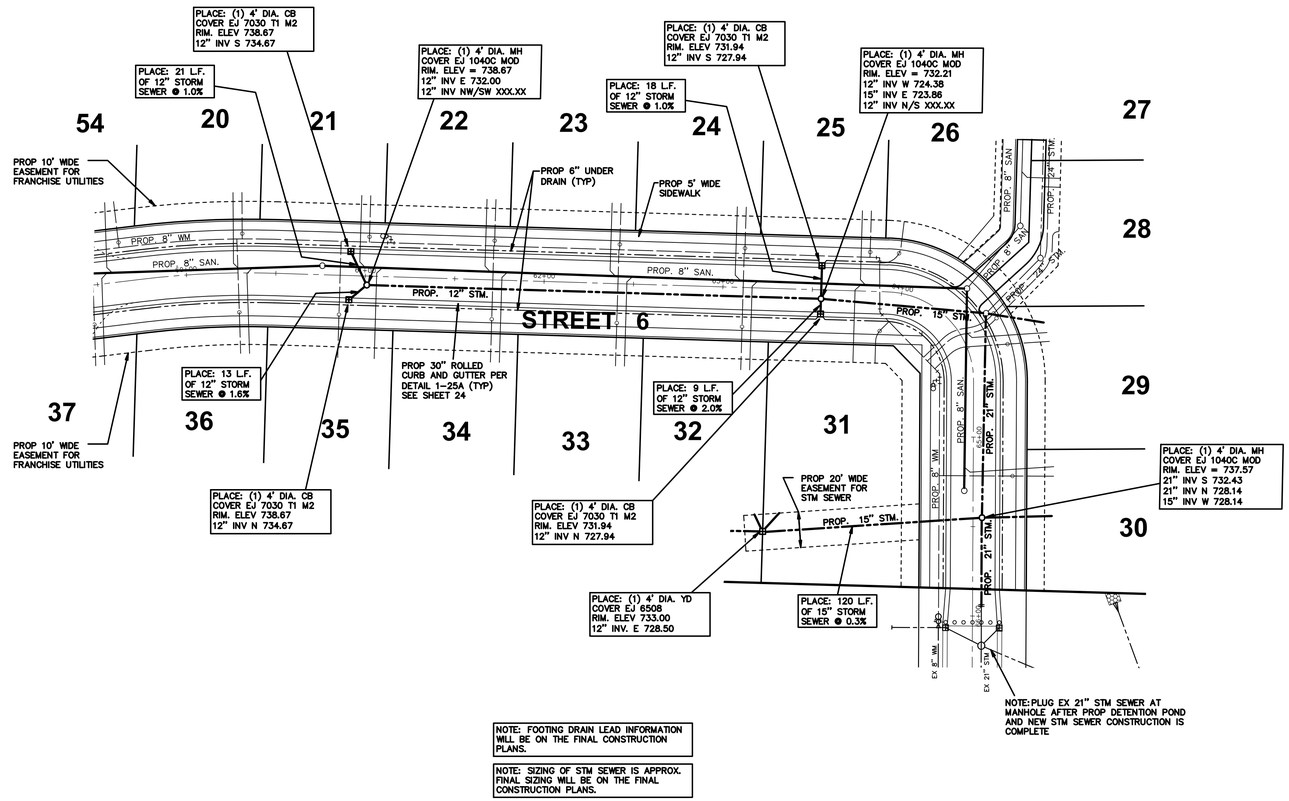

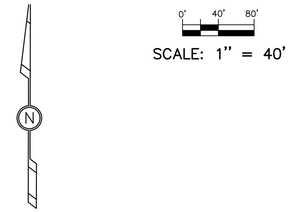

PRELIMINARY

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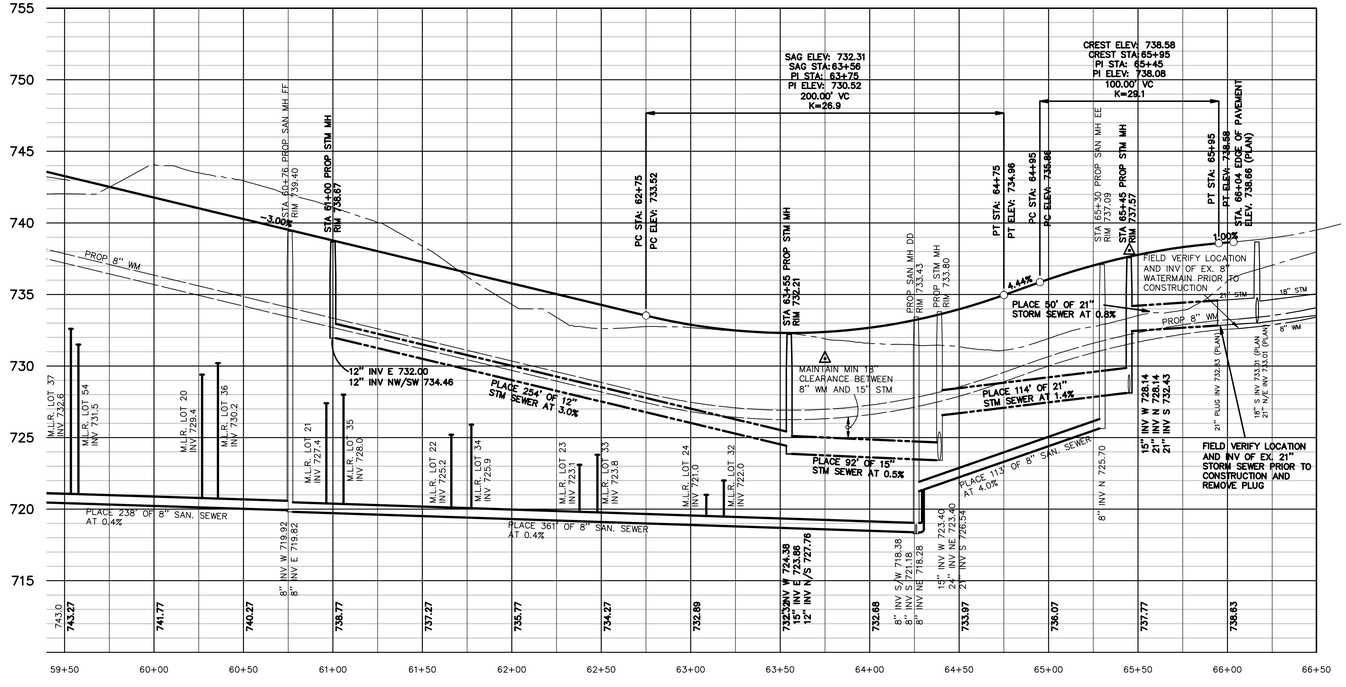
HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				CITY MANAGER
PROJECT NO. 251185E				
DRAWN BY JSD				CITY ENGINEER
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025				

FILE NO. 17 OF 24

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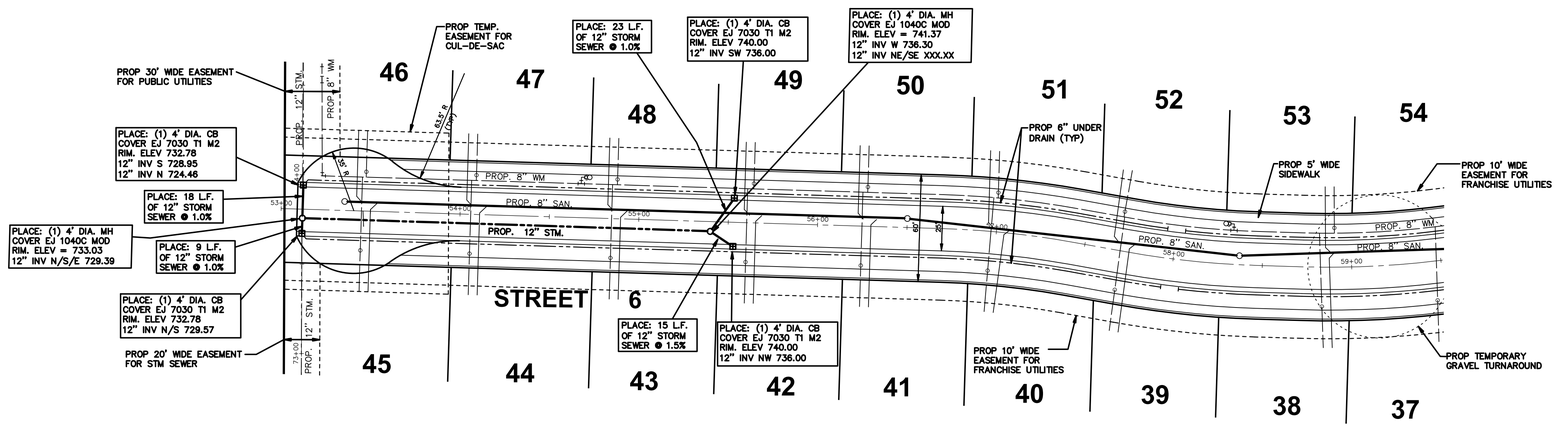

NOTE: MAJORITY OF STREET 16 ON AND SHEET IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

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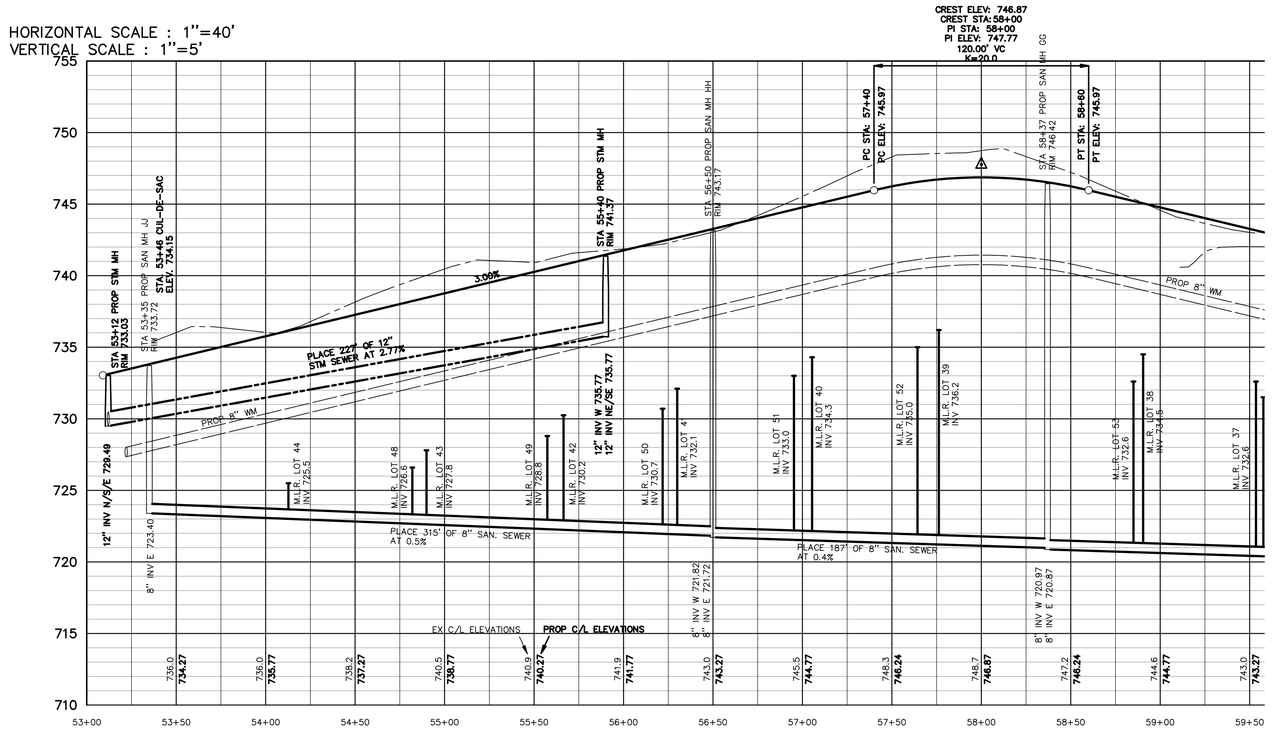

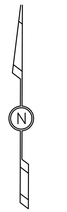

0' 40' 80'

SCALE: 1" = 40'

PRELIMINARY

STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER
JEFFREY SCOTT VAN LAAR ENGINEER No. 6201062083

Know what's below. Call before you dig.

NOTE:
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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'
SYSTEM NO.
SA. NO.
PROJECT NO. 251185E
DRAWN BY JSD
DESIGNED BY JSV
CHECKED BY JSV
SEC. NO. 32
DATE DRAWN 10/16/2025

ELECTRIC	GAS	TELEPHONE	CABLE TV

CITY MANAGER
CITY ENGINEER
DESIGN ENGINEER

FILE NO. 18 OF 24

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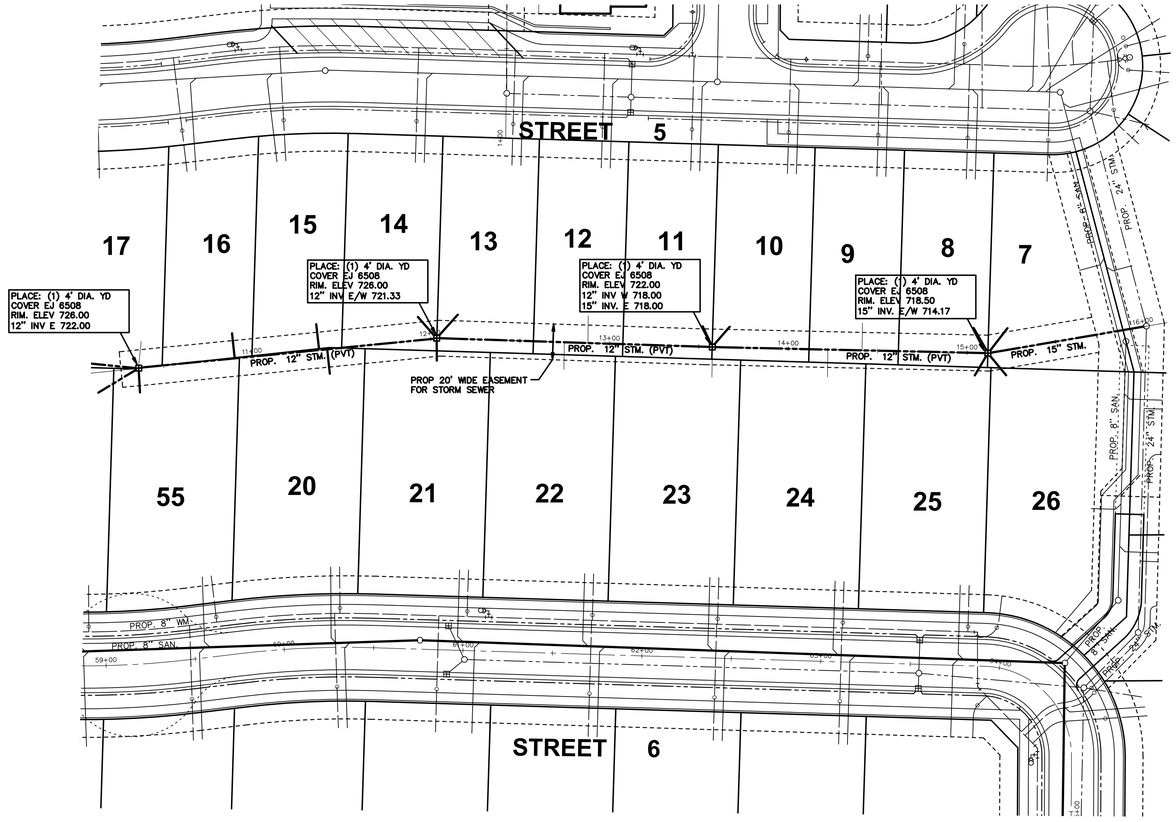
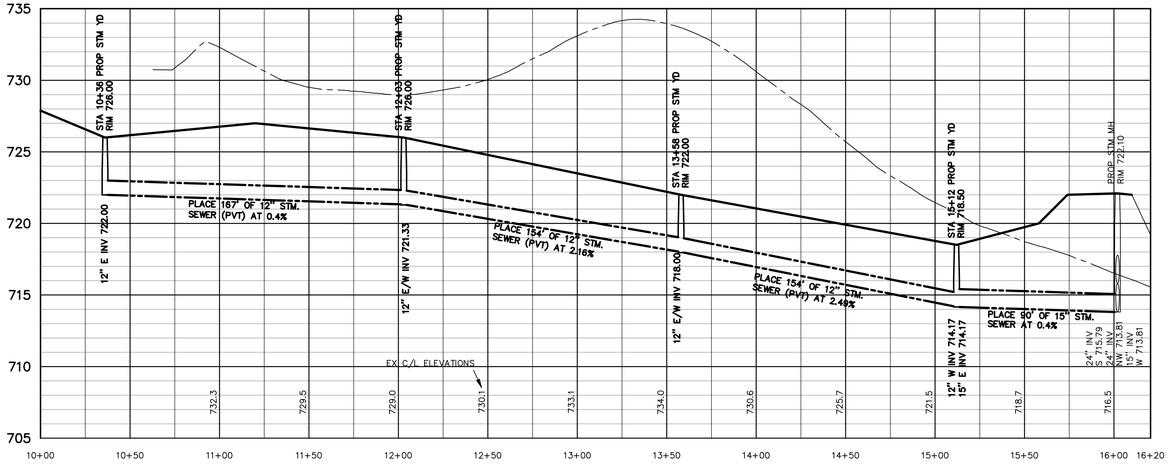


NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

NOTE: SIZING OF STM SEWER IS APPROX. FINAL SIZING WILL BE ON THE FINAL CONSTRUCTION PLANS.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



0' 40' 80'

SCALE: 1" = 40'

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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DATE	REVISIONS	BY

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SALMON'S VIEW BACKYARD STM SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.	CITY MANAGER			
SA. NO.				
PROJECT NO. 251185E	CITY ENGINEER			
DRAWN BY JSD				
DESIGNED BY JSV	DESIGN ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	FILE NO.		19 OF 24	
DATE DRAWN 10/16/2025				

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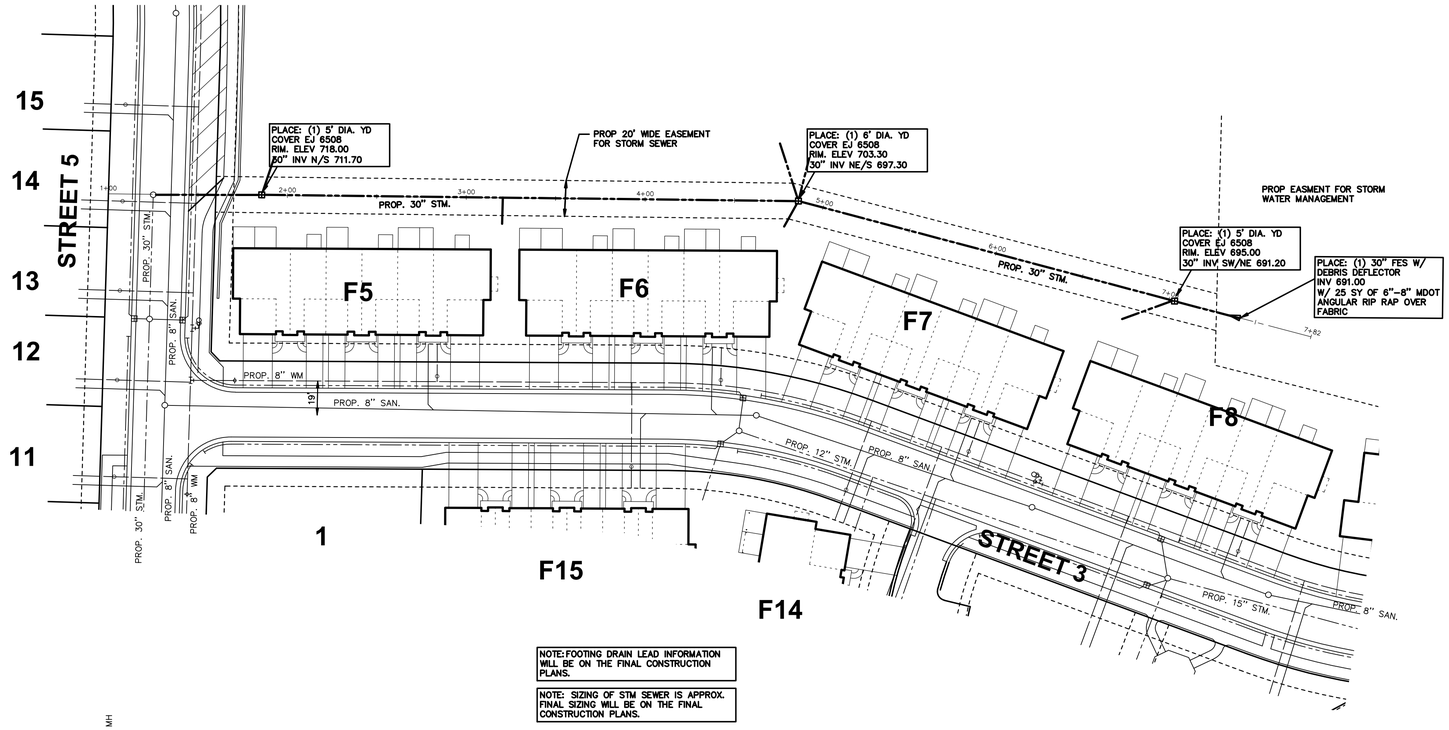

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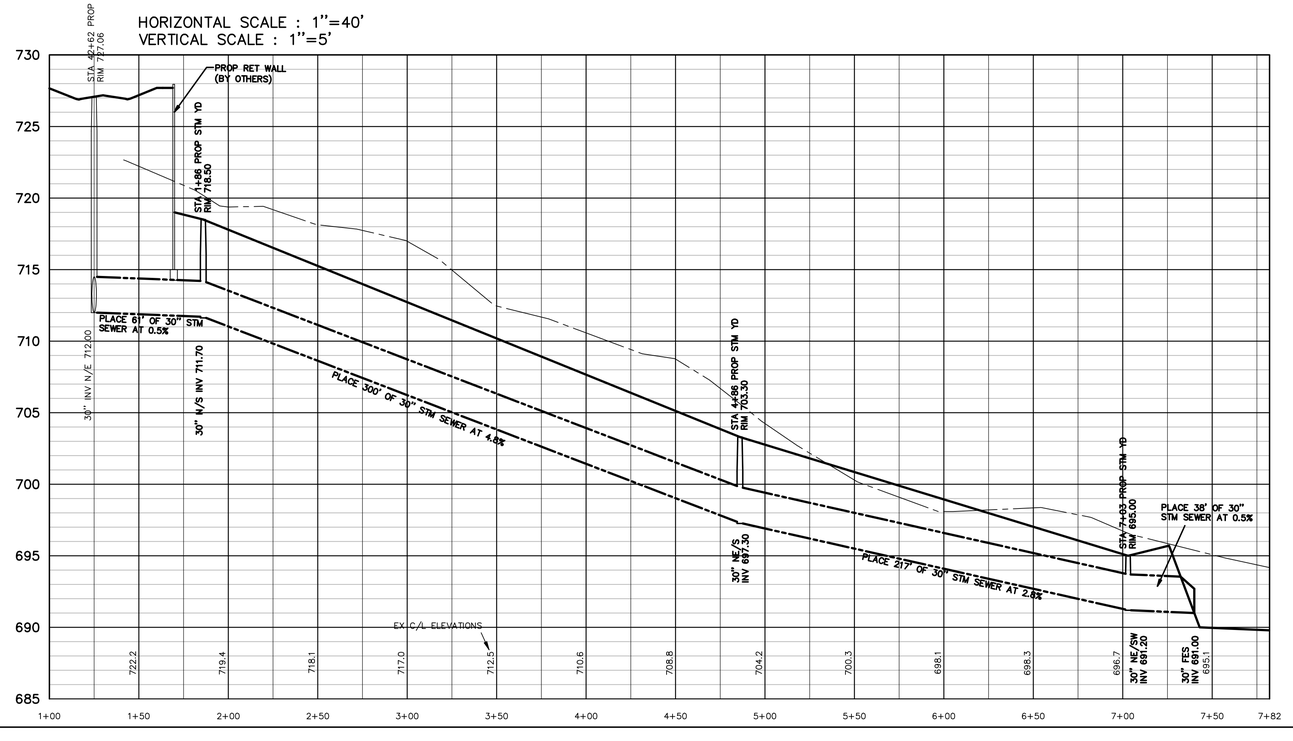

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SALMON'S VIEW
BACKYARD STM SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W

FROM: XXXXX STREET

TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 20 OF 24			

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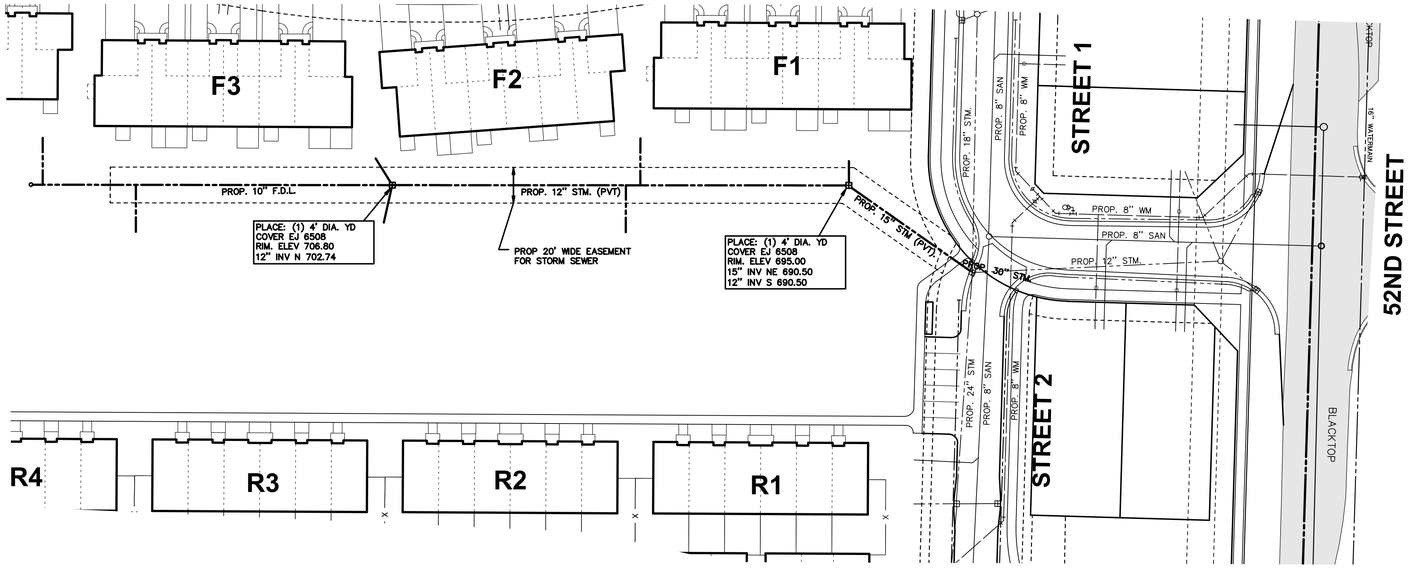

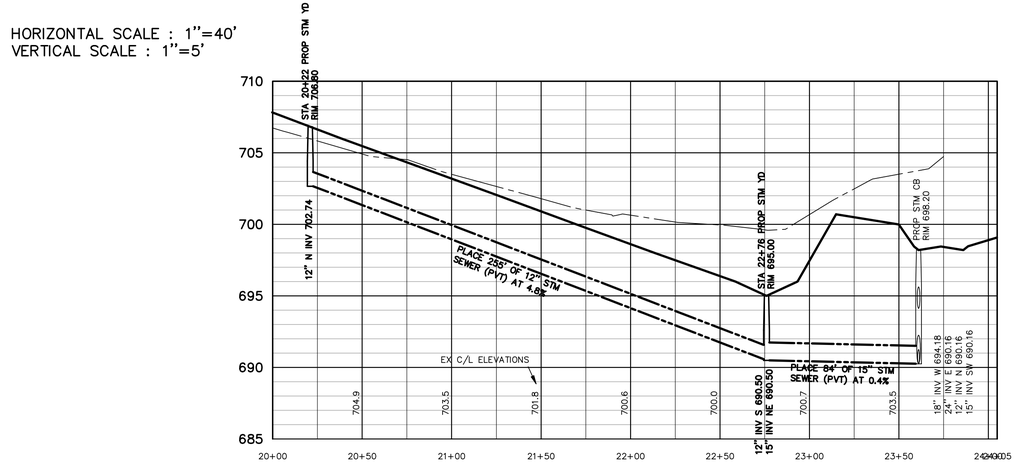

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SALMON'S VIEW BACKYARD STM SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

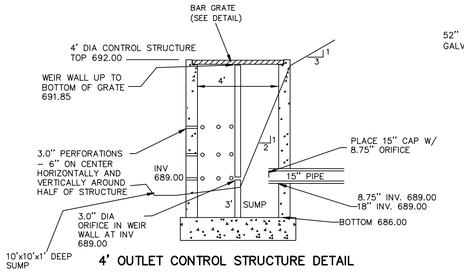
IN: NW 1/4, SECTION 32, T6N, R12W

FROM: XXXXX STREET

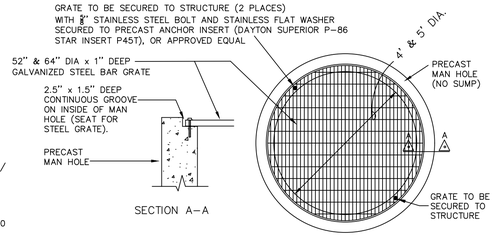
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				CITY MANAGER
PROJECT NO. 251185E				
DRAWN BY JSD				CITY ENGINEER
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025				FILE NO. 21 OF 24

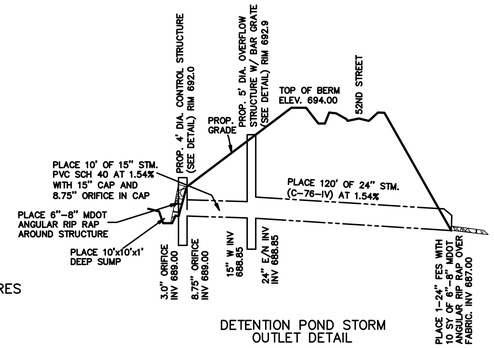
P:\Projects\2025\251185D\Drawings\251185.dwg, S21, 10/16/2025 1:14:26 PM, jvanlaar



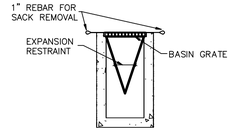
4' OUTLET CONTROL STRUCTURE DETAIL



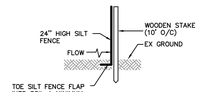
BAR GRATE DETAIL FOR 4 & 5" CONTROL STRUCTURES
NOTE: GRATE SHALL BE HINGED FOR ACCESS PURPOSES



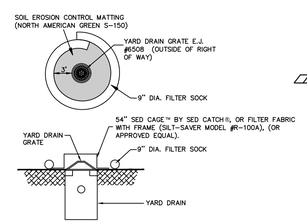
DETENTION POND STORM
OUTLET DETAIL



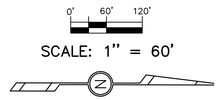
SILT SACK DETAIL
(SHOWN AS ○)

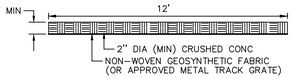


SILT FENCE DETAIL



YARD DRAIN PROTECTION DETAIL
(SHOWN AS ◎)



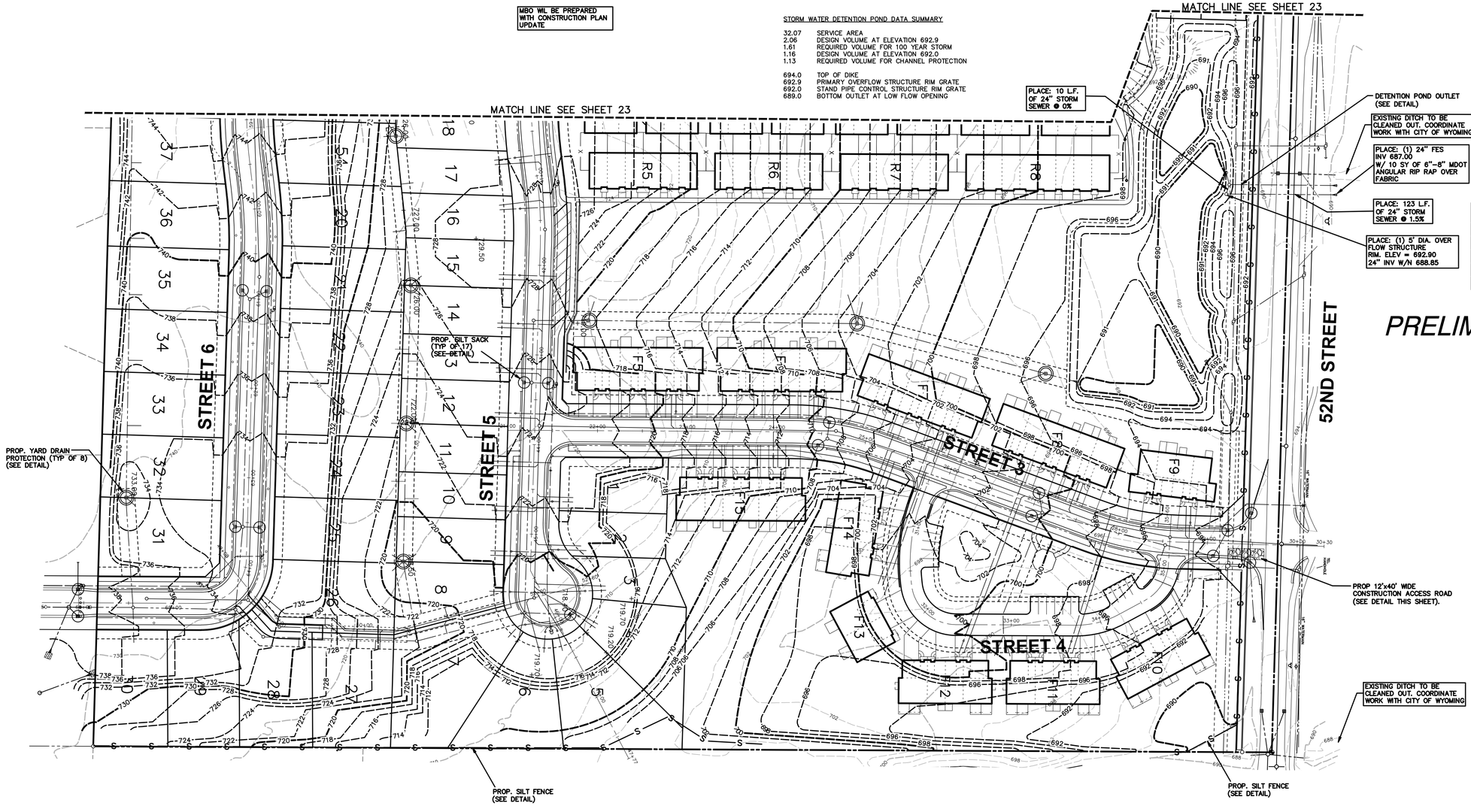


TIRE CLEANING AREA DETAIL

MBO WIL BE PREPARED
WITH CONSTRUCTION PLAN
UPDATE

STORM WATER DETENTION POND DATA SUMMARY

32.07	SERVICE AREA
2.06	DESIGN VOLUME AT ELEVATION 692.9
1.61	REQUIRED VOLUME FOR 100 YEAR STORM
1.16	DESIGN VOLUME AT ELEVATION 692.0
1.13	REQUIRED VOLUME FOR CHANNEL PROTECTION
694.0	TOP OF DIKE
692.9	PRIMARY OVERFLOW STRUCTURE RIM GRATE
692.0	STAND PIPE CONTROL STRUCTURE RIM GRATE
689.0	BOTTOM OUTLET AT LOW FLOW OPENING



SOIL EROSION CONTROL NOTES:

1. TOTAL AREA OF DISTURBANCE = 39.5 ACRES
2. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
3. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) AND SEEDED.
5. PLACE SILT FENCE AS SHOWN ON PLAN AND PER DETAIL.
6. PROTECT ALL NEW AND EXISTING STORM BASINS WITH SEDIMENT SACKS AND REMOVE WHEN SITE IS STABILIZED. AFTER SACKS ARE REMOVED, ALL STRUCTURES TO BE CLEANED OUT.

CONSTRUCTION/SESC MEASURE INSTALLATION SEQUENCE	2026 MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
INSTALL SILT FENCE	X	X						
MASS GRADING	X	X	X	X				
SANITARY SEWER/WATERMAIN			X	X	X	X		
STORM SEWER			X	X	X	X		
RESTORATION AND SEEDING						X	X	X

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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

NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

DATE	REVISIONS	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
GRADING AND SOIL EROSION CONTROL

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: HORIZ. 1" = 60'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 22 OF 24			

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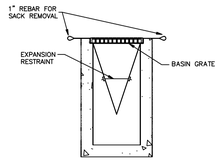
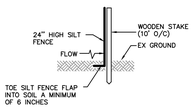
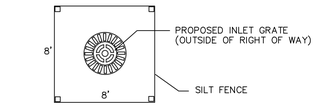
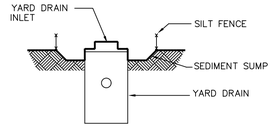


SILT SACK DETAIL

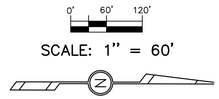


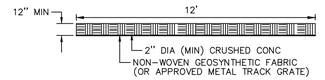
SILT FENCE DETAIL





YARD DRAIN PROTECTION DETAIL





TIRE CLEANING AREA DETAIL

MBO WIL BE PREPARED WITH CONSTRUCTION PLAN UPDATE

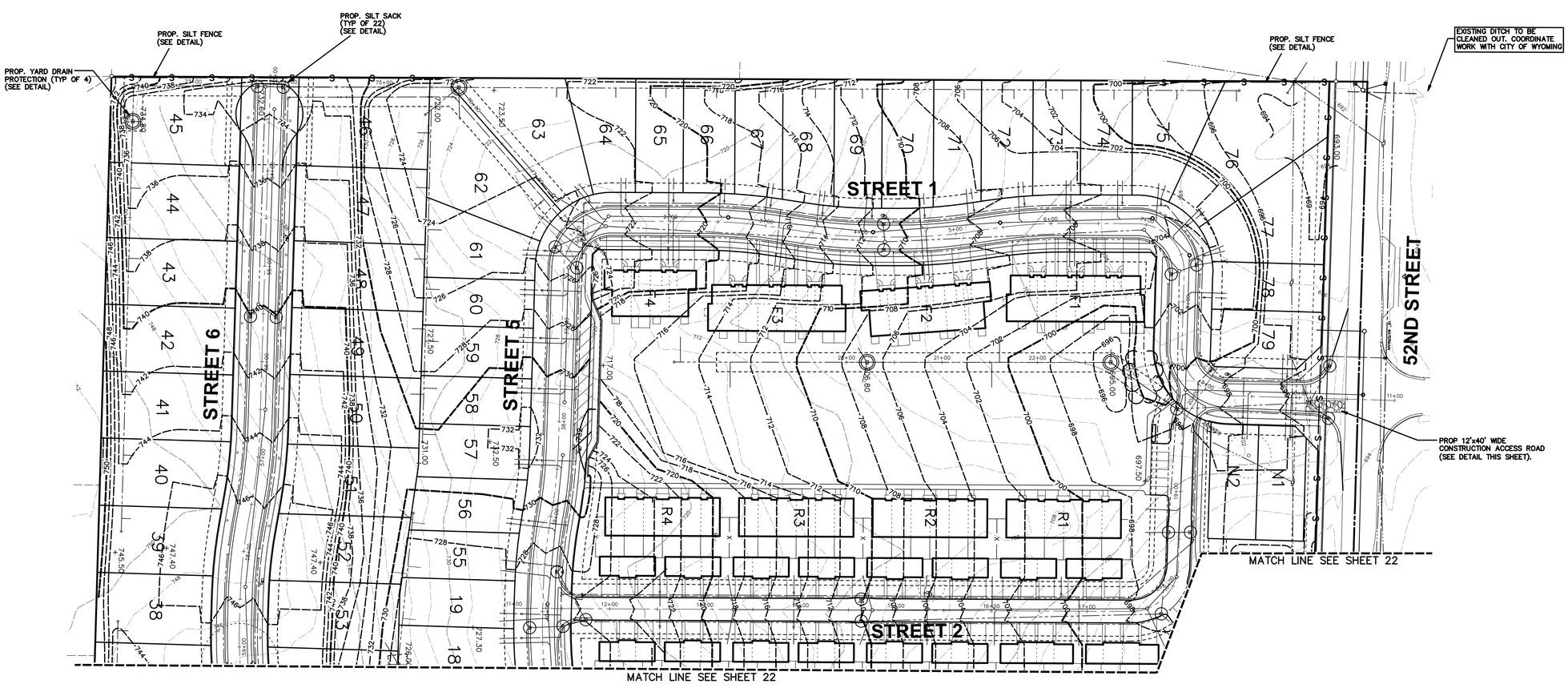
PROP. YARD DRAIN PROTECTION (TYP OF 4) (SEE DETAIL)

PROP. SILT FENCE (SEE DETAIL)

PROP. SILT SACK (TYP OF 22) (SEE DETAIL)

PROP. SILT FENCE (SEE DETAIL)

EXISTING DITCH TO BE CLEANED OUT. COORDINATE WORK WITH CITY OF WYOMING



PROP 12'x40' WIDE CONSTRUCTION ACCESS ROAD (SEE DETAIL THIS SHEET).

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

DATE	REVISIONS	BY

exxel engineering, inc.
planners · engineers · surveyors
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Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
GRADING AND SOIL EROSION CONTROL

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: HORIZ. 1" = 60'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 23 OF 24

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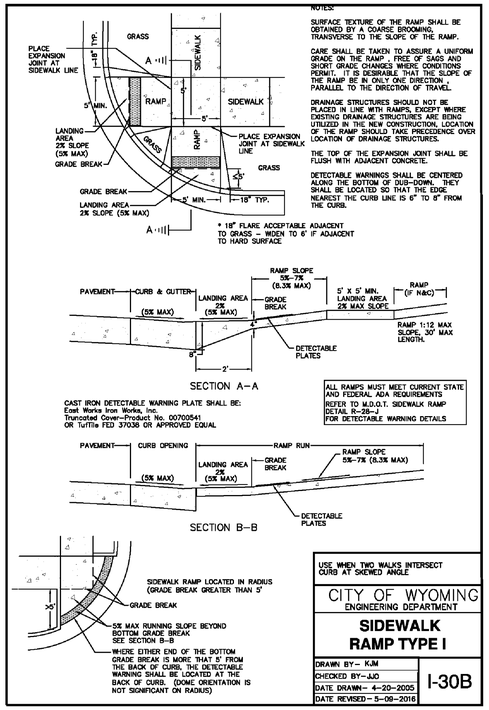
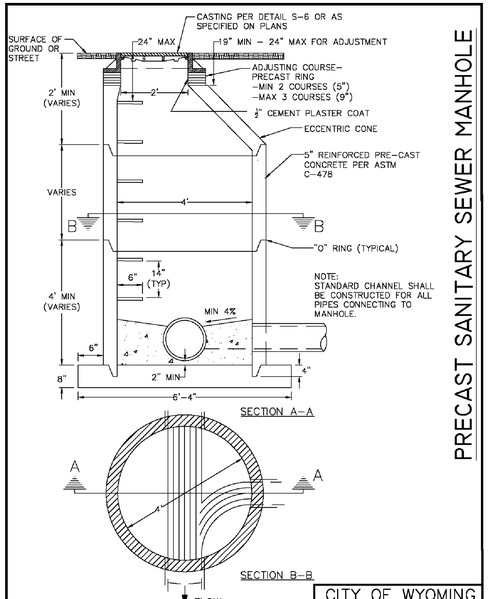


CITY OF WYOMING
ENGINEERING DEPARTMENT

SIDEWALK RAMP TYPE I

DRAWN BY– KJM	I-30B
CHECKED BY– JJO	
DATE DRAWN– 4-20-2005	
DATE REVISED– 5-09-2016	



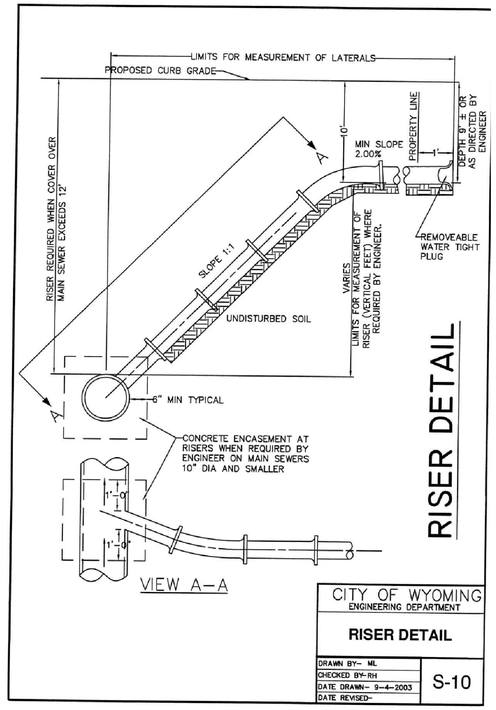
(IN HIGH WATER TABLE AREAS AN APPROVED WATERPROOFING SHALL BE APPLIED TO THE OUTSIDE OF THE MANHOLE)
NOTE:
• WHERE SEWER PIPE IS JOINED INTO MH, USE FLEXIBLE WATER TIGHT CONNECTION SUCH AS A–LOK, KORNSEAL OR APPROVED EQUAL
• BELOW 15' DEPTH MEASURED FROM PRESENT GROUND SURFACE, MANHOLE WALLS SHALL BE 12" THICK AND DIAMETER OF BASE 7'4"

PRECAST SANITARY SEWER MANHOLE

CITY OF WYOMING
ENGINEERING DEPARTMENT

PRE-CAST SANITARY SEWER MANHOLE

DRAWN BY– KJM	S-7
CHECKED BY– JO	
DATE DRAWN– 5-2016	
DATE REVISED– 5-2016	

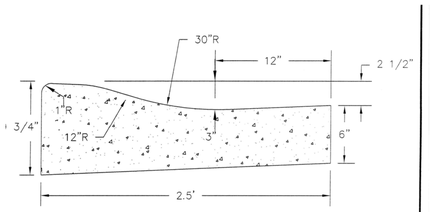


RISER DETAIL

CITY OF WYOMING
ENGINEERING DEPARTMENT

RISER DETAIL

DRAWN BY– ML	S-10
CHECKED BY–RH	
DATE DRAWN– 9–4–2003	
DATE REVISED–	



ROLLED (MOUNTABLE) COMBINED CONCRETE CURB & GUTTER

CITY OF WYOMING
ENGINEERING DEPARTMENT

ROLLED (MOUNTABLE) COMBINED CURB AND GUTTER

DRAWN BY– ML	I-25A
CHECKED BY–RH	
DATE DRAWN– 8–04–2003	
DATE REVISED–	

GENERAL NOTES

1. CONSTRUCTION AND TESTING OF SANITARY SEWER, WATERMAIN, STORM SEWER, SIDEWALK IMPROVEMENTS AND RESTORATION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WYOMING STANDARD CONSTRUCTION REQUIREMENTS. ROAD CONSTRUCTION AND LANDSCAPING AT SHALL BE IN ACCORDANCE WITH CITY OF WYOMING STANDARD REQUIREMENTS.

2. ALL SIDEWALK IMMEDIATELY ADJACENT TO LOTS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS, UNLESS OTHERWISE NOTED.

4. AS–BUILT UTILITY LOCATIONS & EASEMENTS SHALL BE PROVIDED TO CITY OF WYOMING BY THE OWNERS ENGINEER.

5. FILL PLACED AS SUBBASE IN THE ROW SHALL BE COMPACTED TO 95% MAXIMUM DENSITY. FILL IN LOT AREAS SHALL BE COMPANTED TO 95% MAX DENSITY.

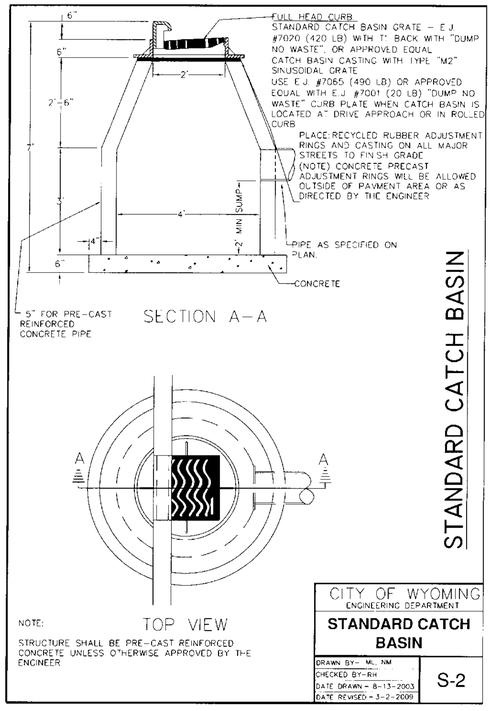
6. ROADWAY & UTILITY FILL MATERIAL SHALL MEET CLASS II SPECIFICATIONS.

PIPE RESTRAINT LENGTH REQUIRED, FEET*

Pipe Diameter	Tees	90° bends	45° bends	22 1/2° bends	11 1/4° bends	Dead Ends	Reducers (one size)	**
8"	41'	41'	17'	8'	4'	104'	43'	55'
12"	58'	58'	24'	12'	6'	149'	80'	120'

Notes:
• The lengths of restrained pipe required as shown in the table above is based backfill being compacted to 95% of maximum density according to the Modified Proctor Method. The above lengths do not consider polyethylene wrapped pipe. If the pipe is wrapped with polyethylene, the minimum lengths of restrained pipe shall be shown on the plans and approved by the Township Engineer.

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

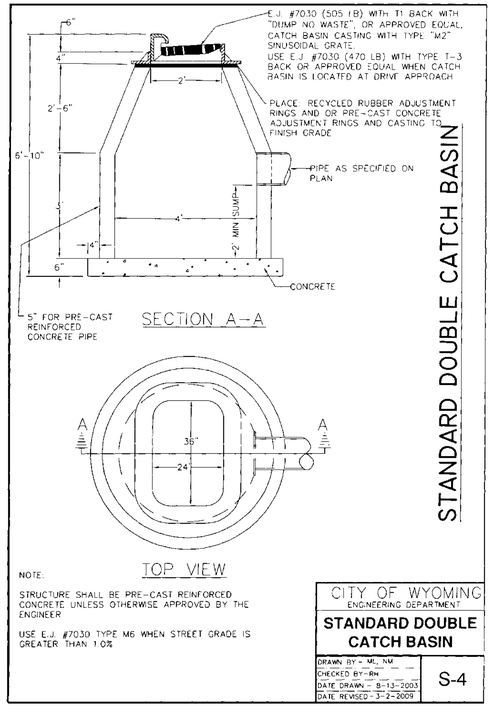


STANDARD CATCH BASIN

CITY OF WYOMING
ENGINEERING DEPARTMENT

STANDARD CATCH BASIN

DRAWN BY– ML, NM	S-2
CHECKED BY–RH	
DATE DRAWN– 8-13-2003	
DATE REVISED– 3-2-2009	



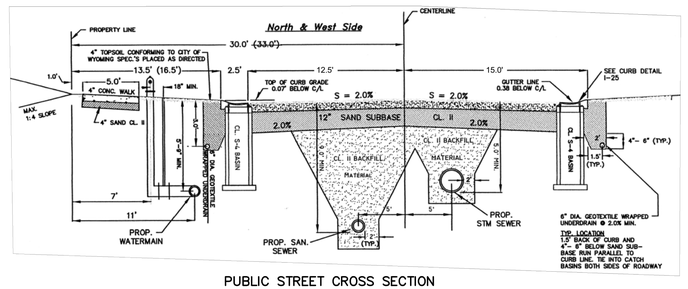
STANDARD DOUBLE CATCH BASIN

CITY OF WYOMING
ENGINEERING DEPARTMENT

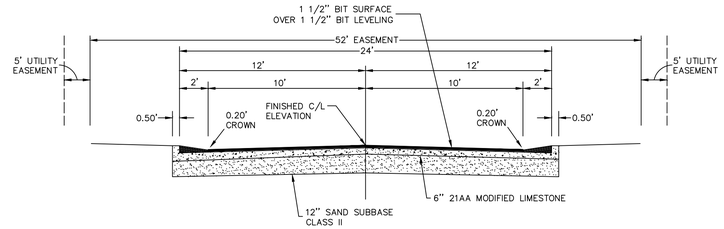
STANDARD DOUBLE CATCH BASIN

DRAWN BY – ML, NM	S-4
CHECKED BY–RH	
DATE DRAWN – 8-13-2003	
DATE REVISED – 3-2-2009	

PRELIMINARY



PUBLIC STREET CROSS SECTION



PRIVATE STREET CROSS SECTION

JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
STATE OF MICHIGAN
REGISTERED PROFESSIONAL ENGINEER

DATE	REVISIONS	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
DETAILS & NOTES

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE:	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY PV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 24 OF 24			

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FIRST DRAFT

Salmon Platted Community

DECLARATION OF COVENANTS RESTRICTIONS AND CONDITIONS

THIS DECLARATION OF COVENANTS, RESTRICTIONS and CONDITIONS is made as of the ____ day of _____ 2025 by Paramount Development Corporation, a Michigan domestic limited liability company, of 1188 East Paris Ave., SE, Suite 100, Grand Rapids, MI 49546, (hereinafter "Developer");

WHEREAS, Paramount Development Corporation is developing certain property in the City of Wyoming, Kent County, Michigan, legally described on the attached Exhibit A, to be known as the Salmon Platted Community. The Salmon Platted Community will be platted for single family homes pursuant to the appropriate recorded plat.

WHEREAS, the first plat of the Salmon Platted Community was recorded with the Kent County Register of Deeds on _____ , 2025 in Instrument No. _____.

WHEREAS, Developer is developing the Salmon Platted Community plat in platted phases, all plats to be known as the Salmon Platted Community followed by the appropriate plat number (collectively referred to as the Salmon Platted Community), which lot owners will use and benefit from the same entry areas, common areas and amenities at such time as the subsequent plat(s) are recorded with the Kent County Register of Deeds; and

WHEREAS, this area may be expanded or contracted by Developer at any time and without any limitations. Only properties developed by Paramount Development Corporation, its successors or assigns, within the above described boundaries may use the name of the Salmon Platted Community; and

WHEREAS, it is required that each owner or purchaser of a lot in the Salmon Platted Community becomes and remains a member of the Salmon Platted Community Property Owners' Association (hereinafter "Association"), a Michigan non-profit corporation, formed to maintain the common property areas in the Salmon Platted Community subdivision, and is required to contribute to the maintenance of the common area property under the control of the Association; and

WHEREAS, it is part of the purpose and intention of this agreement that all of the platted lots in the Salmon Platted Community, as recorded, be conveyed by Developer, subject to reservations, easements, notifications and the use and building restrictions contained herein to establish a general plan of uniform restrictions with respect to said subdivision, to insure to the

purchasers of lots the use of the property for attractive residential purposes and to preserve the general character of the neighborhood; and

NOW, THEREFORE, the platted lots in said the Salmon Platted Community shall be subject to the following building restrictions and other provisions which shall be covenants running with the land, binding on the heirs, personal representatives, successors and assigns of Developer and of each individual lot owner and of each individual lot owner's successors and assigns:

A. USE AND OCCUPANCY RESTRICTIONS

1. Residential Use. Lots shall be used for residential purposes or other purposes customarily incidental thereto. No house shall be designed, constructed or remodeled for the purpose of housing more than one family and not more than one house shall be built on anyone platted lot. Homeowner may use their residences for home occupations, provided that the use does not generate unreasonable traffic by members of the general public, does not cause the violation of any other plat restrictions and the use conforms to the City of Wyoming Zoning Ordinance concerning home occupations.

2. Common Areas. The Salmon Platted Community includes common areas which shall be maintained by the Association. The common areas shall be used only by the Developer, the lot owners and by their agents, tenants, family members, invitees and licensees for access, ingress to and egress from, their respective properties and for other permitted purposes provided that common areas designed for a specific purpose shall be used only for those purposes or other uses approved by the Developer or the Association. The use, maintenance and operation of the common areas shall not be obstructed, damaged or unreasonably interfered with by any owner and shall be subject to any easement presently in existence or entered into by the Developer at some future date that affects all or any part of the common areas.

3. Local Codes. No lot shall be used, nor shall any structure be erected thereon, unless the use thereof and the location thereon satisfies the requirements of the Zoning Ordinance of the City of Wyoming, Kent County, Michigan, which is in effect at the time of the contemplated use or the construction of any structure, unless approval thereof is obtained by a variance from the City of Wyoming. Nothing in this Declaration of Restrictions shall give any person the right to violate or fail to comply with any applicable requirement of City of Wyoming or any other governmental entity with jurisdiction.

4. Development and Sales Period. Development and sales period means the period continuing for as long as the Developer or its successors continue to own and offer for sale any lot or unit in the Salmon Platted Community development.

5. Developer Approvals. During the development and sales periods, no residences shall be commenced or erected until plans or specifications acceptable to the Developer showing the nature, kind, shape, height, materials, color scheme, location and approximate cost for such residence shall have been submitted to and approved in writing by the Developer. Any plans and specifications prepared for residences constructed by Eastbrook Homes, Inc. (the "Builder") are deemed approved by the Developer. The Developer shall have the right to refuse to approve any plans or specifications that are not suitable or desirable in its opinion for aesthetic or other reasons. In passing upon such specifications, the Developer shall have the right to take into consideration the suitability of the proposed structure, the site upon which it is proposed to erect the same and the degree of harmony with the project as a whole.

6. Architectural Control Committee. An architectural review committee (the "Architectural Control Committee") has been or will be established by the Developer. The mission of the Architectural Control Committee is to ensure that non-builder/developer exterior changes or modifications meet the criteria established in these restrictions, provide a compatible neighborhood image and assure a harmonious and aesthetic development.

Following the development and sales periods, if rights of appointment have not previously been assigned to the Association, the Developer representatives or appointees shall resign from the Committee and the Board of Directors of the Association shall appoint 3 new members to the Architectural Control Committee. In each succeeding year, or at such other internals as the Board of Directors may decide, the Board of Directors shall appoint or re-appoint the 3 members to serve on the Architectural Control Committee.

7. Architectural Review. Following completion of the house, unless provided elsewhere in these Restrictions, no buildings, fences, walls, driveways, walkways, dog runs, pools, play structures larger than a 20x12 foot area and more than 12 feet in height, sports court, or other improvements shall be constructed on a lot or elsewhere on the property; and no exterior modification shall be made to any existing residence, structure or other improvement, unless in each case plans and specifications containing such detail as the Architectural Control Committee may reasonably require have first been approved in writing by the Architectural Control Committee. The Architectural Control Committee may establish guidelines detailing the approved materials and colors and detailing the application and approval process. In passing on such plans and specifications the Architectural Control Committee shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site on which it is proposed to be constructed, the proposed location of any improvement on the lot, the location of structures within adjoining lots, correspondence from adjoining lot owners and the degree of harmony with the project as a whole. In addition, to the extent that any proposed landscaping, hedges, trees or other planting are not customary or typical of similar landscaping within the project, then that landscaping shall not be undertaken until the landscaping plan has been submitted to and approved by the Architectural Control Committee.

8. Decks. A deck may be constructed without the approval of the Developer or the Architectural Control Committee, so long as the deck is not larger than 500 square feet in area and is located fully behind the side walls of the residence constructed on a lot.

9. Storage Buildings. A storage building does require submittal to the Architectural Control Committee, but will be allowed, provided that it meets the following criteria. The maximum size permitted is 10'x12' and not higher than 12 feet. It shall be of materials similar to that as used on the home and painted in colors similar to the home or clad with vinyl siding matching that of the home. A storage building shall be located within the boundaries of the width of the house so as not to be seen from the front and shall not be located closer than ten feet from the property line and shall be suitably landscaped.

10. Fences. Fencing will not be permitted unless approved in writing by the Architectural Control Committee. If permitted, fencing on all lots shall be of a style and type as the Architectural Control Committee deems appropriate for the project.

11. Pools and Accessories. Aboveground swimming pools are not permitted. Inground swimming pools will require the approval of the Architectural Control Committee for location and aesthetic treatment. Pools shall be suitably maintained. Swimming pools shall meet the

requirements of the City of Wyoming. Fencing around pools is permitted to meet city requirements. Location of the pool and fencing shall be fully behind the side walls of the house. All pool and fencing plans must be submitted to and approved by the Architectural Control Committee before work commences.

12. Landscaping, Trees and Lawn Care. Landscaping within a lot shall be completed by the lot owner within nine (9) months after the completion of construction of the residence on a lot, to the extent it does not have natural cover within woods. After occupancy, it will be the responsibility of the homeowner to control soil erosion. Each lot owner shall mow grass at least two (2) times each month during the growing season; however, when appropriate to the project, a lot owner may leave portions of the lot intended to remain in a natural state in that natural state. Due to the lake and pond located in the project only phosphorous free fertilizers may be used on lawns to protect the water quality.

Existing trees greater than 8" in diameter and new trees that are planted within the boundaries of a lot by the Developer or Builder shall be maintained by the lot owner of the lot. Such trees shall not be removed unless the tree is diseased, dying or endangers life or property.

13. Satellite Dish.

a. All satellite dishes, whether permanent or temporary, shall be placed adjacent to, or be attached to the outdoor side wall of a house or garage.

b. All satellite dishes shall be placed in the rear yard (i.e. between the building and the rear lot line). The placement shall not exceed an envelope area of four (4) feet horizontally from the side of the house or garage and four (4) feet vertically from grade level.

c. The size of all satellite dishes shall not exceed a diameter of thirty-six (36) inches.

d. There shall be no placement of any satellite dish in the front or side yard unless the criteria stated herein cannot be met due to the required line of site with the satellite.

e. Satellite dishes may be located outside the criteria set forth above if the applicant can show that such placement would not permit a satellite dish to receive signals from the satellite due to obstructions or sight line interference. The exact location and height of the satellite dish rests with the discretion of the Architectural Control Committee and/or the Board of Directors.

f. The Architectural Control Committee and/or the Board of Directors may require landscaping or other conditions in addition to the stated criteria so as to hide or blend the satellite dish with the surrounding topography, landscape or other structures.

14. Sidewalks. In accordance with a requirement of the City of Wyoming, lot owners with sidewalks will be required to maintain the sidewalk areas adjacent to their front or side lots, including snow removal and turf maintenance. Any lot owner who believes a lot owner is violating applicable ordinances concerning sidewalk maintenance may contact the appropriate governmental authority to seek enforcement measures.

15. Mailboxes. Cluster mailboxes are required by the United States Postal Service. The boxes will be maintained by the Association.

16. Nuisances. No noxious or offensive trade or activities shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

17. Pets and Animals. No more than three (3) common household pets may be maintained on any lot without the prior written consent of the Association, which consent, if given, may be revoked at any time by the Association. No exotic, savage or dangerous animal shall be kept on the property, and no animal may be kept or bred for commercial purposes. Common household pets permitted under the provisions of this subsection shall be kept only in compliance with the rules and regulations promulgated by the Board of Directors from time to time, and must at all times be kept under care and restraint so as not to be obnoxious on account of noise, odor or unsanitary conditions. No animal shall be permitted to run loose upon the common areas, nor upon any lot except the lot owned by the owner of such animal, and the owner of each pet shall be responsible for cleaning up after it.

Each pet owner is responsible for complying with applicable municipal ordinances and state laws regulating pets, including so-called "leash laws". Any lot owner who believes that a pet owner is violating applicable ordinances or laws may contact the appropriate governmental authority to seek enforcement measures.

18. Automobiles. Not more than two vehicles shall be parked outside an enclosed garage on a regular basis without approval of the Architectural Control Committee. No automobiles or other vehicles that are not in operating condition are to be kept outside of an enclosed garage at any time. No commercial vehicles or trucks larger than a traditional passenger style van of 20 feet in length shall be parked or stored on or about the property, with the exception of trucks or vehicles making deliveries or pick-ups within the normal course of business.

No vehicles shall be parked on or along the roadways, except in the event of occasional or unusual circumstances, such as parties or receptions that generate the need for off-site parking. No vehicles shall be parked in the yard area of any lot or common area.

19. Boats or Recreational Vehicles. No boat or recreational vehicle shall be permanently stored on the lot, except in an enclosed garage. Boats and recreational vehicles may be kept on the property for a period not exceeding 72 hours for preparation for use. No snowmobile, all-terrain vehicle or other motorized recreational vehicle shall be operated on the property.

20. Trash Containers and Pick Up. All trash shall be placed in containers approved by the Architectural Control Committee and kept inside the garage or other fully enclosed area except for short periods of time reasonably necessary to permit collection. The Developer or the Association may, from time to time, designate one waste hauler to provide trash removal services to all lots. The waste hauler may separately invoice each lot owner for that service. The Developer or the Association may enter into agreements with the waste hauler under which the waste hauler provides rebates, from fees received, directly to the Developer or the Association to offset the cost of managing the Association or funding common areas maintenance or improvements.

21. Landscape Area Irrigation. Irrigation for the landscaping may be, at Developer's discretion, connected to the underground irrigation system of a lot located near the landscape area. It is the responsibility and the requirement of the lot owner to irrigate the landscaping located

in the landscape area. The lot owner is required to water the vegetation on a regular basis to provide for green grass and healthy plant/tree growth. The lot owner needs to water the vegetation during the months of June through September. The lot owner will also be responsible to have the irrigation system properly drained when the weather requires it. The Association will be responsible for the repairs and maintenance of the irrigation lines and heads located in the island or landscape areas. The Association is responsible to the lot owner for the repair of any damage to his yard area due to the repair and maintenance of the irrigation system under the street, in the island or landscape area.

The Association will pay one hundred fifty dollars ($150.00) to the lot owner at the end of the year to cover the cost of the water and draining the irrigation lines for the landscape area. The Association will review the annual payment amount every year to insure that a fair and equitable payment is made to cover the cost of the water.

22. Firearms and Weapons. No lot owner shall use, or permit the use by any occupant, agent, tenant, invitee, guest or member of the lot owner's family of any firearms or other dangerous weapons, fireworks, projectiles or devices anywhere on or about the property, consistent with applicable township ordinances and state law.

23. Signs. No signs or other advertising devices (other than one professionally made for sale sign or political election sign, or a sign of substantially the same quality and appearance, which is not larger than 4 square feet in size), shall be displayed from any residence or on any lot or common areas that are visible from the exterior of the lot or from the common areas without written permission from the Association or its managing agent.

24. Well Prohibition. The entire development is being supplied with municipal water and sewer so that well use is not required. No individual wells or irrigation wells are permitted in the Salmon Platted Community development.

25. Violations. If there is a question as to whether there is a violation of any of these specific covenants, it shall be submitted to the Board of Directors of the Association, which shall conduct an investigation. Written notice shall be given to the lot owner with the opportunity for a hearing before the Board. If the lot owner is found to have violated the restrictions, the Board's determination shall state what corrective action needs to be taken and state a punctual but reasonable time period to comply with the determination. If the lot owner refuses to correct the violation, the Board may suspend the voting rights and rights to use of the recreational facilities pursuant to the Bylaws of the Association and/or it shall be lawful for the Association or any lot owner to prosecute any proceedings at law or in equity to prevent the violation or to recover damages for such violation.

26. Permitted Variance. The Developer or the Architectural Control Committee may, upon a showing of practical difficulty or other good cause, grant variances from the requirements of these Restrictions, but only to the extent and in such a manner as do not violate the spirit and intent of the requirements; however, the Developer or the Architectural Control Committee may not grant variances as to the requirements that are mandated by the township or Kent County.

27. Rules of Conduct. Additional rules and regulations consistent with these Restrictions may be promulgated and amended by the Board. Copies of such rules and regulations must be furnished by the Board to each lot owner at least 10 days prior to their effective date and may be revoked at any time by the affirmative vote of sixty-six percent (66%) or more of all lot owners.

B. THE SALMON PLATTED COMMUNITY PROPERTY OWNERS' ASSOCIATION

1. Organization. The Developer has created the Salmon Platted Community Property Owners' Association, a Michigan non-profit corporation (the "Association"), for the purpose of the management, maintenance, operation and administration of the common areas and the other purposes set forth in these Restrictions.

2. Compliance. All owners of the lots and condominium units in said the Salmon Platted Community are hereby obligated to become and remain members of the Salmon Platted Community Property Owners Association and to pay annual dues to the Association in accordance with these Restrictions and with the Articles and Bylaws of said Association for the cost of the maintenance of the property known as the common areas, parks, entry areas, private roads and any other property under the control of the Association. This shall be the personal obligation of the owners and shall constitute a lien on the parcel owned or being purchased. The obligations may be enforced in any manner permitted by law and specifically including foreclosure of the lien the same as if the lien were a mortgage on the parcel affected. The obligation may be enforced by the Developer, any owner of a lot or unit in the Salmon Platted Community or by the Property Owners Association. Paramount Development Corporation, Eastbrook Homes, Inc., or its assigns, shall not be obligated to pay dues on any lots except a fully completed model sales home.

3. Board of Directors. The business, property and affairs of the Association shall be managed and administered by a board of directors as detailed in the Articles of Incorporation and Bylaws of the Association. During the development and sales periods, the Developer has the right to appoint the members of the board of directors. After approximately ninety percent (90%) of all lots that may be created have been sold and closed by the Developer, or sooner at Developer's discretion, the board of directors shall be elected by the owners as set forth in the Articles and Bylaws of the Association.

4. Advisory Committee. Prior to the first full election of the Board of Directors by the owners, the Developer may appoint or hold elections for various advisory committees or boards to assist with the administration of the Association. After election of the first board of directors by the owners, the Board of Directors will be in charge of appointing the various advisory committees to assist with the administration of the Association.

C. RESERVED RIGHTS OF DEVELOPER

1. Sales Effort. The Developer (or any residential builder to whom the Developer has assigned such rights) shall have the right to maintain a model unit, sales office, advertising signs and flags, storage areas and reasonable parking incident to its sales efforts and such access to, from and over the property as may be reasonable to enable development and sale of the entire project. The architectural review requirements shall not apply to the Developer during the development and sales periods, and the Architectural Control Committee shall have no control over the activities of the Developer during the development and sales periods.

2. Easements Reserved by Developer. The Developer reserves easements over the project as follows:

(a) Access Easements. The Developer reserves the right to grant or retain easements to construct, improve, pave, replace, reconstruct, extend and use all roadways, drives,

walkways and bike paths located within the project, and to construct, improve, pave, replace and use any new roadways, driveways, walkways and bike paths that Developer desires to construct at any time in the future, over any property within the project (the "Access Easements").

(b) Utility Easements. Developer reserves the right to grant or retain easements to improve, replace, extend, tap into, reconstruct, enlarge and use all utility lines and mains located within the project and the public water system and the public sanitary sewer system located within the project, and to construct, improve, replace and use any new utility lines and mains that Developer desires to construct at any time in the future over, under, beneath or across any property within the project (the "Utility Easements"). The Utility Easements are intended to include all public and private utilities, including, without limitation, water, sanitary sewer, storm sewer, gas, electric, telephone and cable. Any exercise by the Developer of the foregoing reserved rights shall be subject to the Developer's compliance with applicable municipal statutes and ordinances.

(c) Benefited Property. The Access Easements may provide ingress and egress rights over the project for the benefit of any real property designated by the Developer, including, without limitation, any lot, the future phases, other real property adjacent to or within the vicinity of the project and any other real property that the Developer owns or may acquire in the future. The Access Easements may provide ingress and egress over the project between the property or properties benefited and any public roadway, private roadway, driveway, walkway, bike path, utility line or utility main wherever located. The Utility Easements may provide rights to use utilities as described above for the benefit of any real property designated by the Developer, including without limitation, any lots, the future phases, other real property adjacent to or within the vicinity of the property, and any other real property that Developer owns or may acquire in the future.

(d) Perpetual. The Access Easements and the Utility Easements (collectively the "Developer Easements") are perpetual and non-exclusive easements for the benefit of the Developer, its successors and assigns, and any persons or entities designated in writing by the Developer or by its successors and assigns. The Developer Easements may be used or established at any time and from time to time at the sole election of the Developer.

(e) Additional Access. The Developer also reserves the right of reasonable access over the entire project to the extent deemed necessary or desirable by the Developer, to make use of and to access the Developer Easements. This includes the right to undertake grading in the course of construction and to operate construction machinery and equipment within the project for the purposes of constructing, improving, repairing or replacing improvements within the Developer Easements.

(f) Assignment. The Developer may assign its rights, in whole or in part, under this section to third persons, including successor developers, lot owners, municipalities, utility providers and other persons, without limit. The Developer Easements reserved in this section are intended to be self-executing, in that no additional conveyance documents are required for the Developer to exercise its rights; however if a third party, such as a utility company or a municipality, by way of example and not limitation, requires that the property owner execute, revise or amend a separate grant of easement or other document, the Developer is deemed to be the attorney-in-fact for the Association or any lot owner and may execute any instrument under this power of attorney on behalf of the Association or the lot owner. No third party may claim any rights under this section unless the third party receives a written assignment of rights under this section from the Developer. The Association has no rights under this section. The Developer has

no duty to contribute or to cause others to contribute in any way to the Association or to any lot owner on account of the exercise of the rights reserved under this section. The Developer has no duty to exercise any of the rights it has reserved under this section.

D. DRAINAGE AND DETENTION AREAS

1. Drainage. Some of the lots in the project are subject to private, unnamed easements for drainage. These unnamed private easements for drainage are for the surface drainage of upland lots within the project. No development, grading or construction is permitted within private easement for drainage. This includes swimming pools, sheds, garages, patios, decks or any other permanent structure or landscaping feature that may interfere with surface drainage. Each lot owner will be responsible for maintaining the drainage system, including natural flow of surface water across his property, whether in an easement or not. Alterations to final grade or excessive irrigation that result in a drainage issue for the owner or neighboring lots will be the sole responsibility of the owner who caused the alteration.

2. Detention Ponds. The Salmon Platted Community plats include stormwater detention areas for the temporary storage of water during storms, which areas have been approved by the appropriate governmental entities. The purchasers of lots and the Association agree to hold harmless Paramount Development Corporation, Eastbrook Homes Inc., their successors and assigns from and against any and all damages, claims, lawsuits and liabilities and expenses that may arise as a result of personal injury or property damage related to the detention pond areas.

E. ENFORCEMENT OF RESTRICTIONS

1. Remedies of Association. If the Association determines that any lot owner has failed to comply with any conditions of the Restrictions, the Association may notify the lot owner by mail advising of the alleged violation. If a dispute or question as to whether a violation of any specific regulation or restriction contained in these Restrictions has occurred, it shall be submitted to the Board of Directors of the Association, which shall conduct a hearing and render a decision in writing, which decision shall be binding upon all owners and other parties having an interest in the project. If the violation is not corrected within a reasonable time period as set by the Board of Directors, the Association can seek enforcement through one or more of the following methods.

(a) Suspension of voting rights pursuant to the Articles and Bylaws of the Association.

(b) Fines assessed at levels set by the Board of Directors with late charges added for every month the account is past due.

(c) Property liens may be filed for unpaid annual Association dues, late fees and recording fees. Property liens may also be filed for costs to bring non-compliant exterior site improvements into compliance.

(d) Police enforcement where applicable.

(e) Filing of small claims court action in district court to seek monetary judgments.

(f) Legal prosecution to prevent the violation and to recover damage for such violation.

2. Enforcement by Developer. The project shall at all limes be maintained in a manner consistent with the highest standards of a private residential community, used and occupied for the benefit of the lot owners and all other persons interested in the project. If at any time the Association fails or refuses to carry out its obligations to maintain, repair, replace and landscape in a manner consistent with the maintenance of such standards, the Developer, or any person to whom it may assign this right, may, at its option, elect to maintain, repair and/or replace any common areas or to do any landscaping required by these Bylaws and to charge the cost to the Association as an expense of administration. The Developer shall have the right to enforce these Bylaws throughout the development and sales periods, which right of enforcement shall include (Without limitation) an action to restrain the Association or any lot owner from any prohibited activity.

3. Lot Owner Enforcement. Any aggrieved lot owner will also be entitled to compel enforcement of these Restrictions by action for injunctive relief and/or damages against another lot owner in the project, but not against the Association or the Developer.

4. Remedies on Breach. In addition to the remedies granted by Section E for the collection of assessments, the Association shall have the right, in the event of a violation of the Restrictions on use and occupancy imposed by this section, to enter the lot and to remove or correct the cause of the violation. Such entry will not constitute a trespass, and the lot owner of the lot will reimburse the Association for all costs of the removal or correction. Failure to enforce any of the restrictions contained in this section will not constitute a waiver of the right of the Association to enforce restrictions in the future.

5. Liability. The Salmon Platted Community Property Owners' Association and/or the Developer will make reasonable effort to enforce the Restrictions but cannot be held responsible if the enforcement mechanisms do not work. It must be understood that these Restrictions require a certain amount of voluntary compliance, and the Board of Directors and the Association or the Developer cannot oversee or enforce every infraction of these Restrictions.

F. AMENDMENTS BY DEVELOPER

1. Amendments. Developer reserves the right to amend, add to and/or finalize these Restrictions by appropriate recorded instrument up until Developer has sold and closed the final lot in the Salmon Platted Community. Thereafter, these Restrictions may be amended by appropriate recorded written instrument executed and acknowledged by the owners of not less than two-thirds of the lots in all of the Salmon Platted Community plats.

2. Invalidation. The invalidation of anyone or more of the restrictions provided herein, by judgment or court order, or the amendment of any one or more of the restrictions as hereinabove provided, shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

EXECUTED the day and year first above written.

PARAMOUNT DEVELOPMENT CORPORATION

By _____
Michael R. McGraw
Its Member

STATE OF MICHIGAN
COUNTY OF KENT

The foregoing instrument was acknowledged before me this _____ day of _____ 2025 by Michael R. McGraw, Member of Paramount Development Corporation, a Michigan domestic profit corporation, on behalf of said company.

_____
Rachel Fox
Notary Public, Ottawa County, Michigan
My Commission Expires: 10/6/2030

Prepared by and return to:
Kelly Kuiper
1188 East Paris Ave Ste 100
Grand Rapids MI 49546

EXHIBIT A

INSERT LEGAL DECRIPTION OF ENTIRE AREA FOR THE SALMON PLATTED COMMUNITY PLATS

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 6

DATE DISTRIBUTED: November 10, 2025

PLANNING COMMISSION DATE: November 18, 2025

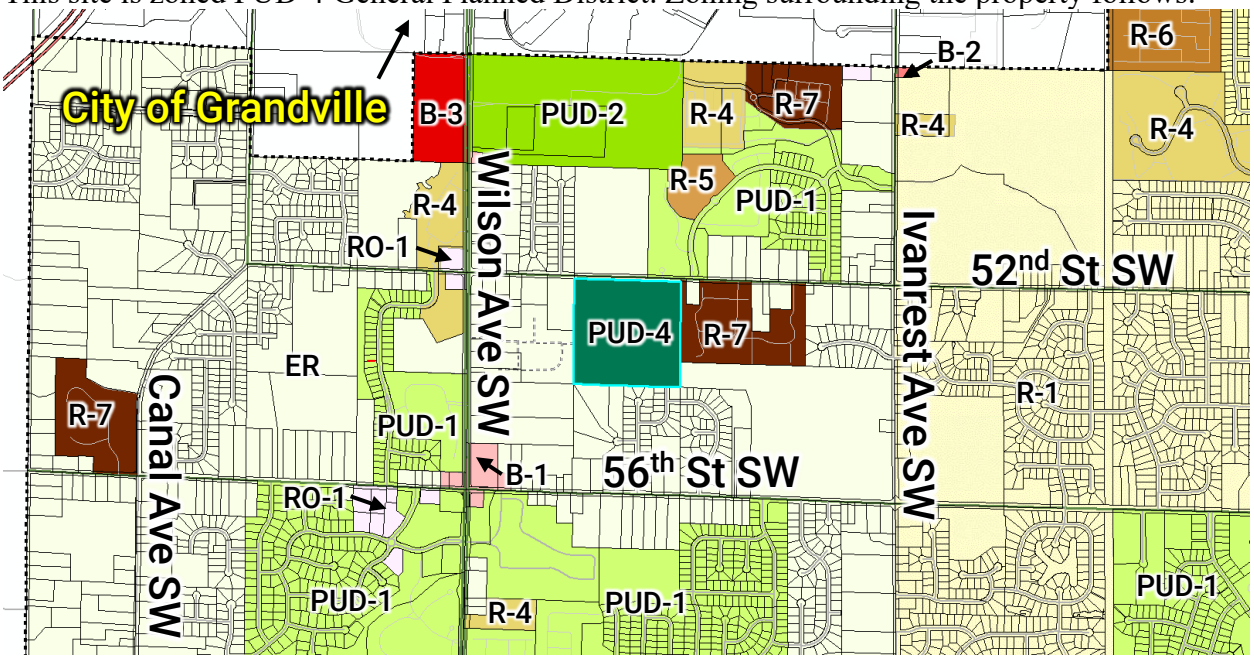
ACTION REQUESTED: Request for Site Plan Approval

REQUESTED BY: Paramount Development Corporation, Virginia L Salmon Trust

REPORT PREPARED BY: Joe Blair, Planner II
Colton Hyble, Planner I

GENERAL LOCATION DESCRIPTION:
The property is located at 3738 52nd Street SW. The property is approximately 38.14 acres and is located along 52nd Street SW, southeast of the intersection of 52nd Street SW and Wilson Avenue SW. The proposed condominium project is approximately 16.50 acres and is located on the northeastern portion of the property.

EXISTING ZONING CHARACTERISTICS:
This site is zoned PUD-4 General Planned District. Zoning surrounding the property follows:



North: ER Estate Residential, PUD-1 Low Density Planned Unit Development, PUD-2 Commercial Unit Development, R-5 Residential District, R-4 Residential District, B-3 Planned Shopping Business District, R-7 Residential District, *City of Grandville*
South: ER Estate Residential, PUD-1 Low Density Planned Unit Development, B-1 Local Business District, R-4 Residential District

East: R-7 Residential District, ER Estate Residential, R-1 Residential District

EXISTING LAND USE:

The site is a vacant 38.14-acre parcel. Uses surrounding the site are the following:

North: Residential - Education, Single Family, Multi-Family, Retirement Community, Place of Worship, Commercial - Retail, Business Recreation, Restaurant

South: Residential – Single Family, Multi-Family, Commercial – Restaurant, Automobile Repair, Contractor

East: Residential – Single Family, Multi-Family, Place of Worship, Commercial – Business Recreation

West: Residential – Single Family, Multi-Family, Assisted Living Facility, Education, Place of Worship, Commercial – Financial Institution, Medical Office

PROJECT INFORMATION:

The Applicant is proposing Phase 1 of the Salmon's View Townhomes, which includes 20 townhome buildings making up 102 units. This is subdivided into 11 buildings of Front-Loaded Townhomes (52 Units) and 9 buildings of Rear-Loaded Townhomes (50 Units). This plan would also include the development of the public street, two private drives, public parking along the greenspace areas, as well as the proposed detention for the townhome and plat development. The applicant has also indicated that portions of the green space between the townhomes will be activated with amenities, but are continuing to finalize that as they move toward Phase 2. This development is running in tandem with, but is procedurally independent from, the Salmon's View Plat, consisting of a proposed 81 platted parcels to the west and south of the townhome development.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:
Site plan review in conformance with the following applicable standards as follows is required. Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*
The Site Plan provided includes all relevant information required to sufficiently understand the proposed project. This standard is met.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*
The Site Plan provided meets the minimum dimensional requirements of both the zoning ordinance and the PUD-4 plan approved by both Planning Commission and City Council. This standard is met.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*
The Site Plan provided shows the required amount of privacy screening. Portions of the existing tree canopy along the eastern property line are to be part of this standard, and the applicant will continue to work with the City's Planning Office as they move through the site grading process. This standard will be met.

(4) Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.
The Site Plan provided, as well as in previous submissions, identifies the applicant's intent to preserve portions of the tree canopy along the eastern property line bordering the residential community. The applicant will continue to work with the City's Planning Office to establish a more detailed outline of what natural area is to remain, and what elements will be replaced through landscaping. This standard will be met.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any*

wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.
The applicant will continue to work with the City's Engineering office to ensure this requirement will be met.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*
The applicant will continue to work with the City's Engineering office to ensure this requirement will be met.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*
The Site Plan provided shows two points of access from 52nd Street, which meets the corde requirements in Sec. 90-603. This standard is met.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site*.
This requirement is met, as confirmed by the Wyoming Fire Marshal.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*
The Site Plan provided shows adequate vehicular circulation, as confirmed by the City's Engineering office.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*
The Site Plan provided shows adequate pedestrian circulation, including cross-access trails, sidewalks, and connections to existing pedestrian infrastructure. This standard is met.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*
The Site Plan packet provided includes a Traffic Impact Analysis that meets the criteria of Section 90-504(3). This Traffic Impact Analysis has been reviewed by the City's Engineering office, which has confirmed that the applicant's plan will not have adversely impact existing traffic patterns.

(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

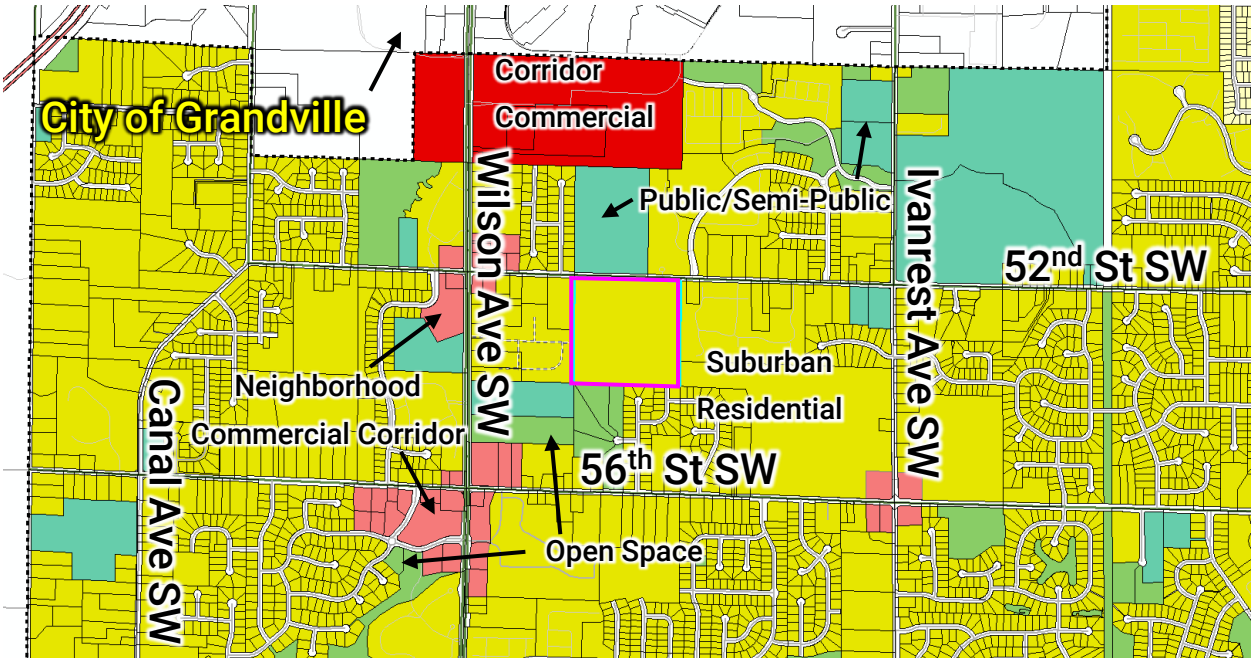
The Site Plan provided outlines the applicant's plan to provide public services to the site, and the applicant will continue to work with the City's Engineering office to ensure this standard will be met.

(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.

The Wyoming Fire Department, Engineering Office, Building Department, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Suburban Residential, which places a priority on housing development.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant's plan boosts economic strength through the construction of the 19 townhome buildings in Phase 1. Additionally, the plan addresses social equity through the development of mixed-type housing, with 10% of units in the development designated as affordable housing (80% AMI). The applicant is also working with ICCF to establish a Community Land Trust to help maintain this affordability. Lastly, the proposed plan helps maintain environmental quality through their retention of existing natural tree canopy and landscaping elements, which will be further outlined in the revised plans required by the City.

RECOMMENDED CONDITIONS TO APPROVAL:

1.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
    a) Applicant must provide a more detailed outline with specifics of preservation of existing tree canopy and other natural resources.
2.) The applicant shall work with the Wyoming Assessor's Office to address all comments noted in their review:
    a) The proposed development requires the issuing of new addresses before the Inspections Department will issue permits. The Assessor's Office will issue addresses only after the final site plan has been submitted for the permit review. The site plan submitted to the Assessor's Office must match the site plan submitted to the Inspections Department or the addresses will not be issued.
3.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    a) All Hydrants to be placed per City Ordinance.
    b) Applicant must provide "No Parking, Fire Lane" signage as needed.
    c) Final Inspections shall be performed with Fire Marshal Office.
    d) Address size shall meet City Ordinance Requirements.
4.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
    a) Provide the following stormwater calculations:
        1. Pipe sizing calculations and a map of subcatchments.
        2. Size catch basin grates to have capacity for the 10-year storm when the grate is half obstructed.
    b) Address the following regarding the proposed detention basin:
        1. Protect the channel protection orifice within a structure. Core a 12-inch or larger orifice into the structure and surround the 12-inch orifice with riprap to prevent clogging of the channel protection orifice inside the structure.

2. Provide a native seeding plan for the basin based on the soil type at the basin bottom. Recommended species may be provided upon request.
3. Provide soil bores in the vicinity of the basin.

c) Address the following regarding SESC:
   1. Install erosion control blanket on 4H:1V slopes or steeper and across swale flowlines. Provide a detail.
   2. Install riprap downstream of flared end sections. Provide a detail.

d) Address the following regarding backyard sewer:
   1. Place backyard storm sewer on lot lines or closer to lot lines where feasible.
   2. For backyard storm sewer, the City will maintain the first section of storm sewer extending from the ROW to a backyard catch basin, but private maintenance is required for any storm sewer and catch basins upstream of the first backyard catch basin. City storm sewer must be concrete, but private sewer may be plastic. Enclose private sewer in a private storm sewer easement dedicated to the association or other professional manager that will be maintaining non-public elements of the PUD.
   3. Clarify whether the private backyard sewer sections contain any drain structures, including any plastic tees with grates.

e) Address the following on the grading plan:
   1. Include grading plans for any channel excavation downstream of 52nd St culverts that will be necessary to provide fall between the culverts and the regional detention area and prevent water from backing up into the culverts.
   2. Show additional grading for the swale along 52nd St just east of Street 3.
   3. Label any 100-year floodways and provide the corresponding 100-year flood elevations.
   4. Label minimum building openings for all buildings.

f) Provide the following construction notes:
   1. The detention/retention basin will be the first item of construction. The basin will be graded, topsoiled, seeded, and stabilized before proceeding onto other items.
   2. Place stakes every 25’ lengthwise on both ends of swale and floodway easements to prevent fill in the easement during house construction.

g) A meeting with the school will be necessary to discuss excavating channels downstream of 52nd St culverts. Please contact the school to organize a meeting and include the City.

h) Provide at least 3 feet of cover above sewer where feasible.

i) Within public ROW, drain catch basins to manholes. Do not drain catch basins or manholes into catch basins.

j) Verify whether a storm lateral has been provided for each building or parcel. Connect laterals to public sewer at structures. “Blind” connections are not permitted.

k) Provide a detail of storm sewer trenches outside the road ROW.

l) A stormwater maintenance agreement is not required for this development.
m) Regional detention is being utilized for a portion of the development's required stormwater storage, therefore a regional detention fee must be paid.
n) Public Works is in the process of updating our construction specifications with major updates to Zinc coated DI 53 slip joint water main and gasketed SDR-26 Sanitary. Please review new specs and confirm suitability for this plat.
    1. CBU shall be located outside of the public street ROW (Suggest placing on private streets, or adjacent to parking areas.)
    2. Restrictive Covenants and condo documents shall clarify that parking restrictions will be enforced by the HOA and that no street parking will be allowed while odd/even parking rules are in place within the City of Wyoming (currently December 1 to March 31).
    3. Tapping into existing mains should be noted as: "Supply X" by X" Sleeve and Valve. Coordinate tap with PW"
    4. Minimize watermain bends near the curve in Street 6.
    5. Provide a minimum of one valve every 1000 feet of watermain and in each direction at Tee's.
o) Ensure an MLV and extra hydrant for flushing water main stubs at end of Phasing per City's design standards.
p) Hydrants shall be placed at all intersections and approximately every 350 feet.
q) All ADA sidewalk ramps must have a corresponding receiving ramp.
r) Show Townhome drive approaches, per Wyoming standards
s) Detail transition from existing Clarey Drive to proposed street.
t) Provide the following construction notes:
    1. On sanitary sewer sheets, specify that drop connections will be provided where laterals connect to manholes.
    2. Contractor will contact Wyoming Inspections about a plumbing permit before installing private storm sewer or other private utilities.
u) Sanitary Laterals may connect to manholes. This should be considered for cul-de-sacs specifically.
v) Specify separation depths for all intersecting utilities.
w) Raise sanitary sewer in Street 6 as high as feasible while still capturing all the laterals since that sewer is deep in some sections.
x) Specify who easements are dedicated to. For the easement along lots 7-8 and 26-28, include the sidewalk in the easement description.
y) When the developer is preparing for final plat and final approval for private portions of the development, Engineering requires the following:
    1. As-built plans with the following:
        i. Watermain lengths between fittings, valves, taps, and hydrants and offset distances from the watermain pipes to road centerlines (preferably) or other site features.
        ii. Location(s) of water service stopbox(es).
        iii. Distance(s) from sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).

   iv. Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
   v. Locations of stormwater laterals, if applicable.
   vi. Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.
2. Bonding for any unfinished construction items within the plat and the infrastructure through the Condominium Area. Utility testing and video inspections must be approved by Wyoming before utilities may be excluded from the bond.
3. Grants of easement.
4. Signed final plat document.
5. Restrictive covenants. Specify how private portions of the development will be maintained.
6. Road centerline drawings for new public roads for MDOT Act 51 reporting.
7. Floodway certifications and a stormwater certification by the engineer.
8. Receipts, contracts, or other proof that private utilities (electric, gas, etc.) will be installed throughout the plat.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant site plan approval for the project at 3738 52nd Street SW, subject to conditions 1-4.

DEVELOPMENT REVIEW TEAM:
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kimberly Koster, Director of Public Safety
Nicole Hofert, Director of Community Economic Development

Project Narrative

Final PUD-4: Townhome Site Plan

i. Qualifying conditions.

a. Location

3738 52nd Street SW
Wyoming, MI 49418

b. PUD Purpose.

- The proposed PUD provides for flexibility in development by allowing a variety of housing styles in a cohesive development. The variety of styles and price points will foster community for every generation.
- The proposed PUD achieves a more desirable layout with more flexible setbacks than allowed in the underlying ER zoning district.
- The proposed PUD, specifically, the complementary mix of housing types, will offer a variety of price points and will be sold as owner occupied housing. This furthers the goals and needs of the City and its residents.
- The proposed PUD includes large, centrally located green spaces that will provide a fantastic amenity for all residents as it is within walking distance of all living units.

c. Size.

Overall site = 38.1 acres
Townhome (Condo) area = 16.5 acres

d. Residential density.

Gross density = 5.38 du/ac
Net density = 6.66 du/ac *(calculation is gross density of land less open bodies of water, public ROWs, and private road easement)*

e. Housing variety.

The proposed overall development will contain a variety of housing types including:

- 70-foot-wide single family detached lots
- 50-foot-wide single family detached lots

- Front loaded garage townhomes (two, four, and six unit buildings)
- Rear load garage townhomes (six and eight unit buildings)

However, the site plan area included in this application will only include townhomes.

f. Utilities.

The PUD will be served by both public watermain and public sanitary sewer.

g. Ownership and control.

The property is currently under a purchase agreement with EB Real Holdings LLC and Paramount Development Corporation is the applicant and developer. Both entities have the same ownership. In addition, the application was signed by the current property owner and seller, Gary Salmon, Trustee of the Virginia L Salmon Trust. Closing is scheduled to take place on October 28, 2025.

h. Recognizable public benefit.

- The proposed PUD will include a complementary mix of housing types that will offer a variety of styles and price points and will foster community for every generation.
- The proposed PUD will connect the preserved open space through a looped sidewalk/trail system that will connect each home to the central gathering spaces within the townhome area.

ii. Identification of present owners of all land within the proposed project:

Virginia L Salmon Trust - Gary Salmon (Trustee)

iii. Explanation of the proposed character of the PUD, including a summary of acreage by use, number and type of dwelling units, gross residential density, area and percent of the project to be preserved as common space, minimum lot sizes by type of use.

The proposed PUD will be characterized by a close-knit community atmosphere. By providing a variety of housing styles we invite diversity of product and price points and therefore create a community that can span generations. The community will invoke charm with intentionally designed details including added curvature in the streets, great landscaping, and a focus on the large community green spaces that will act as a central gathering feature for all residents and loosen up the overall feel.

The project will include:

TYPE	ACREAGE	TOTAL
70-Foot Single-Family Lots	9.8 acres	35 Lots
50-Foot Single-Family Lots	10.6 acres	46 Lots
Front Loaded Townhomes	5.6 acres	1 2-Unit Building 6 4-Unit Buildings 8 6-Unit Buildings Total: 74 Units
Rear Loaded Townhomes	4.0 acres	7 6-Unit Buildings 1 8-Unit Building Total: 50 Units
Roadways/Parking/Sidewalks	**Included in individual area calculations where abutting*	3,820 LF Public Road 1,250 LF Private Road 9,770 LF 5' Sidewalk 45 additional parking spaces
Green Space	7.9 acres	20.8%

TOTAL: 205 UNITS

GROSS RESIDENTIAL DENSITY: 5.38 DU/AC

NET RESIDENTIAL DENSITY: 6.66 DU/AC

MINIMUM LOT REQUIREMENTS:

70-Foot Single-Family Lots

MIN. LOT AREA	8,000 SF
MIN. LOT WIDTH	70 FT
ROAD STYLE	60 FT ROW, 30 FT B-B CURB (PUBLIC)
MIN. SETBACKS	FRONT: 35 FT *(*9 FT SECONDARY FRONT YARD SETBACK)* SIDE: 7 FT (14 FT TOTAL) REAR: 30 FT

50 Foot Single-Family Lots

MIN. LOT AREA	5,400 SF
MIN. LOT WIDTH	50 FT
ROAD STYLE	60 FT ROW, 30 FT B-B CURB (PUBLIC)
MIN. SETBACKS	FRONT: 25 FT *(*6 FT SECONDARY FRONT YARD SETBACK)* SIDE: 6 FT (12 FT TOTAL) REAR: 25 FT

Front Loaded Townhomes

GARAGE TO PVMT (NO WALK)	28 FT
GARAGE TO 6' WALK	20 FT
BLDG TO PUB. ROW OR 6' WALK	5 FT *(*SECONDARY FRONT YARD)*
BLDG TO 52ND ST ROW AND PUD BNDRY	30 FT
BLDG TO BLDG	16 FT
ROAD STYLE	PRIVATE: 52 FT ESMT, 24 FT PVMT PUBLIC: 60 FT ROW, 33 FT B-B CURB

Rear Loaded Townhomes

BLDG TO PUBLIC ROW (SIDE)	10 FT *(*SECONDARY FRONT YARD)*
GARAGE TO PAVEMENT	24 FT
BLDG TO BLDG	16 FT
ROAD STYLE	PRIVATE: 52 FT ESMT, 24 FT PVMT

iv. A complete description of any requested deviations from the minimum spatial or other requirements applying to the property.

*Per Sec. 90-419C. Detached Single Family Residential must abide by R-2 standards, while Attached Single Family Residential must abide by R-4 standards, therefore, the deviations listed below are from the R-2 and R-4 standards by product type.

1. Detached garages shall be allowable for single-family dwellings. A deviation from section 90-409A(6) that requires attached garages for Single Family Detached homes.
2. 8,000 SF minimum lot area for the 70-foot-wide lots. A reduction of 400 SF from the 8,400 SF required per section 90-408A.
3. 5,400 SF minimum for the 50-foot-wide lots. A reduction of 3,000 SF from the 8,400 SF required per section 90-408A.
4. 50' lot width for the 50-foot-wide lots. A reduction of 15 feet from the 65 feet required.
5. 25-foot minimum front yard setback for Single Family Detached homes. A reduction of 10 feet from the 35 feet required per section 90-408A.
6. 24-foot minimum front yard setback (garage to edge of pavement) for the rear loaded townhomes. A reduction of 11 feet from the 35 feet required.
7. 25-foot minimum front yard setback (garage to sidewalk) for the front loaded townhomes. A reduction of 10 feet from the 35 feet required. **Note that non-sidewalk fronting front-loaded townhomes will maintain 28-foot setback.*

8. 52nd Street front yard allowed to be 30 feet for the front loaded townhomes (specific to NE corner of site). A reduction of 5 feet from the 35 feet required.
9. Secondary front yard (side yard) allowed to be 5 feet for the front loaded townhomes, despite abutting a street having residences fronting. A reduction of 30 feet from the 35 feet required. **Secondary front yard is no different than front yard in R-4 district.*
10. Secondary front yard (side yard) allowed to be 10 feet for the rear loaded townhomes, despite abutting a street having residences fronting. A reduction of 25 feet from the 35 feet required. **Secondary front yard is no different than front yard in R-4 district.*
11. Side yard (secondary front) allowed to be 9 feet for 70-foot-wide lots, despite abutting a street having residences fronting. A reduction of 11 feet from the 20 feet required per section 90-409A.4.
12. Side yard (secondary front) allowed to be 6 feet for the 50-foot-wide lots, despite abutting a street having residences fronting. A reduction of 14 feet from the 20 feet required per section 90-409A.4.
13. 30-foot minimum rear yard setback for the 70-foot-wide lots. A reduction of 5 feet from the 35 feet required section 90-408A.
14. 25-foot minimum rear yard setback for the 50-foot-wide lots. A reduction of 10 feet from the 35 feet required section 90-408A.
15. 14-foot total side yard setback for the 70-foot-wide lots. A reduction of 4 feet from the 18 total combined feet required by section 90-408A.
16. 6-foot single side yard setback for the 50-foot-wide lots. A reduction of 1 foot from the 7 feet required by section 90-408A.
17. 12-foot total side yard setback for the 50-foot-wide lots. A reduction of 6 feet from the 18 total combined feet required by section 90-408A.
18. 16-foot total side yard setback between all townhome units. A reduction of 4 feet from the 20 total combined feet required by section 90-419A.
19. A deviation from section 90-420A.5. to remove the requirement for a 25 foot wide front yard and secondary front yard greenbelt.
20. 30 feet back of curb to back of curb dimension for public road width (25 feet of blacktop). A reduction of 3 feet from both the blacktop width and the back of curb to back of curb width dimensions.
21. Private road allowable and proposed to be 25 feet back of curb to back of curb dimension with 24 feet of blacktop.
22. Michigan rooms and decks shall not be subject to rear yard setbacks and may project into required rear yard up to 6 feet, a deviation of 6 feet from section 90-306 that does not allow any projection into the required rear yard.

23. Other architectural features shall not be subject to front yard setbacks and may project into required front yard up to 6 feet, a deviation of 3 feet from section 90-306.

v. An explanation of why the proposed development should be given a density bonus, if applicable.

Not applicable

vi. A general description of the proposed development schedule and anticipated phases.

May 2025 – Nov 2025	Entitlement, construction plan review, permitting
December 2025	Bid Project
Mar-Sep 2026	Construction
September 2026	Paving

The above proposed schedule is intended for both proposed phase 1 projects (townhomes and phase 1 of the platted subdivision).

vii. Intended agreement, provisions and covenants to govern the use of the development, approval of building materials/architectural styles, and open space areas to be preserved.

Eastbrook communities are all governed by Homeowners Associations whether the development is a condominium, site condominium, or plat (or a combination of those development types). Covenants and Restrictions, Master Deeds, and/or Bylaws (respectively) will be drafted for review and approval by the City Attorney. In addition, Eastbrook communities are also governed by Architectural Control Committees that review and approve all decisions related to the exterior of the home and/or lot. Eastbrook Homes maintains a high standard for varying floorplans, elevations, and exterior colors to prevent homogeneity and encourage compatible yet differentiated design. The Architectural Control Committee's authority to review and approve exterior modifications remains even after the project is sold out.

viii. Traffic impact analysis

A traffic analysis was completed and submitted to the City during the Preliminary PUD-4 review process.

ix. Sewer impact study

Per the Preliminary PUD-4 pre-application meeting, no sewer impact study is required at this time.

x. Proposed covenants and/or deed restrictions governing the use, design, maintenance, ownership, and control of development and common areas.

Proposed Covenants and Restrictions for the future platted lots and a proposed Master Deed for the condominium units have been submitted for review and approval. These documents restrict the use, describe the ownership, maintenance, control of development and common areas. In addition, these documents describe the role of the architectural control committee.

xi. Identification of the entity responsible for maintenance of common areas. Open space calculations, identifying the gross acreage and percent of lands to be preserved as common open space.

Articles of Incorporation will be filed for the future Property Owner's Association that will govern the Salmon's View community. This association will be responsible, either through self governance, or through a property management company, for the common areas. The developer will remain a part of the Board of Directors for the association and maintain the architectural control committee through the final sale in the community. The open space exhibit included within this submittal highlights the gross acreage of open space, but the "townhouse open space" specifically references the common open space.

xii. Restriction or requirements regarding architectural style and/or building materials.

Included within this submittal package is a sample architectural pattern book of some of the floorplans and exterior elevations to be included in the Salmon's View community. These are not all inclusive but provide a quality sampling of the proposed architectural styles. It is also important to note that part of the role of the architectural review committee and the sales team is to review the home plan, elevation style, and exterior color choices by each buyer to prevent duplication and maintain a variety in the streetscape.

xiii. Improvements that would be the responsibility of the developer such as construction of roads, parks, utilities, pathways, sidewalk, and other similar elements.

The developer will be responsible for the construction of all roads, pathways, and sidewalks. Installation of public utilities and coordination of installation of private (franchise utilities). Finally, the developer will also be responsible for the construction and installation of park spaces, landscaping, signage, and amenities.

General Notes:

1. Subject parcel address: 3738 52nd Street SW
   PPN: 41-17-32-100-016
2. Parcel size:
   Gross acreage: 38.1 acres
   Net acreage: 30.78 acres (excluding existing and proposed public ROW's and pvt street easements)
3. Description per tax records: NE 1/4 NW 1/4, SEC 32 T6N R12W, CITY OF WYOMING, MICHIGAN.
4. Mapping:
   a. Boundaries are based on available records.
   b. 2' interval existing ground contours and topographic features based on available county GIS data.
   c. Existing utilities are based on available as-built records.
   d. This site is not within a F.E.M.A. Flood Hazard Zone.
3. Existing Zoning: ER - Estate Residential
4. Proposed Zoning: PUD-4
5. Proposed Housing Mix:

Single Family Lots:		
- 50' wide lots	46	
- 70' wide lots	35	
Townhouses:		
- Rear-load Townhomes:		
(7) 6-unit buildings		
(2) 4-unit buildings	50 units	
- Front-load Townhomes:		
(1) 2-unit building		
(6) 4-unit buildings		
(8) 6-unit buildings	74 units	
Total Dwelling Units:	205 units	
Overall Density:	205 units/38.1 acres = 5.38 units/acre	
Net Density:	205 units/30.78 acres = 6.66 units/acre	

6. Proposed Regulations:

50' wide Single Family Lot Regulations:

- Lot Area	5400 sqft
- Lot Width	50' measured at setback
- Front Setback	25' to front of garage (6' secondary front for corner lot)
- Side Setback	6' (12' total)
- Rear Setback	25' **

* Other architectural features may encroach into front setback by up to 6'
** Decks, Patios, and Michigan Rooms may encroach into rear setback.

Rear-load Townhouse:

- Building to public ROW	10'
- Garage to edge of pavement	24'
- Building to building	16'
- Garage to garage	10'

70' wide Single Family Lot Regulations:

- Lot Area	8000 sqft
- Lot Width	70' measured at setback
- Front Setback	35' to front of garage* (9' secondary front for corner lot)
- Side Setback	7' (14' total)
- Rear Setback	30' **

* Other architectural features may encroach into front setback by up to 6'
** Decks, Patios, and Michigan Rooms may encroach into rear setback.

Front-load Townhouse:

- Side of building to public ROW or 5' sidewalk	5'
- Building to 52nd Street ROW/PUD Boundary	30' *
- Garage to edge of pavement (no sidewalk)	28'
- Garage to edge of 5' sidewalk	25'
- Building to building	16'

* Decks, Patios, and Michigan Rooms may encroach into setback.

7. Proposed Improvements
   a. Public Streets - City of Wyoming standards with width exception. (3990' ± total)
   b. Private Street - per detail provided. (1250' ± total)
   c. Sidewalk shall be installed as shown on plan. (8140' ± total)
   d. Utilities - municipal water and sanitary sewer, buried power, communications, and natural gas.
   e. Drainage - Detention and storm sewer design will conform to City of Wyoming standards. Detention will be provided in an existing regional pond and supplemented onsite.
   f. Maintenance of private streets and open areas in perpetuity by mandatory association of benefiting properties.
   g. Construction will conform to all state and local codes, including but not limited to: Soil Erosion and Sedimentation Control, National Pollutant Discharge Elimination Systems, EGLE protection of regulated areas.
   h. Final lighting, signage, and landscaping plans to be designed by others and shall conform to City of Wyoming ordinances.
   i. Existing house and buildings will be demolished prior to construction.
   j. Final amenities and active and passive landscaped park areas are to be determined.
8. Parking:
   Proposed additional guest parking spaces: 45 (9' x 18' spaces)
9. Landscaping:
   Street trees to be planted along 52nd Street per Sec. 90-328.
10. Open Space Calculation: Total area = 37.9 acres (excluding proposed 52nd Street ROW)

50' Wide Single Family Lots:	10.5 acres
70' Wide Single Family Lots:	9.8 acres
Rear-load Townhomes:	4.0 acres
Front-load Townhomes:	5.8 acres
Open Space:	7.8 acres (20.5% of total)

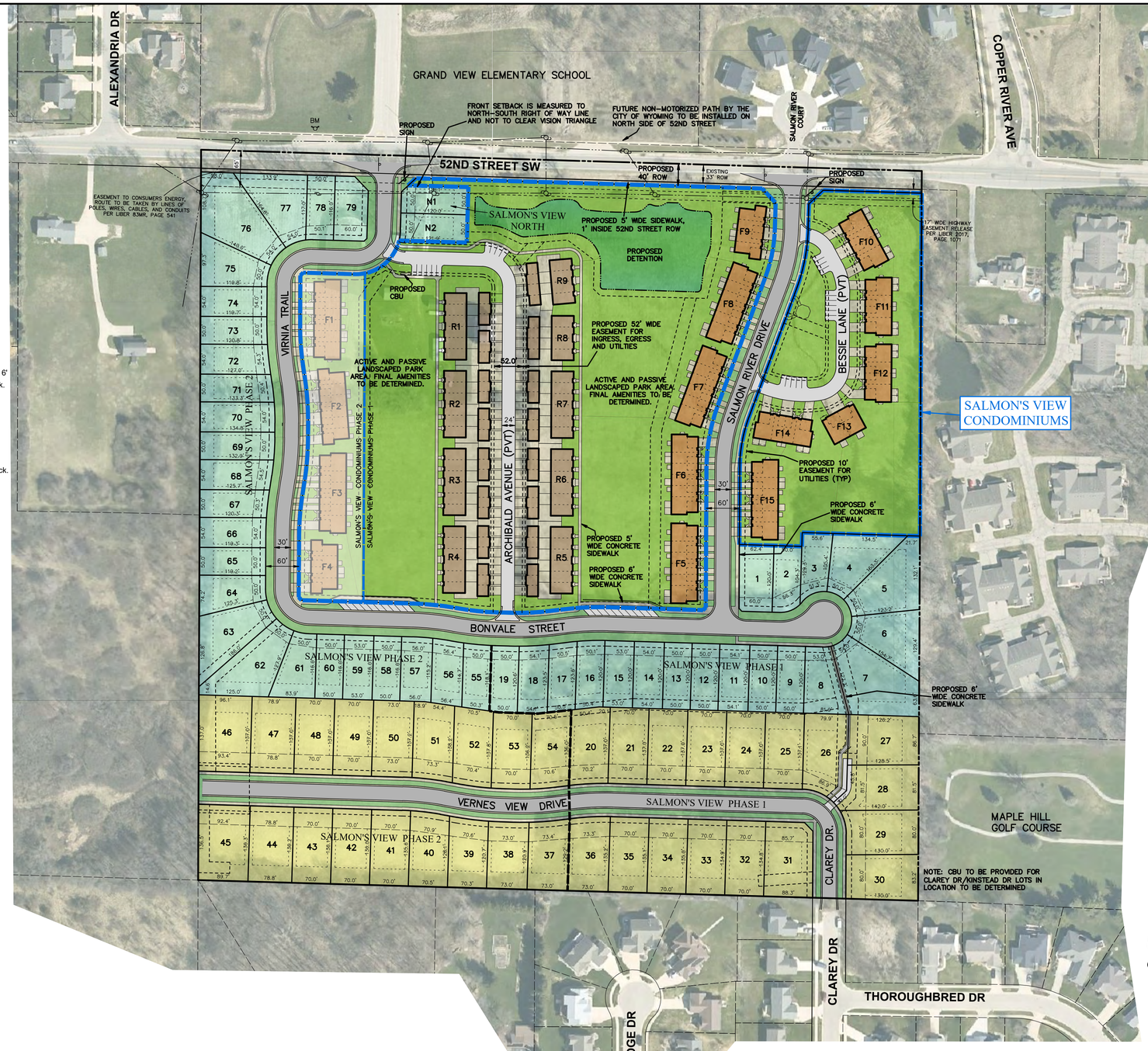
Proposed Salmon's View Condominium description (entire condominium):
Part of the NW 1/4 of Section 32, T6N, R12W, City of Wyoming, Kent County, Michigan, described as: Commencing at the North 1/4 Corner of said Section; thence S00°17'30"W 40.01 feet along the East line of the NW 1/4 of said Section 32 and the West line of The Villas at Rivertown (Kent County Condominium Subdivision Plan No. 804, as recorded in Instrument No. 20130107-0001993) to the POINT OF BEGINNING of this description; thence S00°17'30"W 617.44 feet along said East and West lines; thence N88°15'53"W 211.97 feet; thence S01°44'07"W 25.00 feet; thence N88°15'53"W 112.39 feet; thence N00°17'31"E 137.50 feet; thence Northerly 94.45 feet along a 270.00 foot curve to the right, the chord of which bears N10°18'46"E 93.96 feet; thence N20°20'02"E 246.94 feet; thence Northerly 107.39 feet along a 330.00 foot curve to the left, the chord of which bears N11°00'41"E 106.91 feet; thence N01°41'20"E 47.16 feet; thence N46°41'20"E 35.36 feet; thence S88°18'40"E 177.32 feet to the Point of Beginning. 3.86 Acres

AND

Commencing at the North 1/4 Corner of said Section; thence N88°18'40"W 286.35 feet along the North line of the NW 1/4 of said Section 32; thence S01°41'20"W 40.00 feet to the POINT OF BEGINNING of this description; thence S43°18'40"E 35.36 feet; thence S01°41'20"W 47.16 feet; thence Southerly 87.86 feet along a 270.00 foot curve to the right, the chord of which bears S11°00'41"W 87.48 feet; thence S20°20'02"W 246.94 feet; thence Southerly 115.43 feet along a 330.00 foot curve to the left, the chord of which bears S10°18'46"W 114.85 feet; thence S00°17'31"W 251.03 feet; thence S46°00'49"W 6.98 feet; thence N88°15'53"W 170.24 feet; thence Westerly 79.68 feet along a 530.00 foot curve to the left, the chord of which bears S87°25'42"W 79.60 feet; thence S83°07'17"W 26.53 feet; thence Westerly 70.66 feet along a 470.00 foot curve to the right, the chord of which bears S87°25'42"W 70.59 feet; thence N88°15'53"W 25.67 feet; thence Westerly 69.30 feet along a 470.00 foot curve to the right, the chord of which bears N84°02'27"W 69.23 feet; thence N79°49'02"W 2.75 feet; thence Westerly 78.14 feet along a 530.00 foot curve to the left, the chord of which bears N84°02'27"W 78.07 feet; thence N88°15'53"W 201.32 feet; thence N43°59'11"W 7.16 feet; thence N00°17'31"E 111.46 feet; thence Northerly 69.30 feet along a 470.00 foot curve to the right, the chord of which bears N04°30'57"E 69.23 feet; thence N08°44'23"E 29.97 feet; thence Northerly 78.14 feet along a 530.00 foot curve to the left, the chord of which bears N04°30'57"E 78.07 feet; thence N00°17'31"E 25.67 feet; thence Northerly 79.68 feet along a 530.00 foot curve to the left, the chord of which bears N04°00'54"W 79.60 feet; thence N08°19'19"W 26.53 feet; thence Northerly 70.66 feet along a 470.00 foot curve to the right, the chord of which bears N04°00'54"W 70.59 feet; thence N00°17'31"E 89.84 feet; thence N45°59'26"E 6.98 feet; thence S88°18'40"E 92.65 feet; thence Northeasterly 108.43 feet along a 80.00 foot curve to the left, the chord of which bears N52°51'35"E 100.32 feet; thence S88°21'24"E 121.89 feet; thence N01°38'36"E 100.00 feet; thence N88°21'24"W 108.12 feet; thence N46°39'58"E 18.50 feet; thence S88°18'40"E 623.77 feet to the Point of Beginning. 12.63 Acres

LEGEND

- = PROPOSED GREENSPACE
- = PROPOSED R.O.W. GREENSPACE
- = PROPOSED 50' WIDE SINGLE FAMILY LOTS
- = PROPOSED 70' WIDE SINGLE FAMILY LOTS
- R# = PROPOSED REAR-LOAD TOWNHOME
- F# = PROPOSED FRONT-LOAD TOWNHOME

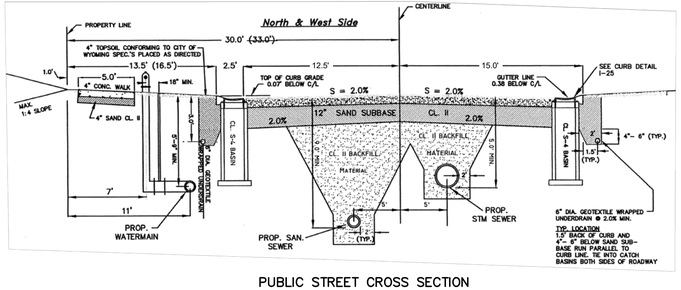


50' WIDE SINGLE FAMILY LOT SIZE

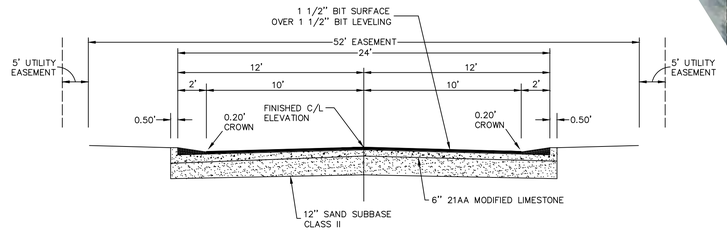
Lot No.	Area Sq.Feet	Lot No.	Area Sq.Feet
1	7293	59	6148
2	5824	60	5800
3	5736	61	7399
4	9579	62	12158
5	12206	63	11090
6	10292	64	7087
7	15282	65	5964
8	7711	66	6453
9	6000	67	6130
10	6000	68	6997
11	6492	69	6712
12	6000	70	7260
13	6000	71	6525
14	6480	72	6667
15	6360	73	5997
16	6071	74	6466
17	6137	75	8431
18	6574	76	14875
19	5985	77	10830
55	5818	78	5804
56	6485	79	6641
57	6485	N1	5938
58	5800	N2	6011

70' WIDE SINGLE FAMILY LOT SIZE

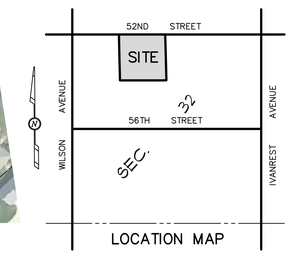
Lot No.	Area Sq.Feet	Lot No.	Area Sq.Feet
20	9575	38	8790
21	9590	39	8698
22	9590	40	9355
23	9590	41	9512
24	9590	42	9522
25	9590	43	9530
26	11588	44	10739
27	11328	45	12486
28	11039	46	12916
29	10564	47	10807
30	10532	48	9590
31	11546	49	9590
32	9438	50	10002
33	9446	51	10055
34	9454	52	9712
35	9462	53	9587
36	9720	54	9531
37	9078		



PUBLIC STREET CROSS SECTION



PRIVATE STREET CROSS SECTION



LOCATION MAP

BENCHMARK ELEVATION 696.95
TOP OF NE FLANGE BOLT ON HYDRANT, NORTH SIDE 52ND STREET, 130'± WEST OF ENTRY TO GRAND VIEW ELEMENTARY SCHOOL

0' 50' 100'
2' CONTOUR INTERVAL
SCALE: 1" = 100'

STATE OF MICHIGAN
JEFFREY SCOTT VANLAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

FINAL PUD-CONDOMINIUM SITE PLAN

SALMON'S VIEW PUD

FOR: PARAMOUNT DEVELOPMENT CORPORATION
ATTN: MIKE McGRAW
1188 EAST PARIS AVENUE SE; SUITE 100
GRAND RAPIDS, MI 49546

PART OF THE NE 1/4, SECTION 32, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY
11/06/25	REV LOT 3 AREA	JDR
10/27/25	REV TOWNHOME BLDG R8	JDR

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR | PROJ. ENG.: JSV
APPROVED BY: JSV | PROJ. SURV.: -
FILE NO.: 251185E | DATE: 10/16/25

SHEET 1 of 4

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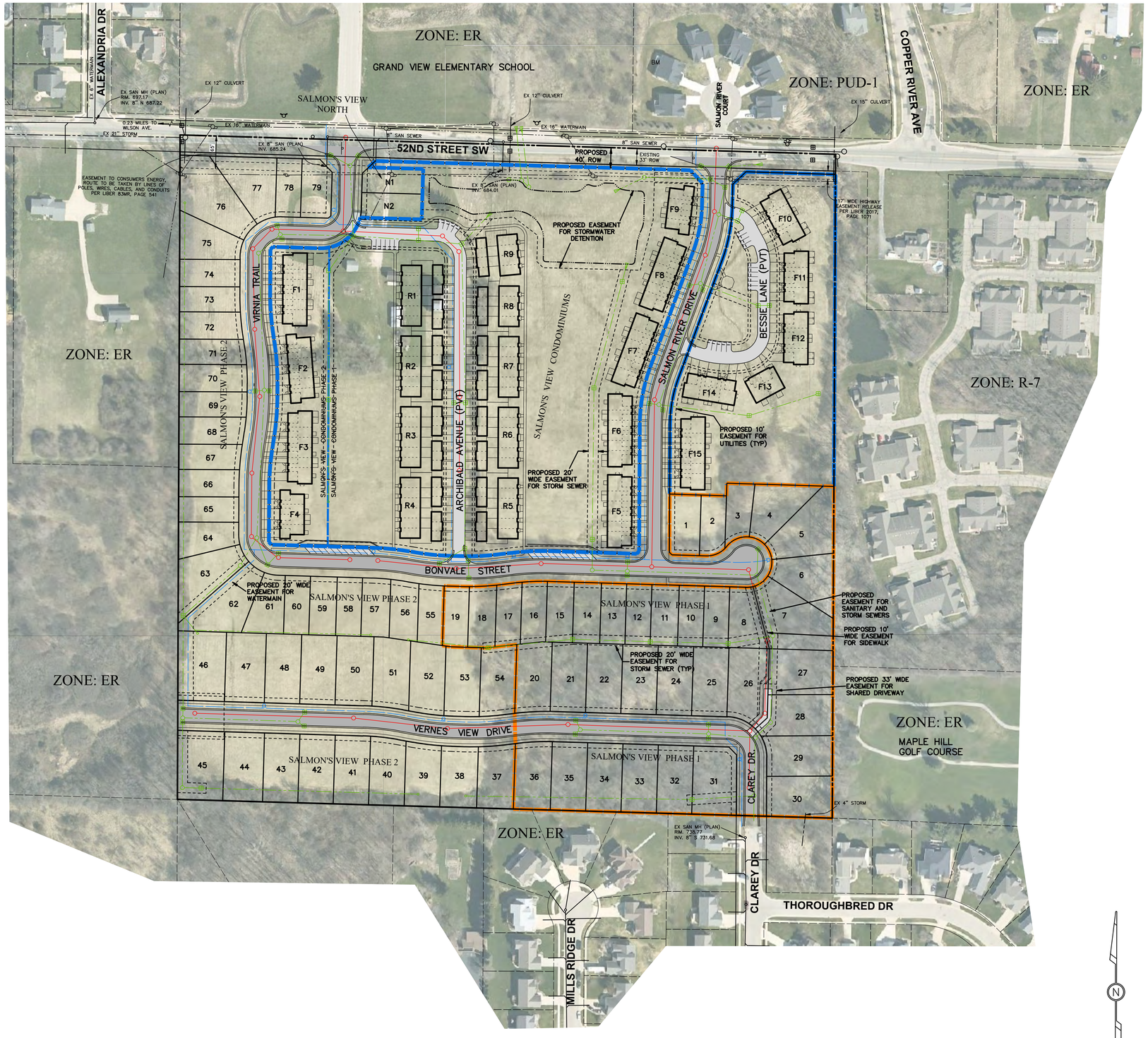

ALL UTILITIES ARE SHOWN CONCEPTUALLY. REFER TO CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION AND FINAL CONSTRUCTION DETAILS.

LEGEND

- = EXISTING STORM SEWER (OUTSIDE OF PUD)
- = EXISTING SANITARY SEWER (OUTSIDE OF PUD)
- = EXISTING WATERMAIN (OUTSIDE OF PUD)
- = PROPOSED STORM SEWER
- = PROPOSED 8" SANITARY SEWER
- = PROPOSED WATERMAIN

BENCHMARK ELEVATION 696.95
TOP OF NE FLANGE BOLT ON HYDRANT, NORTH SIDE 52ND STREET, 130'± WEST OF ENTRY TO GRAND VIEW ELEMENTARY SCHOOL

N

0' 50' 100'

2' CONTOUR INTERVAL

SCALE: 1" = 100'

PUD & CONDOMINIUM LAYOUT AND UTILITY PLAN

SALMON'S VIEW PUD

FOR: PARAMOUNT DEVELOPMENT CORPORATION
ATTN: MIKE McGRAW
1188 EAST PARIS AVENUE SE; SUITE 100
GRAND RAPIDS, MI 49546

PART OF THE NE 1/4, SECTION 32, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

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DATE	REVISION	BY
11/06/25	REV LOT 3 AREA	JDR
10/27/25	REV TOWNHOME BLDG R8	JDR

DRAWN BY: JDR | PROJ. ENG.: JSV
APPROVED BY: JSV | PROJ. SURV.: -
FILE NO.: 251185E | DATE: 10/16/25

SHEET 2 of 4

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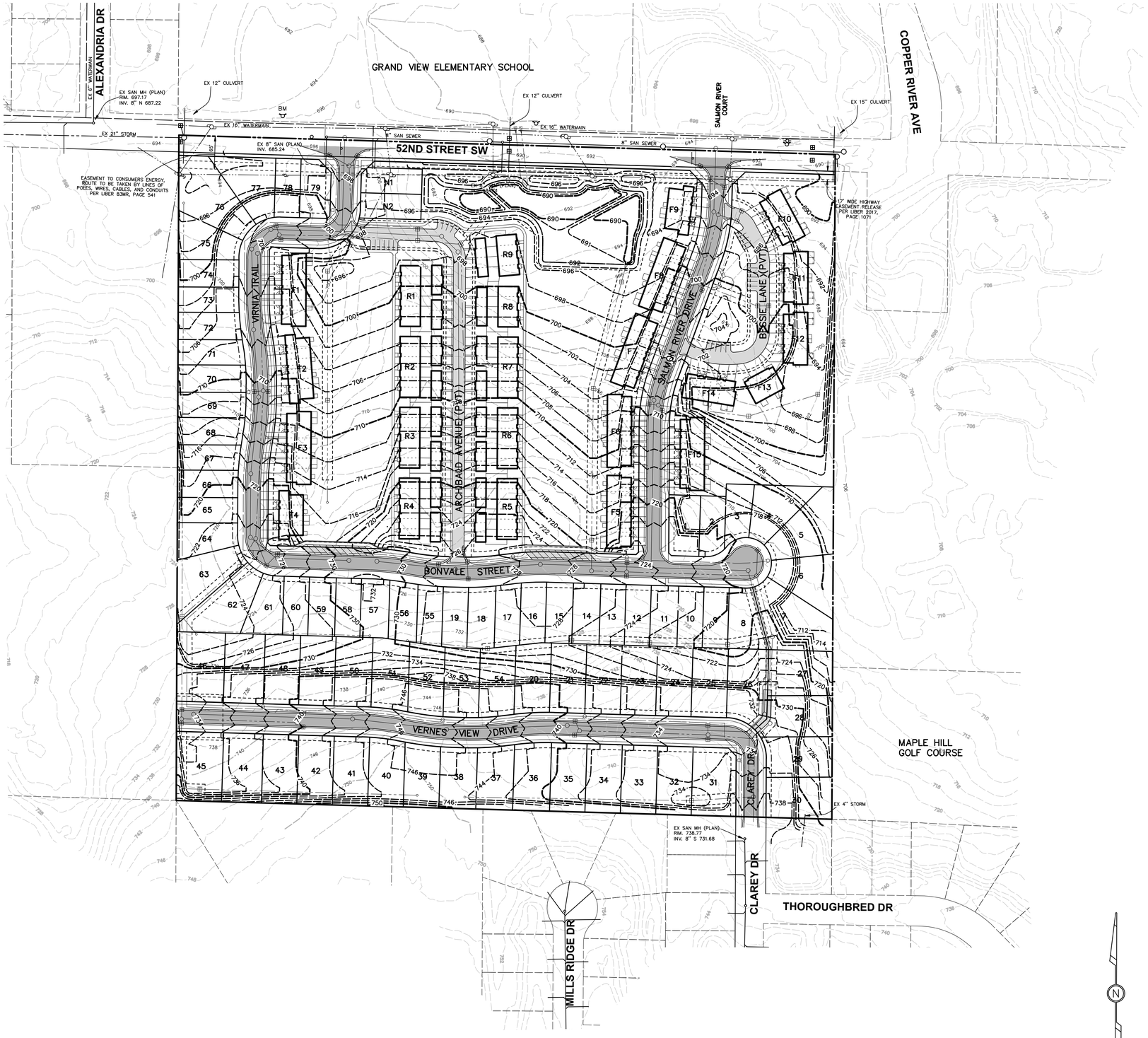

BENCHMARK ELEVATION 696.95
TOP OF NE FLANGE BOLT ON HYDRANT, NORTH SIDE 52ND STREET, 130'± WEST OF ENTRY TO GRAND VIEW ELEMENTARY SCHOOL

0' 50' 100'
2' CONTOUR INTERVAL
SCALE: 1" = 100'

- FINAL GRADING IS SUBJECT TO CHANGE AS CONSTRUCTION PLANS ARE DEVELOPED.
- REFER TO CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION AND FINAL CONSTRUCTION DETAILS.
- SOIL EROSION CONTROL DETAILS SHALL BE PROVIDED ON CONSTRUCTION PLANS AND SESC PERMIT REQUIRED.

PUD & CONDOMINIUM GRADING PLAN

SALMON'S VIEW PUD

FOR: PARAMOUNT DEVELOPMENT CORPORATION
ATTN: MIKE McGRAW
1188 EAST PARIS AVENUE SE; SUITE 100
GRAND RAPIDS, MI 49546

PART OF THE NE 1/4, SECTION 32, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY
11/06/25	REV LOT 3 AREA	JDR
10/27/25	REV TOWNHOME BLDG R8	JDR

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DRAWN BY: JDR
APPROVED BY: JSV
FILE NO.: 251185E
PROJ. ENG.: JSV
PROJ. SURV.: .
DATE: 10/16/25

SHEET 3 of 4

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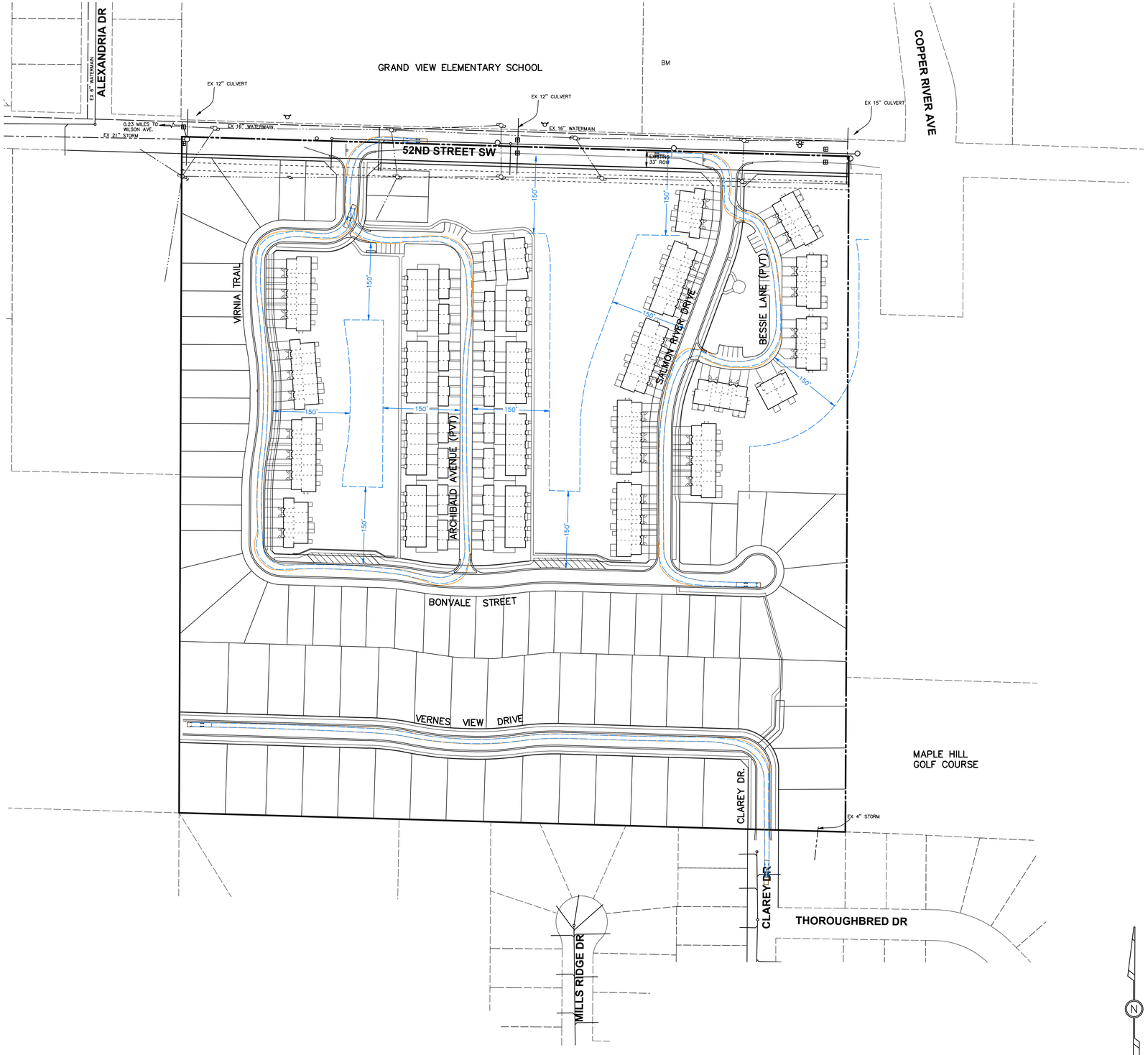

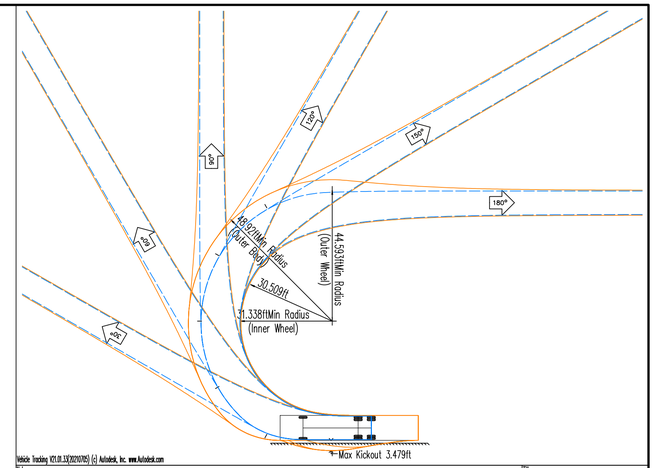

VEHICLE NAME = WYOMING-FIRETRUCK-2021

= BODY OUTLINE

= CHASSIS OUTLINE

BENCHMARK ELEVATION 696.95
TOP OF NE FLANGE BOLT ON HYDRANT, NORTH SIDE 52ND STREET, 130'± WEST OF ENTRY TO GRAND VIEW ELEMENTARY SCHOOL

N

0' 50' 100'

2' CONTOUR INTERVAL

SCALE: 1" = 100'

FIRE TRUCK TURNING PLAN

SALMON'S VIEW PUD

FOR: PARAMOUNT DEVELOPMENT CORPORATION
ATTN: MIKE McGRAW
1188 EAST PARIS AVENUE SE; SUITE 100
GRAND RAPIDS, MI 49546

PART OF THE NE 1/4, SECTION 32, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY
11/06/25	REV LOT 3 AREA	JDR
10/27/25	REV TOWNHOME BLDG R8	JDR

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5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR
APPROVED BY: JSV
FILE NO.: 251185E
PROJ. ENG.: JSV
PROJ. SURV.: .
DATE: 10/16/25

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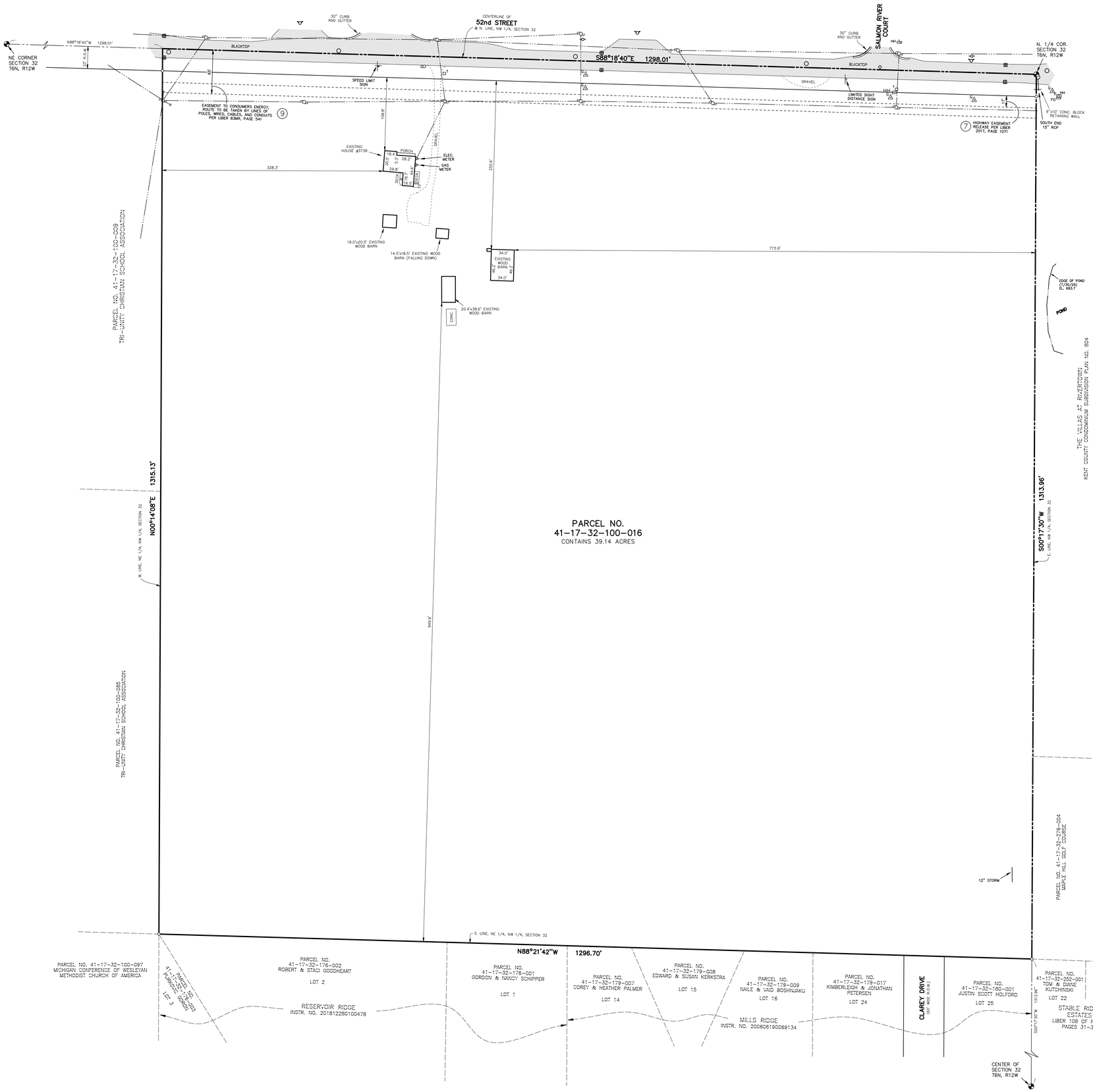
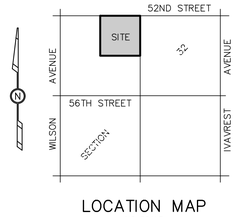




LOCATION MAP
NO SCALE

Property Description (based on Commitment No. 1030324):

The Land referred to herein below is situated in the City of Wyoming, County of Kent, State of Michigan, and is described as follows:

The North East quarter (1/4) of the North West quarter (1/4) of Section Thirty Two (32), Town Six (6) North, Range Twelve (12) West.

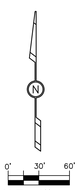
(for informational purposes only)
Tax Parcel ID: 41-17-32-100-016
Property Address: 3738 52nd Street SW, Wyoming, MI 49418

Notes regarding Schedule B - Section II Exceptions
(see Note 1 for title commitment information):
(Numbers correspond to specific exceptions listed)

Exception (7) Right of Way in favor of Consumers Power Company, a Maine corporation authorized to do business in Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 83 of Miscellaneous Records, page 541. (shown hereon)

Exception (9) Highway Easement Release in favor of the City Commission of the City of Wyoming and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2017, page 1017. (shown hereon)

Notes:
1. Description and easements of record are based on First American Title Insurance Company commitment No. 1030324, with a commitment date of April 21, 2025.
2. Bearings are based on the North line of the NW 1/4 of Section 32 as S88°18'40"E
3. This property contains 39.14 acres
4. There were no painted parking spaces observed on this site on the day of survey.
5. The dimensions of the structures shown hereon are based on exterior building measurements at ground level.
6. Utility structures visible on the ground surface have been located and shown per actual measurements. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.
7. This property can be accessed from 52nd Street, which is a public right-of-way.



SCALE: 1" = 60'

LEGEND

- ○ = IRON STAKE FOUND
- • = IRON STAKE SET
- = SECTION CORNER
- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = GAS VALVE
- = CATCH BASIN
- = MANHOLE
- = MAILBOX
- = HAND HOLE
- = TELEPHONE BOX
- = ELECTRIC BOX
- = BURIED FIBER OPTIC MARKER
- = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

SURVEYOR'S CERTIFICATE
WE HEREBY CERTIFY to:

- EB Real Holdings LLC, a Michigan limited liability company
- Paramount Development Corporation
- Eastbrook Homes, Inc.
- First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7a, 8, 9 and 13 of Table A thereof. The field work was completed on May 06, 2025.

Date of Map: September 04, 2025

Kenneth J. Vierzen P.S. 4001051491

ALTA/NSPS LAND TITLE SURVEY

RE: 3738 52nd STREET SW, WYOMING, MI

FOR: EASTBROOK HOMES
ATTN: MICHAEL MCGRAW
1188 EAST PARIS AVENUE SE; SUITE 100
GRAND RAPIDS, MI 49546

PART OF THE NE 1/4, SECTION 32, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY:	LJH	PROJ. ENG.:	SHEET
APPROVED BY:	VAD	PROJ. SURV.:	KJV
FILE NO.:	251185E	DATE:	09/04/2025
			1 of 1

\\FS01\Public\Projects\2025\251185\Drawings\251185-ALTA.dwg-ALTA-xxle

TOTAL PUD AREA: 37.9 ACRES

= TOWNHOUSE OPEN SPACE 9.0 ACRES

= SINGLE-FAMILY OPEN SPACE 7.0 ACRES

TOTAL OPEN SPACE: 16.0 ACRES (42.2%)

Scale 1" = 150'

3738 52ND STREET SW PUD
OPEN SPACE CALCULATION

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: 251185E DATE: 06/11/25

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LANDSCAPE PLAN

REQUIREMENTS:

1 SHADE TREE WITH MIN. DIA. OF 2.5" OR 1 EVERGREEN TREE 6' OR TALLER PER 50' OF STREET FRONTAGE, WITH 1298 LF OF STREET FRONTAGE ALONG 52ND ST. THIS IS 26 TREES AND WITH 3932 LF OF INTERIOR STREET FRONTAGE THIS IS 80 TREES.

PROPOSED:

52ND STREET FRONTAGE – 80 TREES
INTERIOR ST. FRONTAGE – 117 TREES

SYMBOL LEGEND

- SHADE TREE 2.5" MIN.
- COLUMNAR SHADE TREE 2.5" MIN.
- ORNAMENTAL TREE 1.5" MIN.
- DWARF ORNAMENTAL TREE 5-6'
- EVERGREEN TREE 7-8' MIN.
- UPRIGHT EVERGREEN TREE 6-7' MIN.
- LANDSCAPE BED PLANTINGS
- DRAINAGE DIRECTION
- BERM CONTOUR LINES
- BEDLINES

SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

Cox LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

DRAWN BY	S. COX	L-1
DATE	9/27/25	
SCALE	1" = 50'	

No.	Revision/Issue	Date

LANDSCAPE PLAN

52ND STREET SW

SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

DRAWN:	S. COX
DATE:	10/17/2025
SCALE:	1" = 8'

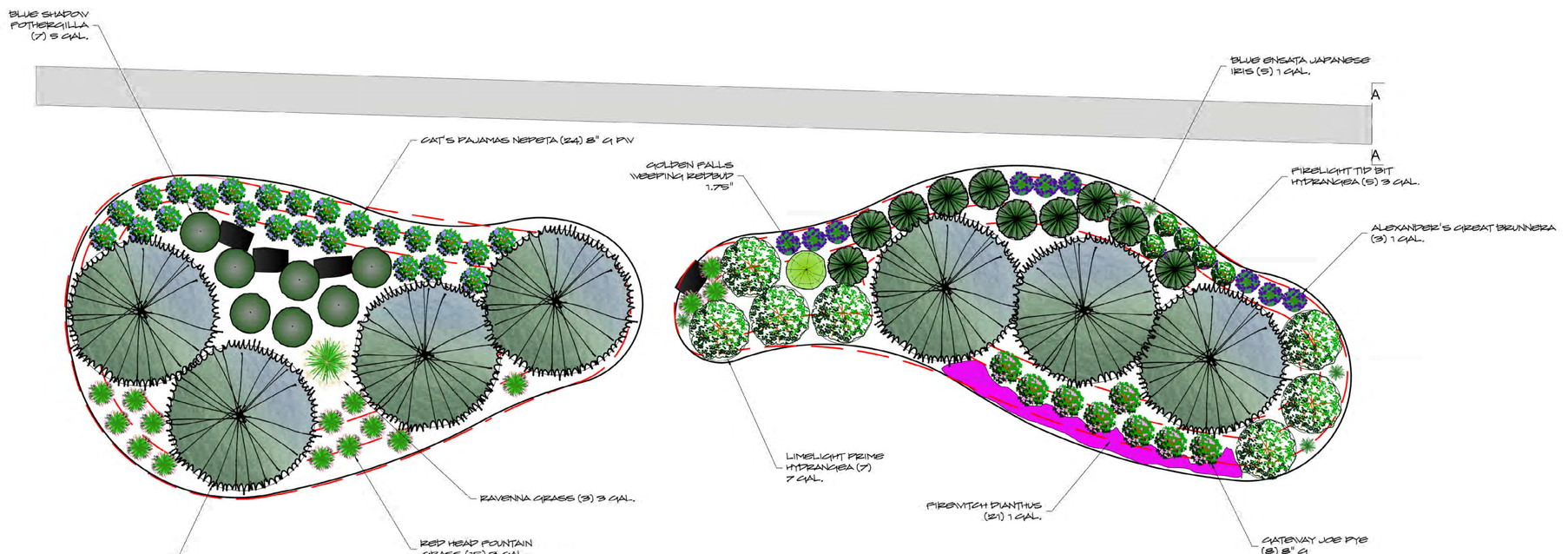
L-4

No.	Revision/Issue	Date

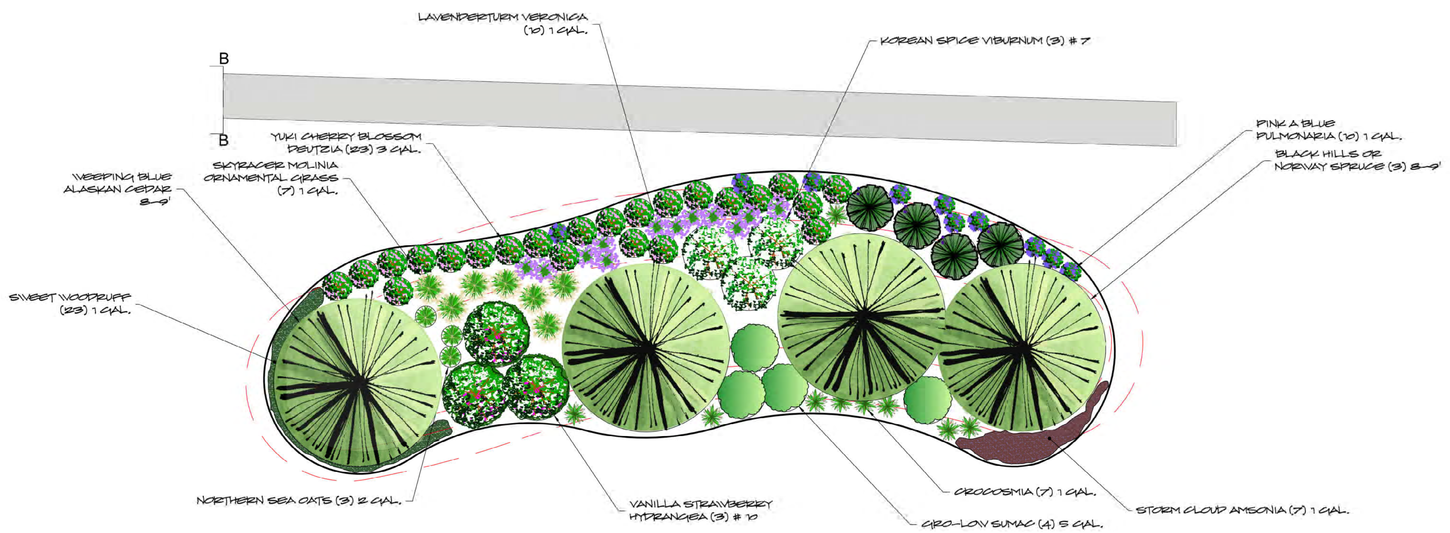
Cox LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

52ND STREET SW



52ND STREET SW



SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

DESIGN	S. COX
DATE	10/11/2023
SCALE	1" = 8'

L-5

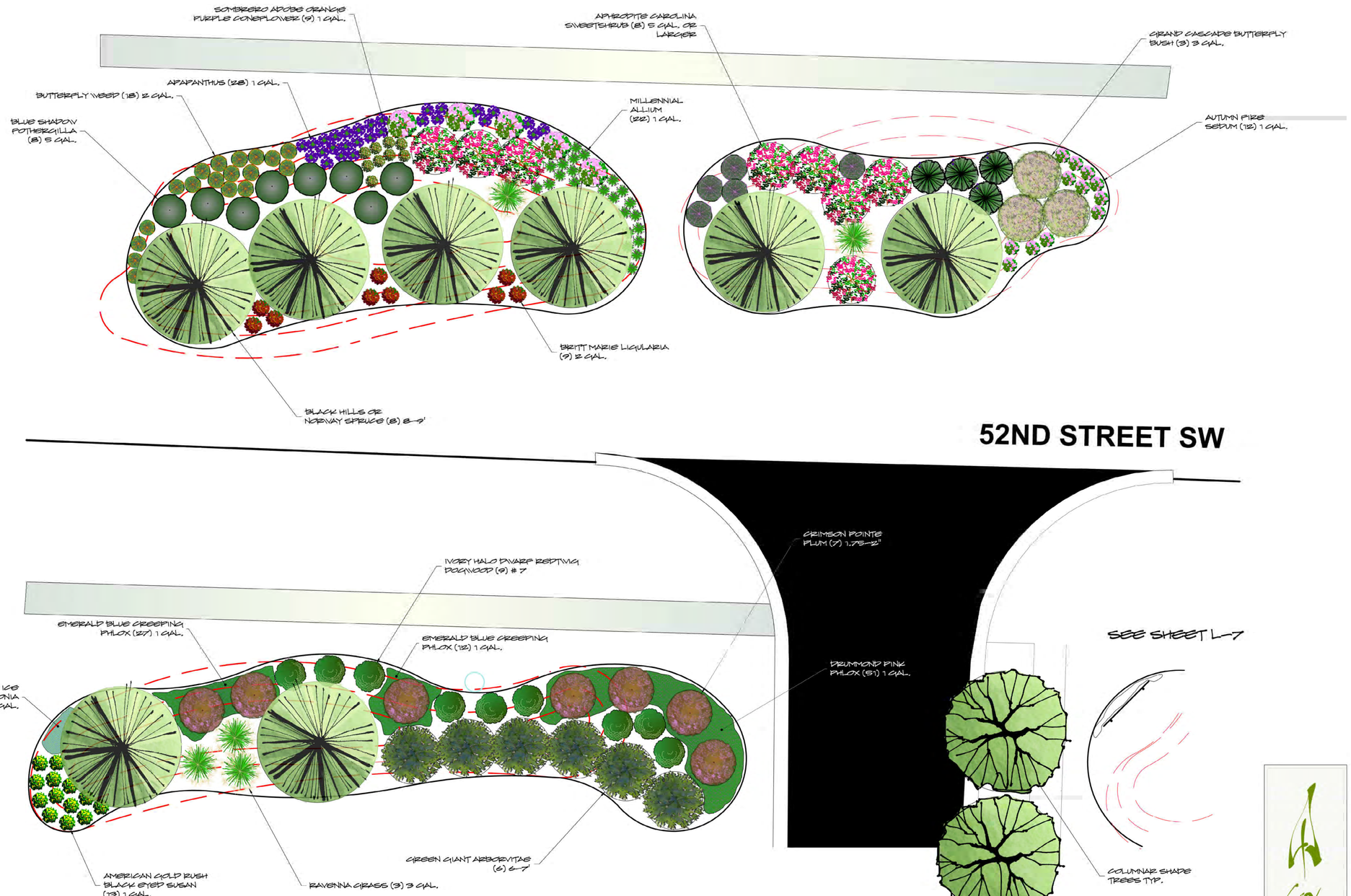
No.	Revision/Issue	Date

LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

LANDSCAPE PLAN

52ND STREET SW



SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

DRAWN:	S. COX
DATE:	10/11/2023
SCALE:	1" = 8'

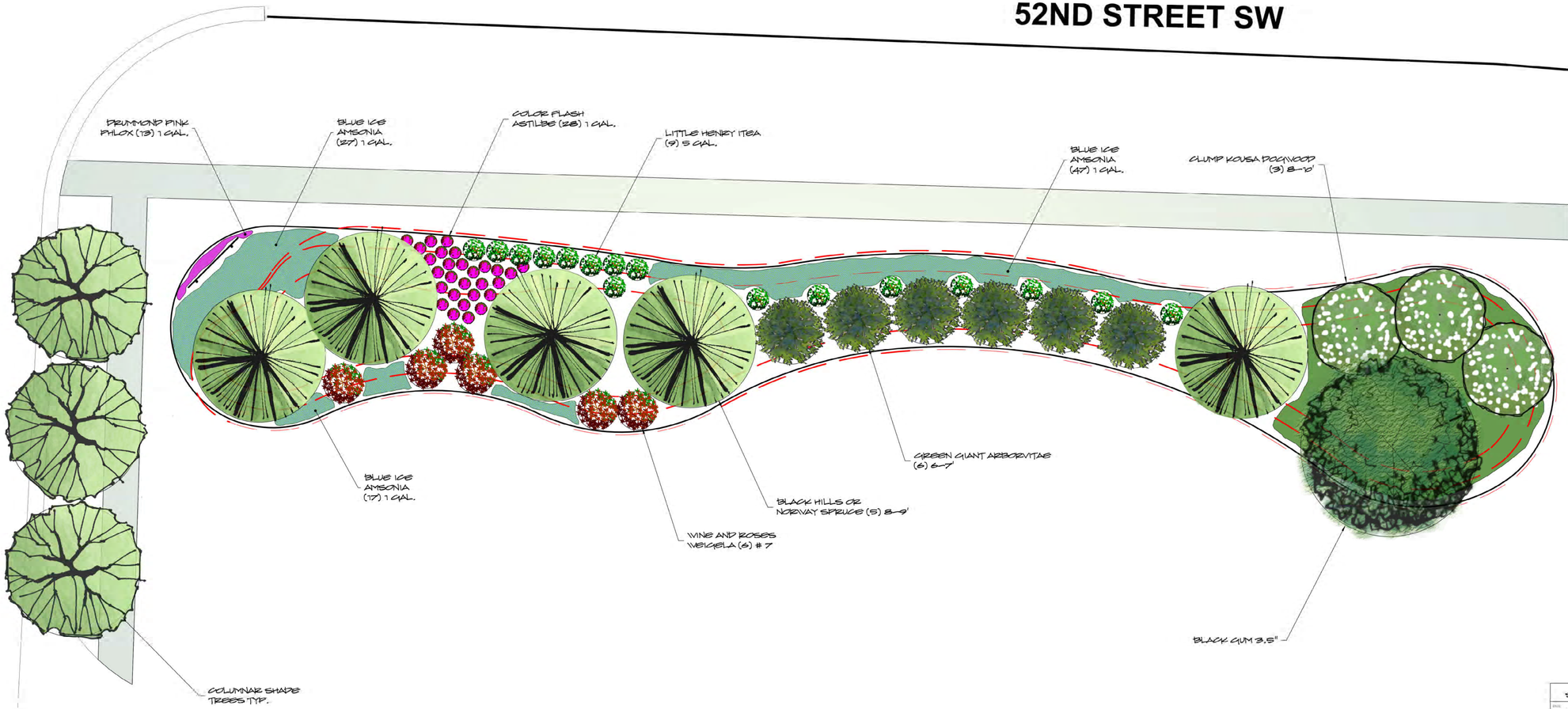
L-6

No.	Revision/Issue	Date

LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

LANDSCAPE PLAN



SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

S. COX	
DATE 10/11/2025	L-7
SCALE 1" = 8'	

No.	Revision/Issue	Date

Cox

LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

LANDSCAPE PLAN

COLUMNAR SHAPE TREE

CASSIAN FOUNTAIN GRASS (2) 3 GAL.

CLOUD NINE SWITCH GRASS 3 GAL.

BLUE SHADOW POTENTILLA (9) 5 GAL.

ESCENTLANDIA DWARF SWEETSHRUB

WALDSTEINIA (18) 3.25"

NEATBALL DWARF BOXWOOD (6) 3 GAL.

DWARF IVORY HALO VARIEGATED RED TWIG DOGWOOD (7) 5 GAL.

WINTERTHUR VIBURNUM (9) # 7

SONG BLOOM PINK WEIGELA (9) # 7

GREEN GEM BOXWOOD (8) # 7

TINY WINE NINEBARK (6) 5 GAL.

RUBY SLIPPERS DWARF OAKLEAF HYDRANGEA (8) 5 GAL.

TATER TOT ARBORVITAE #6

SNOWCAP DWARF SHASTA DAISY (5) 1 GAL.

STARGAZER LILY (7) 1 GAL.

TOR GOLD GLOW GIRL SPIREA (3) 3 GAL.

QUICK FIRE FAB HYDRANGEA # 7

FLOWERING ORNAMENTAL 2.5" TYP.

BLUE ACAMPANTHUS (6) 1 GAL.

BUBBLY WINE WEIGELA (9) 3 GAL.

FIREWITCH DIANTHUS (6) 1 GAL.

SNOWCAP DWARF SHASTA DAISY (7) 1 GAL.

WALDSTEINIA (7) 3.25"

ROCK N GROW PURPLE JOY SEDUM (2) 8" o.c. PW

FIREWITCH DIANTHUS (5) 1 GAL.

JANE MAGNOLIA (3) 6-7'

SHADE TREE 2.5" TYP.

SHADE TREE 2.5" TYP.

R1

N

SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

DRAWN BY	S. COX
DATE	10/8/2015
SCALE	1" = 8'

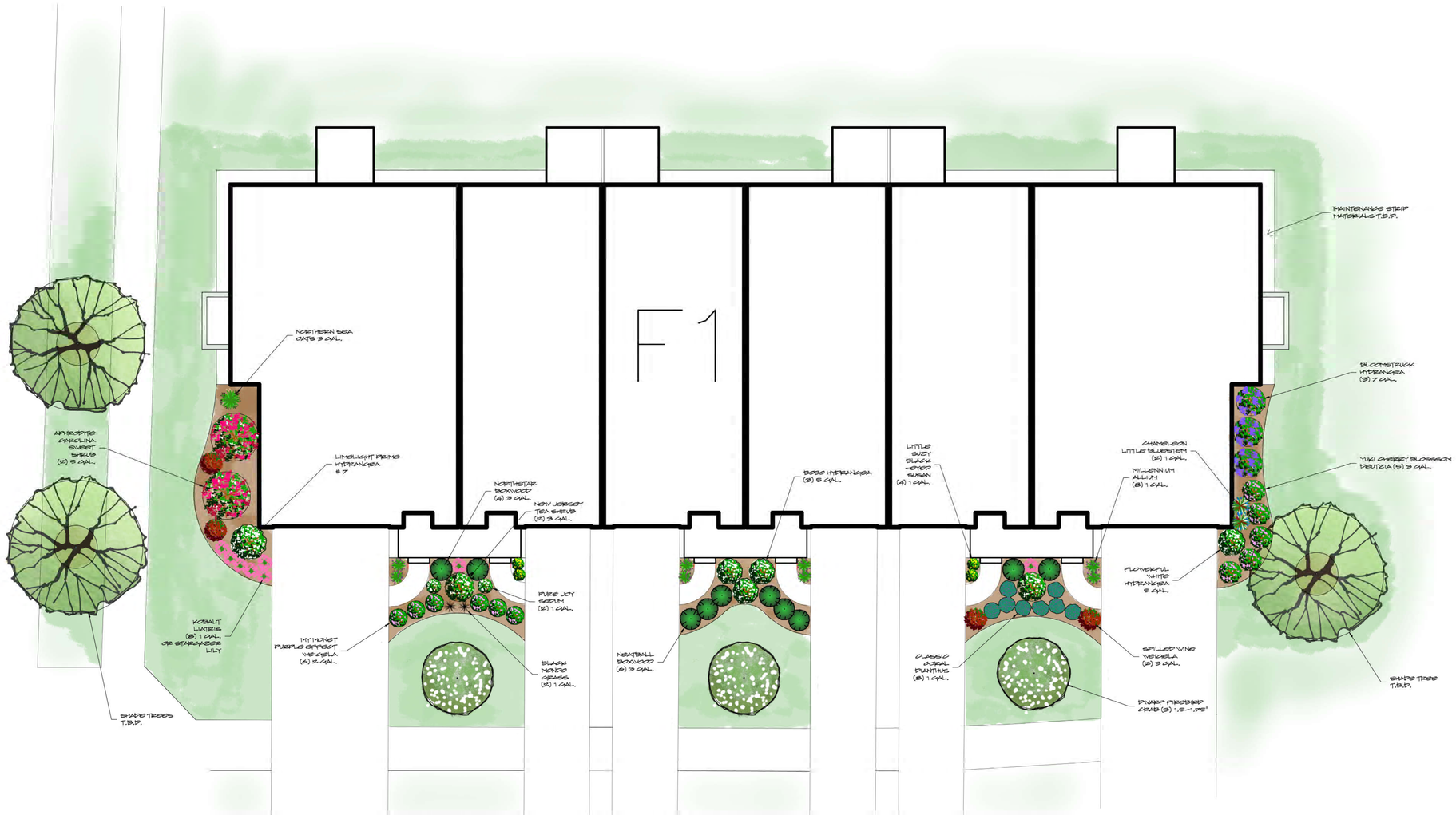
L-3

No.	Revision/Issue	Date

Cox LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

LANDSCAPE PLAN



SALMON'S VIEW

A PARAMOUNT DEVELOPMENT CORP. PROJECT

WYOMING, MICHIGAN

DRAWN BY	S. COX
DATE	10/7/2025
SCALE	1" = 8'

L-2

No.	Revision/Issue	Date

Cox

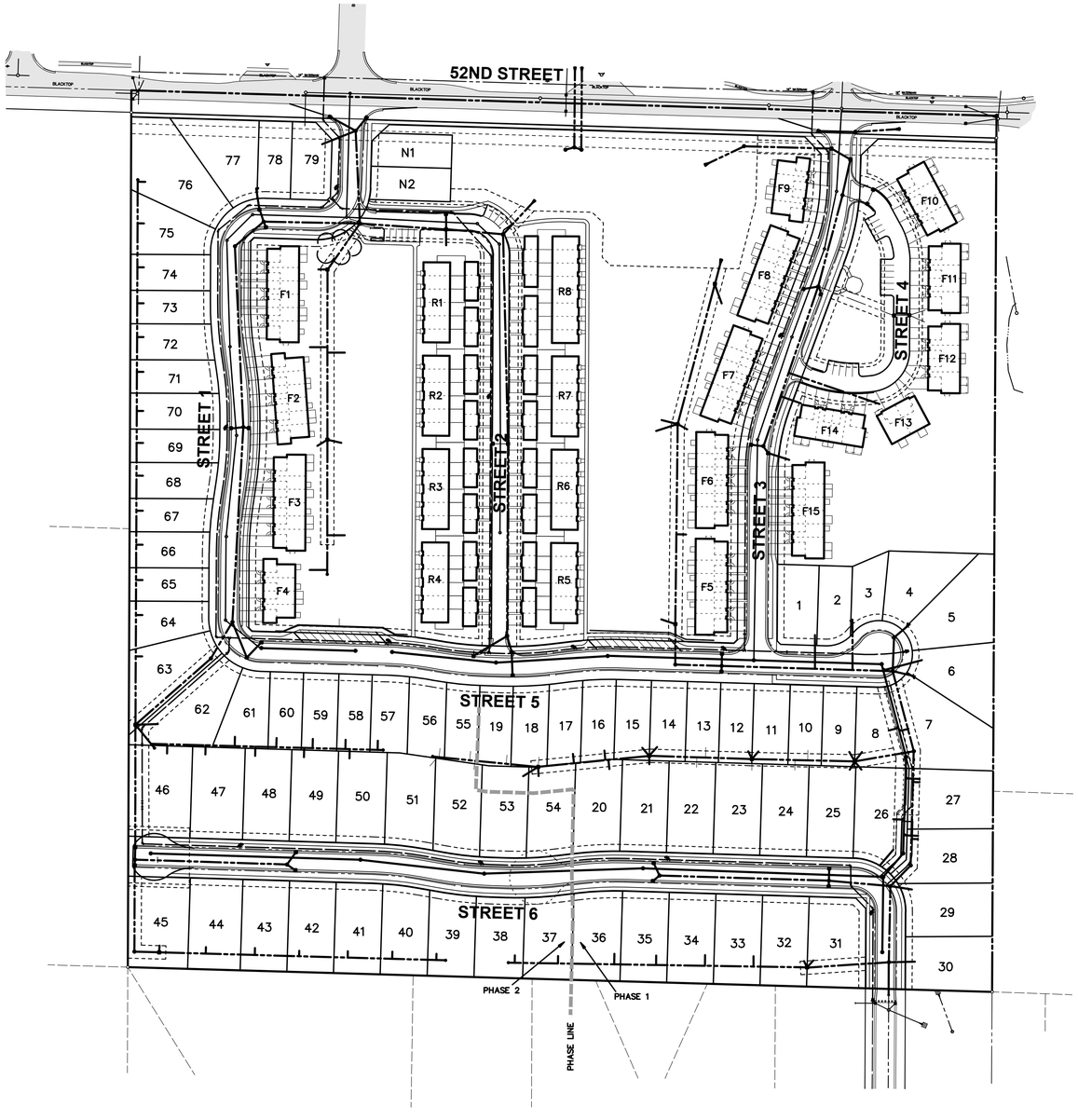
LANDSCAPE & GARDEN DESIGN

TURFS-ARE-US

SALMON'S VIEW

CITY OF WYOMING, KENT CO., MICHIGAN

NW 1/4, SECTION 32, T6N, R12W



Property Description (based on Commitment No. 1030324):

The Land referred to herein below is situated in the City of Wyoming, County of Kent, State of Michigan, and is described as follows:

The North East quarter (1/4) of the North West quarter (1/4) of Section Thirty Two (32), Town Six (6) North, Range Twelve (12) West.

(for informational purposes only)
Tax Parcel ID: 41-17-32-100-016
Property Address: 3738 52nd Street SW, Wyoming, MI 49418

NOTE: PLAN SET MAY BE REVISED FOR PHASING PRIOR TO CONSTRUCTION

0' 100' 200'

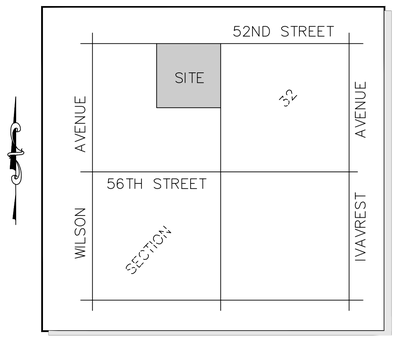
SCALE: 1" = 100'

Know what's below.
Call before you dig.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	WATER AND SANITARY STREET 1
3	WATER AND SANITARY STREET 5
4	WATER AND SANITARY STREET 3 AND 4
5	WATER AND SANITARY STREET 2
6	SANITARY BETWEEN STREET 5 AND 6
7	WATER BETWEEN STREET 5 AND 6
8	WATER AND SANITARY STREET 6
9	WATER AND SANITARY STREET 6
10	IMPROVEMENTS STREET 1
11	IMPROVEMENTS STREET 5
12	IMPROVEMENTS STREET 3
13	IMPROVEMENTS STREET 4
14	IMPROVEMENTS STREET 2
15	IMPROVEMENTS BETWEEN STREET 5 AND 6
16	IMPROVEMENTS BETWEEN STREET 5 AND 6
17	IMPROVEMENTS STREET 6
18	IMPROVEMENTS STREET 6
19	BACKYARD STORM SEWER
20	BACKYARD STORM SEWER
21	BACKYARD STORM SEWER
22	GRADING AND SOIL EROSION CONTROL
23	GRADING AND SOIL EROSION CONTROL
24	DETAILS & NOTES

PRELIMINARY



LOCATION MAP
NO SCALE

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Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
COVER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: CLAREY DRIVE

SCALE: 1" = 100'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				CITY MANAGER
SA. NO.				
PROJECT NO. 251185E				CITY ENGINEER
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025				

FILE NO. 1 OF 24

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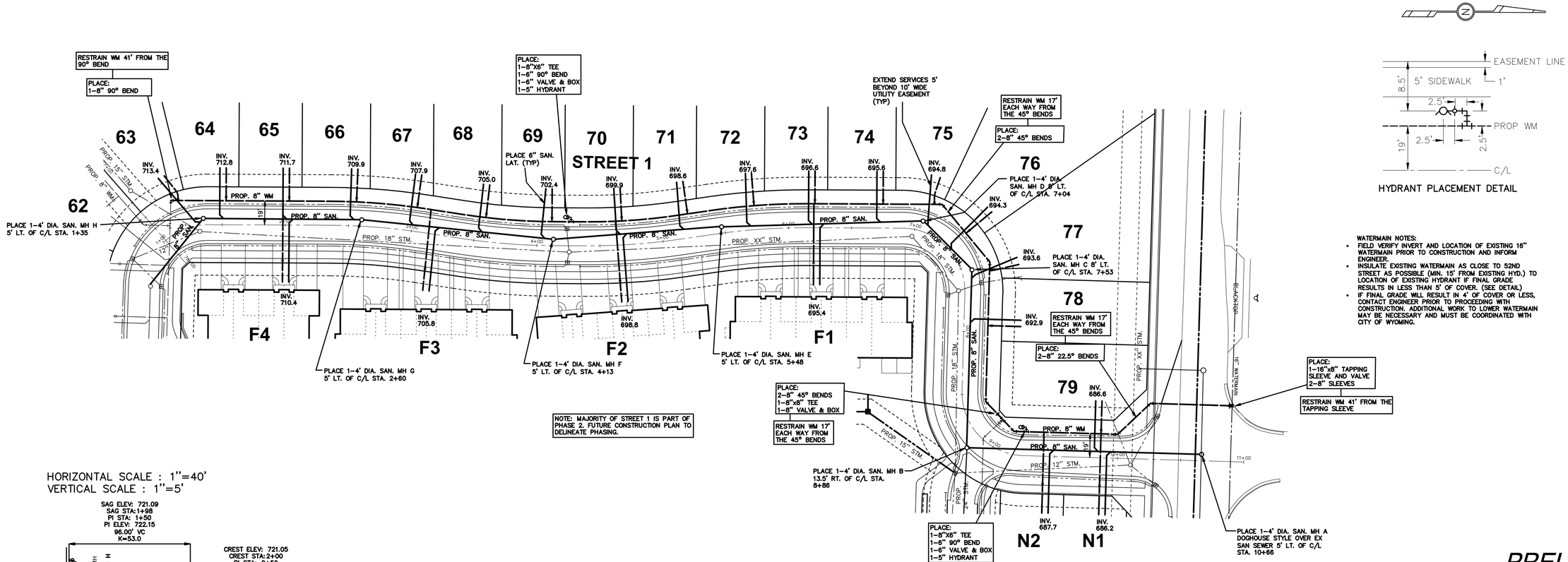
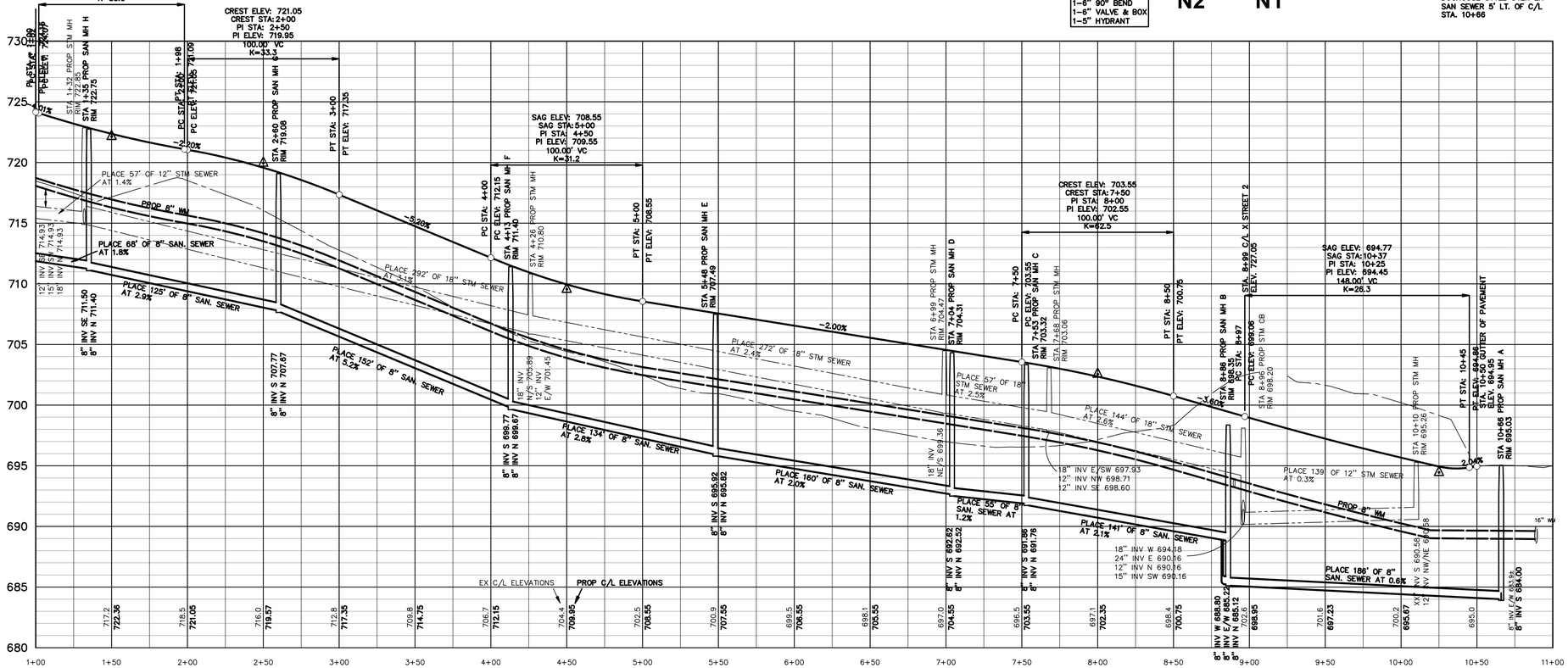


HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



HYDRANT PLACEMENT DETAIL

WATERMAIN NOTES:
- FIELD VERIFY INVERT AND LOCATION OF EXISTING 16" WATERMAIN PRIOR TO CONSTRUCTION AND INFORM ENGINEER.
- INSULATE EXISTING WATERMAIN AS CLOSE TO 52ND STREET AS POSSIBLE (MIN. 15' FROM EXISTING HYD.) TO LOCATION OF EXISTING HYDRANT IF FINAL GRADE RESULTS IN LESS THAN 5' OF COVER. (SEE DETAIL)
- IF FINAL GRADE WILL RESULT IN 4' OF COVER OR LESS, CONTACT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL WORK TO LOWER WATERMAIN MAY BE NECESSARY AND MUST BE COORDINATED WITH CITY OF WYOMING.

0' 40' 80'

SCALE: 1" = 40'

PLACE: 988 L.F. OF 8" WATERMAIN

PLACE: 561 L.F. OF 1" COPPER WATER SERVICE (N1-N19)

PLACE: 64 L.F. OF 1.5" COPPER WATER SERVICE (F4)

PLACE: 192 L.F. OF 2" COPPER WATER SERVICE (F1-F3)

PLACE: 25 CURB & STOP BOXES AND CORP. STOP

PLACE: 25 WYES

PLACE: 1021 L.F. OF 8" SANITARY SEWER

PLACE: 1013 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				CITY MANAGER
PROJECT NO. 251185E				
DRAWN BY JSD				CITY ENGINEER
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO.			2 OF 24

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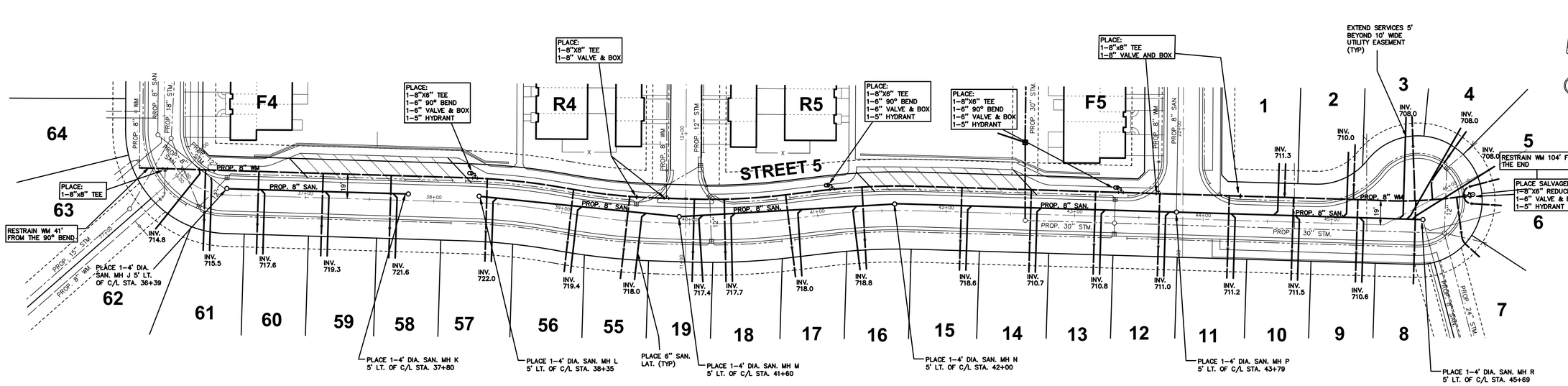
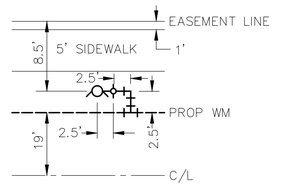
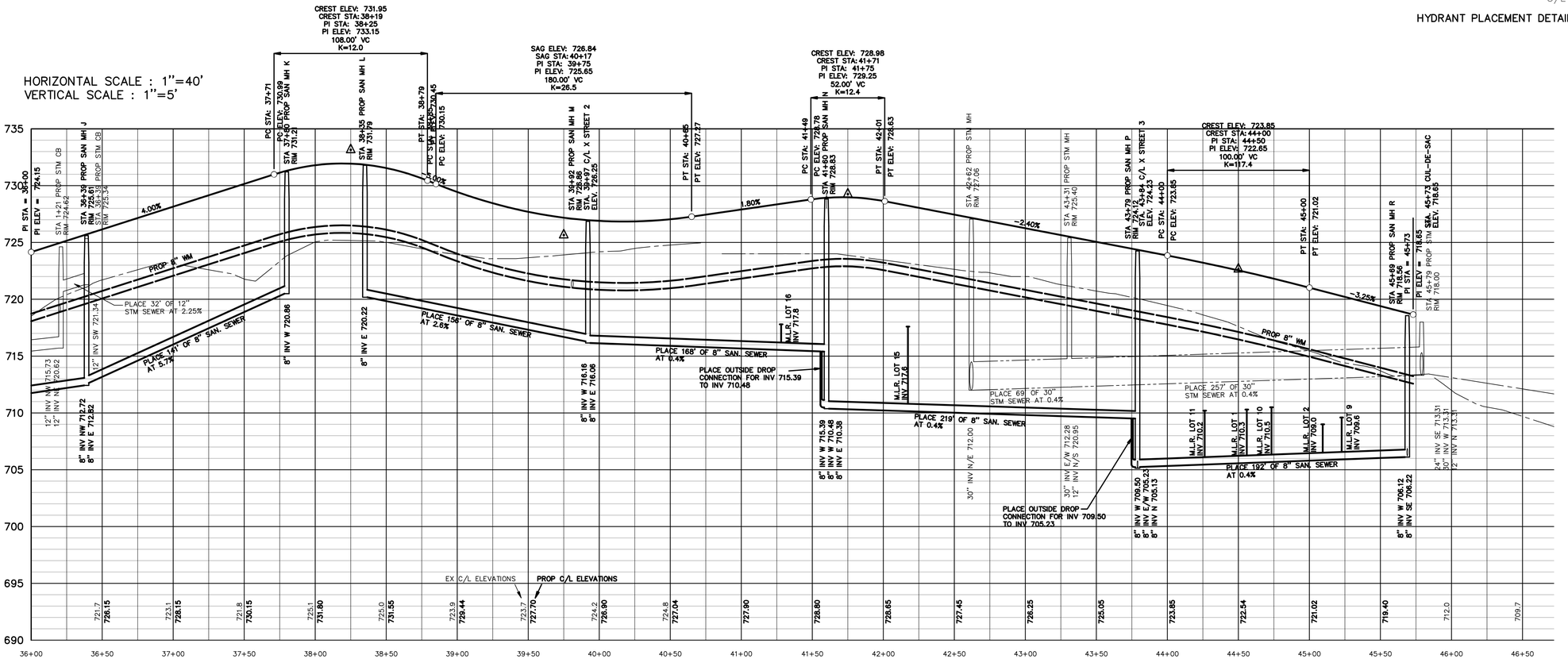


NOTE: PORTION OF STREET 5 IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.



HYDRANT PLACEMENT DETAIL



PRELIMINARY

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NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 3 OF 24			

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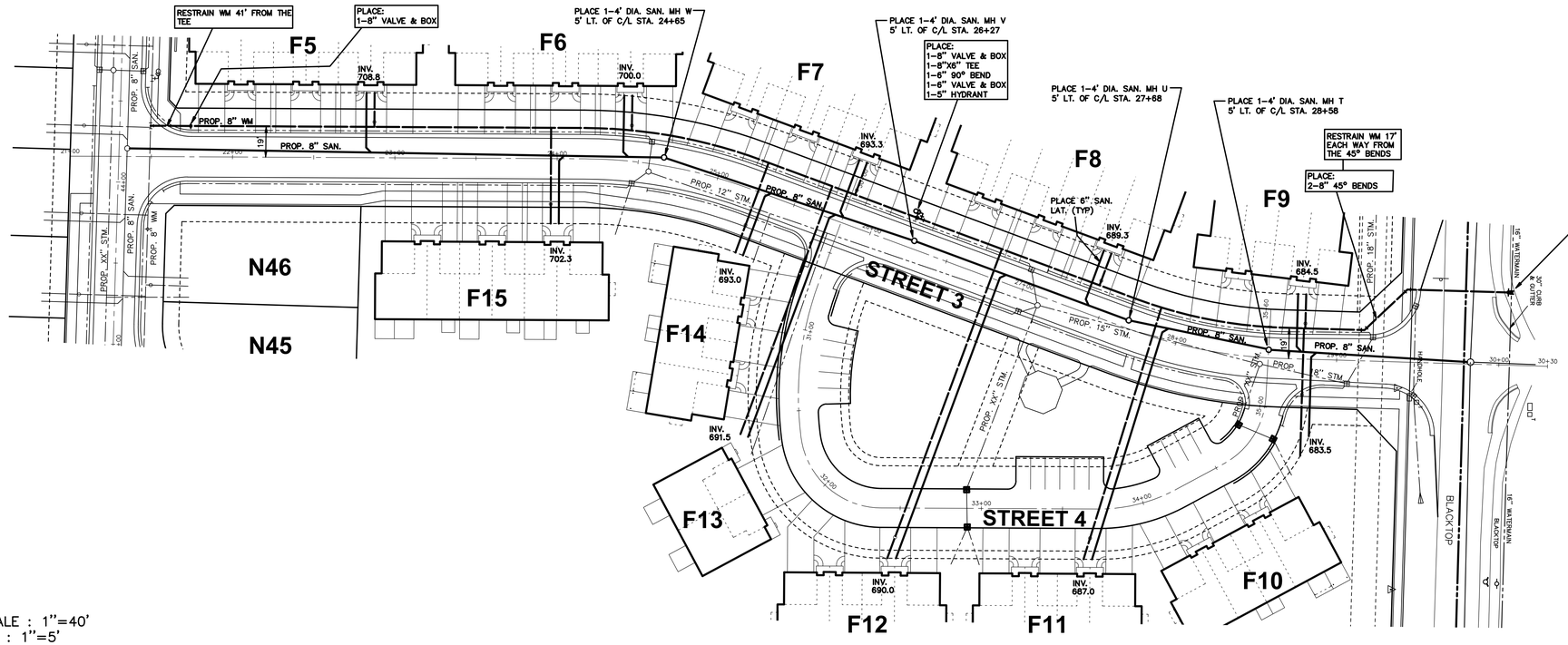
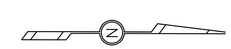




PLACE:
860 L.F. OF 8" WATERMAIN

PLACE:
687 L.F. OF 1.5" COPPER WATER SERVICE (F9–F14)

PLACE:
144 L.F. OF 2" COPPER WATER SERVICE (F5–F8 AND F15)

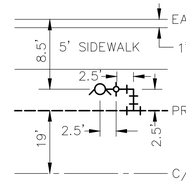
PLACE:
11 CURB & STOP BOXES AND CORP. STOP

PLACE:
11 WYES

PLACE:
987 L.F. OF 8" SANITARY SEWER

PLACE:
913 L.F. OF 6" SANITARY LATERAL LINES

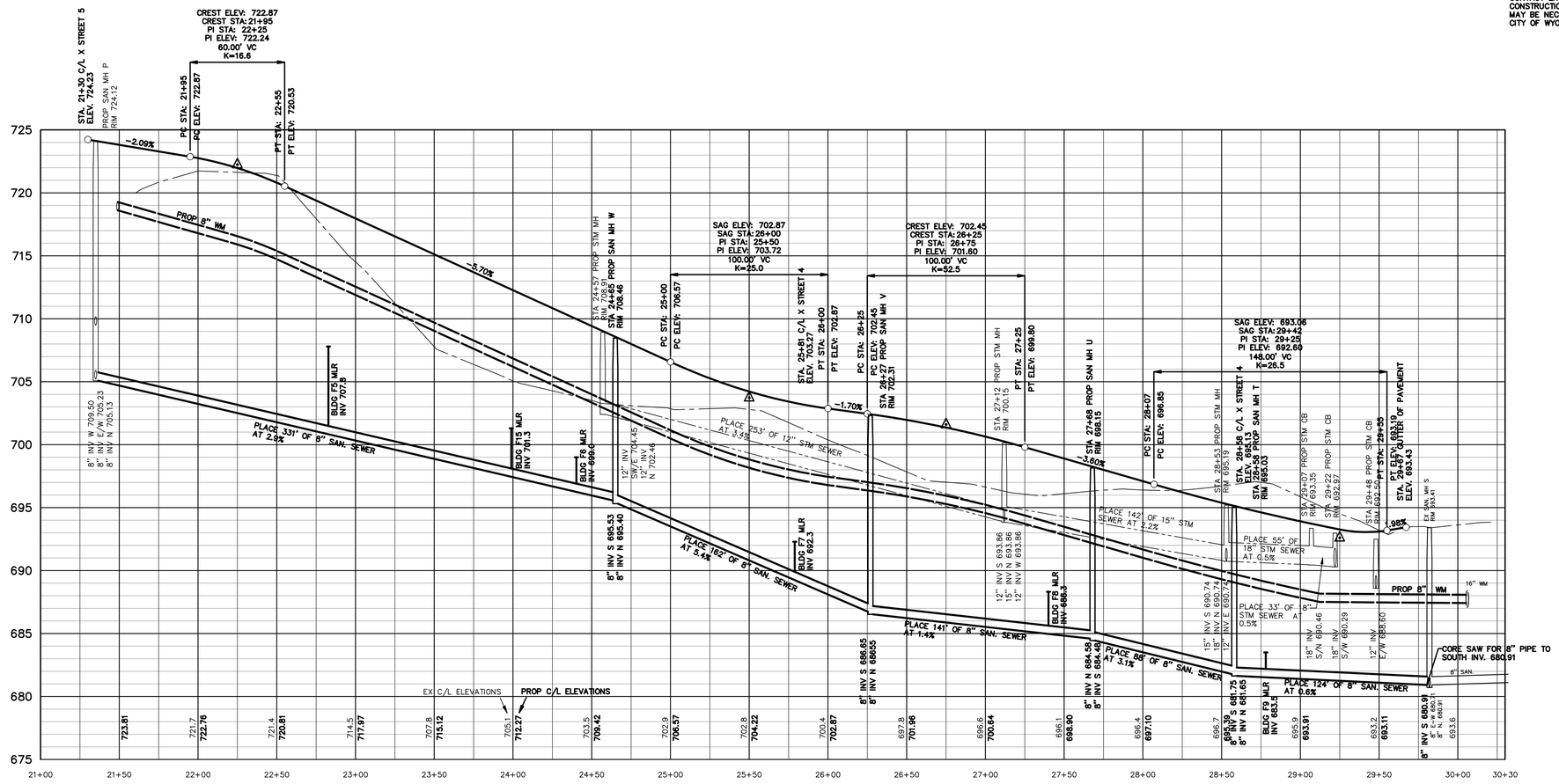
NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.



HYDRANT PLACEMENT DETAIL

WATERMAIN NOTES:
- **FIELD VERIFY INVERT AND LOCATION OF EXISTING 16" WATERMAIN PRIOR TO CONSTRUCTION AND INFORM ENGINEER.**
- **INSULATE EXISTING WATERMAIN AS CLOSE TO 52ND STREET AS POSSIBLE (MIN. 15' FROM EXISTING HYD.) TO LOCATION OF EXISTING HYDRANT IF FINAL GRADE RESULTS IN LESS THAN 5' OF COVER. (SEE DETAIL)**
- **IF FINAL GRADE WILL RESULT IN 4' OF COVER OR LESS, CONTACT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL WORK TO LOWER WATERMAIN MAY BE NECESSARY AND MUST BE COORDINATED WITH CITY OF WYOMING.**

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



PRELIMINARY

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NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 4 OF 24

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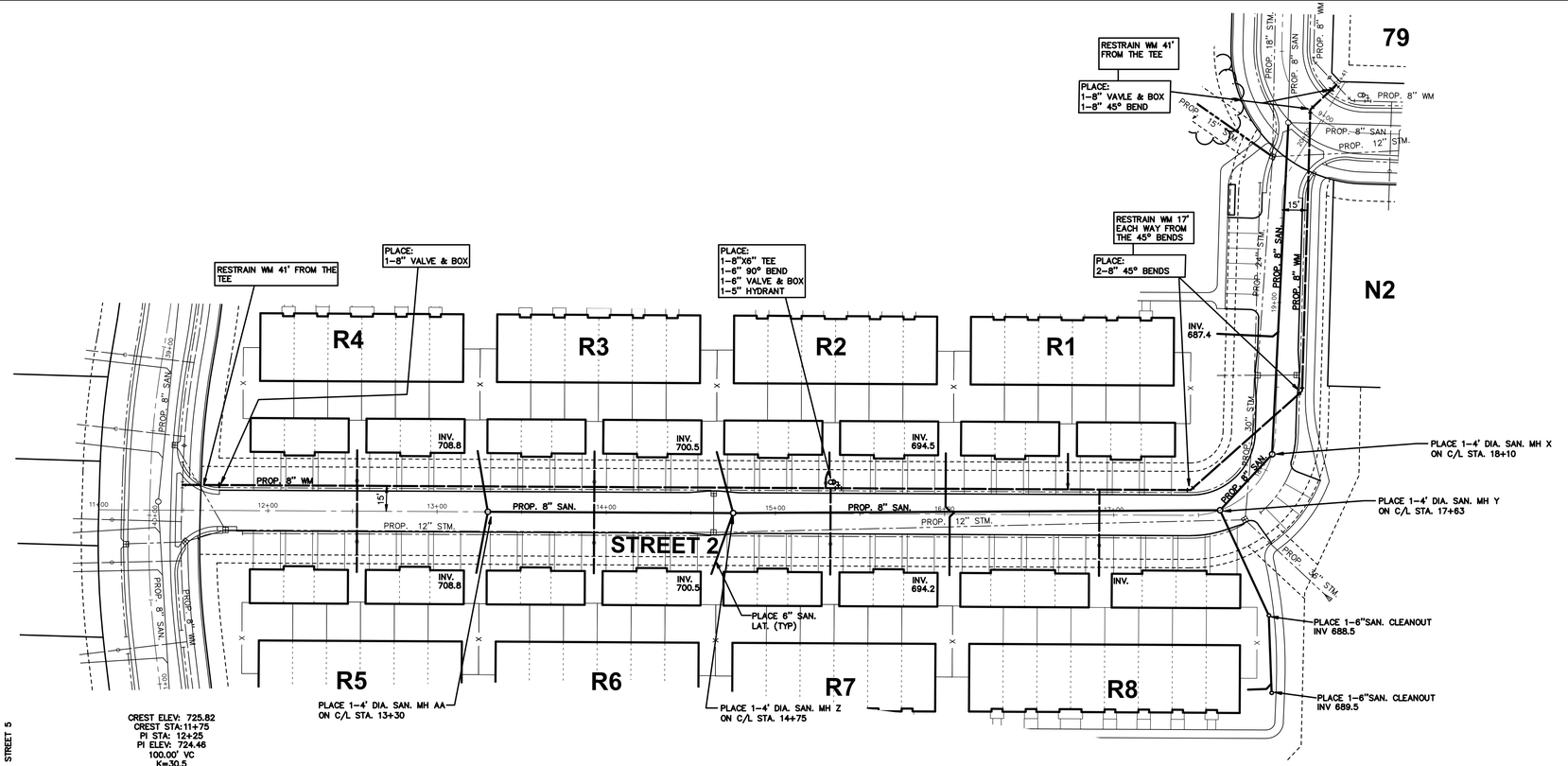
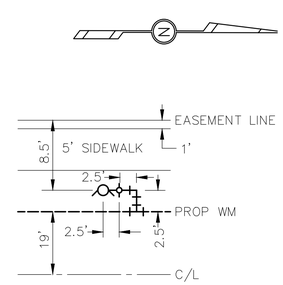




HYDRANT PLACEMENT DETAIL

0' 40' 80'

SCALE: 1" = 40'

PLACE:
873 L.F. OF 8" WATERMAIN

PLACE:
288 L.F. OF 2" COPPER WATER SERVICE (R1-R8)

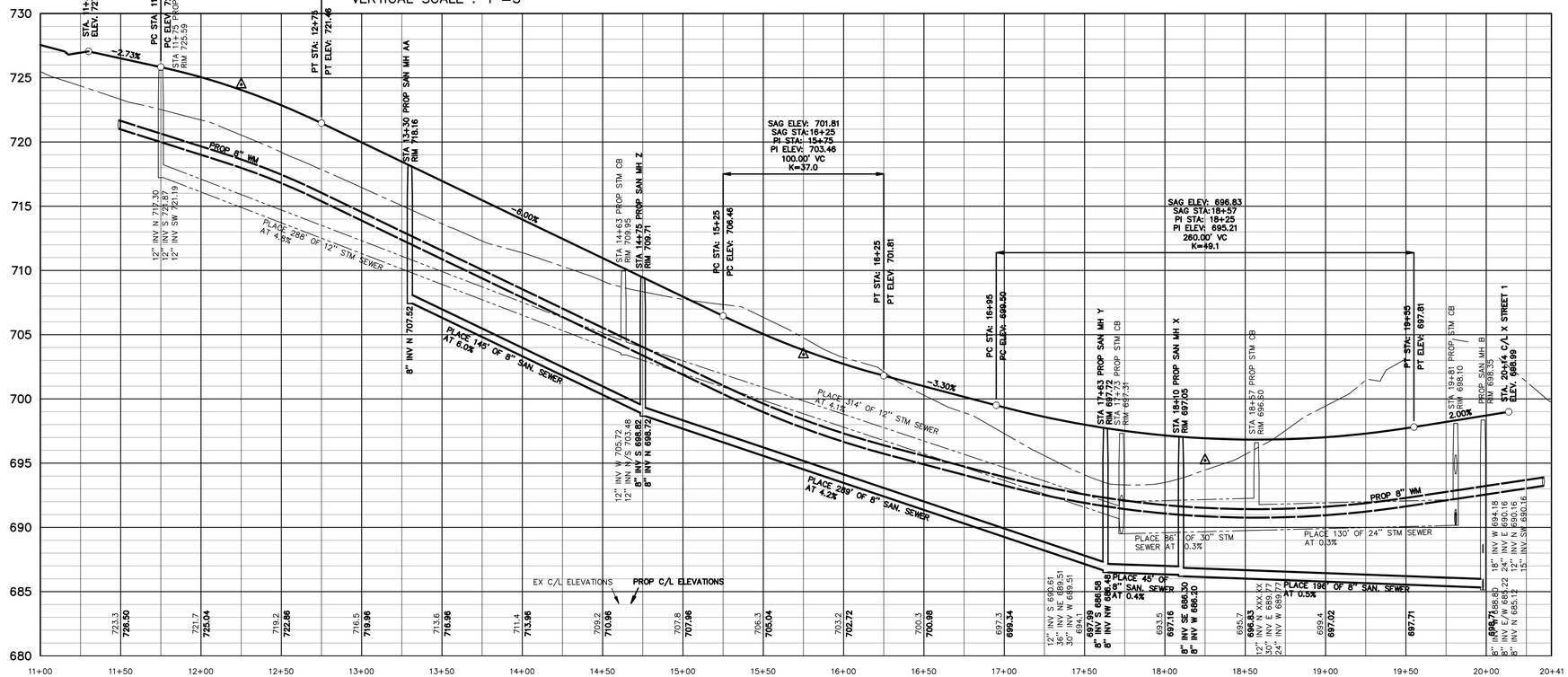
PLACE:
8 CURB & STOP BOXES AND CORP. STOP

PLACE:
2 WYES

PLACE:
675 L.F. OF 8" SANITARY SEWER

PLACE:
298 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.



PRELIMINARY

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NOTE:
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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 5 OF 24

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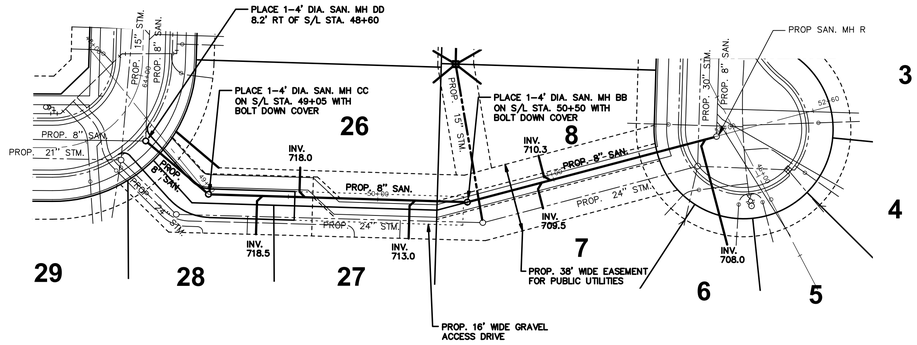
0' 40' 80'

SCALE: 1" = 40'



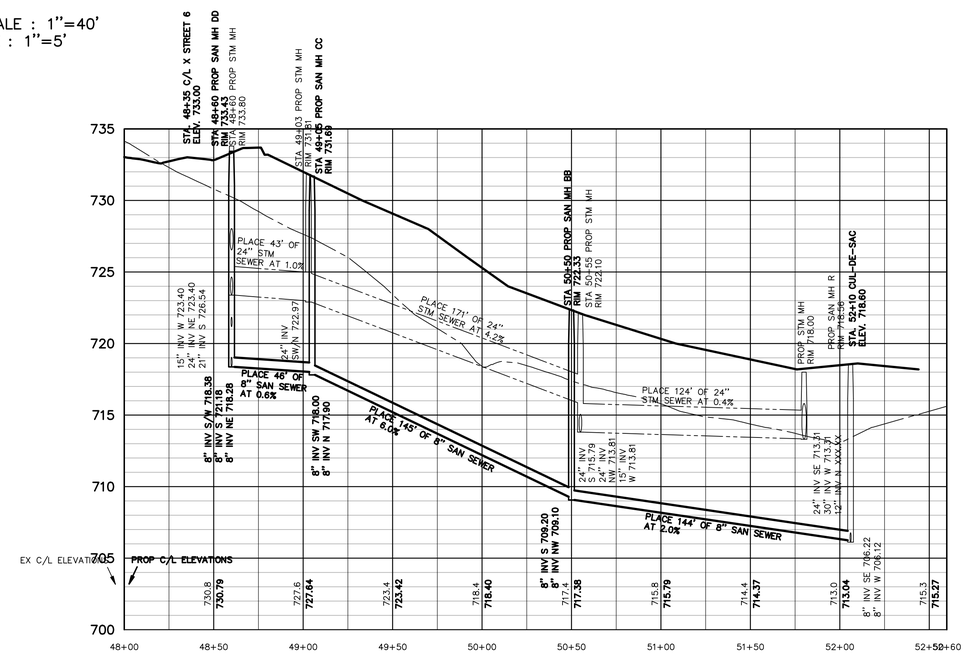
PLACE:
6 WYES

PLACE:
335 L.F. OF 8" SANITARY SEWER

PLACE:
155 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025	FILE NO. 6 OF 24			

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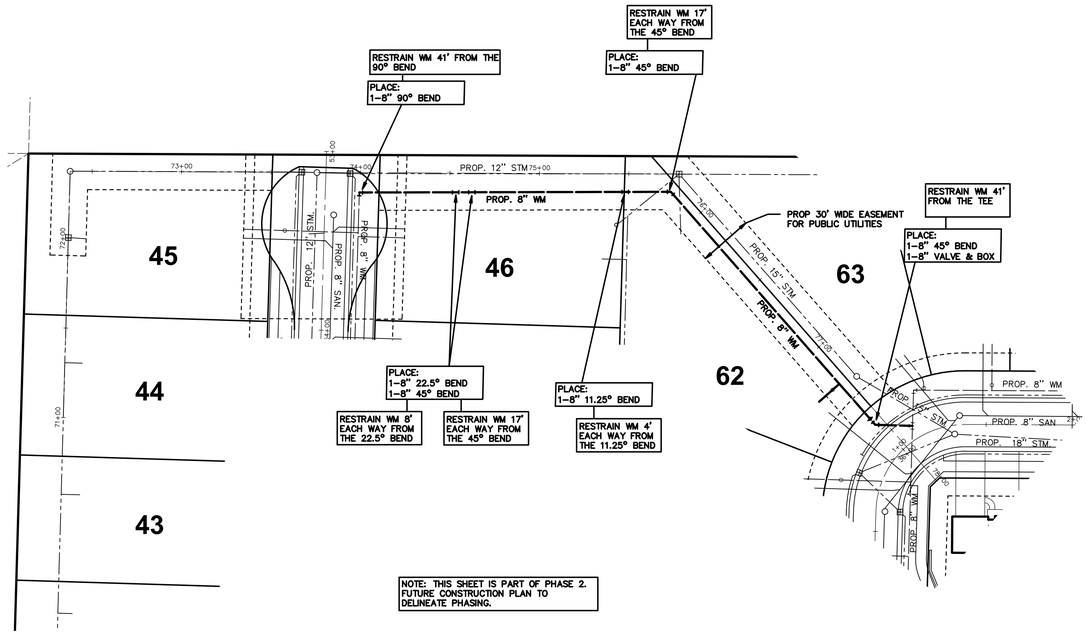
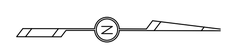




SCALE: 1" = 40'

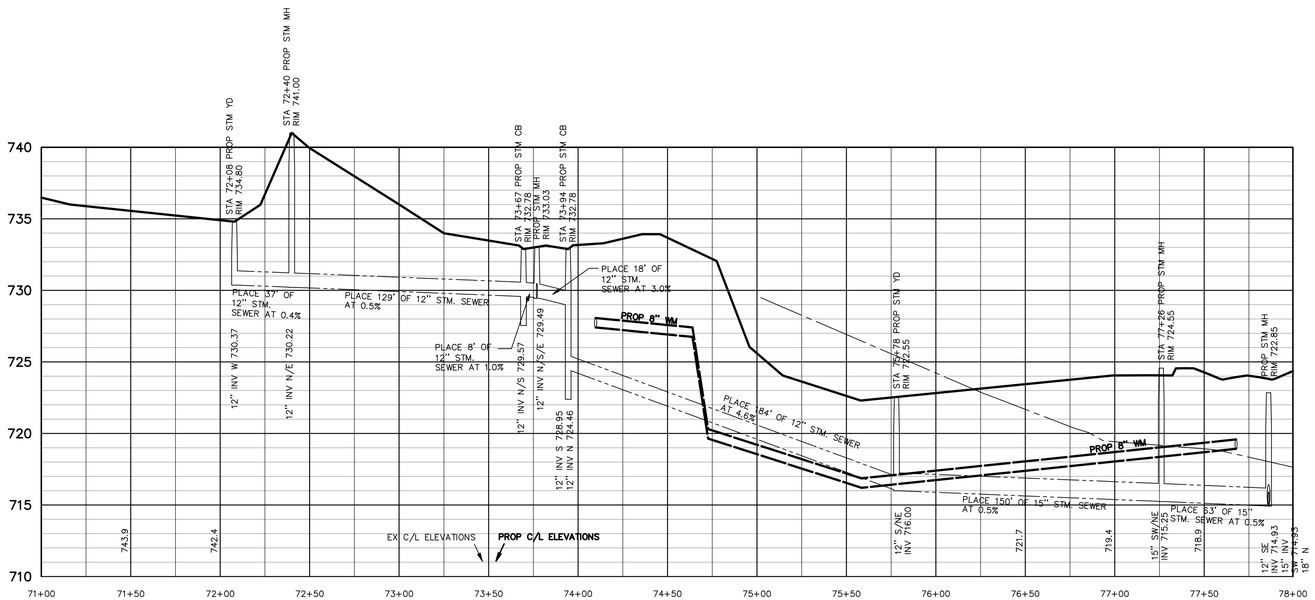
PLACE:
368 L.F. OF 8" WATERMAIN

PLACE:
15 L.F. OF 1" COPPER WATER SERVICE (LOT 62)

PLACE:
1 CURB & STOP BOXES AND CORP. STOP

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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NOTE:
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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 7 OF 24

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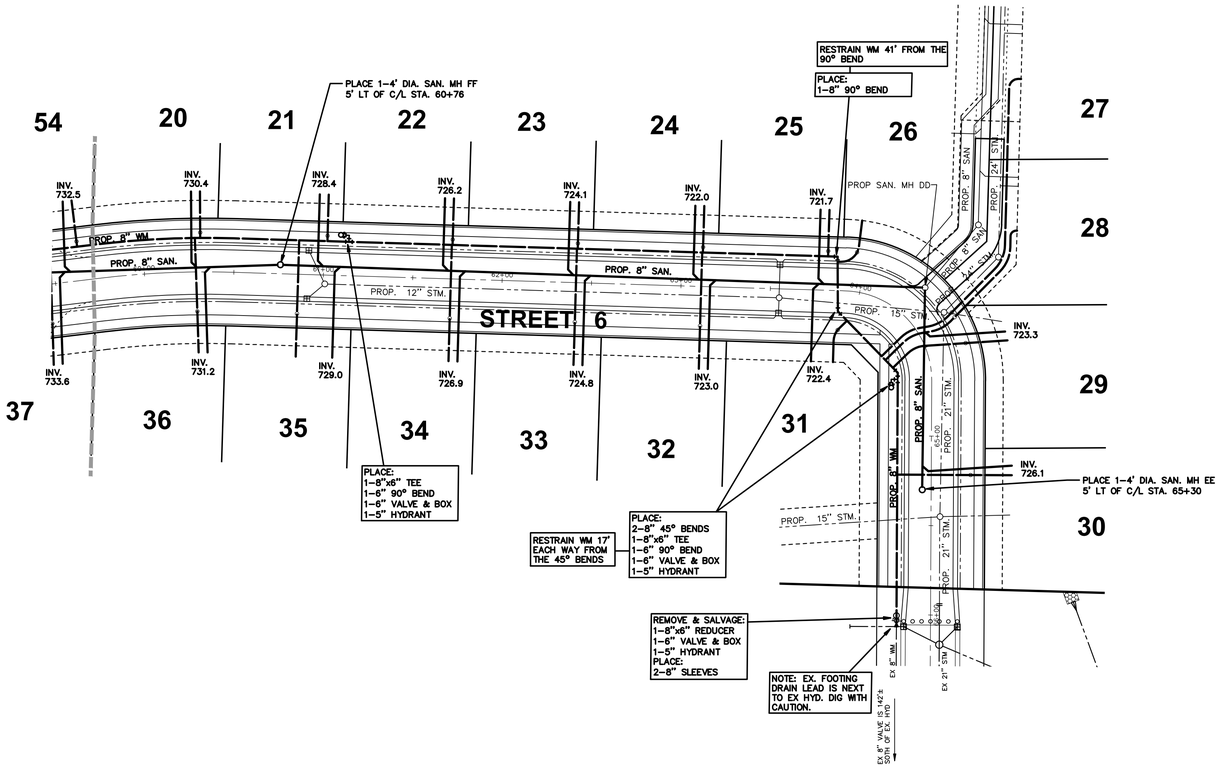
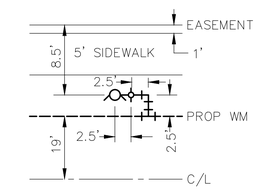


0' 40' 80'

SCALE: 1" = 40'



HYDRANT PLACEMENT DETAIL

PLACE:
622 L.F. OF 8" WATERMAIN

PLACE:
303 L.F. OF 1.5" COPPER WATER SERVICE (LOTS 27 AND 28)

PLACE:
659 L.F. OF 1" COPPER WATER SERVICE

PLACE:
19 CURB & STOP BOXES AND CORP. STOP

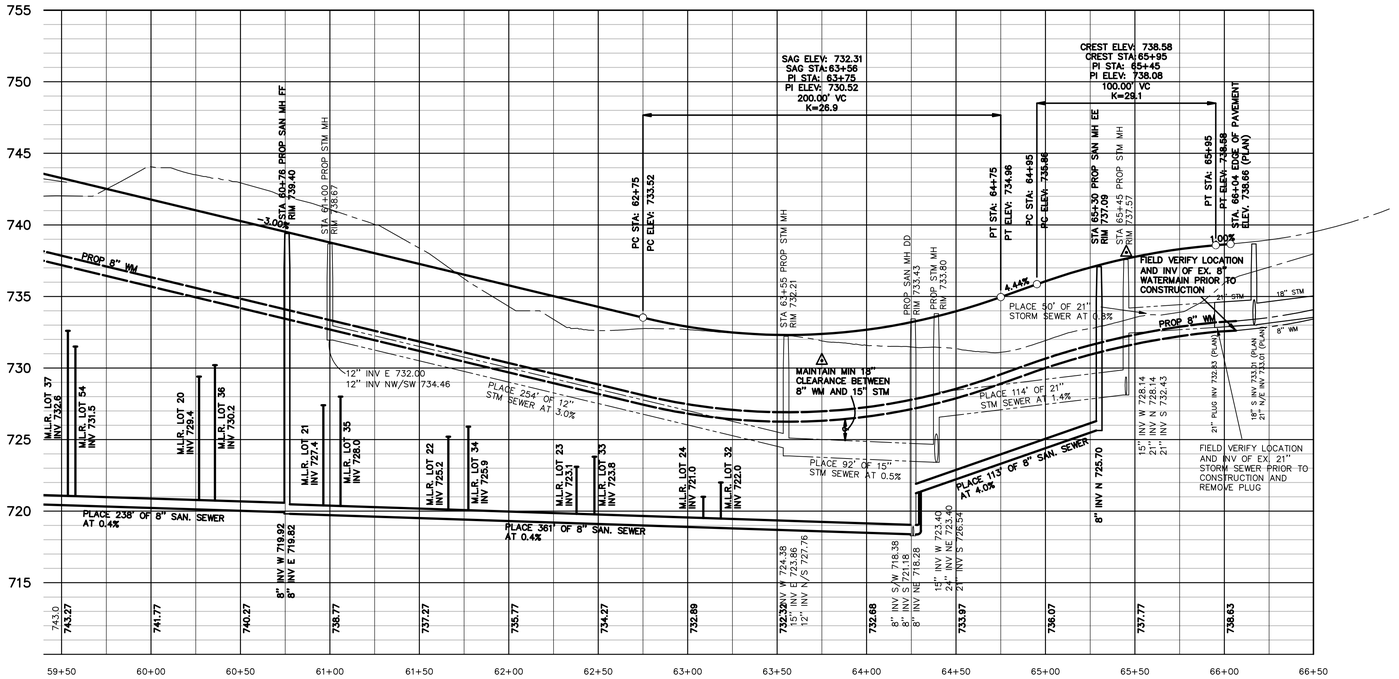
PLACE:
16 WYES

PLACE:
724 L.F. OF 8" SANITARY SEWER

PLACE:
756 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



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STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

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Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 8 OF 24

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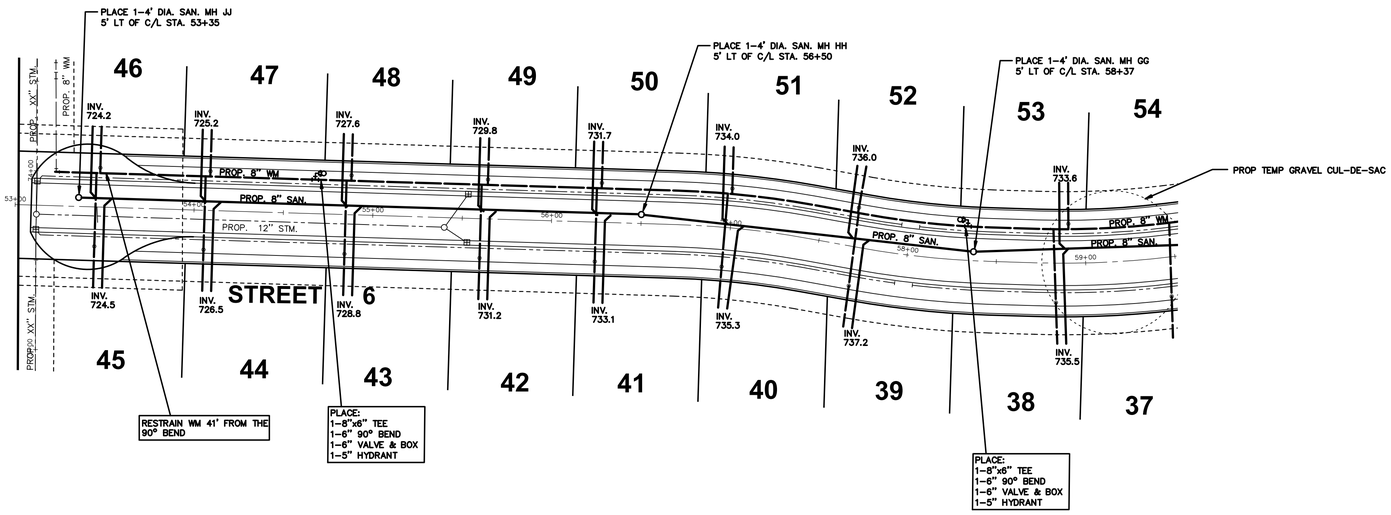
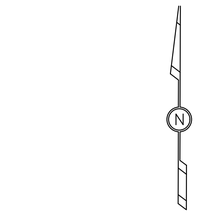
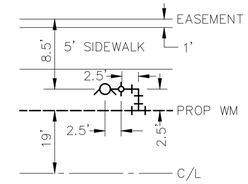




0' 40' 80'

SCALE: 1" = 40'



HYDRANT PLACEMENT DETAIL

PLACE:
625 L.F. OF 8" WATERMAIN

PLACE:
721 L.F. OF 1" COPPER WATER SERVICE (N1-N19)

PLACE:
16 CURB & STOP BOXES AND CORP. STOP

PLACE:
16 WYES

PLACE:
501 L.F. OF 8" SANITARY SEWER

PLACE:
741 L.F. OF 6" SANITARY LATERAL LINES

NOTES:
1. WATERMAIN TO BE DUCTILE IRON PIPE CLASS 53 (ZINC COATED).
2. SANITARY SEWER TO BE PVC SDR-26 PIPE.
3. SANITARY SEWER LATERAL PIPES SHALL BE 6" PVC SDR-26 PIPE.
4. DEFLECT WATER SERVICES AS NECESSARY TO MAINTAIN 18" CLEARANCE FROM STORM SEWER. MAINTAIN MINIMUM 5' COVER OVER WATER SERVICES.

HORIZONTAL SCALE : 1"=40'
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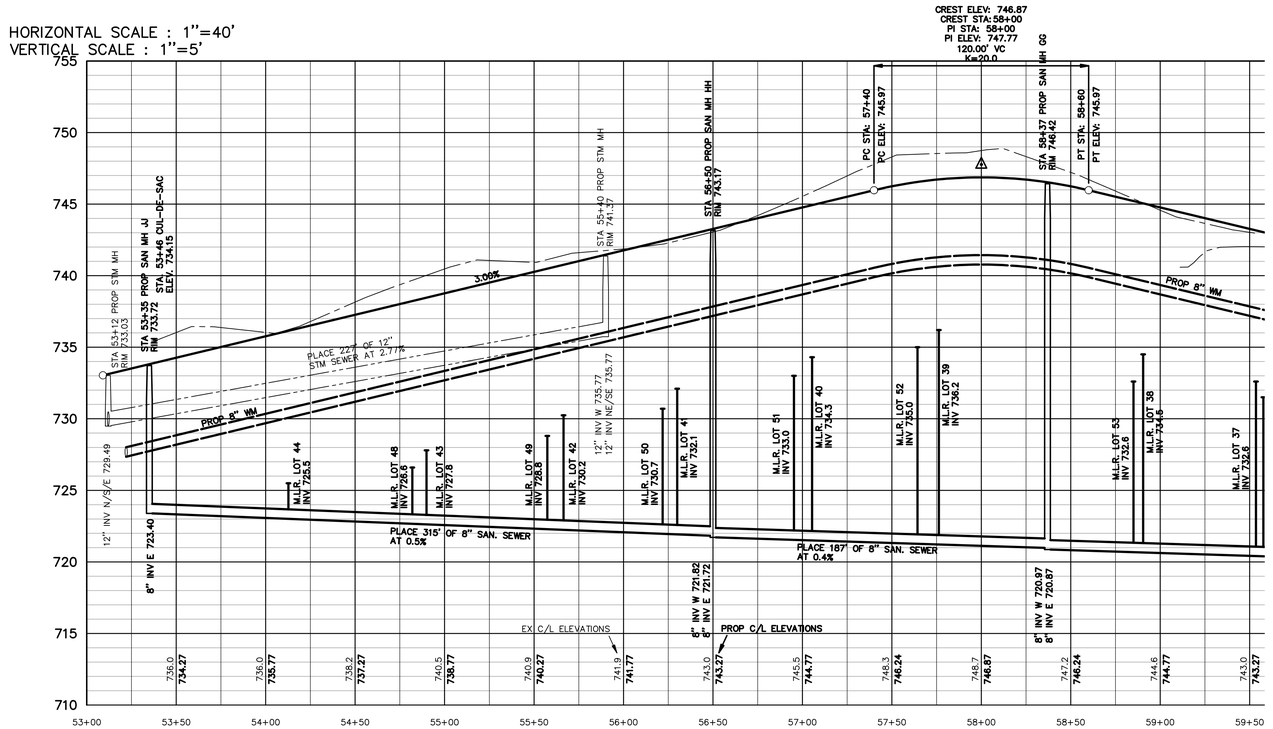

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SALMON'S VIEW
WATERMAIN AND SANITARY SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025				

FILE NO. 9 OF 24

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SCALE: 1" = 40'

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 722.85
12" INV. SE 714.93
15" INV. SW 714.93
18" INV. N 714.93

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 710.63
12" INV. E 706.63

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 710.80
12" INV. E/W 706.45
18" INV. N/S 705.89

PROP 6" UNDER DRAIN (TYP)

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 704.47
18" INV. NE/S 697.93

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 703.06
12" INV. NW 698.71
12" INV. SE 698.60
18" INV. E/SW 697.93

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 702.89
12" INV. SE 698.89

PLACE: 18 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: 18 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: 9 L.F.
OF 12" STORM
SEWER @ 2.0%

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 710.63
12" INV. W 706.63

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 702.69
12" INV. NW 698.69

PLACE: 9 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 698.20
18" INV. W 691.88
12" INV N 690.16
15" INV SW 690.16
24" INV E 690.16

PROP 30" ROLLED
CURB AND GUTTER PER
DETAIL 1-25A (TYP)
SEE SHEET 24

NOTE: MAJORITY OF STREET 1 IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

NOTE: SIZING OF STM SEWER IS APPROX. FINAL SIZING WILL BE ON THE FINAL CONSTRUCTION PLANS.

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 694.25
12" INV. SE 690.80

PLACE: 44 L.F.
OF 12" STORM
SEWER @ 0.5%

PLACE: 26 L.F.
OF 12" STORM
SEWER @ 1.0%

PLACE: (1) 4' DIA. MH
COVER EJ 1040C MOD
RIM. ELEV = 695.26
12" INV. NW XXX.XX
12" INV. NE XXX.XX
12" INV. S 690.58

PLACE: (1) 4' DIA. CB
COVER EJ 7030 T1 M2
RIM. ELEV 694.25
12" INV. SW 690.80

HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'

SAG ELEV: 721.09
SAG STA: 1+98
PI STA: 1+50
PI ELEV: 722.15
96.00' VC
K=53.0

CREST ELEV: 721.05
CREST STA: 2+00
PI STA: 2+50
PI ELEV: 719.95
100.00' VC
K=33.3

SAG ELEV: 708.55
SAG STA: 5+00
PI STA: 4+50
PI ELEV: 709.55
100.00' VC
K=31.2

CREST ELEV: 703.55
CREST STA: 7+50
PI STA: 8+00
PI ELEV: 702.55
100.00' VC
K=62.5

SAG ELEV: 694.77
SAG STA: 10+37
PI STA: 10+25
PI ELEV: 694.45
145.00' VC
K=26.3

PLACE 57' OF 12" STM SEWER AT 1.4%
PLACE 68' OF 8" SAN. SEWER AT 1.8%
PLACE 125' OF 8" SAN. SEWER AT 2.9%
PLACE 152' OF 8" SAN. SEWER AT 3.2%
PLACE 292' OF 18" STM SEWER AT 3.1%
PLACE 134' OF 8" SAN. SEWER AT 2.8%
PLACE 160' OF 8" SAN. SEWER AT 2.0%
PLACE 272' OF 18" STM SEWER AT 2.4%
PLACE 55' OF 8" SAN. SEWER AT 1.2%
PLACE 57' OF 18" STM SEWER AT 2.5%
PLACE 141' OF 8" SAN. SEWER AT 2.1%
PLACE 144' OF 18" STM SEWER AT 2.6%
PLACE 139' OF 12" STM SEWER AT 0.3%
PLACE 186' OF 8" SAN. SEWER AT 0.6%

EX C/L ELEVATIONS
PROP C/L ELEVATIONS

NOTE:
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NOTE:
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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 10 OF 24			

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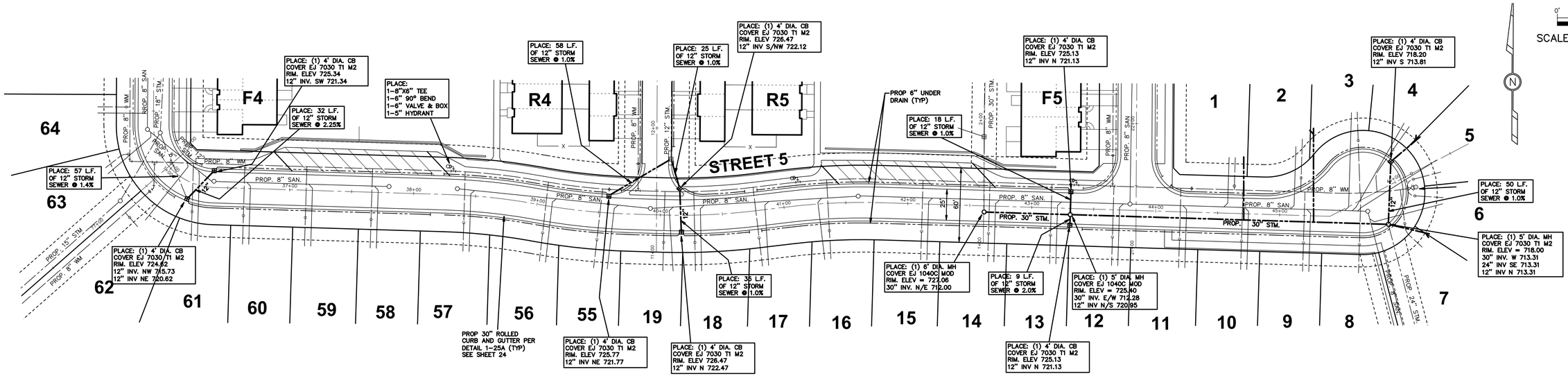

NOTE: PORTION OF STREET 5 IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

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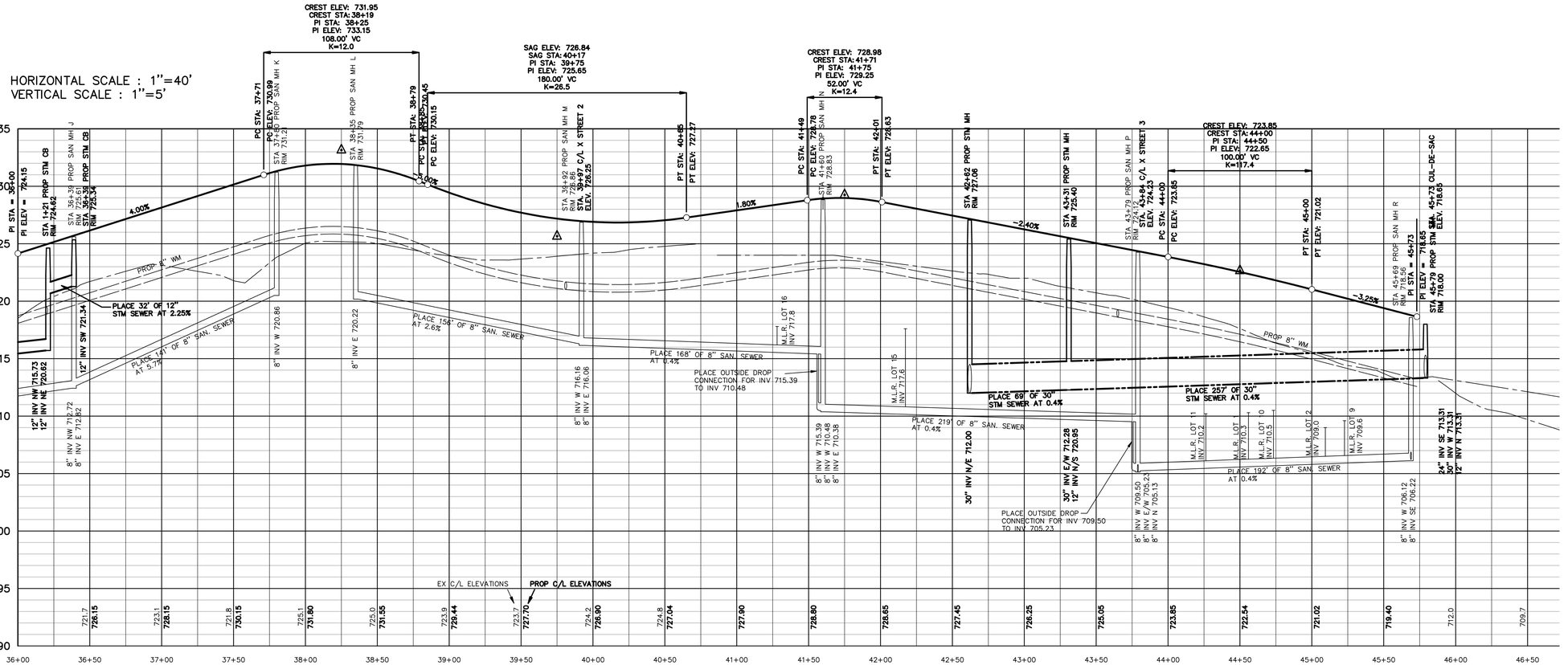
PRELIMINARY



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WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025	FILE NO.		II OF 24	

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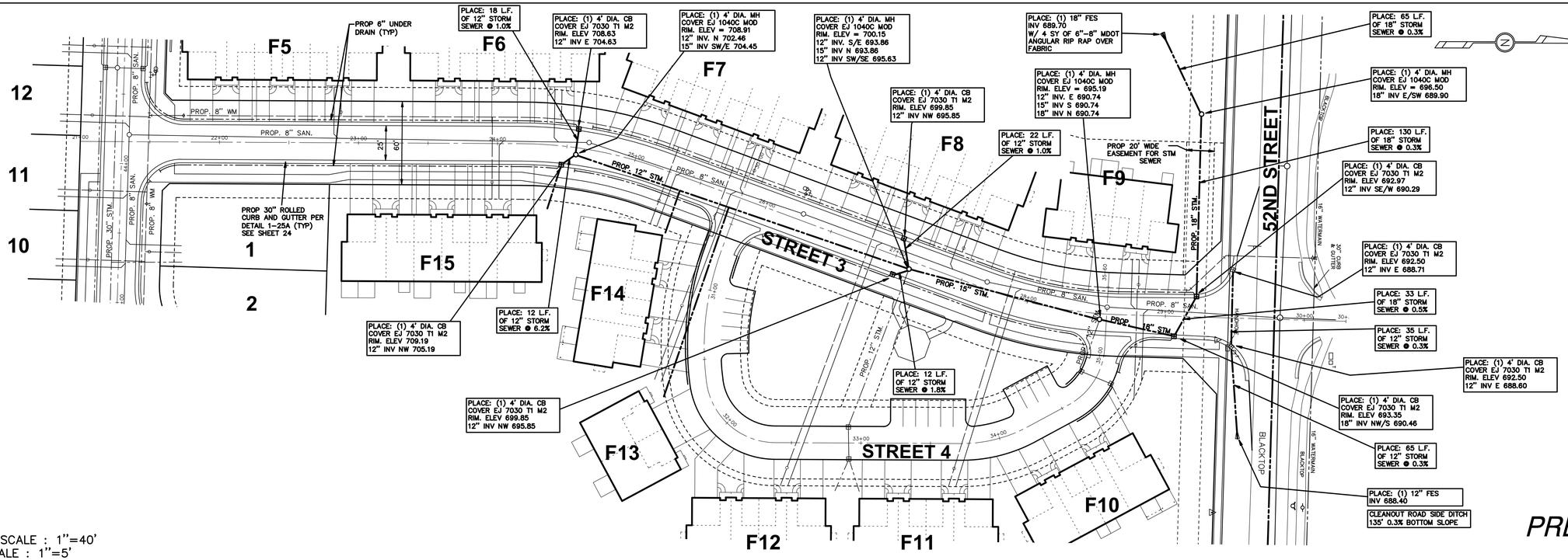

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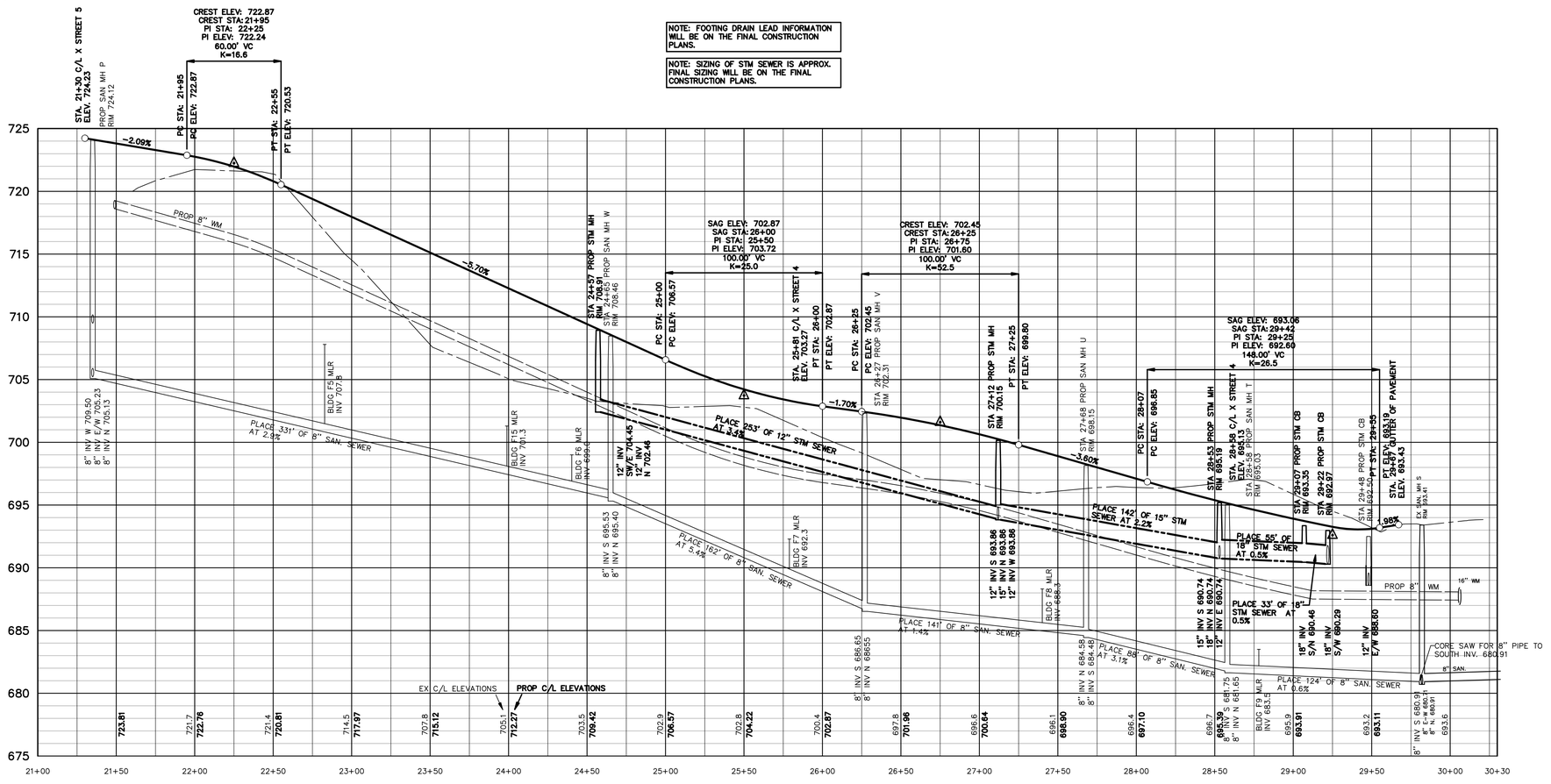
VERTICAL SCALE : 1"=5'



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ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: 52ND STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 12 OF 24			

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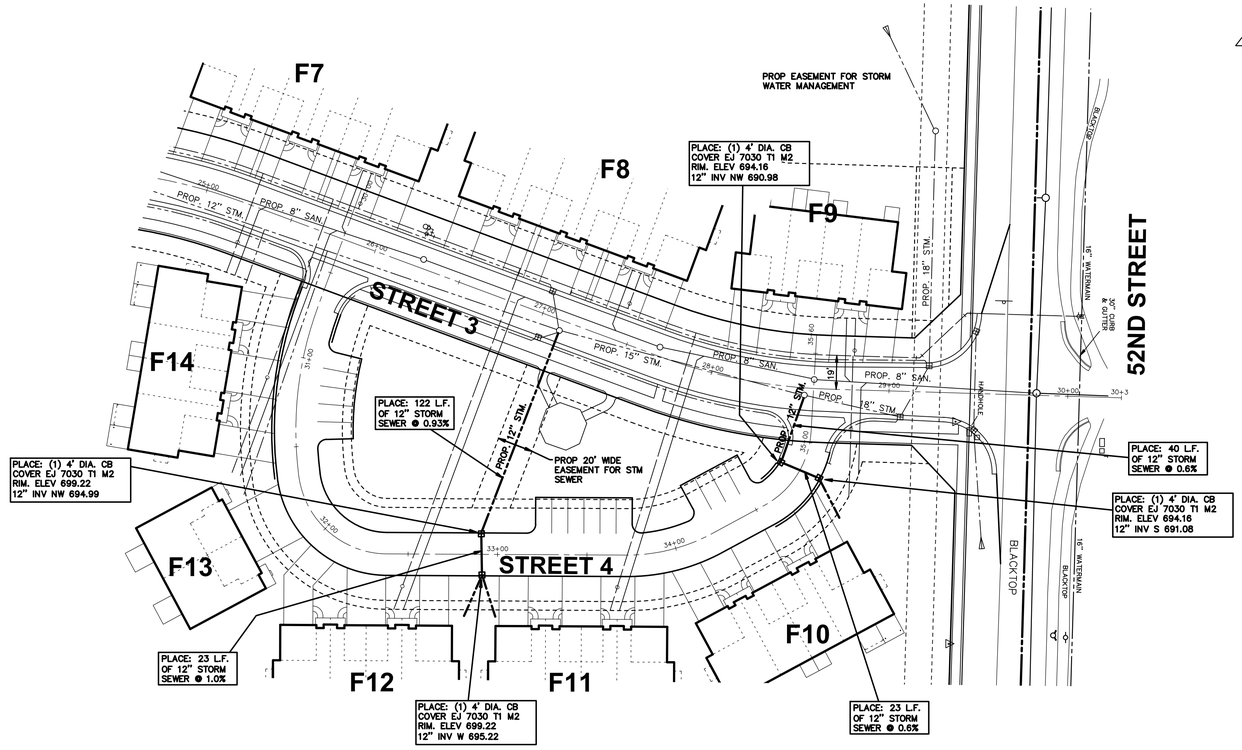

0' 40' 80'

SCALE: 1'' = 40'

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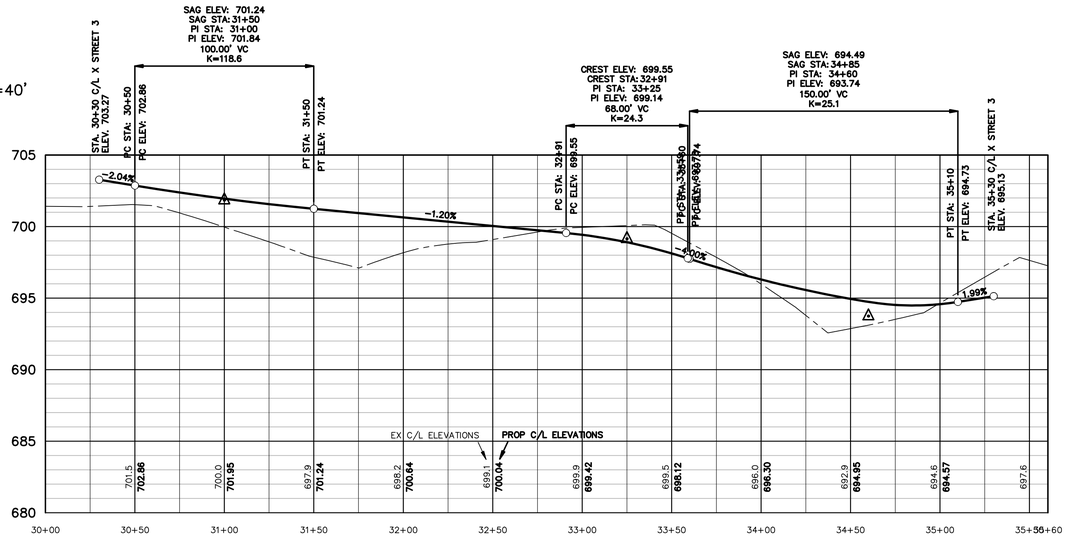

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PROJECT NO. 251185E				
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DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 13 OF 24

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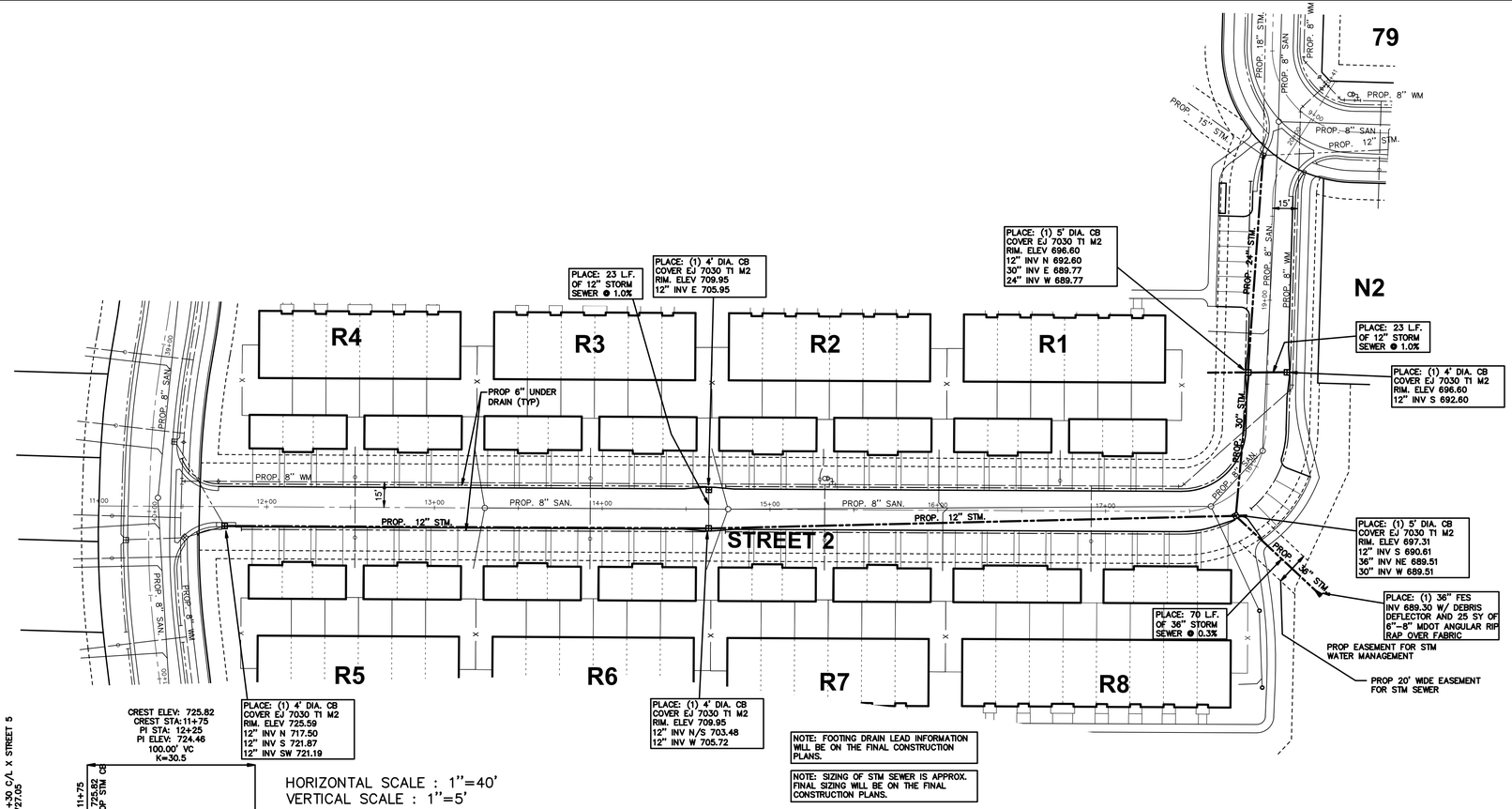

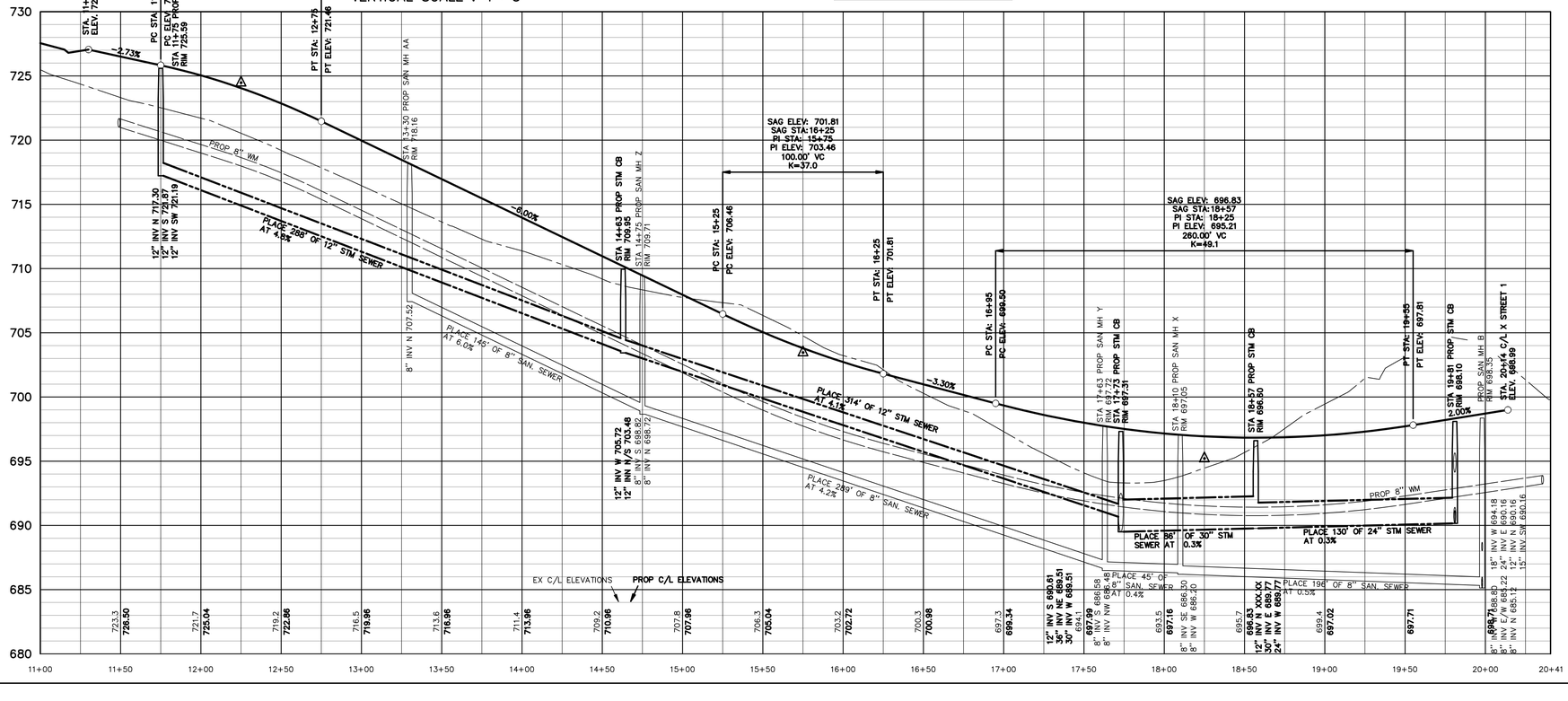

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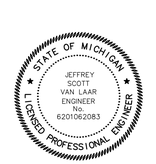

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IN: NW 1/4, SECTION 32, T6N, R12W
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SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				CITY MANAGER
SA. NO.				
PROJECT NO. 251185E				CITY ENGINEER
DRAWN BY JSD				
DESIGNED BY JSV				DESIGN ENGINEER
CHECKED BY JSV				
SEC. NO. 32				FILE NO. 14 OF 24
DATE DRAWN 10/16/2025				

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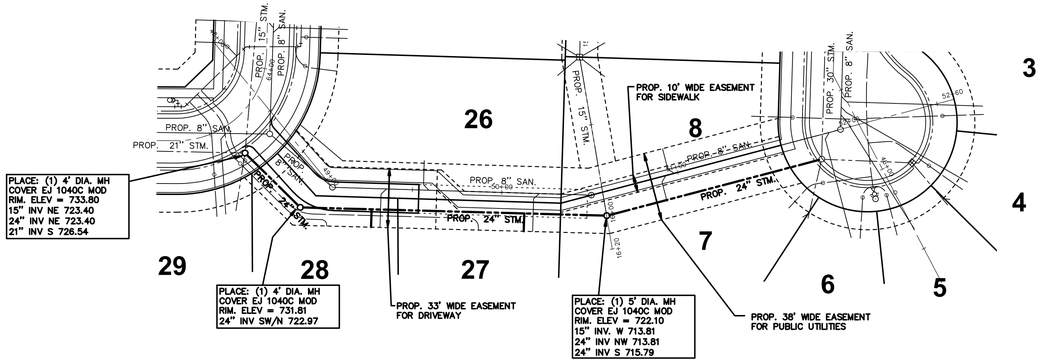

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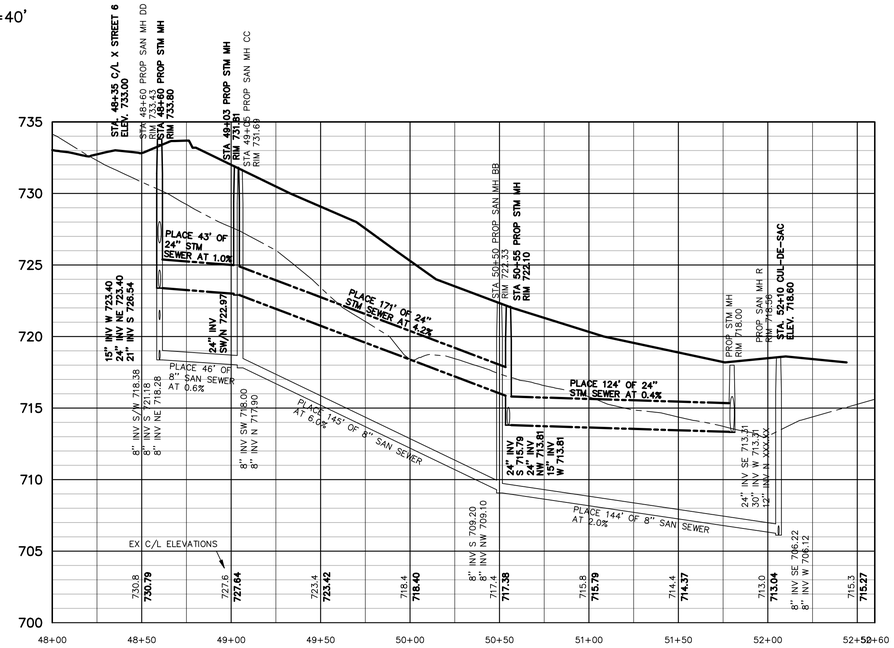

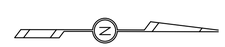

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ALL STORM SEWER SHALL BE C-76-III PER THE CITY OF WYOMING STANDARD SPECIFICATIONS.

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planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				CITY MANAGER
SA. NO.				
PROJECT NO. 251185E				CITY ENGINEER
DRAWN BY JSD				
DESIGNED BY JSV				DESIGN ENGINEER
CHECKED BY JSV				
SEC. NO. 32				FILE NO. 15 OF 24
DATE DRAWN 10/16/2025				

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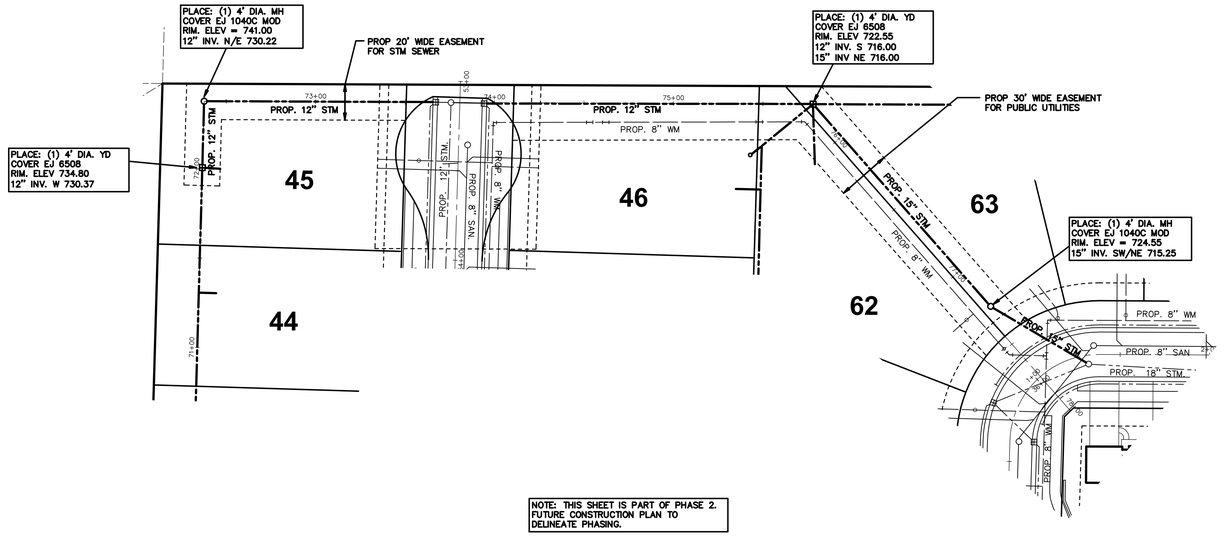


NOTE: THIS SHEET IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

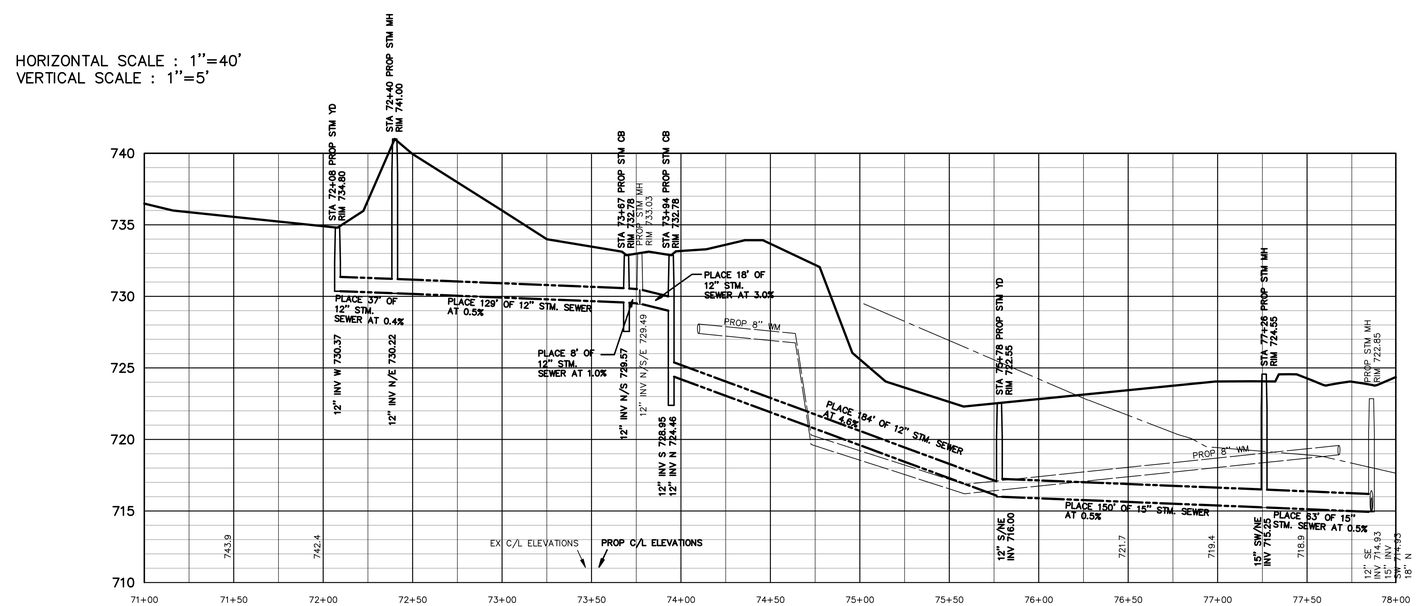
NOTE: FOOTING DRAIN LEAD INFORMATION WILL BE ON THE FINAL CONSTRUCTION PLANS.

NOTE: SIZING OF STM SEWER IS APPROX. FINAL SIZING WILL BE ON THE FINAL CONSTRUCTION PLANS.

0' 40' 80'

SCALE: 1" = 40'

PRELIMINARY



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SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E	CITY MANAGER			
DRAWN BY JSD				
DESIGNED BY JSV	CITY ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	DESIGN ENGINEER			
DATE DRAWN 10/16/2025	FILE NO. 16 OF 24			

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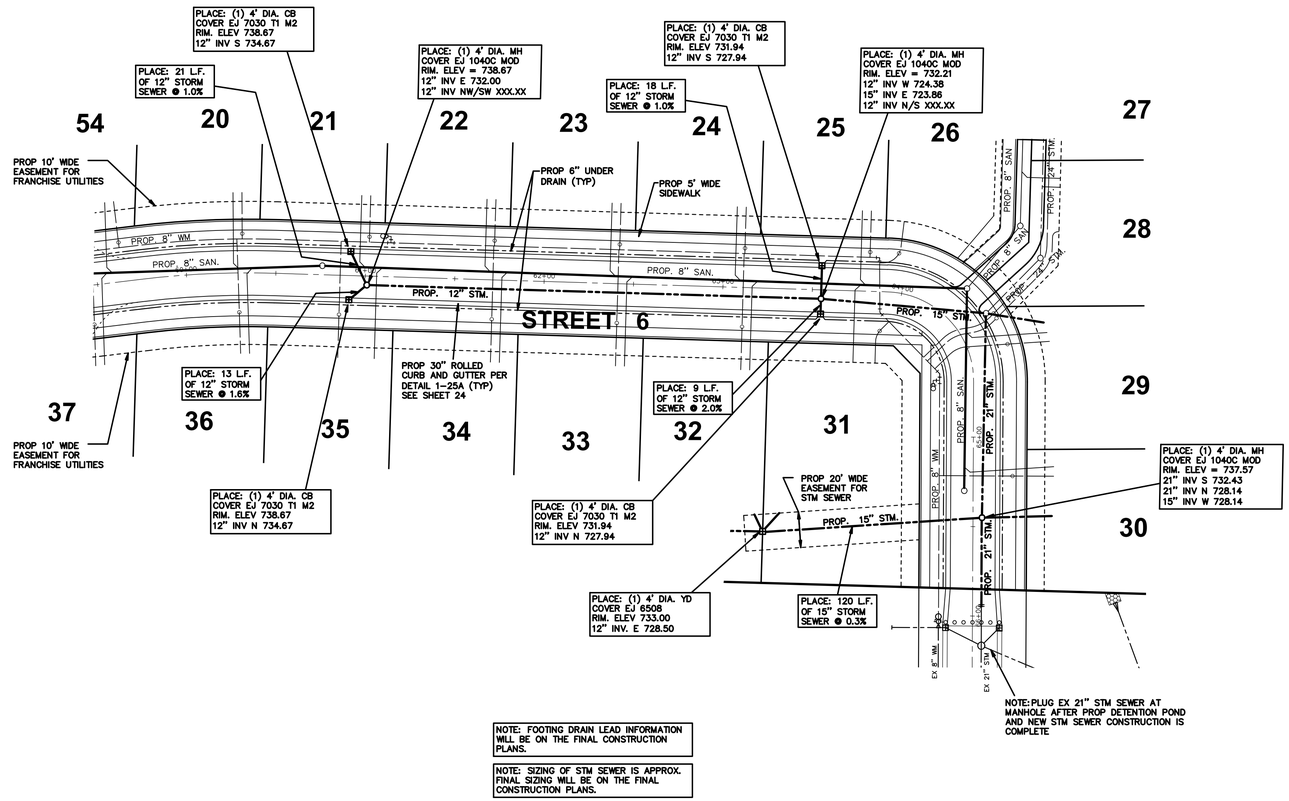

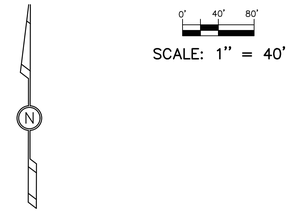

PRELIMINARY

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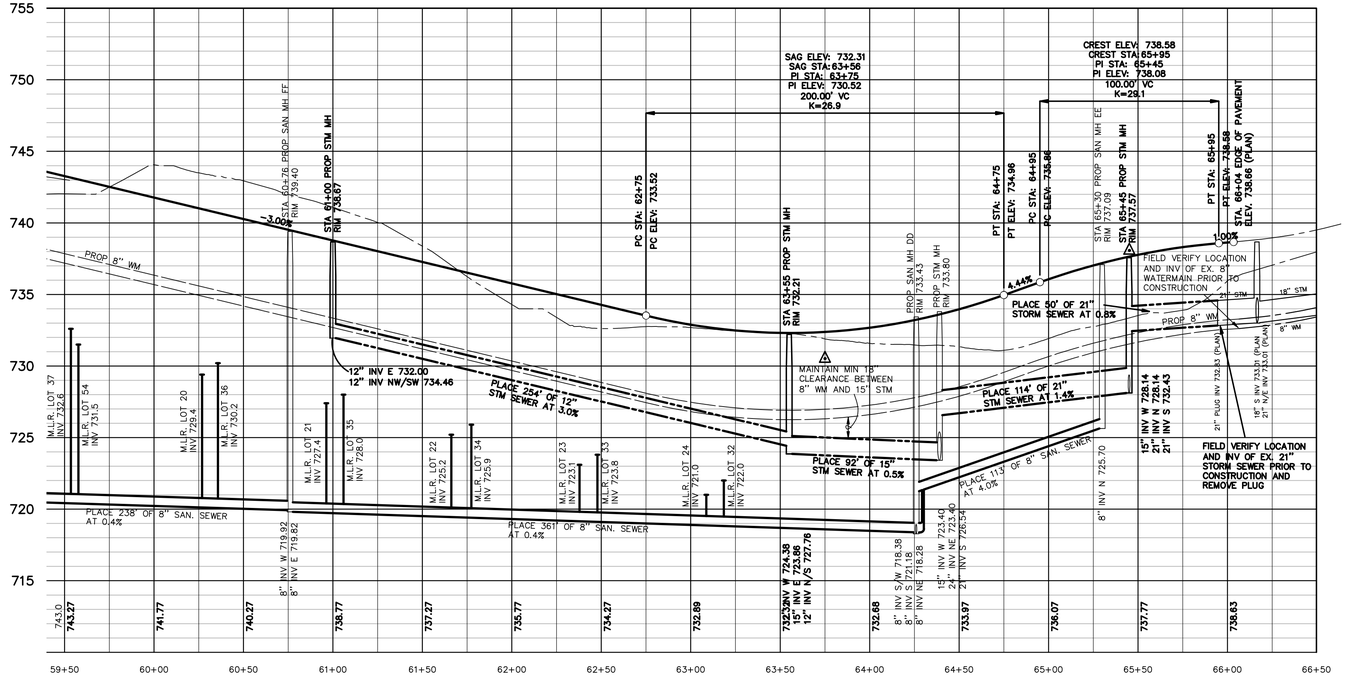
HORIZONTAL SCALE : 1"=40'
VERTICAL SCALE : 1"=5'



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WYOMING, MICHIGAN

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SYSTEM NO.				
SA. NO.				CITY MANAGER
PROJECT NO. 251185E				
DRAWN BY JSD				CITY ENGINEER
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025				

FILE NO. 17 OF 24

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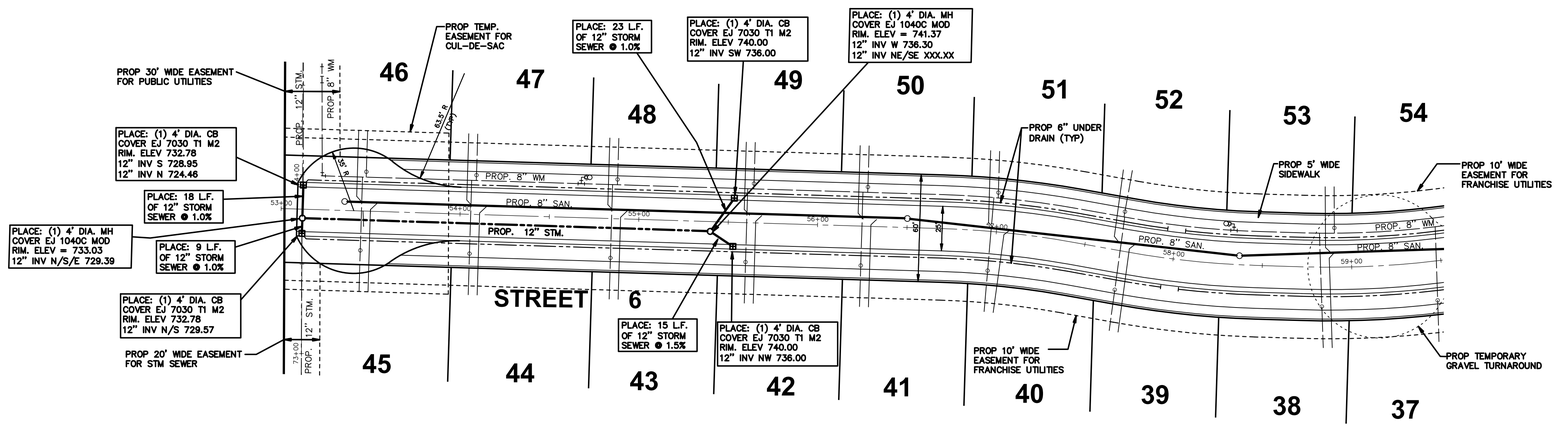

NOTE: MAJORITY OF STREET 16 ON AND SHEET IS PART OF PHASE 2. FUTURE CONSTRUCTION PLAN TO DELINEATE PHASING.

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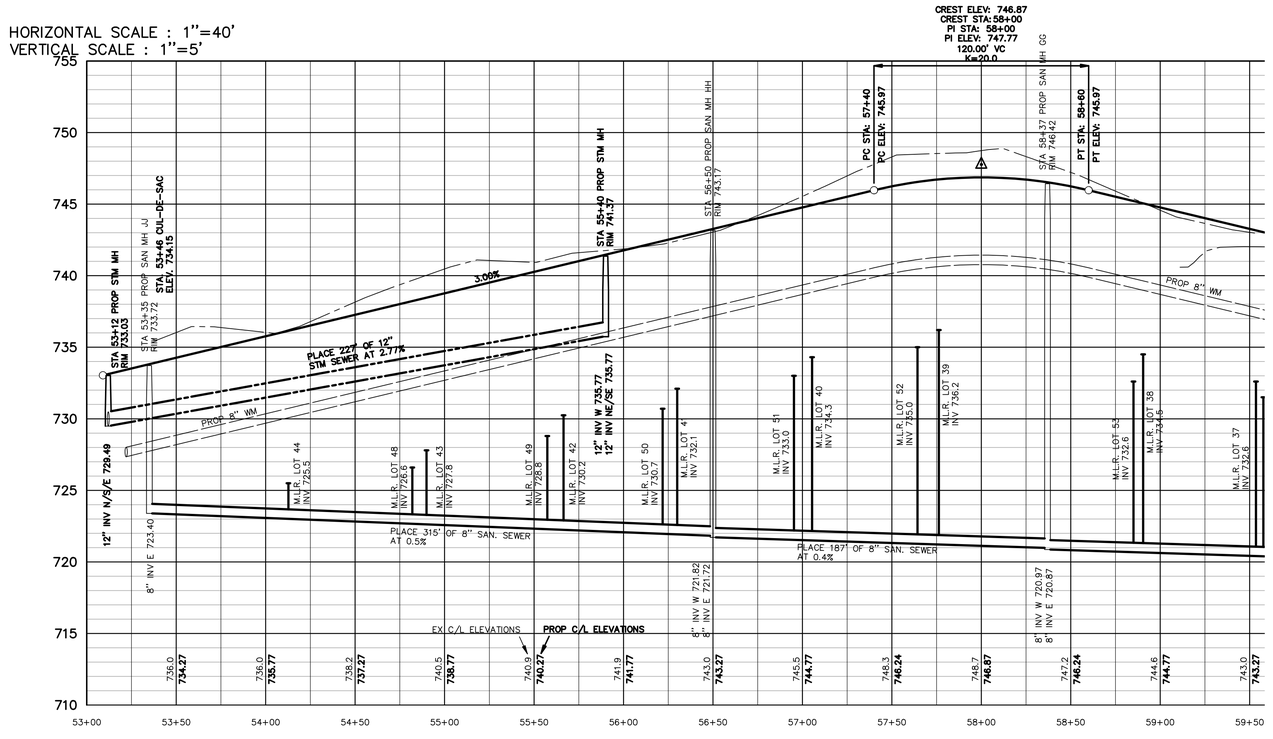

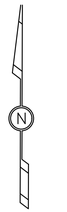

0' 40' 80'

SCALE: 1" = 40'

PRELIMINARY

STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER
JEFFREY SCOTT VAN LAAR ENGINEER No. 6201062083

Know what's below. Call before you dig.

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SALMON'S VIEW IMPROVEMENTS

CITY OF WYOMING
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WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
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TO: XXXXX STREET

SCALE: VERT. 1" = 5' HORIZ. 1" = 40'
SYSTEM NO.
SA. NO.
PROJECT NO. 251185E
DRAWN BY JSD
DESIGNED BY JSV
CHECKED BY JSV
SEC. NO. 32
DATE DRAWN 10/16/2025

ELECTRIC	GAS	TELEPHONE	CABLE TV

CITY MANAGER
CITY ENGINEER
DESIGN ENGINEER

FILE NO. 18 OF 24

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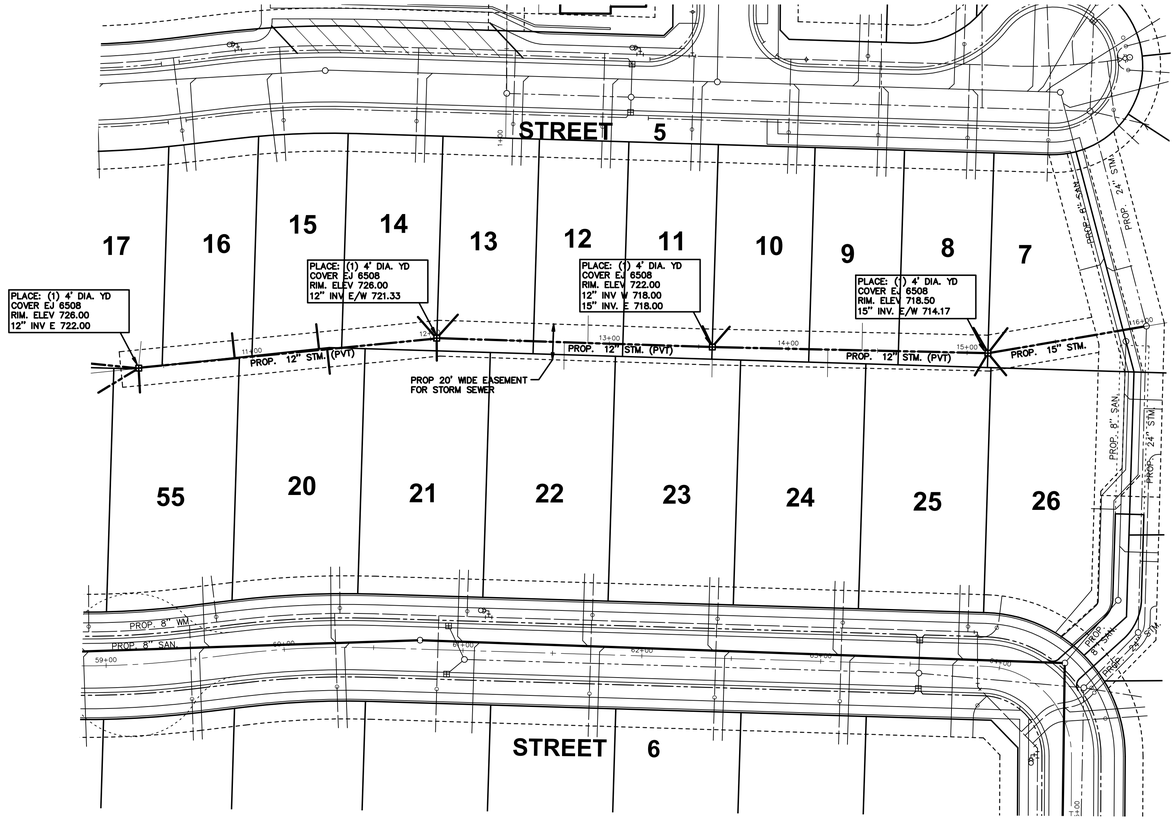

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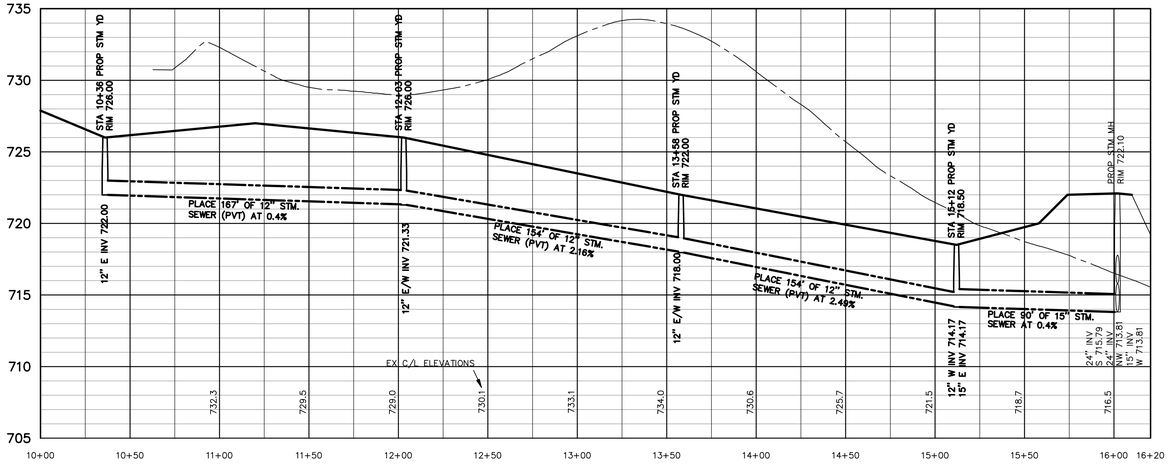

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SCALE: 1" = 40'

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STATE OF MICHIGAN
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SALMON'S VIEW BACKYARD STM SEWER

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
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TO: XXXXX STREET

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SYSTEM NO.	CITY MANAGER			
SA. NO.				
PROJECT NO. 251185E	CITY ENGINEER			
DRAWN BY JSD				
DESIGNED BY JSV	DESIGN ENGINEER			
CHECKED BY JSV				
SEC. NO. 32	FILE NO.		19 OF 24	
DATE DRAWN 10/16/2025				

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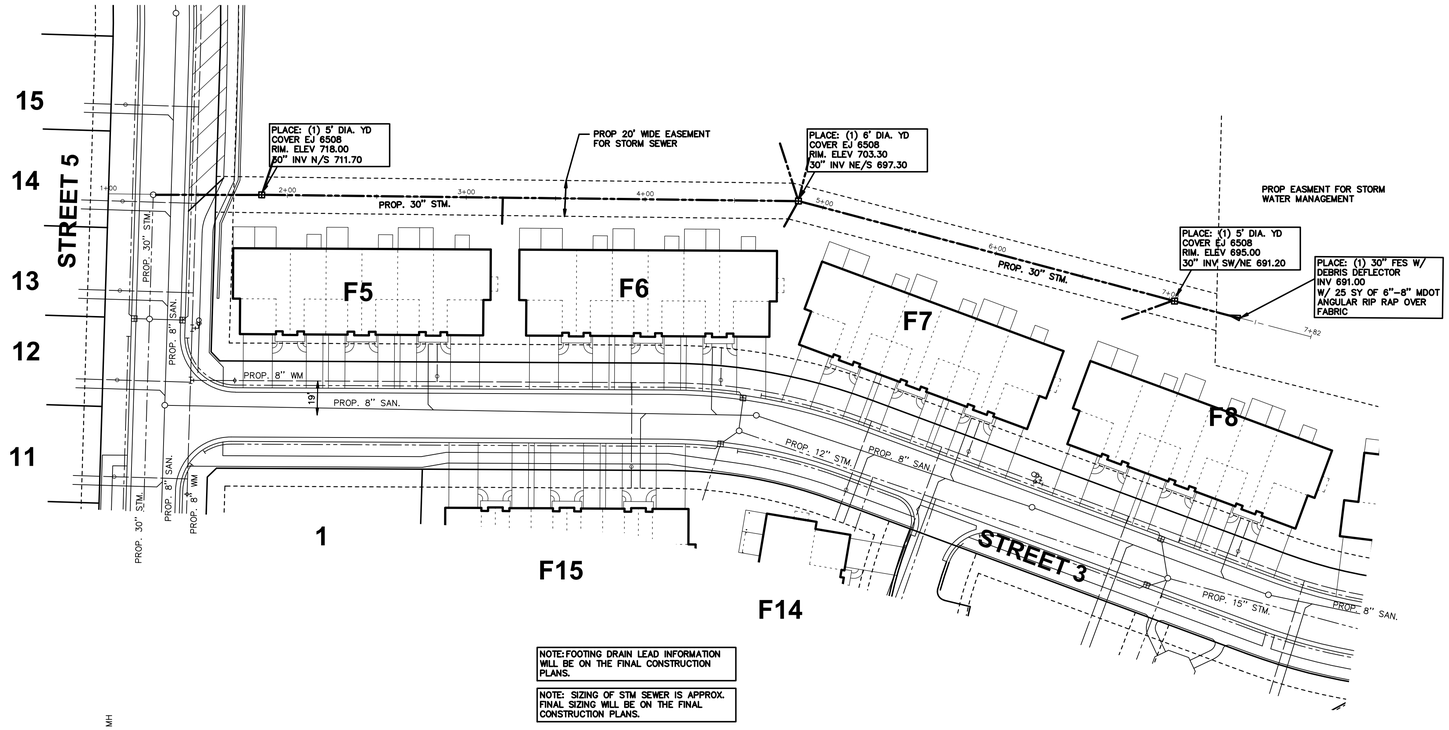

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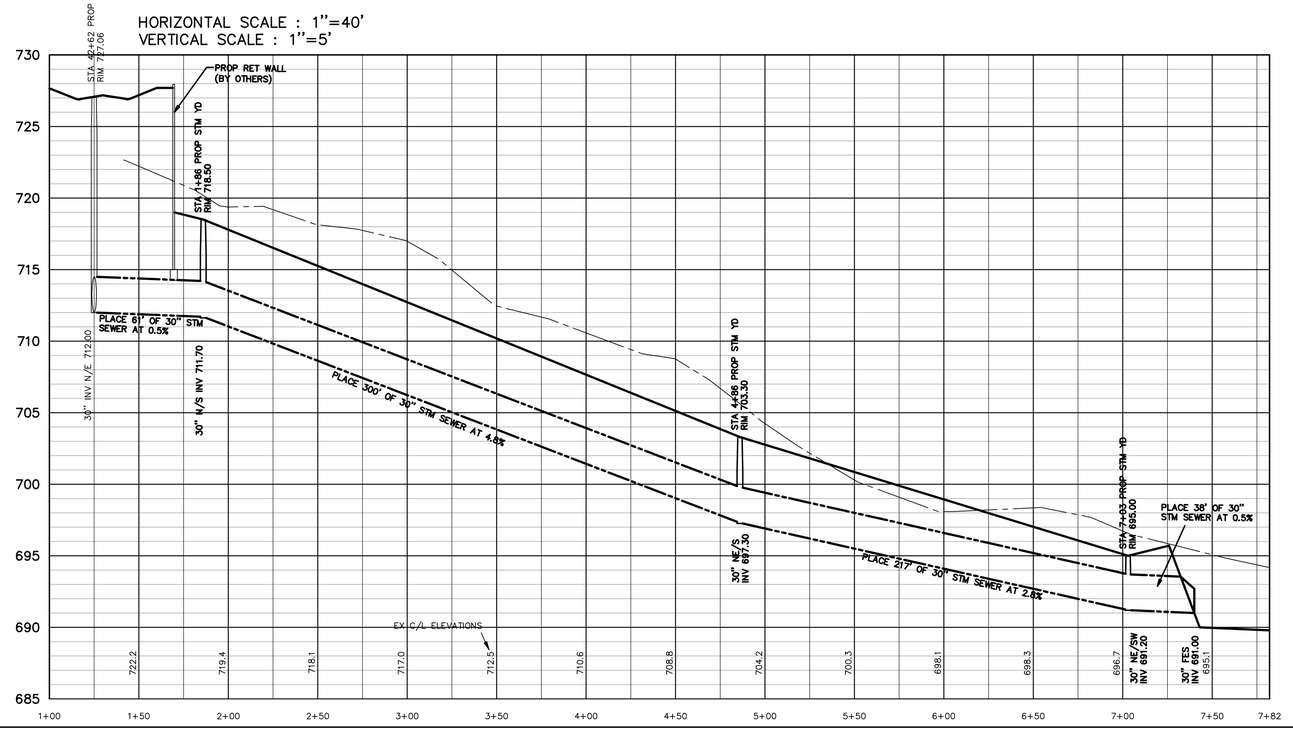

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SALMON'S VIEW
BACKYARD STM SEWER

CITY OF WYOMING
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WYOMING, MICHIGAN

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SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 20 OF 24			

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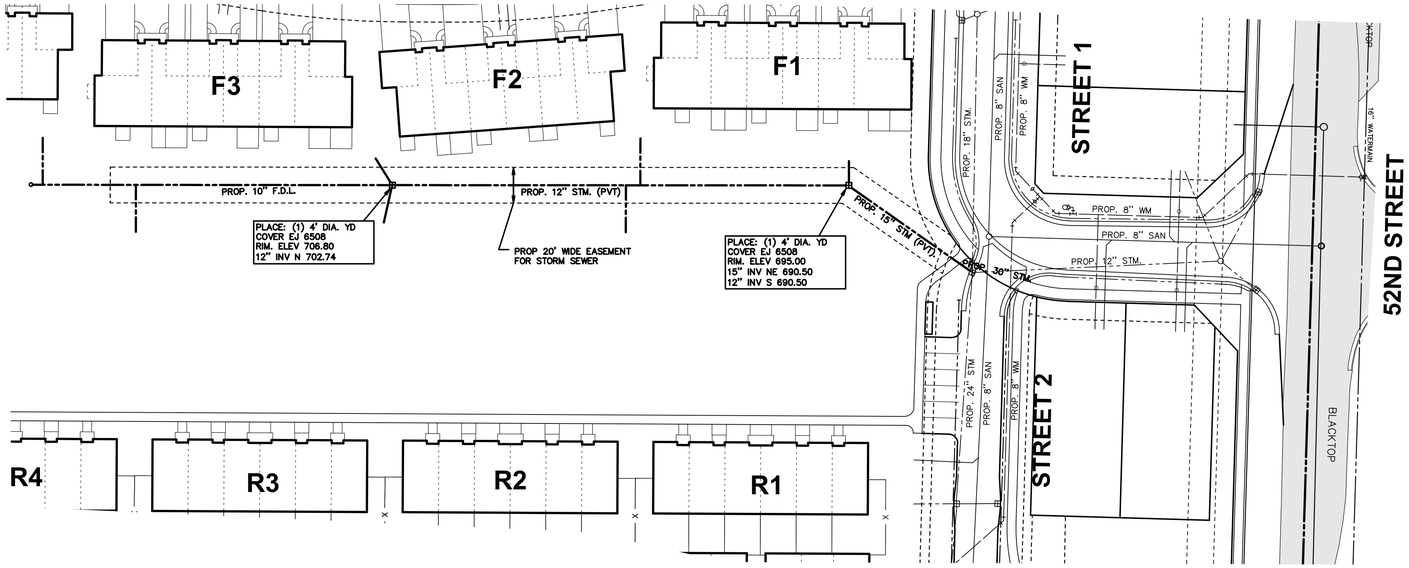

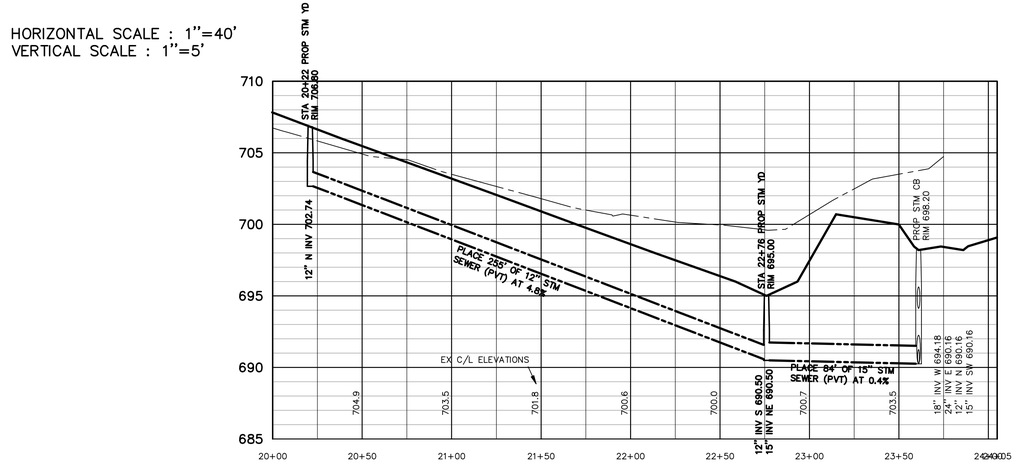

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WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W

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SA. NO.				CITY MANAGER
PROJECT NO. 251185E				
DRAWN BY JSD				CITY ENGINEER
DESIGNED BY JSV				
CHECKED BY JSV				DESIGN ENGINEER
SEC. NO. 32				
DATE DRAWN 10/16/2025				FILE NO. 21 OF 24

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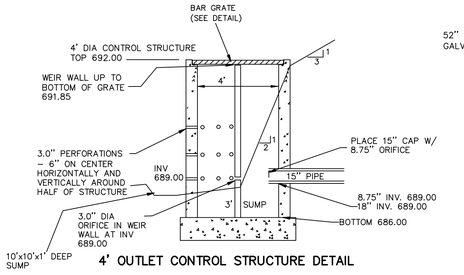
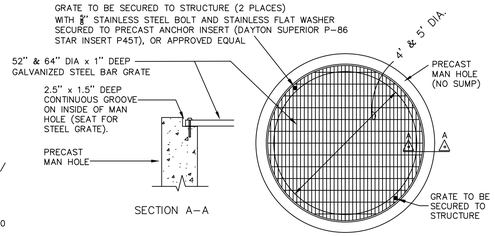
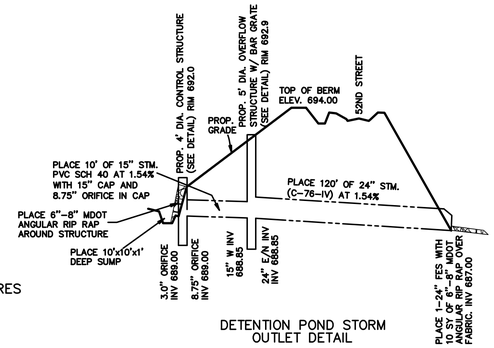


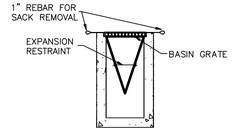
4' OUTLET CONTROL STRUCTURE DETAIL



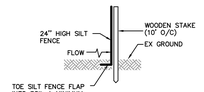
BAR GRATE DETAIL FOR 4 & 5" CONTROL STRUCTURES
NOTE: GRATE SHALL BE HINGED FOR ACCESS PURPOSES



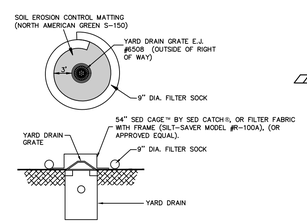
DETENTION POND STORM
OUTLET DETAIL



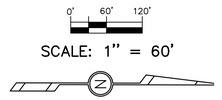
SILT SACK DETAIL
(SHOWN AS ○)

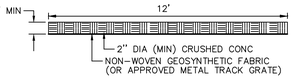


SILT FENCE DETAIL



YARD DRAIN PROTECTION DETAIL
(SHOWN AS ◎)



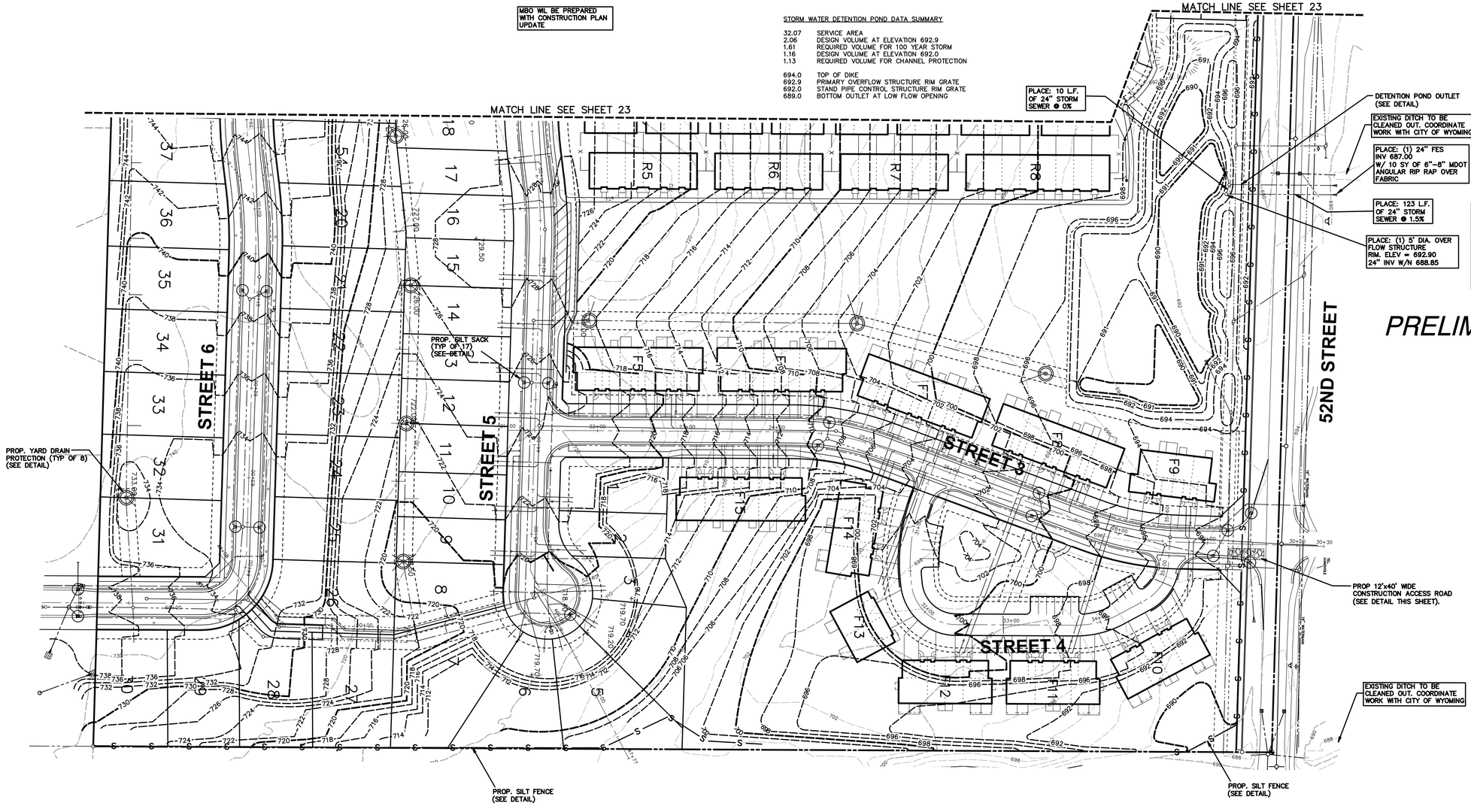


TIRE CLEANING AREA DETAIL

MBO WIL BE PREPARED
WITH CONSTRUCTION PLAN
UPDATE

STORM WATER DETENTION POND DATA SUMMARY

32.07	SERVICE AREA
2.06	DESIGN VOLUME AT ELEVATION 692.9
1.61	REQUIRED VOLUME FOR 100 YEAR STORM
1.16	DESIGN VOLUME AT ELEVATION 692.0
1.13	REQUIRED VOLUME FOR CHANNEL PROTECTION
694.0	TOP OF DIKE
692.9	PRIMARY OVERFLOW STRUCTURE RIM GRATE
692.0	STAND PIPE CONTROL STRUCTURE RIM GRATE
689.0	BOTTOM OUTLET AT LOW FLOW OPENING



SOIL EROSION CONTROL NOTES:

1. TOTAL AREA OF DISTURBANCE = 39.5 ACRES
2. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
3. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) AND SEEDED.
5. PLACE SILT FENCE AS SHOWN ON PLAN AND PER DETAIL.
6. PROTECT ALL NEW AND EXISTING STORM BASINS WITH SEDIMENT SACKS AND REMOVE WHEN SITE IS STABILIZED. AFTER SACKS ARE REMOVED, ALL STRUCTURES TO BE CLEANED OUT.

CONSTRUCTION/SESC MEASURE INSTALLATION SEQUENCE	2026 MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
INSTALL SILT FENCE	X	X						
MASS GRADING	X	X	X	X				
SANITARY SEWER/WATERMAIN			X	X	X	X		
STORM SEWER			X	X	X	X		
RESTORATION AND SEEDING						X	X	X

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

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SALMON'S VIEW
GRADING AND SOIL EROSION CONTROL

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: HORIZ. 1" = 60'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185E				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY JSV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 22 OF 24			

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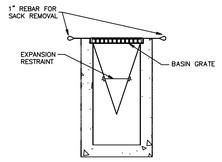
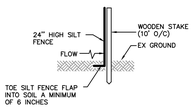
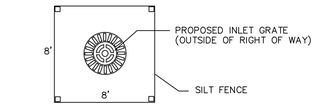
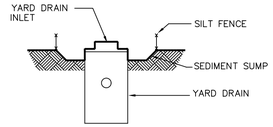


SILT SACK DETAIL

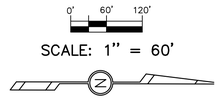


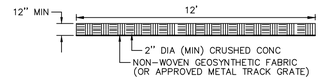
SILT FENCE DETAIL





YARD DRAIN PROTECTION DETAIL





TIRE CLEANING AREA DETAIL

MBO WIL BE PREPARED WITH CONSTRUCTION PLAN UPDATE

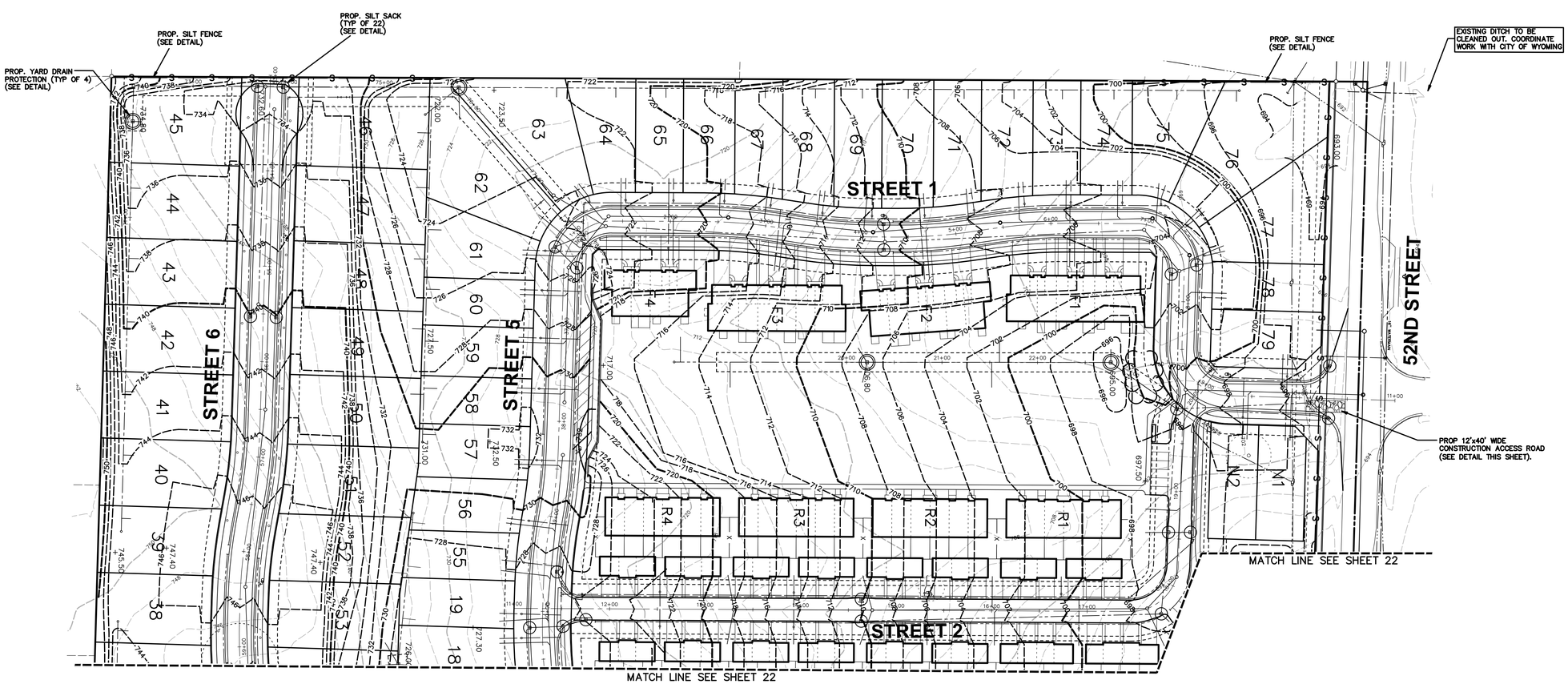
PROP. YARD DRAIN PROTECTION (TYP OF 4) (SEE DETAIL)

PROP. SILT FENCE (SEE DETAIL)

PROP. SILT SACK (TYP OF 22) (SEE DETAIL)

PROP. SILT FENCE (SEE DETAIL)

EXISTING DITCH TO BE CLEANED OUT. COORDINATE WORK WITH CITY OF WYOMING



PROP 12'x40' WIDE CONSTRUCTION ACCESS ROAD (SEE DETAIL THIS SHEET).

PRELIMINARY

STATE OF MICHIGAN
JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
LICENSED PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

NOTE:
ALL ROADWAY, WATERMAIN, SANITARY SEWER, AND STORM SEWER CONSTRUCTION, AS WELL AS EARTHWORK, TO BE COMPLETED ACCORDING TO THE CITY OF WYOMING STANDARD SPECIFICATIONS AND DETAILS.

DATE	REVISIONS	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
GRADING AND SOIL EROSION CONTROL

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE: HORIZ. 1" = 60'	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.				
PROJECT NO. 251185E				
DRAWN BY JSD				
DESIGNED BY JSV				
CHECKED BY JSV				
SEC. NO. 32				
DATE DRAWN 10/16/2025				

CITY MANAGER

CITY ENGINEER

DESIGN ENGINEER

FILE NO. 23 OF 24

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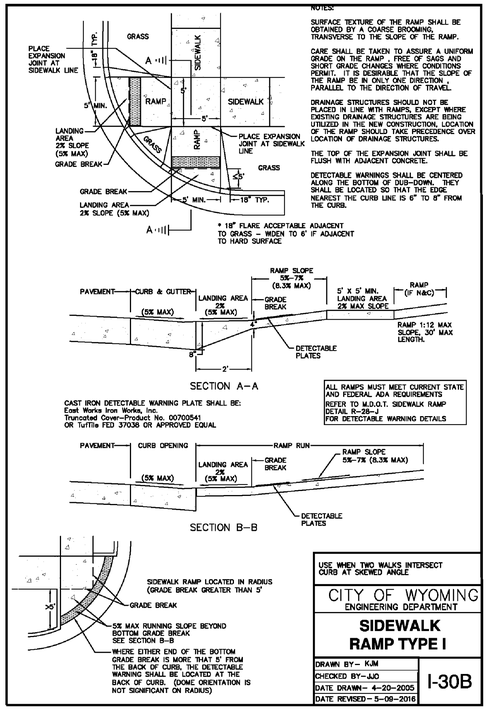
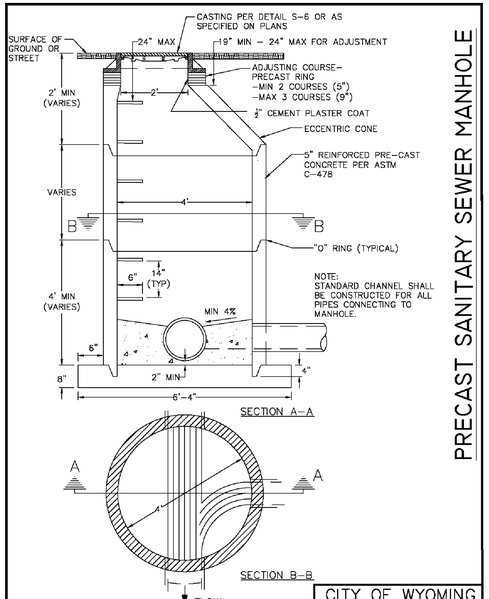


CITY OF WYOMING
ENGINEERING DEPARTMENT

SIDEWALK RAMP TYPE I

DRAWN BY– KJM	I-30B
CHECKED BY– JJO	
DATE DRAWN– 4-20-2005	
DATE REVISED– 5-09-2016	



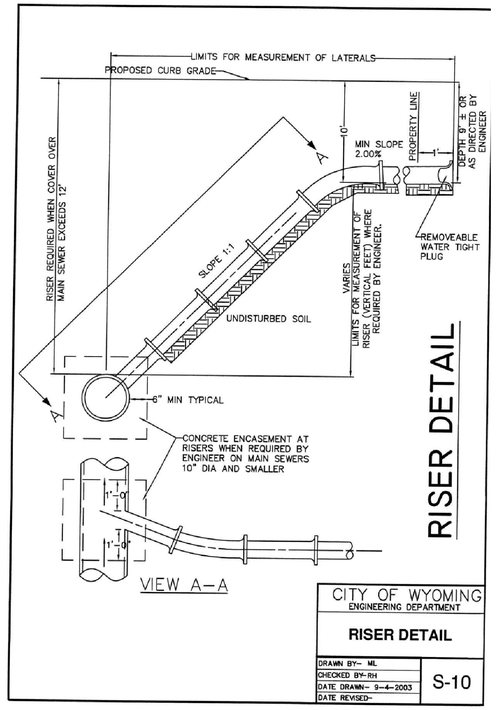
(IN HIGH WATER TABLE AREAS AN APPROVED WATERPROOFING SHALL BE APPLIED TO THE OUTSIDE OF THE MANHOLE)
NOTE:
• WHERE SEWER PIPE IS JOINED INTO MH, USE FLEXIBLE WATER TIGHT CONNECTION SUCH AS A–LOK, KORNSEAL OR APPROVED EQUAL
• BELOW 15' DEPTH MEASURED FROM PRESENT GROUND SURFACE, MANHOLE WALLS SHALL BE 12" THICK AND DIAMETER OF BASE 7'4"

PRECAST SANITARY SEWER MANHOLE

CITY OF WYOMING
ENGINEERING DEPARTMENT

PRE-CAST SANITARY SEWER MANHOLE

DRAWN BY– KJM	S-7
CHECKED BY– JO	
DATE DRAWN– 5-2016	
DATE REVISED– 5-2016	

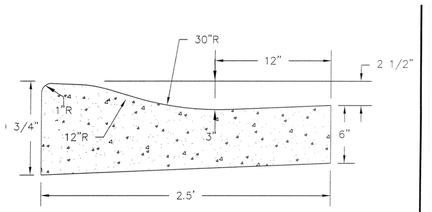


RISER DETAIL

CITY OF WYOMING
ENGINEERING DEPARTMENT

RISER DETAIL

DRAWN BY– ML	S-10
CHECKED BY–RH	
DATE DRAWN– 9–4–2003	
DATE REVISED–	



ROLLED (MOUNTABLE) COMBINED CONCRETE CURB & GUTTER

CITY OF WYOMING
ENGINEERING DEPARTMENT

ROLLED (MOUNTABLE) COMBINED CURB AND GUTTER

DRAWN BY– ML	I-25A
CHECKED BY–RH	
DATE DRAWN– 8–04–2003	
DATE REVISED–	

GENERAL NOTES

1. CONSTRUCTION AND TESTING OF SANITARY SEWER, WATERMAIN, STORM SEWER, SIDEWALK IMPROVEMENTS AND RESTORATION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WYOMING STANDARD CONSTRUCTION REQUIREMENTS. ROAD CONSTRUCTION AND LANDSCAPING AT SHALL BE IN ACCORDANCE WITH CITY OF WYOMING STANDARD REQUIREMENTS.

2. ALL SIDEWALK IMMEDIATELY ADJACENT TO LOTS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS, UNLESS OTHERWISE NOTED.

4. AS–BUILT UTILITY LOCATIONS & EASEMENTS SHALL BE PROVIDED TO CITY OF WYOMING BY THE OWNERS ENGINEER.

5. FILL PLACED AS SUBBASE IN THE ROW SHALL BE COMPACTED TO 95% MAXIMUM DENSITY. FILL IN LOT AREAS SHALL BE COMPANTED TO 95% MAX DENSITY.

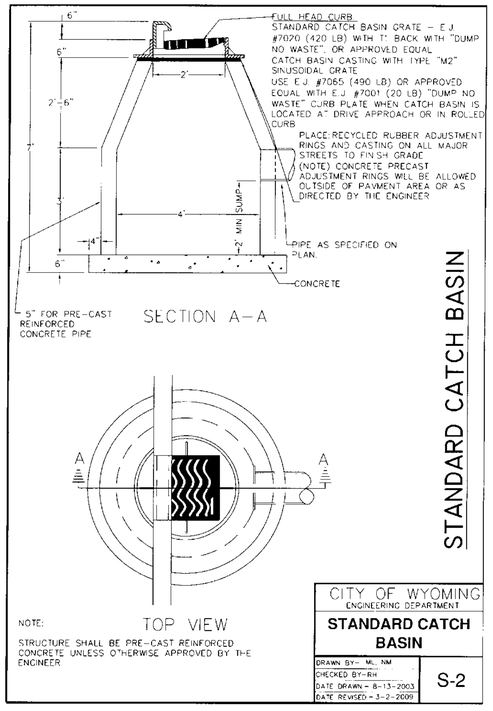
6. ROADWAY & UTILITY FILL MATERIAL SHALL MEET CLASS II SPECIFICATIONS.

PIPE RESTRAINT LENGTH REQUIRED, FEET*

Pipe Diameter	Tees	90° bends	45° bends	22 1/2° bends	11 1/4° bends	Dead Ends	Reducers (one size)	**
8"	41'	41'	17'	8'	4'	104'	43'	55'
12"	58'	58'	24'	12'	6'	149'	80'	120'

Notes:
• The lengths of restrained pipe required as shown in the table above is based backfill being compacted to 95% of maximum density according to the Modified Proctor Method. The above lengths do not consider polyethylene wrapped pipe. If the pipe is wrapped with polyethylene, the minimum lengths of restrained pipe shall be shown on the plans and approved by the Township Engineer.

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

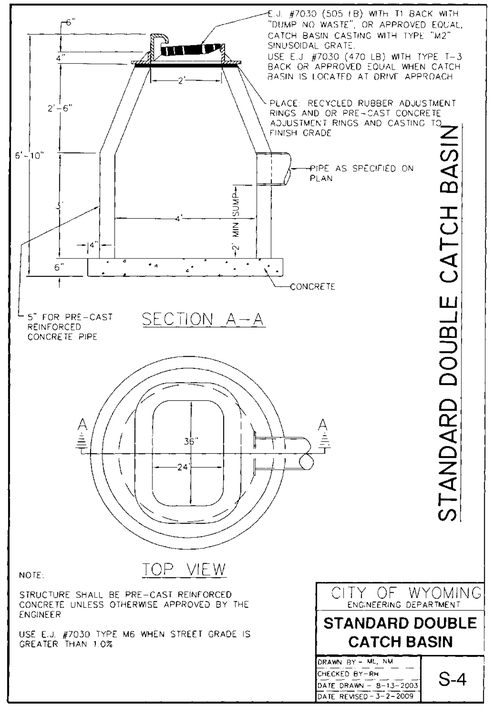


STANDARD CATCH BASIN

CITY OF WYOMING
ENGINEERING DEPARTMENT

STANDARD CATCH BASIN

DRAWN BY– ML, NM	S-2
CHECKED BY–RH	
DATE DRAWN– 8-13-2003	
DATE REVISED– 3-2-2009	



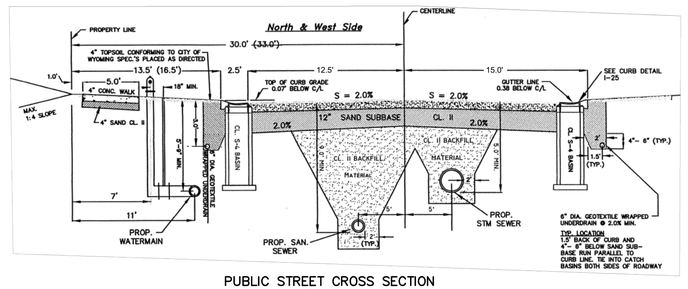
STANDARD DOUBLE CATCH BASIN

CITY OF WYOMING
ENGINEERING DEPARTMENT

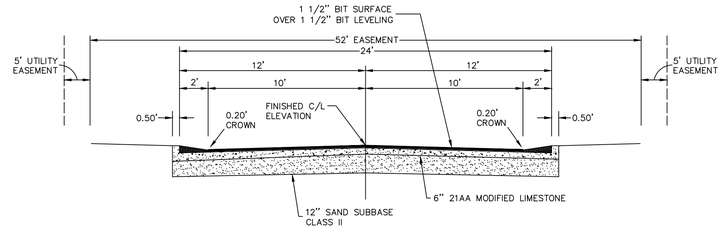
STANDARD DOUBLE CATCH BASIN

DRAWN BY – ML, NM	S-4
CHECKED BY–RH	
DATE DRAWN – 8-13-2003	
DATE REVISED – 3-2-2009	

PRELIMINARY



PUBLIC STREET CROSS SECTION



PRIVATE STREET CROSS SECTION

JEFFREY SCOTT VAN LAAR
ENGINEER
No. 6201062083
STATE OF MICHIGAN
REGISTERED PROFESSIONAL ENGINEER

DATE	REVISIONS	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

SALMON'S VIEW
DETAILS & NOTES

CITY OF WYOMING
ENGINEERING DEPARTMENT
WYOMING, MICHIGAN

IN: NW 1/4, SECTION 32, T6N, R12W
FROM: XXXXX STREET
TO: XXXXX STREET

SCALE:	ELECTRIC	GAS	TELEPHONE	CABLE TV
SYSTEM NO.				
SA. NO.	CITY MANAGER			
PROJECT NO. 251185				
DRAWN BY JSD	CITY ENGINEER			
DESIGNED BY PV				
CHECKED BY JSV	DESIGN ENGINEER			
SEC. NO. 32				
DATE DRAWN 10/16/2025	FILE NO. 24 OF 24			

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MASTER DEED
OF
THE TOWNHOMES AT THE SALMON COMMUNITY
(Pursuant to Act 59, Public Acts of 1978, as amended)

Kent County Condominium Subdivision Plan No. _____ containing:

(1) Master Deed establishing The Townhomes at the Salmon Community.

(2) Exhibit A to Master Deed: Condominium Bylaws.

(3) Exhibit B to Master Deed: Condominium Subdivision Plan.

(4) Exhibit C to Master Deed: Affidavit of Mailing as to Notices required by Section 71 of the Michigan Condominium Act.

This document is exempt from transfer tax under MCLA 207.505(a) and MCLA 207.526(a).

This Document Drafted by:

Kelly Kuiper
Paramount Development Corporation
1188 East Paris Ave., Ste. 100
Grand Rapids, Michigan 49546

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Exhibit C – Affidavit of Mailing, Notice of Intent to Establish Condominium Project

MASTER DEED
of
THE TOWNHOMES AT LOWING WOODS

(Pursuant to Act 59, Public Acts of 1978 as amended)

This Master Deed is signed and delivered on the _____ day of _____ 2025, by **PARAMOUNT DEVELOPMENT CORPORATION**, a Michigan corporation, with offices at 1188 East Paris Avenue, Suite 100, Grand Rapids, Michigan 49546, (the "**Developer**") upon the terms and conditions set forth below.

Article 1. ESTABLISHMENT OF CONDOMINIUM

1.1 Project. The Developer is engaged in the development of a Project to be known as The Townhomes at the Salmon Community (the "**Project**"), in the City of Wyoming, Kent County, Michigan on a parcel of land as described in Article 2.

1.2 Establishment of Condominium. The Developer desires, by recording this Master Deed together with the Condominium Bylaws attached as Exhibit A and the Condominium Subdivision Plan attached as Exhibit B to establish the real property described in Article 2 (the "**Property**"), together with the improvements located and to be located on such Property, as a condominium project (the "**Condominium**") under the provisions of the Michigan Condominium Act, as amended (the "**Act**"). The Developer does hereby declare that upon the recording of this Master Deed, the Condominium shall be a Project under the Act and the Project shall be held, conveyed, encumbered, leased, rented, occupied, improved or in any other manner used, subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations contained in this Master Deed, all of which shall be deemed to run with the land and to be a burden upon and a benefit to the Developer, its successors and assigns, and to any persons who may acquire or own an interest in such real property, their grantees, successors, heirs, personal representatives, administrators and assigns.

1.3 Project Description. The Project is a residential condominium. The six (6) Condominium units which may be developed in the first phase of the Project, including the number, boundaries, dimensions and area of each unit ("**Unit**"), are shown on the Condominium Subdivision Plan. Each of the Units is capable of individual used by reason of having its own entrance from and exit to a common element of the Project.

1.4 Co-Owner Rights. Each owner of a Unit ("**Co-owner**") in the Project shall have an exclusive property right to the Co-owner's Unit and to the limited common elements which are appurtenant to the Co-owner's Unit, and shall have an undivided right to share with other Co-owners in the ownership and use of the general common elements of the Project as described in this Master Deed.

Article 2. LEGAL DESCRIPTION OF THE PROPERTY

2.1 Condominium Property. The land which is being submitted to condominium ownership in accordance with the provisions of the Act, is legally described on the attached Schedule 1.

2.2 Beneficial Easements. Easements are hereby created and conveyed to and for the benefit of the Project and the Units located in the Project, and the Project and the Units located in the Project are benefited by and subject to the ingress, egress, utility and other easements described and/or shown on Exhibit B.

Article 3. DEFINITIONS

3.1 Definitions. Capitalized terms used in this Master Deed are defined terms and have the meaning given them in the text where they are defined, and the same meaning shall be ascribed to the term in various other instruments with regard to the Project such as, by way of example and not of limitation, the Articles of Incorporation, Association Bylaws and Rules and Regulations of The Townhomes at Lowing Woods Association, a Michigan non-profit corporation, and various deeds, mortgages, land contracts, easements and other instruments affecting the establishment or transfer of interests in the Project. As used in documents regarding the Project, unless the context otherwise requires:

(a) Act. "**Act**" or "**Condominium Act**" means the Michigan Condominium Act, which is Act 59 of the Public Acts of 1978, as amended.

(b) Administrator. "**Administrator**" means the Michigan Department of Licensing and Regulatory Affairs, which is designated to serve as administrator of the Act.

(c) Association. "**Association**" or "**Association of Co-owners**" means The Townhomes at Lowing Woods Condominium Association, the Michigan non-profit corporation of which all Co-owners shall be members, which shall administer, operate, manage and maintain the Project.

(d) Association Bylaws. "**Association Bylaws**" means the corporate Bylaws of the Association organized to manage, maintain and administer the Project.

(e) Board. "**Board**" means the board of directors of the Association.

(f) Common Elements. "**Common Elements**" means the portions of the Project other than the Units, including all general and limited common elements described in Article 4 of this Master Deed.

(g) Condominium Bylaws. "**Condominium Bylaws**" means Exhibit A to this Master Deed, which are the Bylaws which describe the substantive rights and obligations of the Co-owners.

(h) Condominium Documents. "**Condominium Documents**" means this Master Deed with its exhibits, the Articles and Bylaws of the Association, the Rules and Regulations adopted by the Board and any other document which affects the rights and obligations of a Co-owner in the Condominium.

(i) Condominium Property. "**Condominium Property**" means the land described in Article 2, as the same may be amended, together with all structures, improvements, easements, rights and appurtenances located on or belonging to such property.

(j) Condominium Subdivision Plan. "**Condominium Subdivision Plan**" or "**Subdivision Plan**" means Exhibit B to this Master Deed, which is the site, survey, floor and other drawings depicting both existing and proposed structures and improvements to be included in the Project.

(k) Condominium Unit. "**Condominium Unit**" or "**Unit**" means that portion of the Project which is designed and intended for separate ownership and use, as described in this Master Deed.

(l) Co-owner. "**Co-owner**" or "**Owner**" means the person, firm, corporation, partnership, limited liability company, association, trust or other legal entity or any combination of such entities who or which own a Unit in the Project, including both the vendee(s) and vendor(s) of any land contract of purchase. Co-Owner or Owner may include the Developer.

(m) Developer. "**Developer**" means Paramount Development Corporation, a Michigan corporation, which has signed, delivered and recorded this Master Deed, and its successors and assigns.

(n) Development and Sales Period. "**Development and Sales Period**", for purposes of the Condominium Documents and the rights reserved by the Developer and its successors, shall be deemed to continue for as long as the Developer or its successors continue to own and offer for sale any Unit in the Project which has not been previously conveyed or leased.

(o) General Common Elements. "**General Common Elements**" means those Common Elements described in Section 4.1, which are for the use and enjoyment of all Co-owners in the Project.

(p) Limited Common Elements. "**Limited Common Elements**" means those Common Elements described in Section 4.2, which are reserved for the exclusive use of the Co-owners of a specified Unit or Units.

(q) Master Deed. "**Master Deed**" means this document, together with the exhibits attached to it and all amendments which may be adopted in the future, by which the Project is being submitted to condominium ownership.

(r) Percentage of Value. "**Percentage of Value**" means the percentage assigned to each Unit by this Master Deed, which is determinative of the value of a Co-owner's vote at meetings of the Association and the proportionate share of each Co-owner in the Common Elements of the Project.

(s) Project. "**Project**" or "**Condominium**" means The Townhomes at Lowing Woods, a residential condominium development established under the provisions of the Act.

(t) Transitional Control Date. "**Transitional Control Date**" means the date on which the Board takes office pursuant to an election in which the votes that may be cast by eligible Co-owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

3.2 Applicability. Whenever any reference is made to one gender, it will be assumed to include any and all genders where such reference is appropriate; similarly, whenever a reference is made to the singular, it will be assumed to include the plural where such reference is appropriate.

Article 4. COMMON ELEMENTS

4.1 General Common Elements. The General Common Elements are:

(a) Real Estate. The Property described in Article 2 of this Master Deed, including easement interests benefiting the Project (including, but not limited to, interests for ingress, egress and utility installation and other purposes, over, across and through properties outside of this Project), but excluding individual Units in the Project and the real estate designated as Limited Common Elements;

(b) Surface Improvements and Landscaping. The private roads, walkways, lawns, trees, shrubs, landscaping and other improvements shown as General Common Elements on the Condominium Subdivision Plan attached as Exhibit B;

(c) Electrical. The street lighting system and the electrical transmission system throughout the common areas of the Project, including those transmission lines contained within common walls, floors and ceilings;

(d) Gas. The natural gas line network and distribution system throughout the common areas of the Project, including those distribution lines contained within common walls, floors and ceilings;

(e) Water. The underground sprinkling system for the Common Elements, and the water distribution system throughout the common areas of the Project, including those distribution lines contained within common walls, floors and ceilings;

(f) Sanitary Sewer. The sanitary sewer system throughout the common areas of the Project, including those service lines contained within common walls, floors and ceilings;

(g) Storm Drainage. The storm drainage system throughout the common areas of the Project, including the pond located within the Project;

(h) Telephone. The telephone wiring system throughout the common areas of the Project, including those transmission lines contained within common walls, floors and ceilings;

(i) Telecommunications. The cable television and/or other telecommunications systems installed throughout the common areas of the Project, including those transmission lines contained within common walls, floors and ceilings;

(j) Building Elements. The foundations, roofs, perimeter walls, ceilings, floors, and interior walls of all buildings, as shown on Exhibit B;

(k) Delivery Boxes. The mail and/or newspaper box located on the General Common Elements to serve the Units;

(l) Miscellaneous Common Elements. All other Common Elements of the Project not designated as Limited Common Elements and not enclosed within the boundaries of a Unit, which are intended for common use or are necessary to the existence, upkeep or safety of the Project; and

(m) Ownership of Utility and Telecommunications Systems. Some or all of the utility lines, equipment and systems (including mains and service leads), and the telecommunications systems described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility and/or telecommunication lines, equipment and systems shall be General Common Elements only to the extent of the Co-owners' interest in them, and the Developer makes no warranty whatsoever with respect to the nature or extent of such interest.

4.2 Limited Common Elements. The Limited Common Elements are:

(a) Utility Service Lines. The pipes, ducts, wiring and conduits supplying service for electricity, gas, water, sewage, telephone, television and/or other utility or telecommunication services located within a Unit and supplying service to that Unit alone;

(b) Porches, Decks and Patios. The front porch and, if applicable, the deck, patio, or sun porch on the rear of each Unit;

(c) Heating and Cooling Appliances. The separate furnace, water heater, air conditioner and/or compressor located within or adjacent to a Unit and serving that Unit exclusively;

(d) Windows, Sliders, Doors and Screens. The windows, sliders, doors and/or screens located within or adjacent to any Unit perimeter wall or the wall of any garage, and the automatic garage door opening mechanism;

(e) Garage Interiors. Garage interior spaces, and the interior surfaces of garage walls, ceilings and floors;

(f) Interior Unit Surfaces. The interior surfaces of perimeter walls, doors, ceilings and floors located within a Unit;

(g) Driveways and Walkways. The portion of any driveway and walkway exclusively serving the residence, located between the Unit and the paved roadway;

(h) Miscellaneous. Any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units in the Subdivision Plan or in any future amendment to the Master Deed made by the Developer or the Association; and

(i) Subsequent Assignment. In the event that no specific assignment of one or more of the Limited Common Elements described in this Article has been made in the Subdivision Plan, the Developer (during the Development and Sales Period) and the Association (after the Development and Sales Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit by subsequent amendment or amendments to this Master Deed.

4.3 Maintenance Responsibilities. Responsibility for the cleaning, decoration, maintenance, repair and replacement of the Common Elements will be as follows:

(a) Limited Common Elements; Utilities. Each Co-owner shall be individually responsible for the cleaning, snow removal, maintenance, repair and

replacement of all Limited Common Elements appurtenant to the Co-owner's Unit, however, the Association shall provide snow removal for all front walkways and driveways. Also, the structural repair and replacement of front walkways and driveways servicing each unit shall be the responsibility of the Association, but the Association may assess the costs of repair and maintenance to the affected co-owner.

(b) Unit Improvements and Other Co-owner Responsibilities. If any Owner shall elect to construct or install any improvements to the interior of a Unit or, with the prior written consent of the Association, to the Unit exterior or the Common Elements appurtenant to the Unit which increase the costs of maintenance, repair or replacement for which the Association is responsible, such increased costs or expenses may, at the option of the Association, be specially assessed against that Unit or Units.

(c) Association Oversight. The appearance and condition of the porches, patios, decks, driveways and other exterior Limited Common Elements shall at all times be subject to the approval of the Association. If the maintenance and cleaning of such Limited Common Elements by the responsible Co-owner does not conform to reasonable aesthetic and maintenance standards established by the Association, the Association will have the right to take such action as may be necessary to bring such Common Elements up to required standards and to charge all costs incurred to the Co-Owner responsible for cleaning, repair and maintenance.

(d) Other Common Elements. The cost of cleaning, decoration, maintenance, repair, replacement, and landscaping of all Common Elements other than as described above in this Section (including the maintenance of the storm water pond described in Section 2.2 of this Master Deed) shall be the responsibility of the Association, except to the extent of repair or replacement of a Common Element due to the act or neglect of a Co-owner or a Co-owner's agent, invitee, family member or pet. In that case, the negligent Co-owner shall be responsible for the cost of completing the repair or replacement.

(e) Utilities. To the extent that any utilities are not separately metered to each Unit, such as water and sanitary sewer, the Association shall have those utilities metered in the name of the Association, and the expenses of the utilities will be an expense of administration to be included within the monthly assessments to each Co-owner.

4.4 Assignment of Limited Common Elements. A Limited Common Element may be assigned or re-assigned with the prior written approval of the Board. Any affected Co-owners may seek the consent of the Board by written application to the Board and notice to any affected mortgagee. If the request is approved, the Board shall promptly prepare and execute an amendment to this Master Deed assigning or reassigning all rights and obligations with respect to the Limited Common Elements involved, and shall deliver the amendment to the Co-owners of

the Units affected upon payment by them of all reasonable costs for the preparation and recording of the amendment.

4.5 Power of Attorney. By acceptance of a deed, mortgage, land contract or other instrument of conveyance or encumbrance all Co-owners, mortgagees and other interested parties are deemed to have appointed the Developer (during the Development and Sales Period) and/or the Association (after the Development and Sales Period has expired), as their agent and attorney to act in connection with all matters concerning the Common Elements and their respective interests in the Common Elements. Without limiting the generality of this appointment, the Developer (or Association) will have full power and authority to grant easements over, to sever or lease mineral interests and/or to convey title to the land or improvements constituting the General Common Elements or any part of them, to dedicate as public streets any parts of the General Common Elements, to amend the Condominium Documents for the purpose of assigning or reassigning the Limited Common Elements and in general to execute all documents and to do all things necessary or convenient to the exercise of such powers.

4.6 Separability. Except as provided in this Master Deed, Units shall not be separable from their appurtenant Common Elements, and neither shall be used in any manner inconsistent with the purposes of the Project, or in any other way which might interfere with or impair the rights of other Co-owners in the use and enjoyment of their Units or their appurtenant Common Elements.

Article 5. DESCRIPTION, VALUE AND MODIFICATION OF UNITS

5.1 Description of Units. A complete description of each Unit in the Project, with elevations referenced to an official benchmark of the United States Geological Survey sufficient to accurately relocate the space enclosed by the description without reference to any structure, is contained in the Subdivision Plan as surveyed by the Project's consulting engineers and surveyors. Detailed architectural plans and specifications for the Project have been filed with the City of Wyoming Building Department. Each Unit includes all the space contained within certain horizontal planes and vertical planes designated by a heavy outline on the interior finished surface of the walls, floors and ceilings as depicted in the Subdivision Plan and as delineated by detailed dimensional descriptions contained by the outline, less any Common Elements located within the description. In determining dimensions, each Unit will be measured from the interior finished unpainted surfaces of the walls and ceilings and from the interior surfaces of the finished subfloor.

5.2 Percentage of Value. The total percentage value of the Project is 100, and the Percentage of Value assigned to each of the Units in the Project shall be equal to each other Unit. The determination that Percentages of Value for all such Units was made after reviewing the comparative characteristics of each Unit. Notwithstanding the foregoing, the Developer (and the Board following the expiration of the Development and Sales Period) may assess a reasonable uniform surcharge to units that require a higher level of maintenance due to size or style of buildings, in levying assessments, in accordance with Section 5.3 of the Condominium Bylaws, to account for the greater maintenance expenses.

5.3 Unit Modification. The Master Deed, the number, size, style and/or location of Units or of any Limited Common Element appurtenant to a Unit may be modified from time to time by the Developer or its successors without the consent of any Co-owner, mortgagee or other interested person; provided, that no Unit which has been sold or which is subject to a binding Purchase Agreement shall be modified without the consent of the Co-owner or Purchaser and the mortgagee of such Unit. The Developer may also, in connection with any such modification, readjust Percentages of Value for all Units in a manner which gives reasonable recognition to such changes based upon the method of original determination of Percentages of Value for the Project. All Co-owners, mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have granted a Power of Attorney to the Developer and its successors for such purpose.

5.4 Convertible Areas. All General Common Elements and all unsold Units and appurtenant Limited Common Elements are deemed convertible areas. Any convertible area may be converted into a Unit or a Common Element in accordance with the provisions of the Act.

Article 6. EXPANDABILITY OF CONDOMINIUM

6.1 Future Development Area. The first phase of the Project established by this Master Deed consists of thirty eight (38) Units which may, at the election of the Developer, be treated as the first phase of an expandable condominium under the Act to contain in its entirety a maximum of one hundred and twenty four (124) Units. Additional Units, if any, will be established upon all or some portion of the land described on the attached Schedule 2 (the "**Future Development Area**"):

6.2 Addition of Units. The number of Units in the Project may, at the option of the Developer from time-to-time within a period ending not later than six (6) years after the initial recording of the Master Deed, be increased by the addition of all or any portion of the Future Development Area and the establishment of Units on such area. The nature, location, size, types and dimensions of the Units and other improvements to be located within the Future Development Area will be determined by the Developer in its sole discretion.

6.3 Expansion Not Mandatory. None of the provisions of this Article will in any way obligate the Developer to enlarge the Project beyond the initial phase established by this Master Deed, and the Developer may, in its discretion, establish all or a portion of the Future Development Area as a separate project (or projects) or as any other form of development. There are no restrictions on the election of the Developer to expand the Project other than as explicitly provided in this Article. There is no obligation on the part of the Developer to add to the Project all or any portion of the Future Development Area nor is there any obligation to add portions in any particular order nor to construct any particular improvements on the added property.

6.4 Amendment(s) to Master Deed. An increase in the size of the Project by the Developer will be given effect by an appropriate amendment or amendments to the Master Deed,

which amendment(s) will not require the consent or approval of any Co-owner, mortgagee or other interested person. Such amendment(s) will be prepared by and at the sole discretion of the Developer, and may proportionately adjust the Percentages of Value assigned by Section 5.3 in order to preserve a total value of 100% for the entire Project. The precise determination of the adjustments in Percentages of Value (if any) will be made in the sole judgment of the Developer. Such adjustments, however, will reflect a continuing reasonable relationship among Percentages of Value based upon the original method of determining Percentages of Value for the Project.

6.5 Redefinition of Common Elements. The amendment or amendments to the Master Deed made by the Developer to expand the Project may also contain such further definitions and redefinitions of General or Limited Common Elements as the Developer may determine to be necessary or desirable in order to adequately describe, serve and provide access to the additional parcel or parcels being added to the Project. In connection with any such amendment(s), Developer will have the right to change the nature of any Common Elements previously included in the Project for any purpose reasonably necessary to achieve the intent of this Article, including, but not limited to, the connection of roadways in the Project to any roadways that may be located on or planned for the area of future development, and to provide access to any Unit that is located on or planned for the Future Development Area from the roadways located in the Project.

6.6 Additional Provisions. The amendment or amendments to the Master Deed made by the Developer to expand the Condominium may also contain such provisions as the Developer may determine necessary or desirable: (i) to make the Project contractible and/or convertible as to portions of the parcel or parcels being added to the Project; (ii) to create easements burdening or benefitting portions of the parcel or parcels being added to the Project; and (iii) to create or change restrictions or other terms and provisions affecting the additional parcel or parcels being added to the Project or affecting the balance of the Project as may be reasonably necessary in the Developer's judgment to enhance the value or desirability of the Units to be located within the additional parcel or parcels being added.

Article 7. CONTRACTABILITY OF CONDOMINIUM

7.1 Limit of Unit Contraction. The first phase of the Project established by this Master Deed consists of thirty eight (38) Units.

7.2 Withdrawal of Units. The number of Units in the Project may, at the option of the Developer from time to time within a period ending not later than six (6) years after the recording of the Master Deed, be decreased by the withdrawal of all or any portion of the lands described in Section 2.1 and 6.1; provided, that no Unit which has been sold or which is the subject of a binding Purchase Agreement may be withdrawn without the consent of the Co-owner, purchaser and/or mortgagee of such Unit. The Developer may also, in connection with any such contraction, adjust the Percentages of Value for Units in the Project in a manner which gives reasonable recognition to the number of remaining Units, based upon the method of original determination of the Percentages of Value. Other than as provided in this Article 7, there are no restrictions or limitations on the right of the Developer to withdraw lands from the Project or as to the portion or portions of land which may be withdrawn, the time or order of such withdrawals or the number of Units and/or Common Elements which may be withdrawn; provided, however, that the lands remaining shall not be reduced to less than that necessary to accommodate the remaining Units in the Project with reasonable access and utility service to such Units.

7.3 Contraction not Mandatory. There is no obligation on the part of the Developer to contract the Project nor is there any obligation to withdraw portions of the Project in any particular order nor to construct particular improvements on any withdrawn lands. The Developer may, in its discretion, establish all or a portion of the lands withdrawn from the Project as a separate project (or projects) or as any other form of development.

7.4 Amendment(s) to Master Deed. A withdrawal of lands from this Project by the Developer will be given effect by an appropriate amendment(s) to the Master Deed, which amendment(s) will not require the consent or approval of any Co-owner, mortgagee or other interested person. Such amendment(s) will be prepared by and at the sole discretion of the Developer, and may adjust the Percentages of Value assigned by Section 5.3 in order to preserve a total value of 100% for the entire Project resulting from such amendment(s).

7.5 Additional Provisions. Any amendment(s) to the Master Deed made by the Developer to contract the Project may also contain such provisions as the Developer may determine necessary or desirable: (i) to create easements burdening or benefiting portions or all of the parcel or parcels being withdrawn from the Project; and (ii) to create or change restrictions or other terms and provisions, including designations and definitions of Common Elements, affecting the parcel or parcels being withdrawn from the Project or affecting the balance of the Project, as reasonably necessary in the Developer's judgment to preserve or enhance the value or desirability of the parcel or parcels being withdrawn from the Project.

Article 8. EASEMENTS

8.1 Easements on the Subdivision Plan. The easements shown on the Subdivision Plan shall benefit and burden the Units and Common Elements as shown on Exhibit B, and shall be maintained by the Association unless otherwise provided in the Condominium Documents.

8.2 Easements for Support, Maintenance and Repair. Every portion of a Unit which contributes to the structural support of a building not entirely within the Unit shall be burdened with an easement of structural support for the benefit of the Common Elements within the building. If any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to the shifting, settling or moving of a building, or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of the encroachment for so long as the encroachment exists, and for the maintenance of the encroachment after rebuilding in the event of destruction. There shall also be permanent easements in favor of the Association (and/or the Developer during the Development and Sales Period) for the maintenance and repair of Common Elements for which the Association (or Developer) may from time to time be responsible or for which it is permitted to and elects to assume responsibility. There shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls (including interior Unit walls) as may be reasonable for the installation, maintenance and repair of all utility services furnished to the Project. Public utilities shall have access to the Common Elements and to the Units at such times as may be reasonable for the installation, repair or maintenance of such services, and any costs incurred in the opening or repairing of any building, wall or other improvement to install, repair or maintain utility services shall be an expense of administration assessed against all Co-owners in accordance with the Condominium Bylaws.

8.3 Utility Easements. The Developer grants and reserves, for public and quasi-public utility purposes, perpetual easements over, under and across those portions of the Project designated on the Condominium Subdivision Plan as private roadways and/or easements. Such easements shall be for the benefit of itself, the Association, and any public or quasi-public utility company engaged in supplying one or more utility and/or similar services, and their respective successors and assigns, for the purpose of installing, laying, erecting, constructing, renewing, operating, preparing, replacing, maintaining and removing any type of line, pipe or main, with all necessary appliances, subject, nevertheless, to all reasonable requirements of any governmental body having applicable jurisdiction. Public and quasi-public utilities and other service providers shall have access to the adjacent Common Elements and to the Units at such time as may be reasonable for the installation, repair, maintenance, improvement or replacement of such services.

8.4 Easements Reserved by Developer. The Developer reserves easements over the Project as follows:

(a) Access Easements. The Developer reserves the right to grant or retain easements to construct, improve, pave, replace, reconstruct, extend, and use all roadways, drives and walkways located within the Project, and to construct, improve, pave, replace and use any new roadways, driveways and walkways that

Developer desires to construct at any time in the future, over any General Common Elements and Units within the Project (the "**Access Easements**").

(b) Utility Easements. Developer reserves the right to grant or retain easements to improve, replace, extend, tap into, reconstruct, enlarge, and use, all utility lines and mains located within the Project, and to construct, improve, replace, and use any new utility lines and mains that Developer desires to construct at any time in the future over, under, beneath or across any General Common Elements and Units within the Project (the "**Utility Easements**"). The Utility Easements are intended to include all public and private utilities, including, without limitation, water, sanitary sewer, storm sewer, gas, electric, telephone and cable. Any exercise by the Developer of the foregoing reserved rights shall be subject to the Developer's compliance with applicable statutes, ordinances, rules and regulations.

(c) Benefited Property. The Access Easements may provide ingress and egress rights over the Project for the benefit of any real property designated by the Developer, including, without limitation, any Unit, other real property adjacent to or within the vicinity of the Project, and any other real property that the Developer owns or may acquire in the future. The Access Easements may provide ingress and egress over the Project between the property or properties benefited and any public roadway, private roadway, driveway, walkway, bike path, utility line, or utility main, wherever located. The Utility Easements may provide rights to use utilities as described above for the benefit of any real property designated by the Developer, including without limitation, any Units, other real property adjacent to or within the vicinity of the Property, and any other real property that Developer owns or may acquire in the future.

(d) Perpetual. The Access Easements and the Utility Easements (collectively, the "**Developer Easements**") are perpetual non-exclusive easements for the benefit of the Developer, its successors and assigns, and any persons or entities designated in writing by the Developer or by its successors and assigns. The Developer Easements may be used or established at any time and from time to time, at the sole election of the Developer.

(e) Additional Access. The Developer also reserves the right of reasonable access over the entire Project to the extent deemed necessary or desirable by the Developer, to make use of and to access the Developer Easements. This includes the right to undertake grading in the course of construction, and to operate construction machinery and equipment within the Project, for the purposes of constructing, improving, repairing, or replacing improvements within the Developer Easements.

(f) Assignment. The Developer may assign its rights, in whole or in part, under this Section to third persons, including successor developers, Unit owners, municipalities, utility providers, and other persons, without limit. The

Developer Easements reserved in this Section are intended to be self-executing, in that no additional conveyance documents are required for the Developer to exercise its rights; however, if a third party, such as a utility company or a municipality, by way of example and not limitation, requires that the property owner execute, revise, or amend a separate grant of easement or other document, the Developer is deemed to be the attorney-in-fact for the Association or any Co-owner, and may execute any instrument under this power of attorney on behalf of the Association or the Co-owner. No third party may claim any rights under this Section unless the third party receives a written assignment of rights under this Section from the Developer. The Association has no rights under this Article 8. The Developer has no duty to contribute, or to cause others to contribute, in any way to the Association or to any Co-owner on account of the exercise of the rights reserved under this Section. The Developer has no duty to exercise any of the rights it has reserved under this Section.

8.5 Telecommunications Agreements. The Developer or the Association, subject to the Developer's approval during the Development and Sales Period, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right of way agreements, access agreements and multi-unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively "**Telecommunications**") to the Project or any Unit therein. Notwithstanding the foregoing, in no event shall the Developer or the Association enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which will violate any provision of any federal, state or local law or ordinance. Any sums paid by any Telecommunications or other company in connection with any agreement made by the Developer shall remain the property of the Developer; any sums paid by any Telecommunications or other company in connection with any agreements made by the Association shall remain the property of the Association.

Article 9. AMENDMENT AND TERMINATION

9.1 Pre-Conveyance Amendments. If there is no Co-owner other than the Developer, the Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. All documents reflecting an amendment to the Master Deed or the Condominium Bylaws or a termination of the Project shall be recorded in the Register of Deeds office in the county in which the Project is located.

9.2 Post-Conveyance Amendments. If there is a Co-owner other than the Developer, the recordable Condominium Documents may be amended for a proper purpose as follows:

(a) Non-Material Changes. The amendment may be made without the consent of any Co-owner or mortgagee if the amendment does not materially alter or change the rights of any Co-owner or mortgagee of a Unit in the Project, including, but not limited to: (i) amendments to modify the types and sizes of unsold Units and their appurtenant Limited Common Elements; (ii) amendments correcting survey or other errors in the Condominium Documents; or (iii) amendments for the purpose of facilitating conventional mortgage loan financing for existing or prospective Co-owners, and enabling the purchase of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association and/or any other agency of the federal government or the State of Michigan. Whether an amendment "substantially alters or changes the rights of any Co-owner or mortgagee" shall be determined by the Developer during the Development and Sales Period. The determination of the Developer shall be deemed conclusive and binding.

(b) Material Changes. An amendment may be made, even if it will materially alter or change the rights of the Co-owners and mortgagees, with the consent of not less than two-thirds of the Co-owners and, to the extent required by law, mortgagees; provided, that a Co-owner's Unit dimensions or Limited Common Elements may not be modified without that Co-owner's consent. Rights reserved by the Developer, including by way of example and not limitation, the easements reserved in accordance with the provisions of Article 8, shall not be amended without the written consent of the Developer, whether the proposed amendments are made during the Development and Sales Period or thereafter.

(c) Compliance with Law. Amendments may be made by the Developer without the consent of Co-owners and mortgagees, even if the amendment will materially alter or change the rights of Co-owners and mortgagees, to achieve compliance with the Act or rules, interpretations or orders adopted by the Administrator or by the Courts pursuant to the Act, or with other federal, state or local laws, ordinances or regulations affecting the Project.

(d) Reserved Developer Rights. A material amendment may also be made unilaterally by the Developer without the consent of any Co-owner or mortgagee for the specific purpose(s) reserved by the Developer in this Master Deed. During the Development and Sales Period, this Master Deed and Exhibits A and B shall not be amended nor shall provisions be modified in any way without the written consent of the Developer, its successors or assigns.

(e) Costs of Amendments. A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the Co-owners, the costs of which are expenses of administration. The Co-owners shall be notified of proposed amendments under this Article not less than 10 days before the amendment is recorded.

9.3 Project Termination. If there is a Co-owner other than the Developer, the Project may be terminated only with consent of the Developer and not less than 80% of the Co-owners and mortgagees, in the following manner:

(a) Termination Agreement. Agreement of the required number of Co-owners and mortgagees to termination of the Project shall be evidenced by the Co-owners' execution of a Termination Agreement, and the termination shall become effective only when the Agreement has been recorded in the Register of Deeds office in the county in which the Project is located.

(b) Real Property Ownership. Upon recordation of a document terminating the Project, the property constituting the Project shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Co-owner, their heirs, successors, or assigns shall have an exclusive right of occupancy of that portion of the property which formerly constituted their Unit.

(c) Association Assets. Upon recordation of a document terminating the Project, any rights the Co-owners may have to the net assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits (if any) shall be distributed in accordance with the Condominium Documents and the Act.

(d) Notice to Interested Parties. Notification of termination by first class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lien holders, and prospective purchasers who deposited funds. Proof of dissolution must also be submitted to the Administrator.

9.4 Withdrawal of Property. If the development and construction of all improvements to the Project has not been completed within a period ending ten (10) years after the date on which construction was commenced, or six (6) years after the date on which rights of expansion, contraction or convertibility were exercised, whichever right was last exercised, the Developer shall have the right to withdraw all remaining undeveloped portions of the Project identified as "need not be built" without the consent of any Co-owner, mortgagee or other party in interest. Any undeveloped portions not so withdrawn before the expiration of the time periods, shall remain as General Common Elements of the Project, and all rights to construct Units on such lands shall cease.

9.5 Access and Use of Withdrawn Property. At the option of the Developer, any undeveloped portions of the Project which have been withdrawn under the provisions of Section 9.4 shall be granted easements for access and utility installation over, across and through the remaining Project.

Article 10. ASSIGNMENT OF DEVELOPER RIGHTS

Any or all of the rights and powers granted to or reserved by the Developer in the Condominium Documents or by law, including without limitation the power to approve or to disapprove any act, use or proposed action, may be assigned by the Developer to any other entity or person, including the Association. Any such assignment or transfer shall be made by appropriate instrument in writing and shall be duly recorded in the Register of Deeds office in the county in which the Project is located.

Article 11. LIMITATION OF LIABILITY

The enforcement against the Developer of any obligations of the Developer in the Condominium Documents shall be limited to the interest of the Developer in the Project at the time the enforcement occurs. No judgment against the Developer shall be subject to the execution on, or shall be a lien on, any assets of the Developer, other than the Developer's interest in the Project.

[Signature appears on following page.]

This Master Deed has been signed by the Developer as of the day and year which appear on page one.

PARAMOUNT DEVELOPMENT CORPORATION,
a Michigan corporation

By: _____
Michael R. McGraw
Title: Member

STATE OF MICHIGAN
COUNTY OF KENT

This document was acknowledged before me the _____ day of _____ 2025, by Michael R. McGraw, Member of Paramount Development Corporation, a Michigan corporation, on behalf of the corporation.

_____
Rachel Fox
Notary Public, Ottawa County, Michigan
My commission expires: 10/6/2030
Acting in the County of Kent

SCHEDULE 1
TO MASTER DEED OF
THE TOWNHOMES AT THE SALMON COMMUNITY

Legal Description of Phase 1

SCHEDULE 2
TO MASTER DEED OF
THE TOWNHOMES AT THE SALMON COMMUNITY

Legal Description of Future Development Area

EXHIBIT C
TO MASTER DEED OF
THE TOWNHOMES AT THE SALMON COMMUNITY

AFFIDAVIT OF MAILING
NOTICE OF INTENT
TO ESTABLISH CONDOMINIUM PROJECT

STATE OF MICHIGAN
COUNTY OF KENT

Taylor Youngs, being duly sworn, states that on _____, 2025, she served copies of a Notice of Intent with regard to The Townhomes at the Salmon Community Project upon the following persons at the addresses listed below by mailing them the Notice of Intent by United States mail, certified mail, return receipt requested, first class postage fully prepaid:

The City of Wyoming
1155 28th St SW
Wyoming, MI 49509

Kent County Road Commission
1900 4 Mile Rd NW
Grand Rapids, MI 49544

Kent County Drain Commission
775 Ball Ave NE
Grand Rapids, MI 49503

On-Site Wastewater Unit
EGLE
P O Box 30473
Lansing, MI 48909-7973

Michigan State Dept of Transportation
425 W. Kent Street
P O Box 30050
Lansing, MI 48909

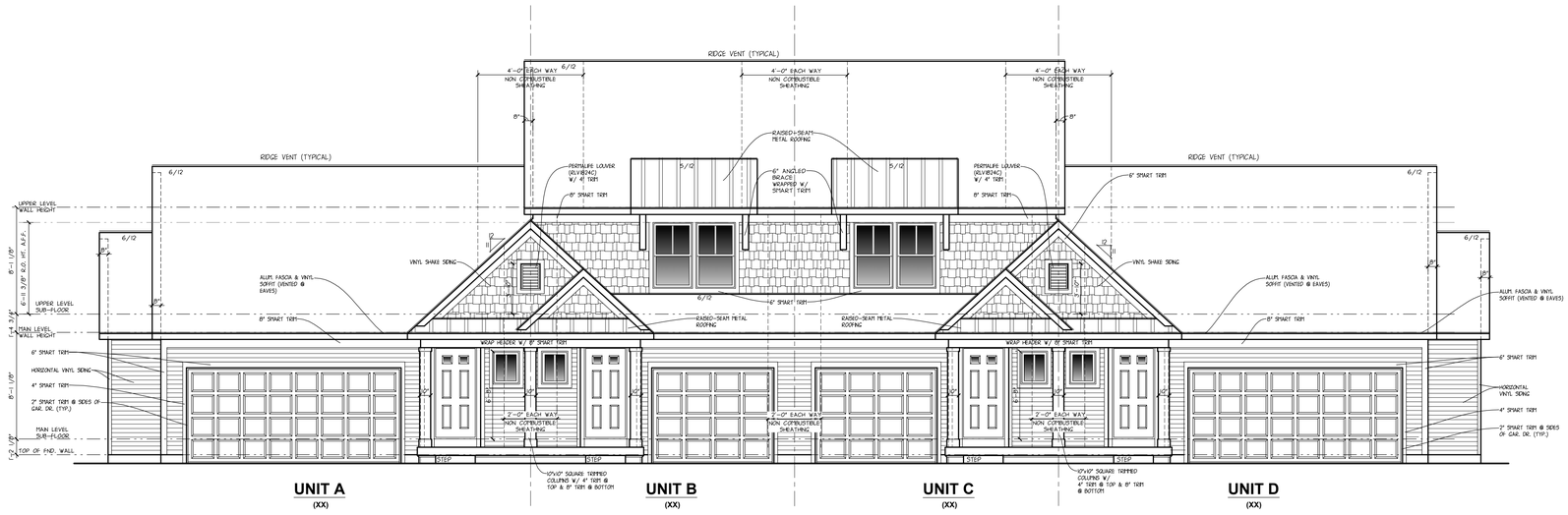
_____
Taylor Youngs

Subscribed and sworn to before me on _____ ____, 2025.

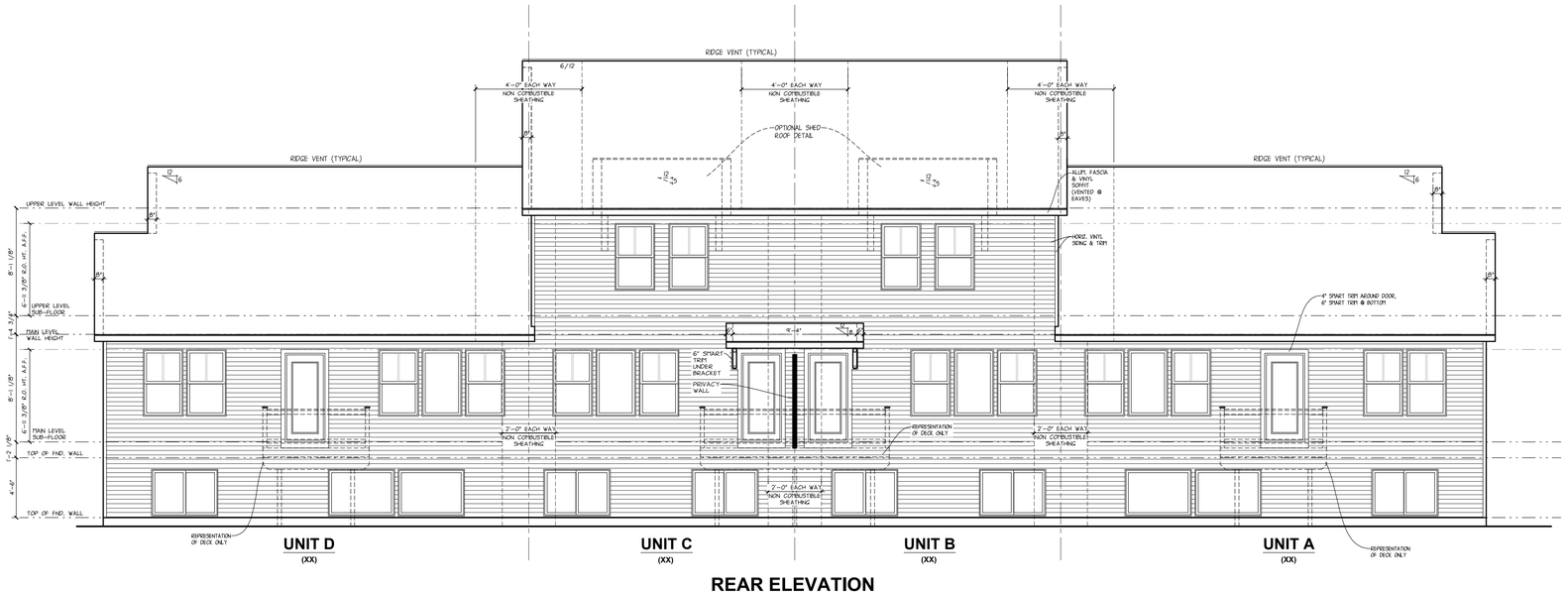
_____
Rachel Fox
Notary Public, Ottawa County, Michigan
My commission expires: 10/6/2030
Acting in the County of Kent

EXTERIOR NOTES:

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



FRONT ELEVATION



REAR ELEVATION

EastbrookHOMES
1188 East Paris Ave SE, Ste 100
Grand Rapids, MI 49546
616-455-0200 | EastbrookHomes.com

CASS
4-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

Building #:

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

Location:

XXXX00000-00

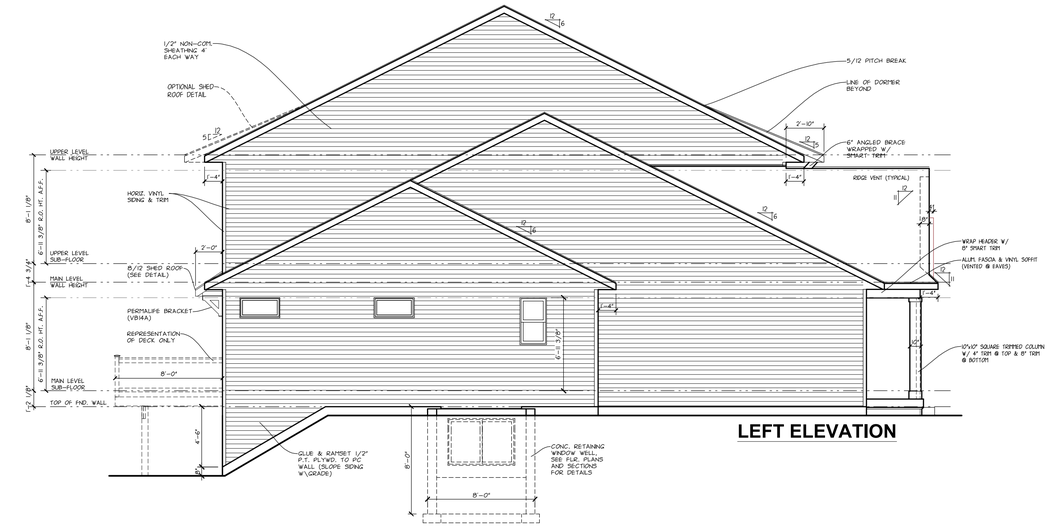
Front & Rear Elevations

E-1

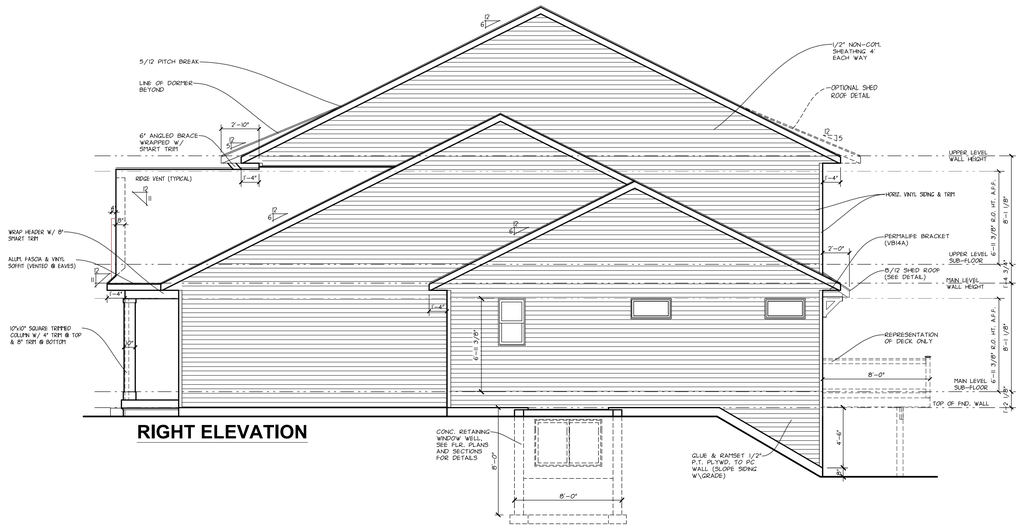
Eastbrook Homes © 2018 All Rights Reserved

EXTERIOR NOTES:

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



LEFT ELEVATION



RIGHT ELEVATION

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CASS
4-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

Building #:

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

Location:

XXXX00000-00

Front & Rear Elevations

E-2

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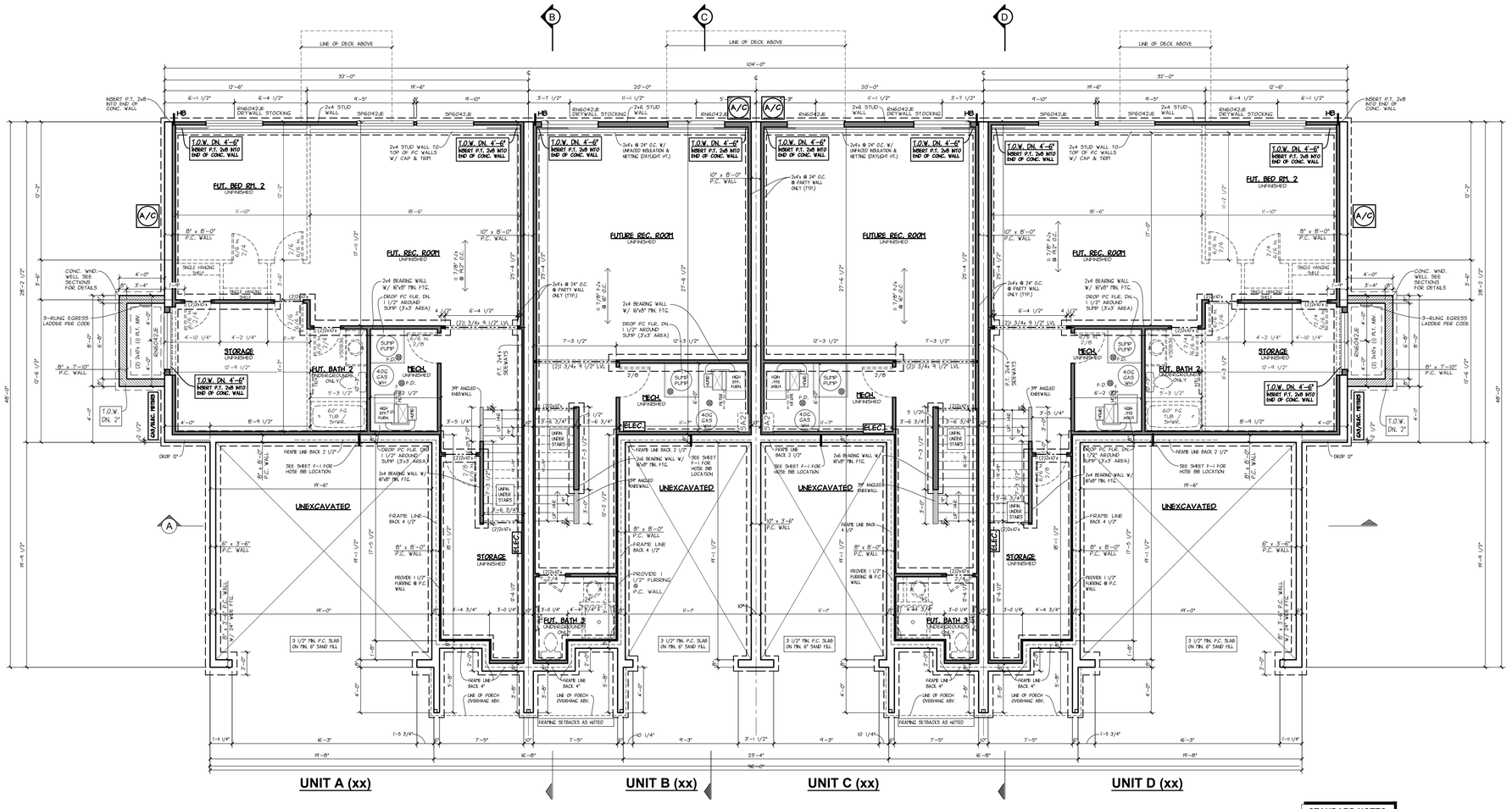

FOUNDATION PLAN

STANDARD NOTES

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

FOUNDATION NOTES:

- ALL P.C. FOUNDATION WALLS TO BE AT LEAST 42" HIGH (TYP.)
- ALL FOOTINGS TO BE 8'x8" UNLESS NOTED OTHERWISE
- FROST WALL HEIGHTS MAY VARY W/ EXCAVATION
- BOTTOM OF FOOTING TO BE AT AT LEAST 42" BELOW GRADE (TYP.)
- SEE SCHEDULE FOR FOUNDATION WALL REINFORCING INFORMATION

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CASS
4-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

Building #:

Drawn By: XX **Date:** XX

Pre-con: **Date:**

Revised: **Date:**

Revised: **Date:**

Location:
XXXX00000-00

Foundation Plan

F-0

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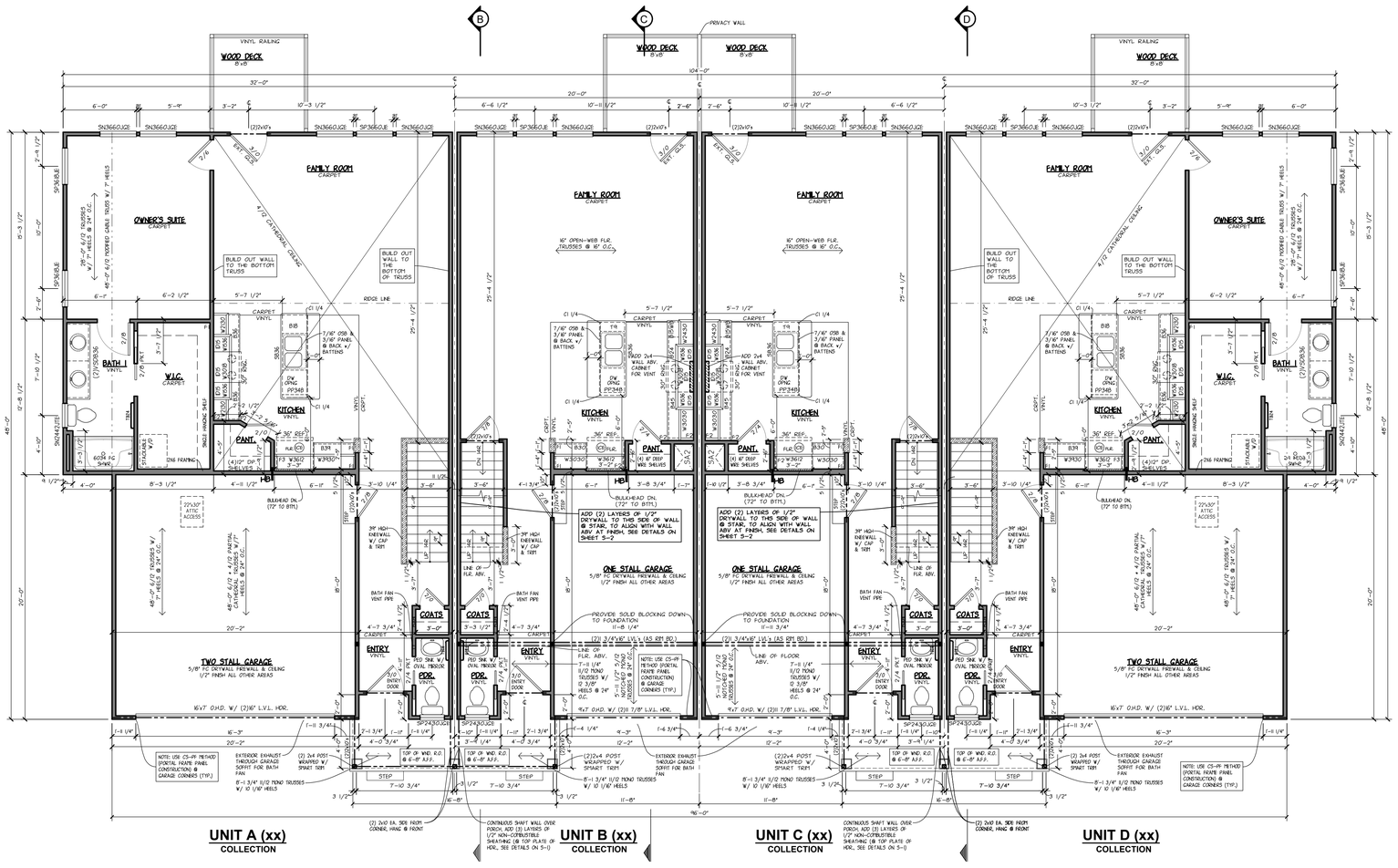

UNIT A (xx) COLLECTION

UNIT B (xx) COLLECTION

UNIT C (xx) COLLECTION

UNIT D (xx) COLLECTION

FIRST FLOOR PLAN

TRIM STYLE

KITCHEN NOTES:
- SMALL CROWN MLDG. (@TYP.)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

TRIM STYLE

KITCHEN NOTES:
- SMALL CROWN MLDG. (@TYP.)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

TRIM STYLE

KITCHEN NOTES:
- SMALL CROWN MLDG. (@TYP.)
- QUARTZ COUNTERTOPS
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- VENT MICROHOOD TO EXTERIOR

TRIM STYLE

KITCHEN NOTES:
- SMALL CROWN MLDG. (@TYP.)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

STANDARD NOTES
- FRAMER TO ADHERE TO BOLTING AND NAILING SCHEDULE FROM TRUSS MANUFACTURE
- WINDOW HDR. TO BE (2) 2x10's UNLESS NOTED OTHERWISE
- WINDOW R.O. HEIGHT @ 6'-11 3/8" A.F.F. UNLESS NOTED OTHERWISE
- EXTERIOR WALLS @ 16" O.C.
- INTERIOR WALLS @ 9'-2" O.C.
- 8'-1 1/8" FIRST FLOOR WALL HEIGHT

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CASS
4-UNIT TOWNHOME

Notes:

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

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

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

Square Footage:

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

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

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

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

Location:
XXXX00000-00

First Floor Plan

F-1

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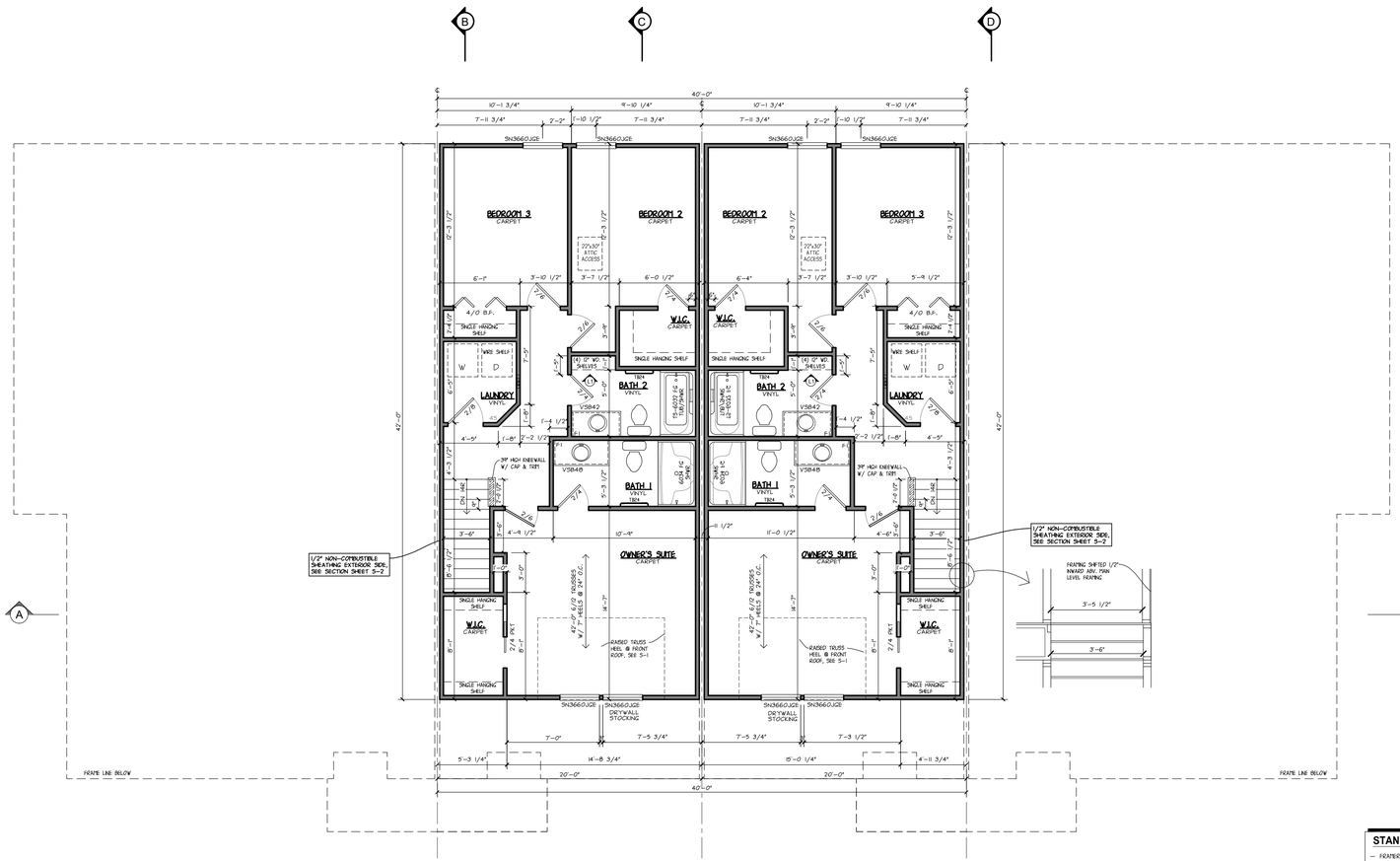
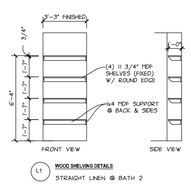


UNIT A (xx) **UNIT B (xx)** **UNIT C (xx)** **UNIT D (xx)**

SECOND FLOOR PLAN

STANDARD NOTES

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



L1 WOOD SHELVING DETAILS
STRAIGHT LINEN @ BATH 2

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CASS
4-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

Building #:

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

Location:
XXXX00000-00

Second Floor Plan

F-2

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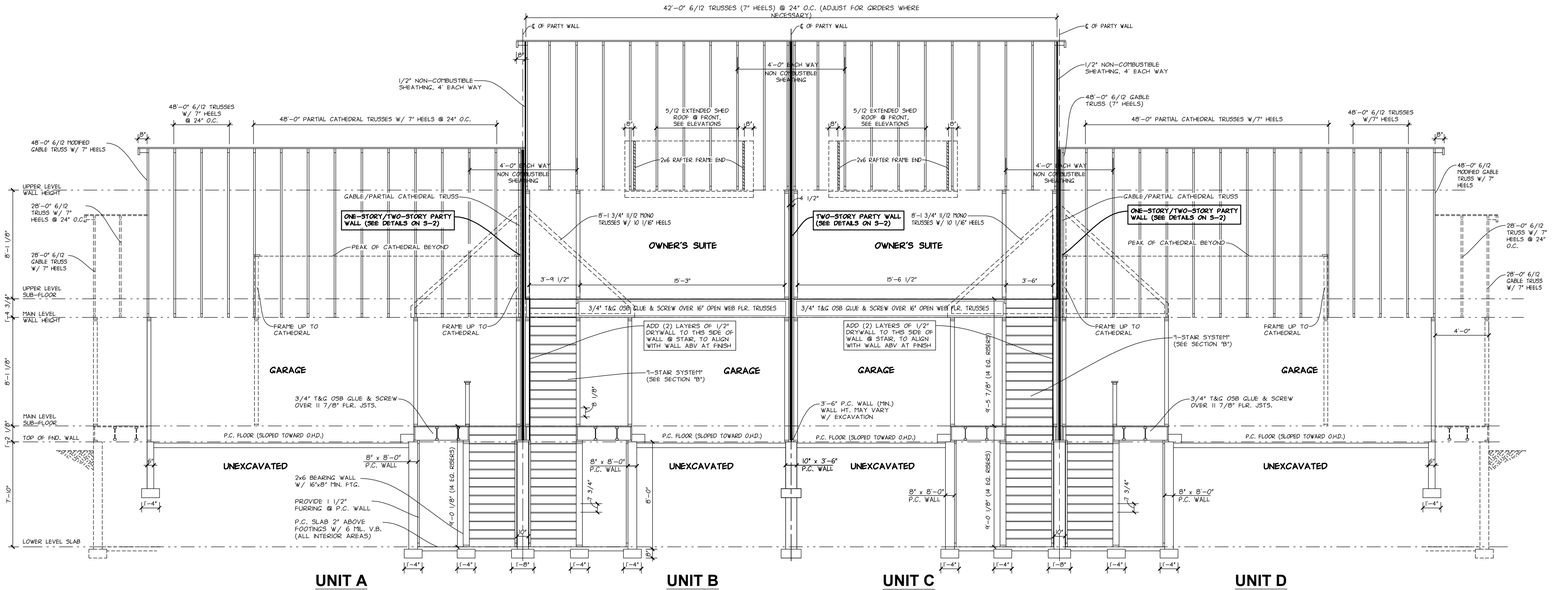
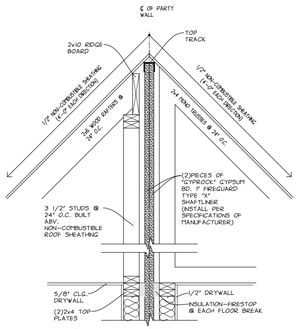
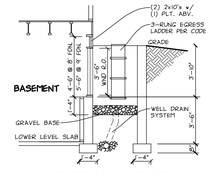


SECTION (A)



TYPICAL 2-HOUR FIRE RATED PARTY WALL (GABLE)

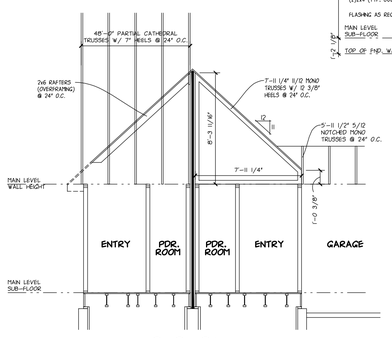
SCALE: 3/4" = 1'-0"



SECTION DETAIL

EGRESS WINDOW WELL

SECTION



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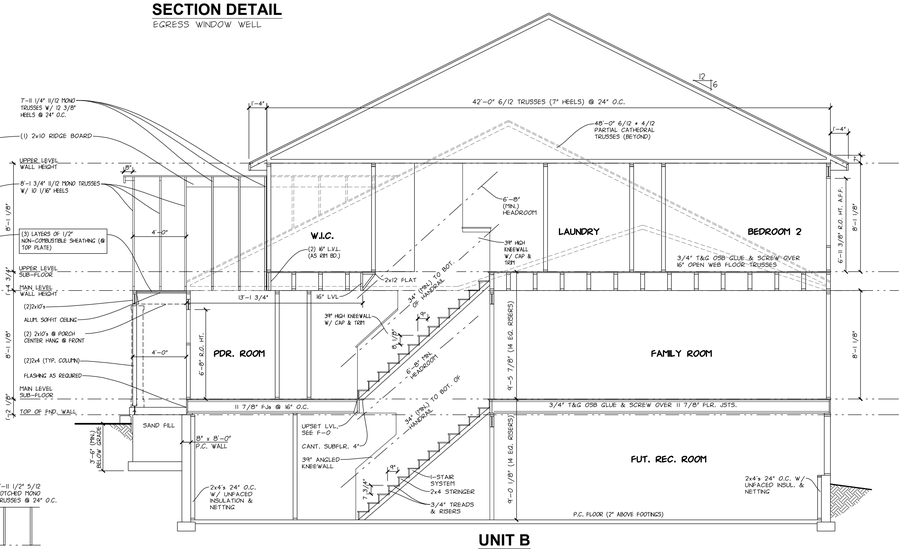
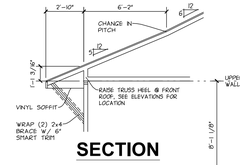


UNIT B

SECTION (B)



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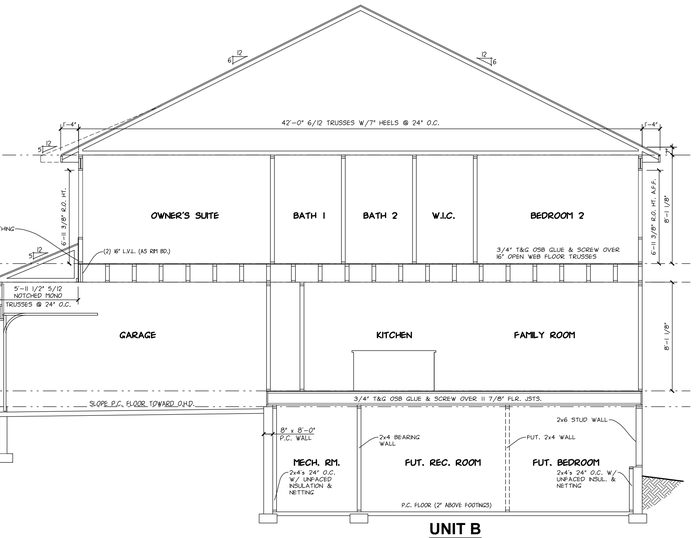
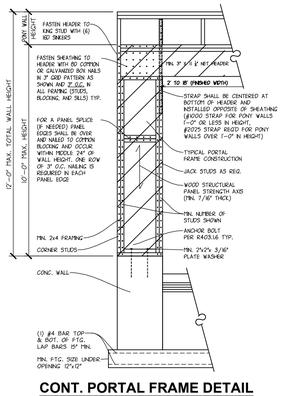


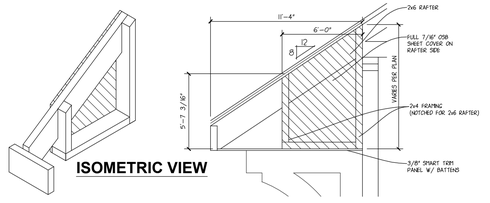
UNIT B

SECTION (C)



CONT. PORTAL FRAME DETAIL

METHOD CS-PF (PORTAL FRAME)



ISOMETRIC VIEW

SHED ROOF DETAIL

ROOF STRUCTURE
- FIBERGLASS BLEND SEAL DOWN SHINGLES
- ALUM. STEP FLASHING @ ALL ROOF TO WALL INTERSECTIONS
- (2) ROWS OF 36" ICE & WATER SHIELD ON HORIZ. EAVES (TYPICAL)
- ANY 2x6 RAFTER OVER T-II 11 TO BE BRACED TO TRUSS PER MANUFACTURER
- ATTIC ACCESS W/ WEATHER STRIP GASKET & R30 BATT, ATTACHED
- 15# FELT TYPICAL OVER ENTIRE ROOF
- 7/16" O.S.B. ROOF SHEATHING
- ENG. TRUSSES @ 24" O.C.
- R-38 CEILING INSULATION UNLESS OTHERWISE NOTED
- 5/8" CEILING DRYWALL – TEXTURE

FLASHING / OTHER
- ALL HORIZ. TRIM PROJECTIONS TO HAVE METAL DRIP FLASHING
- GREEN GUARD TAPE ALL WIND. & DOOR OPENCS
- 2 1/4", R-9 OPEN CELL NOUL @ JOIST EXT. BD.

EXTERIOR WALLS (HOUSE)
- GREEN GUARD MAX HOUSE WRAP
- EXTERIOR SIDING/ MASONRY
- 7/16" OSB, CS-WSP WALL BRACING UNLESS SPECIFIED DIFFERENTLY
- #2 BTR 2x4 STUDDING @ 16" O.C.
- ICYNENE SPRAY FOAM NOUL (R-13)
- SPRAY NOUL AROUND ALL WINDOW & DOOR OPENINGS
- 1/2" DRYWALL, INTERIOR PAINT

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

FOUNDATION/ SLAB
- ALL POURED FOUNDATION WALL FOOTINGS TO BE MIN. 3'-6" BELOW FINISHED GRADE
- 2x4's 24" O.C. @ PC WALLS W/UNFACED (3 1/2", R13) INSULATION & NETTING
- FOUNDATION ANCHORS, MAX. 6'-0" SPACING, MIN. 2 PER WALL SECTION, WITHIN 12" OF PLATE CORNER (OR EQUIVALENT)
- BACKFILL NO HIGHER THAN 7'-0" ABV. CONCRETE BASEMENT FLOOR
- 6 MIL VAPOR BARRIER UNDER BSMT. SLAB
- WATCHDOG WATERPROOFING @ EXT. SIDE OF FOUNDATION WALLS FROM FOOTING TO GRADE

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

EGRESS/ SAFETY
- ALL WINDOW SILLS 6' OR MORE ABOVE GRADE TO BE MIN. 24" FLOOR TO FINISHED SILL HT. OR HAVE APPROVED HARDWARE TO LIMIT OPENING

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CASS
4-UNIT TOWNHOME

Notes:

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

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

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

Square Footage:

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

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

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

Building #:

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

Location:
XXXX00000-00

Structural Sections

S-1

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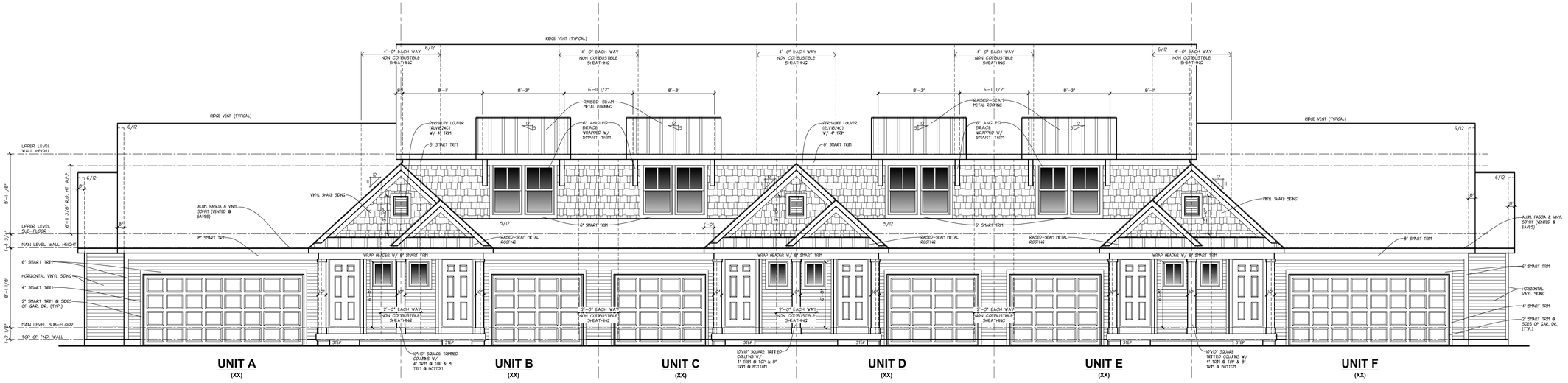
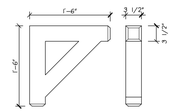
EXTERIOR NOTES:

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

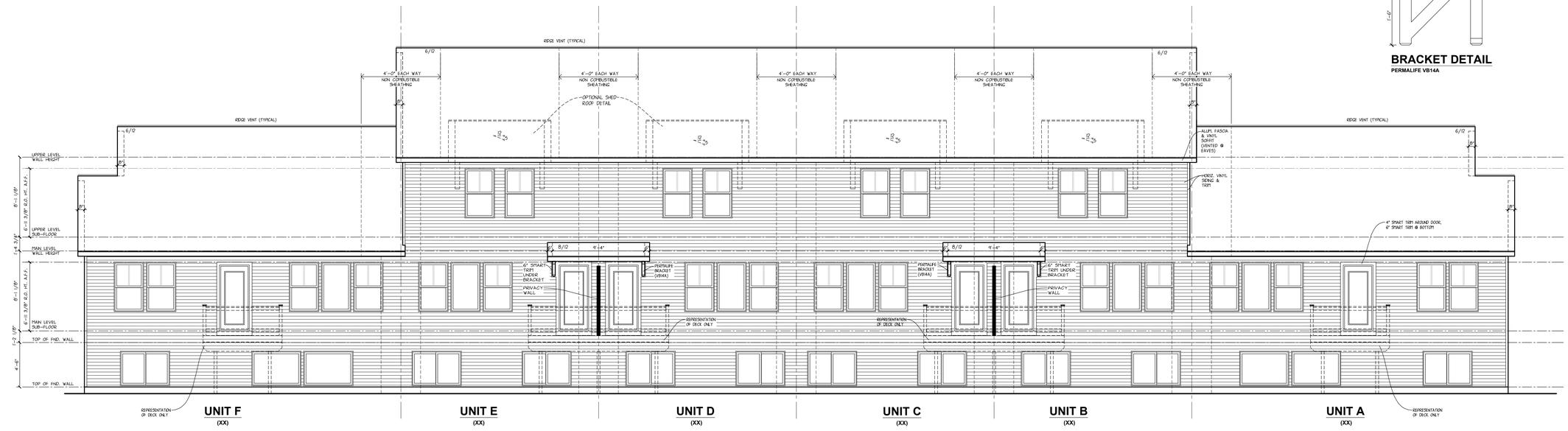


FRONT ELEVATION



BRACKET DETAIL

PERMALIFE VB14A



REAR ELEVATION

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1188 East Paris Ave SE, Ste 100
Grand Rapids, MI 49546
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CARTER
6-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

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

Building #: 00000-00000
Drawn By: XX **Date:** XX
Pre-con: **Date:**
Revised: **Date:**
Revised: **Date:**

Location:
XXXX00000-00

Front & Rear Elevations

E-1

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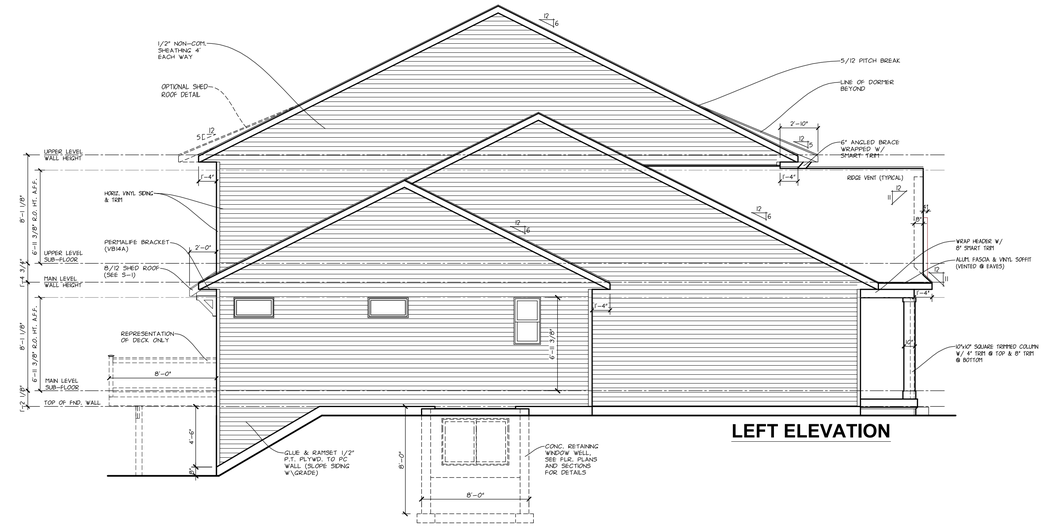
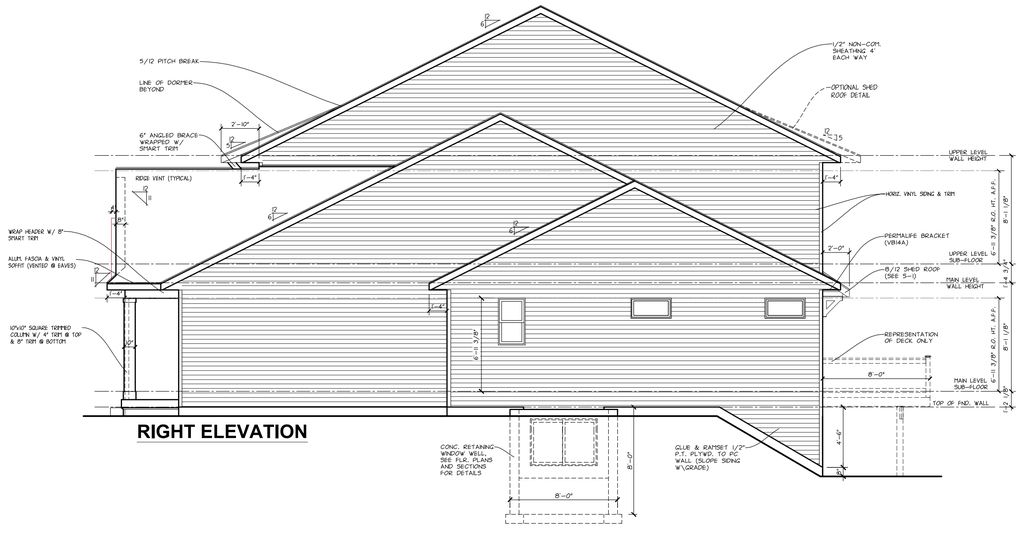
EXTERIOR NOTES:

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



LEFT ELEVATION



RIGHT ELEVATION

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CARTER
6-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

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

Building #: 00000-00000

Drawn By: XX **Date:** XX

Pre-con: **Date:**

Revised: **Date:**

Revised: **Date:**

Location:

XXXX00000-00

Front & Rear Elevations

E-2

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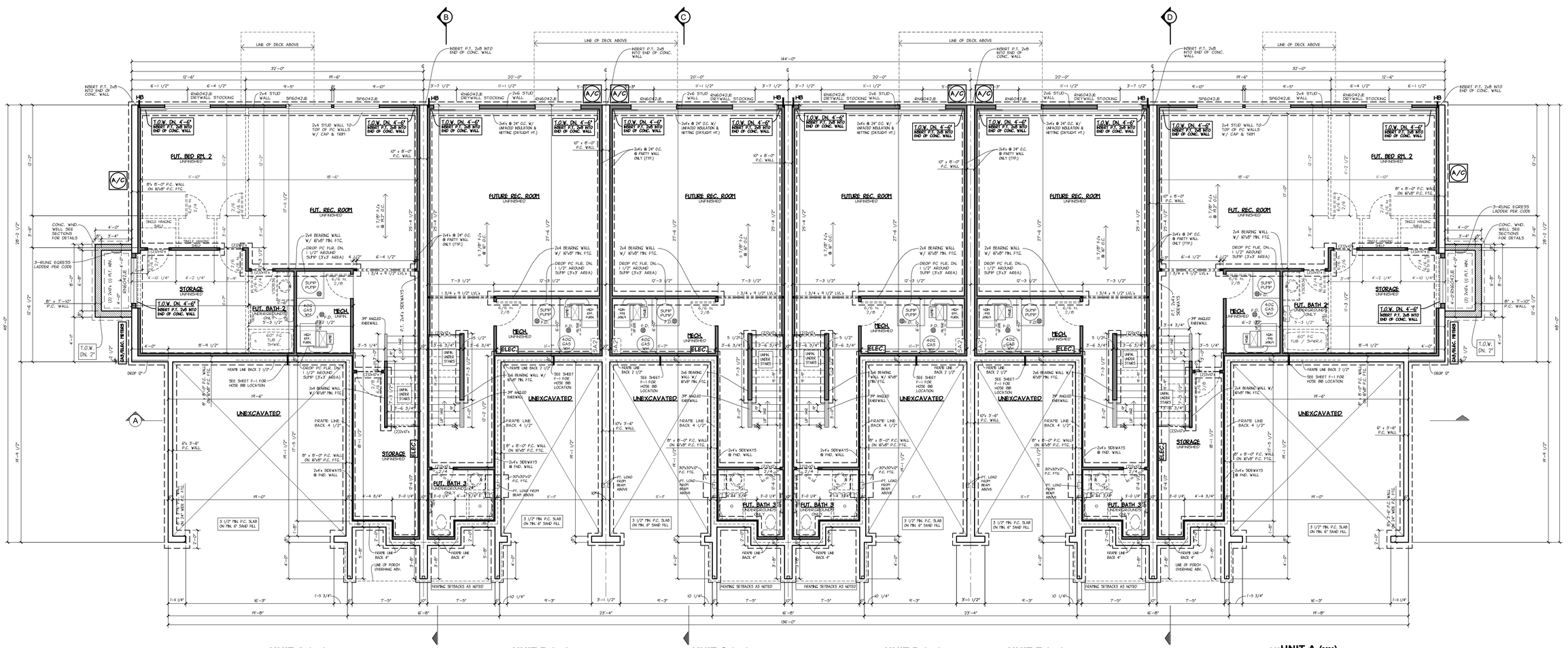

UNIT A (xx) COLLECTION

UNIT B (xx) COLLECTION

UNIT C (xx) COLLECTION

UNIT D (xx) COLLECTION

UNIT E (xx) COLLECTION

UNIT A (xx) COLLECTION

FOUNDATION PLAN

STANDARD NOTES

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

FOUNDATION NOTES:

- ALL P.C. FOUNDATION WALLS TO BE AT LEAST 42" HIGH (MINIMUM)
- ALL FOOTINGS TO BE 16"x8" UNLESS NOTED OTHERWISE
- FROST WALL HEIGHTS MAY VARY W/ EXCAVATION
- BOTTOM OF FOOTING TO BE AT AT LEAST 42" BELOW GRADE (TYP.)
- SEE SCHEDULE FOR FOUNDATION WALL REINFORCING INFORMATION

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CARTER
6-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

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

Building #: 00000-00000

Drawn By: XX **Date:** XX

Pre-con: **Date:**

Revised: **Date:**

Revised: **Date:**

Location:

XXXX00000-00

Foundation Plan

F-0

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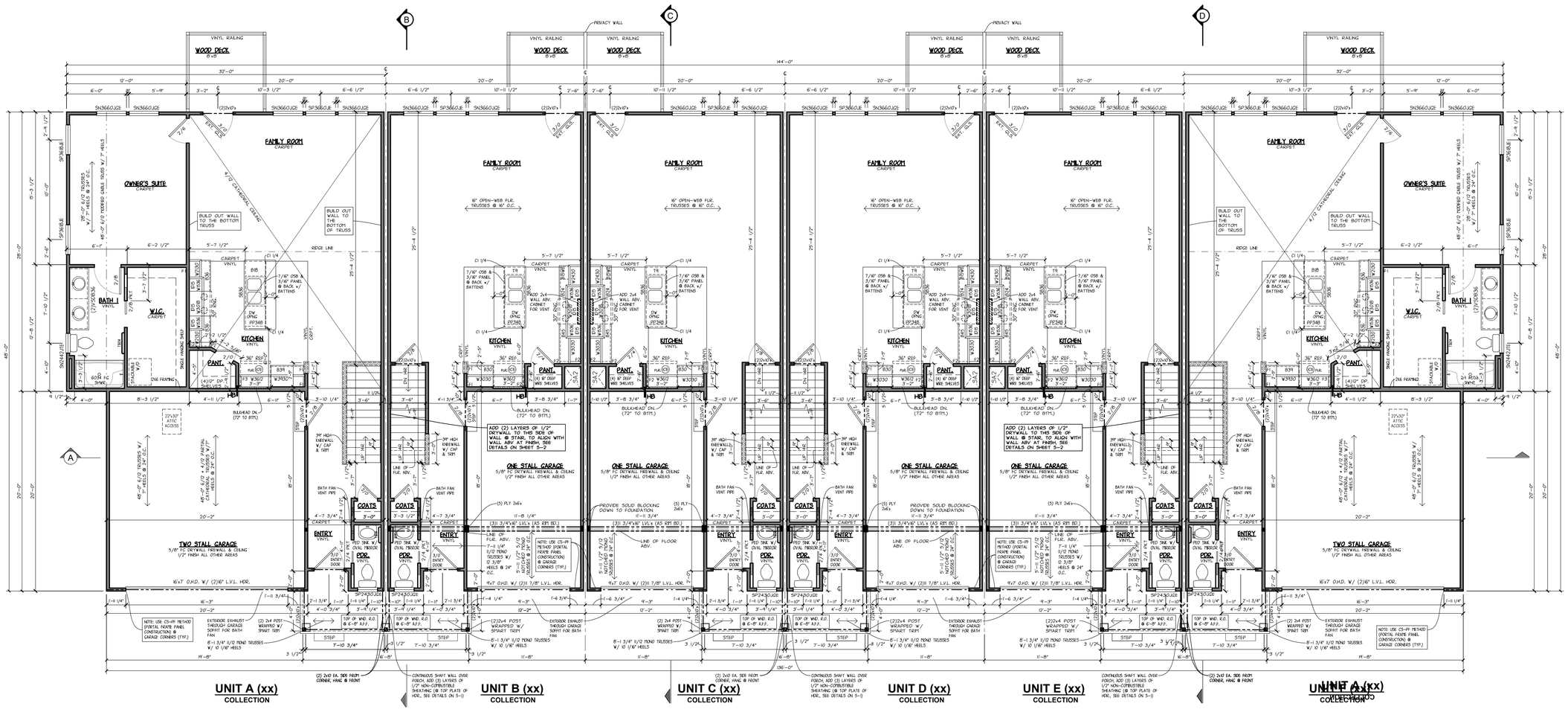

UNIT A (xx) COLLECTION

UNIT B (xx) COLLECTION

UNIT C (xx) COLLECTION

UNIT D (xx) COLLECTION

UNIT E (xx) COLLECTION

UNIT A (xx) COLLECTION

FIRST FLOOR PLAN

TRIM STYLE

KITCHEN NOTES:
- SMALL CROWN MLDG. (@C11)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

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

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CARTER
6-UNIT TOWNHOME

Notes:

Electrical:
- 100 AMP SERVICE W/ DISCONNECT
- INSTALL GHD OPERATOR (ALL UNITS)
- ADD 220 OUTLET FOR ELEC. DRYER (UNITS A&F)

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

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

Square Footage:

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

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

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

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

Building #: 00000-00000
Drawn By: XX **Date:** XX
Pre-con: **Date:**
Revised: **Date:**
Revised: **Date:**

Location:
XXXX00000-00

First Floor Plan

F-1

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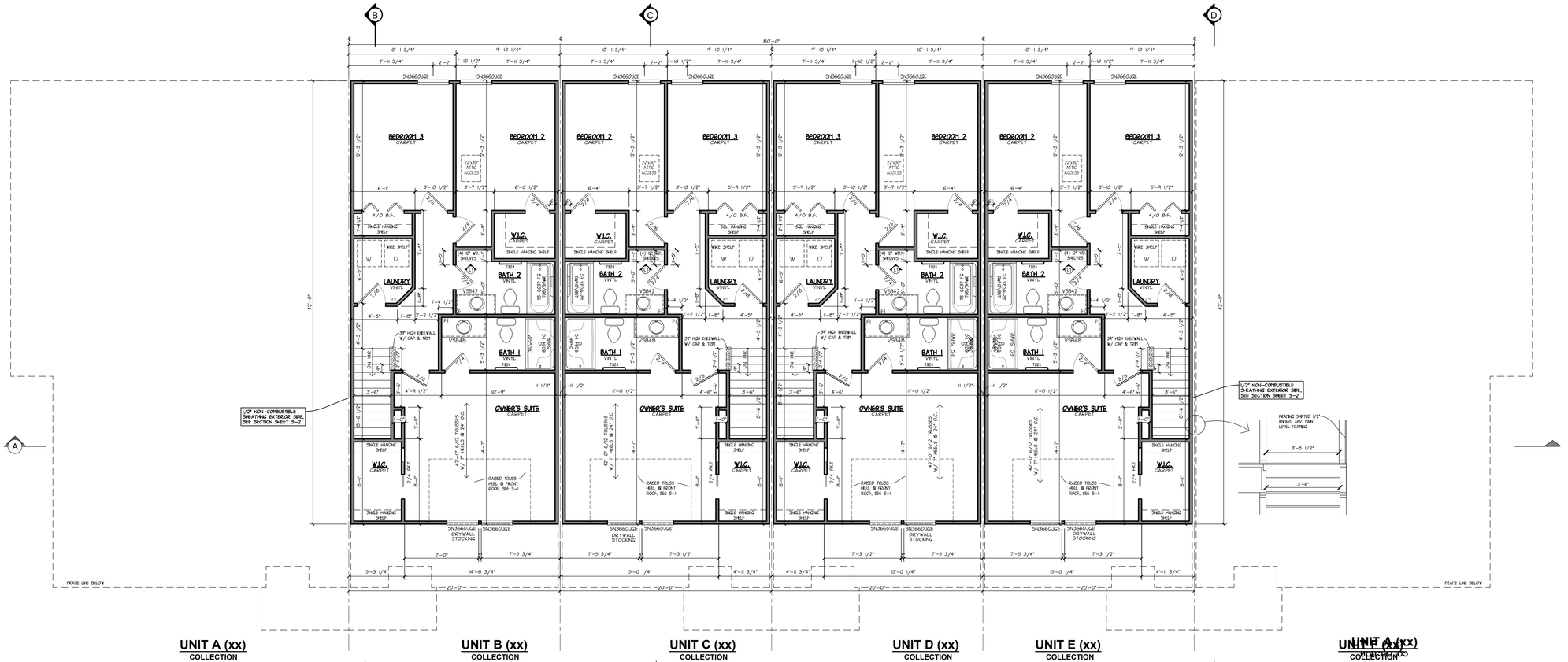
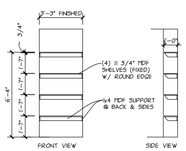


SECOND FLOOR PLAN

STANDARD NOTES

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



L1 **WOOD SHELVING DETAILS**
STRAIGHT LINEN @ BATH 2

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CARTER
6-UNIT TOWNHOME

Notes:

Electrical:

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

Plumbing:

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

Heating:

HUMIDIFIER
INSTALL AIR CONDITIONING

Square Footage:

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

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

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

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

Building #: 00000-00000
Drawn By: XX **Date:** XX
Pre-con: **Date:**
Revised: **Date:**
Revised: **Date:**

Location:
XXXX00000-00

Second Floor Plan

F-2

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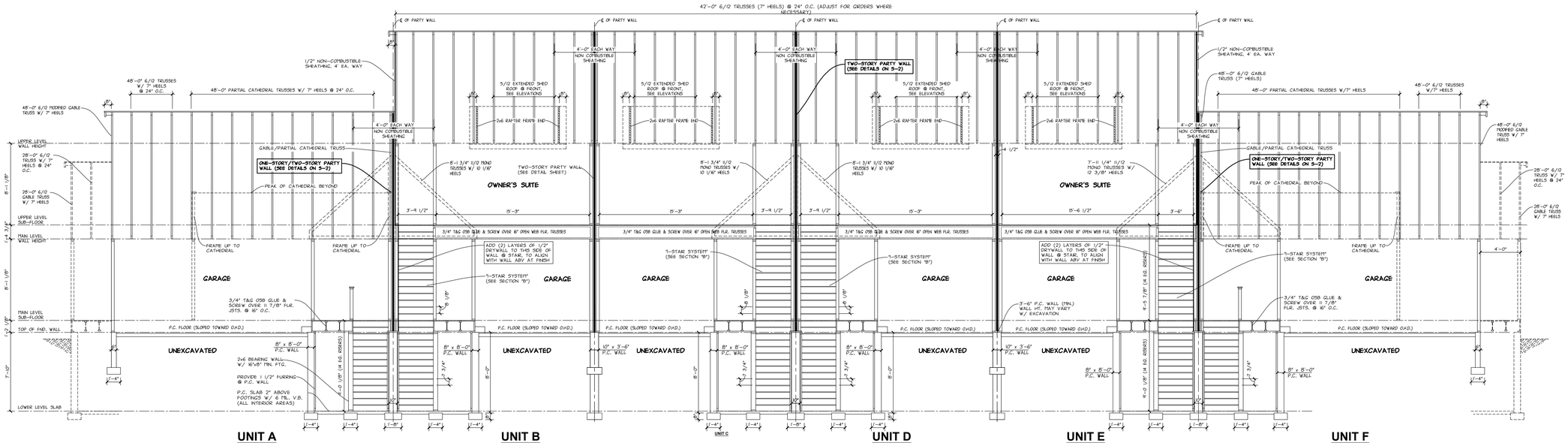
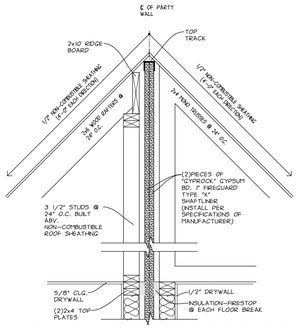
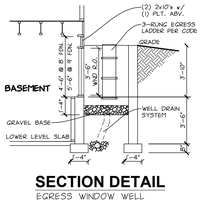


SECTION (A)



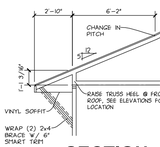
TYPICAL 2-HOUR FIRE RATED PARTY WALL (GABLE)

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



SECTION DETAIL

EGRESS WINDOW WELL



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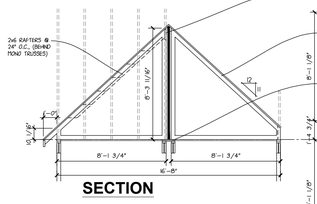

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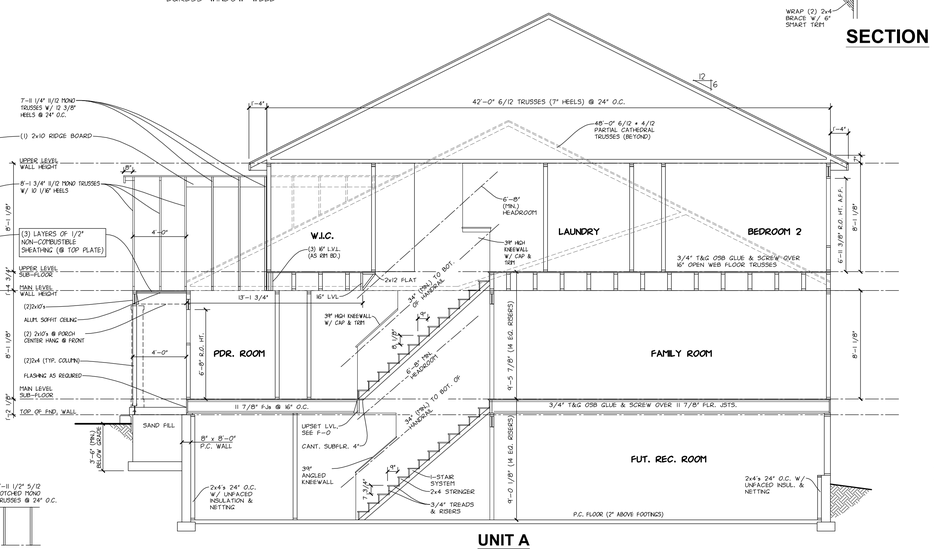
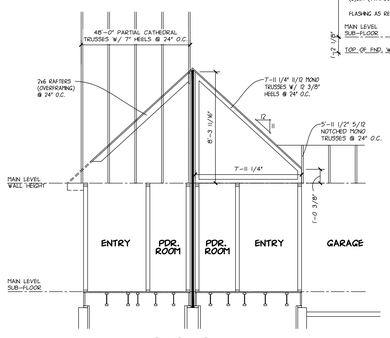
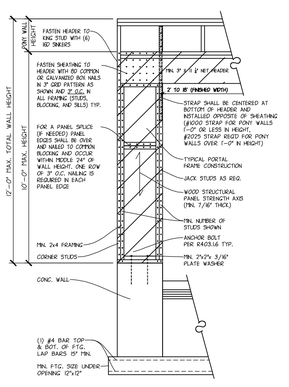


UNIT A

SECTION (B)

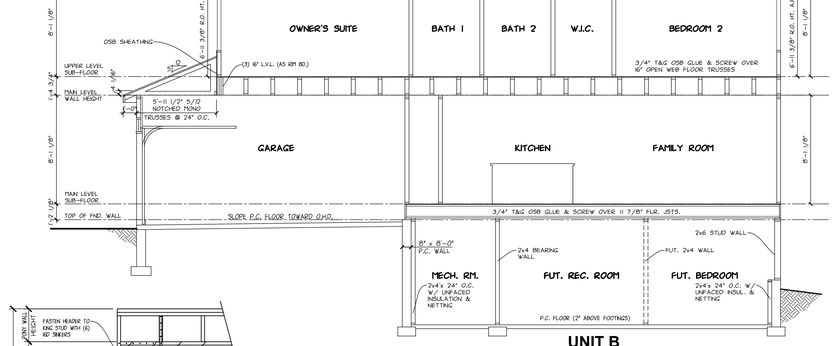


SECTION



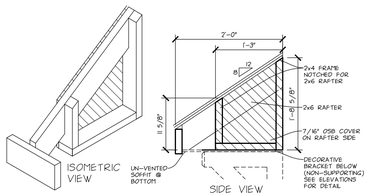
CONT. PORTAL FRAME DETAIL

METHOD CS-PF (PORTAL FRAME)



UNIT B

SECTION (C)



SHED ROOF DETAIL

ROOF STRUCTURE
- FIBERGLASS BLEND SEAL DOWN SHINGLES
- ALUM. STEP FLASHING @ ALL ROOF TO WALL INTERSECTIONS
- (2) ROWS OF 36" ICE & WATER SHIELD ON HORIZ. EAVES (TYPICAL)
- ANY 2x6 RAFTER OVER 7'-11" TO BE BRACED TO TRUSS PER MANUFACTURER
- ATTIC ACCESS W/ WEATHER STRIP GASKET & R30 BATT. ATTACHED
- 15# FELT TYPICAL OVER ENTIRE ROOF
- 7/16" O.S.B. ROOF SHEATHING
- ENG. TRUSSES @ 24" O.C.
- R-38 CEILING INSULATION UNLESS OTHERWISE NOTED
- 5/8" CEILING DRYWALL - TEXTURE

FLASHING / OTHER
- ALL HORIZ. TRIM PROJECTIONS TO HAVE METAL DRIP FLASHING
- GREEN GUARD TAPE ALL WND. & DOOR OPENGS
- 2 1/4" R-9 OPEN CELL INSUL. @ JOIST RIM BD.

EXTERIOR WALLS (HOUSE)
- GREEN GUARD MAX HOUSE WRAP
- EXTERIOR SIDING / MASONRY
- 7/16" OSB, CS-WSP WALL BRACING UNLESS SPECIFIED DIFFERENTLY
- #2 STR 2x4 STUDDING @ 16" O.C.
- ICYNENE SPRAY FOAM INSUL. (R-13)
- SPRAY INSUL. AROUND ALL WINDOW & DOOR OPENINGS
- 1/2" DRYWALL, INTERIOR PAINT

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

FOUNDATION / SLAB
- ALL POURED FOUNDATION WALL FOOTINGS TO BE MIN. 3'-6" BELOW FINISHED GRADE
- 2x4's 24" O.C. @ P.C. WALLS w/UNFACED (3 1/2" R13) INSULATION & NETTING
- FOUNDATION ANCHORS, MAX. 6'-0" SPACING, MIN. 2 PER WALL SECTION, WITHIN 12" OF PLATE CORNER (OR EQUIVALENT)
- BACKFILL NO HIGHER THAN 1'-0" ABV. CONCRETE BASEMENT FLOOR
- 6 MIL VAPOR BARRIER UNDER BSMT. SLAB
- WATCHDOG WATERPROOFING @ EXT. SIDE OF FOUNDATION WALLS FROM FOOTING TO GRADE

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

EGRESS / SAFETY
- ALL WINDOW SILLS 6' OR MORE ABOVE GRADE TO BE MIN. 24" FLOOR TO FINISHED SILL HT. OR HAVE APPROVED HARDWARE TO LIMIT OPENING

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CARTER
6-UNIT TOWNHOME

Notes:

Electrical:
- 100 AMP SERVICE W/ DISCONNECT
- INSTALL GHD OPERATOR (ALL UNITS)
- ADD 220 OUTLET FOR ELEC. DRYER (UNITS A&F)

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

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

Square Footage:

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

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

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

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

Building #: 00000-00000

Drawn By: XX **Date:** XX

Pre-con: **Date:**

Revised: **Date:**

Revised: **Date:**

Location:
XXXX00000-00

Structural Sections

S-1

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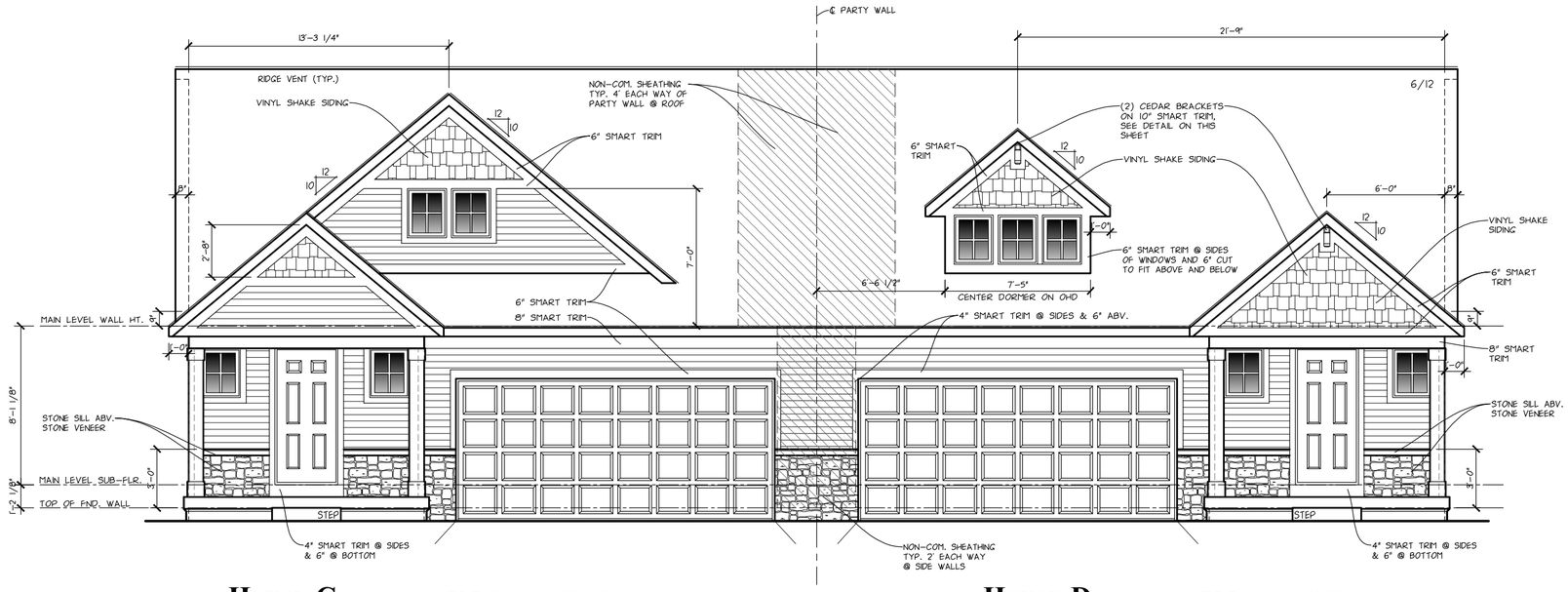


Haven C BLDG: xxxx000000

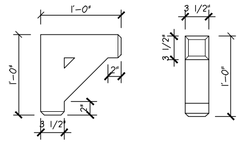
Customer Name: Showcase

Haven D BLDG: xxxx000000

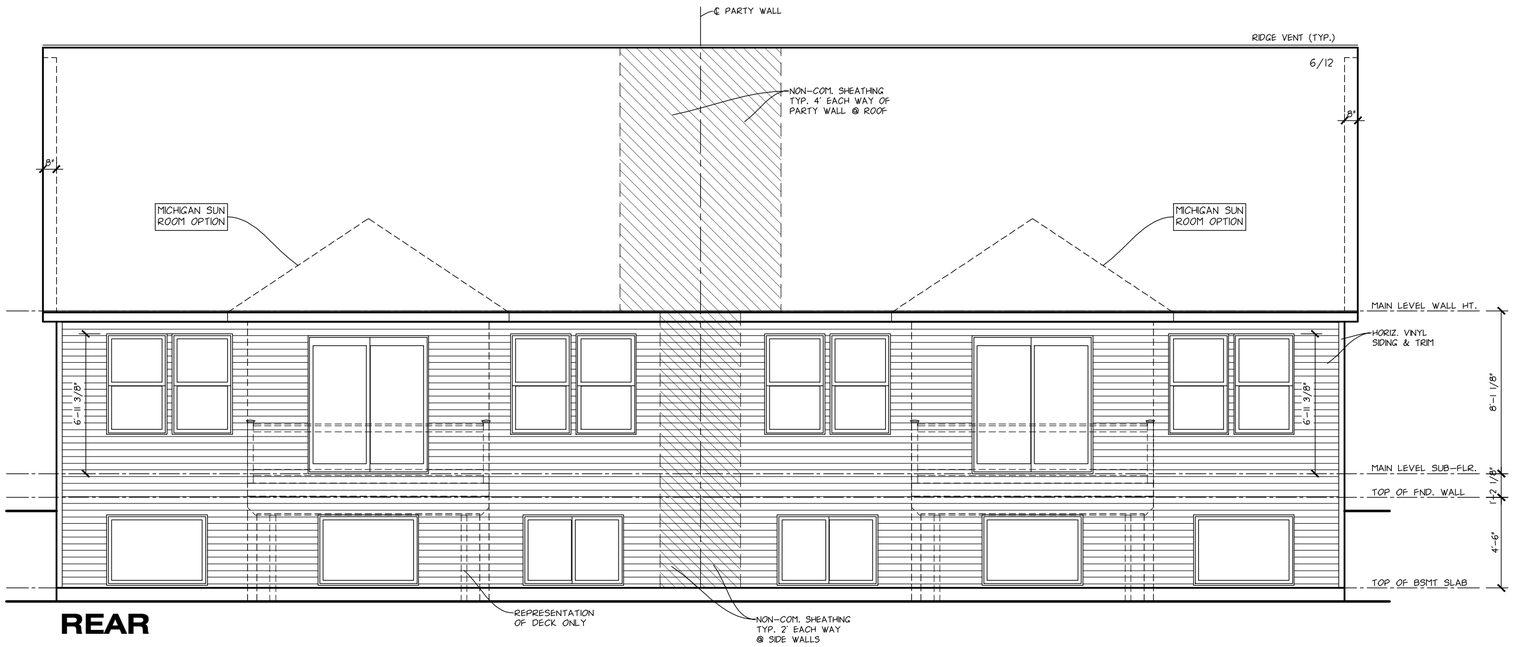
Customer Name: Showcase

EXTERIOR NOTES:

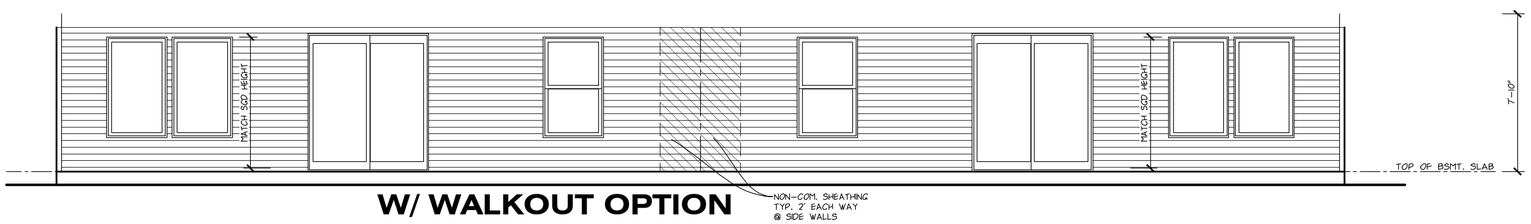
– FLASHING AND ICE & WATER SHIELD (2 ROWS) AT A MINIMUM OF 36" ON HORIZONTAL EAVES (TYP.)



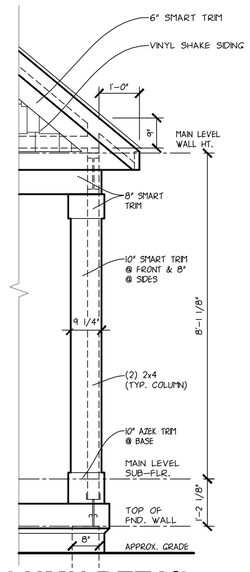
CEDAR
BRACKET DETAIL
@ FALSE GABLE PEAKS



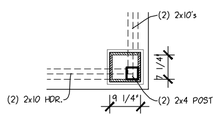
REAR



W/ WALKOUT OPTION



COLUMN DETAIL



PLAN DETAIL
COLUMNS @ PORCH

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Haven
Series B Ranch Condo

Electrical:

Plumbing:

Heating:

	Unit 'A'	Unit 'B'
Main Level:		
Lower Level:		
Opt. Mich Rm:		
Garage:		
Total Fin. Area:		

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

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

Location:

Front & Rear Elevations

E-1

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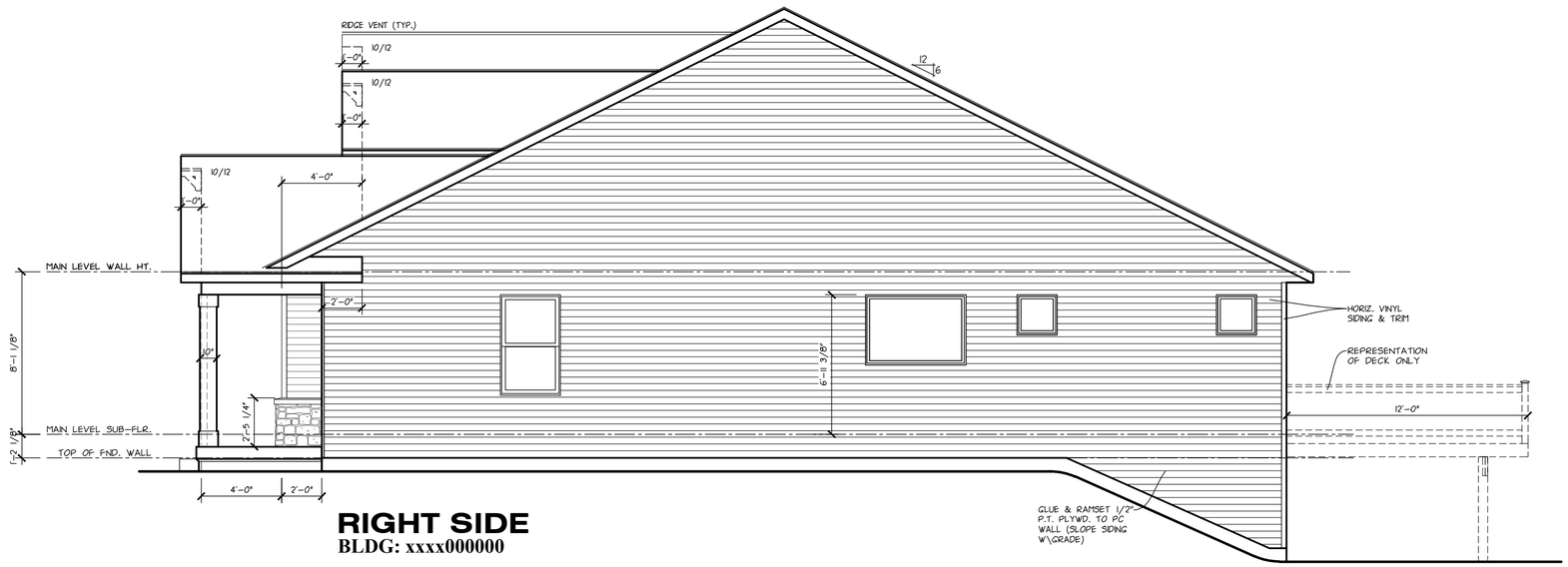
EXTERIOR NOTES:

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



RIGHT SIDE
BLDG: xxxx000000

LEFT SIDE
BLDG: xxxx000000

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Haven
Series B Ranch Condo

Electrical:

Plumbing:

Heating:

	Unit 'A'	Unit 'B'
Main Level:		
Lower Level:		
Opt. Mich Rm:		

Garage:
Total Fin. Area:

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

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

Location:

Right & Left Side Elevations

E-2

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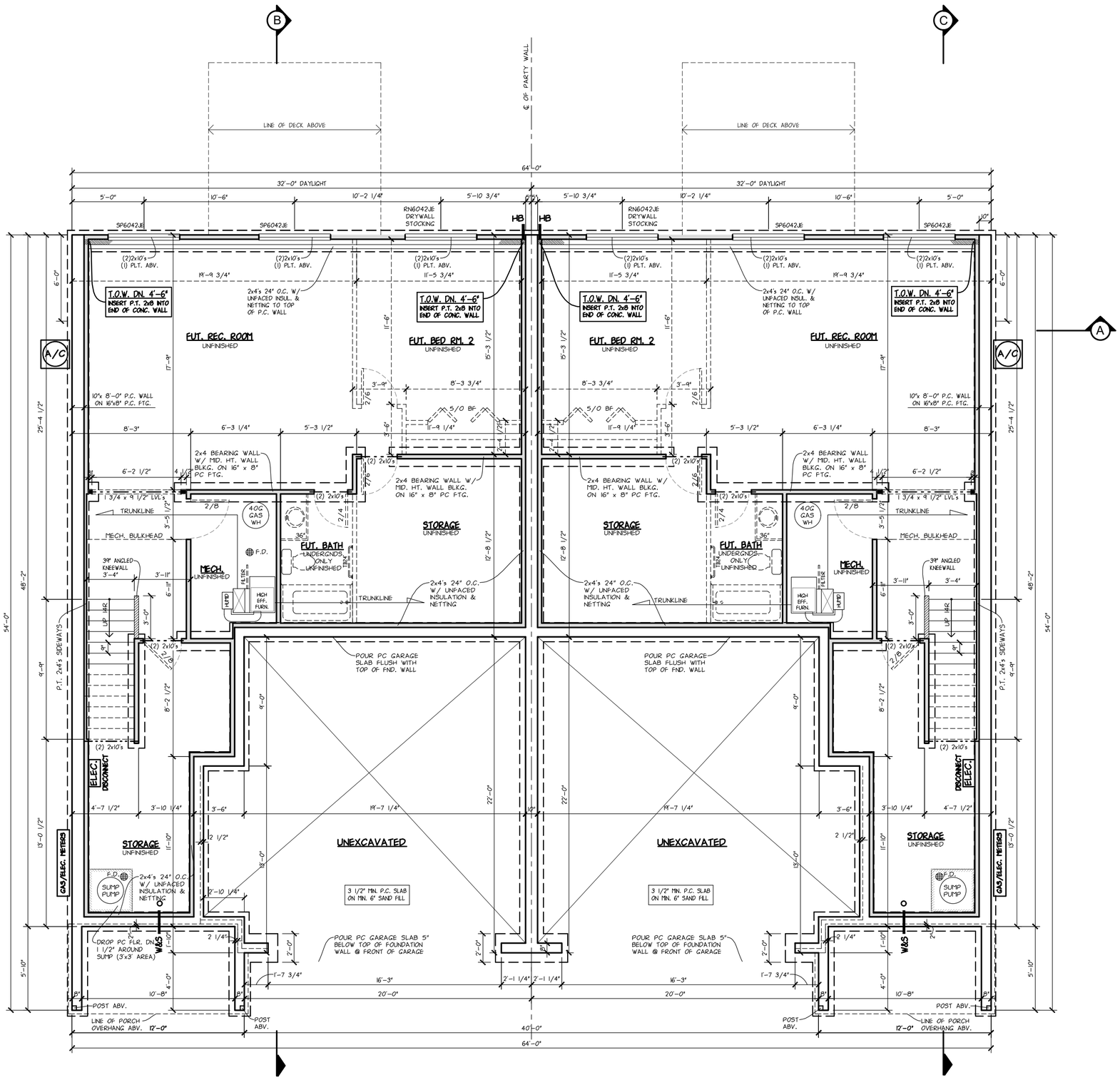

Haven C (xx) COLLECTION

Customer Name: Showcase Home

Haven D (xx) COLLECTION

Customer Name: Showcase Home

FOUNDATION NOTES:

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

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Haven

Series CD Ranch Condo

Notes:

Electrical:

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

Plumbing:

- GAS RANGE HOOKUP
- STAINLESS STEEL SINK
- 40 GALLON GAS WATER HEATER
- INSTALL ICE MAKER LINE

Heating:

- HUMIDIFIER
- INSTALL AIR CONDITIONING

	Unit 'C'	Unit 'D'
Main Level:	1,097	1,097
Lower Level:	–	–
Opt. Mich Rm:	–	–
Garage:	474	474
Total Fin. Area:	1,097	1,097

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

Customer Name:

Drawn By:	**Date:**
Revised:	**By:**
Revised:	**By:**
Revised:	**By:**

Foundation Floor Plan

F-0

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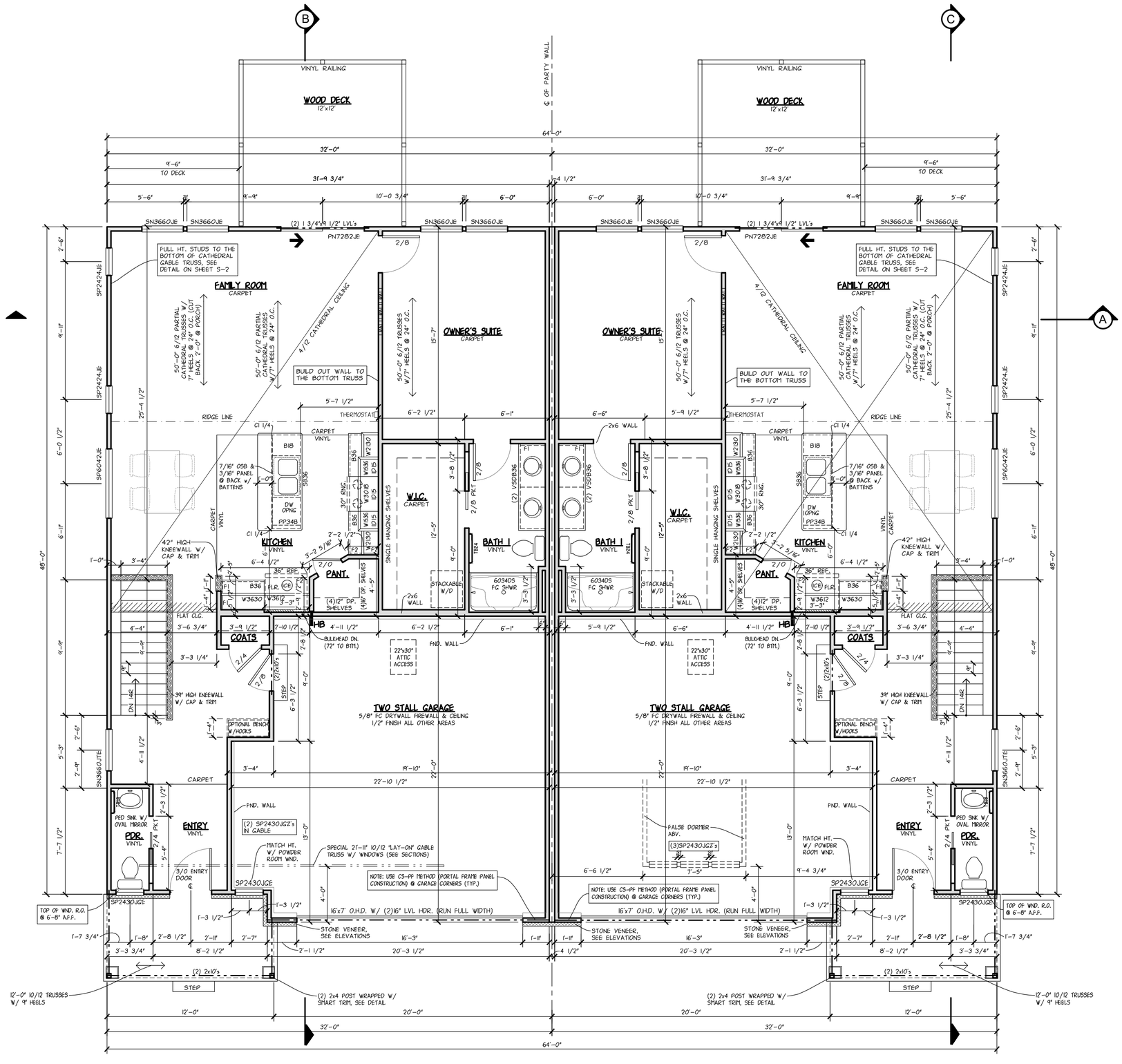

Haven C (xx) COLLECTION

Customer Name: Showcase Home

KITCHEN NOTES:
- SMALL CROWN MLDG. (#CM1)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

TRIM STYLE

Haven D (xx) COLLECTION

Customer Name: Showcase Home

KITCHEN NOTES:
- SMALL CROWN MLDG. (#CM1)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

TRIM STYLE

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

8'-1 1/8" FIRST FLOOR WALL HEIGHT

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Haven

SeriesCD Ranch Condo

Notes:

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

Plumbing:
- GAS RANGE HOOKUP
- STAINLESS STEEL SINK
- 40 GALLON GAS WATER HEATER
- INSTALL ICE MAKER LINE

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

	Unit 'C'	Unit 'D'
Main Level:	1,097	1,097
Lower Level:	–	–
Opt. Mich Rm:	–	–
Garage:	474	474
Total Fin. Area:	1,097	1,097

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

Customer Name:

Drawn By: **Date:**

Revised: **By:**

Revised: **By:**

Revised: **By:**

First Floor Plan

F-1

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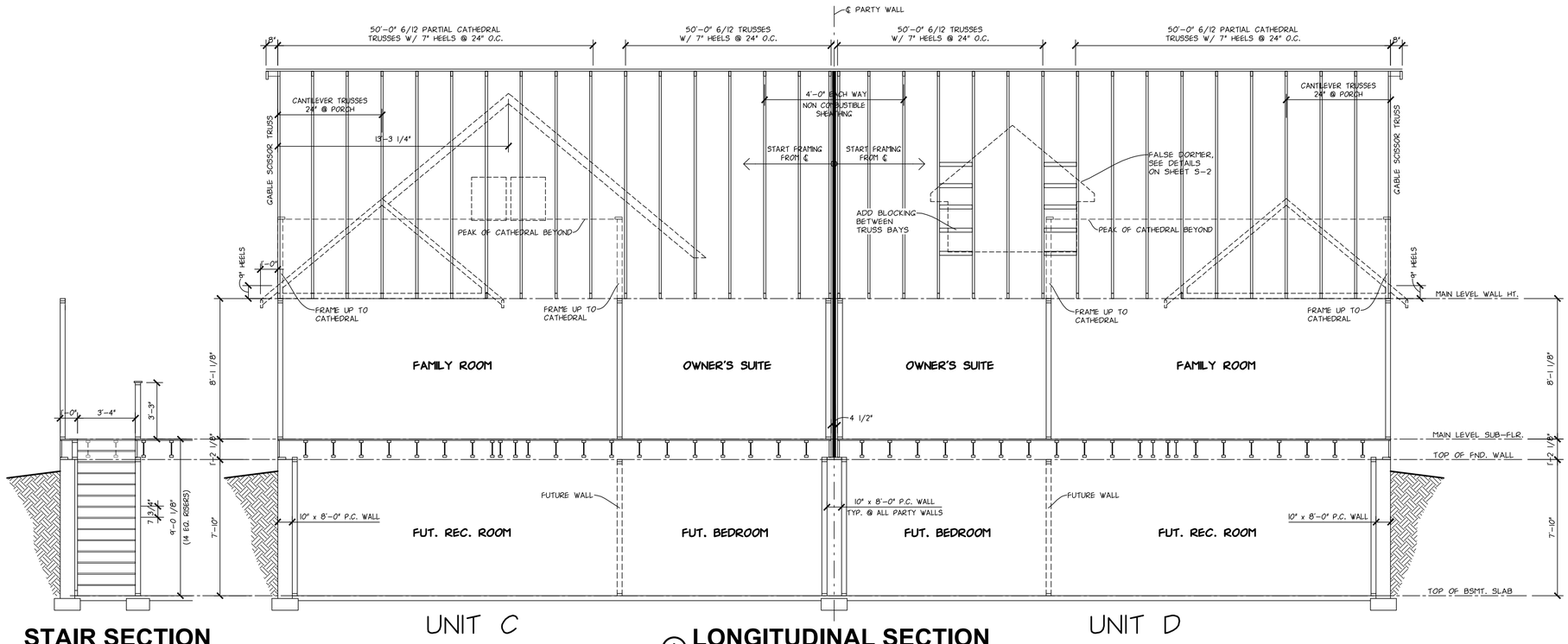
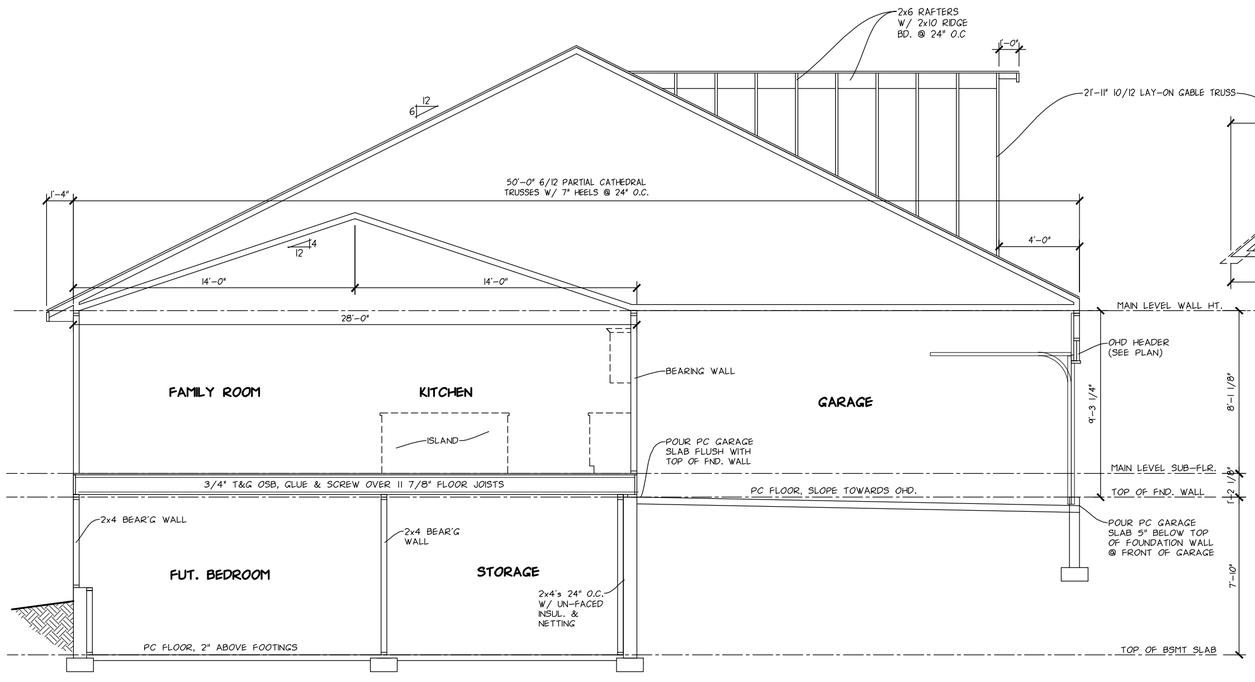


STAIR SECTION

UNIT C

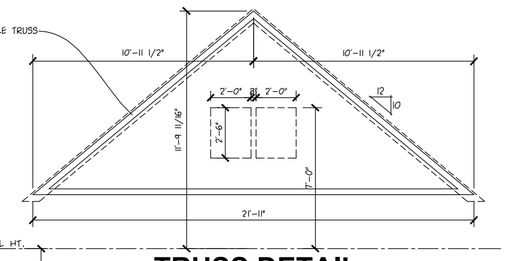
Ⓐ LONGITUDINAL SECTION

UNIT D



Ⓑ LATITUDINAL SECTION

THRU UNIT C



TRUSS DETAIL

LAY-ON GABLE TRUSS

ROOF STRUCTURE
- FIBERGLASS BLEND SEAL DOWN SHINGLES
- ALUM. STEP FLASHING @ ALL ROOF TO WALL INTERSECTIONS
- (2) ROWS OF 36" ICE & WATER SHIELD ON HORIZ. EAVES (TYPICAL)
- ANY 2x6 RAFTER OVER 7'-11" TO BE BRACED TO TRUSS PER MANUFACTURER
- ATTIC ACCESS W/ WEATHER STRIP GASKET & R30 BATT. ATTACHED
- 15# FELT TYPICAL OVER ENTIRE ROOF
- 7/16" O.S.B. ROOF SHEATHING
- ENG. TRUSSES @ 24" O.C.
- R-38 CEILING INSULATION UNLESS OTHERWISE NOTED
- 5/8" CEILING DRYWALL - TEXTURE

FLASHING / OTHER
- ALL HORIZ. TRIM PROJECTIONS TO HAVE METAL DRIP FLASHING
- GREEN GUARD TAPE ALL WND. & DOOR OPENGS
- 2 1/4", R-9 OPEN CELL INSUL. @ JOIST RIM BD.

EXTERIOR WALLS (HOUSE)
- GREEN GUARD MAX HOUSE WRAP
- EXTERIOR SIDING/ MASONRY
- 7/16" OSB, CS-WSP WALL BRACING UNLESS SPECIFIED DIFFERENTLY
- #2 BTR 2X4 STUDDING @ 16" O.C.
- ICYNENE SPRAY FOAM INSUL. (R-13)
- SPRAY INSUL. AROUND ALL WINDOW & DOOR OPENINGS
- 1/2" DRYWALL, INTERIOR PAINT

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

FOUNDATION/ SLAB
- ALL POURED FOUNDATION WALL FOOTINGS TO BE MIN. 3'-6" BELOW FINISHED GRADE
- 2x4's 24" O.C. @ PC WALLS w/UNFACED (3 1/2", R13) INSULATION & NETTING
- FOUNDATION ANCHORS, MAX. 6'-0" SPACING, MIN. 2 PER WALL SECTION, WITHIN 12" OF PLATE CORNER (OR EQUIVALENT)
- BACKFILL NO HIGHER THAN 7'-0" ABV. CONCRETE BASEMENT FLOOR
- 6 MIL VAPOR BARRIER UNDER BSMT. SLAB
- WATCHDOG WATERPROOFING @ EXT. SIDE OF FOUNDATION WALLS FROM FOOTING TO GRADE

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

EGRESS/ SAFETY
- ALL WINDOW SILLS 6' OR MORE ABOVE GRADE TO BE MIN. 24" FLOOR TO FINISHED SILL HT. OR HAVE APPROVED HARDWARE TO LIMIT OPENING

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Haven

Series B Ranch Condo

Electrical:

Plumbing:

Heating:

	Unit 'A'	Unit 'B'
Main Level:		
Lower Level:		
Opt. Mich Rm:		
Garage:		
Total Fin. Area:		

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

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

Location:

Sections & Details

S-1

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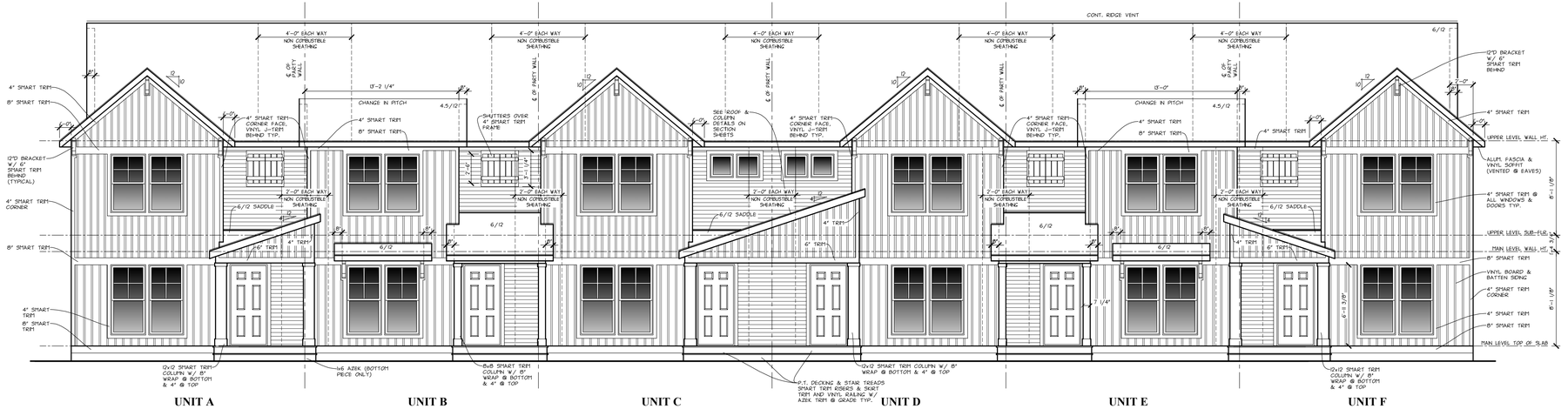
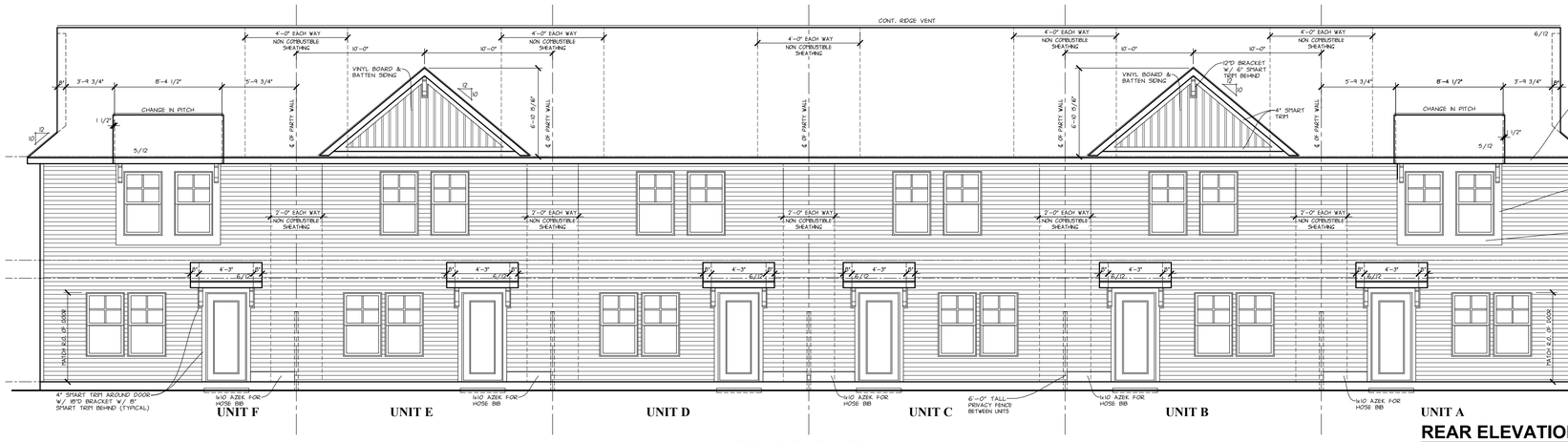


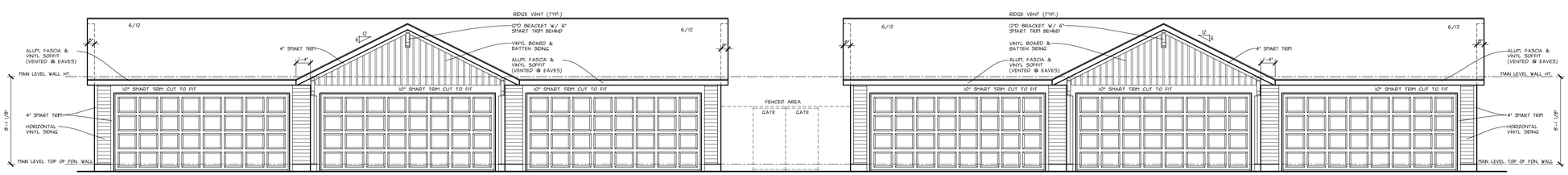
UNIT A | **UNIT B** | **UNIT C** | **UNIT D** | **UNIT E** | **UNIT F**

BLDG/ UNIT: 0100x-xx
Customer Name: Showcase Home



UNIT F | **UNIT E** | **UNIT D** | **UNIT C** | **UNIT B** | **UNIT A**

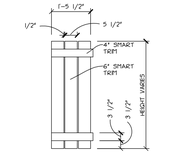
REAR ELEVATION



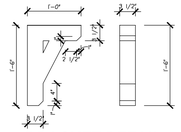
20'x20' UNIT F | **18'x24' UNIT E** | **20'x20' UNIT D** | **20'x20' UNIT C** | **18'x24' UNIT B** | **20'x20' UNIT A**

FRONT ELEVATION

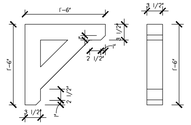
EXTERIOR NOTES:
- FLASHING AND ICE & WATER SHIELD (2 ROWS) AT A MINIMUM OF 36" ON HORIZONTAL EAVES (TYP.)
- INSTALL GUTTERS & DOWNSPOUTS TO ENTIRE BUILDING & GARAGE



SHUTTER DETAILS



BRACKET DETAIL
CEDAR



BRACKET DETAIL
CEDAR

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Thayer
6 UNIT TOWNHOME

Notes:

Electrical:

Plumbing:

Heating:

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

	Unit 'C'	Unit 'D'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

	Unit 'E'	Unit 'F'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

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

Customer Name:

Drawn By:	Date:
Pre-Con:	By:
Revised:	By:
Revised:	By:
Revised:	By:

Front & Rear Elevations

E-1

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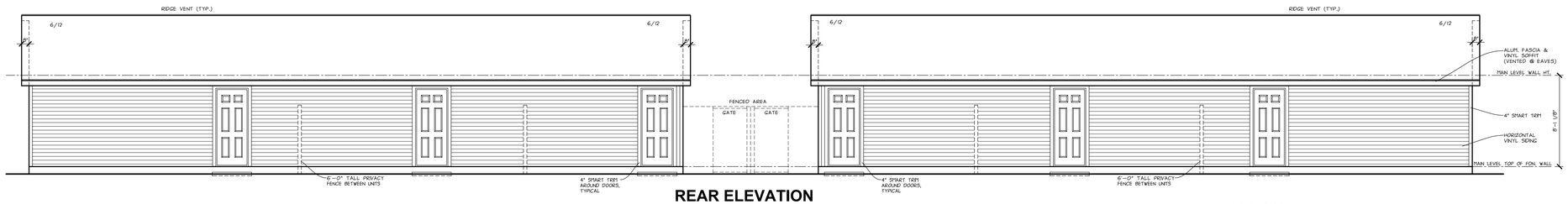
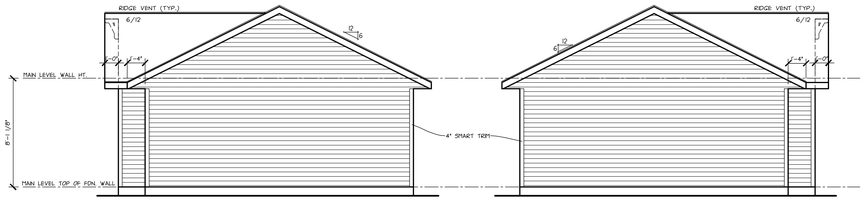
EXTERIOR NOTES:
- FLASHING AND ICE & WATER SHIELD (2 ROWS) AT A MINIMUM OF 36" ON HORIZONTAL EAVES (TYP.)
- INSTALL GUTTERS & DOWNSPOUTS TO ENTIRE BUILDING & GARAGE

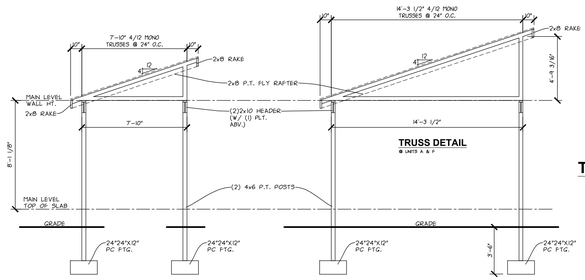


REAR ELEVATION
GARAGE



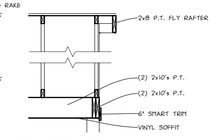
RIGHT SIDE ELEVATION
GARAGE

LEFT SIDE ELEVATION
GARAGE

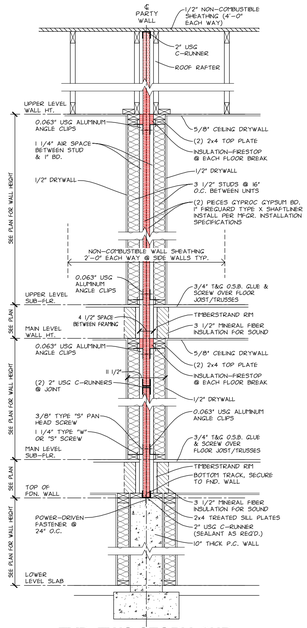


TRUSS DETAIL
@ UNITS A & F

TRUSS DETAIL
@ UNITS C & D



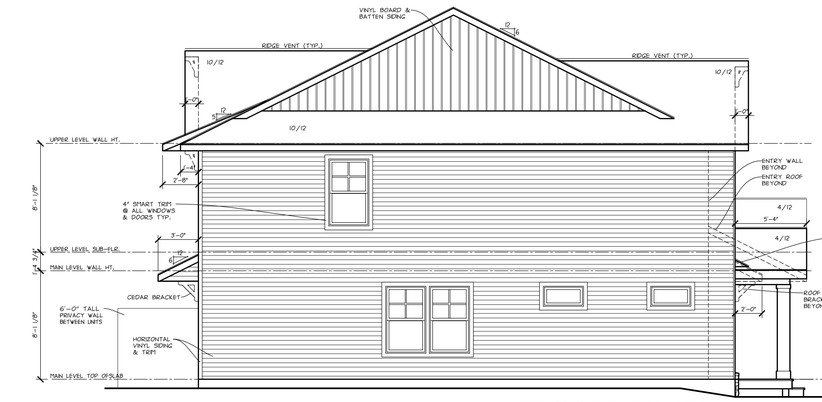
TRUSS DETAIL



TYP. TWO STORY, 2HR. FIRE RATED PARTY WALL
ASW0998 NOT TO SCALE

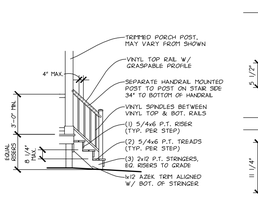
STC RATING 60-64 TESTED IN ACCORDANCE W/ UL263

WALL DESIGN TAKEN FROM PG. 116 OF GA-600-2009 FIRE RESISTANCE DESIGN MANUAL (SOUND TESTED WITH 2x4 STUD WALL FACED WITH 1/2" GYPSUM WALLBOARD EACH SIDE OF SYSTEM AND 3 1/2" OF GLASS FIBER INSULATION IN STUD SPACES")

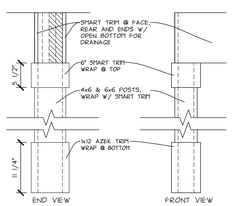


LEFT SIDE ELEVATION

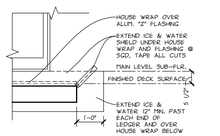
RIGHT SIDE ELEVATION



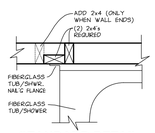
TYPICAL DECK STAIR
TYPICAL P.T. DECK W/ VINYL RAILING



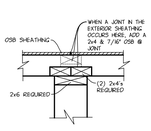
TYPICAL TRIM DETAIL
MICHIGAN ROOM & DECK, POSTS AND HEADERS



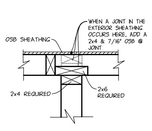
DECK FLASHING DETAIL



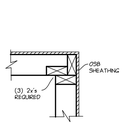
STANDARD DETAIL
BLOCKING FOR TUB/SHOWER FLANGE



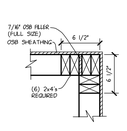
STANDARD DETAIL
EXTERIOR "T" INTERSECTION FOR EXT. 2x4 WALLS/ INT. 2X6 WALL



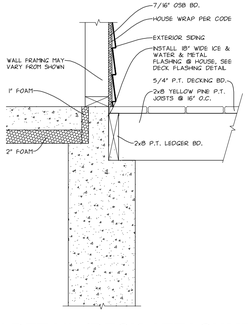
STANDARD DETAIL
EXTERIOR "T" INTERSECTION FOR EXT. 2x4 WALLS



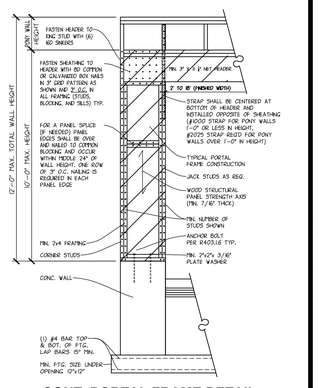
STANDARD DETAIL
EXTERIOR 2x4/ 2x6 CORNER



STANDARD DETAIL
EXTERIOR 2x4 CORNER WINDOW



SECTION DETAIL (DECK ATTACHMENT)
@ BUILDING FRONT, TYPICAL @ ALL UNITS



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

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Thayer
6 UNIT TOWNHOME

Notes:

Electrical:

Plumbing:

Heating:

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

	Unit 'C'	Unit 'D'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

	Unit 'E'	Unit 'F'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

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

Customer Name:

Drawn By:	Date:
Pre-Con:	By:
Revised:	By:
Revised:	By:
Revised:	By:

Right & Left Elevations

E-2

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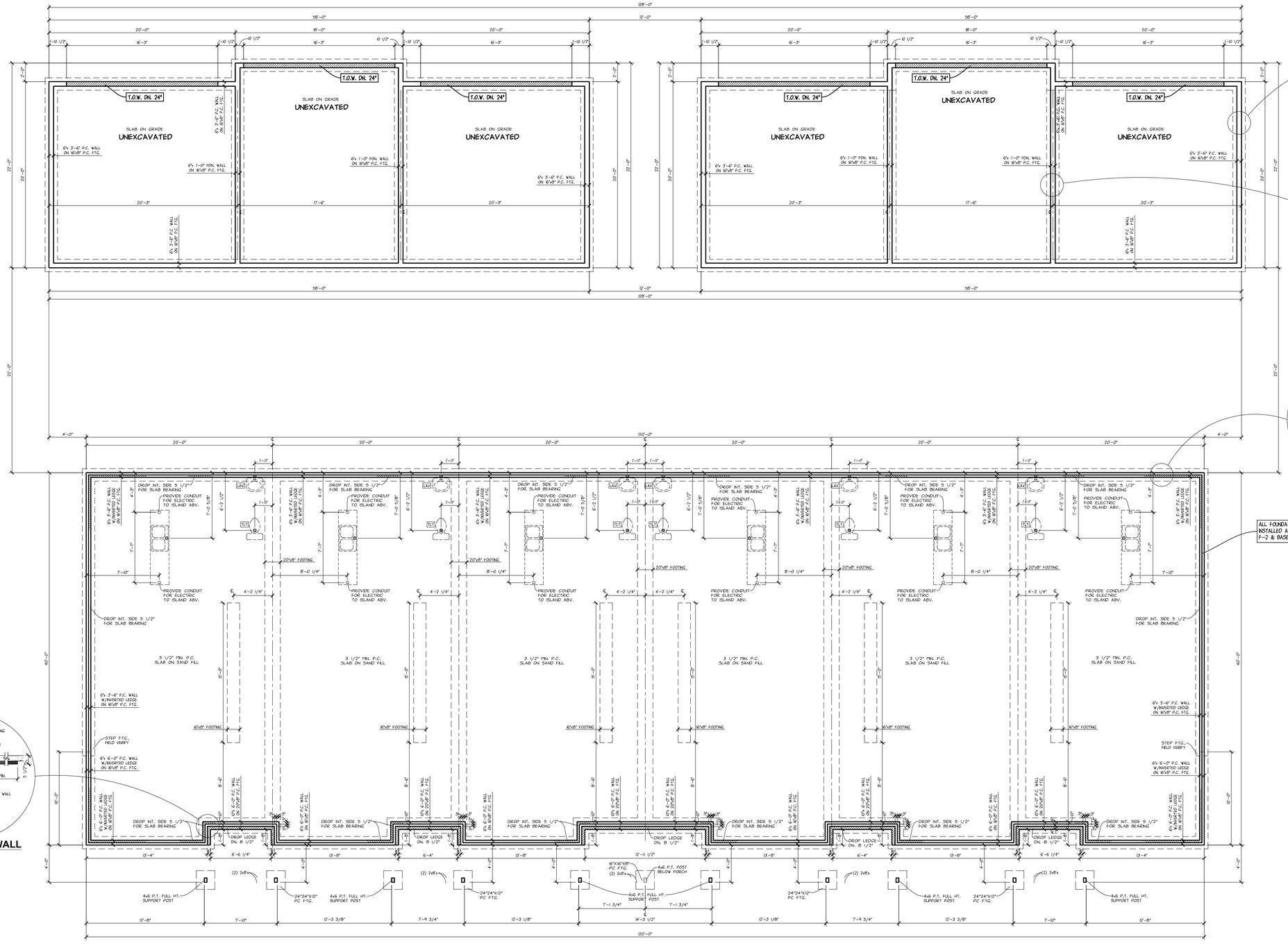
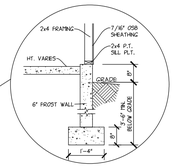
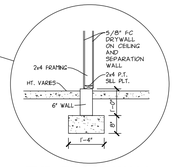
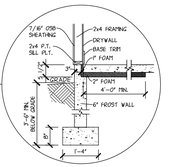




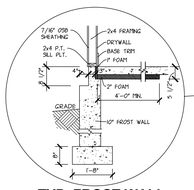
TYP. FROST WALL
@ ALL PERIMETER WALLS



TYP. FROST WALL
@ ALL PERIMETER WALLS



TYP. FROST WALL
@ REAR & END WALLS



TYP. FROST WALL
@ FRONT PORCH

UNIT A (xx) COLLECTION

UNIT B (xx) COLLECTION

UNIT C (xx) COLLECTION

UNIT D (xx) COLLECTION

UNIT E (xx) COLLECTION

UNIT F (xx) COLLECTION

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Thayer
6 UNIT TOWNHOME

Notes:

Electrical:
- 100 AMP SERVICE
- 20 AMP FOR FUT. MICRO
- INSTALL GHD OPERATOR @ ALL UNITS

Plumbing:
- GAS RANGE & DRYER
- STAINLESS STEEL SINK
- TANKLESS GAS WATER HTR.
- GATE VALVE FOR FUTURE SPRINKLER
- INSTALL ICE MAKER LINE

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:	778	771
Upper Level:	747	740
Lower Level:		
Bsmt (fin. only):		
Garage:	400	396
Total Fin. Area:	1,525	1,511

	Unit 'C'	Unit 'D'
Main Level:	771	771
Upper Level:	740	740
Lower Level:		
Bsmt (fin. only):		
Garage:	400	400
Total Fin. Area:	1,511	1,511

	Unit 'E'	Unit 'F'
Main Level:	771	778
Upper Level:	740	747
Lower Level:		
Bsmt (fin. only):		
Garage:	396	400
Total Fin. Area:	1,511	1,525

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

Building #:

Drawn By:	Date:
Pre-Con:	By:
Revised:	By:
Revised:	By:
Revised:	By:

TSTH06031-36

Foundation Plan

F-0

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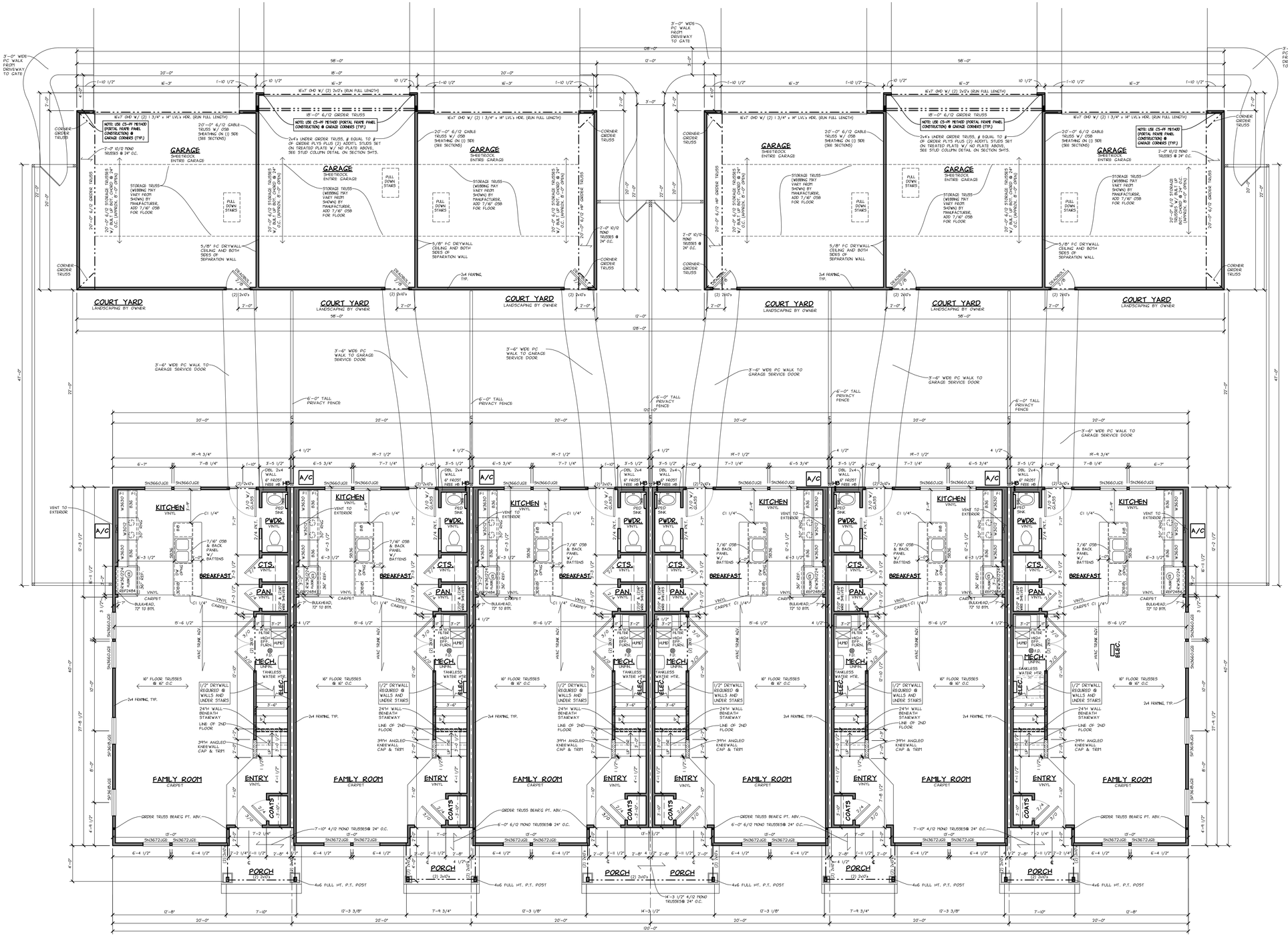

KITCHEN NOTES:
- CONT. CROWN MLDG. (UCT1)
- QUARTZ COUNTERTOPS
- CERAMIC TILE BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

KITCHEN NOTES:
- SMALL CROWN MLDG. (UCT1)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

KITCHEN NOTES:
- SMALL CROWN MLDG. (UCT1)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

KITCHEN NOTES:
- SMALL CROWN MLDG. (UCT1)
- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

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KITCHEN NOTES:
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- QUARTZ COUNTERTOPS
- 4" QUARTZ BACKSPLASH
- VENT MICROHOOD TO EXTERIOR

STANDARD NOTES
- FRAMER TO ADHERE TO BOLTING AND NAILING SCHEDULE FROM TRUSS MANUFACTURE
- WINDOW HDR. TO BE (2) 2x10's UNLESS NOTED OTHERWISE
- WINDOW R.O. HEIGHT @ 6'-11 3/8" AFF UNLESS NOTED OTHERWISE
- EXTERIOR WALLS @ 16" O.C.
- INTERIOR WALLS @ 14.2" O.C.
- 8'-1 1/8" FROST FLOOR WALL HEIGHT

PLUMBING DRAIN KEY

TLT	= DRAIN LOCATION FROM TOILET ABV.
T/S	= DRAIN LOCATION FROM TUB/SHWR ABOVE
SHW	= DRAIN LOCATION FROM SHWR ABV.
TUB	= DRAIN LOCATION FROM TUB ABV.

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Grand Rapids, MI 49546
616-455-0200 | EastbrookHomes.com

Thayer
6 UNIT TOWNHOME

Notes:

Electrical:
- 100 AMP SERVICE
- 20 AMP FOR FUT. MICRO
- INSTALL GHD OPERATOR @ ALL UNITS

Plumbing:
- GAS RANGE & DRYER
- STAINLESS STEEL SINK
- TANKLESS GAS WATER HTR.
- GATE VALVE FOR FUTURE SPRINKLER
- INSTALL ICE MAKER LINE

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:	778	771
Upper Level:	747	740
Lower Level:		
Bsmt (fin. only):		
Garage:	400	396
Total Fin. Area:	1,525	1,511

	Unit 'C'	Unit 'D'
Main Level:	771	771
Upper Level:	740	740
Lower Level:		
Bsmt (fin. only):		
Garage:	400	400
Total Fin. Area:	1,511	1,511

	Unit 'E'	Unit 'F'
Main Level:	771	778
Upper Level:	740	747
Lower Level:		
Bsmt (fin. only):		
Garage:	396	400
Total Fin. Area:	1,511	1,525

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

Building #:

Drawn By:	Date:
Pre-Con:	By:
Revised:	By:
Revised:	By:
Revised:	By:

TSTH06031-36

First Floor Plan

F-1

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Foundation Wall Reinforcement							
Wall Thickness	Height	Soil	Unbalanced Fill	Horiz. 1 #4 bar within 12" of top	Horiz. 1 #4 bar within 12" of top and 1 #4 bar at mid story	Horiz. 1 #4 bar within 12" of top and 1 #4 near third points in wall	Vertical Reinf. or equal
6	Less than 4'		All	X			None
6	Less than or equal to 8'	Sand	7		X		#6 @ 48" oc
8	Less than 4'	Sand	All	X			None
8	Less than or equal to 8'	Sand	7		X		None
8	Less than or equal to 8'	Sand	Greater than 7		X		#6 @ 41" oc
8	9' (greater than 8')	Sand	8			X	#6 @ 36" oc
8	9' (greater than 8')	Sand	Greater than 8			X	#6 @ 25" oc
10	Less than 4'	Sand	All	X			None
10	Less than or equal to 8'	Sand	7		X		None
10	Less than or equal to 8'	Sand	Greater than 7		X		#6 @ 48" oc
10	9' (greater than 8')	Sand	8			X	None
10	9' (greater than 8')	Sand	Greater than 8			X	#6 @ 37" oc
6	Less than 4'	Clay	All	X			None
6	Less than or equal to 8'	Clay	7		X		#6 @ 25" oc
8	Less than 4'	Clay	All	X			None
8	Less than or equal to 8'	Clay	7		X		#6 @ 35" oc
8	Less than or equal to 8'	Clay	Greater than 7		X		#6 @ 26" oc
8	9' (greater than 8')	Clay	8			X	#6 @ 23" oc
8	9' (greater than 8')	Clay	Greater than 8			X	#6 @ 18" oc
10	Less than 4'	Clay	All	X			None
10	Less than or equal to 8'	Clay	7		X		None
10	Greater than 8'	Clay	8			X	#6 @ 28" oc
10	9' (greater than 8')	Clay	8			X	#6 @ 28" oc
10	9' (greater than 8')	Clay	Greater than 8			X	#6 @ 24" oc

ROOF STRUCTURE
- FIBERGLASS BLEND SEAL DOWN SHINGLES
- ALUM. STEP FLASHING @ ALL ROOF TO WALL INTERSECTIONS
- (2) ROWS OF 36" ICE & WATER SHIELD ON HORIZ. EAVES (TYPICAL)
- ANY 2x6 RAFTER OVER 7'-11" TO BE BRACED TO TRUSS PER MANUFACTURER
- ATTIC ACCESS W/ WEATHER STRIP GASKET & R30 BATT, ATTACHED
- 15# FELT TYPICAL OVER ENTIRE ROOF
- 7/16" O.S.B. ROOF SHEATHING
- ENG. TRUSSES @ 24" O.C.
- R-38 CEILING INSULATION UNLESS OTHERWISE NOTED
- 5/8" CEILING DRYWALL - TEXTURE

FLASHING / OTHER
- ALL HORIZ. TRIM PROJECTIONS TO HAVE METAL DRIP FLASHING
- GREEN GUARD TAPE ALL WIND. & DOOR OPENCS
- 2 1/4", R-9 OPEN CELL INSUL. @ JOIST BYS BD.

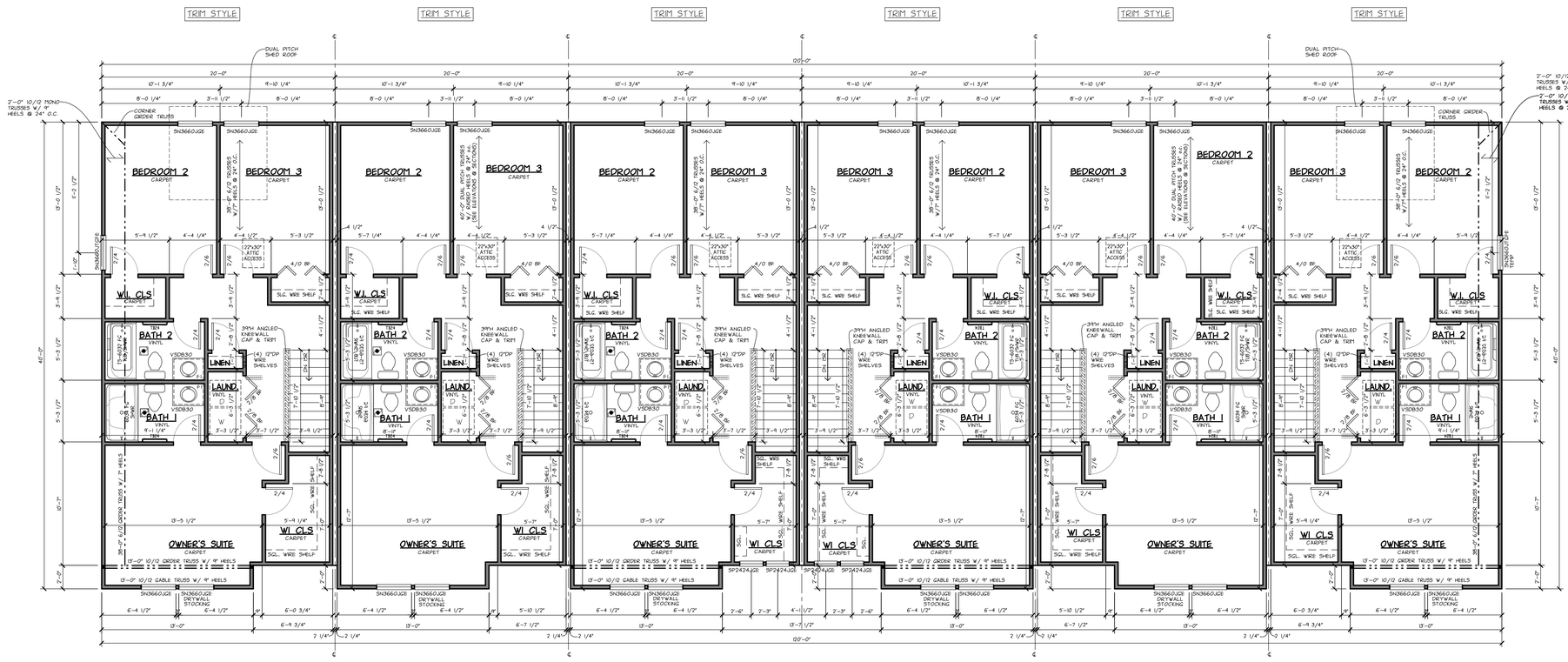
EXTERIOR WALLS (HOUSE)
- GREEN GUARD MAX HOUSE WRAP
- EXTERIOR SIDING / MASONRY
- 7/16" OSB, CS-WSP WALL BRACING UNLESS SPECIFIED DIFFERENTLY
- #2 BTR 2X4 STUDDING @ 16" O.C.
- ICYNENE SPRAY FOAM INSUL. (R-13)
- SPRAY INSUL. AROUND ALL WINDOW & DOOR OPENINGS
- 1/2" DRYWALL, INTERIOR PAINT

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

FOUNDATION/ SLAB
- ALL POURED FOUNDATION WALL FOOTINGS TO BE MIN. 3'-0" BELOW FINISHED GRADE
- 2x4's 24" O.C. @ PC WALLS w/UNFACED (3 1/2", R13) INSULATION & NETTING
- FOUNDATION ANCHORS, MAX. 6'-0" SPACING, MIN. 2 PER WALL SECTION, WITHIN 12" OF PLATE CORNER (OR EQUIVALENT)
- BACKFILL NO HIGHER THAN 7'-0" ABV. CONCRETE BASEMENT FLOOR
- 6 MIL VAPOR BARRIER UNDER BSMT. SLAB
- WATCHDOG WATERPROOFING @ EXT. SIDE OF FOUNDATION WALLS FROM FOOTING TO GRADE

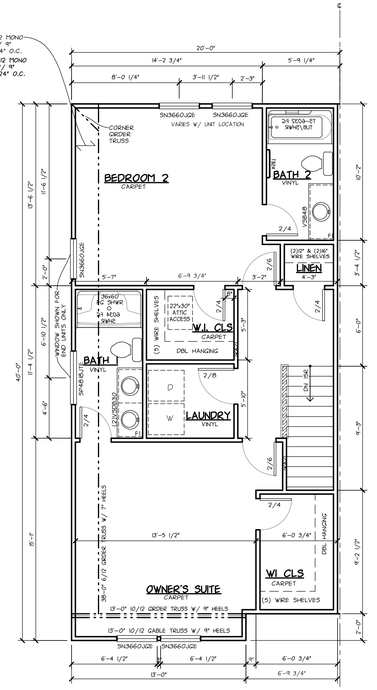
STRUCTURE
- (2) JACK STUDS REQUIRED ON HEADERS W/OPENINGS GREATER THAN 4'-0" WIDE
- 6 MIL. VAPOR BARRIER UNDER BSMT. FLOOR

EGRESS/ SAFETY
- ALL WINDOW SILLS 6' OR MORE ABOVE GRADE TO BE MIN. 24" FLOOR TO FINISHED SILL HT. OR HAVE APPROVED HARDWARE TO LIMIT OPENING



UNIT A (xx) COLLECTION | UNIT B (xx) COLLECTION | UNIT C (xx) COLLECTION | UNIT D (xx) COLLECTION | UNIT E (xx) COLLECTION | UNIT F (xx) COLLECTION

DELIVER TUBS AND SET PRIOR TO SETTING OF TRUSSES.



OPTIONAL SECOND FLOOR LAYOUT
TWO BEDROOM SECOND FLOOR @ END UNIT

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

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Thayer
6 UNIT TOWNHOME

Notes:

Electrical:
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- 20 AMP FOR FUT. MICRO
- INSTALL OHD OPERATOR @ ALL UNITS

Plumbing:
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- STAINLESS STEEL SINK
- TANKLESS GAS WATER HTR.
- GATE VALVE FOR FUTURE SPRINKLER
- INSTALL ICE MAKER LINE

Heating:
- HUMIDIFIER
- INSTALL AIR CONDITIONING

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:	778	771
Upper Level:	747	740
Lower Level:		
Bsmt (fin. only):		
Garage:	400	396
Total Fin. Area:	1,525	1,511

	Unit 'C'	Unit 'D'
Main Level:	771	771
Upper Level:	740	740
Lower Level:		
Bsmt (fin. only):		
Garage:	400	400
Total Fin. Area:	1,511	1,511

	Unit 'E'	Unit 'F'
Main Level:	771	778
Upper Level:	740	747
Lower Level:		
Bsmt (fin. only):		
Garage:	396	400
Total Fin. Area:	1,511	1,525

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

Building #:

Drawn By: Date:

Pre-Con: By:

Revised: By:

Revised: By:

Revised: By:

TSTH06031-36

Second Floor Plan

F-2

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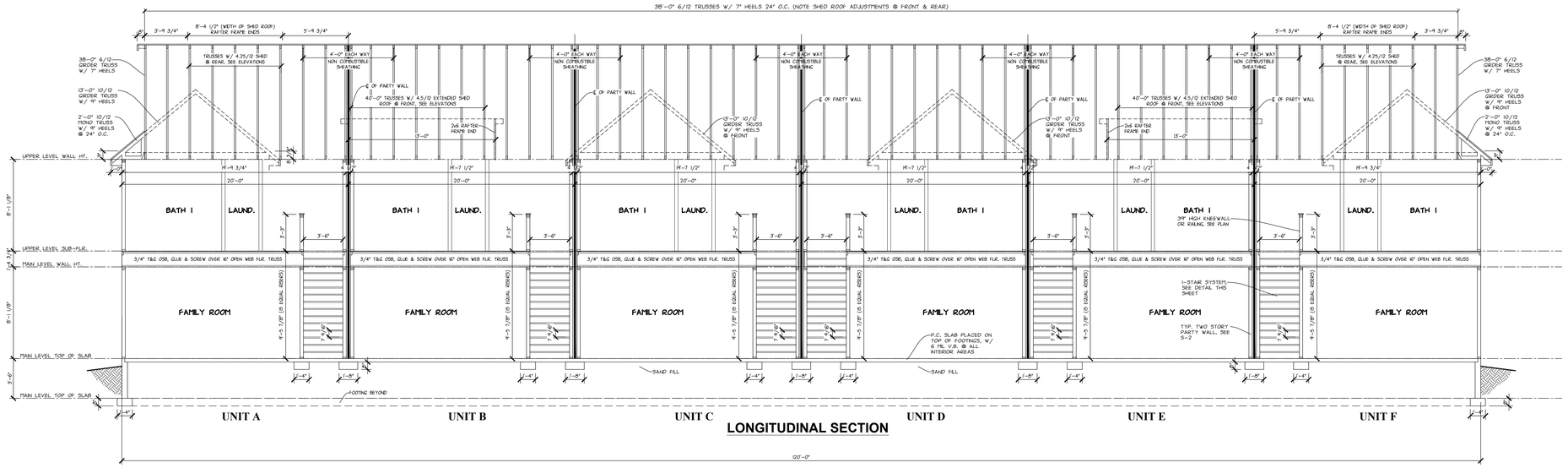
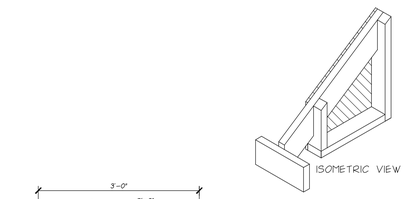
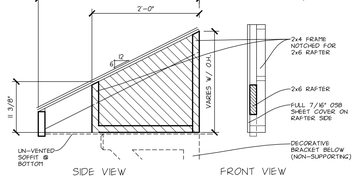
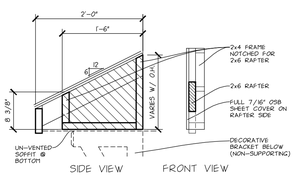


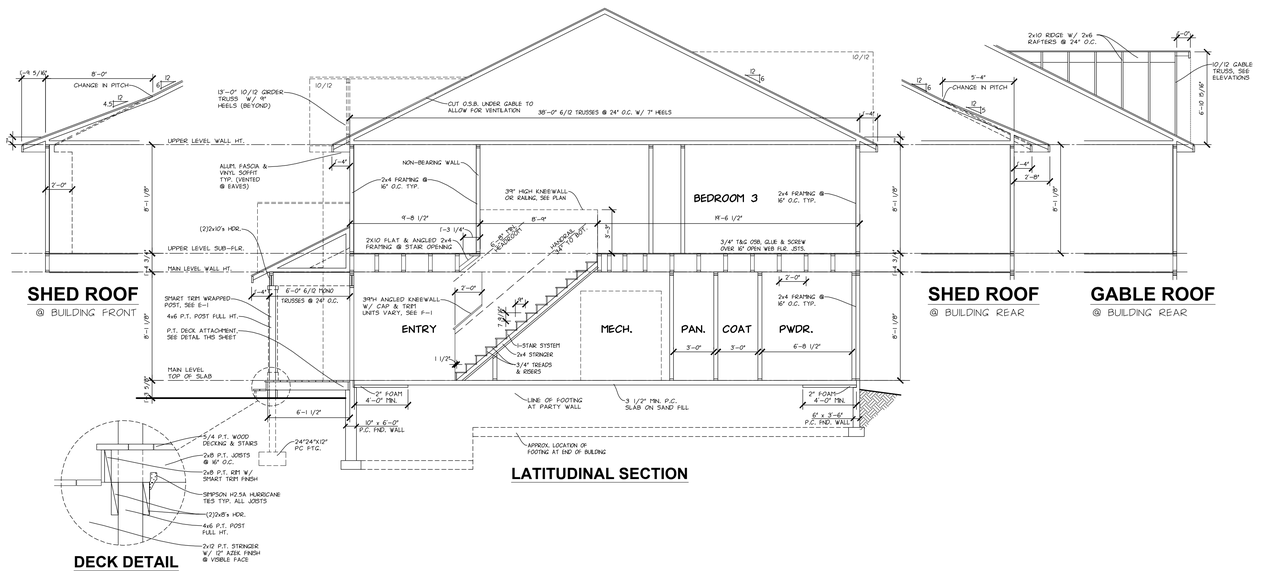




SHED ROOF DETAIL
@ BUILDING REAR



SHED ROOF DETAIL
@ BUILDING FRONT



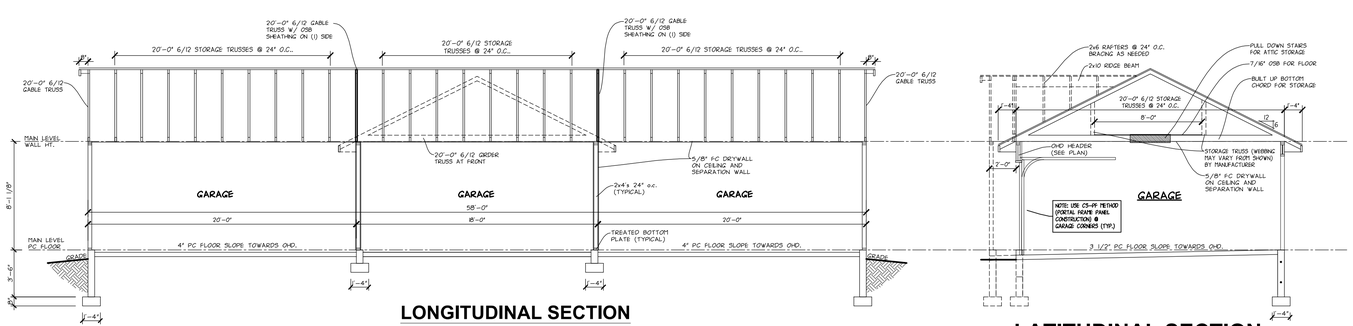
SHED ROOF
@ BUILDING FRONT

DECK DETAIL

LATITUDINAL SECTION

SHED ROOF
@ BUILDING REAR

GABLE ROOF
@ BUILDING REAR



LONGITUDINAL SECTION

LATITUDINAL SECTION

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Thayer
6 UNIT TOWNHOME

Notes:

Electrical:

Plumbing:

Heating:

Square Footage:

	Unit 'A'	Unit 'B'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

	Unit 'C'	Unit 'D'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

	Unit 'E'	Unit 'F'
Main Level:		
Upper Level:		
Lower Level:		
Bsmt (fin. only):		
Garage:		
Total Fin. Area:		

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

Customer Name:

Drawn By:	Date:
Pre-Con:	By:
Revised:	By:
Revised:	By:
Revised:	By:

Sections & Details

S-1

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WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 7

DATE DISTRIBUTED: November 10, 2025

PLANNING COMMISSION DATE: November 18, 2025

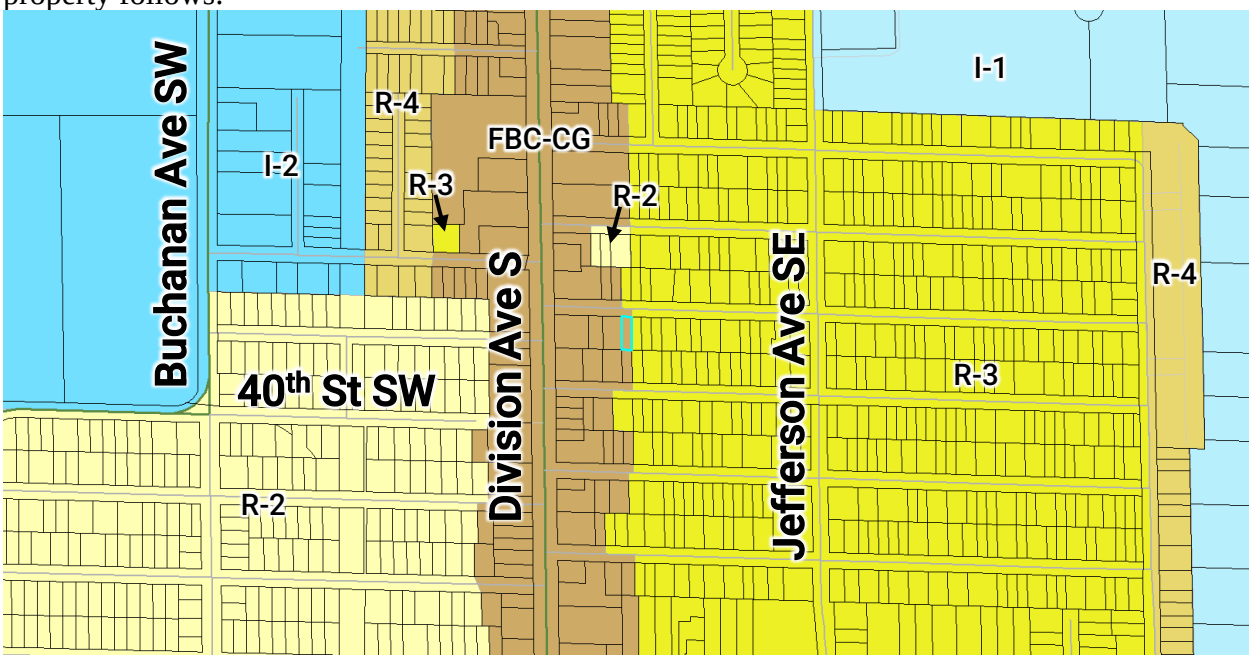
ACTION REQUESTED: Request for Major Departures from Form-Based Code Requirements

REQUESTED BY: Southwood LLC, Vo Nhu Thi

REPORT PREPARED BY: Paul Smith, Assistant Director of Community and Economic Development

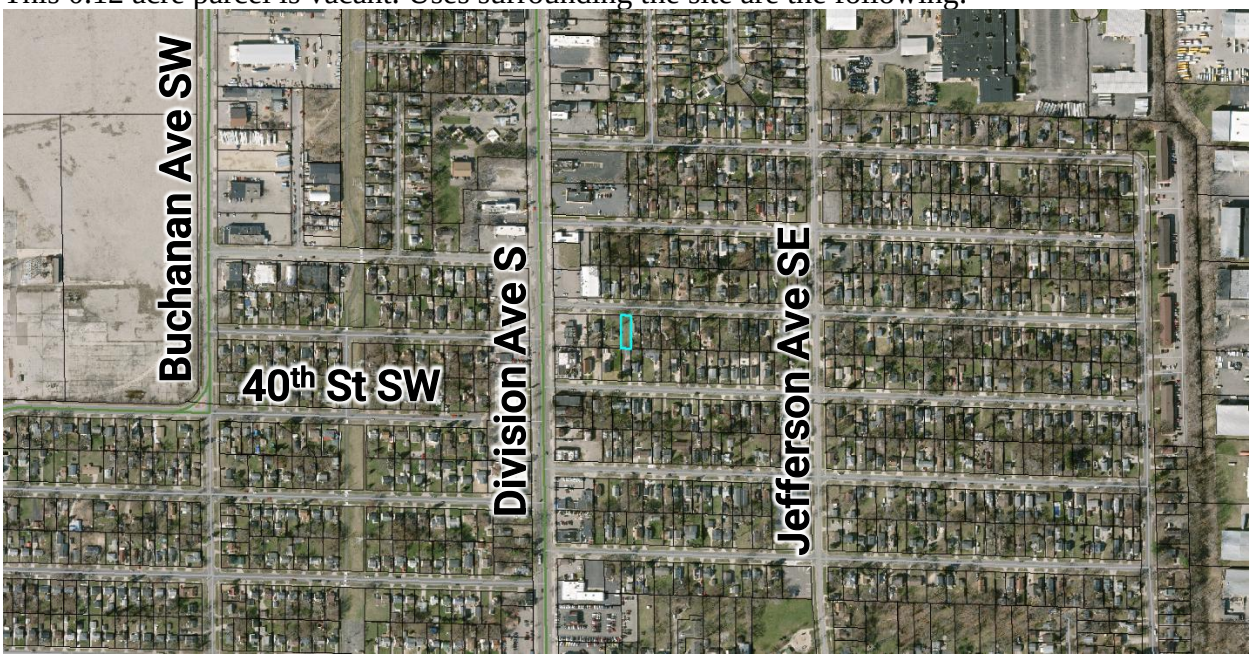
GENERAL LOCATION DESCRIPTION:
The property is located at 32 Walter Street SE. The property is approximately 0.12 acres and is located along Walter Street SE, northeast of the intersection of 44th Street SW and Division Avenue S.

EXISTING ZONING CHARACTERISTICS:
This site is zoned FBC-CG Form Based Code Corridor General Area. Zoning surrounding the property follows:



North: R-3 Residential District, R-2 Residential District, FBC Form Based Code: Corridor General
South: FBC Form Based Code: Corridor General, R-3 Residential District
East: R-3 Residential District, R-4 Residential District, I-1 Light Industrial District
West: FBC Form Based Code: Corridor General, R-2 Residential District, R-4 Residential District, R-3 Residential District, I-2 General Industrial District

EXISTING LAND USE:
This 0.12 acre parcel is vacant. Uses surrounding the site are the following:



North: Residential – Single Family, Commercial – Restaurant, Retail, Personal Services, Financial Institution
South: Residential – Single Family, Place of Worship, Park, Commercial - Retail, Automobile Sales, Restaurant
East: Residential – Single Family, Multi-Family, Place of Worship, Industrial – Manufacturing, Distribution, Contractor
West: Residential – Single Family, Commercial – Restaurant, Automobile Sales, Industrial - Automobile Repair, Trucking, Manufacturing, Distribution.

PROJECT INFORMATION:
The applicant proposes to construct a 3-unit apartment building on the site: two 2-bedroom units and one studio unit. The two 2-bedroom units would share a lobby entrance on the west side of the building and the studio unit would have a separate unit.

The form based code requires that apartment buildings (Section 90-1610) have a lobby and that the entrance to that lobby be "directly from the street, public path or civic space." The at-grade private frontage standards (Section 90-1711) further requires an entry door to the lobby with 50-percent transparency. The applicant proposes to locate the building along the private driveway due to the orientation and size of the parcel and to eliminate the lobby door due to safety concerns.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-1203 permits major departures from Form-Based Code building type or frontage type standards according to the following review standards:

(a) *Does not materially change the circulation and building location on the site*;
Relocating the lobby does not materially change the building location. The size and orientation of the parcel constrains the building location. In particular, the need for off-street parking requires that the building be shifted laterally to allow for a driveway and pushed closer to the street to allow for rear parking.

Given the limitations of the lot, relocating the lobby has no impact on traffic circulation and minimal impact on pedestrian circulation.

(b) *Does not alter the relationship between the buildings and the street;*
The building will still be oriented toward the public street and will be served by a driveway leading to a rear parking lot, as intended by the formed based code.

(c) *Does not allow a use not otherwise permitted in this Form Based Code*;
Relocating the lobby does not permit a use that is not otherwise permitted in the form based code. In fact, it is necessary to allow for the residential use permitted by right under the form based code. Without relocating the lobby, the two 2-bedroom units would be required to be side-by-side or over-under. In either case, the floor plans would be significantly compromised by the constraints of such a small lot.

(d) *The departure is the minimum required necessary to meet the intent of the Form Based Code;*
The form based code prohibits single-family and two-family dwellings in the Corridor General context area. This parcel is located on a residential street, immediately adjacent to R-3 residential zoned parcels. The code permits multiple family housing by right in this context area and, in the context of the surrounding neighborhood, that use is appropriate. The small size of the parcel requires these departures from building type and private frontage standards to allow this residential use.

STAFF COMMENTS

Rezoning

The subject parcel is located at the edge of the Corridor General context area. It sits two parcels off of the Division Avenue commercial corridor and immediately adjacent to a R-3 residential zone district. Prior to the introduction of the form based code, this parcel was an existing nonconforming R-3 parcel. The parcel is less than 5,400 square feet, which means that it does not conform to the dimensional standards for R-3 and no other residential zone districts are located nearby. Without spot zoning or creating a nonconforming parcel, the subject parcel could not be rezoned.

Commercial Use

The parcel is not currently viable as a commercial property. Given its small size and its lack of visibility from the Division Avenue commercial corridor, the parcel could not marketed for commercial uses. With the exception of the apartment building type, all other building types allowed in the Corridor General context area require a commercial use for at least a portion of the building.

Residential Use

The applicant proposes a multiple family use that is allowed by right in the Corridor General context area and intends to construct an apartment building that meets all other building type and private frontage standards. This meets that intent of the form based code and respects that neighborhood location of the parcel.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The creation of three additional housing units contributes the economic strength of the Division Avenue corridor and the vibrant residential community served by that commercial corridor.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant the requested major departures from the Form-Based Code for the project at 32 Walter Street SE.

DEVELOPMENT REVIEW TEAM:
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kimberly Koster, Director of Public Safety
Nicole Hofert, Director of Community and Economic Development

Southwood LLC
BUY • SELL • BUILD

TO: City of Wyoming Planning Department

From: Dan Burrill, Southwood LLC.

RE: 32 Walter

In conversations with city staff regarding the above address, we're asking for two waivers from the planning commission.

1. FBC CG requires exterior doors abut a public walkway or street. The current zoning requires a building of a minimum of 3 units and due to the size of the lot, makes this requirement impossible to meet. This is a stand-alone 40-foot lot and doesn't have public walkway other than the public sidewalk.
2. For security purposes the right-side elevation showing access to two of the units is open and not closed. FBC-CG requires that there be an enclosed lobby servicing the units. This is a safety concern and should be open and in sight.

Thanks,

Dan Burill

Southwood LLC.

Dan Burrill · (616) 292-3876 · southwoodbuilders@gmail.com
4565 Wilson Ave SW Grandville, MI 49418

Dave Hanenburg - (616) 291-6809 - dhanenburg@gmail.com
3603 Earle Ave. SW Grandville, MI 49418-1837

SITE PLAN

FOR: Dan Burrill – Southwood
Southwood LLC
4565 Wilson Ave SW, Suite 3
Grandville, MI 49418

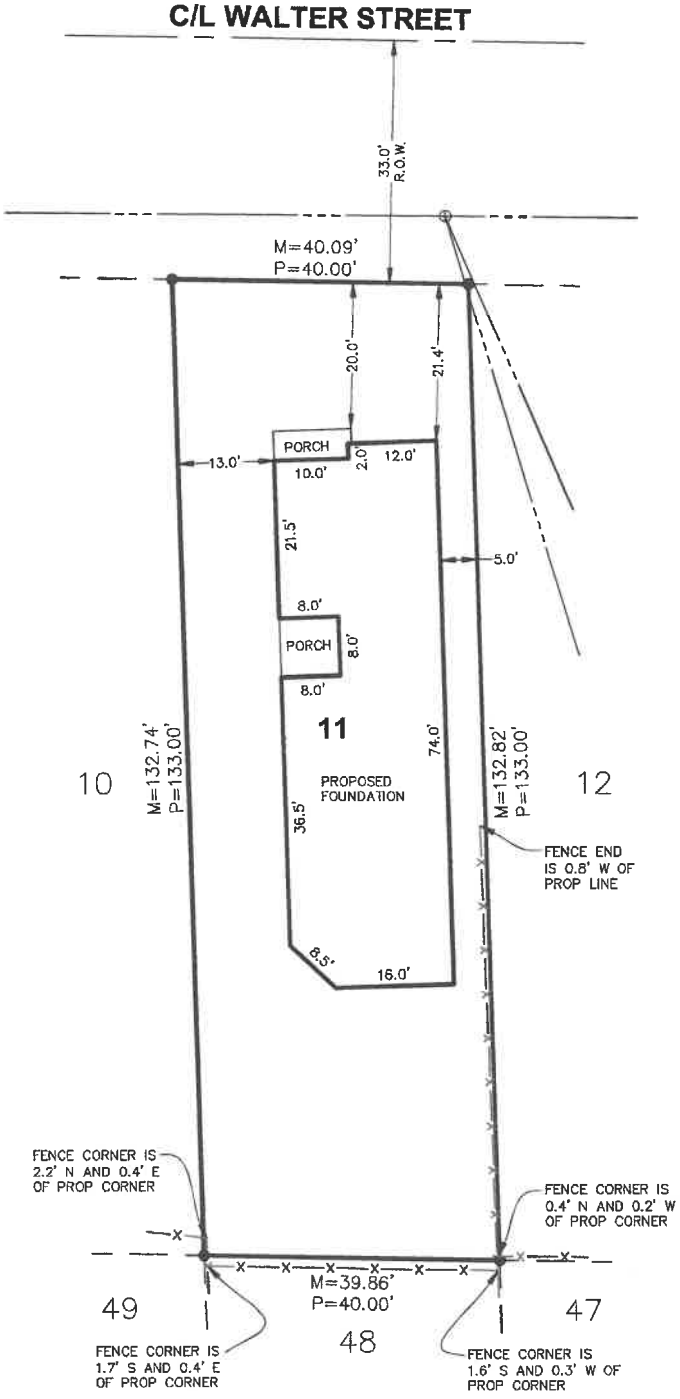
Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstrainc.com

Proj	240839
File	South Lawn Park
Date	09/26/2025
Drafted by	LEEK

DESCRIPTION: Lot 11, Block 4, South Lawn Park, Paris Township, (now City of Wyoming), Kent County, Michigan.

PROPERTY ADDRESS: 32 Walter St. SE

NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction. The location of drainfields, septic tanks, and wells, if shown, are subject to actual health department permit.



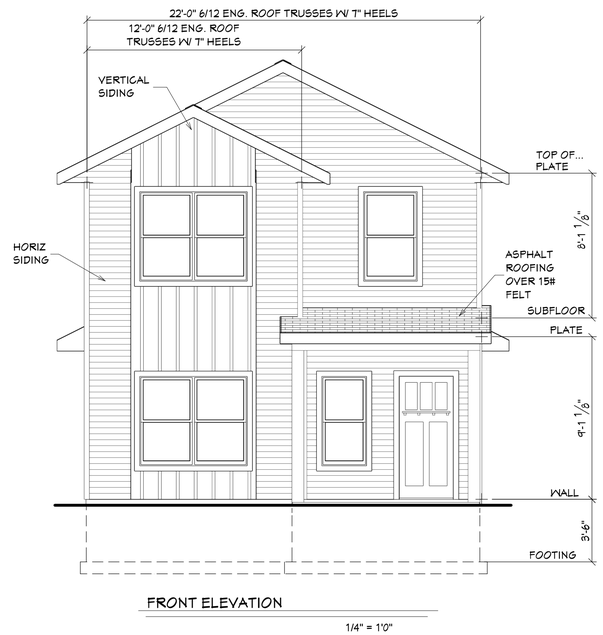
N

Scale 1" = 20'

LEGEND

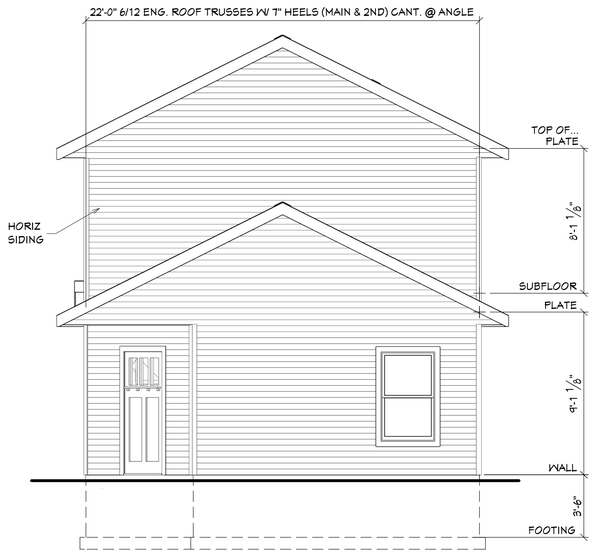
- ● Found Iron Stake
- ○ Set Iron Stake
- □ Set Wood Stake
- ⊕ Utility Pole
- —x—x— Fence Line
- D = Deeded
- P = Platted
- M = Measured
- Building
- Deck
- Concrete
- Asphalt
- Gravel

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.



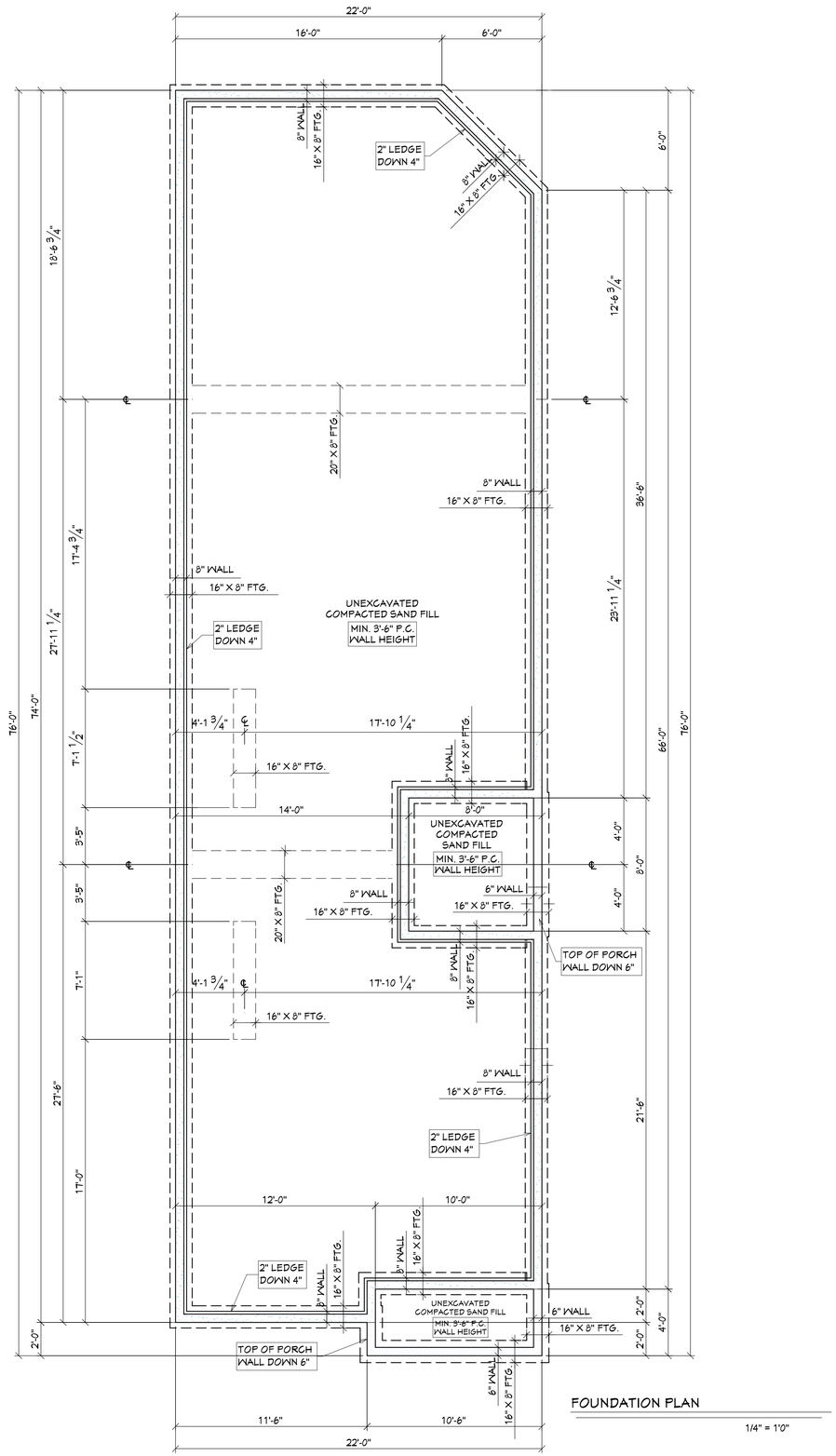
FRONT ELEVATION

1/4" = 1'0"



REAR ELEVATION

1/4" = 1'0"



FOUNDATION PLAN

1/4" = 1'0"

Note: Every attempt has been made in the preparation of this plan to avoid omissions and errors but we cannot guarantee against human error. Purchaser and all subcontractors on the job are expected to check all plans and job. 2 X 4 is being 1 1/2" X 3 1/2"

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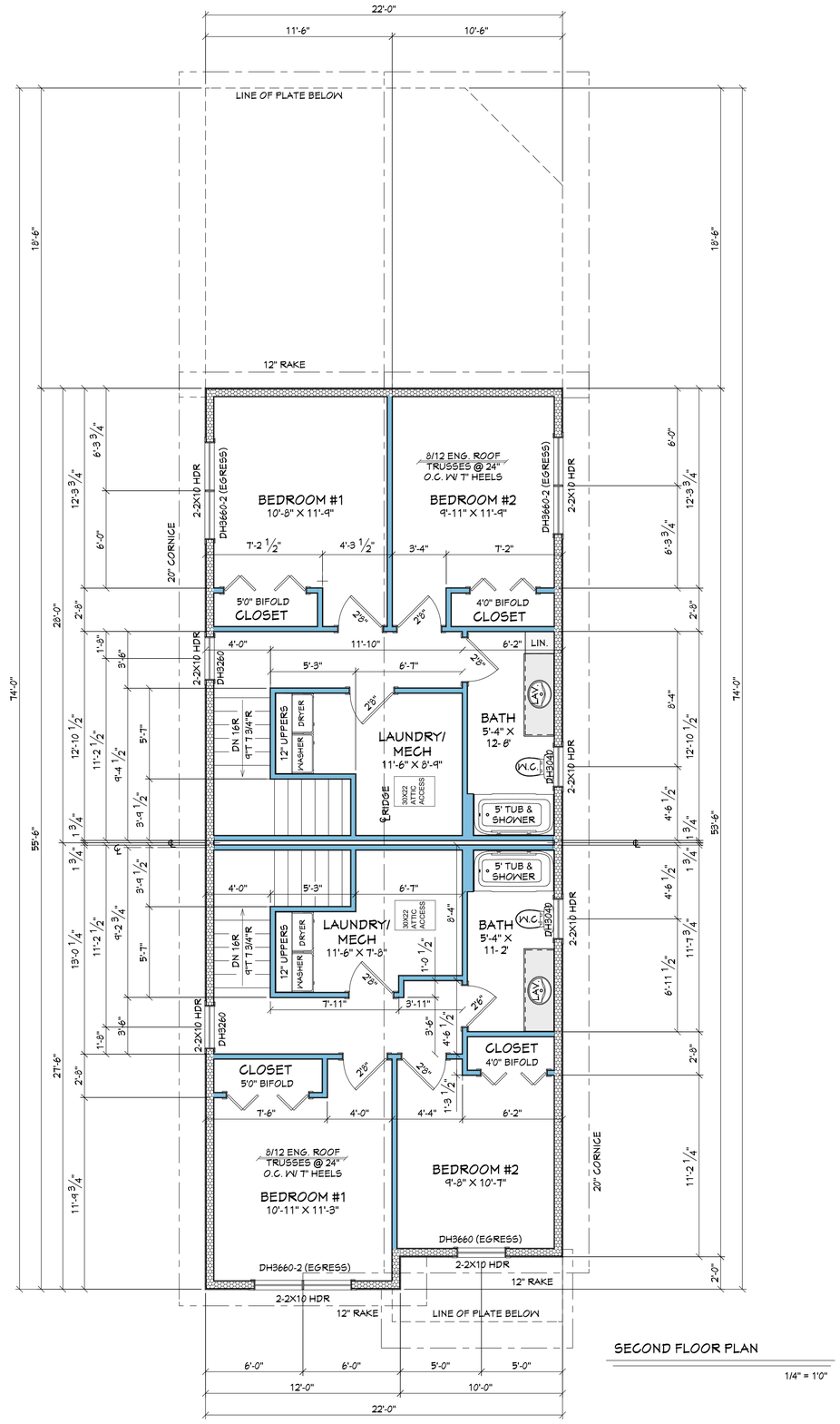
616-875-DRAW (3729)
tim@thedrawingboard.us

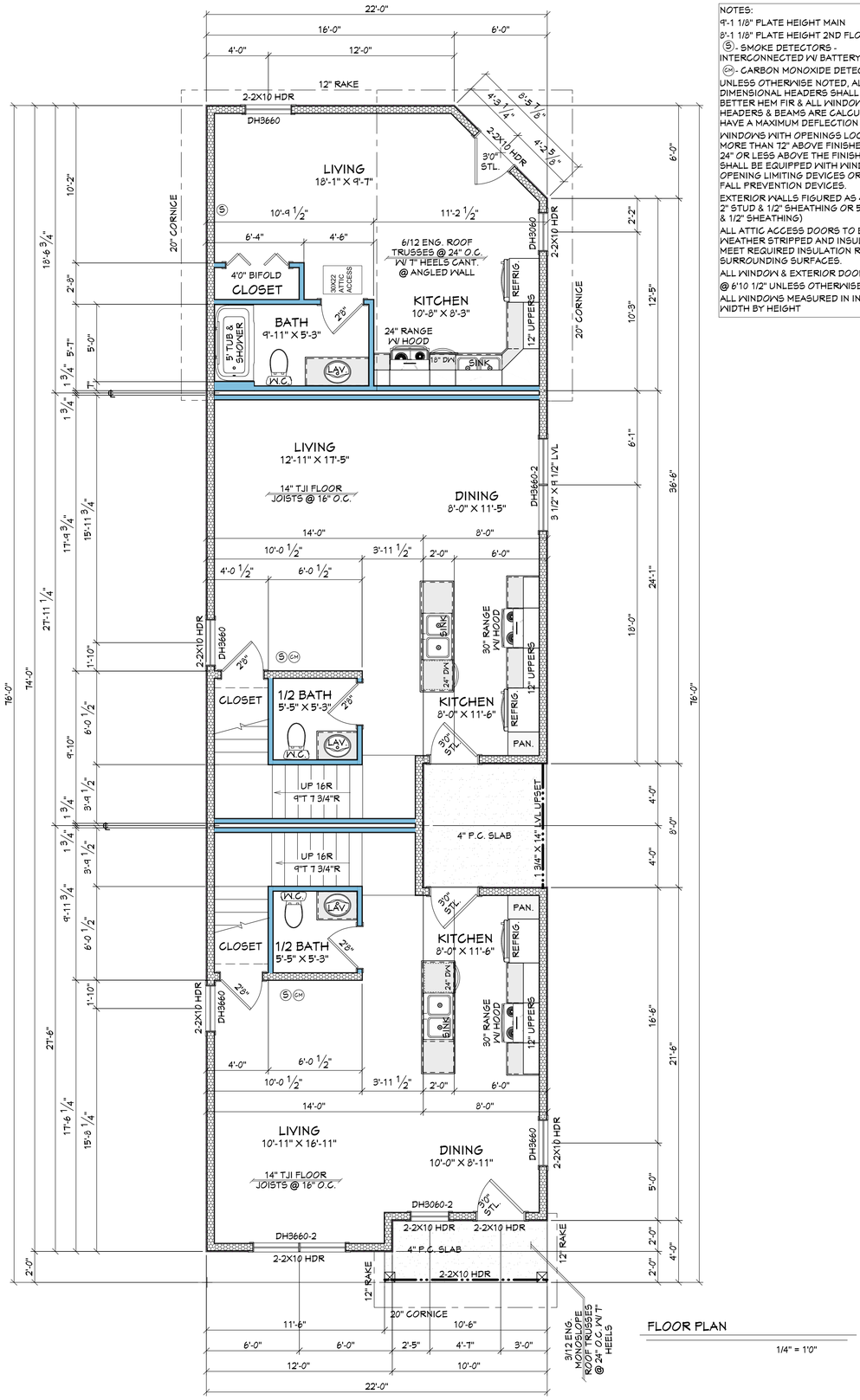
3 FAMILY HOUSE PLANS FOR:
SOUTHWOOD BUILDERS, LLC

REVISIONS:

PLAN 225123

SHEET 2 OF 3





NOTES:
9'-1 1/8" PLATE HEIGHT MAIN
8'-1 1/8" PLATE HEIGHT 2ND FLOOR
Ⓢ - SMOKE DETECTORS - INTERCONNECTED W/ BATTERY BACKUP
(CM) - CARBON MONOXIDE DETECTOR
UNLESS OTHERWISE NOTED, ALL DIMENSIONAL HEADERS SHALL BE #2 BETTER HEM FIR & ALL WINDOW & DOOR HEADERS & BEAMS ARE CALCULATED TO HAVE A MAXIMUM DEFLECTION OF .33"
WINDOWS WITH OPENINGS LOCATED MORE THAN 72" ABOVE FINISHED GRADE & 24" OR LESS ABOVE THE FINISHED FLOOR SHALL BE EQUIPPED WITH WINDOW OPENING LIMITING DEVICES OR APPROVED FALL PREVENTION DEVICES.
EXTERIOR WALLS FIGURED AS 4" & 6" (3 1/2" STUD & 1/2" SHEATHING OR 5 1/2" STUD & 1/2" SHEATHING)
ALL ATTIC ACCESS DOORS TO BE WEATHER STRIPPED AND INSULATED TO MEET REQUIRED INSULATION R-VALUE OF SURROUNDING SURFACES.
ALL WINDOW & EXTERIOR DOOR HDRS @ 6'10 1/2" UNLESS OTHERWISE NOTED
ALL WINDOWS MEASURED IN INCHES WIDTH BY HEIGHT

Note: Every attempt has been made in the preparation of this plan to avoid construction problems. However, we cannot guarantee against human error. Purchaser and all subcontractors are responsible to check and verify all dimensions and conditions on the job. A 2 x 4 being 1 1/2" X 3 1/2".
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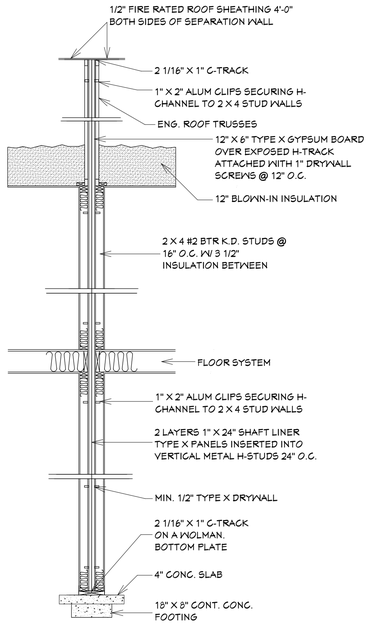
REVISIONS:

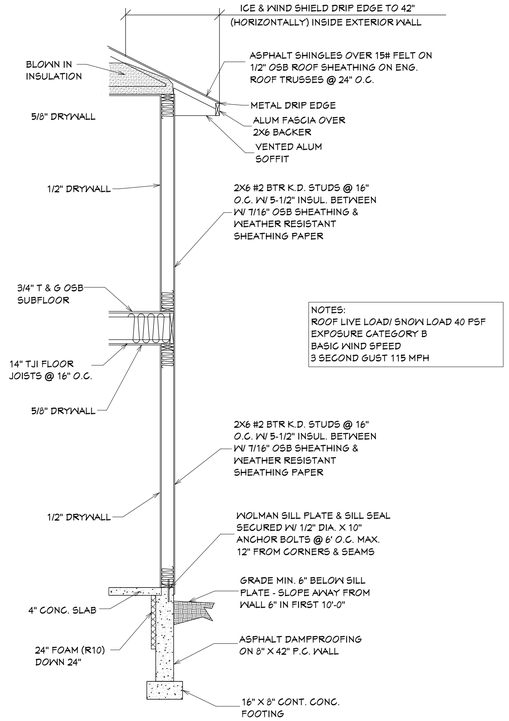
PLAN 225123
FRONT UNIT: 551 SQFT. MAIN
578 SQFT. 2ND 1124 SQFT. TOTAL
MID UNIT: 578 SQFT. MAIN
615 SQFT. 2ND 1193 SQFT. TOTAL
EFFICIENCY UNIT: 335 SQFT.
22' x 76'

SHEET 1 OF 3



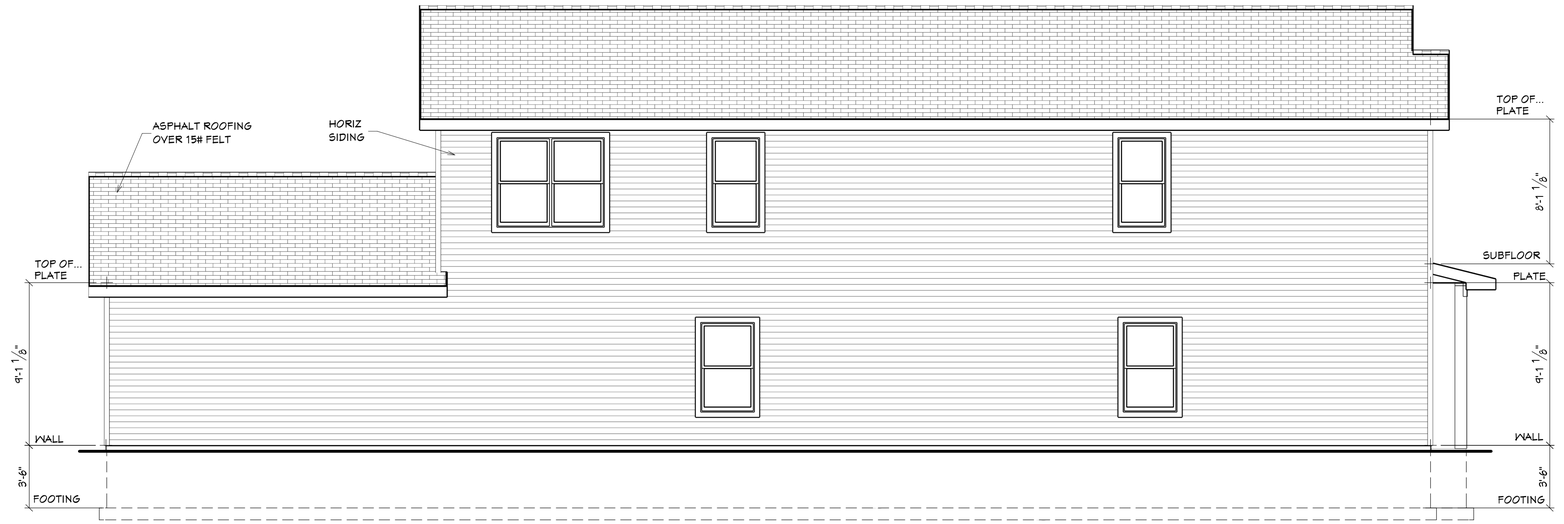
2-HOUR FIRE SEPARATION WALL DETAIL

CTC 1869-0348 2-HOUR FIRE RATING 3/8" = 1'0"



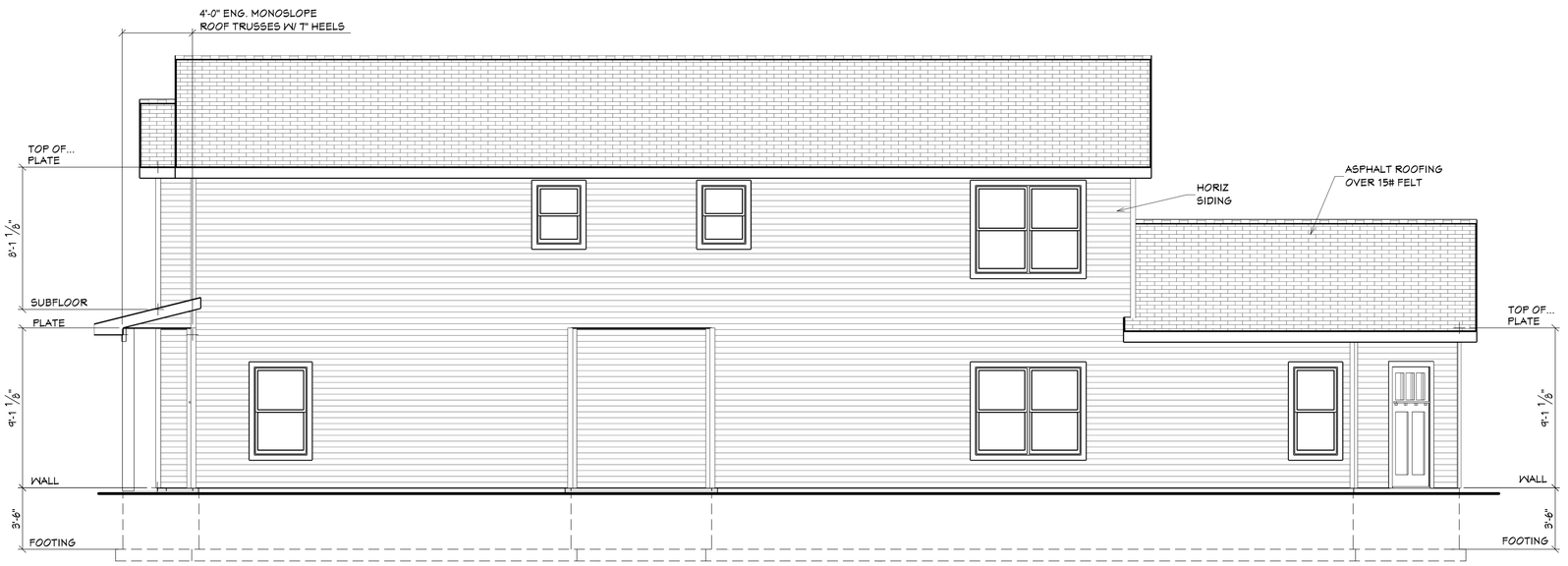
WALL SECTION

3/8" = 1'0"



LEFT ELEVATION

1/4" = 1'0"



RIGHT ELEVATION

1/4" = 1'0"

Note: Every attempt has been made in the preparation of this plan to avoid omissions and errors but we cannot guarantee against human error. Purchaser and all subcontractors on the job should carefully check all plans and report any discrepancies to us before proceeding with construction. Any omissions or discrepancies not reported to us before construction proceeds will be the responsibility of the purchaser and/or contractor. Dimensions are to face of stud. All 2 X 4 exterior walls are 3 1/2" thick. All 2 X 4 ceiling 1 1/2" thick. Scale: 1/2" = 1'0"

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SHEET 3 OF 3