AGENDA 11e
DATE 7-16-19

4814 Henry Street Norton Shores, Michigan 49441 www.nortonshores.org

July 11, 2019

Council Meeting of July 16, 2019
SUBJECT: Special Use Permit Amendment - 179/213 North Eastowne Drive; Eastowne Flats

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Redstone Development, on behalf of M Kea II, LLC, is requesting a Special Use Permit Amendment to construct two apartment buildings on parcels at 179 & 213 North Eastowne Drive, at the corner of Seminole Road and Seaway Drive. The proposed Amendment includes two buildings: one at 4,753 sq. ft. with 12 units and the second at 9,330 sq. ft. with 24 units. This site was previously granted a Special Use Permit.

A prepared resolution is attached for the Council's consideration.

Respectfully submitted,

Mark C. Meyers
City Administrator

TSW/sr
Attachment

# RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies a Special Use Permit amendment to Redstone Development for two apartment buildings located at 179/213 North Eastowne Dr.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the day of , 2019, the foregoing resolution was moved for adoption by Council Member . The motion was supported by Council Member .

Ayes:

Nays:

Excused:

Resolution declared adopted/denied.

Shelly Stibitz, City Clerk

city of Norton Shores

# Internal Memo

July 10, 2019

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Amendment, 179 & 213 North Eastowne Drive

Please find the following comments regarding the Special Use Permit Amendment for 179 & 213 North Eastowne Drive in the Eastowne Flats development

MASTER PLAN

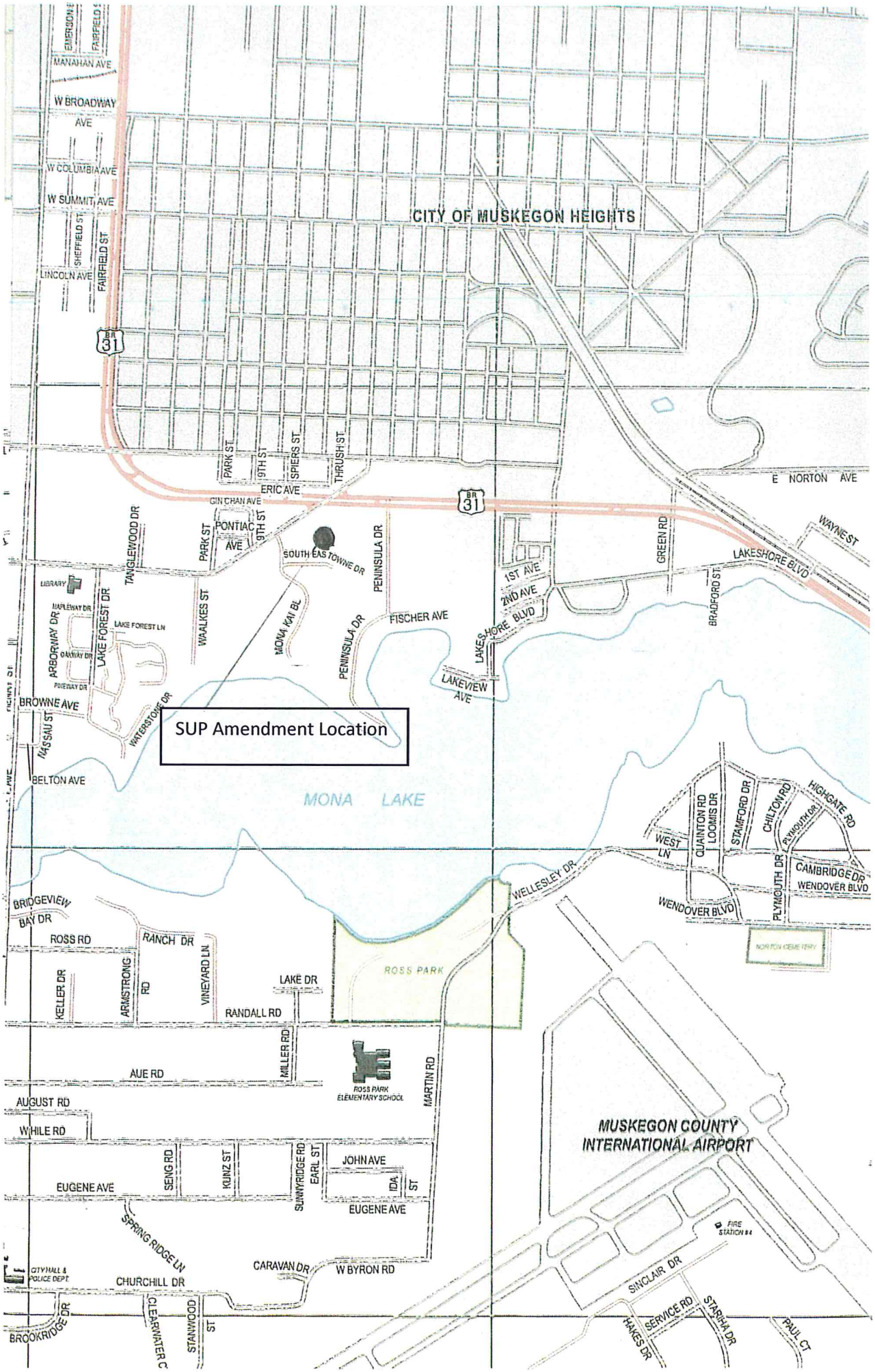
The current zoning of the property at 179 & 213 North Eastowne Drive is Planned Unit Development (PUD). The Master Plan has the Seminole Road and Seaway Drive area zoned as "Regional Commercial" and "Medium Density Residential." These two zoning districts would be compatible with the apartment buildings in the proposed Special Use Permit Amendment, as the entire Eastowne Flats development is proposed to be residential in nature with some existing commercial uses adjacent to the development.

LAND USE

The existing uses that surround Eastowne Flats are lighter intense commercial uses, such as a hair salon, real estate and title offices, health & wellness offices (massage therapy and yoga studio), and a staffing business. The proposed residential development – beginning with this amendment – could have the potential for vacant tenant spaces in existing buildings to become occupied with similar-scale uses as the current businesses already in the area.

COMMENTS

This amendment proposal is for two (2) apartment buildings: one of the buildings will be 4,753 sq. ft. with 12 units and the other is proposed to have 9,330 sq. ft. with 24 units. Each building is proposed to be three (3) stories tall. This site was previously granted a Special Use Permit in 2007 with past proposed uses including a hotel, restaurant, professional/general offices, and retail spaces – which are consistent with the uses that are in the area today.


SUP Amendment Location
CITY OF MUSKEGON HEIGHTS
MONA LAKE
ROSS PARK
MUSKEGON COUNTY INTERNATIONAL AIRPORT
ROSS PARK ELEMENTARY SCHOOL
NORTON CEMETERY
CITY HALL & POLICE DEPT
FIRE STATION #4
LIBRARY
MANAHAN AVE
W BROADWAY AVE
W COLUMBIA AVE
W SUMMIT AVE
LINCOLN AVE
SHEFFIELD ST
FAIRFIELD ST
EMERSON ST
31
PARK ST
9TH ST
SPIERS ST
THRUSH ST
ERIC AVE
GIN CHAN AVE
PONTIAC AVE
E NORTON AVE
WAYNE ST
LAKESHORE BLVD
GREEN RD
BRADFORD ST
1ST AVE
2ND AVE
SOUTH EASTOWNE DR
PENINSULA DR
FISCHER AVE
MONA KAI BL
TANGLEWOOD DR
WAALKES ST
LAKE FOREST DR
LAKE FOREST LN
MAPLEWAY DR
ARBORWAY DR
OAKWAY DR
PINEWAY DR
BROWNE AVE
WATERSTONE DR
NASSAU ST
BELTON AVE
LAKEVIEW AVE
CLAIRTON RD
LOOMIS DR
STAMFORD DR
CHILTON RD
HIGHGATE RD
PLYMOUTH DR
CAMBRIDGE DR
WENDOVER BLVD
WEST LN
WELLESLEY DR
BRIDGEVIEW BAY DR
ROSS RD
RANCH DR
VINEYARD LN
LAKE DR
RANDALL RD
KELLER DR
ARMSTRONG RD
MILLER RD
AUE RD
MARTIN RD
AUGUST RD
WHILE RD
SENG RD
KUNZ ST
SUNNYRIDGE RD
EARL ST
JOHN AVE
IDA ST
EUGENE AVE
SPRING RIDGE LN
CARAVAN DR
W BYRON RD
CHURCHILL DR
CLEARWATER CT
STANWOOD ST
BROOKRIDGE DR
SINCLAIR DR
SERVICE RD
STARKA DR
HAKES DR
PAUL CT

CITY OF NORTON SHORES
4814 HENRY STREET
NORTON SHORES, MICHIGAN 49441

## SPECIAL USE PERMIT AMENDMENT

1. OWNER(s): Redstone Commercial - Ross Pope PHONE NUMBER: 616-502-0238

2. EMAIL ross@redstonelive.com FAX

3. ARCHITECT/ENGINEER Callen Engineering, Inc. - Bruce Callen, P.E. PH. # 616-240-9080

4. APPLICABLE PARCEL ADDRESS: 179 / 213 North Eastowne Drive

5. PRESENT ZONING: PUD - Planned Unit Development

6. PRESENT USE: Vacant

7. PROPOSED DEVELOPMENT: Project includes construction of one three-story, 4,753 sft 12-unit apartment building and one three-story 24-unit apartment building with related parking, utilities and landscaping improvements.

I (we) swear and attest that I (we) are owners of the above parcel of property and the information is true and accurate according to my (our) knowledge. I (we) also grant permission to authorized City Council, Planning Commission, Zoning Board of Appeals and City staff members to access the above referenced site address for inspection purposes.

Redstone Commercial

Ross E. Pope, Member

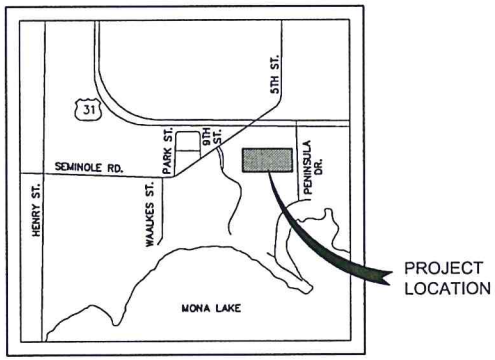
**ALL OWNER/APPLICANTS MUST SIGN**

INDEX OF SHEETS


| | |
|---|---|
| CS | COVER SHEET |
| C0.1 | EXISTING CONDITIONS |
| C1.0 | OVERALL SITE PLAN |
| C1.1 | SITE PLAN |
| C2.0 | GRADING, DRAINAGE, & SESC PLAN |
| C3.0 | X-SECTIONS, NOTES, & DETAILS |
| L1.0 | LANDSCAPE PLAN |


# EASTOWNE FLATS

## 179 / 213 NORTH EASTOWNE DRIVE
## CITY OF NORTON SHORES
## MUSKEGON COUNTY, MICHIGAN




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

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

BENCH MARKS:
BM 1 Hydrant Flange Bolt Under "E"
Elevation: 821.53 (NAVD 88)

**PROJECT LOCATION**

SECTION 7, T9N, R16W,
CITY OF NORTON SHORES,
MUSKEGON COUNTY, MICHIGAN

**OWNER**

REDSTONE COMMERCIAL
15526 LINN COURT
SPRING LAKE, MICHIGAN 49456
PHONE: 616-846-0620


Plan Prepared By:
Bruce A. Callen, P.E.
Callen Engineering, Inc.
113 W. Savidge St. Suite B
Spring Lake, Michigan 49456
Tel: 616-240-9080
email: bcallen@callenengineering.com


DATE OF PLAN: 06-25-19

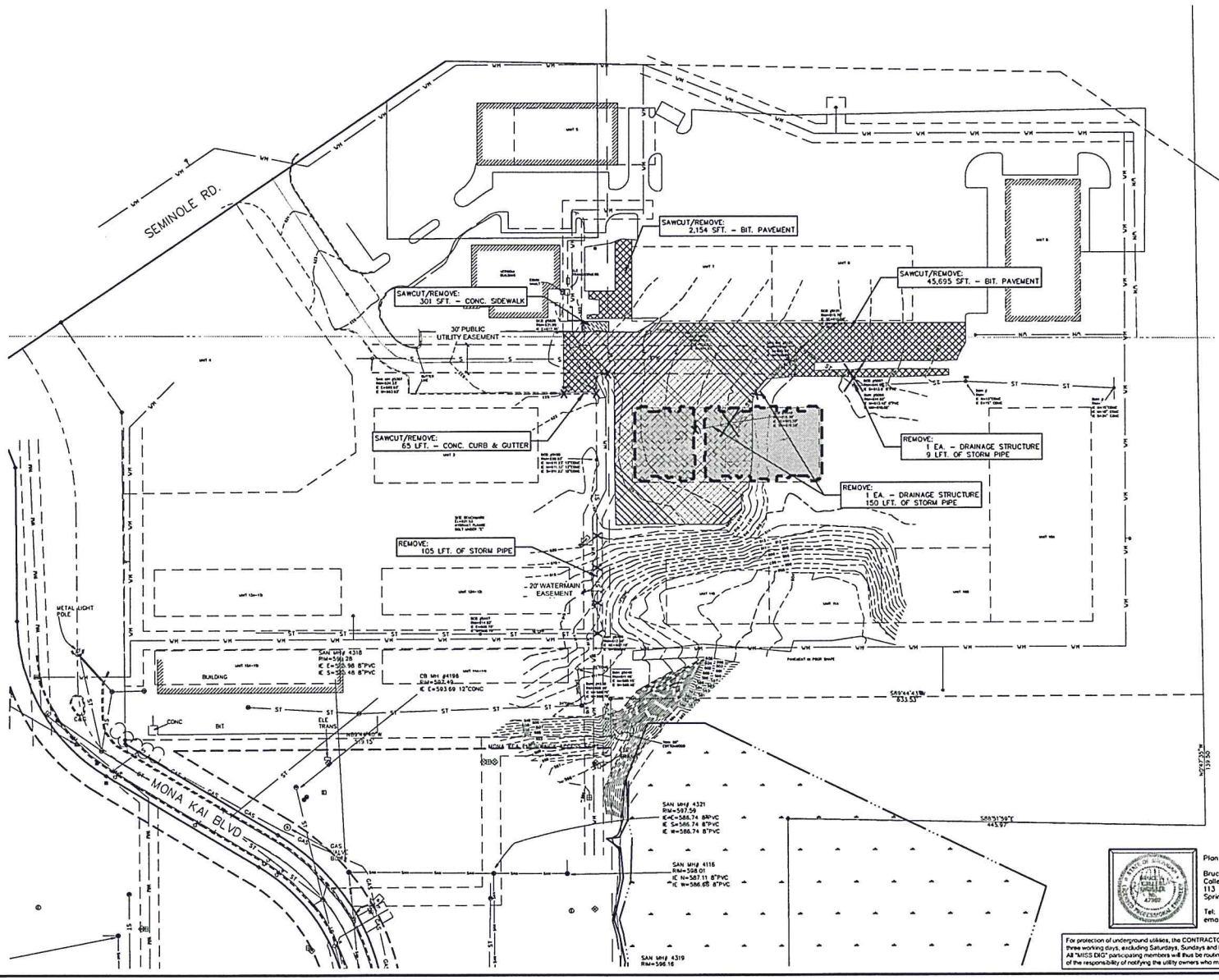
ISSUANCES
SITE PLAN REVIEW 06-25-19

REVISIONS

DESIGNED BY:
Callen Engineering, Inc.
municipal - commercial - residential
113 W. Savidge Street, Suite B
Spring Lake, Michigan 49456
Tel 616-240-9080 Web callenengineering.com

Drawn by J.W.C.
Engineer B.A.C. Check B.A.C.

Callen Engineering Project No. 019 EASTOWNE
Sheet No. CS




Parcel Number:
61-27-265-000-0001-00
61-27-265-000-0002-00

Property Description:

Property Address:
179 North Eastowne Dr,
Muskegon, Michigan 49444

Parcel 1:
CITY OF NORTON SHORES
EASTOWNE OF NORTON SHORES
UNIT 1

Acreage:
0.28 Acres (12,000 Sft)

Property Address:
213 North Eastowne Dr,
Muskegon, Michigan 49444

Parcel 2
CITY OF NORTON SHORES
EASTOWNE OF NORTON SHORES
UNIT 2

Acreage:
0.28 Acres (12,000 Sft)

Total Acreage:
0.56 Acres (24,000 Sft)

Property Zoning:
CR-6 (CLUSTERED SINGLE-FAMILY RESIDENTIAL DISTRICT)

REMOVALS LEGEND

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- X REMOVAL ITEM

NORTH

0 50 100
SCALE IN FEET

Plan Prepared By:

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Tel: 616-240-9080
email: bcallen@callenengineering.com

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

DATE OF PLAN: 06-25-19

Callen Engineering, Inc.
municipal - commercial - residential
113 W. Savidge Street, Suite B
Spring Lake, Michigan 49456
Tel 616-240-9080 Web callenengineering.com

REDSTONE COMMERCIAL
15526 LINN COURT
SPRING LAKE, MICHIGAN 49456
616-846-0620

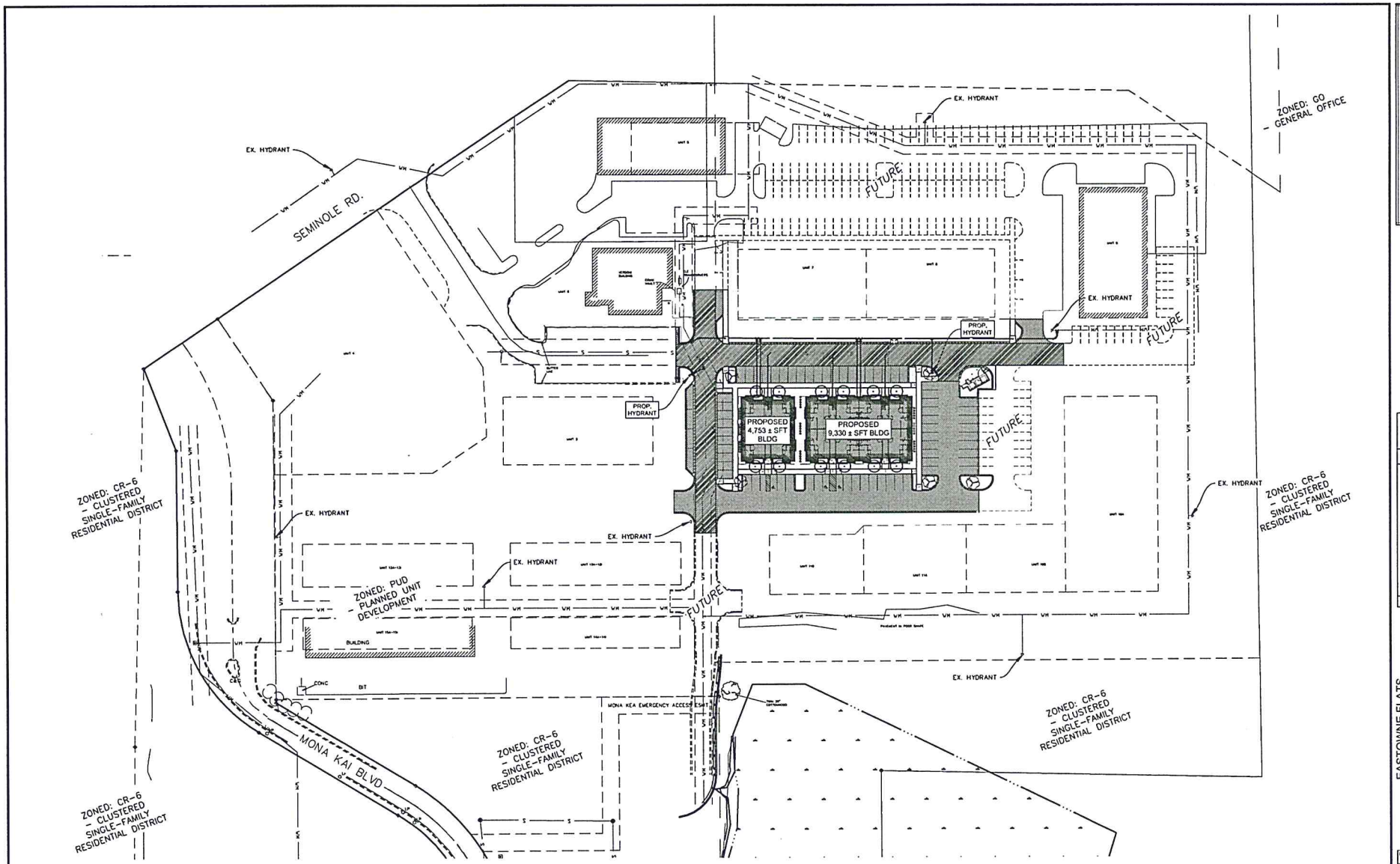
| NO | ISSUANCE / REVISION | BY | DATE |
|---|---|---|---|
| 1 | SITE PLAN REVIEW | B.A.C. | 06-25-19 |

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

EASTOWNE FLATS
179/213 NORTH EASTOWNE DRIVE
CITY OF NORTON SHORES
MUSKEGON COUNTY, MICHIGAN

EXISTING CONDITIONS

| | |
|---|---|
| DRAWN BY J.W.C. | DATE JUN '19 |
| ENGINEER B.A.C. | DATE JUN '19 |
| EDP | DATE |
| SCALE | |
| DRAWING | PLOT SCALE |
| AS NOTED | 1:1 |
| PROJECT DIG EASTOWNE | |
| SHEET NO. C0.1 | |




**PROPOSED FEATURES LEGEND**

- NEW LIGHT DUTY HMA PAVEMENT AREA
- NEW CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY HMA PAVEMENT AREA
- NEW HEAVY DUTY CONCRETE SIDEWALK AREA

NORTH

0 50 100
SCALE IN FEET

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| NO. | ISSUANCE / REVISION | BY | DATE |
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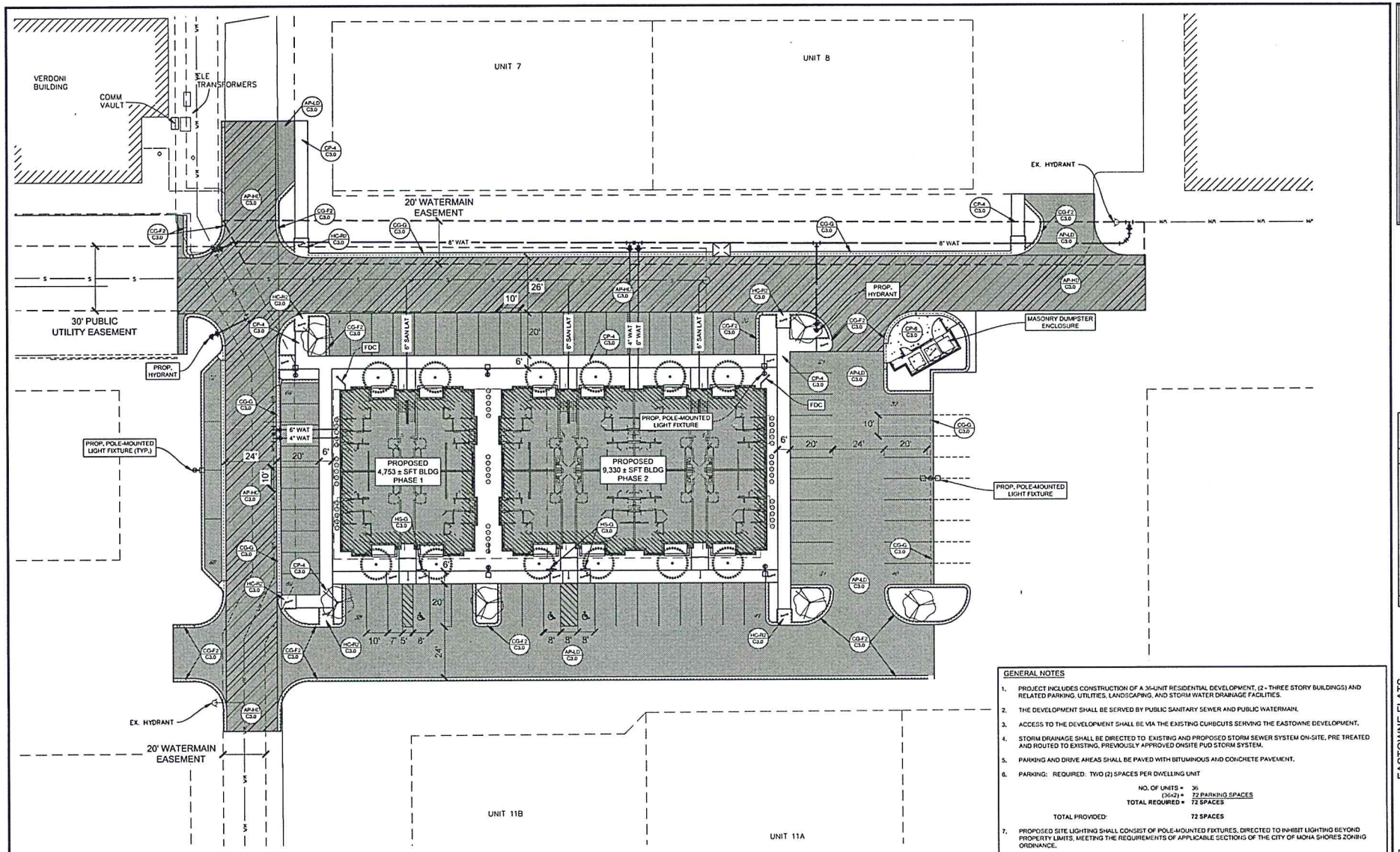
| 1. | SITE PLAN REVIEW | B.A.C. | 06-25-19 |

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

EASTOWNE FLATS
179/213 NORTH EASTOWNE DRIVE
CITY OF NORTON SHORES
MUSKEGON COUNTY, MICHIGAN

OVERALL SITE PLAN

| | |
|---|---|
| DRAWN BY J.W.C. | DATE JUN '19 |
| ENGINEER B.A.C. | DATE JUN '19 |
| CDR | DATE |
| SCALE DRAWING AS NOTED | PLOT SCALE 1:1 |
| PROJECT 019 EASTOWNE | |
| SHEET NO. C1.0 | |




## GENERAL NOTES

1. PROJECT INCLUDES CONSTRUCTION OF A 36-UNIT RESIDENTIAL DEVELOPMENT, (2 - THREE STORY BUILDINGS) AND RELATED PARKING, UTILITIES, LANDSCAPING, AND STORM WATER DRAINAGE FACILITIES.
2. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATERMAIN.
3. ACCESS TO THE DEVELOPMENT SHALL BE VIA THE EXISTING CURBCUTS SERVING THE EASTOWNE DEVELOPMENT.
4. STORM DRAINAGE SHALL BE DIRECTED TO EXISTING AND PROPOSED STORM SEWER SYSTEM ON-SITE, PRE TREATED AND ROUTED TO EXISTING, PREVIOUSLY APPROVED ONSITE PUD STORM SYSTEM.
5. PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENT.
6. PARKING: REQUIRED: TWO (2) SPACES PER DWELLING UNIT

   NO. OF UNITS = 36
   (36x2) = 72 PARKING SPACES
   TOTAL REQUIRED = 72 SPACES

   TOTAL PROVIDED: 72 SPACES
7. PROPOSED SITE LIGHTING SHALL CONSIST OF POLE-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF MONA SHORES ZONING ORDINANCE.
8. LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF CITY OF MONA SHORES ZONING ORDINANCE.

## PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY HMA PAVEMENT AREA
- NEW CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY HMA PAVEMENT AREA
- NEW HEAVY DUTY CONCRETE SIDEWALK AREA
- xx CUMULATIVE NUMBER OF PARKING SPACES

NORTH

0 20 40
SCALE IN FEET

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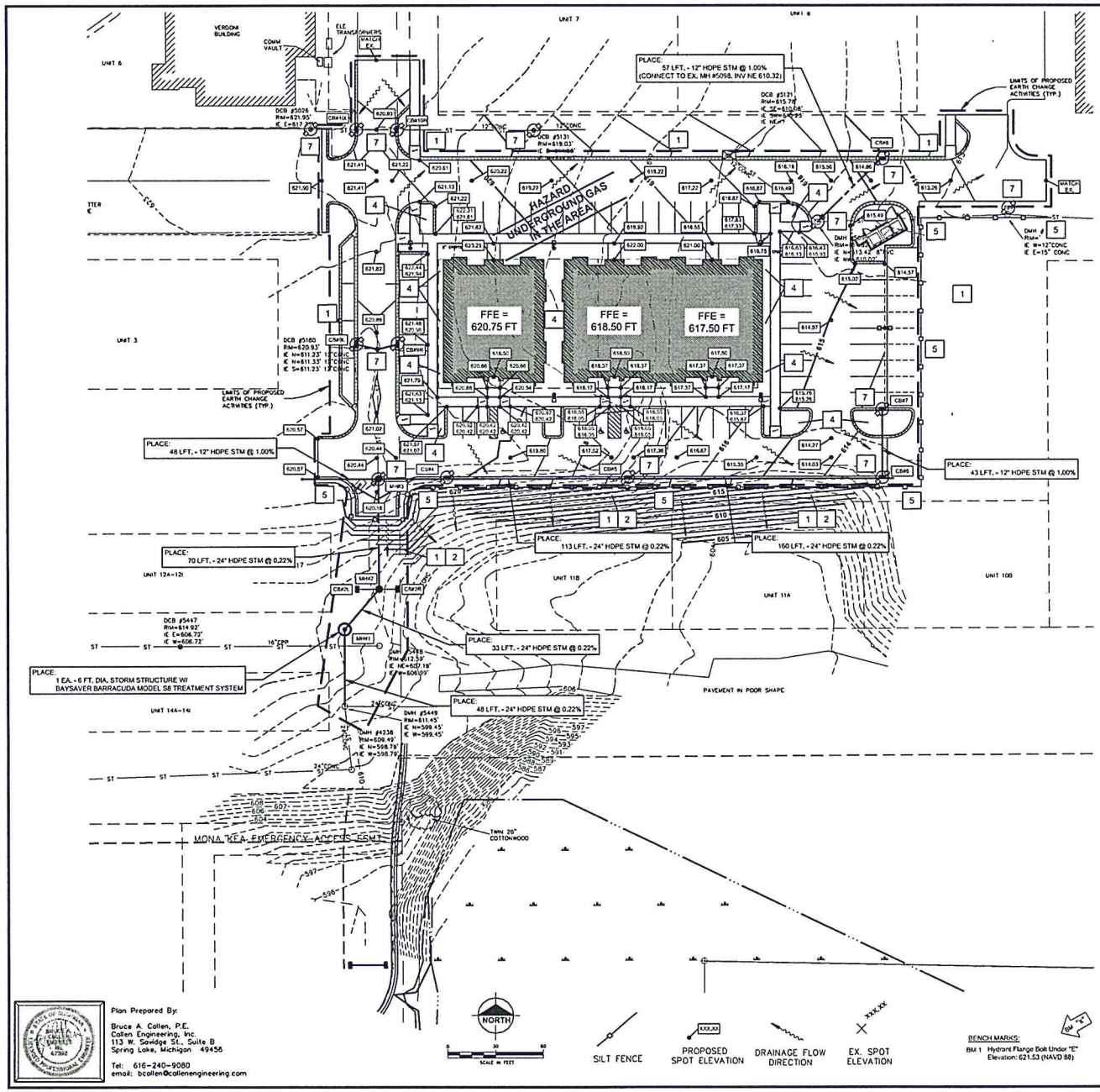
EASTOWNE FLATS
179/213 NORTH EASTOWNE DRIVE
CITY OF NORTON SHORES
MUSKEGON COUNTY, MICHIGAN
SITE PLAN

| | |
|---|---|
| DRAWN BY J.W.C. | DATE JUN '19 |
| ENGINEER B.A.C. | DATE JUN '19 |
| CDF | DATE |
| SCALE DRAWING | PLOT SCALE |
| AS NOTED | 1:1 |

PROJECT DIG EASTOWNE

SHEET NO. C1.1




## EROSION CONTROL MEASURES

| KEY | SESC MEASURE | SYMBOL | WHERE USED |
|---|---|---|---|
| 1 | Seeding | | When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, berms and stockpile areas, and spoil piles. |
| 2 | Mulch | | On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, berms and stockpile areas, and spoil piles when areas are subject to raindrop impact and erosive forces from wind or water. |
| 4 | Trees, Shrubs, Vines and Ground Cover | | When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water. |
| 5 | Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.) | | As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets. |
| 7 | Storm Drain Inlet Protection | | Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity. |

*SEE MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUEL (VERSION 2018) FOR SPECIFICATIONS

### SESC NOTES

Total disturbed area: 91,234 sft (2.09 Acres)

Additional erosion control measures not shown on the site plan may be necessary as site work progresses. Permittee is responsible for all measures necessary to prevent offsite sedimentation.

Geotextile silt fence and all catch basin protection measures shall be properly placed as shown on plans and as needed to retain soils onsite. Periodic maintenance and inspection of SESC measures is required for proper effectiveness.

Stabilize site as soon as possible.

Construction is anticipated to begin SEPTEMBER 2019 with substantial sitework completion no later than MAY 2020.

### STORM STRUCTURE SCHEDULE (THIS SHEET)

MH #1 (6' DIA - BAYSAVER BARRACUDA S6) RIM = 615.98
(COVER: EJIW 1000 SERIES W/ 01 GRATE OR A.E.)
24" INV (NE) = 606.50 FT (SOLID HDPE @ 0.22%)
24" INV (S) = 606.50 FT (SOLID HDPE @ 0.22%)

MH #2 (6' DIA) RIM = 617.61 FT (COVER: EJIW 1000 SERIES W/ 01 GRATE OR A.E.)
24" INV (SW) = 606.57 FT (SOLID HDPE @ 0.22%)
24" INV (N) = 606.67 FT (SOLID HDPE @ 0.22%)
12" INV (W) = 613.77 FT (SOLID HDPE @ 1.00%)
12" INV (E) = 613.77 FT (SOLID HDPE @ 1.00%)

MH #3 (6' DIA) RIM = 620.39 FT (COVER: EJIW 1000 SERIES W/ 01 GRATE OR A.E.)
24" INV (S) = 606.82 FT (SOLID HDPE @ 0.22%)
24" INV (E) = 606.82 FT (SOLID HDPE @ 0.22%)
EX.12" INV (N) = 609.47
12" INV (W) = 616.39 FT (SOLID HDPE @ 1.00%)

(FUTURE) CB #2 13.5' R&L (2' DIA) RIM = 617.37 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
(STA 3+38) 12" INV = 616.87 FT (SOLID WALL HDPE)

CB #4 (4' DIA) RIM = 620.21 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
24" INV (W) = 607.01 FT (SOLID WALL HDPE @ 0.22%)
24" INV (E) = 607.11 FT (SOLID WALL HDPE @ 0.22%)

CB #5 (4' DIA) RIM = 617.18 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
24" INV (W) = 607.36 FT (SOLID WALL HDPE @ 0.22%)
24" INV (E) = 607.46 FT (SOLID WALL HDPE @ 0.22%)

CB #6 (4' DIA) RIM = 613.41 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
24" INV (W) = 607.81 FT (SOLID WALL HDPE @ 0.22%)
24" INV (E) = 607.91 FT (SOLID WALL HDPE @ 0.22%)
12" INV (N) = 609.71 FT (SOLID WALL HDPE @ 1.00%)

CB #7 (2' DIA) RIM = 613.64 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
12" INV (S) = 610.14 FT (SOLID WALL HDPE @ 1.00%)

CB #8 (2' DIA) RIM = 614.39 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
12" INV (SW) = 610.89 FT (SOLID WALL HDPE @ 1.00%)

CB #9 13.5' R&L (2' DIA) RIM = 617.37 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
(STA 4+92.9) 12" INV = 617.13 FT (SOLID WALL HDPE)

CB #10 13.5' R&L (4' DIA) RIM = 620.69 FT (COVER: EJIW 7040 SERIES W/ TYPE T1 BACK, M2 GRATE OR A.E.)
(STA 6+26) CONSTRUCT OVER EX. 12" STM

### STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.
CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 1/4" BELOW PLAN GRADE.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

### SUBSURFACE CONDITIONS

Soils generally consist of Plainfield Sand (USDA NRCS Classification) consisting of Sand to a depth of 80 inches. Soil borings are pending.

BENCH MARKS:
BM 1 Hydrant Flange Bolt Under "E"
Elevation: 621.53 (NAVD 88)

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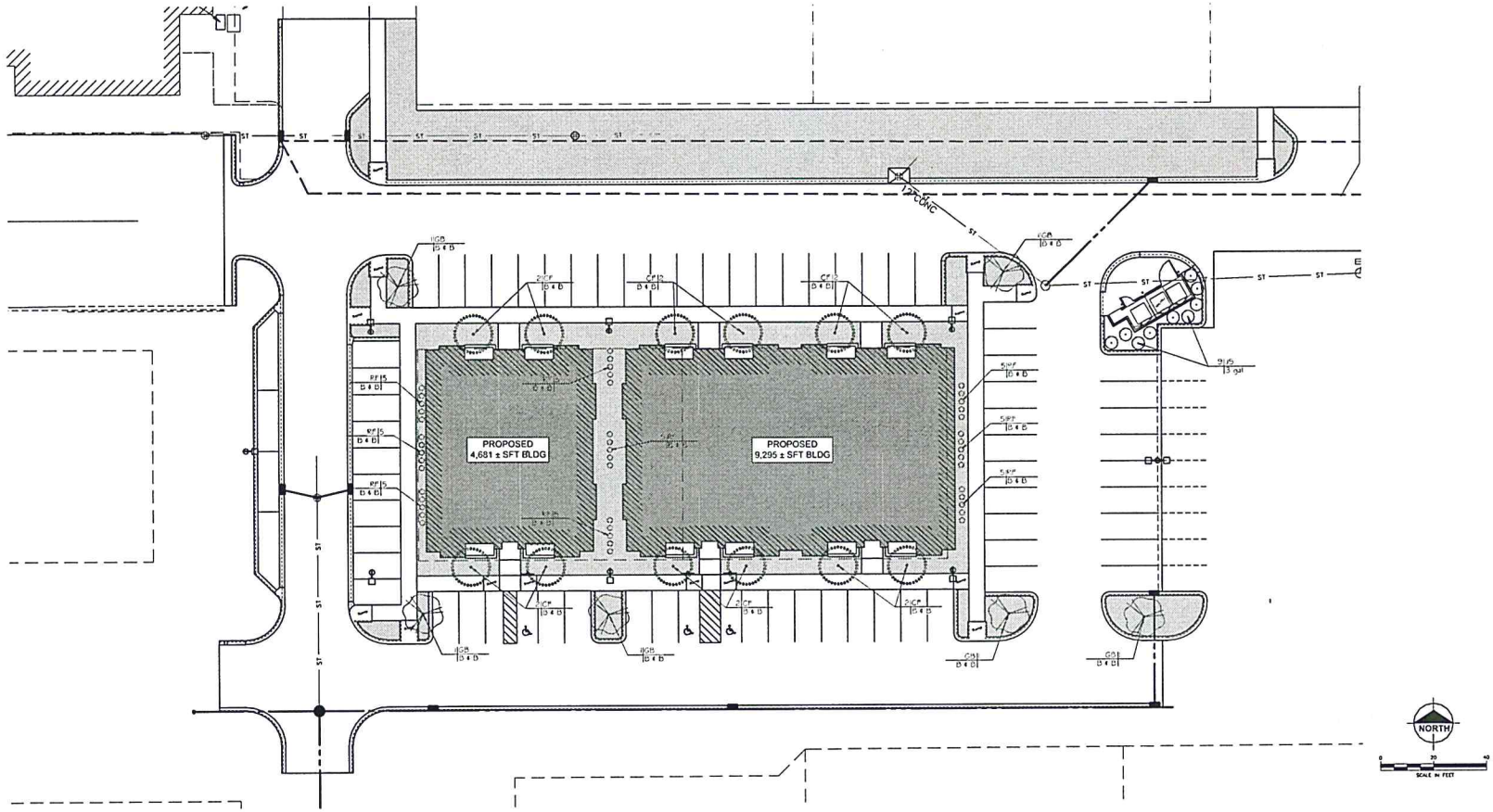
| NO | ISSUANCE / REVISION | BY | DATE |
|---|---|---|---|
| 1 | SITE PLAN REVIEW | B.A.C. | 06-25-19 |

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

EASTOWNE FLATS
179/213 NORTH EASTOWNE DRIVE
CITY OF NORTON SHORES
MUSKEGON COUNTY, MICHIGAN

GRADING, DRAINAGE, & SESC PLAN

| | |
|---|---|
| DRAWN BY J.W.C. | DATE JUN '19 |
| CHECKED B.A.C. | DATE JUN '19 |
| EDP | DATE |
| SCALE (COLOR) | (B/W COPY) |
| AS NOTED | 1:1 |
| PROJECT D19 EASTOWNE | |
| SHEET NO. C2.0 | |




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|---|
| | CF | Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam | B & B | 2"Cal | | 12 |
| | GB | Ginkgo biloba 'Magyar' / Magyar Ginkgo | B & B | 2"Cal | | 6 |
| | RF | Rhamnus frangula 'Fine Line' / Fine Line Buckthorn | B & B | | Min 5' Ht | 45 |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | SPACING | | QTY |
| | JS | Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper | 3 gal | | | 9 |

## LANDSCAPE NOTES

1. ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER.
2. CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO MUSKEGON COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
4. ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
5. SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.
   SEED MIXES SHALL BE AS FOLLOWS:

   10% TALL FESCUE
   20% PERENNIAL RYE GRASS
   30% CREEPING RED FESCUE
   40% KENTUCKY BLUEGRASS
   @ 6 LBS PER 1000 SFT

   SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
6. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.

## PROPOSED FEATURE LEGEND

LAWN AREA

Plan Prepared By:
Bruce A. Callen, P.E.
Callen Engineering, Inc.
113 W. Savidge St., Suite B
Spring Lake, Michigan 49456
Tel: 616-240-9080
email: bcallen@callenengineering.com

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

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

DATE OF PLAN: 06-25-19

Callen Engineering, Inc.
municipal • commercial • residential
113 W. Savidge Street, Suite B
Spring Lake, Michigan 49456
Tel 616-240-9080 Web callenengineering.com

REDSTONE COMMERCIAL
15526 LINN COURT
SPRING LAKE, MICHIGAN 49456
616-846-0620

| NO | REVISIONS / REPORTS | BY | DATE |
|---|---|---|---|
| 1 | SITE PLAN REVIEW | BAC | 06-25-19 |

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

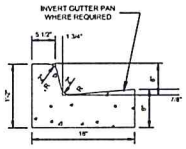
EASTOWNE FLATS
179/213 NORTH EASTOWNE DRIVE
CITY OF NORTON SHORES
MUSKEGON COUNTY, MICHIGAN

LANDSCAPE PLAN

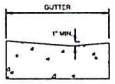
| DRAWN BY | DATE |
|---|---|
| J.W.C. | JUN '19 |
| ENGINEER | DATE |
| B.A.C. | JUN '19 |
| CDP | DATE |
| SCALE | |
| AS NOTED | 1:1 |

PROJECT 019 EASTOWNE

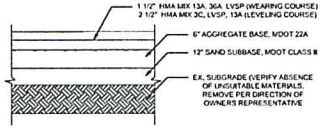
SHEET NO. L1.0




CONCRETE CURB & GUTTER (CG-F2)
DETAIL F2, MODIFIED
NO SCALE

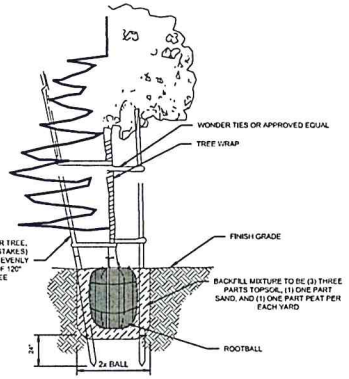



GUTTER DETAIL (CG-G)
NO SCALE



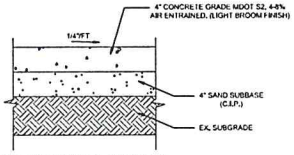

NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY _____
DATED _____
PROJECT NO. _____

HMA HEAVY DUTY PAVEMENT SECTION (AP-HD)
NO SCALE



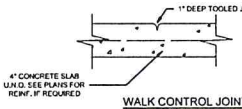

21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS.
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

TYPICAL - TREE STAKING
NO SCALE

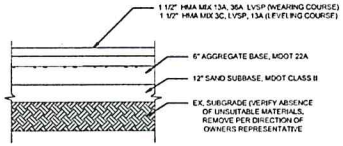



NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

CONCRETE SIDEWALK SECTION (CP-4)
NO SCALE

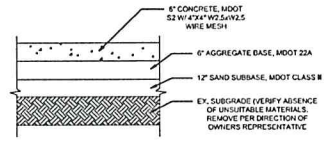



WALK CONTROL JOINT (SW-CJ)
NO SCALE



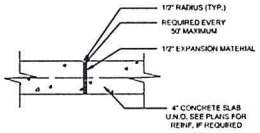

NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY _____
DATED _____
PROJECT NO. _____

HMA LIGHT DUTY PAVEMENT SECTION (AP-LD)
NO SCALE

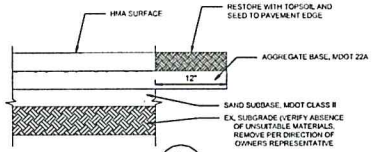



NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY _____
DATED _____
PROJECT NO. _____

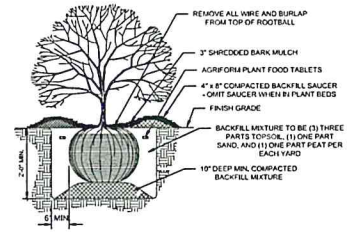
6" CONCRETE PAVEMENT SECTION (CP-6)
NO SCALE



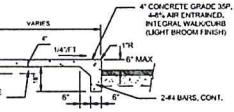

WALK EXPANSION JOINT (SW-EJ)
NO SCALE




PAVEMENT EDGE DETAIL (X-1)
NO SCALE

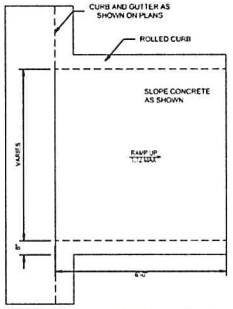



SHRUB INSTALLATION
NO SCALE

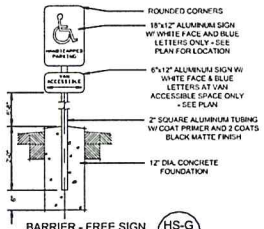



NOTE: 1) PROVIDE 3/8" EXPANSION JOINT WHERE WALK MEETS BUILDING
2) PROVIDE CONTROL JOINTS AT 6' O/C

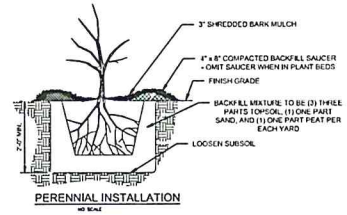
INTEGRAL WALK / CURB (SW-1)
NO SCALE



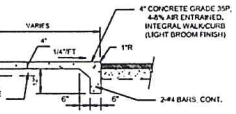

B.F. RAMP DETAIL (HC-R2)
TYPE R
NO SCALE




BARRIER - FREE SIGN (HS-G)
NO SCALE




PERENNIAL INSTALLATION
NO SCALE




NOTE: 1) PROVIDE 3/8" EXPANSION JOINT WHERE WALK MEETS BUILDING
2) PROVIDE CONTROL JOINTS AT 6' O/C

CONCRETE SIDEWALK W/ FLUSH CURB (SW-2)
NO SCALE


Plan Prepared By:
Bruce A. Callen, P.E.
Callen Engineering, Inc.
113 W. Savidge St., Suite B
Spring Lake, Michigan 49456
Tel: 616-240-9080
email: bcallen@callenengineering.com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113 W. Savidge St., Suite B
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T:616-240-9080 Web:callenengineering.com


REDSTONE COMMERCIAL
15526 LINN COURT
SPRING LAKE, MICHIGAN 49456
616-846-0620

| SH | ISSUE / REVISION | BY | DATE |
|---|---|---|---|
| 1 | SITE PLAN REVIEW | BAC | 06-25-19 |

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

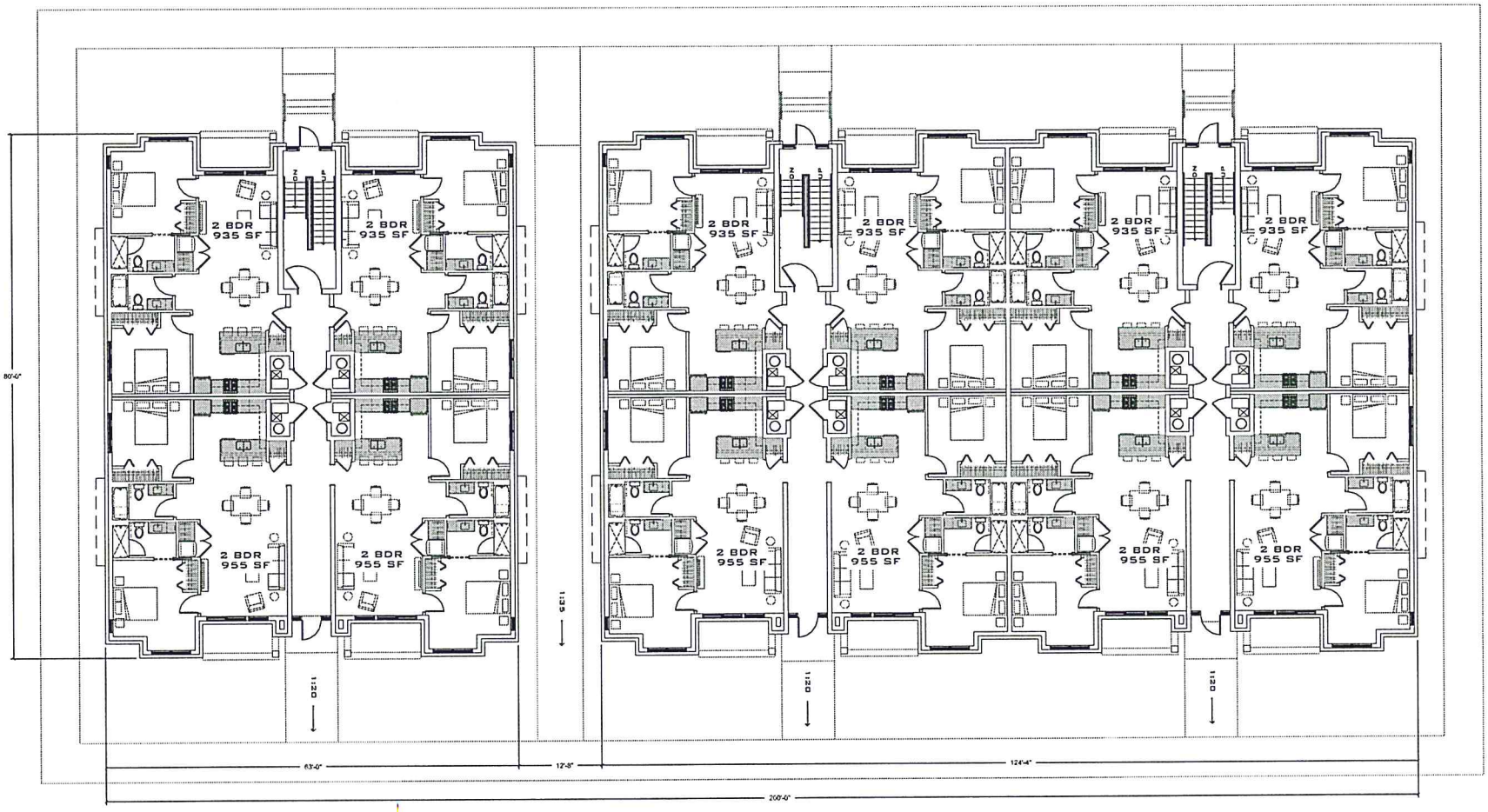
EASTOWNE FLATS
179/213 NORTH EASTOWNE DRIVE
CITY OF NORTON SHORES
MUSKEGON COUNTY, MICHIGAN

X-SECTIONS, NOTES, & DETAILS

| DRAWN BY | DATE |
|---|---|
| J.W.C. | JUN '19 |
| ENGINEER | DATE |
| B.A.C. | JUN '19 |
| EDP | DATE |

SCALE
DRAWING | PLOT SCALE
AS NOTED | 1:1

PROJECT 019 EASTOWNE
SHEET NO. C3.0




**PHASE 1 UNIT TOTALS:**

MAIN FLOOR:
4 - 2 BEDROOM

2ND FLOOR:
4 - 2 BEDROOM

3RD FLOOR:
4 - 2 BEDROOM

12 - 2 BEDROOM UNITS

**PHASE 2 UNIT TOTALS:**

MAIN FLOOR:
8 - 2 BEDROOM

2ND FLOOR:
8 - 2 BEDROOM

3RD FLOOR:
8 - 2 BEDROOM

24 - 2 BEDROOM UNITS

REDSTONE

## PHASE 1 & 2: MAIN FLOOR OVERALL:

PHASE 1: 4,750 GSF
+250 SF PATIO

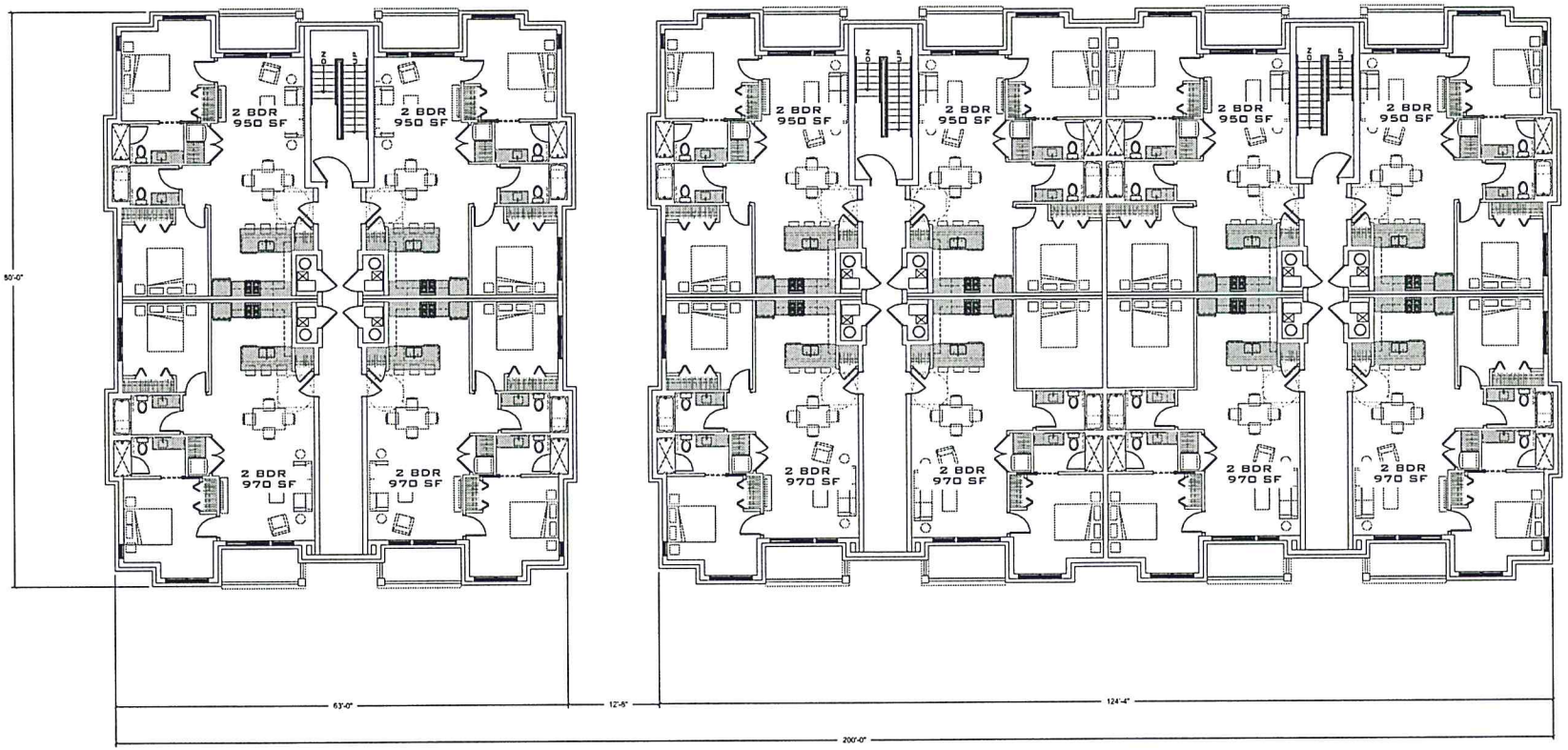
PHASE 2:9,300 GSF
+500 SF PATIO

N

0' 8' 16' 32'

6.24.19

EASTOWNE FLATS
OF NORTON SHORES




REDSTONE

PHASE 1 & 2: 2ND & 3RD FLOORS OVERALL:
4,785 GSF
+250 SF DECK

PHASE 2: 9,365 GSF
+500 SF DECK

N

0' 10' 20' 40'

6.24.19

EASTOWNE FLATS
OF NORTON SHORES

REDSTONE

NORTHWEST PERSPECTIVE

6.24.19

EASTOWNE FLATS OF NORTON SHORES

REDSTONE

NORTHEAST PERSPECTIVE

6.24.19

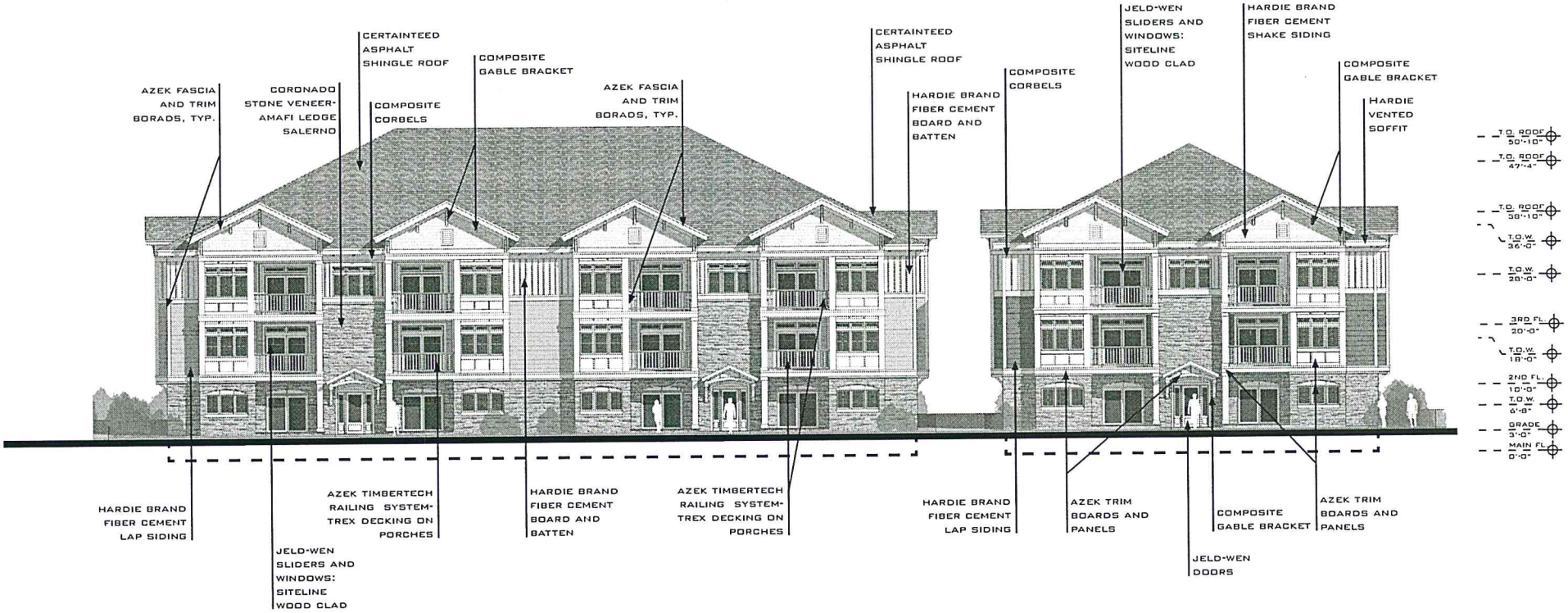
EASTOWNE FLATS OF NORTON SHORES

REDSTONE

PHASE 1 & 2 COURT/WALKWAY

6.24.19

EASTOWNE FLATS OF NORTON SHORES



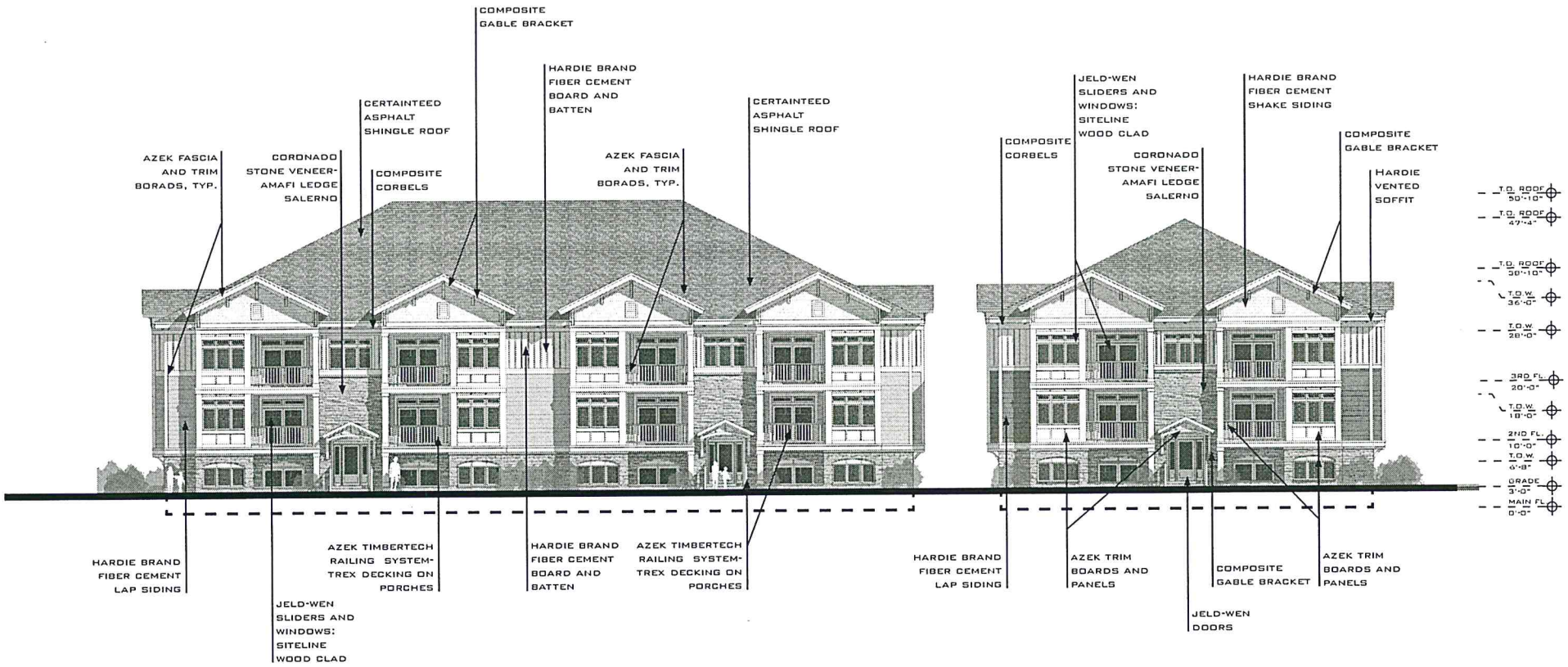

REDSTONE

SOUTH ELEVATON

0' 8' 16' 32'

6.24.19

EASTOWNE FLATS OF NORTON SHORES



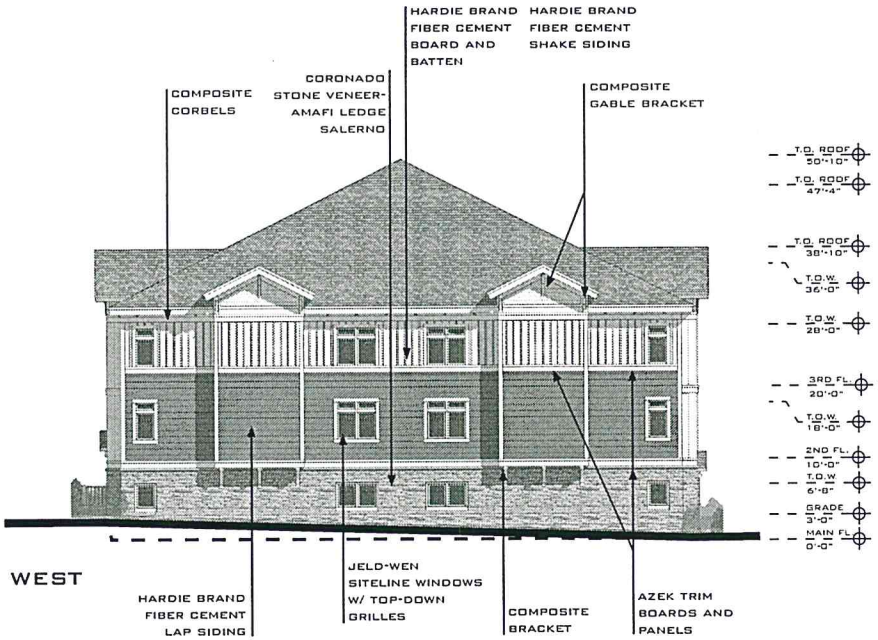

REDSTONE

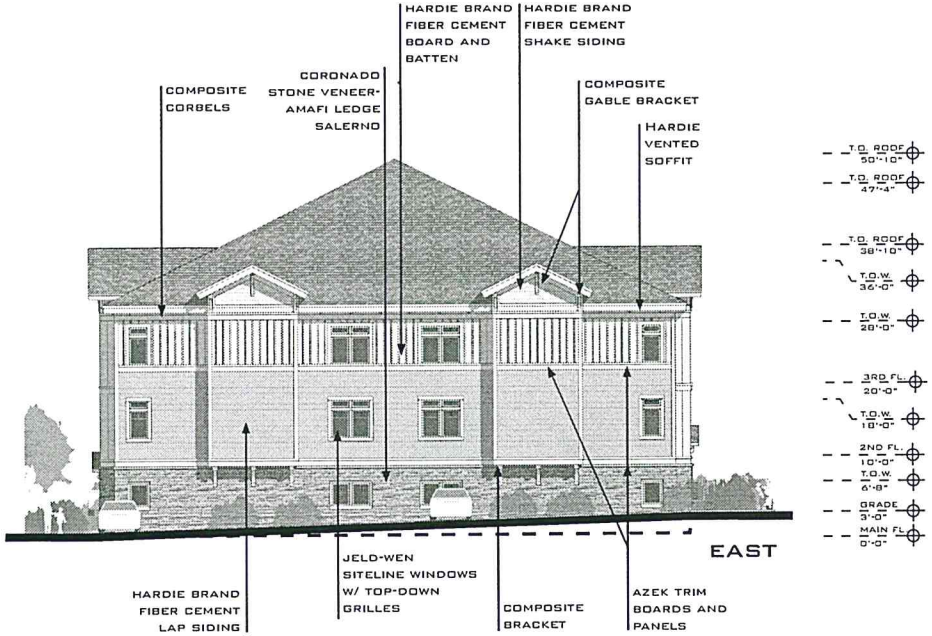
NORTH ELEVATON

0' 8' 16' 32'

6.24.19

EASTOWNE FLATS OF NORTON SHORES




REDSTONE

WEST & EAST ELEVATONS

0' 8' 16' 32'

6.24.19

EASTOWNE FLATS OF NORTON SHORES