

**Development Application for Consideration by the
Planning Commission**

Project Name: Phoenix Training Facility

Applicant: Ms. Sarah Scott, Phoenix Training Facility, represented by Mr. Justin Longstreth, Moore & Bruggink.

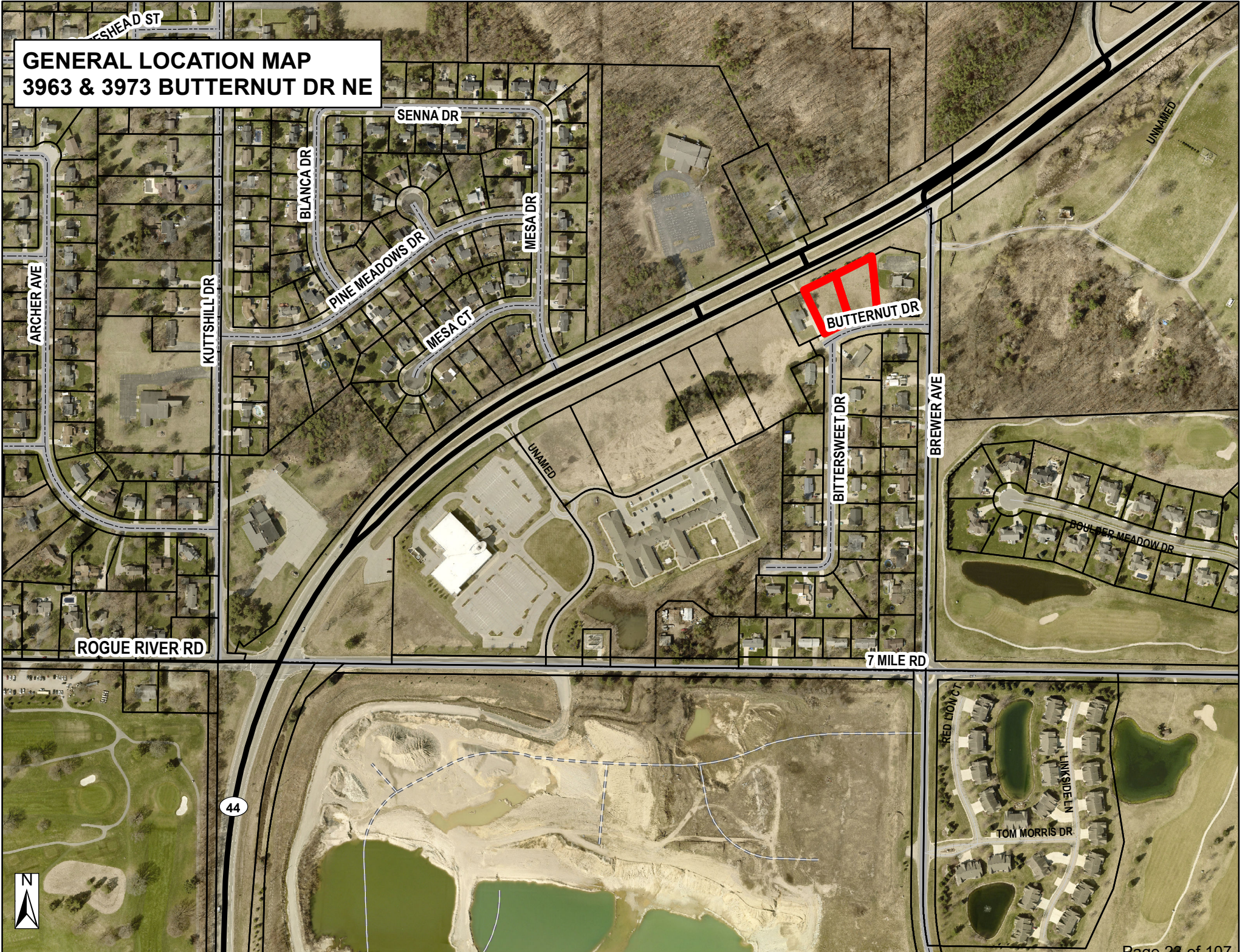
Project Address: 3963 & 3973 Butternut Drive NE

Perm. Parcel #: 41-10-14-476-002, 41-10-14-476-003

Size of Site: Approximately 0.98 acres (combined)

Project Description & Action Requested of the PC: To grant site plan approval for a new 5,000 square foot commercial office building and future addition.

GENERAL LOCATION MAP
3963 & 3973 BUTTERNUT DR NE



Project Narrative:

A new commercial building is being proposed at 3963 and 3973 Butternut Drive, NE Belding, MI 49306.

The site, which is currently vacant, is located between Farm Bureau Insurance (6207 Brewer Ave. NE) and Muston Construction (3955 Butternut Dr. NE) and was purchased by the applicant on January 8, 2026.

The applicant, Sarah Scott, is the owner of Phoenix Training, which has been operating at a nearby location for approximately 5 years. Phoenix Training is a functional fitness and wellness gym, focused on personal training and classes with a variety of options, including yoga, martial arts, and nutrition coaching.

Development of a 6,600 sq. ft. commercial building with off street parking and storm water management is being proposed.

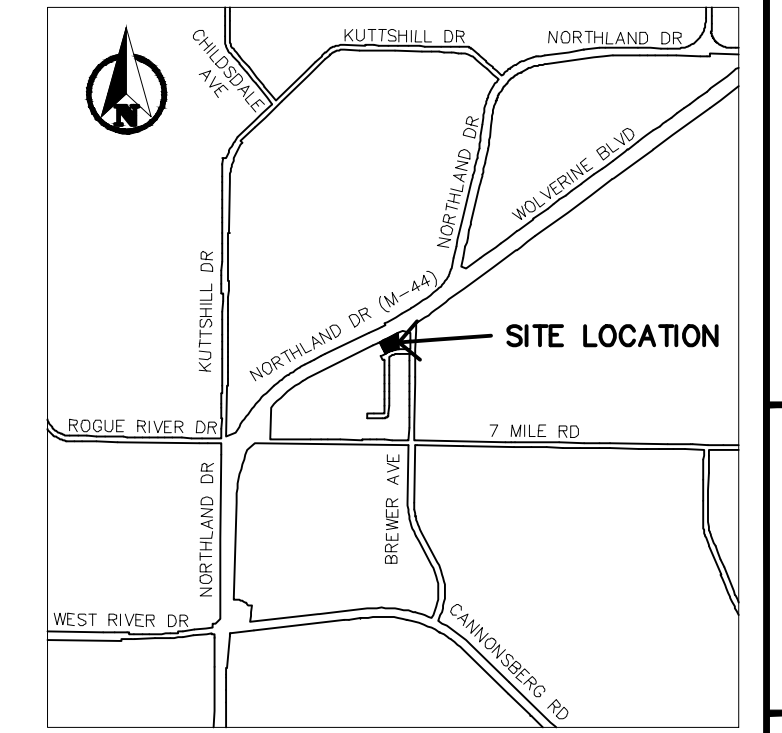
The west 3,000 sq. ft. of the building (plus 2,000 sq. ft. on the 2nd floor) is the only currently proposed construction. The applicant may desire to build the east 3,600 sq. ft. when a user is identified.

The applicant intends to commence construction as soon as possible upon obtaining any necessary approvals and permits, with a goal of opening for business in this new location in third or fourth quarter of 2026.

BENCHMARKS - NAVD88

CONTROL POINTS - MI SOUTH SPCS NAD83

CP#1	CP#2
M+B RED CAP	M+B RED CAP
N 576210.0075	N 576167.3035
E 12801747.0637	E 12801354.3696
ELEV 691.594	ELEV 686.117



LOCATION MAP
NO SCALE:

PROPERTY DESCRIPTION

LOTS 19 & 20, EAST BELMONT NO. 1, PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN, AS RECORDED IN LIBER 60 OF PLATS, PAGE 9, KENT COUNTY RECORDS. 0.98 ACRES

EXISTING UNDERGROUND UTILITY DATA

SANITARY MH#1 RIM 691.67 15" CLAY INV N 679.77 15" CLAY INV S 679.77 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM MH#5 RIM 686.21 12" CONC INV N 681.31 12" CONC INV SE 681.21 12" CONC INV SW 680.71 12" CONC INV S 680.61 12" CONC INV ENE 680.41 STRUCTURE BOTTOM 680.21 2" DIA RIM 4" DIA BLOCK STRUCTURE
STORM MH#2 RIM 791.31 12" CONC INV N 786.91 12" CONC INV W 784.31 STRUCTURE BOTTOM 784.31 2" DIA RIM 4" DIA BLOCK STRUCTURE	STORM CB#6 RIM 685.35 12" CONC INV NW 681.45 STRUCTURE BOTTOM 679.05 2" SQUARE RIM 4" DIA PRECAST STRUCTURE
STORM CB#3 RIM 690.77 12" CONC INV S 687.07 STRUCTURE BOTTOM 683.92 2" SQUARE RIM 4" DIA BLOCK STRUCTURE	STORM CB#4 RIM 685.7 12" CONC INV S 681.56 STRUCTURE BOTTOM 678.96 2" SQUARE RIM 4" DIA BLOCK STRUCTURE



LEGEND

— SANITARY SEWER (SAN)	▲ HYDRANT (HYD)	● SURVEY IRON (FOUND)
— STORM SEWER (STM)	○ WATER VALVE (WV)	○ SURVEY IRON (SET)
— WATERMAIN (WAT)	○ SPRINKLER CONTROL BOX (SCB)	M - MEASURED DIMENSION
— GAS MAIN (GAS)	○ MANHOLE (MH)	L - PLATTED DIMENSION
— UG ELECTRIC (PWR)	⊗ CATCH BASIN (CB)	L - LENGTH
— UG TELCOM (TELCOM)	⊗ YARD DRAIN (YD)	R - RADIUS
— AERIAL UTILITY LINE (AERIAL)	⊗ UTILITY POLE (UP)	CB - CHORD BEARING
— FENCE	⊗ GUY ANCHOR (GA)	C - CHORD DISTANCE
	○ GAS VALVE (GV)	BM - BENCHMARK
	x UG GAS MARKER (UGM)	CP - CONTROL POINT
	⊗ TELCOM RISER (TR)	TELCOM - TELECOMMUNICATIONS
	⊗ MAILBOX (MB)	
■ HOT MIX ASPHALT SURFACE (HMA)		

SHEET SCHEDULE

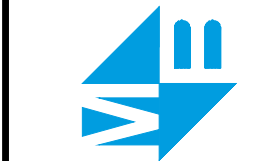
- 1 SITE SURVEY & REMOVALS
- 2 SITE LAYOUT PLAN
- 3 UTILITY PLAN
- 4 SITE GRADING & SOIL EROSION CONTROL PLAN
- 5 STORM WATER RETENTION BASIN
- 6 LANDSCAPE PLAN

PREPARED FOR:
BDR INC.
50 CRAHEN AVE NE
SUITE 200
GRAND RAPIDS, MI 49525
RIC DYK
RDYK@BDRINC.COM

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

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 383-9801
mailto:mail@mbce.com



SITE SURVEY & REMOVALS
FOR
3963 & 3973 BUTTERNUT DR.
PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

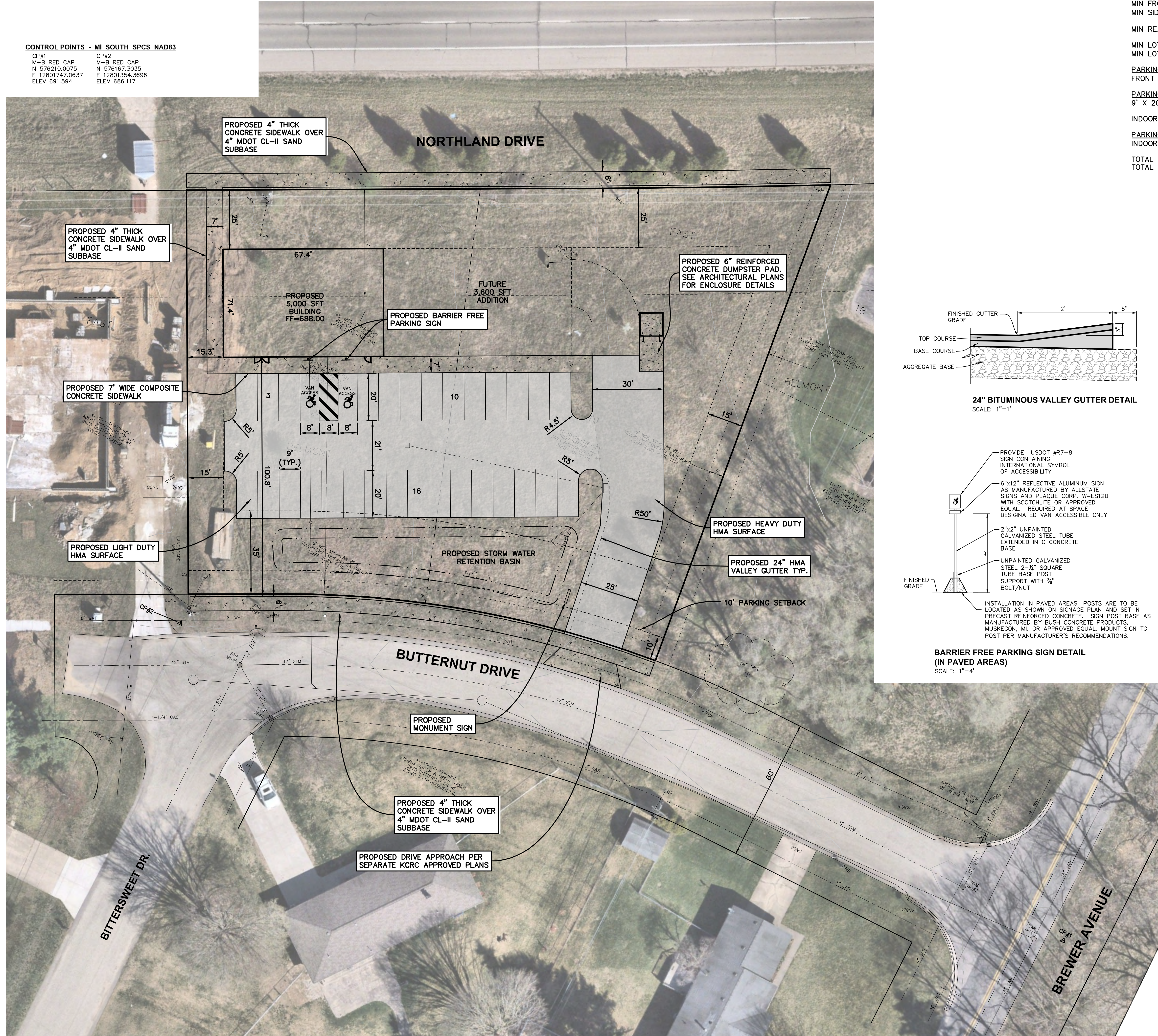
FIELD SURVEY / DATE	GIS
PROJECT NO.:	250207.01
DESIGN DRAWN BY:	MJK / JJB
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	JANUARY 5, 2026
SHEET NUMBER	1 OF 6

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BENCHMARKS - NAVD88

CONTROL POINTS - MI SOUTH SPCS NAD83

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E 12801747.0637 E 12801354.3696
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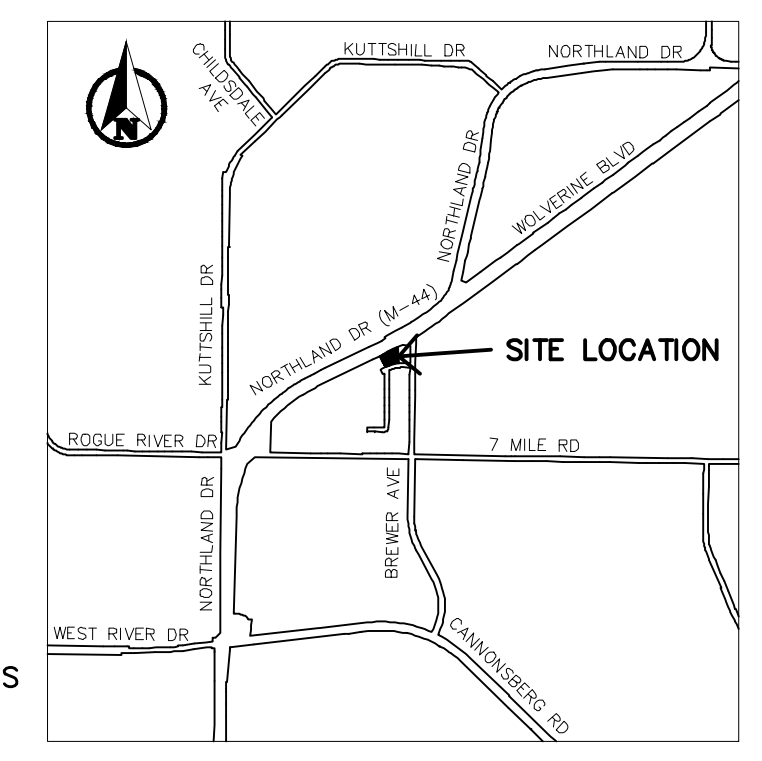
EXISTING ZONING: "O" OFFICE
MIN FRONT SETBACK: 35'
MIN SIDE SETBACK: 15'
MIN REAR SETBACK: 25'
MIN LOT AREA: 15,000 SFT
MIN LOT WIDTH: 100'

PARKING LOT SETBACKS:
FRONT SETBACK: 10'

PARKING REQUIREMENTS:
9' X 20' WITH 20' DRIVE AISLE

INDOOR RECREATION FACILITY: 1 SPACE/300 SFT

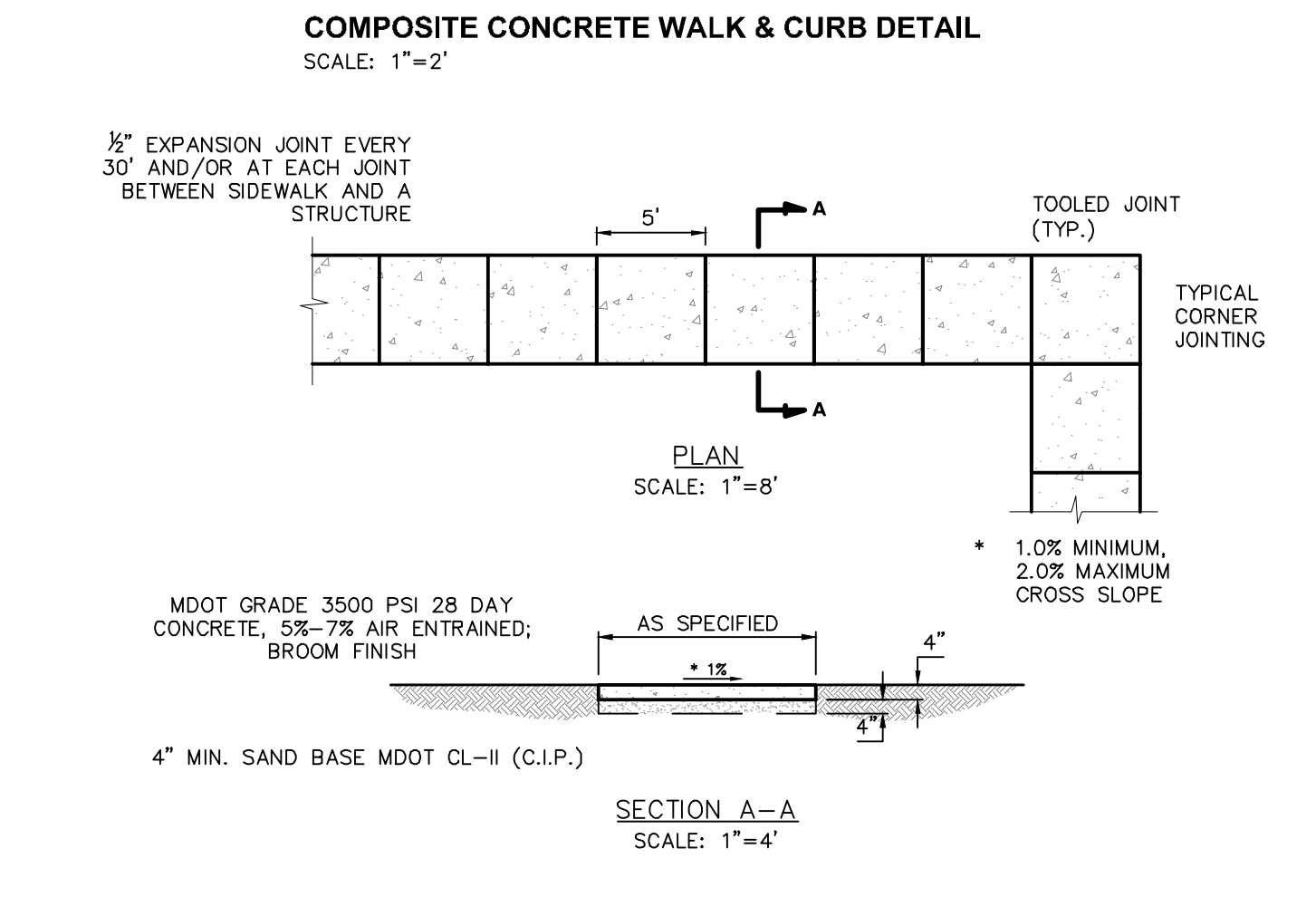
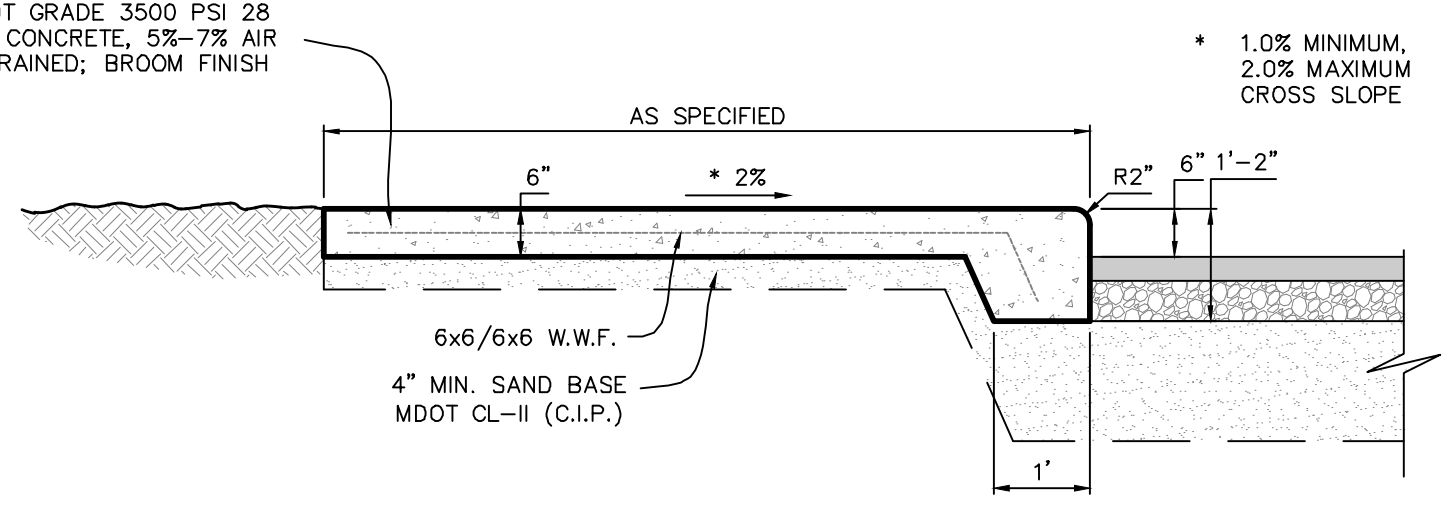
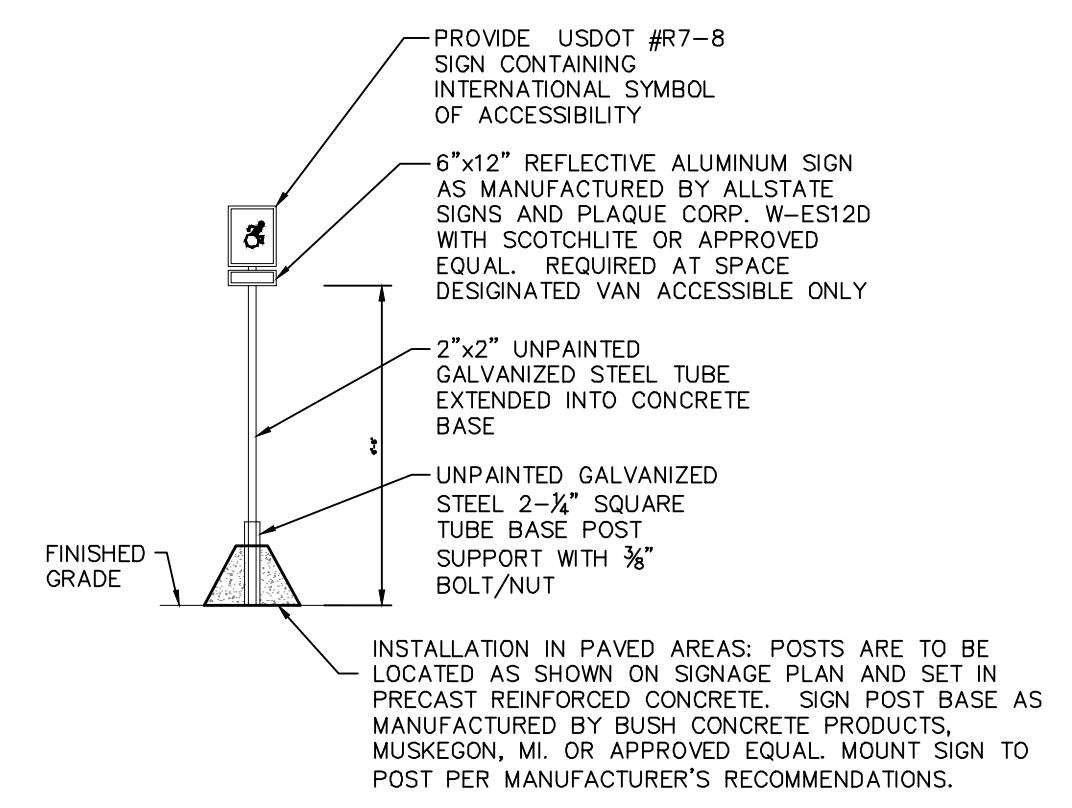
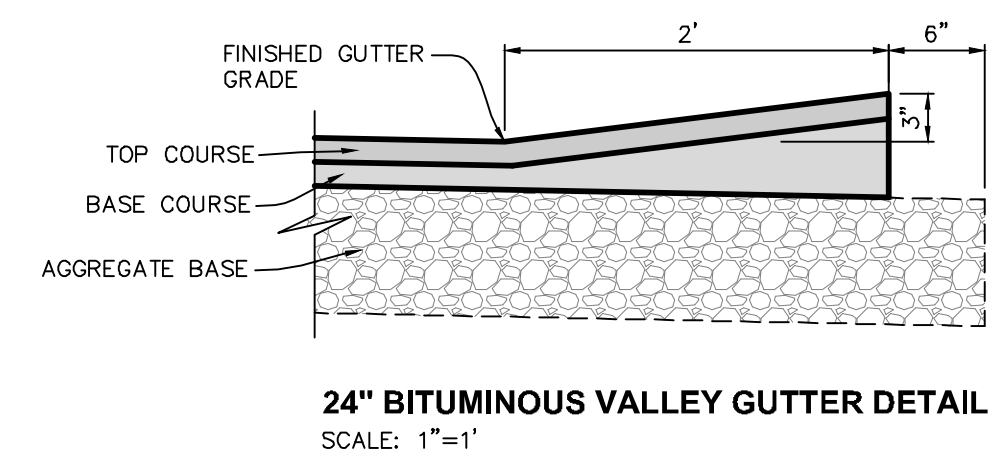
PARKING REQUIRED:
INDOOR RECREATION FACILITY: 8,600 SFT/300=29 SPACES
TOTAL PARKING REQUIRED: 29 SPACES
TOTAL PARKING PROVIDED: 31 SPACES



North arrow and scale bar (0, 10, 20 feet). PLAN SCALE: 1" = 20'. Logo for 811 with text 'Know what's below. Call before you dig.'

SITE PLAN GENERAL NOTES:

- 1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
- 2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- 3. THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH KENT COUNTY ROAD COMMISSION STANDARD CONSTRUCTION SPECIFICATIONS.
- 4. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
- 5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
- 6. UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
8" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH
2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
- 7. THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" 21AA GRAVEL BASE (C.I.P.)
2" 3EL HMA LEVELING COURSE
2" 5EML HMA WEARING COURSE
- 8. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
6" 21AA GRAVEL BASE (C.I.P.)
2" 3EL HMA LEVELING COURSE
1 1/2" SEL HMA WEARING COURSE
- 9. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
- 10. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
- 11. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
- 12. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER RETENTION POND AS SHOWN AND SPECIFIED.
- 13. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
- 14. PROPOSED CROSS CONNECTIONS TO THE NORTH AND SOUTH SITES AS FEASIBLE.



SHEET SCHEDULE

1	SITE SURVEY & REMOVALS
2	SITE LAYOUT PLAN
3	UTILITY PLAN
4	SITE GRADING & SOIL EROSION CONTROL PLAN
5	STORM WATER RETENTION BASIN
6	LANDSCAPE PLAN

PREPARED FOR:
BDR INC.
50 CRAHEN AVE NE
SUITE 200
GRAND RAPIDS, MI 49525
RIC DYK
RDYK@BDRINC.COM

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:info@mbce.com



SITE LAYOUT PLAN FOR
3963 & 3973 BUTTERNUT DR.
PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE: GIS

PROJECT NO.: 250207.01

DESIGN DRAWN BY: MJK / JJB

DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: JANUARY 5, 2026

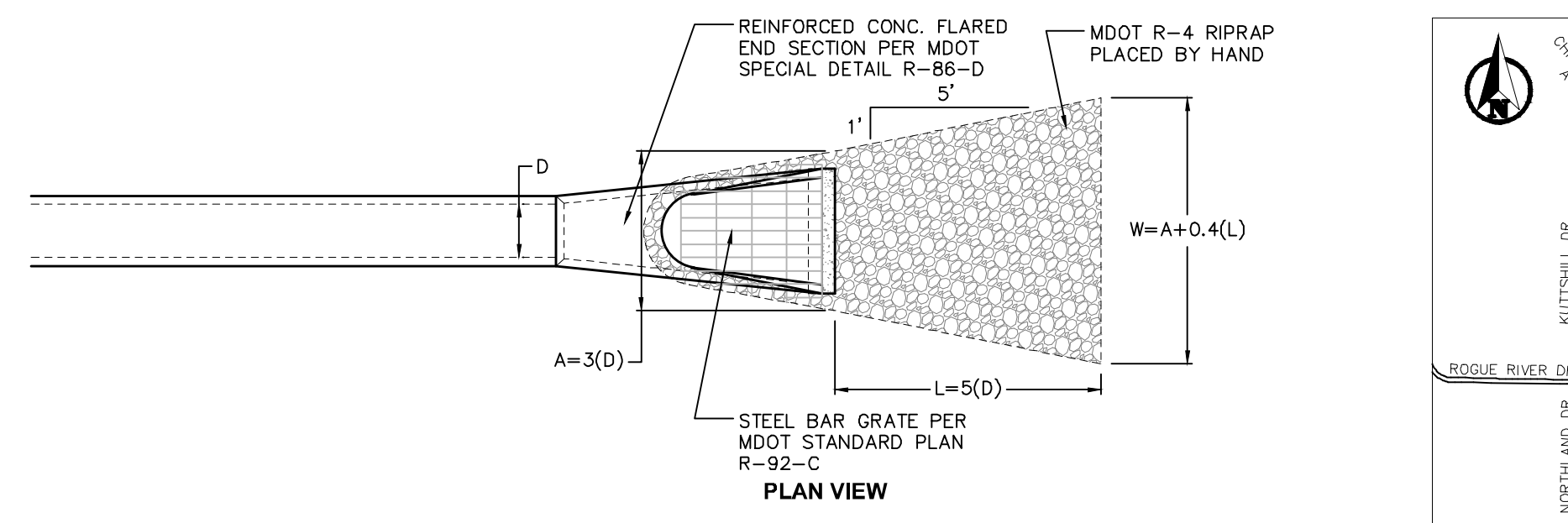
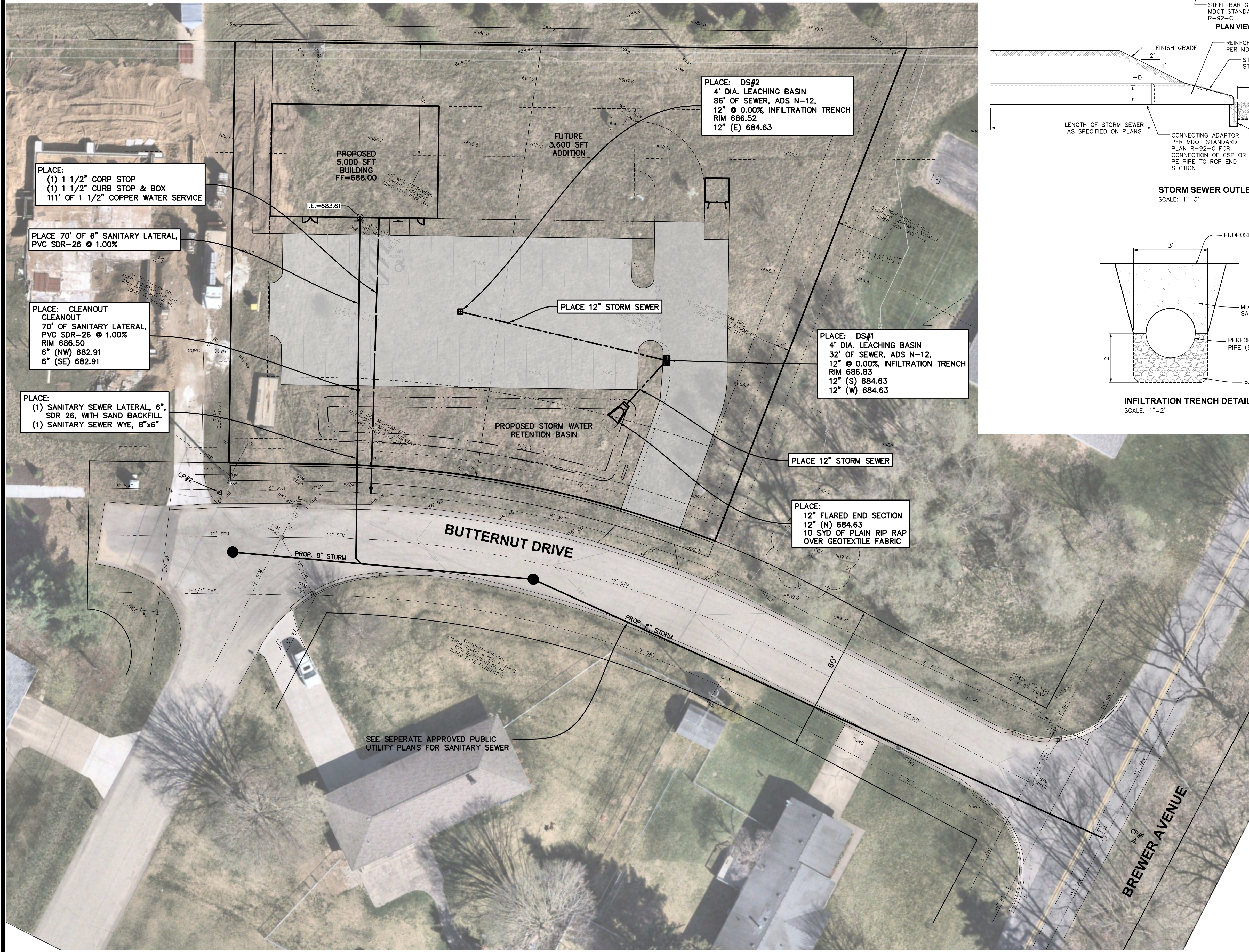
SHEET NUMBER: 2 OF 6

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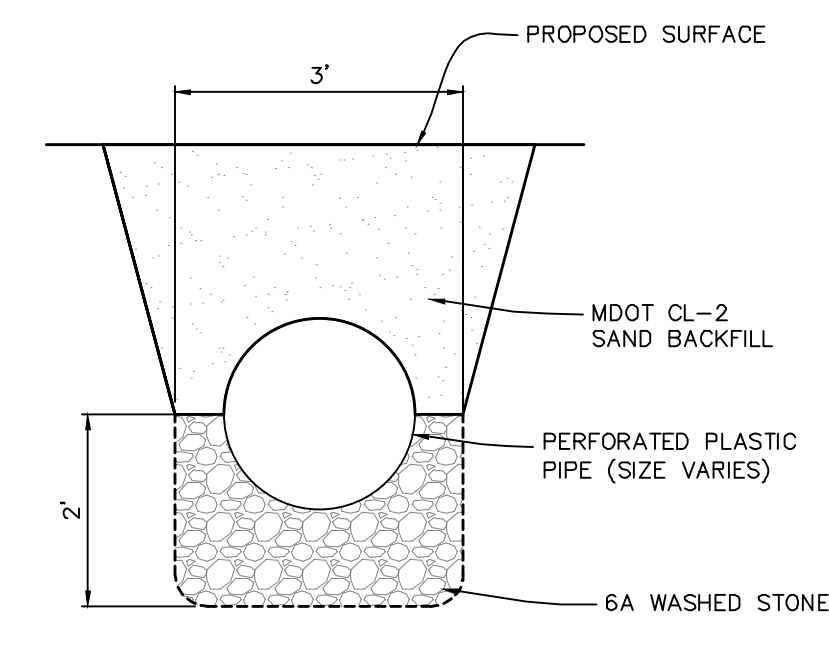
BENCHMARKS - NAVD88

CONTROL POINTS - MI SOUTH SPCS NAD83

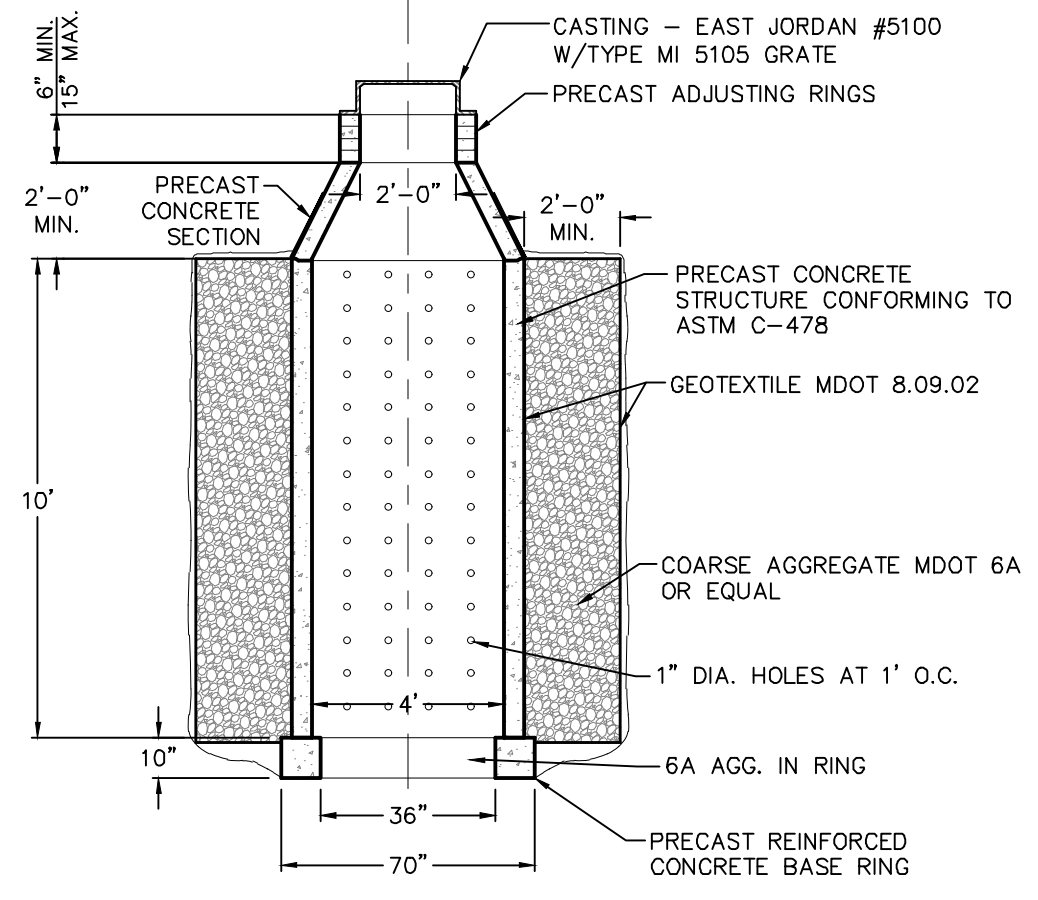
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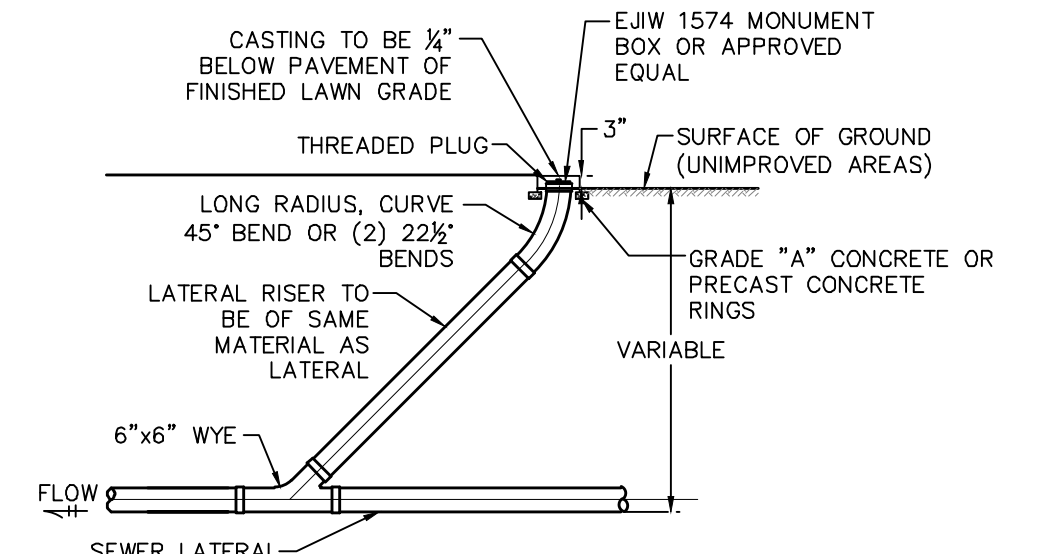
STORM SEWER OUTLET DETAIL
SCALE: 1"=3'



INFILTRATION TRENCH DETAIL
SCALE: 1"=2'



LEACHING BASIN DETAIL
SCALE: 1"=4'



STANDARD SEWER CLEANOUT DETAIL
SCALE: 1"=4'

UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER MANAGEMENT SYSTEM AS SHOWN AND SPECIFIED.
11. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

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- 5 STORM WATER RETENTION BASIN
- 6 LANDSCAPE PLAN

PREPARED FOR:
BDR INC.
59 GRAHEN AVE NE
SUITE 200
GRAND RAPIDS, MI 49525
RID DYK
RDYK@BDRINC.COM



0 10 20
PLAN SCALE: 1" = 20'

811
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UTILITY PLAN
FOR
3963 & 3973 BUTTERNUT DR.
PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

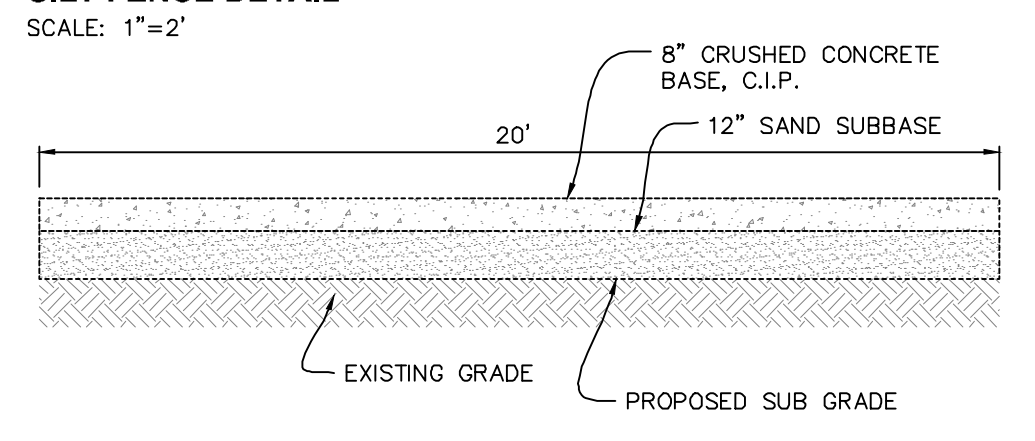
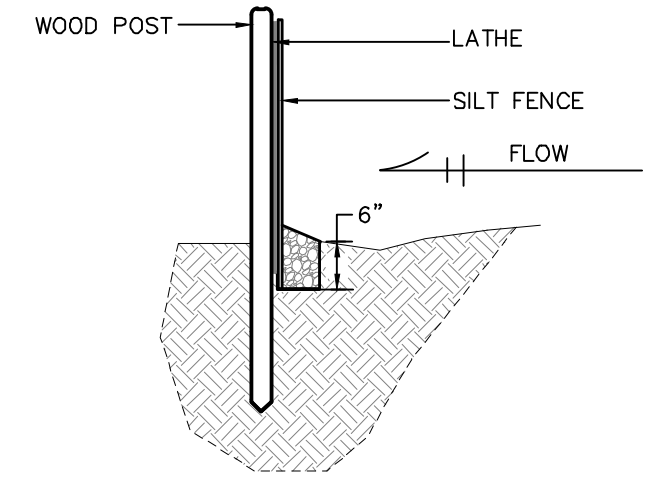
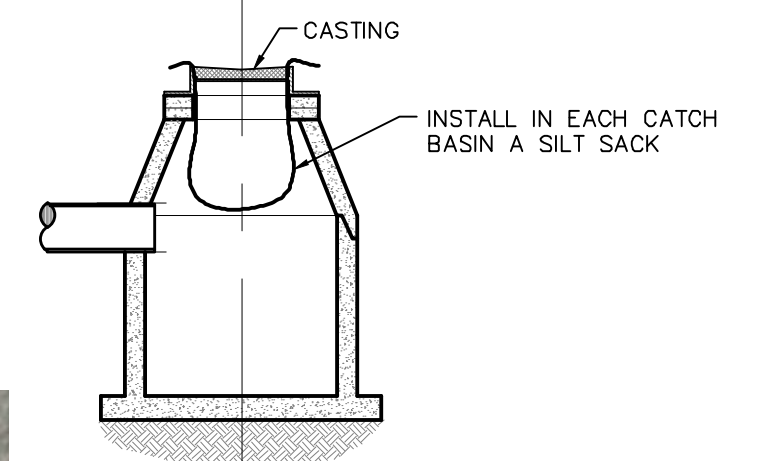
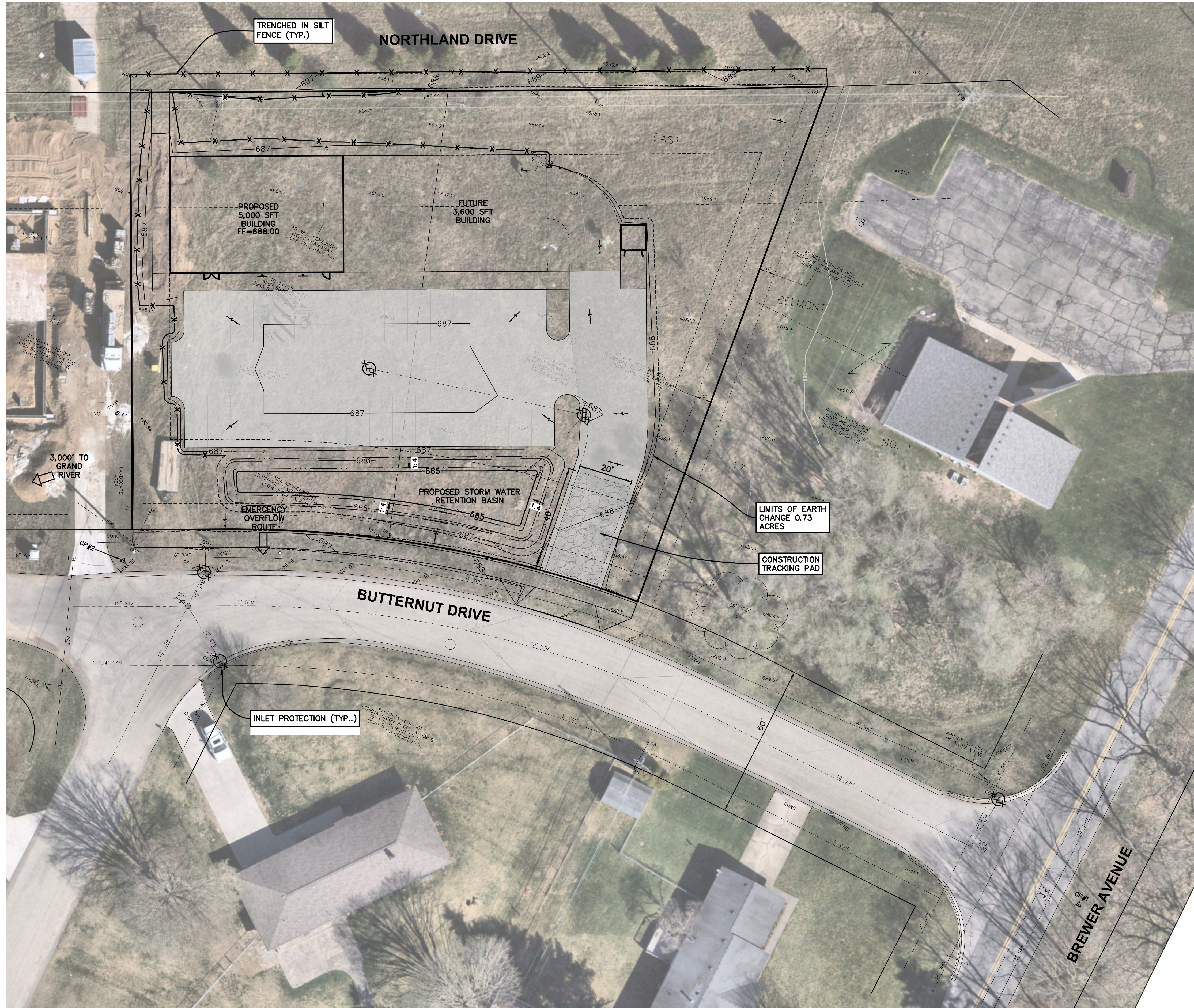
FIELD SURVEY / DATE	GIS
PROJECT NO.:	250207.01
DESIGN DRAWN BY:	MJK / JJB
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	JANUARY 5, 2026
SHEET NUMBER	3 OF 6

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BENCHMARKS - NAVD88

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E 12801747.0637	E 12801354.3696
ELEV 691.594	ELEV 686.117



- SOIL EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
 2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
 4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
 5. NORTH AMERICAN GREEN D5-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
 6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
 7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
 8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
 9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK) PER CITY OF GRAND RAPIDS APPROVED MANUFACTURERS (H-FLOW AND/OR ACF BRANDS). CONTRACTOR SHALL PROVIDE PRODUCT INFORMATION TO THE CITY PRIOR TO INSTALLATION.
 10. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE.
 11. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
 12. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
 13. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
 14. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
 15. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
 16. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM BUTTERNUT STREET.
 17. EXISTING SOIL CONDITIONS: CHELSEA LOAMY FINE SAND PER USDA SOIL SURVEY

CONSTRUCTION SCHEDULE

ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

- SHEET SCHEDULE**
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RIG DYK
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PLAN SCALE: 1"=20'

PLAN REVISIONS

NO.	DATE	DESCRIPTION

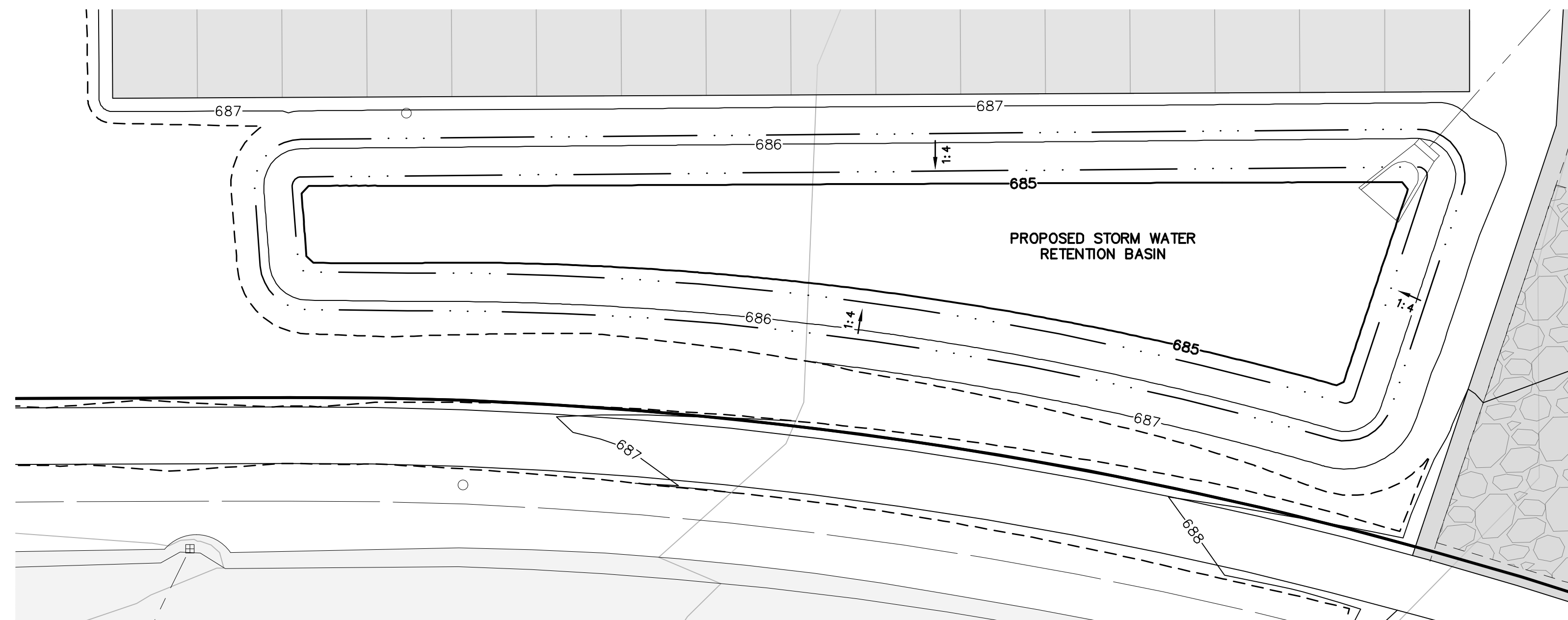
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SITE GRADING & SOIL EROSION CONTROL PLAN
FOR
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PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

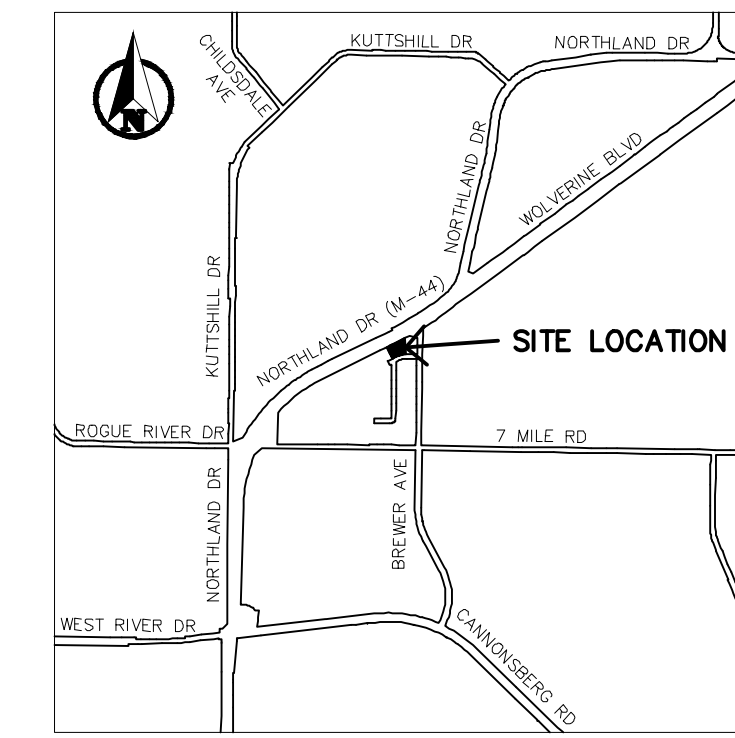
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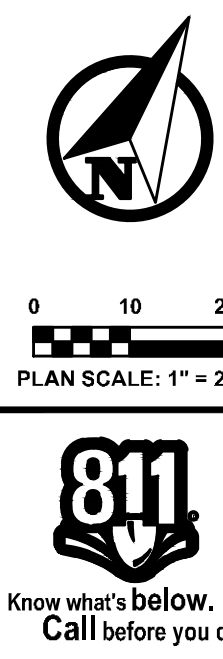
P:\350207\01_3973 Butternut NE - Plainfield\CAD\DWG\250207\01_SITE PLAN SHEET.dwg_1/21/2026 2:05:37 PM_MATT KOZAK



STAGE STORAGE TABLE		
ELEV	CUMULATIVE VOLUME (CFT.)	CUMULATIVE VOLUME (AC-FT)
684.25	0.00	0.00
685.00	508.11	0.01
685.75	1923.42	0.04
686.00	2536.25	0.06
686.75	4809.44	0.11
REQUIRED STORAGE VOLUME = 1,887 CFT = 0.04 AC-FT		



LOCATION MAP
NO SCALE:



PLAN REVISIONS

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Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 383-9801
mailto:mboe@mbce.com

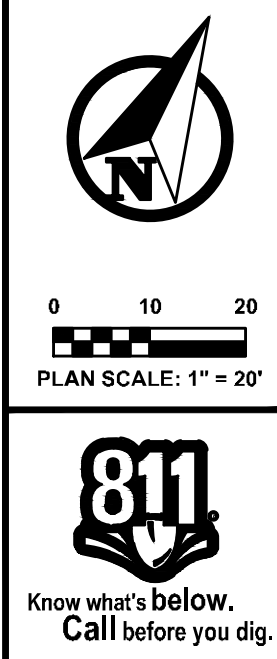
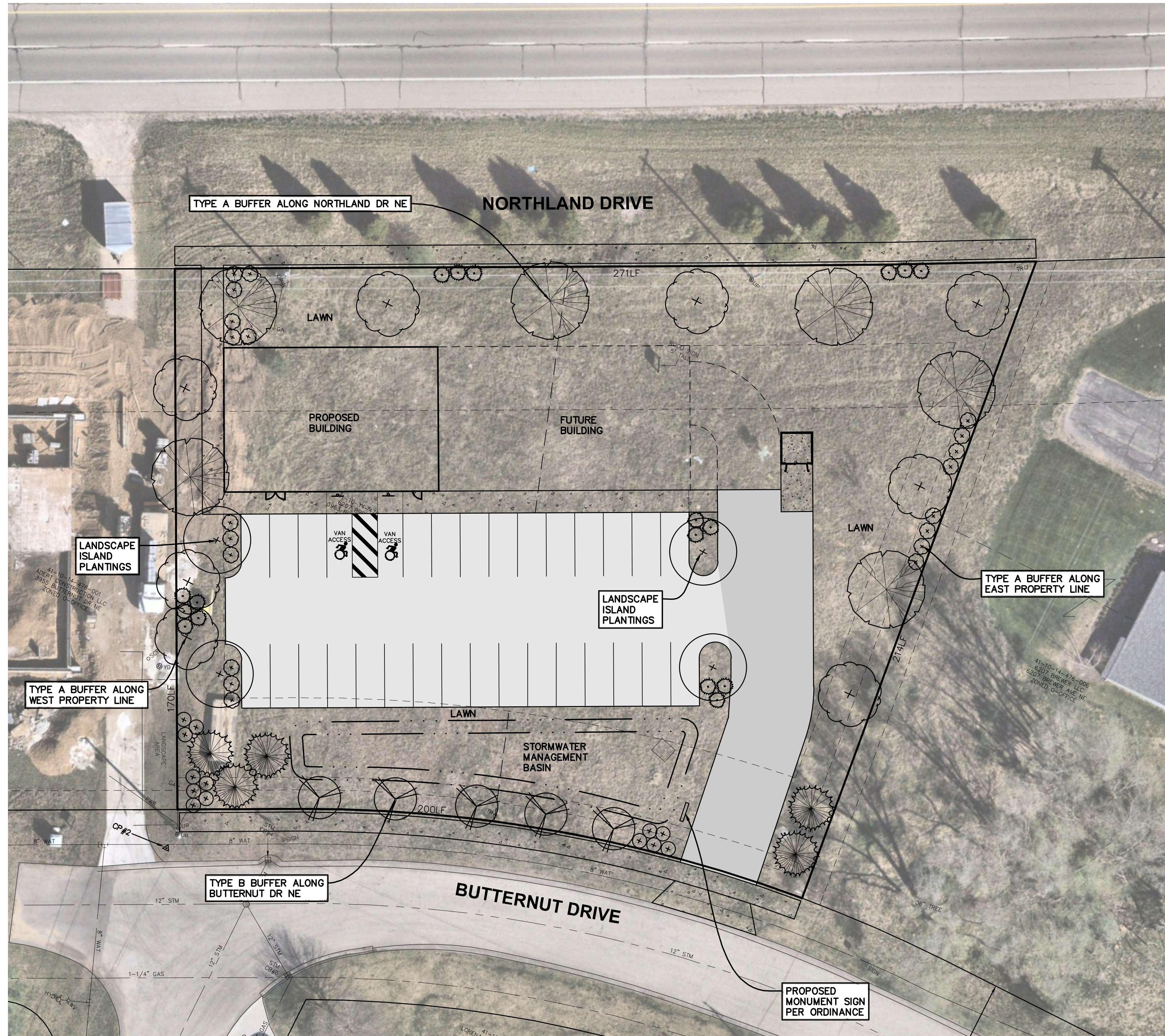


STORM WATER RETENTION BASIN
FOR
3963 & 3973 BUTTERNUT DR.
PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

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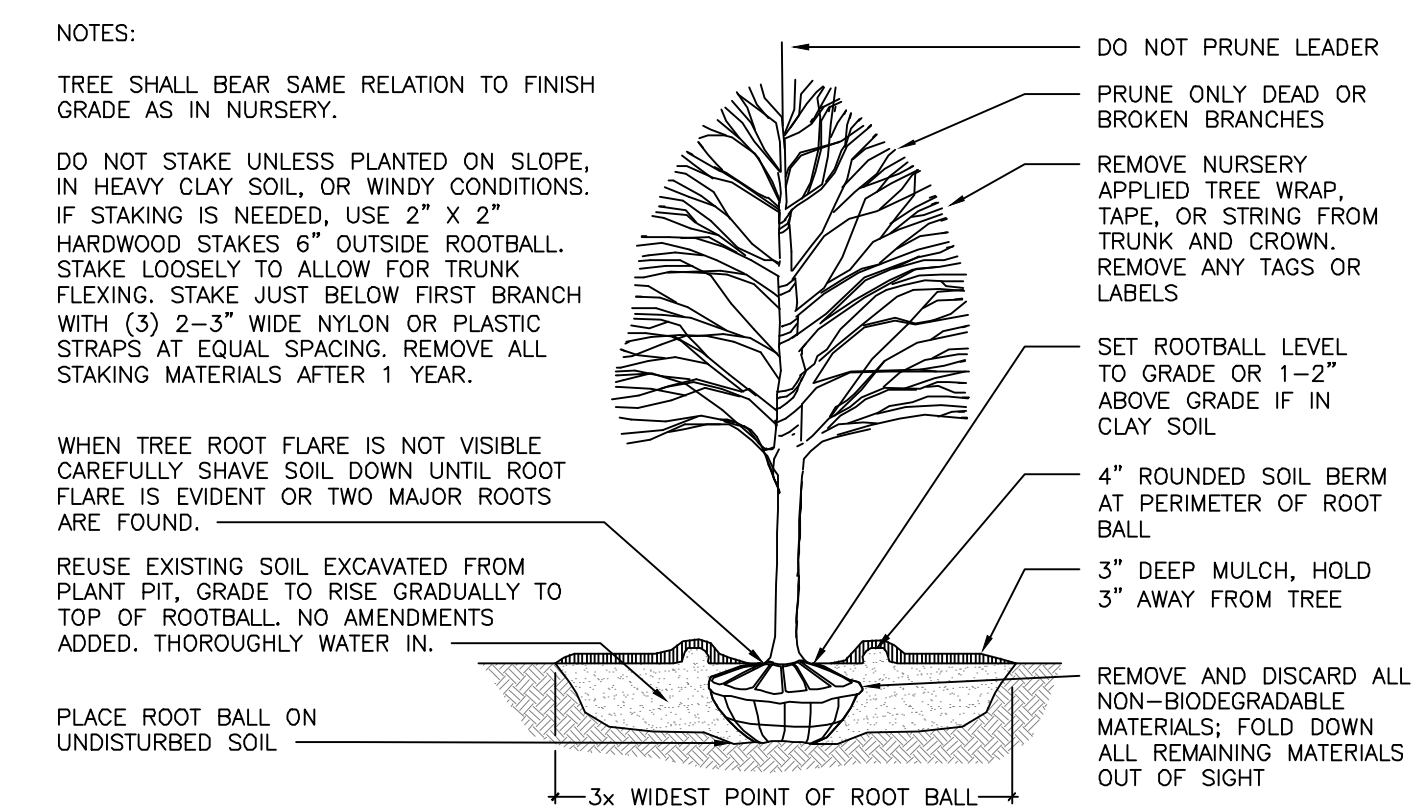
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 - 2 SITE LAYOUT PLAN
 - 3 UTILITY PLAN
 - 4 SITE GRADING & SOIL EROSION CONTROL PLAN
 - 5 STORM WATER RETENTION BASIN
 - 6 LANDSCAPE PLAN

PREPARED FOR:
BDR INC.
50 CRAHEN AVE NE
SUITE 200
GRAND RAPIDS, MI 49525
RIG DYK
RDYK@BDRINC.COM

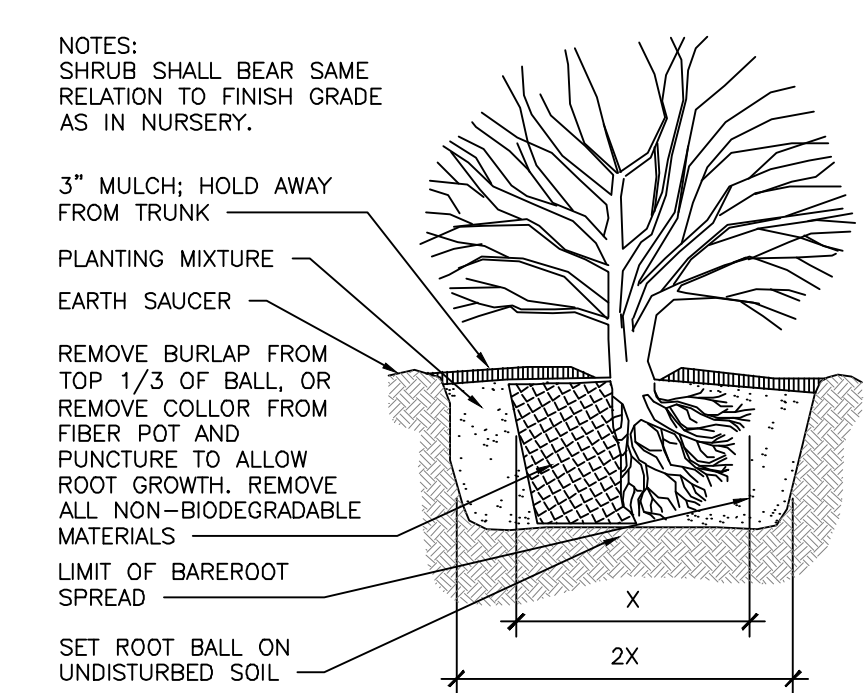


PLAINFIELD TOWNSHIP LANDSCAPE REQUIREMENTS	
ZONED OFFICE	
PARKING LOT ISLANDS	1 ISLAND PER 5000SF
REQUIRED	13,202SF/5000 = 2.6 (180SF EACH = 540SF TOTAL)
PROVIDED	4 ISLANDS
PARKING LOT TREES	1 TREE + 3 SHRUBS PER 8 SPACES
REQUIRED	29 SPACES/8 = 3.6
PROVIDED	4 TREES + 12 SHRUBS
NORTH BUFFER (NORTHLAND DR)	TYPE A - 10' WIDE 2 TREES + 4 SHRUBS PER 100LF
REQUIRED	271LF = 6 TREES + 12 SHRUBS
PROVIDED	6 TREES + 12 SHRUBS
EAST BUFFER	TYPE A - 10' WIDE 2 TREES + 4 SHRUBS PER 100LF
REQUIRED	214LF = 4 TREES + 8 SHRUBS
PROVIDED	4 TREES + 8 SHRUBS
SOUTH BUFFER (BUTTERNUT DR)	TYPE B - 15' WIDE 5 EVERGREEN TREES + 5 SHRUBS PER 100LF
REQUIRED	200LF = 10 TREES + 10 SHRUBS
PROVIDED	10 TREES + 10 SHRUBS
WEST BUFFER	TYPE A - 10' WIDE 2 TREES + 4 SHRUBS PER 100LF
REQUIRED	170LF = 4 TREES + 8 SHRUBS
PROVIDED	4 TREES + 8 SHRUBS

- LANDSCAPING GENERAL NOTES:**
- EXISTING TREES SHALL BE PROTECTED WITH TREE PROTECTION FENCING PER DETAIL. NO STAGING OR GRADING SHALL TAKE PLACE WITHIN THE DRIP EDGE OF THE TREE.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS; ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - TREES PLANTED ADJACENT TO PEDESTRIAN AND VEHICULAR CIRCULATION ROUTES SHALL BE SELECTED FROM HIGH BRANCHED STOCK WITH APPROPRIATE CLEARANCE FOR THE ADJACENT USE.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED. INSTALLATION SHALL BE MARCH 1 - NOVEMBER 30, ANNUALLY.
 - ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
 - ALL PROPOSED MULCH TO BE NATURAL COLOR, DOUBLE PROCESSED, SHREDDED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUNK, 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS, TYP.
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A TIME PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF ALL WORK ITEMS. DURING THIS GUARANTEE PERIOD, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ALL PLANT MATERIALS THAT DIE OR ARE DISEASED.
 - LAWN AREAS ARE TO BE RESTORED WITH 4" OF TOPSOIL, CLASS A SEED AT 200#/ACRE, FERTILIZER & MULCH (MULCH BLANKET ON SLOPES 1:3 OR STEEPER), ANY DISTURBED AREA NOT SHOWN AS PAVEMENT OR PLANT BED SHALL BE TREATED AS LAWN.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

SHEET SCHEDULE

1	SITE SURVEY & REMOVALS
2	SITE LAYOUT PLAN
3	UTILITY PLAN
4	SITE GRADING & SOIL EROSION CONTROL PLAN
5	STORM WATER RETENTION BASIN
6	LANDSCAPE PLAN

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 SUITE 200
 GRAND RAPIDS, MI 49525
 RIC DYK
 RDYK@BDRINC.COM

FIELD SURVEY / DATE	GIS
PROJECT NO.:	250207.01
DESIGN DRAWN BY:	LCF
DESIGNED BY:	LCF
CHECKED BY:	JFL
PLAN DATE:	JANUARY 7, 2026
SHEET NUMBER	6 OF 6

LANDSCAPE PLAN
 FOR
3963 & 3973 BUTTERNUT DR.
 PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 385-9801
 mailbox@mbce.com

PLAN REVISIONS

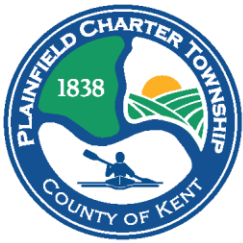
A Knox box is required on this proposed building. The FD does not have any additional concerns until phase 2. FD access will need to be looked at.

Thanks,

Rob Quist, CFI, PE
Fire Marshal



4343 Plainfield Avenue NE
Grand Rapids MI 49525
Phone: 616-361-2895
Email: Quistr@plainfieldmi.org



PLAINFIELD CHARTER TOWNSHIP

PUBLIC SERVICES

WATER • SEWER • STORMWATER • ENGINEERING

MEMORANDUM

DATE: January 15, 2026
TO: Mr. Pet Elam
FROM: Rick Solle, Director of Public Services
SUBJECT: 3973 Butternut Drive Site Plan Review

We have reviewed the proposed site plan for the above-mentioned property dated January 5, 2026 and have the following comments:

WATER

- There is an existing water main in Butternut Drive that is available for connection.

SANITARY

- The proposed connection to the existing sanitary sewer in Brewer Avenue is feasible for service to this property.
- The cost of the sewer extension in Brewer Ave and in Butternut Drive will be the responsibility of the developer.
- Plans and specifications for the proposed extension will need to be reviewed by the Township prior to installation and a permit will be required from the state.

STORM

- The site will be required to have stormwater management facilities and the final design with stormwater calculations will need to be reviewed and approved prior to construction.
- A Stormwater Permit will be required for this project, including an Operation & Maintenance Agreement.