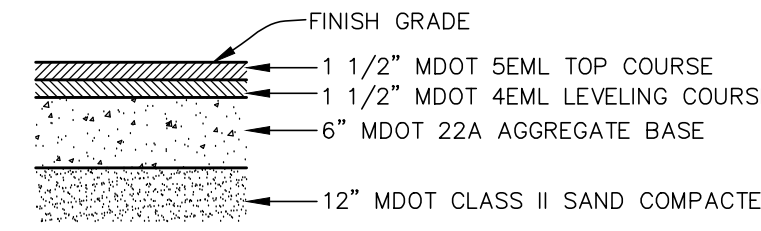


**GENERAL NOTES:**

- All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
- Remove all demolition materials and debris from the site and dispose of properly offsite.
- Do not bury any debris, roots, topsoil or other materials.
- Adequately protect the site, adjoining property, and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- Install all utilities in accordance with local specifications and requirements.
- Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
- Damage to existing utilities by the contractor shall be repaired at the contractor's expense.



**PAVING DETAIL**  
NOT TO SCALE

**PROPERTY DESCRIPTION:**

PPN#41-10-22-151-005  
5670 Jupiter Ave NE, Belmont, MI 49306  
Owner: Rachele N. Woronko  
Part of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 22, T8N, R11W, Plainfield Township, Kent County, Michigan described as: Beginning 414.5 feet North of the West 1/4 corner; thence East 260.6 feet; thence North 250 feet; thence West 260.6 feet; thence South to the place of beginning.

PPN#41-10-22-151-006  
6107 West River Dr. NE, Belmont, MI 49306  
Owner: D&D Real Estate Holdings LLC  
The West 260.6 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 22, T8N, R11W, Plainfield Township, Kent County, Michigan, EXCEPT the North 250.0 feet.

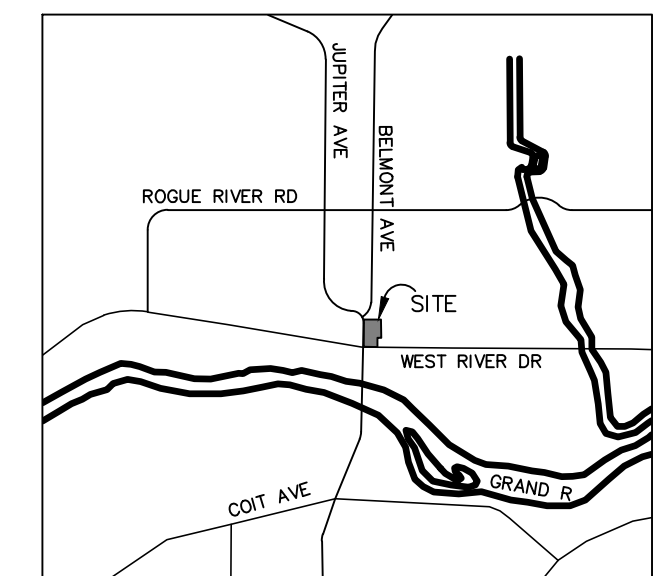
PPN#41-10-22-151-045  
6117 West River Dr. NE, Belmont, MI 49306  
Owner: D&D Real Estate Holdings LLC  
Part of the Southwest 1/4 of the Northwest 1/4, Section 22, Town 8 North, Range 11 West, Plainfield Township, Kent County, Michigan described as: Commencing at the Northwest corner of said Section 22; thence S88°00'37"E 860.57 feet along the West line of said Northwest; thence S88°28'03"E 183.01 feet; thence S00°00'37"E 104.32 feet; thence S88°29'06"E 50.00 feet; thence S00°00'37"E 364.19 feet along the East line of the West 233.0 feet of said Northwest 1/4, Northwest 1/4; thence S88°29'06"E 31.00 feet; thence S00°00'37"E 664.49 feet along the East line of the West 264.0 feet of said Southwest 1/4, Northwest 1/4; thence S88°30'09"E 256.38 to the Point of Beginning; thence S00°00'46"E 250.00 feet; thence N88°31'12"W 126.81 feet along the South line of the Southwest 1/4 of said Northwest 1/4; the N00°00'37"W 664.49 feet along the East line of the West 260.6 feet of said Southwest 1/4, Northwest 1/4; thence S88°30'09"E 259.78 feet to the Point of Beginning.

TOTAL LAND AREA: 6.13 ACRES (EXCLUDING RIGHT OF WAY)

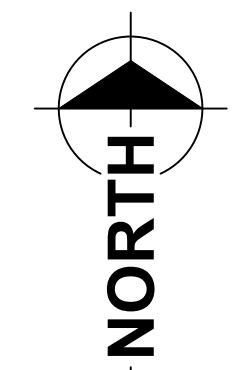
**REQUIREMENTS:**

**PROJECT NARRATIVE:** THIS PUD IS FOR A 56 UNIT APARTMENT/TOWNHOUSE COMMUNITY SITUATED ON A 6.13 ACRE PARCEL AT THE CORNER OF WEST RIVER DR. AND JUPITER AVE. THIS COMMUNITY WILL PROVIDE A PLAYGROUND, PICKLEBALL COURT, DOG PARK, PAVILION, AND FIRE PIT FOR THE ENJOYMENT OF THE RESIDENTS. THE SITE WILL BE PEDESTRIAN FRIENDLY WITH SIDEWALK THROUGHOUT AND A BIKE PATH CONNECTION TO WEST RIVER DRIVE. THE BIKE PATH WILL ALSO PROVIDE EMERGENCY ACCESS (GATED) AND BE MAINTAINED BY THE OWNER YEAR ROUND. THE THREE PROPERTIES ARE ALL UNDER CONTRACT BY PAUL GRANZOTTO BUILDER SO THE PROJECT WILL BE CONSTRUCTED UNDER SINGLE OWNERSHIP IF APPROVED. PUBLIC WATER AND SEWER WILL BE EXTENDED FOR THE PROJECT. STORM WATER WILL BE RETAINED ONSITE WITH AN OVERFLOW TO WEST RIVER DR. A WOODED BUFFER WILL BE PRESERVED TO THE NORTH AND EAST.

- ZONING: EXISTING: R-1B PROPOSED: PUD (DEVIATING FROM R-3)  
ZONING REQUIREMENTS:  
45' FRONT YARD SETBACK FOR MULTI-FAMILY  
35' SIDE YARD SETBACK FOR MULTI-FAMILY  
80' BUFFER TO NORTH PROPERTY LINE  
50' BUFFER TO EAST PROPERTY LINE
- PARKING REQUIREMENTS:  
PARKING REQUIRED BY ZONING:  
2 SPACES PER MULTI-FAMILY DWELLING UNIT  
56 UNITS x 2 = 112 SPACES  
PARKING REQUIRED = 112 SPACES REQUIRED  
EXTERIOR HOMES 16 UNITS 24 GARAGE, 24 DRIVEWAY 48 SPACES  
INTERIOR HOMES 12 UNIT, 24 GARAGE, 12 DRIVEWAY 36 SPACES  
APARTMENT BUILDINGS 28 UNITS 58 SPACES  
PROPOSED PARKING = 142 SPACES
- PUD SITE DESIGN POINTS REQUIRED: 7 POINTS  
PROPOSED:  
1 VARIETY OF BUILDING TYPES WITH TRANSITIONS BETWEEN HIGHER AND LOWER DENSITY  
3 COMMUNITY FEATURES, INTERNAL NON-MOTORIZED TRAILS, OR RECREATIONAL AMENITIES  
2 EFFICIENT CONSOLIDATION OF POORLY DIMENSIONED PARCELS  
1 MITIGATION OF ADVERSE IMPACT ON PUBLIC FACILITIES (SINGLE ENTRANCE/EXIT)  
1 LOW IMPACT STORMWATER MANAGEMENT (UTILIZE INFILTRATION)  
2 SIGNIFICANT PRESERVATION OF OPEN SPACES, TREE, AND WOODLANDS  
10 TOTAL POINTS



**LOCATION MAP**  
NOT TO SCALE



SCALE: 1" = 40'

REVISIONS  
4-3-26 SUBMITTAL TO TWP  
5-11-26 SAN SEWER, EMERGENCY ACCESS DRIVE & GATE  
5-20-26 NARRATIVE & NOTES

**LEGEND**

T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC.	SECTION	HYDRANT
POB	POINT OF BEGINNING	VALVE
	PROPOSED BLACKTOP	UTILITY POLE
	PROPOSED CONCRETE	GUY WIRE
	EXISTING BLACKTOP	LIGHT POLE
	EXISTING CONCRETE	WALL MOUNTED LIGHT
	BUILDING	PEDESTAL
		TRANSFORMER
		SIGN

**THE BANKS OF BELMONT**  
**SITE AND UTILITY PLAN**  
**6117 WEST RIVER DR**

FOR: Paul Granzotto  
Bellabay Realty  
4050 Del Mar Dr, Suite C  
Grandville, MI 49418

PART OF THE NORTHEAST 1/4, SECTION 22, T8N, R11W, PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

**C1**



