

April 1, 2024

Ms. Colleen Brown, Treasurer and Zoning Administrator
Courtland Township
7450 14 Mile Road NE
Rockford, MI 49341

RE: Final Site Plan for Pine Rivers Site Condominium

We appreciate the detailed review memorandum provided by both Mika Meyers and Mr. Kevin Gritters, P.E. at Prein & Newhof. The following responses have been prepared to address any necessary revisions and outstanding questions and comments on the proposed Pine Rivers Site Condominium. Also note that the application was updated by Exxel Engineering per the Township's request.

A. Layout

- The process to reduce and/or vacate the Consumers Energy easements that encroach on Unit 1 is underway. The 300' Consumers Right-of-Way per L.1476, P.67 is anticipated to be reduced to 30 feet in width total, centered upon the existing overhead line, and the 110' Consumers Right-of-Way per L. 79, P.471 is anticipated to be vacated. The plan has been revised to show our most common building footprint, the Hearthside, on Unit 1 to confirm the building envelope is sufficient. The floorplan and various architectural elevations for the Hearthside plan have been included with this cover letter.
- The unit width measurements have been updated (and revised if necessary) to meet the definition provided by the Zoning Ordinance.
- Unit 24 has been revised to eliminate the frontage on Street "B" (Cassava Court) and is no longer considered a corner lot.
- As noted, Units 6, 12, and 24, do have sufficient width for the building envelope, however, the plan has been revised to include our widest detached single-family footprint, the Fitzgerald, (76 feet wide, including third stall garage) to confirm. The floorplan and various architectural elevations for the Fitzgerald plan have been included with this cover letter. Please consider this as the formal request for special approval from Section 2.05.B. for these units.
- The stormwater detention area in the northeast quadrant will be a common element of the condominium. In addition, there will be an easement for stormwater purposes on Units 13, 14, and 19 which was revised to be more clearly delineated.

B. Streets

- An email from Darren Vink at the Kent County Road Commission confirming preliminary approval was provided to the Township previously but is also included with this revised submittal package.

C. Sidewalks

- Section 11.06 Site Plan Review Standards states the Planning Commission should consider safe and convenient pedestrian circulation where applicable. It is important to note that Kle-Mac Meadows PUD, Braeside PUD, and Arrowcrest PUD were all designed as cluster style developments and therefore with smaller width lots. It is critical in that style development to provide sidewalks for safer pedestrian circulation. However, similar to the Squires Corner Site Condominium, Pine Rivers is proposed as a by-right/straight-zone site condominium development with two (2) acre lots that are (at least) 165 feet wide. Due to the wide lots sidewalk installation isn't as essential to maintain safe circulation. In addition, maintaining the rural character of Courtland Township is of high priority for the design of this development. Traditional sidewalk installation takes away from the rural character and impacts the ability to preserve as many trees as possible by limiting additional clearing.

D. Natural Feature Preservation

- As mentioned above, maintaining the rural character of the Township and this property is a critical facet of the design approach, therefore, it was always the intention to maintain as many of the existing trees as possible. Therefore, the plan has been revised to identify the following areas as “no-disturb zones”:
 - 50 feet along the south property boundary (except for the 66' area for access for the possible future street);
 - 25 feet along the west property boundary (except for the 66' right-of-way);
 - 50 feet along the north property boundary (except for the detention areas – those areas will maintain trees as possible, but will be graded and require some clearing);
 - 25 along the east property boundary (except for the detention area – this area will maintain trees as possible but will be graded and require some clearing).
- Separate from natural feature preservation, but in the spirit of landscaping and beautification, a triangular easement area on Unit 1 has been identified on the site plan for future entry signage and landscaping.

E. Street Lights

- No streetlights are proposed as part of this development.

F. Drainage

- The review provided by Mr. Kevin Gritters, P.E. of Prein & Newhof was received and acknowledged. As Mr. Gritters mentioned there does not appear to be any issues meeting all engineering requirements and we will continue to work through final engineering approval.

G. Recreational Trails

- As mentioned previously, maintaining the rural character of the Township and this property is a critical facet of the design approach, therefore, it is the intention to maintain as many of the existing trees as possible especially along the frontage of Unit 1. With the 20-foot easement now provided by the Kle-Mac Meadows development on the east side of Courtland Drive, a dedicated route is confirmed for a future recreational trail for the Township along this stretch of roadway.

As detailed above, we believe the review comments have been addressed sufficiently and that our desire to maintain the rural character of this property has been effectively communicated. We continue to be excited to bring this development to Courtland Township and look forward to working with you further.

Sincerely,

A handwritten signature in black ink that reads "Kelly Kuiper". The signature is written in a cursive, flowing style.

Kelly Kuiper



Elevation 'A'



Elevation 'B'



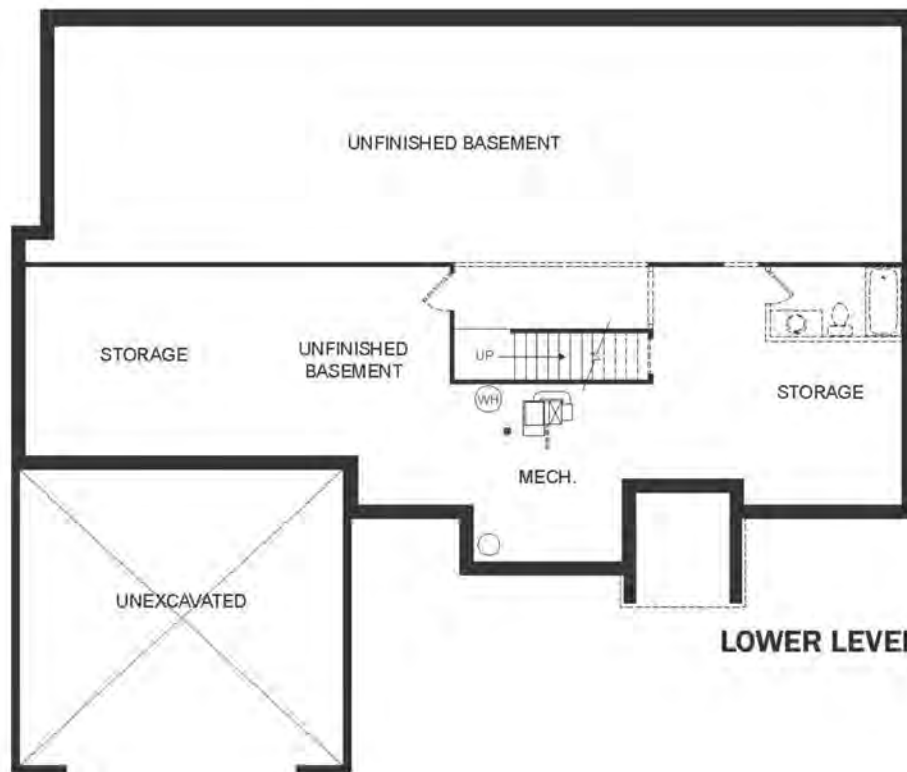
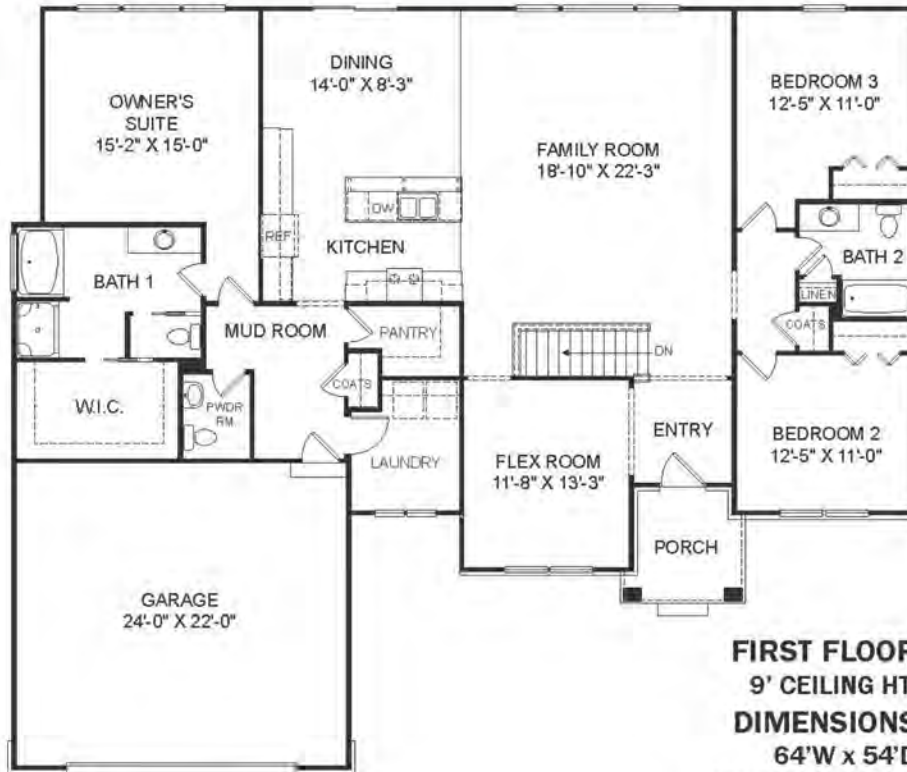
Elevation 'C'



Elevation 'D'



Elevation 'E'



Fitzgerald



Fitzgerald





Elevation 'A'



Elevation 'B'



Elevation 'C'



Elevation 'D'



Elevation 'E'



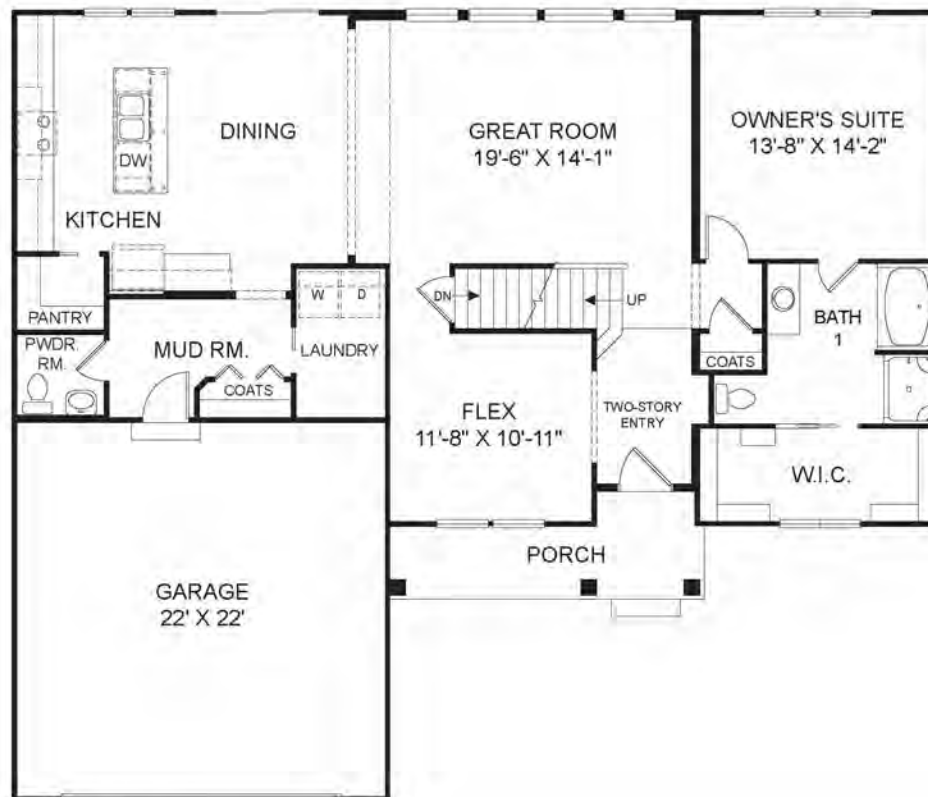
Elevation 'F'



Elevation 'G'



SECOND FLOOR



FIRST FLOOR
 8' CEILING HT.
DIMENSIONS
 54'W x 46'D
2244 SF TOTAL

Hearthsides



Hearthsides



From: [Vink, Darren](#)
To: [Don De Groot](#); [Michael McGraw](#); [Harrall, Wayne](#)
Cc: [Mick McGraw](#); [Jeff Van Laar](#); [Wendy Tanis](#); [Rachel Fox](#)
Subject: RE: 10215 Courtland Drive NE - Pine Rivers (previously Shawcreek Estates) 151000
Date: Friday, March 15, 2024 11:49:59 AM
Attachments: [image001.png](#)
[image003.png](#)
[Info Sheet.doc](#)

Don,

The layout is approved. Please add 10' strips at the end of Street A and the Access Street and show reversionary easements for the temporary cul-de-sac. When you are ready to submit please send along the updated plan with a check for \$500 and fill out the attached info sheet.

Thank you,
Darren

From: Don De Groot <ddegroot@exxelengineering.com>
Sent: Wednesday, March 6, 2024 3:14 PM
To: Vink, Darren <dvink@kentcountyroads.net>; Michael McGraw <mmcgraw@eastbrookhomes.com>; Harrall, Wayne <wharrall@kentcountyroads.net>
Cc: Mick McGraw <mcgraw@eastbrookhomes.com>; Jeff Van Laar <jvanlaar@exxelengineering.com>; tanis@eastbrookhomes.com; Rachel Fox <rfox@eastbrookhomes.com>
Subject: 10215 Courtland Drive NE - Pine Rivers (previously Shawcreek Estates) 151000

Darren,

I have attached a revised layout for the project in Courtland Twp that Mike and I met with you and Wayne on a couple of weeks ago. Per our meeting, the layout was revised to show a possible future street to the south. The location was chosen based on the grades to the south making this the best alignment if the street were ever to be extended. This plans has been submitted to the Township for review and preliminary approval.

The Township has also informed us that the project name needs to be changed as a development already exists with the name Shawcreek. We are now proposing to call this development **Pine Rivers**.

We also have the list of street names below from the developer that need your review and approval:

- Rye Court (appears to be used??)
- Semolina Drive
- Barley Avenue
- Cassava Court

Let me know if you have any questions.
Thanks.

Don

Donald De Groot, P.E.
Project Manager

exxel engineering inc.

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