

7. Resolution approving a Construction Agreement and accepting a Public Utilities Easement for Wildflower Townhomes



Item Number: 7



**CITY OF GRAND RAPIDS  
AGENDA ACTION REQUEST**

**DATE:** February 25, 2025

**TO:** Mark Washington, City Manager

**COMMITTEE:** Community Development Committee

**LIAISON:** Mary Kate Berens, Deputy City Manager

**FROM:** Tim Burkman, City Engineer  
Engineering

**SUBJECT:** **Resolution approving a Construction Agreement and accepting a Public Utilities Easement for Wildflower Townhomes**

The attached resolution provides for the approval of a Construction Agreement with the City of Kentwood (Kentwood) and T. Bosgraaf Homes, LLC (Developer), and the acceptance of a Public Utilities Easement to facilitate the construction of public sanitary sewer and water main in connection with the above-captioned project. The project is privately funded and involves the development of multi-family townhomes in Kentwood. The development includes the addition of eight buildings (33 units) requiring water and sanitary sewer service connections.

The public sanitary sewer and water main will be maintained by the City of Grand Rapids (Grand Rapids) in accordance with the current customer community service agreement. The Public Utilities Easement gives the City rights to maintain said public utilities.

Recommended herein is a Construction Agreement that provides for the construction to be performed in accordance with Grand Rapids' Standard Construction Specifications 2021 and any revisions thereto, including bond and insurance requirements. Field inspection will be done by Grand Rapids. The public sanitary sewer and water main will be constructed by a contractor prequalified to do such work under contract by the Developer. The City will be reimbursed the cost of services (inspection, plan review, project management, administration, etc.) associated with the project in accordance with the Construction Agreement.

This project is located south of 44<sup>th</sup> Street and east of Walma Avenue in the Utility Service District of Kentwood and has been previously approved in concept by staff.

cc: Molly Clarin

Wayne Jernberg  
Brian Bradley  
James Ouzts

#24040





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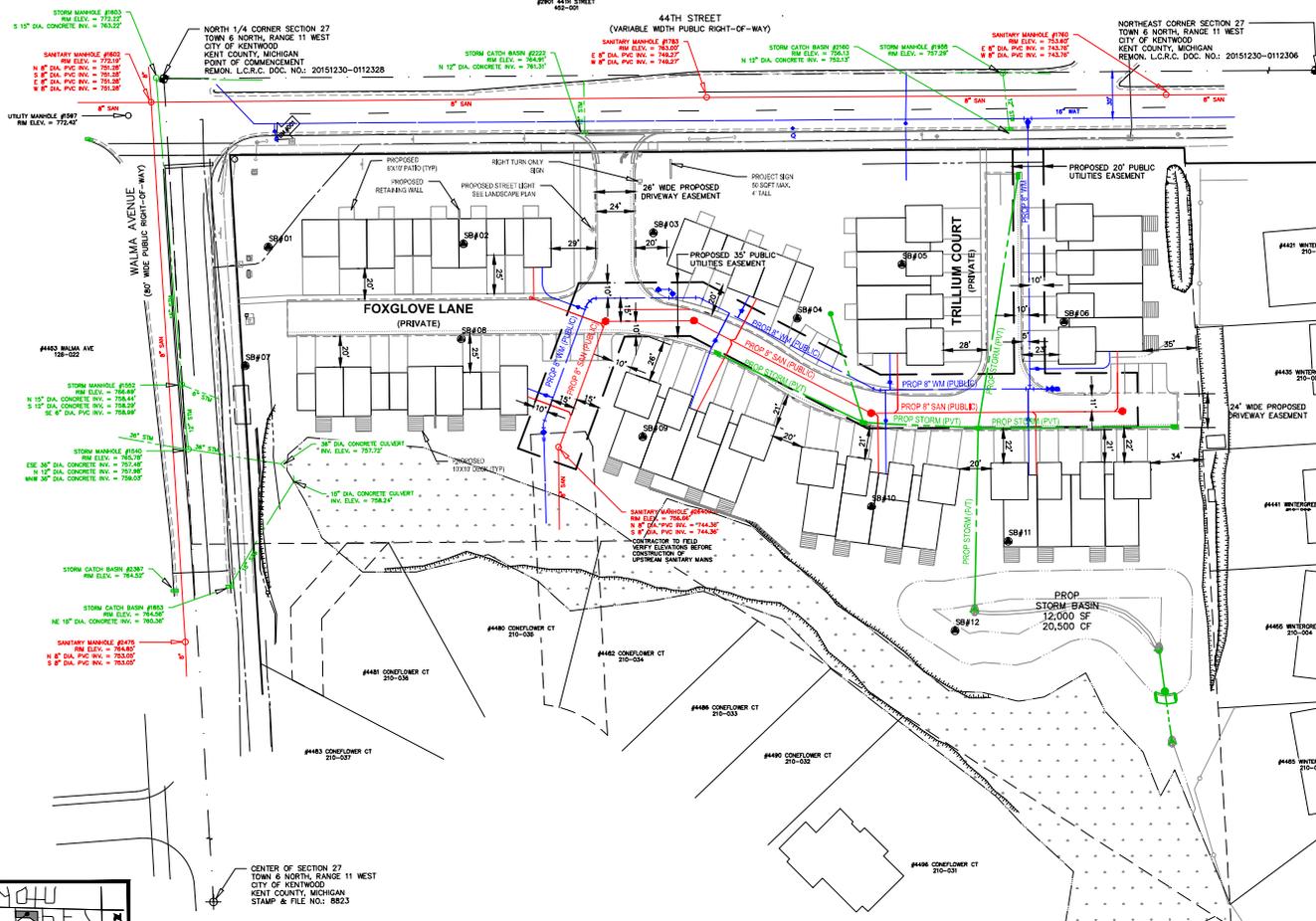
#24040



BENCHMARK "001" ELEV. = 772.19 (NAVD 88)  
 TOP OF SOUTH-SOUTHEAST FLANGE BOLT ON HYDRANT  
 UNDER "M", LOCATED SOUTHEAST CORNER OF WALMA  
 AVENUE AND 44TH STREET, 71'± EAST OF C/L OF WALMA  
 AVENUE AND 42'± SOUTH OF C/L OF 44TH STREET.



SCALES  
 PLAN 1"=40'



**DEVELOPMENT SUMMARY:**

PROPERTY AREA: 215,609.1 SF (4.95 ACRES)  
 PROPOSED DWELLING UNITS: 33  
 DENSITY: 33 / 4.95 = 6.7 D.U./ACRE

PROPERTY AREA NOT INCL. ROW AND PUBLIC UTILITY  
 EASEMENT: 183,035.1 SF (4.20 ACRES)  
 PROPOSED DWELLING UNITS: 33  
 DENSITY: 33 / 4.20 = 7.9 D.U./ACRE

REQUIRED AREA: 6,500 SF + 2,000 SF x 32 = 70,500 SF (1.6 ACRES)

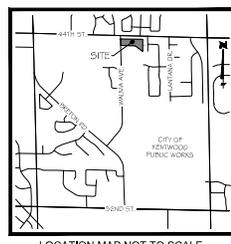
**BUILDINGS AREA:**  
 TWO STORY TOWNHOUSE: 13 X 948 SF = 12,324 SF  
 TOWNHOUSE DOUBLE: 10 X 1,376 SF = 13,760 SF  
 TOWNHOUSE SINGLE: 10 X 1,184 SF = 11,840 SF  
 TOTAL BUILDINGS: 37,924 SF

**PARKING:**  
 22 SINGLE GARAGE: 22 + 22 IN DRIVEWAY = 44  
 11 DOUBLE GARAGE: 22 + 22 IN DRIVEWAY = 44  
 VISITOR PARKING: 12 SPACES  
 TOTAL PARKING: 100 SPACES

**PAVEMENT AREA:**  
 DRIVE PAVEMENT AREA: 21,206 SF  
 DRIVEWAY AREAS:  
 7 SINGLE @ 12' x 24' = 2,016 SF  
 13 SINGLE @ 12' x 20' = 3,000 SF  
 11 DOUBLE @ 24' x 20' = 5,280 SF  
 SIDEWALK AREA: 3,485 SF  
 TOTAL PAVEMENT AREA: 35,587 SF

**GREENSPACE:** 205,425 - 37,924 - 35,587 = 131,914 SF (64.2%)  
 DEDICATED OPEN SPACE:

DRIVEWAY EASEMENT TO BE 2' WIDER THAN ROADWAY,  
 1' EACH SIDE.



LOCATION MAP NOT TO SCALE

CENTER OF SECTION 27  
 TOWN & NORTH, RANGE 11 WEST  
 CITY OF KENTWOOD  
 KENT COUNTY, MICHIGAN  
 STAMP & FILE NO.: 8923

DEVELOPER  
 BOSGRAAF HOMES  
 ATTN: MICHAEL BOSGRAAF  
 148 SOUTH RIVER AVE, SUITE 100  
 HOLLAND, MI 49423

THE UNDERGROUND LOCATIONS SHOWN FOR NATURAL  
 GAS (GAS), TELEPHONE (TEL), ELECTRICAL POWER (PWR),  
 CABLE TV (CTV) AND FIBER OPTIC LINES (FIBER)  
 ARE APPROXIMATE. THE CITY OF GRAND RAPIDS ASSUMES NO  
 RESPONSIBILITY FOR THEIR ACCURATE REPRESENTATION  
 IN THIS DRAWING. M8S DIG MUST BE CONTACTED PRIOR  
 TO CONSTRUCTION TO LOCATE THESE UTILITIES.

REVISIONS		
NO.	DATE	DESCRIPTION

**HOLLAND**  
 ENGINEERING

2200 Hoover Road, Grand Rapids, MI 49508  
 Phone: (616) 941-2000  
 Fax: (616) 941-2001  
 www.holland-engineering.com

City of Grand Rapids  
 Public Services  
 Engineering Department

**PRELIMINARY UTILITY PLAN  
 IN  
 PUBLIC EASEMENT (SE)  
 PRIVATE DRIVE (PVT.)**

**WILDFLOWER TOWNHOMES**

Drawn by: MARK B. GPF No. Sheet No.  
 Checked by: \_\_\_\_\_  
 Check Office: \_\_\_\_\_ 1 of 1

