

**AGENDA
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, February 25, 2015
7:00 P.M.

Cascade Branch of the Kent District Library, Wisner Center
2870 Jacksmith, S.E.

Expected Meeting Procedures

1. During public comments you may speak on any item not noted on the agenda for a public hearing.
2. Please limit comments to 3 minutes per person and the Board may or may not choose to respond.
3. Please limit your comments to a specific issue.
4. Please turn OFF cellular phones.

Article 1. Call to Order, Roll Call

Article 2. Pledge of Allegiance to the Flag

Article 3. Approval of Agenda

Article 4. Presentations/Public Comments (limit comments to 3 minutes)

Article 5. Approval of Consent Agenda

- a. Receive and File Various Meeting Minutes
 1. Regular Board Meeting Minutes for 2/11/15.
- b. Receive and File Various Reports
 1. Building Department Monthly Report for January, 2015.
 2. Fire Department Monthly Report for January, 2015.
 3. Kent County Sheriff Office/East Precinct Year End Report.

Article 6. Financial Actions

Article 7. Unfinished Business

Article 8. New Business

012-2015 a. Public Hearing – Consider Rezone Property (located on the South Side of Old 28th St. just south of Porteballa) to Planned Unit Development for a 6 unit residential project.

b. Consider Approval of Ordinance to Amend Cascade Charter Township Zoning Ordinance and Zoning Map to Establish the Planned Unit Development Project. (roll call)

013-2015 a. Public Hearing – Consider Rezone Property (located on the SE corner of Kraft and 28th St.) to Planned Unit Development for a 4,500 sq. ft. restaurant and make minor modifications to 2828 Kraft Ave.

b. Consider Approval of Ordinance to Amend Cascade Charter Township Zoning Ordinance and Zoning Map to Establish the Panera Bread Planned Unit Development Project. (roll call)

014-2015 Consider Approval of Building Department Fleet Vehicles.

015-2015 Consider Approval of Wisner Center A/V System Upgrade.

Article 9. Public Comments on any other matters. (limit comments to 3 minutes)

Article 10. Manager Comments

Article 11. Board Member Comments

Article 12. Adjournment

**MINUTES OF THE
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, February 11, 2015
7:00 P.M.

Article 1. Supervisor Beahan called the meeting to order at 7:00 p.m.
Present: Supervisor Beahan, Treasurer Peirce, Trustee Koessel, Goldberg
And McDonald.
Absent: Clerk Goodyke and Trustee Lewis
Also Present: Manager Swayze, DDA/ED Director Korhorn, Deputy
Clerk Biegalle and those listed in Supplement #1.

Article 2. Supervisor Knapp led the Pledge of Allegiance to the Flag.

Article 3. Motion was made by Trustee Goldberg and supported by Trustee
McDonald to approve the Agenda as presented. Motion carried
unanimously.

Article 4. Presentations/Public Comments (limit comments to 3 minutes)

Article 5. Approval of Consent Agenda

- a. Receive and File Various Meeting Minutes
 - 1. Regular Board Meeting Minutes for 1/14 and 1/28/15.
 - 2. Planning Commission Meeting Minutes 1/19/15.
- b. Receive and File Various Reports
 - 1. Treasurer's Department Report of Current Depositories and Investments
- c. Education Requests
 - 1. Jim Walker – EMS Instructors Conference – March 12-15 – Traverse City, MI.
- d. Receive and File Communications
 - 1. Letter from Charter Communications – re: Adjustments to Channel Lineup.
 - 2. Letter from The Right Place - re: Thank you for payment.

Motion was made by Trustee Koessel and supported by Trustee Goldberg to approve the Consent Agenda as presented. Motion carried unanimously.

Article 6. Financial Actions

Article 7. Unfinished Business

Article 8. New Business

- 008-2015**
- a. **Public Hearing – Consideration of Resolutions of Acceptance and Use of Community Development Block Grant (CDBG) money.**
DDA/ED Director Korhorn reviewed the allocations recommended.

Motion was made by Treasurer Peirce and supported by Trustee McDonald to move into public hearing. Motion carried unanimously.

No public present.

Motion was made by Trustee McDonald and supported by Trustee Koessel to re-convene into regular session. Motion carried unanimously.

b. Consider Approval of Resolution of Acceptance and Use of Community Development Block Grant (CDBG) money.

Motion was made by Trustee Koessel and supported by Trustee Goldberg to approve the Resolution of Acceptance and Use of Community Development Block Grant (CDBG). Motion carried unanimously by roll call vote.

c. Consider Approval of Resolution Authorizing the Use of Community Development Block Grant (CDBG) money.

Motion was made by Trustee Goldberg and supported by Trustee Koessel to approve the Resolution Authorizing the Use of Community Development Block Grant (CDBG) money. Motion carried unanimously by roll call vote.

009-2015

Consider Approval of Resolutions for Tris4Health to close public streets for Triathlon on June 14, 2015

DDA/ED Director Korhorn reviewed the request by Tris4Health. The coordinators of the triathlon were present for questions. Motion was made by Trustee Goldberg and supported by Trustee McDonald to approve the Resolutions for Tris4Health to close public streets for a Triathlon on June 14, 2015. Motion carried unanimously by roll call vote.

010-2015

Consider Approval of Bid for the Museum Gardens Parks Renovation.

DDA/ED Director Korhorn reviewed the bids received for the Museum Gardens Park Renovation. Motion was made by Treasurer Peirce and supported by Trustee McDonald to approve the bid from APEX Contractors in the amount of \$289,293.11 for the Museum Gardens Park Renovation. Motion carried unanimously.

011-2015

Consider Approval of Kent County Drain Commission – Thornhills Drain Easement.

Manager Swayze stated it was determined that the above mentioned project should not go forward without the needed easements were obtained. In all there are 7 permanent easements that are needed. Cascade Township owns the land at the end of the drain. It is recommended to

approve the grant of drainage easement to the Kent County drain Commission for the Township Property located in the Thornapple Hills Drain. Motion was made by Trustee Goldberg and supported by Trustee Koessel to approve the grant of drainage easement to the Kent County drain Commission for the Township Property located in the Thornapple Hills Drain. Motion carried unanimously.

Article 9. Public Comments on any other matters. (limit comments to 3 minutes)

Article 10. Manager Comments

Manager Swayze offered the following comments:

- Schoolhouse Creek Rehabilitation Project: The Infrastructure Committee met this past week to review the latest hydrology study and the potential rehabilitation alternatives. The next step is to schedule a public meeting. I believe this will be the first week in March. The engineers will present what the issues are on the creek and some of the potential fixes are and gather input from the residents on what they would like to see and what they wouldn't like to see.
- The Township Hall Feasibility Study: We met with Fishbeck last week and we are moving along with Phase II. There is also going to be a "quasii" public meeting involved also. They are working on design alternatives now and we see this meeting happening the first half of March.
- Burton/Cascade pressure valve project: This project is going to bid in the next week or so. We anticipate a recommendation going to the board for a contractor in late March.
- Park projects: We did not get the State grant for the park projects. We do have Township monies that are budgeted for that project as well as Community Foundation Pledge.
- A delegation of staff and Rob went to Grand Rapids Township Hall to look at their new AV system. We budgeted a AV system upgrade for the Wisner Center. We went to GR Township to look is their annotation system that they put in. This allows the boards computers to be interactive with the doc cam.

Article 11. Board Member Comments

Treasurer Peirce offered the following comment:

- Tax collections were about 72%...we are a little behind from last year.

Supervisor Beahan offered the following comment:

- Went to the MDOT meeting of the "diamond" interchange on Cascade Road and I96 that was held in Cascade Township last week.

Article 12. Adjournment

Motion was made by Treasurer Peirce and supported by Trustee McDonald to adjourn. Motion carried unanimously.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Denise M. Biegalle
Deputy Clerk

Approved by:

Ron Goodyke, Clerk

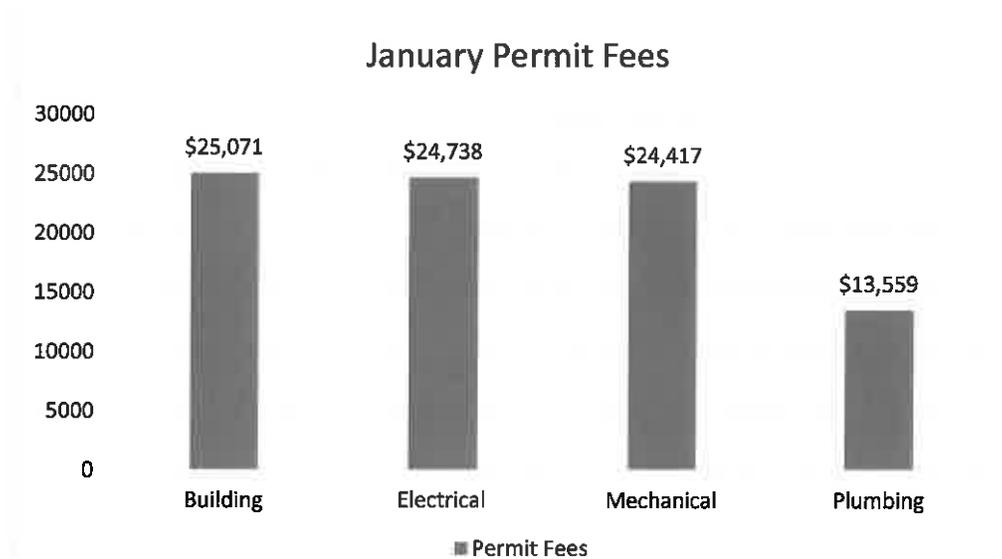
Robert S. Beahan, Supervisor

DRAFT

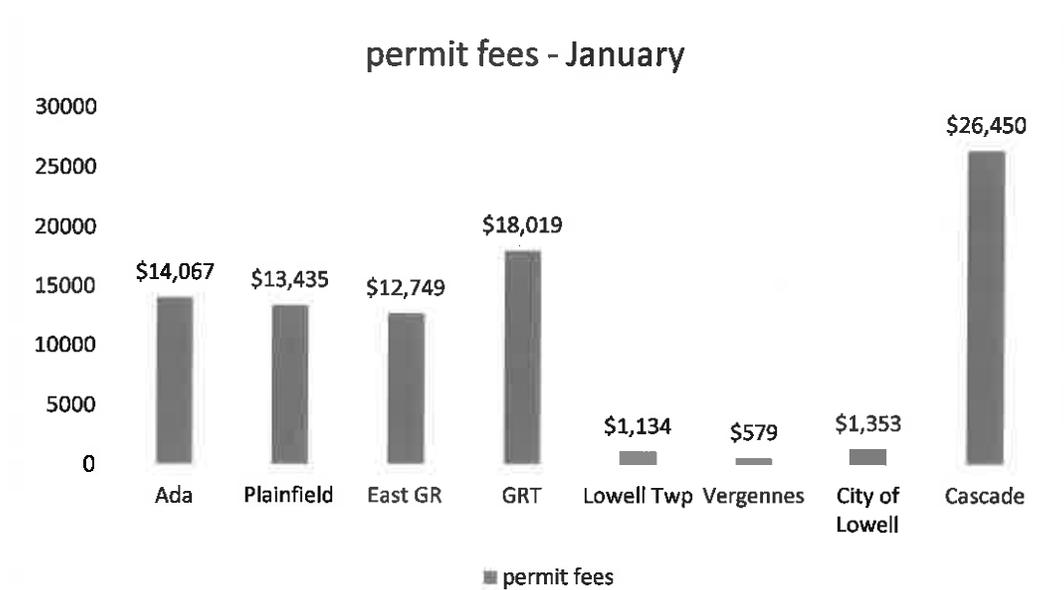
Cascade Inspection Services

January 2015

Permit Fees by Type



Permit Fees by Municipality



Township	#of Per	Building	#of Per	Electrical	# of Per	Mechanical	# of Per	Plumbing	Total Permits	Total Fees
PREV YTD TOTAL									0	\$0.00
JANUARY										
Cascade	26	\$8,806.00	54	\$9,882.00	43	\$4,620.75	22	\$3,141.00	145	\$26,449.75
Lowell Twp	2	\$300.00	2	\$384.00	4	\$450.00			8	\$1,134.00
Ada	14	\$4,885.00	14	\$4,102.00	31	\$3,507.50	11	\$1,572.00	70	\$14,066.50
Vergennes			1	\$116.00	3	\$340.00	1	\$123.00	5	\$579.00
GR Twp	16	\$6,599.00	18	\$3,671.00	40	\$5,268.75	17	\$2,480.00	91	\$18,018.75
EGR	14	\$3,783.00	21	\$2,228.00	41	\$4,100.00	17	\$2,638.00	93	\$12,749.00
Plainfield			28	\$4,355.00	56	\$5,940.00	22	\$3,140.00	106	\$13,435.00
City of Lowell	2	\$698.00			2	\$190.00		\$465.00	6	\$1,353.00
MONTH TOTAL	74	\$25,071.00	138	\$24,738.00	220	\$24,417.00	92	\$13,558.00	524	\$67,785.00

YTD 2015	74	\$25,071.00	138	\$24,738.00	220	\$24,417.00	92	\$13,559.00	524	\$67,785.00
TOTAL-2014	1354	\$615,191.80	1780	\$297,971.00	2860	\$359,989.90	1257	\$196,553.00	2469	\$1,469,705.70
TOTAL-2013	1241	\$644,712.00	1667	\$288,442.06	2583	\$334,045.70	969	\$142,474.00	6460	\$1,409,673.76
TOTAL-2012	1,122	\$511,272.00	1,349	\$188,766.99	2,134	\$247,625.30	835	\$118,335.00	5,440	\$1,065,999.29
TOTAL-2011	949	\$410,550.75	990	\$148,549.50	1585	\$189,180.10	753	\$111,023.00	4277	\$859,303.35
TOTAL-2010	850	\$309,779.00	1330	\$162,994.00	1644	\$188,927.25	625	\$94,790.00	4449	\$756,490.25
TOTAL-2009	712	\$222,039.00	875	\$125,848.00	1313	\$149,101.75	554	\$74,397.00	3463	\$571,382.75
TOTAL-2008	848	\$582,100.75	1043	\$147,674.00	1348	\$164,271.30	697	\$91,695.00	3933	\$951,266.55
TOTAL-2007	1032	\$336,749.55	1069	\$137,857.00	1447	\$151,002.60	778	\$98,270.00	4326	\$723,879.15
TOTAL-2006	1181	\$481,673.30	1547	\$215,121.00	2147	\$243,076.90	1243	\$162,020.00	5173	\$940,523.41
TOTAL-2005	1032	\$419,355.30	1369	\$191,694.00	1874	\$211,234.15	1111	\$144,926.00	5386	\$967,209.45

CASCADE CONSOLIDATED FEES
YEAR 2015

MONTH	Building Comm.	Building Residential	Electrical	Mechanical	Plumbing	TOTAL
JANUARY	\$3,026.00	\$5,780.00	\$9,882.00	\$4,620.75	\$3,141.00	\$26,449.75
FEBRUARY						
MARCH						
APRIL						
MAY						
JUNE						
JULY						
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
YEAR END TOTAL	\$3,026.00	\$5,780.00	\$9,882.00	\$4,620.75	\$3,141.00	\$26,449.75
PERMIT # FOR MONTH	15	11	54	43	22	145
PREV PERMIT TOTAL						
PERMIT TOTAL FOR YR	15	11	54	43	22	145
YEAR TO DATE	2015	\$26,449.75				
YEAR TO DATE	2014	\$18,108.75				
OVER	\$8,341.00					

CASCADE SINGLE FAMILY HOMES

Number of Permits	JANUARY	YTD 2015	2014	2013	2012	2011	2010
New Residential Homes	5	5	154	74	49	34	32
VALUE - RESIDENTIAL	\$ 2,073,262.00	\$ 2,073,262.00	\$ 39,466,458.00	\$ 30,714,184.00	\$16,148,000.00		

Cascade Twp -Permit Report by Category/ Fee

1/1/2015 12:00:0 to 1/31/2015 12:00:

Permit	Applicant	Address	Issue Date	Project Value	Permit Fee	Work Description
Res. Single Family						
PB15000011	MCGRAW MICHAEL H	6088 MCALLISTER CT SE	01/07/2015	439,868	1,075.00	RESIDENCE W/FINISHED BASEME
PB15000037	HALLAND HOMES IN	2025 TALAMORE CT SE	01/13/2015	305,425	807.00	RESIDENCE W/FINISHED BASEME
PB15000038	ENGELSM HOMES L	2181 THORNAPPLE RIVER DR S	01/13/2015	600,000	1,135.00	RESIDENCE W/FINISHED BASEME
PB15000074	MCGRAW MICHAEL H	1280 STONESHIRE DR SE	01/22/2015	346,430	889.00	RESIDENCE W/DECK
PB15000086	TRUE CONSTRUCTIO	4932 STREAMSIDE POINTE DR S	01/27/2015	381,539	959.00	RESIDENCE W/DECK
				2,073,262	4,865.00	
5	Permits	Value Total		2,073,262	4,865.00	Fee Total



Cascade Charter Township Fire Department Month End Report
January 2015

Site Plan Review:

We had no site plan reviews this month.

Public Relations:

We participated in one public relation program this month.

- CPR/AED class

Meeting attendance:

- MABAS meeting
- MABAS meeting in Lansing
- KCEMS Agency meeting
- Fire Alarm test at Ridges of Cascade
- KCEMS Governing Board meeting
- Kent County Fire Chiefs meeting
- KCEMS QI Committee meeting
- KCEMS Dispatch Steering Committee meeting
- MABAS EMS Committee meeting
- CERT meeting
- Kent County Dispatch Communications meeting
- Department Officer meeting
- Northern Exposure Exercise meeting
- FDAC meeting
- Meeting with Stephanie Fast

On Site Program:

We performed no on-sites this month.

Fires and Fire Investigations:

We had one reported fire this month.

- Dumpster/Trash receptacle fire along the side of the road. Damage to the trash receptacle only.

New Hires:

We had several new hires this month. We had three (3) new paid on call hired. They are as follows;

- David Lintemuth
- Steven Drake
- Nathan VanOosterhout

We hired three (3) fulltime firefighters. They are as follows;

- Colin Forzley
- Jon Snyder
- Josh Dettwiler

Items Completed by Staff:

- Locking and unlocking township properties
- General repairs to apparatus and equipment
- Monthly trainings
- Physical fitness
- Cleaned both stations
- Shift Trainings
- Maintenance of buildings
- CPR Classes
- Equipment Maintenance
- Snow removal

Training:

This month's training covered the following topics.

- Department training:
 - CPR/AED medical annual refresher
 - Ice Rescue with Caledonia Fire Department
- Shift Trainings:
 - Health and Fitness
 - Environmental Emergencies/Shock

Types of Alarms:

➤ Fire Alarms	21
➤ Aircraft Alerts	0
➤ Bomb Threat	0
➤ CO Alarm	2
➤ Dumpster Fire	0
➤ Check Welfare	0
➤ Service Calls	1
➤ Fires	1
➤ Hazardous Incident	1
➤ Grass Fires	0
➤ Illegal Burn	0
➤ Lock Out	5
➤ Lift Assist	2
➤ Lightning Strike (no fire)	0
➤ Med 1	44
➤ Med 2	19
➤ Med 3	24
➤ Medical Alarm	2
➤ Mechanical Failure	1
➤ Mutual Aid	1
➤ Gas Leak	0
➤ Odor of Smoke	2
➤ Personal Injury Accidents	10
➤ Property Damage Accidents	8
➤ Smoke in Area	0

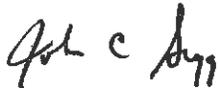
➤ Stand By	0
➤ Search	0
➤ Technical Rescue	0
➤ Tree Down	0
➤ Vehicle Fire	1
➤ Wires Down	1
➤ Wash Downs	0
➤ Water Leak	1
TOTAL	147

Mutual/Automatic Aid responses:

- Ada Fire assisted us on a possible house fire.
- Alto Fire assisted us on an accident on the highway.
- We assisted Caledonia covering their township while they were on a fire.
- Kentwood Fire covered a medical for us due to us being tied up on several other responses

Summary:

We responded to 147 calls for assistance this month with an average turnout per incident of four (4) personnel. As of January 31, 2015, we responded to 147 calls for the year compared to 167 as of January 31, 2014. This is an decrease of 20 responses from last year. We had 9 calls that overlapped during the month.



John C. Sigg
Fire Chief

Life EMS Ambulance January 2015 Report

Cascade Twp

Total Responses: 79
Total Transports: 59
% Transports: 75%

Suburban Response Interval

Priority 1 12:00
Priority 2 20:00
Priority 3 20:00

Rural Response Interval

Priority 1 15:00
Priority 2 20:00
Priority 3 20:00

Fractile Response Interval

Cascade Twp Suburban Priority 1

0-2 Min	2-4 Min	4-8 Min	6-8 Min	8-10 Min	10-12 Min	12-14 Min	14-15 Min	15-16 Min	16-18 Min	18-20 Min	20-22 Min	22-24 Min	>24 Min	Requested Exceptions	TOTAL	Compliant	Average
0	2	4	7	6	7	5	1	1	1	0	0	0	0	0	33	76%	0:09:14

Cascade Twp Suburban Priority 2

0-2 Min	2-4 Min	4-8 Min	6-8 Min	8-10 Min	10-12 Min	12-14 Min	14-15 Min	15-16 Min	16-18 Min	18-20 Min	20-22 Min	22-24 Min	>24 Min	Requested Exceptions	TOTAL	Compliant	Average
0	0	0	2	2	3	2	2	1	2	1	0	0	1	1	17	94%	0:12:45

Cascade Twp Suburban Priority 3

0-2 Min	2-4 Min	4-8 Min	6-8 Min	8-10 Min	10-12 Min	12-14 Min	14-15 Min	15-16 Min	16-18 Min	18-20 Min	20-22 Min	22-24 Min	>24 Min	Requested Exceptions	TOTAL	Compliant	Average
0	0	1	2	0	3	2	1	3	1	3	0	0	0	1	17	100%	0:12:27

Cascade Twp Rural Priority 1

0-2 Min	2-4 Min	4-8 Min	6-8 Min	8-10 Min	10-12 Min	12-14 Min	14-15 Min	15-16 Min	16-18 Min	18-20 Min	20-22 Min	22-24 Min	>24 Min	Requested Exceptions	TOTAL	Compliant	Average
0	0	0	2	0	0	1	0	0	0	1	0	1	0	0	5	60%	0:13:43

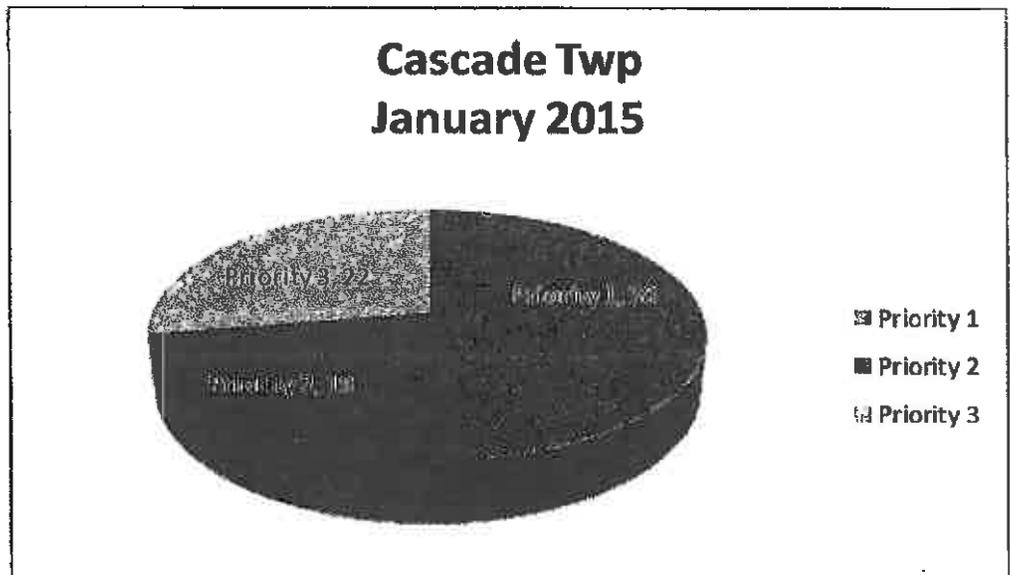
Cascade Twp Rural Priority 2

0-2 Min	2-4 Min	4-8 Min	6-8 Min	8-10 Min	10-12 Min	12-14 Min	14-15 Min	15-16 Min	16-18 Min	18-20 Min	20-22 Min	22-24 Min	>24 Min	Requested Exceptions	TOTAL	Compliant	Average
0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	2	100%	0:07:39

Cascade Twp Rural Priority 3

0-2 Min	2-4 Min	4-8 Min	6-8 Min	8-10 Min	10-12 Min	12-14 Min	14-15 Min	15-16 Min	16-18 Min	18-20 Min	20-22 Min	22-24 Min	>24 Min	Requested Exceptions	TOTAL	Compliant	Average
0	0	0	0	0	0	0	0	0	1	1	1	0	1	1	5	60%	0:22:16

Response Priority	Total
Priority 1	38
Priority 2	19
Priority 3	22
Grand Total	79





KENT COUNTY SHERIFF OFFICE

EAST PRECINCT

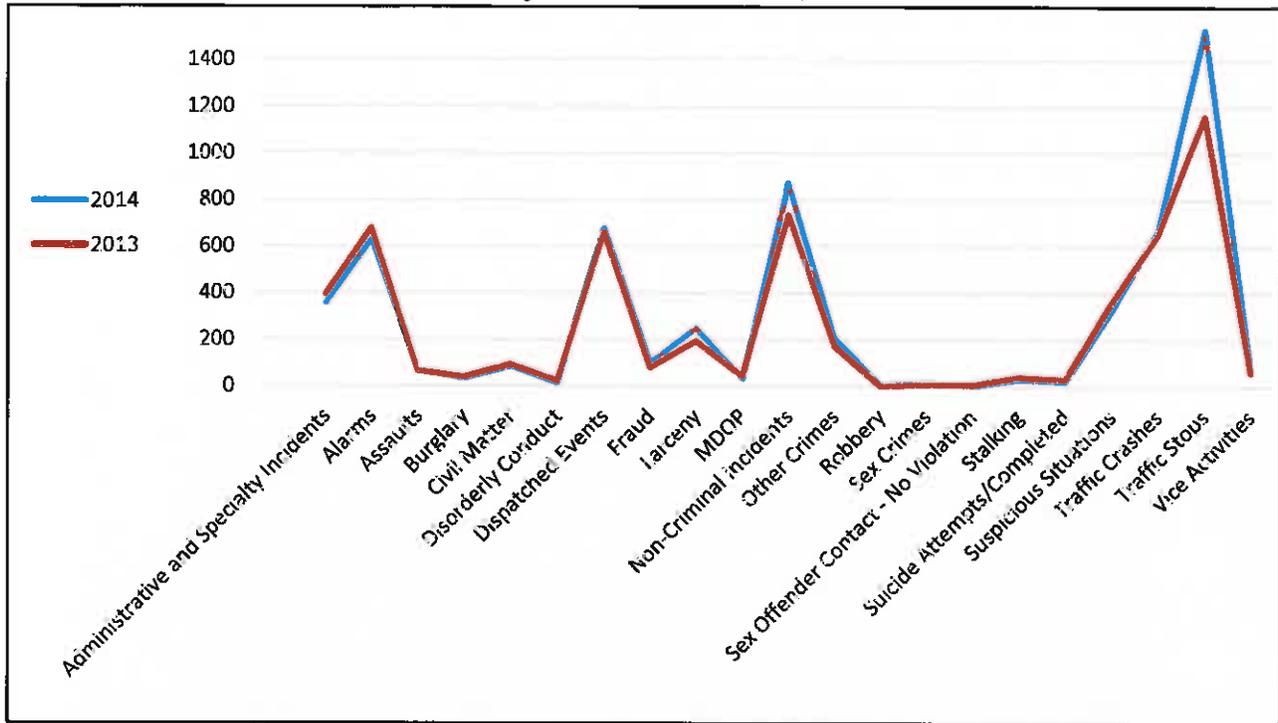
Serving Cascade Township

"A Partnership for Effective Policing"

2014 Quarterly Report

Year End Report

January 1 - December 31, 2014



	2014	2013
Administrative and Specialty Incidents	358	393
Alarms	631	679
Assaults	73	69
Burglary	36	41
Civil Matter	88	96
Disorderly Conduct	15	26
Dispatched Events	677	661
Fraud	101	82
Larceny	250	196
MDOP	35	46
Non-Criminal Incidents	871	734
Other Crimes	209	173
Robbery	8	3
Sex Crimes	15	10
Sex Offender Contact - No Violation	6	8
Stalking	33	41
Suicide Attempts/Completed	25	32
Suspicious Situations	328	360
Traffic Crashes	671	653
Traffic Stops	1527	1157
Vice Activities	71	62
TOTAL	6028	5522



KENT COUNTY SHERIFF OFFICE

EAST PRECINCT

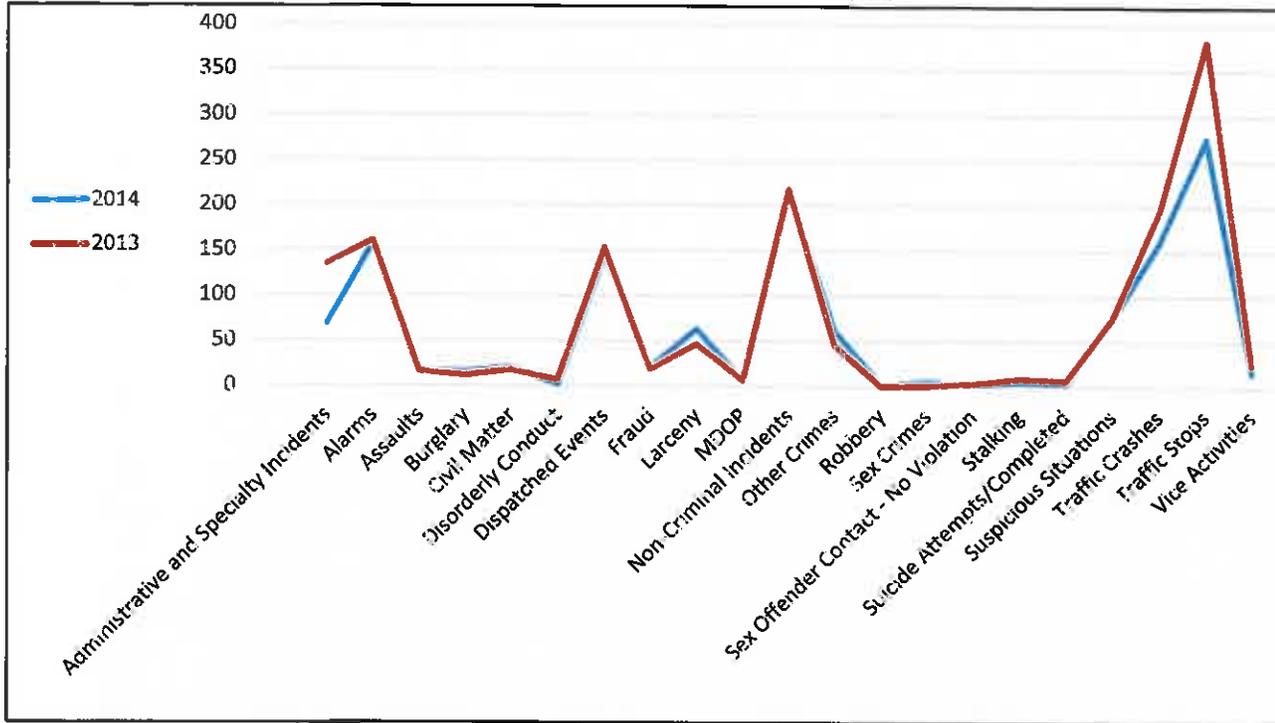
Serving Cascade Township

"A Partnership for Effective Policing"

2014 Quarterly Report

4th Quarter Report

October 1 - December 31, 2014



	2014	2013
Administrative and Specialty Incidents	68	135
Alarms	158	161
Assaults	17	17
Burglary	16	12
Civil Matter	21	18
Disorderly Conduct	2	8
Dispatched Events	147	154
Fraud	21	19
Larceny	63	47
MDOP	6	7
Non-Criminal Incidents	216	218
Other Crimes	61	46
Robbery	2	1
Sex Crimes	5	1
Sex Offender Contact - No Violation	2	4
Stalking	5	10
Suicide Attempts/Completed	4	8
Suspicious Situations	75	76
Traffic Crashes	160	195
Traffic Stops	275	382
Vice Activities	16	25
TOTAL	1340	1544

STAFF REPORT

TO: Cascade Charter Township Board
FROM: Steve Peterson, Community Development Director
REPORT DATE: February 16, 2015
MEETING DATE: February 25, 2015
CASE: #14-3208 / Thornapple Hilltop

GENERAL INFORMATION

- A. **Applicant:** G Place LLC
- B. **Status of Applicant:** Owner

- C. **General Location:** The property is located on the south side of Old 28th St just south of Porteballa.

- D. **Requested Action:** Rezone property to Planned Unit Development for a 6 unit residential project.

- E. **Existing Zoning on Subject Parcels:** B1, Village Business

- F. **Zoning on Adjoining Parcels:**
 - N - B1
 - S - B1
 - E - B1
 - W - PUD 35Overlook Summit

- G. **Parcel Size:** Approximately 1.87 acres

- H. **Existing Land Use on Subject Parcel:** Vacant

- I. **Adjacent Area Land Uses:**
 - North - Commercial
 - East - Commercial
 - South - Commercial
 - West - Residential

STAFF ANALYSIS

- A. The applicant is requesting Final Plan Review in order to develop the property for a 6 unit residential project.
- B. The project would consist of two- 3 unit buildings. When originally presented the applicant was seeking approval of an 8 unit development. Each unit will be about 1,700 sq ft and have 3 bedrooms.
- C. The owner also owns the adjacent property at 2899 Thornapple River Dr. While it's not a part of this project, they do plan to redevelop the 2899 property and connect it to this project in the future. They are showing on the site plan a master plan idea for the entire project to illustrate how it could be done. It does not include vehicular access through the property.
- D. Access to the site is from the existing Overlook Summit dr. The applicant has provided a copy of the easement that gives them the right to use the road. Currently the road serves the 13 units at the overlook summit and this property. The addition of 6 units would bring it to a total of 19 units on the private street.
- E. The project is at a gross density of 3.2 units per acre. This density is permitted in the B1 zoning district as a special use. The applicant is seeking the PUD rezoning to address the special use and due to some of the setbacks. If not a PUD, the process would require ZBA action as well as the special use permit. This allows us to address this in one process.
- F. The current Master Plan designation for this property is village commercial. This designation allows for a mix of commercial and residential. This designation was intended to encourage residential uses up to 8 units per acre in the village area.
- G. The development is designed to meet our goals and objectives of development in the village but does not meet setbacks. They do not meet setbacks because they are further back than what we require. This is not the "normal" since we have a maximum setback in the village instead of the traditional minimum setbacks. In that since the development is a little more traditional and would be similar to the summit project next door.
- H. The plan does include a pedestrian path link that could eventually link Thornapple River Dr to the library. This is a goal of both the master plan and the DDA plan.
- I. The landscape plan they have submitted shows some significant screening along Overlook Summit, this screening is intended to be consist with our village screening requirement. The palm also includes some screening to the SE along the commercial property line.
- J. The applicant has indicated that the storm water from the site will be handled by a couple of onsite detention ponds. The design has been reviewed and approved by the Township engineer.

- K. The Planning Commission awarded preliminary approval at their November 17, 2014 meeting with the following conditions:
1. Have any outstanding items worked out with the Township Engineer.
 2. Compliance with the Fire dept. letter dated September 22, 2104.
 3. Provide a recorded notice that informs future owners of the surrounding businesses.
 4. The pedestrian path through the project will be open to the public.
 5. The design of the pedestrian path must be approved by the Township Engineer.
- L. These items have been addressed in the plans or supporting documents.

Standards

Section 16.03 of the Zoning Ordinance requires that a proposed Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	Granting the PUD rezoning will allow the project to be developed with a greater setback than what is required. Given the fact that this is a not a public street, the traditional "village" design may not be the best. If not approved they could build the same project closer to the road. The end result would probably include much more grading around the rear of the building to accommodate garages.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	The underlying zone allows for the use and density. The city of Grand Rapids is already repairing some downstream sanitary sewer that would accommodate this project.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The project is consistent with the master plan
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	Since the project complies with zoning use and the master plan it would not result in an unreasonable negative economic impact
The proposed development shall contain at	More green space is probably being

least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	maintained as a PUD rather than by right zoning due to the grades.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	met

Staff Recommendation

Staff recommends approval of the PUD rezoning.

ATTACHMENTS:

- APPLICATION
- SITE PLAN
- TOWNSHIP ENGINEER REPORT

CASCADE CHARTER TOWNSHIP

Ordinance of 2014

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING
ORDINANCE AND ZONING MAP TO ESTABLISH THE

PLANNED UNIT DEVELOPMENT PROJECT.

CASCADE CHARTER TOWNSHIP ORDAINS:

SECTION I. AN AMENDMENT TO THE CASCADE CHARTER TOWNSHIP ZONING
ORDINANCE.

The application received from G place LLC or its assigns (hereafter referred to as the "Developer") for Planned Unit Development designation for the proposed Thornapple Hilltop Project (hereinafter referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on _____. The Project is recommended by the Planning Commission for rezoning from the B1, village business property to P.U.D. designation allowing two three unit residential buildings. Approval of the proposed PUD requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendations and the final actions of the Cascade Charter Township Board. On _____, 2014, the Cascade Charter Township Board approved the PUD as specified in this document.

SECTION II. LEGAL DESCRIPTION.

PART OF GOVT LOT 8 COM 172.0 FT S 0D 00M 00S ALONG N&S 1/4 LINE FROM N 1/4
COR TH S 89D 14M 00S E PAR WITH N SEC LINE 104.50 FT TH S 36D 15M 00S E PAR
WITH WLY LINE OF CASCADE RD /100 FT WIDE/ 238.43 FT TH S 30D 33M 18S E 75.58
FT TH S 43D 18M 00S E 33.0 FT TH S 41D 29M 00S W 158.40 FT TH N 71D 05M 00S W
213.20 FT TO N&S 1/4 LINE TH N OD 00M 00S ALONG N&S 1/4 LINE 332.70 FT TO BEG
* SEC 16 T6N R10W 1.87 A.

Parcel Number: 41-19-16-201-017

Property Address: 6868 CASCADE RD SE

SECTION III. GENERAL PROVISIONS.

The conditions, requirements, and regulations contained in this document shall apply to the Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988).

SECTION IV. PURPOSE.

The Project occupies approximately 1.87 acres of land that is proposed to be developed as a residential project. The Planned Unit Development technique has been chosen by the Developer to provide more control over the development's aesthetics and appearance and to accommodate the potential for a second phase of the project.

The conditions, requirements, and regulations contained in this document are established to ensure high quality development of the Project. Additionally, they are designed to achieve integration of this development with adjacent and area land uses.

SECTION V. APPROVAL LIMITATIONS.

- A. The provisions of this Ordinance ("this Ordinance") are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.
- B. Except as expressly otherwise provided herein, the Developer and its assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal, county, and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be invalid, illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

- D. All conditions contained herein and in the final approved site plan shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, approved site plan, and ordinance amendment. The Project must be constructed, operated and maintained, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur or be made unilaterally by the Developer or its successors, tenants, or assigns. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance. Notwithstanding the forgoing, minor changes to the site plan may be approved administratively by the Planning Director provided the changes comply with all applicable requirements of the Cascade Charter Township Zoning Ordinance and all other Township regulations or state law. Minor changes subject to administrative review are defined in Section 21.04 of the Cascade Charter Township Ordinance. Any other changes shall require an amendment or variance to this Ordinance.
- E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. **The Gerald R. Ford International Airport.**
- The Developer shall expressly disclose to the tenants of the project in writing that the Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.
- H. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:

“G Place LLC has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, successors and transferees in and to the property involved.”

SECTION VI. PERMITTED USES.

The permitted uses for the Thornapple Hilltop PUD are as follows:

- A. Two, 3-unit residential buildings.
- B. Signs. All signs for the Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

SECTION VII. DESIGN GUIDELINES AND REQUIREMENTS.

The Project shall be developed in accordance with the site plan approved by the Township in conjunction with this Ordinance. No alterations, expansions or additions may occur as to the Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

- A. Maximum Number of Residential Units - The maximum number of residential units within the Project shall be limited to six (6) units.
- B. Maximum Building or Structure Height - 35 feet or 2½ stories whichever is the less.
- C. Setback Requirements

All unit buildings and structures shall meet the following minimum setback requirements:

- 1. Front Yard Setback: 20 feet
- 2. Side Yard Setback: minimum of 8 feet to the property lines and a minimum of 16 feet between buildings.
- 3. Rear Yard Setback: 30feet.

- D. Minimum Floor Area

Each dwelling unit shall contain a minimum of:

- 1. 1,700 square feet on the main floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.

- E. Outdoor Lighting – Shall be in compliance with the Cascade Township Zoning Ordinance as amended.

- F. Stormwater Drainage –

In lieu of requiring that an Act 433 agreement or a drainage district be established with the Kent County Drain Commissioner, Cascade Charter Township has

agreed to approve the site plan for the Project so long as the Project (and any and all portions thereof) complies with the Cascade Charter Township Stormwater Ordinance (as that ordinance exists as of the date of the approval of the site plan (which shall be referred to hereinafter as the "Stormwater Ordinance"). Accordingly, the Property is required to ensure the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes, ponds, and facilities for the Project (collectively, the "Facilities") shown on the approved site plan or as otherwise required by the Cascade Charter Township Stormwater Ordinance. Such requirements and obligations include, but are not necessarily limited to, the following:

- i. Maintenance and repair regarding the following items shall be done on a regular basis following completion of the Project and in such fashion as to ensure that all components of the Facilities function properly at all times:
 1. Sediment removal;
 2. Erosion control;
 3. Structural integrity of the physical systems; and
 4. Designate access to the facilities.
- ii. The Township (including its designated officials, officers, agents, and contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the Township, there is a threat to the public health, safety, or welfare.
- iii. Buildings, structures, landscaping, trees, (except as shown on the landscaping plans approved by the Township) or similar items (excluding paving, which shall be permitted) shall not be installed, planted, or placed over any portion of the Facilities without prior written Township approval, not to be unreasonably withheld.
- iv. The Township shall be supplied with an engineer's "as-built" certification to certify that the Facilities as constructed and installed match the approved design. The Township shall also be supplied with a reduced copy of the approved site plan graphically showing the Facilities, together with any and all easements therefor.
- v. Should the Facilities not be properly installed, maintained, and/or repaired, in compliance with all of the requirements of the approved site plan, and the Stormwater Ordinance (whether due to the fault or neglect of the Developer or owner of the Property), and any such noncompliance or deficiency shall not have been fully remedied within 30 days of the date when the Township has given written notice of any such noncompliance or deficiencies (provided that if such noncompliance or deficiency cannot reasonably be remedied within 30 days, then the Developer or owner, as applicable, shall have such additional time as is necessary, provided it

commences to remedy the noncompliance or deficiency within such 30 day periods and proceeds with due diligence, the Township, at its sole option and discretion, shall have the right and authority to perform any and all installations, repairs, and/or maintenance which is reasonably required to comply with the approved site plan and the Stormwater Ordinance (and none other) and charge back the costs thereof to the Owner together with reasonable administrative costs and legal fees.

SECTION VIII. LANDSCAPING BUFFERYARD REQUIREMENTS.

A. All plantings shall be planted according to the approved landscaping plans, or as otherwise mutually agreed to in writing by the Developer and the Planning Department.

B. All landscaping shall be hardy plant materials and shall be maintained after planting in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season. The Township shall require a landscaping bond or letter of credit (which of these is required shall be at the Township's discretion) for all required landscaping. The amount of the bond or letter of credit and the form of the same shall be approved by the Planning Department.

SECTION IX. TEMPORARY BUILDINGS.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except where approved by the Township and if accessory to and necessary during construction of a permanent building or infrastructure improvement.

SECTION X. SITE PLAN.

A. The Project shall be developed in accordance with the site plan approved by the Township Board and signed by the Township Supervisor. The site plan shall provide appropriate measurements demonstrating compliance with Chapter 14 of the Zoning Ordinance. Engineering plans and/or documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting Township ordinance requirements and recognized, acceptable engineering standards and practices.

SECTION XI. UTILITIES.

A. The Project shall be served with public water and public sewer at the Developer's expense. The on-site water and sewer design and the connection to the public water and sewer systems shall be approved by the Township and the City of Grand Rapids prior to installation. Said improvements shall be consistent with the Sewer and Water Master Plan(s) for Cascade Township.

B. The Developer shall provide all necessary recorded easements within the Project for telephone, electricity, gas, and cable television to the Township and the appropriate utility provider(s) without cost.

SECTION XII. MISCELLANEOUS DEVELOPMENT REQUIREMENTS.

A. SOIL EROSION

The Developer shall submit to the Township and Kent County Road Commission a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the site. This plan shall be reviewed and approved by Kent County prior to commencing any building on the site.

B. SIDEWALK/PATHWAY/WALKWAY CONSTRUCTION AND EASEMENT

The Developer has agreed to provide an easement for a pedestrian pathway through the property to connect Overlook Summit drive to 2899 Thornapple River Dr. It is intended that this path could extend through 2899 Thornapple River Dr when that property is developed providing a connection to Thornapple River Dr. The pathway easement shall be a permanent easement to the Township for such sidewalk/walkway/pathway in a written recordable document with language which is acceptable to the Township and Developer. Such easement shall be at least 15 feet wide and shall be given to the Township without cost to the Township.

SECTION XIII. CONSISTENCY WITH PLANNED UNIT DEVELOPMENT (PUD) STANDARDS.

The approved Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future area residents will recognize the benefits of the development.

The Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause unreasonable impacts to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans will be approved by the Township Engineer and the appropriate county and state agencies.

The Project has been determined by the Township to be compatible with the 2009 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

SECTION XIV. PERFORMANCE GUARANTEE.

To ensure compliance with this Ordinance and any conditions herein, Cascade Charter Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to: landscaping, drainage, lighting, roads and utilities. The Township Board, Engineer, or Planning Director may require such guarantees at any time they deem it necessary to ensure completion of the improvements.

SECTION XV. EFFECTIVE DATE.

This Ordinance shall become effective seven (7) days after publication of this document (or a summary) in the *Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance was offered by Board Member _____, supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS: None

ABSENT: None

Ron Goodyke
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___ day of _____, 2014.

Ron Goodyke
Cascade Charter Township Clerk

Applicant Statement:

“G Place LLC has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all

requirements and conditions contained in the same, on behalf of it and its assigns, successors and transferees in and to the property involved.”

G Place LLC
Signature _____

Printed Name

Date



November 11, 2014
Project No. G080322

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Thornapple Hilltop Townhomes
Site Plan Review

Dear Steve:

We have reviewed the site plan for the Thornapple Hilltop Townhomes, located at 2899 Thornapple River Drive SE, prepared by Nederveld Associates Inc. The current site plan and the basis of this review are dated November 3, 2014.

The proposed project is a new six unit residential townhome development. This is Phase 1 of the development and includes two structures with three units each. Phase 2 will include an additional eight residential units and a mixed use building along Thornapple River Drive. This site plan review is for Phase 1 only. It is our understanding the site plan will be reviewed at the Planning Commission Meeting Public Hearing Stage on November 17, 2014.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone A, which requires detention of the 100-year storm event and infiltration where possible. The SWO also requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period.

Stormwater runoff from the site will discharge to two infiltration basins sized to detain the 100-year storm event. The basins are located east and west of the townhomes. Stormwater runoff from all impervious areas of the site will discharge to the infiltration basins. Roof drains will be connected to storm sewer pipes that discharge directly to the basins.

Four infiltration tests were performed at the site to determine if infiltration basins would be acceptable. Two tests were performed at each basin location. The results showed the soils are predominately sand with high infiltration rates, and therefore a good candidate for infiltration basins. Infiltration rates ranged from 54 in/hr to 63 in/hr.

In order to be conservative, the applicant used an infiltration rate of 20 in/hr in the design of the infiltration basins. The applicant also sized the basins larger than the calculations required. The east infiltration basin was sized 70% larger than required and the west basin was sized more than 300% larger than required. Based on the soil infiltration tests and the size of the proposed basins, the design appears to be very conservative.



Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The proposed design will infiltrate all stormwater runoff up to the 100-year event. This requirement has been satisfied.

Stormwater Runoff

The applicant provided stormwater calculations to size the infiltration basins. All stormwater runoff from the impervious areas of the site will be captured by the basins. Therefore, the site will not see an increase in rate or volume of stormwater leaving the site.

Drainage Plan

The applicant has submitted plans, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum, sediment and debris removal, and landscape maintenance of the infiltration basins to maintain the design volume and ensure the system is operating as it was designed.

Utilities

The applicant has met with the City of Grand Rapids (City) regarding water and sanitary sewer services for the site. The City is in general agreement with the utility plan, but has not approved anything yet. City permits will be required prior to construction taking place on the site.

Water Main

The existing water main is located in Old 28th Street. A new hydrant is required for the site. The City has stated the hydrant line will not be public. The plan requires a private 6-inch line to the new hydrant. The plan also requires two 2-inch water service lines from Old 28th Street water main to the two structures.

The hydrant line and water service lines will run through a separate parcel to the north. This parcel is owned by the same property owner as the proposed development; therefore, the City will require a deed restriction and not an easement. The City has previously made the determination that one person cannot grant an easement to himself.

Sanitary Sewer

An existing 8-inch sanitary sewer main is located in Overlook Summit Drive. The proposed plan requires for two 6-inch sanitary sewer service lines to the two structures.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence around most of the site, silt sacks in catch basins, and erosion control blankets on the steeper slopes. The applicant will need to apply for and obtain a SESC from the KCRC prior to beginning any work.

Mr. Steve Peterson
Page 3
November 11, 2014



Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain a number of permits (SESC, Water and Sewer from the City) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3927 or mberrevoets@fitch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, which reads "Michael L. Berrevoets". The signature is stylized with a long, sweeping horizontal stroke at the end.

Michael L. Berrevoets, PE

jc2
Attachments
By email



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Thornapple Hilltop Townhomes

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the impervious areas of the site will be captured and infiltrated onsite.

- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours are shown on Sheet 4 of 5, dated 11-3-2014. A soils report and calculations were provided in lieu of the Kent County soil map

- OK (3) Development tributary area to each point of discharge from the development
The applicant provided a drainage plan showing the tributary areas for each infiltration basin.

- OK (4) Calculations for the final peak discharge rates
The applicant provided detention basin calculations for the 100-year storm event.

- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for the detention basins. The calculations were reviewed and found to be reasonable.

- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The storm sewer plan is shown on Sheet 4 of 5 dated 11-3-2014.

- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
There are no culverts or drainage routes entering/exiting the site.

- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans. Construction is anticipated to begin in Spring 2015 and be completed by the end of the year.



- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
Sheet 4 of 5 includes the proposed SESC measures. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin. The SESC measures shown on the plan appear appropriate given the expected work.
- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
Sheet 4 of 5 includes the details related to the storm sewer system.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
The engineering firm is Nederveld Associates, Inc.
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- NA (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

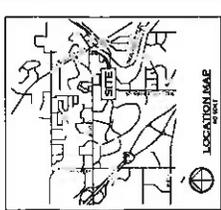
NEDEVELD
 1100 W. WASHINGTON ST. CHICAGO, IL 60606
 ANN ARBOR 248.761.1100
 CHICAGO 773.326.1100
 COLLAPALDI 773.326.1100
 GRAND RAPIDS 616.961.1100
 HOLLAND 616.961.1100
 INDIANAPOLIS 317.326.1100

THORNAPPLE HILLTOP TOWNHOMES
 2899 THORNAPPLE RIVER DR SE
 Overall Conceptual Layout Plan

DIXON ARCHITECTURE
 Ken Dixon
 19144 University St.
 Ann Arbor, MI 48106
 Phone: (313) 841-4790

NO.	DATE	DESCRIPTION
1	10/1/09	PRELIMINARY CONCEPTUAL LAYOUT PLAN
2	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
3	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
4	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
5	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
6	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
7	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
8	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
9	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN
10	10/1/09	REVISIONS TO PRELIMINARY CONCEPTUAL LAYOUT PLAN

Project No. 14400661
G3B
 Sheet No. 2 OF 5

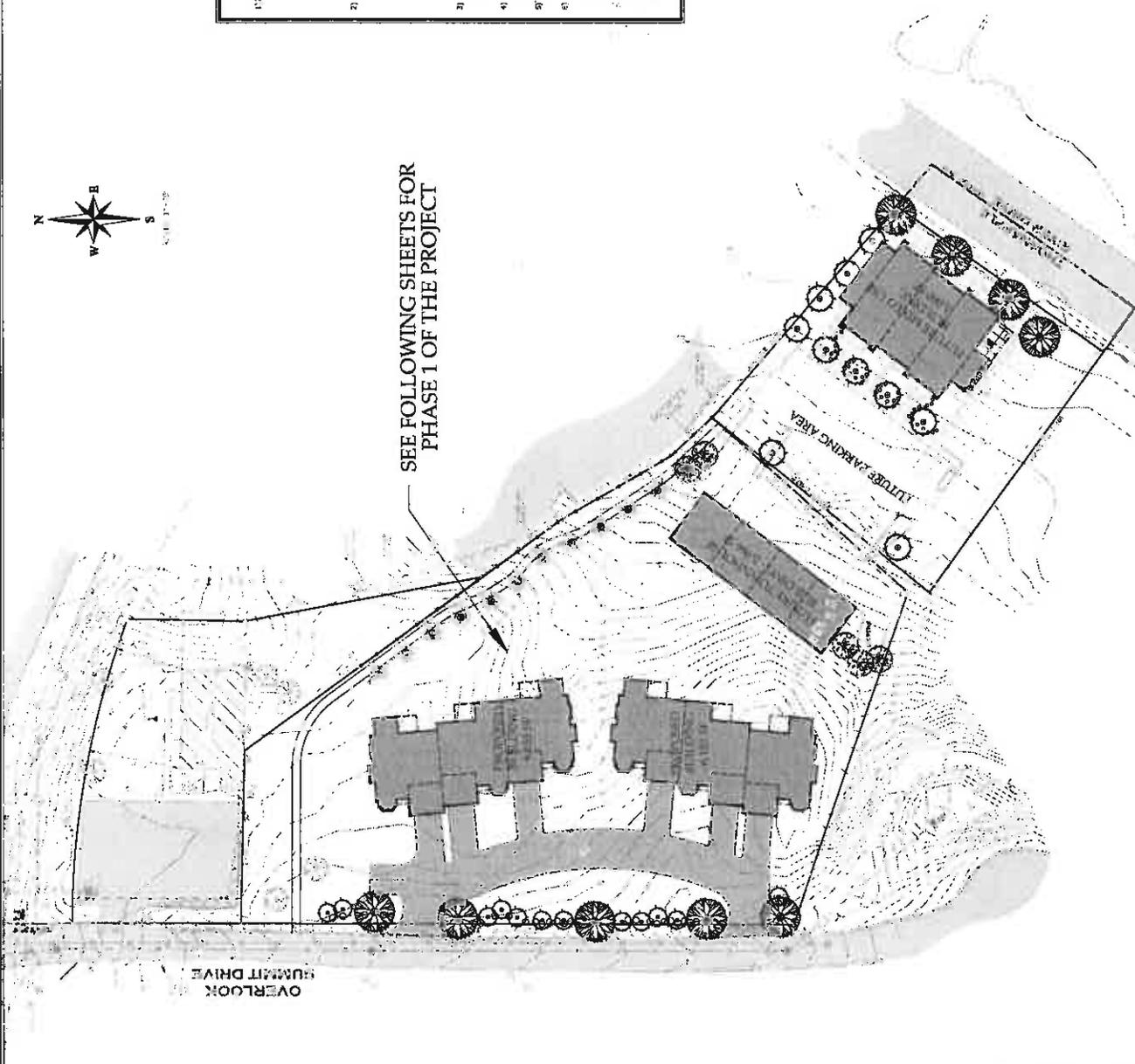


GENERAL NOTES

- 1) CONCEPTUAL LAYOUT PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 2) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 4) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 5) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 6) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 7) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 8) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 9) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 10) THE FINAL LAYOUT PLAN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SEE FOLLOWING SHEETS FOR PHASE 1 OF THE PROJECT



811
 Know what's below. Call before you dig.
 1-800-4-A-SHIELD
 www.811.com



110 Highway 6, Suite 170
 40764, TX
 409.741.0000
 5 816 SE 410
 33409 FL 334
 www.axiombs.com

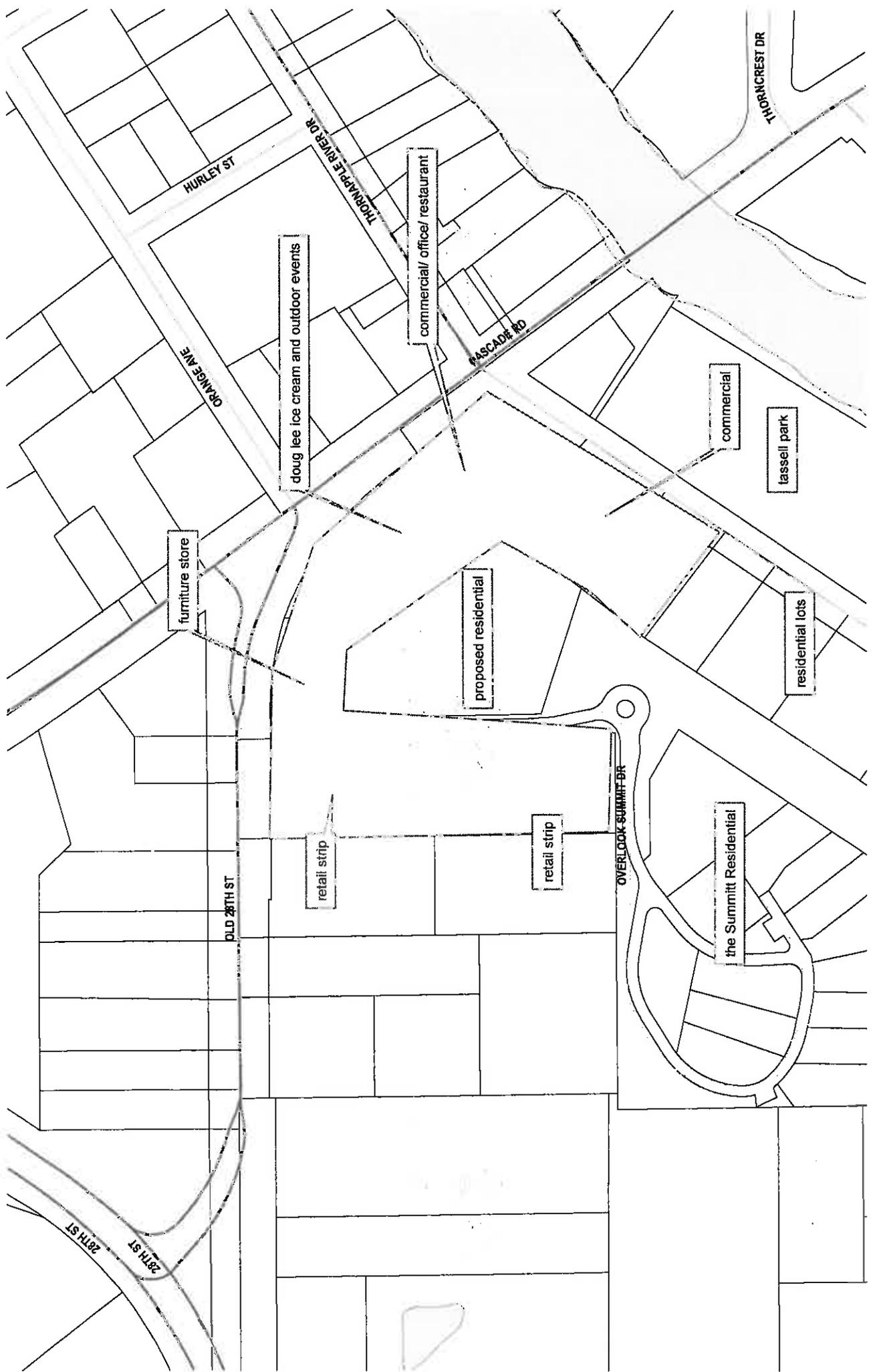
Thornapple Hilltop Townhomes
 2999 Thornapple Drive SE
 Grand Rapids, MI 49508
Building Renderings

Revisions

Project No. 2021
 Issue Date 05/14
 Reviser ASD
 Drawn By ASD

A3.1

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HURLEY ST

ORANGE AVE

THOMPSON RIVER DR

CASCADE RD

THORNCREST DR

furniture store

doug lee ice cream and outdoor events

commercial/ office/ restaurant

proposed residential

retail strip

retail strip

the Summitt Residential

commercial

tassel park

residential lots

OLD 28TH ST

28TH ST

28TH ST

OVERLOOK SUMMIT DR

**SITE DEVELOPMENT AND STORM WATER RUNOFF FACILITY
MAINTENANCE AGREEMENT**

This Site Development and Storm Water Runoff Facility Maintenance Agreement (the "Agreement") is executed this __ day of _____, 2014, between Cascade Charter Township, whose address is 2865 Thornhills Ave, Grand Rapids Michigan 49546 (the "Township"); and G Place, LLC, a Michigan limited liability company, whose address is 5723 Manchester Hills Drive, Grand Rapids, MI 49546 (the "Developer").

WHEREAS, the Developer is the owner of certain property known and numbered as 6868 Cascade Road located within the boundaries of the Township (the "Property") on which Developer anticipates developing two three-unit residential buildings (the "Project").

WHEREAS, the Developer has obtained a storm water permit for the development of the Property pursuant to Storm Water Ordinance, Ordinance #7 of 2002, as amended; and

WHEREAS, the Storm Water Ordinance requires the Developer to maintain storm water runoff facilities on the Property by entering into a maintenance agreement with the Township; and

WHEREAS, the Developer agrees that the construction, operation and maintenance of the storm water runoff facilities are necessary to protect the public health, safety and welfare,

NOW, THEREFORE, in consideration of the Developer's development of the Project, the parties wish to enter into this Agreement as follows:

Section 1 – Storm water drainage

Cascade Charter Township has agreed to approve the site plan for the Project so long as the Project (and any and all portions thereof) complies with the Cascade Charter Township Stormwater Ordinance as that ordinance exists as of the date of the approval of the site plan (which shall be referred to hereinafter as the “Stormwater Ordinance”). Accordingly, the Project is required to ensure the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes, ponds, and facilities for the Project (collectively, the “Facilities”) shown on the approved site plan or as otherwise required by the Cascade Charter Township Stormwater Ordinance. Such requirements and obligations include, but are not necessarily limited to, the following:

- i. Maintenance and repair regarding the following items shall be done on a regular basis following the completion of the Project and in such fashion as to ensure that all components of the Facilities function properly at all times:
 1. Sediment removal;
 2. Erosion control;
 3. Structural integrity of the physical systems; and
 4. Designated access to the facilities.
- ii. The Township (including its designated officials, officers, agents, and contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the Township, there is a threat to the public health, safety, or welfare.
- iii. Buildings, structures, landscaping, and trees (except as shown on the Landscaping Plan approved by the Township) or similar items (excluding paving, which shall be permitted) shall not be installed, planted, or placed over any portion of the Facilities without prior written Township approval, not to be unreasonably withheld.
- iv. The Township shall be supplied with an engineer’s “as-built” certification to certify that the Facilities as constructed and installed match the approved design. The Township shall also be supplied with a reduced copy of the approved site plan graphically showing the location of the Facilities, together with any and all easements therefor.
- v. Should the Facilities not be properly installed, maintained, and/or repaired in compliance with all of the requirements of the approved site plan and the Stormwater Ordinance due to

the fault or neglect of the Developer or other owner of the Property, and any such noncompliance or deficiency shall not have been fully remedied within 30 days of the date when the Township has given written notice of any such noncompliance or deficiencies (provided that if such noncompliance or deficiency cannot reasonably be remedied within 30 days, then the Developer or owner, as applicable, shall have such additional time as is necessary, provided it commences to remedy the noncompliance or deficiency within such 30 day period and proceeds with due diligence), the Township, at its sole option and discretion, shall have the right and authority to perform any and all installations, repairs, and/or maintenance which is reasonably to comply with the approved site plan and the Stormwater Ordinance (and none other) and charge back the costs thereof to the owner of the Property.

- vi. Notices. Any notices, copies, or payments to be served by one party on the other in accordance with the terms of this Agreement shall be served either by certified mail, return receipt requested or by overnight delivery by a recognized national courier, at the address given above or at such other address as may be specified by the party from time to time. Notice shall be deemed delivered three days after deposit with U.S. Mail or one day after deposit with the overnight delivery service.

Section 2. Recording.

The obligations under this Agreement are covenants that run with the land, and bind the successors in title of the Developer. This Agreement shall be recorded with the Kent County Register of Deeds at the Developer's sole expense and a copy of the recorded Agreement shall be supplied to the Township.

The parties have executed this Agreement on the ____ day of, _____ 2014.

Cascade Township

*

State of Michigan)

)ss.

County of Kent)

On this ___ day of _____, 20__, before me a Notary Public, personally appeared _____, the _____ of Cascade Charter Township, a Michigan municipal corporation, who, being first duly sworn did say they signed this document on behalf of the Township.

*

Notary Public, Kent County, Michigan

My commission expires: _____

***Print or type name beneath signature**

G Place, LLC

By: _____

*

Its: _____

State of Michigan)

)ss.

County of Kent)

On this ___ day of _____, 2014, before me a Notary Public, personally appeared _____ the _____ of G Place, LLC, a Michigan limited liability company, who being first duly sworn, did say they signed this document on behalf of said limited liability company.

*

Notary Public, Kent County, Michigan

My commission expires: _____

***Print or type name beneath signature**

Drafted by/After Recording, Return to:

Mr. Steve Peterson
Planning Director
2865 Thornhills SE

Grand Rapids MI 49546

NOTIFICATION

No interest in real estate being conveyed hereby, no revenue stamps are required.

KNOW ALL MEN BY THESE PRESENCE, that G Place, LLC, a Michigan limited liability company, of 5723 Manchester Hills Drive, Grand Rapids, MI 49546, as the owner of certain real property described on **Exhibit A** attached hereto (the "Property"), executes this Notification to provide record notice of the fact that the Property may be located in the vicinity of land upon which activities and uses generate sound that is clearly audible from the Property. Such activities and uses may include, without limitation, the operation of audio equipment and the playing of musical instruments.

IN WITNESS WHEREOF, G Place, LLC has executed this Notification as of the date set forth below.

Dated: _____, 2015

G Place, LLC, a Michigan limited liability company

By: _____

Its: Member

Acknowledged before me by _____, Member of G Place, LLC, a Michigan limited liability company, on behalf of the limited liability company, in _____ County, Michigan, on _____, 2015.

_____, Notary Public

County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

Prepared By and Return To:

Todd A. Hendricks
Rhoades McKee PC
55 Campau Ave., NW, Ste. 300
Grand Rapids, Michigan 49503-2793
(616) 235-3500

EXHIBIT A

PROPERTY

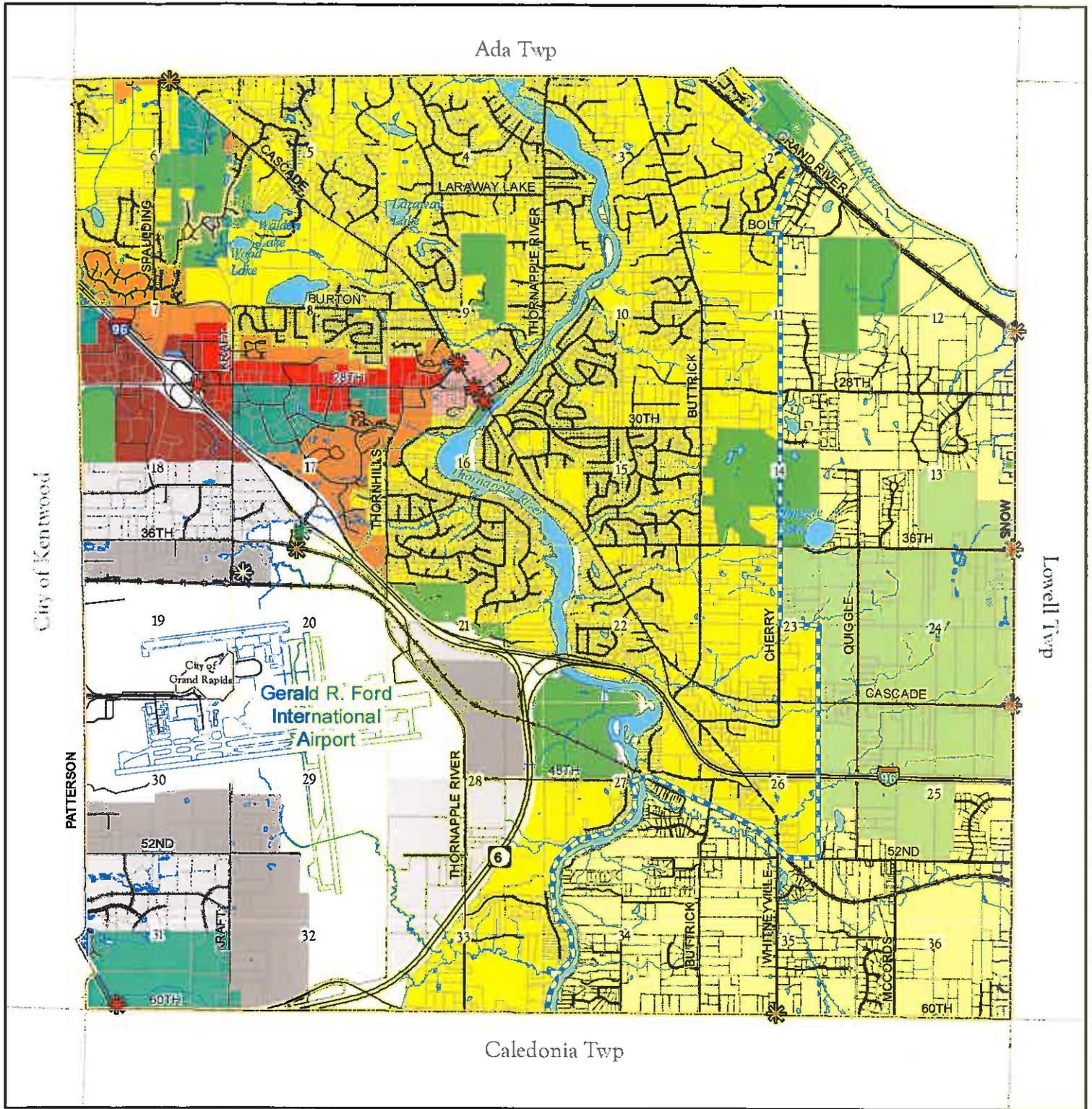
Real property located in Cascade Township, Kent County, Michigan, described as follows:

PART OF GOVT LOT 8 COM 172.0 FT S 0D 00M 00S ALONG N&S 1/4 LINE FROM N 1/4 COR TH S 89D 14M 00S E PAR WITH N SEC LINE 104.50 FT TH S 36D 15M 00S E PAR WITH WLY LINE OF CASCADE RD /100 FT WIDE/ 238.43 FT TH S 30D 33M 18S E 75.58 FT TH S 43D 18M 00S E 33.0 FT TH S 41D 29M 00S W 158.40 FT TH N 71D 05M 00S W 213.20 FT TO N&S 1/4 LINE TH N OD 00M 00S ALONG N&S 1/4 LINE 332.70 FT TO BEG * SEC 16 T6N R10W 1.87 A.

The property address and tax parcel number listed below are provided solely for informational purposes, without warranty as to accuracy or completeness. If the information listed below is inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Property Address: 6868 Cascade Road SE

Tax Parcel Nos.: 41-19-16-201-017



Cascade Charter
 Township
 Kent County, Michigan

Map 15
 Future Land Use

Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



GIS
 © 2004 GIS - All Rights Reserved
 This map does not represent a legal document. It is intended to be used as a general representation only. Information shown on this map is provided for informational purposes only and should not be used for any other purpose. Any application of this map is subject to the Public Records Act, 1946 of 1966, as amended.

Williams & Works
 Engineers, Planners, Architects
 842241250 phone • 4162941881 fax
 547 Ottawa Avenue NW • Grand Rapids, MI 49503

April 22, 2009

housing opportunities for young and old. Encouraging housing in areas served by utilities, roads, schools, and services will help protect farmland, natural areas and open spaces by making use of existing available infrastructure. Residential neighborhoods will be formed in safe, compact and walkable patterns consisting of a range of housing types and offering services and recreational amenities to support healthy and active lifestyles.

Housing Objectives:

1. Direct new residential development to areas of the Township served by municipal water and sewer.
2. Allow for attached residential housing types, including retirement housing, in proximity of 28th Street and Cascade Village due to the availability of goods and services in that area.
3. Recognize that traditional subdivision forms in areas served by public roads and municipal water and sewer, and within a certain distance to schools and services, are a reasonable land use.
4. Discourage traditional subdivision forms, as opposed to open space subdivision forms, in areas of the Township identified as having important natural features, significant topography, poor soils, etc.
5. Discourage new residential development from locating outside of the utility service areas and in areas known for poor water quality or ground water contamination.

Goal 9: Public Education, Outreach and Coordinated Planning

The citizens of Cascade Charter Township will have a basic understanding of land use, planning issues and the need to maintain balance between competing goals. Long and short range land use, transportation and recreation planning will be done in coordination with adjacent municipalities and the County.

Public Education, Outreach and Coordinated Planning Objectives:

1. Maintain a high level of enforcement of the Zoning Ordinance.
2. Educate residents of the varied attributes of different parcels of land and the benefits and constraints to development in certain locations of the Township.
3. Consider having a local high school student sit on the Planning Commission.
4. Improve tracking and mapping of Planned Unit Developments.

neighborhoods is a primary concern and measures should be taken periodically to assure proper coverage of these services. Private roads should be considered under certain circumstances, such as for the preservation of large stands of trees, or to preserve steep slopes, where drainage and run-off is a concern, or where important natural features have been identified in the Natural Feature Inventory.

COMMUNITY RESIDENTIAL

Description: The community residential land use designation is intended for attached or detached single family and multi-family housing. A project should be designed and developed to provide attractive, up-scale master planned living environments with amenities such as open spaces, walking paths, street trees, street lighting and attractive architectural style. Buildings and structures should be designed to minimize bulk and massing of attached living units.

Location: The community residential land use area primarily serves as a transition from commercial/mixed use and suburban residential uses along 28th Street. However, there are two areas where this use is proposed along the south side of Cascade Road north of Burton.

Desired Uses and Densities: Uses may include attached and detached residential dwellings, including projects that incorporate a variety of housing options, as well as assisted living and retirement communities. Master-planned retirement communities may also incorporate low-impact commercial uses internal and integrated within the development such as personal service establishments (barber shop or hair salon), post office, financial institution and other necessary uses for the convenience of the residents but not available for use by the general public. Development within the community residential area should include a walking system that connects to any existing or planned non-motorized pathway. The Township desires for the community residential areas to be served by mass transit in the future. Water and sewer must be available for new development or redevelopment in this land use category. Additionally, any natural features should be preserved and protected in projects located in the community residential land use area. Only public roads would be permitted in the community residential land use category. Allowable densities would range between 4-6 dwelling units to the acre.

VILLAGE COMMERCIAL

Description: This land use designation is intended to foster a pedestrian-scale, local shopping district confined to the parcels currently zoned for commercial use. It is not the intent of this land use plan to expand commercial uses either north or south along Cascade Road.

The village commercial area is intended to be a walkable commercial district, where architectural style is paramount, but not rigid. Low shrubbery, picket fences and other features should be in place along the roadway to delineate the use and create interest for pedestrians.

Location: The village commercial land use category is located at the heart of Cascade Charter Township where Cascade Road, 28th Street and the Thornapple River converge. It is not the intent of this land use category to expand beyond the current commercially-zoned properties along Cascade Road.

Desired Uses and Densities: Desired uses include retail commercial, personal service establishments, eating and drinking establishments, financial institutions, and convenience stores with or without fuel stations. Residential uses are also planned, including above retail or office uses. Townhome, retirement centers, assisted living, and other elderly care facilities are also recommended. Other uses should be phased out and encouraged to locate to a more automobile-oriented commercial corridor. Residential densities would be 6-8 dwelling units to the acre. Pedestrian/bicycle circulation plans should be prepared for new development that includes access from sidewalks and non-motorized paths to any building entry. Bicycle racks are encouraged. Traffic calming, crosswalk demarcations, countdown walk signs, plantings and signage are encouraged at 28th Street and Cascade Road at the Village to create a sense of place for shopping, strolling, biking, and walking. Water and sewer must be available for development in this land use category. Additionally, any natural features should be preserved and protected in projects located in the village commercial land use area. The Township hopes that the village commercial area is served by mass transit in the future.

GENERAL COMMERCIAL

Description: This land use designation is intended to provide goods and services to meet the needs of the immediate neighborhood and the larger region. Facilities will be developed in harmony with the area's natural features and in a scale and form to encourage pedestrian access and to minimize auto-pedestrian conflicts. Cross-access easements and access roads will be encouraged to reduce the proliferation of curb-cuts. In addition, landscape standards and signage limitations will be utilized to promote attractive and functional developments. The current three acre minimum lot area requirement may be reduced for projects that incorporate certain green/eco-friendly building technologies, or provide a specific amount of green space, such as 35%.

STAFF REPORT

TO: Cascade Charter Township Board
FROM: Steve Peterson, Community Development Director
REPORT DATE: February 16, 2015
MEETING DATE: February 25, 2015
CASE: #14-3225 / Panera Bread

GENERAL INFORMATION

- A. **Applicant:** Vaneck Enterprises
1769 Laraway Lake Dr
Grand Rapids MI 49504

- B. **Status of Applicant:** Owner

- C. **General Location:** SE corner of Kraft and 28th St

- D. **Requested Action:** Rezone property to Planned Unit Development for new 4,500 sq ft restaurant and make minor modifications to 2828 Kraft Ave.

- E. **Existing Zoning on Subject Parcels:** Centennial Park Overlay Zoning District

- F. **Zoning on Adjoining Parcels:**

N – B2
S – Centennial Park Overlay
E – Centennial Park Overlay
W – ES

- G. **Parcel Size:** Approximately 1 acre

- H. **Existing Land Use on Subject Parcel:** Vacant

- I. **Adjacent Area Land Uses:**
North - Bank
East - Hotel
South - Office
West - Restaurant

STAFF ANALYSIS

- A. The applicant is requesting Final approval in order to develop SE corner of Kraft and 28th St (5630 28th St) for a standalone Panera Bread restaurant with drive thru service.
- B. The project consists of a new 4,500 sq ft building and adjustments to property lines and additional parking at 2828 Kraft.
- C. The property owner of 2828 Kraft Ave also own the property at 5630 28th St. The corner is occupied by the large sign for the 2828 Kraft Ave building.
- D. The property is currently zoned as a part of the Centennial Park Overlay Zone. This district was created in 2010 to deal with the lack of any standards in the original Centennial Park PUD Ordinance from 1973.
- E. The new project is attempting to comply with all of the new standards in the overlay zoning district. They are asking for PUD approval for a couple of reasons. They do need a couple of variances for driveway spacing and bufferyards as well as process, since it would require a special use with the drive through. We can do it all together as a PUD.
- F. The exception to the ordinances are as follows:

	Standards	Request	Comment
Bufferyard	25 feet	1.Reduction of bufferyard along 28 th St/Kraft clear vision corner. 2. reduction of bufferyard along south property line	1.Similar to what we have done at the NW corner of Kraft and 28 th . 2.a reduction of about 7 feet will still allow for plantings between the properties.
Driveway spacing	100 feet	Have a separate drive for the Panera store that is 80 feet from the 2828 Kraft drive	This is a reduction of about 20 feet. The KCRC would prefer the separate drive and so would the applicant. On a busier road I would not be in support .

- G. The project has been reviewed by the Centennial Park Review Board. The review board has offered several comments. Those comments have been addressed by the applicant. There was some confusion about the amount of signage but that has been addressed with the current set of plans.
- H. The applicant has submitted a lighting plan that meets our regulations. The applicant has indicated that they are meeting the design of the DDA lights on Foremost and 28th St.
- I. The applicant has designed an underground storage storm sewer system. This has been reviewed and approved by the township engineer.

- J. The current Master Plan designation for this property is mixed use. This designation allows for a commercial project. This designation was intended to encourage a mix of residential, commercial and office.
- K. The plan does include a pedestrian path link into the site and between the two site. It also permits for vehicular access between the two site. The developer has already submitted a cross access agreement.
- L. At the public hearing on January 19, 2015 the Planning Commission awarded preliminary approval of the PUD rezoning subject to following conditions:
 1. Sign the storm water maintenance agreement.
 2. Execute an easement to allow for Centennial Park to place a sign at the corner of Foremost and 28th St.
 3. Execute a cross access agreement between 2828 Kraft Ave and 5630 28th St

The applicant has reviewed the PUD Ordinance and the storm water maintenance agreement and has agreed with the language.

Standards

Section 16.03 of the Zoning Ordinance requires that a proposed Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	Granting the PUD rezoning allows for the project to reviewed at one time rather than have to go through the variance process.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	Both the underlying zone and the overlay zone allow for commercial uses along 28 th and Kraft. This development is compliant with that.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The project is consistent with the master plan
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact	Since the project complies with zoning use and the master plan it would not result in an unreasonable negative economic impact

upon surrounding properties	
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	As much green space is probably being maintained as a PUD rather than by right zoning due to the grades.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	met

Staff Recommendation

Staff recommends approval.

This approval would also allow for the couple of administrative changes to 2828 Kraft Ave property.

ATTACHMENTS:

- APPLICATION
- SITE PLAN
- TOWNSHIP ENGINEER REPORT
- PUD ORDINANCE
- STORM WATER AGREEMENT



CASCADÉ CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: JEFFREY PARKER / JEFFREY PARKER ARCHITECTS
 Address: 855 28TH ST SE
 City & Zip Code: GRAND RAPIDS, MI 49508
 Telephone: 616-241-0090
 Email Address: JEFFP@JP-ARCHITECTS.COM

OWNER: * (If different from Applicant)
 Name: VANECK ENTERPRISES LLC / MIKE KASMAUSKYS
 Address: 1709 LARAWAY LAKE DR SE
 City & Zip Code: GRAND RAPIDS, MI 49546
 Telephone: 616-957-1010 EXT. 277
 Email Address: MIKE@IMAGE-TOURS.COM

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input checked="" type="checkbox"/> P.U.D. - Rezoning * |
| <input type="checkbox"/> P.U.D. - Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

TO CONSTRUCT A 4,500 SQ. FT. RESTAURANT
FOR A PANERA BREAK CAFE. THIS NEW FACILITY
WILL INCLUDE A DRIVE-THRU, OUTDOOR PATIO
AND ASSOCIATED PARKING.

** Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treas. or
949-6944

LEGAL DESCRIPTION OF PROPERTY**:

REFER TO THE ATTACHED DRAWINGS. NOTE
THAT THIS PARCEL'S SOUTH PROPERTY LINE
WILL BE SHIFTED SOUTH (AS SHOWN).

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-17-101-012 (AND 17-101-013)

ADDRESS OF PROPERTY: 51030 - 28TH ST SE (AND 2020 KRAFT SE)

PRESENT USE OF THE PROPERTY: VACANT (AND OFFICE)

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
<u>N/A</u>	

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

MIKE KASMAJSKIS

Owner - Print or Type Name
(*If different from Applicant)

 11/12/14

Owner's Signature & Date
(*If different from Applicant)

JEFFREY PARKER

Applicant - Print or Type Name

 11-13-14

Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU

Rev. 7/24/14



January 14, 2015
Project No. G080322

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Panera Bread Restaurant
Site Plan Review

Dear Steve:

We have reviewed the site plan for the Panera Bread restaurant, located at 5630 28th Street, prepared by Jeffrey Parker Architects and Roosien and Associates. The current site plan and the basis of this review are dated January 5, 2015 (Sheet A4.0) and January 8, 2015 (Sheet A5.0).

The proposed project is a new Panera Bread restaurant. The project site consists of two parcels; Parcel A (41-19-17-101-012) and Parcel B (41-19-17-101-013). The Panera Bread restaurant is proposed for Parcel A, located at the southeast corner of the intersection between 28th Street and Kraft Avenue. Parcel A is currently undeveloped, but contains a property sign for the business located on Parcel B. Parcel B contains an existing commercial business with the address 2828 Kraft Avenue. Proposed improvements for Parcel B include an additional asphalt parking lot and a new drive entrance off of Coach Road.

It is our understanding the site plan will be reviewed at the Planning Commission meeting public hearing stage on January 19, 2015.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone B, which requires detention of the 25-year storm event. The SWO also requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period.

Stormwater runoff from the site will discharge to two underground storage units sized to detain the 25-year storm event. One underground storage unit is located in Parcel A and the other in Parcel B. Stormwater runoff from all impervious areas of the site will discharge to the storage units. The storage units will discharge to an existing 18-inch storm sewer owned by the Kent County Road Commission (KCRC). The existing storm sewer traverses the north side of the site from east to west, crosses through Kraft Avenue, and continues to the west. The existing storm sewer system is located in the Cascade West drainage district, tributary to Plaster Creek.

A permit from the KCRC will be required prior to discharging to the storm sewer system. The proposed design meets the requirements of the SWO.



Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The proposed plan is to detain and release over a 24-hour period.

The proposed underground storage facility is a StormTech system. This particular design includes an Isolator Row designed to provide for settling and filtration of sediment as stormwater rises in the Isolator Row and ultimately passes through the perforated sidewalls of the chamber. Sediments are captured in the Isolator Row, protecting the storage areas of the adjacent stone and chambers from sediment accumulation. The Isolator Row is designed to capture the "first flush" and other small storm events. The final design should ensure adequate maintenance access to the Isolator Row through the adjacent manhole for removal of accumulated sediment.

The proposed design meets the requirements of the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the underground storage facilities. All stormwater runoff from the impervious areas of the site will be captured by the basins. Therefore, the site will not see an increase in peak flow rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted plans, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum, cleaning of the Isolator Row, catch basin sumps, and outlet control structure orifices at a frequency sufficient to keep the system operating as it was designed.

Utilities

Water Main

The Panera Bread restaurant will require a new 2-inch domestic water service and a 4-inch fire protection service. The proposed utility plan shows these services coming off of an existing 8-inch water main in Foremost Drive, located along the east side of the site. City permits will be required for the water service prior to construction taking place.

Sanitary Sewer

The Panera Bread restaurant will require a new sanitary sewer service. The proposed utility plan shows this service coming off of an existing sanitary sewer main in Foremost Drive, located along the east side of the site. City permits will be required for the sanitary sewer service prior to construction taking place.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence around most of the site, silt sacks in catch basins, and erosion control blankets on the steeper slopes. The applicant will need to apply for and obtain an SESC permit from the KCRC prior to beginning any work.

Mr. Steve Peterson
Page 3
January 14, 2015



Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain a number of permits (SESC, water, and sanitary sewer from the City) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or ntorrey@fitch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the name of the signatory.

Nathan R. Torrey, PE, CFM

A handwritten signature in black ink, appearing to read "Michael L. Berrevoets", is positioned above the name of the signatory.

Michael L. Berrevoets, PE

lkb
Attachment
By email



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, May 14, 2008

Reviewing Engineer Comments are Italicized

OK - Received and Acceptable

NA - Not Applicable

NR - Not Received, Needs Follow-up, See Comments

Panera Bread Restaurant

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
All stormwater runoff from the site discharges to an existing 18-inch storm sewer in 28th Street. The existing storm sewer traverses the north side of the site from east to west, crosses through Kraft Avenue, and continues to the west. The existing storm sewer system is located in the Cascade West drainage district, tributary to Plaster Creek.

The storm sewer plan is shown on Sheets A4.0 and A5.0, dated 1-5-2015 and 1-8-2015, respectively.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map.
Existing and proposed contours are shown on Sheets A4.0 and A5.0, dated January 5 and 8, 2015, respectively. Soil map information is not required for this project.
- OK (3) Development tributary area to each point of discharge from the development
The stormwater calculations submitted by the applicant included total tributary areas for each of the storage facilities.
- OK (4) Calculations for the final peak discharge rates
The applicant provided peak discharge rates for the underground storage units' outlet structures that will ultimately discharge to the existing storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for the underground storage facility and outlet control structure. The calculations were reviewed and found to be reasonable.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
Stormwater runoff facilities are shown on the storm sewer plan, Sheets A4.0 and A5.0, dated January 5 and 8, 2015, respectively.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant offsite and onsite drainage outlet restrictions other than culverts should be noted on the drainage map.
There are no culverts or offsite flow entering or exiting the site.



- OK (8) An implementation plan for construction and inspection of all stormwater runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the stormwater runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure the stormwater runoff facilities are constructed in accordance with the approved drainage plan.
A construction schedule was provided by the applicant.
- OK (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways
Sheets A4.0 and A5.0 show the proposed SESC measures. SESC falls under the review and approval of the KCRC, and a permit is needed before construction can begin. The SESC measures shown on the plan appear appropriate given the expected work.
- OK (10) Drawings, profiles, and specifications for the construction of the stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
Sheets A4.0 and A5.0 include the details related to the storm sewer system.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any onsite stormwater runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer who designed the drainage plan and will inspect final construction of the stormwater runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems

**SITE DEVELOPMENT AND STORM WATER RUNOFF FACILITY
MAINTENANCE AGREEMENT**

This Site Development and Storm Water Runoff Facility Maintenance Agreement (the "Agreement") is executed this __ day of _____, 20__, between Cascade Charter Township, whose address is 2865 Thornhills Ave, Grand Rapids Michigan 49546 (the "Township"); and _____ a Michigan _____, whose address is _____ (the "Developer")

WHEREAS, the Developer has obtained a storm water permit for the development of the Property pursuant to Storm Water Ordinance, Ordinance #7 of 2002, as amended; and

WHEREAS, the Storm Water Ordinance requires the Developer to maintain storm water runoff facilities on the Property by entering into a maintenance agreement with the Township; and

WHEREAS, the Developer agrees that the construction, operation and maintenance of the storm water runoff facilities are necessary to protect the public health, safety and welfare,

NOW, THEREFORE, in consideration of the Developer's development of the Property, the parties wish to enter into this Agreement as follows:

Section 1 – Storm water drainage

Cascade Charter Township has agreed to approve the site plan for the Project so long as the Project (and any and all portions thereof) always complies with the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances). Accordingly, the property is required to ensure

the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes, ponds, and facilities for the Project (collectively, the "Facilities"), shown on the approved site plan or as otherwise required by the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances, all of which shall collectively be referred to hereinafter as the "Stormwater Ordinance"). Such requirements and obligations include, but are not necessarily limited to, the following:

- i. Maintenance and repair regarding the following items shall be done on a regular basis and in such fashion as to ensure that all components of the Facilities function properly at all times:
 1. Sediment removal;
 2. Erosion control;
 3. Ensuring constant structural integrity of the physical systems.
 4. Designated access to the facilities.
 5. Cleaning of the isolator row.
 6. Cleaning of the catch basin sumps.
 7. Cleaning of the outlet control structure.
- ii. The Township (including its designated officials, officers, agents, and contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the Township, there is a threat to the public health, safety, or welfare.
- iii. Buildings, structures, landscaping, trees, or similar items shall not be installed, planted, or placed over any portion of the Facilities without prior written Township approval.
- iv. The Township shall be supplied with an engineer's "as-built" certification to certify that the Facilities as constructed and installed matches the approved design. The Township shall also be supplied with a reduced copy of the approved site plan graphically showing the Facilities, together with any and all easements therefor.
- v. Should the Facilities not be properly installed, maintained, and/or repaired, in compliance with all of the requirements of the approved site plan, and the Stormwater Ordinance (whether due to the fault or neglect of the developer or owner), and any such noncompliance or deficiency shall not have been fully remedied within 30 days of the date when the

Township has given written notice of any such noncompliance or deficiencies, the Township, at its sole option and discretion, shall have the right and authority to perform any and all installations, repairs, and/or maintenance which is reasonably required and charge back the costs thereof to the Owner together with reasonable administrative costs and legal fees.

Section 2. Recording.

The obligations under this Agreement are covenants that run with the land, and bind the successors in title of the Developer. This Agreement shall be recorded with the Kent County Register of Deeds at the Developer's sole expense and a copy of the recorded Agreement shall be supplied to the Township.

The parties have executed this Agreement on the ____ day of, _____ 20____.

Cascade Township

*

State of Michigan)

)ss.

County of Kent)

On this ___ day of _____, 20__ before me a Notary Public, personally appeared _____, the _____ of Cascade Charter Township, a Michigan municipal corporation, who, being first duly sworn did say they signed this document on behalf of the Township.

*

Notary Public, Kent County, Michigan

My commission expires: _____

***Print or type name beneath signature**

[Developer]

By: _____

*

Its: _____

State of Michigan)
)ss.
County of Kent)

On this ___ day of _____, 20__, before me a Notary Public,
personally appeared _____ the _____ of _____, a
Michigan _____ who being first duly sworn, did say they signed this document
on behalf of said _____.

*

Notary Public, Kent County, Michigan

My commission expires: _____

***Print or type name beneath signature**

Drafted by/After Recording, Return to:

Mr. Steve Peterson
Planning Director
2865 Thornhills SE
Grand Rapids MI 49546

CASCADE CHARTER TOWNSHIP

Ordinance of 2015

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING
ORDINANCE AND ZONING MAP TO ESTABLISH THE
PANERA BREAD
PLANNED UNIT DEVELOPMENT PROJECT.

CASCADE CHARTER TOWNSHIP ORDAINS:

SECTION I. AN AMENDMENT TO THE CASCADE CHARTER TOWNSHIP ZONING
ORDINANCE.

The application received from Vaneck Enterprises LLC or its assigns (hereafter referred to as the "Developer") for Planned Unit Development designation for the proposed _____ Project (hereinafter referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on _____. The Project is recommended by the Planning Commission for rezoning from the existing PUD, Planned Unit Development to a new PUD designation allowing a 4,500 sq ft restaurant with drive through service. Approval of the proposed PUD requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendations and the final actions of the Cascade Charter Township Board. On _____, the Cascade Charter Township Board approved the PUD as specified in this document.

SECTION II. LEGAL DESCRIPTION.

Lot 20 of Foremost Centennial Park No. 2, Cascade Township, Kent County, Michigan, according to the plat thereof, as recorded in Liber 76 of Plats, on Page 13.

AND

Part of the Northwest 1/4 of the Northwest 1/4 of Section 17, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as commencing at the Northwest corner of said Section 17; thence S01°45'05"E 259.32 feet along the West line of said Section; thence N88°14'15"E 60.00 feet to the Place of Beginning on the East line of Kraft Avenue; thence continuing N88°14'15"E 305.63 feet; thence Southeasterly along the West line of Foremost Drive 37.55 feet on a 374.06 foot radius curve to the left, the long chord of which bears S28°24'24"E 37.53 feet; thence S84°49'39"W 323.09 feet; thence N01°45'05"W 52.80 feet along the East line of Kraft Avenue to the Place of Beginning.

SECTION III. GENERAL PROVISIONS.

The conditions, requirements, and regulations contained in this document shall apply to the Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988).

SECTION IV. PURPOSE.

The Project occupies approximately 1.26 acres of land that is proposed to be developed as a restaurant with drive through service. The Planned Unit Development technique has been chosen by the Developer to provide more control over the development's aesthetics and appearance.

The conditions, requirements, and regulations contained in this document are established to ensure high quality development of the Project. Additionally, they are designed to achieve integration of this development with adjacent and area land uses.

SECTION V. APPROVAL LIMITATIONS.

- A. The provisions of this Ordinance/Ordinance amendment ("this Ordinance") are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.
- B. Except as expressly otherwise provided herein, the Developer and its assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal, county, and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be invalid, illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

- D. All conditions contained herein and in the final approved site plan shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, approved site plan, and ordinance amendment. The Project must be constructed, operated and maintained, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur or be made unilaterally by the Developer or its successors, tenants, or assigns. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:

“Vaneck Enterprises LLC has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, successors and transferees in and to the property involved.”

SECTION VI. PERMITTED USES.

The permitted uses for the Panera Bread Project are as follows:

- 1) 4,500 sq ft restaurant with drive through service as shown on the final approved site plan dated _____.
- 2) Sign for the Centennial Park Business Park as indicated in the Centennial Park Land use study dated _____. The sign is allowed to be located in the easement on the SW corner of 28th St and Foremost Dr as shown on the approved site plan dated _____.

SECTION VII. DESIGN GUIDELINES AND REQUIREMENTS.

The Project shall be developed in exact accordance with the site plan approved by the Township. No alterations, expansions, or additions may occur to the Project without a formal amendment to this Ordinance/Ordinance amendment, unless expressly otherwise authorized herein. The development of all permitted uses within the Project shall conform to the following design standards:

A. Height – The following heights shall be the maximum allowed for each item:

- | | | |
|----|--------------------|---------|
| 1. | Building | 35 feet |
| 2. | Parking Lot Lights | 30 feet |

B. Setbacks – The following setback requirements shall apply to the Project:

1. The building shall be setback a minimum of:
50 feet from road right-of-way
25 from the south property line
10 from the west property line

C. Parking – There shall be a total of 52 parking spaces provided for the Project.

D. Signs – The signs shall be permitted as shown on the approved sign drawings dated _____:

1. Other signs as permitted by the Centennial Park Overlay Zoning District

E. Outdoor Lighting – Shall be done as shown on the approved lighting plan dated _____.

F. Stormwater Drainage –

In lieu of requiring that an Act 433 agreement or a drainage district be established with the Kent County Drain Commissioner, Cascade Charter Township has agreed to approve the site plan for the Project so long as the Project (and any and all portions thereof) always complies with the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances). Accordingly, the property is required to ensure the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes, ponds, and facilities for the Project (collectively, the “Facilities”) shown on the approved site plan or as otherwise required by the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances, all of which shall collectively be referred to hereinafter as the “Stormwater Ordinance”). Such requirements and obligations include, but are not necessarily limited to, the following:

- i. Maintenance and repair regarding the following items shall be done on a regular basis and in such fashion as to ensure that all components of the Facilities function properly at all times:
 1. Sediment removal;
 2. Erosion control;
 3. Ensuring constant structural integrity of the physical systems; and
 4. Designate access to the facilities.
- ii. The Township (including its designated officials, officers, agents, and contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the Township, there is a threat to the public health, safety, or welfare.
- iii. Buildings, structures, landscaping, trees, or similar items shall not be installed, planted, or placed over any portion of the Facilities without prior written Township approval.
- iv. The Township shall be supplied with an engineer's "as-built" certification to certify that the Facilities as constructed and installed matches the approved design. The Township shall also be supplied with a reduced copy of the approved site plan graphically showing the Facilities, together with any and all easements therefor.
- v. Should the Facilities not be properly installed, maintained, and/or repaired, in compliance with all of the requirements of the approved site plan, and the Stormwater Ordinance (whether due to the fault or neglect of the developer or owner), and any such noncompliance or deficiency shall not have been fully remedied within 30 days of the date when the Township has given written notice of any such noncompliance or deficiencies, the Township, at its sole option and discretion, shall have the right and authority to perform any and all installations, repairs, and/or maintenance which is reasonably required and charge back the costs thereof to the Owner together with reasonable administrative costs and legal fees.

SECTION VIII. LANDSCAPING BUFFERYARD REQUIREMENTS.

- A. All plantings shall be planted according to the approved landscaping plans.
- B. All landscaping shall be hardy plant materials and shall be maintained after planting in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season. The Township shall require a landscaping bond or letter of credit (which of these is required shall be at the Township's discretion) for all required landscaping. The amount of the bond or letter of credit (as well as the financial institution, language, and form) shall be determined by the Planning Department.

SECTION IX. TEMPORARY BUILDINGS.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except where approved by the Township and if accessory to and necessary during construction of a permanent building or infrastructure improvement.

SECTION X. SITE PLAN.

A. The Project shall be developed in exact accordance with the site plan approved by the Township Board and signed by the Township Supervisor. The site plan shall provide appropriate measurements demonstrating compliance with Chapter 14 of the Zoning Ordinance. Engineering plans and/or documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting Township ordinance requirements and recognized, acceptable engineering standards and practices.

SECTION XI. UTILITIES.

A. The Project shall be served with public water and public sewer at the Developer's expense. The on-site water and sewer design and the connection to the public water and sewer systems shall be approved by the Township and the City of Grand Rapids prior to installation. Said improvements shall be consistent with the Sewer and Water Master Plan(s) for Cascade Township.

B. The Developer shall provide all necessary recorded easements within the Project for telephone, electricity, gas, and cable television to the Township and the appropriate utility provider(s) without cost. In the event that the Township requires additional sewer and water service easements in the future, the Developer shall provide them at all reasonable locations outside of the athletic fields, building and drives without cost to the Township. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

SECTION XII. MISCELLANEOUS DEVELOPMENT REQUIREMENTS.

A. SOIL EROSION

The Developer shall submit to the Township a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.

B. CROSS ACCESS EASEMENT

The developer shall be responsible to provide and record cross access easements for this project. Cross access shall be provided as shown on the approved site

plan dated _____. Once they are constructed they shall remain open at all times, including the winter months and shall be free of snow and ice for clear passage. These cross access agreements shall be recorded prior to the occupancy of the project.

C. CENTENNIAL BUSINESS PARK SIGN

The Developer will allow the centennial business park to install an entry sign on the corner of 28th St and Foremost Dr inside the easement as shown on the site plan dated _____.

SECTION XIII. CONSISTENCY WITH PLANNED UNIT DEVELOPMENT (PUD) STANDARDS.

The approved Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future area residents will recognize the benefits of the development.

The Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause unreasonable impacts to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans will be approved by the Township Engineer and the appropriate county and state agencies.

The Project has been determined by the Township to be compatible with the 2009 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance. Finally, the Township recognizes the Project will be under single ownership or control.

SECTION XIV. PERFORMANCE GUARANTEE.

To ensure compliance with this Ordinance/Ordinance amendment and any conditions herein, Cascade Charter Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to: landscaping, drainage, lighting, roads and utilities. The Township Board, Engineer, or Planning Director may require such guarantees at any time they deem it necessary to ensure completion of the improvements.

SECTION XV. EFFECTIVE DATE.

This Ordinance/Ordinance amendment shall become effective seven (7) days after publication of this documents (or a summary) in the *Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance/Ordinance amendment was offered by Board Member _____, supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS: None

ABSENT: None

Ron Goodyke
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance/Ordinance amendment adopted at a Regular Meeting of the Cascade Charter Township Board on the _____ day of _____, 2015.

Ron Goodyke
Cascade Charter Township Clerk

Applicant Statement:

“Vaneck Enterprises LLC has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, successors and transferees in and to the property involved.”

Vaneck Enterprises LLC
Signature _____

Printed Name

Date

NORTHWEST CORNER
SECTION 17, 18N, 18W
CASCADIA TOWNSHIP,
KENNETH CO., MI

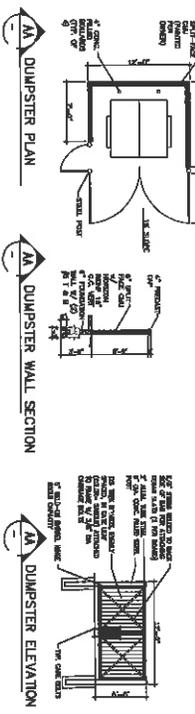
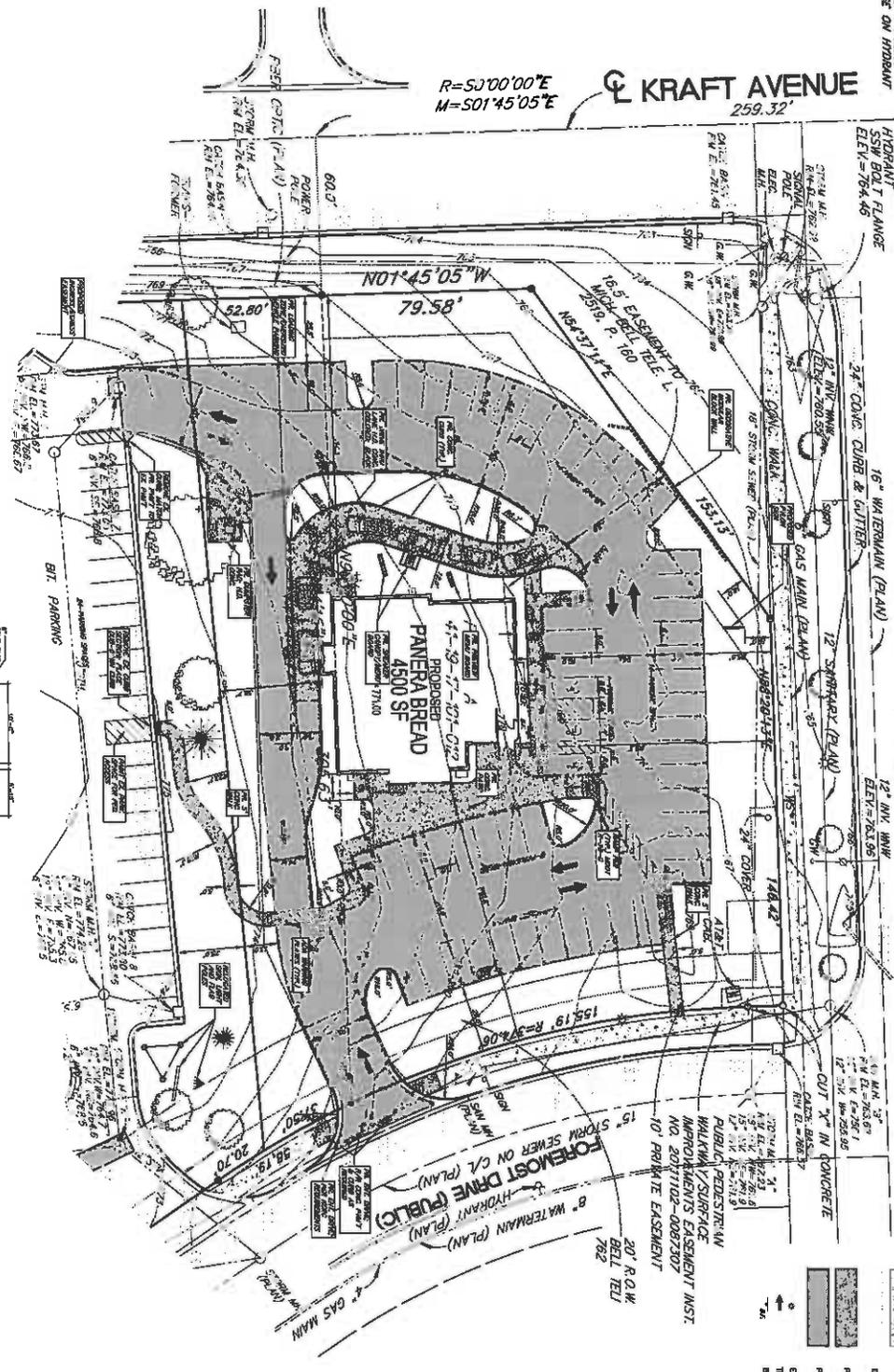
BM - CALL BEFORE YOU DIG
BENCHMARK ELEV. = 764.46
SSW BOLT PLANCE ON HIGHWAY

KRAFT AVENUE
259.32'

R=50'00'00"E
M=501'45'05"E

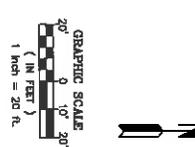
NORTH LINE SECTION 17

28TH STREET
75' WIDE HIGHWAY EASEMENT
RELEASE L. 1891, P. 195



LEGEND

- EXISTING CENTER LINE
- EXISTING STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CONCRETE
- EXISTING BIT. PAVEMENT
- PROPOSED CONCRETE
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- PROPOSED BY PAVEMENT
- EXISTING LIGHT PAVE
- EXISTING DRIVE
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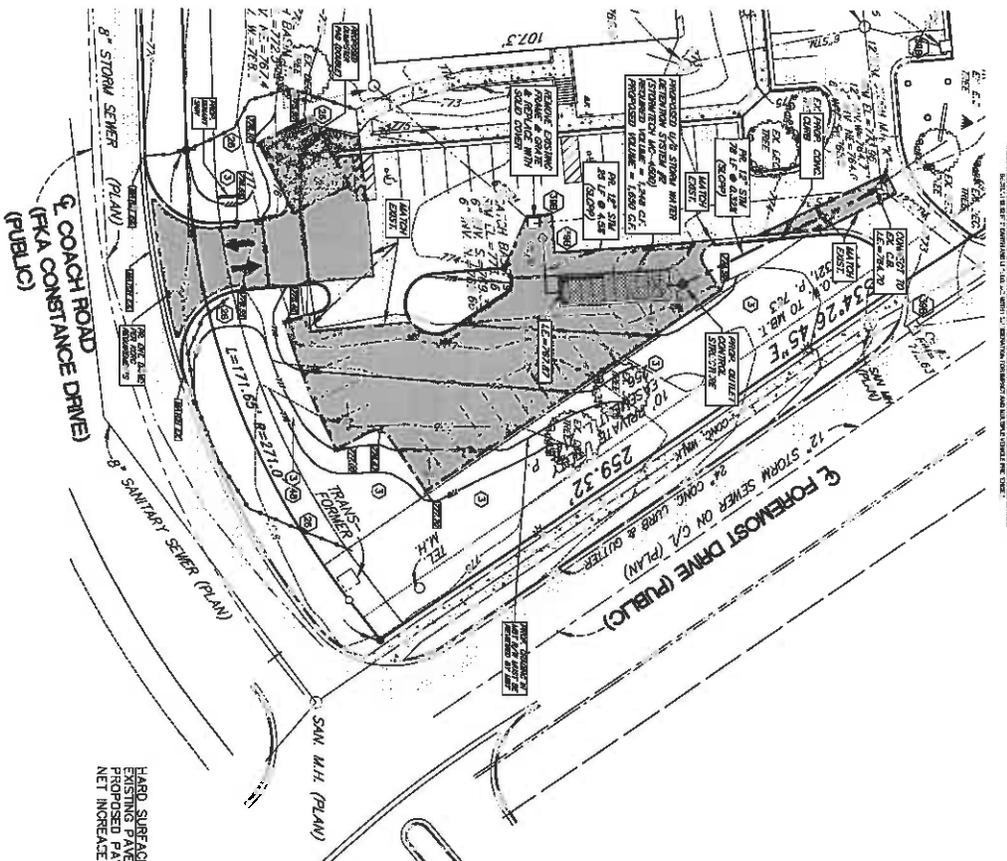
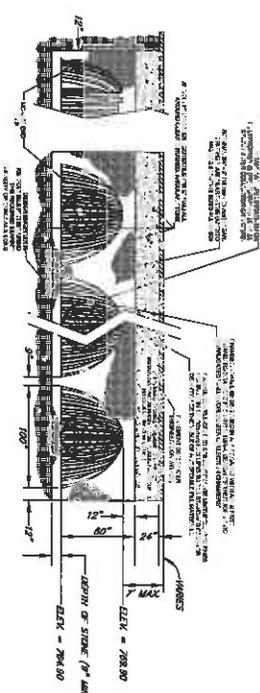
Jeffrey Parker Architects
ARCHITECTURE PLANNING ENGINEERING
1000 W. WASHINGTON ST. SUITE 100
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.JEFFREYPARKERARCHITECTS.COM

Project: **Layout & Dimensional Plan**
Date: **Dec. 2, 2012**
Sheet: **A2.0**
13012

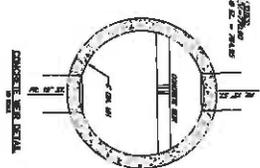
BI - CALL BEFORE YOU DIG
BENCHMARK ELEV. = 784.46
SSW BOLT PLANE ON HIGHWAY

- PROPOSED STORM WATER MANAGEMENT DESIGN NOTES
- 1) EXISTING SANITARY SEWER SYSTEM
 PROPOSED IMPROVED SANITARY SEWER SYSTEM
 EXISTING 12" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 18" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 24" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 30" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 36" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 42" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 - 2) EXISTING STORM SEWER SYSTEM
 PROPOSED IMPROVED STORM SEWER SYSTEM
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 PROPOSED IMPROVED STORM SEWER SYSTEM
 EXISTING 12" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 18" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 24" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 30" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 36" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 42" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
- D. EXISTING STORM SEWER SYSTEM
 PROPOSED IMPROVED STORM SEWER SYSTEM
 EXISTING 12" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 18" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 24" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 30" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 36" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.
 EXISTING 42" DIA. STORM SEWER (CONCRETE) = 4.00 C.F.



HARD SURFACE SUMMARY:
 EXISTING PAVEMENT TO BE REMOVED = 1,502 S.F.
 PROPOSED PAVEMENT = 7,718 S.F.
 NET INCREASE PAVEMENT = 6,226 S.F.



- LEGEND**
- EXISTING CONTROL LINE
 - EXISTING STORM SEWER
 - PROV. STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING CONCRETE
 - EXISTING BR. PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED BR. PAVEMENT
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - SPOT ELEVATION
 - SPOT ELEVATION
 - SURFACE FINISH

SOIL EROSION CONTROL KEY

- 1) PERMANENT/TEMPORARY SEEDING
- 2) SCOUR-RESISTANT SLOTTED
- 3) SLOTTED
- 4) SLOTTED
- 5) SLOTTED
- 6) SLOTTED
- 7) SLOTTED
- 8) SLOTTED
- 9) SLOTTED
- 10) SLOTTED
- 11) SLOTTED
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- 35) SLOTTED
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- 47) SLOTTED
- 48) SLOTTED
- 49) SLOTTED
- 50) SLOTTED

STORM SEWER STRUCTURE TABLE

STRUCTURE	DIAMETER	LENGTH	DEPTH	INVERT ELEV.	OUTLET ELEV.
12" DIA. STORM SEWER	12"	77.00	78.80	78.80	78.80
18" DIA. STORM SEWER	18"	77.00	78.80	78.80	78.80
24" DIA. STORM SEWER	24"	77.00	78.80	78.80	78.80
30" DIA. STORM SEWER	30"	77.00	78.80	78.80	78.80
36" DIA. STORM SEWER	36"	77.00	78.80	78.80	78.80

Jeffrey Parker architects
 ARCHITECTURE PLANNING ENGINEERING
 1000 15th St. N. Suite 1000
 Minneapolis, MN 55412
 Phone: 612.338.1100
 Fax: 612.338.1101
 www.jparch.com

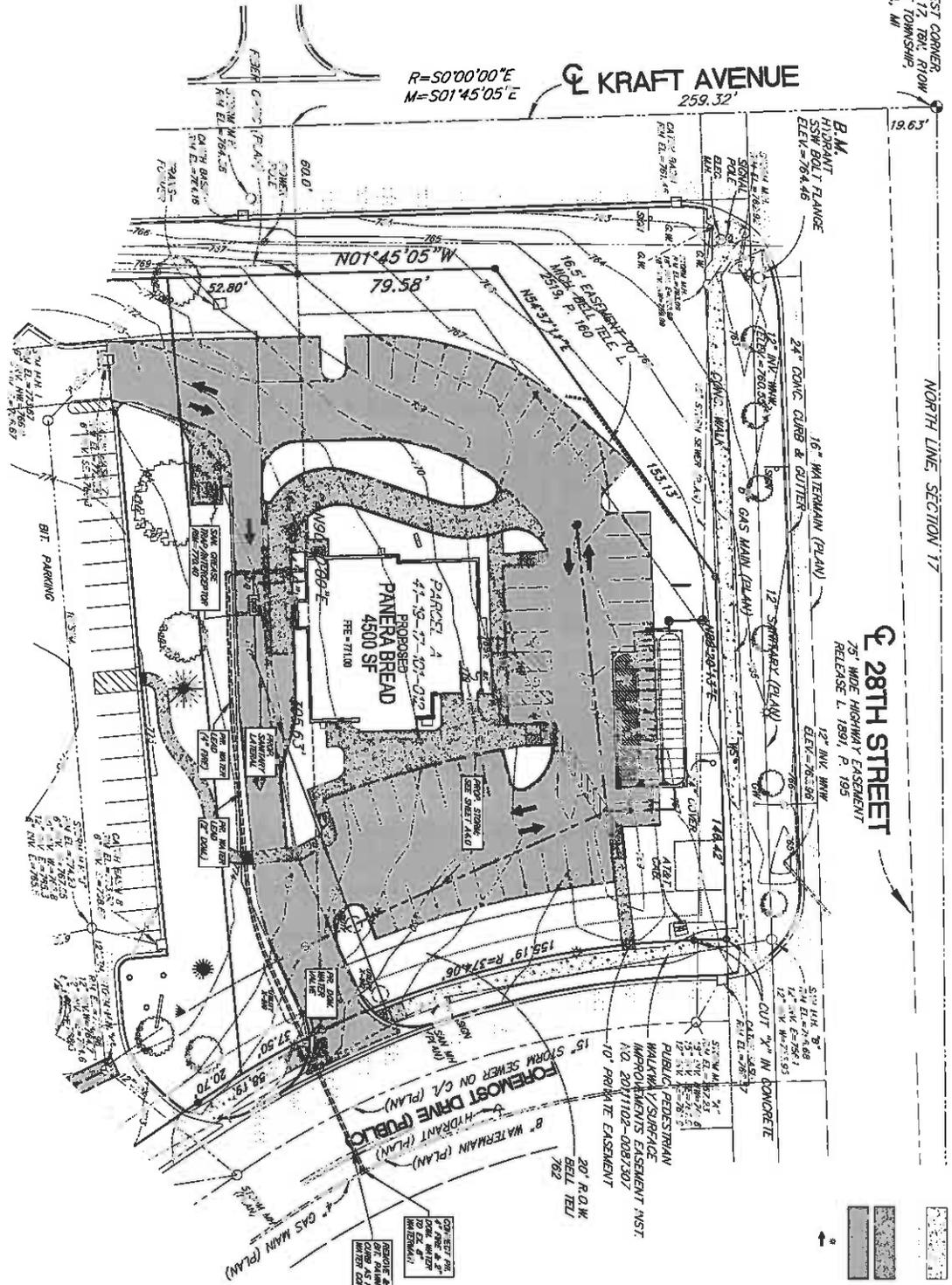
Grading & Storm Plan
 Project No. 13012
 Drawing No. **A5.0**

811 - CALL BEFORE YOU DIG
 BENCHMARK ELEV. = 784.46
 SSW BOLT FLANGE ON HYDRANT

NORTHWEST CORNER,
 SECTION 17, TOWNSHIP 10N
 RANGE 10W, COUNTY
 KENT CO., MI

KRAFT AVENUE
 259.32'

R=50°00'00"E
 M=501°45'05"E



NORTH LINE SECTION 17

28TH STREET

75' WIDE HIGHWAY EASEMENT
 RELEASE L. 1891, P. 195

B.M.
 HYDRANT
 SSW BOLT FLANGE
 ELEV. = 784.46

16" WATERMAIN (PLAN)

12" INCL. HWY
 ELEV. = 783.58

15" STORM SEWER ON C/A (PLAN)

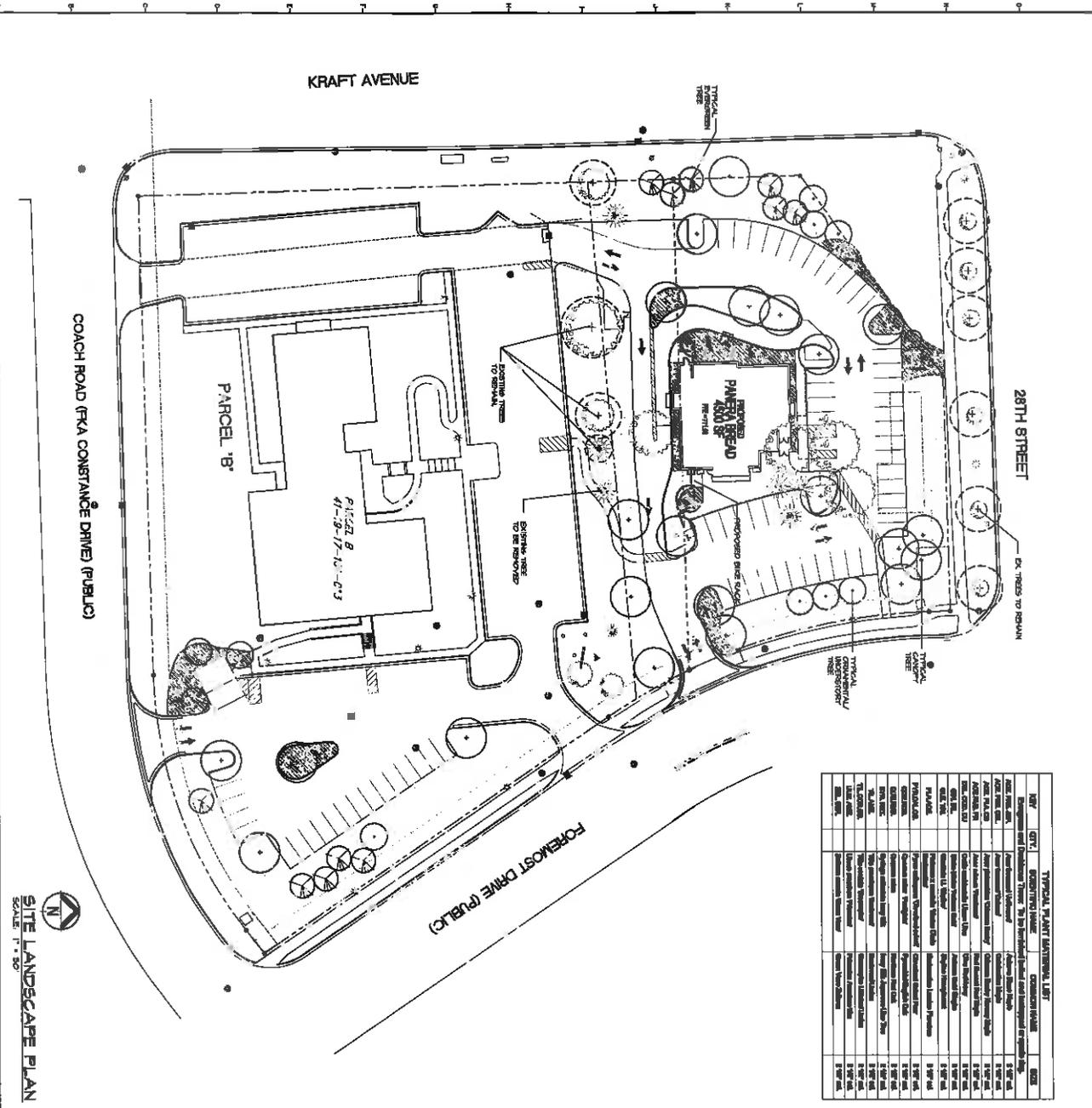
20' R.O.W.
 BELT TEL
 782

- LEGEND**
- EXISTING CONCRETE LINE
 - EXISTING STORM SEWER
 - PROP. STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING CONCRETE
 - EXISTING BIT. PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED BIT. PAVEMENT
 - EXISTING LIGHT POLE
 - PROPOSED SIGN
 - BRANDER-TRAIL SIGN



Jeffrey Parker Architects
 400 PROSPECTOR RD., SUITE 500
 ANN ARBOR, MI 48106
 PHONE: 734.769.1100
 FAX: 734.769.1101
 WWW: JPA.AA

Site Utilities Plan
 DATE: 08.11.11
 SHEET NO.: A6.0
 PROJECT NO.: 13012



TYPICAL PLANT MATERIAL LIST

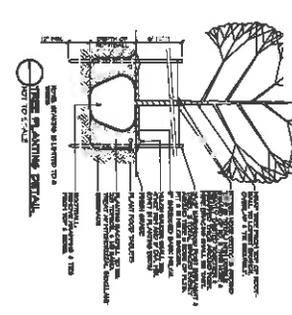
NO.	QTY.	EXISTING NAME	COMMENTS	SIZE
1	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
2	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
3	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
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15	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
16	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
17	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
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25	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
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31	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
32	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
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34	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
35	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
36	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
37	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
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48	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
49	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.
50	1	DOGWOOD	REPLACE WITH 3" IN DIAMETER	3" DIA.

LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED TREES
- PROPOSED PLANTING AREAS
- EXISTING DRIVE
- PROPOSED DRIVE AREAS

LANDSCAPE NOTES:

- PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS AND THE CITY OF DENVER PLANTING SPECIFICATIONS - SUPPLEMENTAL SPECIFICATIONS TO THE CITY OF DENVER PLANTING SPECIFICATIONS.
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SITE LANDSCAPE PLAN
SCALE: 1" = 30'

Cometise Design Associates, Inc.
1500 17th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112
www.cometisedesign.com

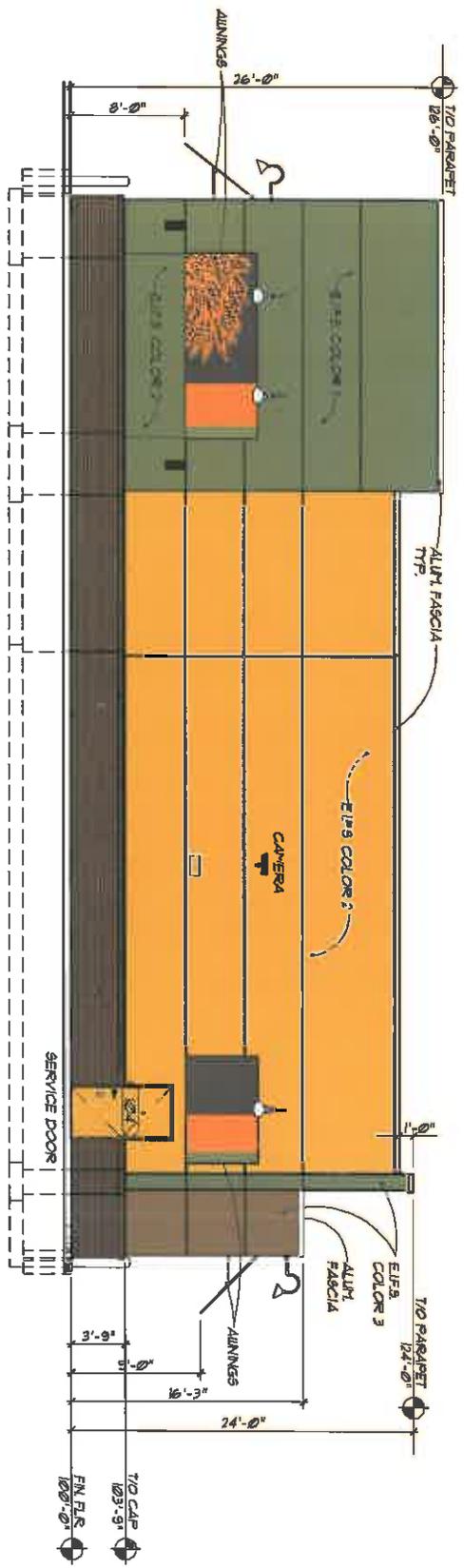
LANDSCAPE PLAN

Jeffrey Parker Architects

ARCHITECTURE PLANNING INTERIORS

1500 17th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112
www.jpa.com

DATE: 08/20/2014
PROJECT: 1500 17th Street, Suite 100
SCALE: 1" = 30'



SINCE 1917



MANDEVILLE SIGN
 879 GEORGE WASHINGTON HIGHWAY
 JUNCTION: Rt. 102/83-4283
 471-334-5100 971-334-7730
 www.mandevillesign.com

APPROVALS

DATE: _____

DATE: _____

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	Submit final version	11/05/14

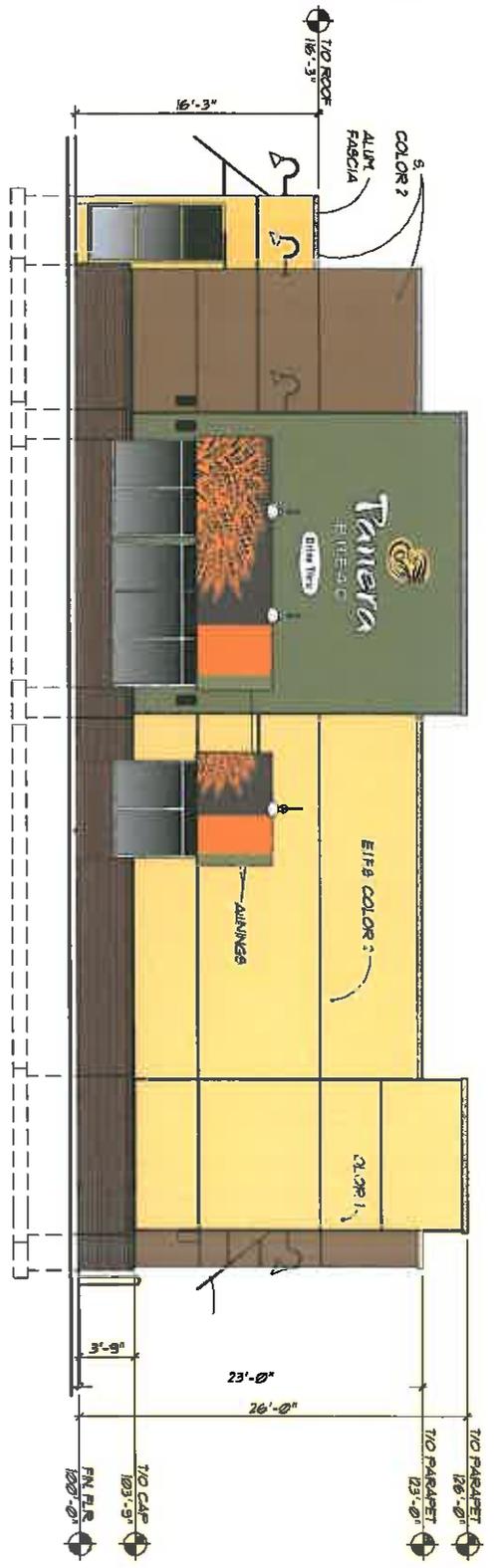
DO NOT SCALE DRAWING

DATE: _____

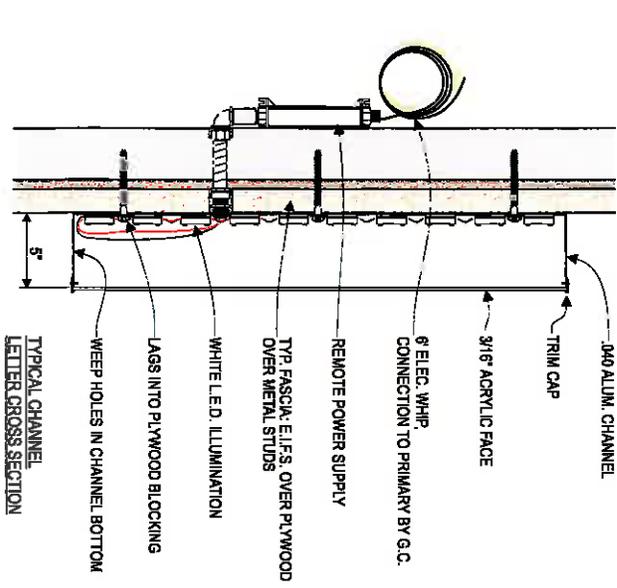


774 STEWART
 5830 28th St. SE
 Cascade Township, MI

DATE: 09/18/14
 Y-234-Inv3

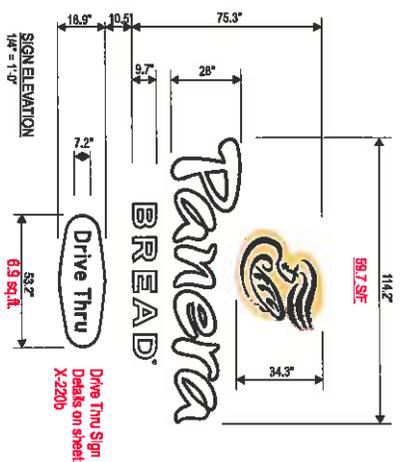


NORTH ELEVATION ELEVATION:
SCALE: 1/8"=1'-0" SCALE: 1/8"=1'-0"



1/40 ALUM. CHANNEL
TRIM CAP
3/16 ACRYLIC FACE
6" ELEC. WHIP CONNECTION TO PRIMARY BY G.C.
REMOTE POWER SUPPLY
TYP. FASCIA: E/FB OVER PLYWOOD OVER METAL STUDS
WHITE LED ILLUMINATION
LAGS INTO PLYWOOD BLOCKING
WEEP HOLES IN CHANNEL BOTTOM
TYPICAL CHANNEL LETTER CROSS SECTION

- INTERNALLY ILLUMINATED CHANNEL LETTERS & MOTHER BREAD LOGO
- LETTERS:
- (#2447 WHITE) 3/16" ACRYLIC FACES WITH (230-22 MATTIE BLACK) VINYL BORDERS
 - MOTHER BREAD LOGO:
 - (CLEAR) 3/16" ACRYLIC FACE
 - (BLACK) 3/16" ACRYLIC FACE
 - (BLACK 230-22) VINYL LOGO DETAIL ALL:
 - (BLACK) 1" TRIM CAP
 - (BLACK) 1/40" ALUM. RETURNS, 5" DEEP
 - 1/40" ALUM. LETTER BACKS
 - (WHITE) LED ILLUMINATION
 - LOW VOLTAGE POWER SUPPLIES
 - UL AND MFG LABELS
 - WEEP HOLES REQUIRED



MANDYVILLE SIGN
779 DEBORAH WASHINGTON HIGHWAY
LINCOLN, RI 02865-0255
401.584.5105 401.584.7755
www.mandyvillesign.com

APPROVALS

DATE: 09/18/14

1917

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	JM	ISSUED FOR PERMIT	JM
2	JM	ISSUED FOR PERMIT	JM
3	JM	ISSUED FOR PERMIT	JM
4			
5			
6			
7			
8			
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11			

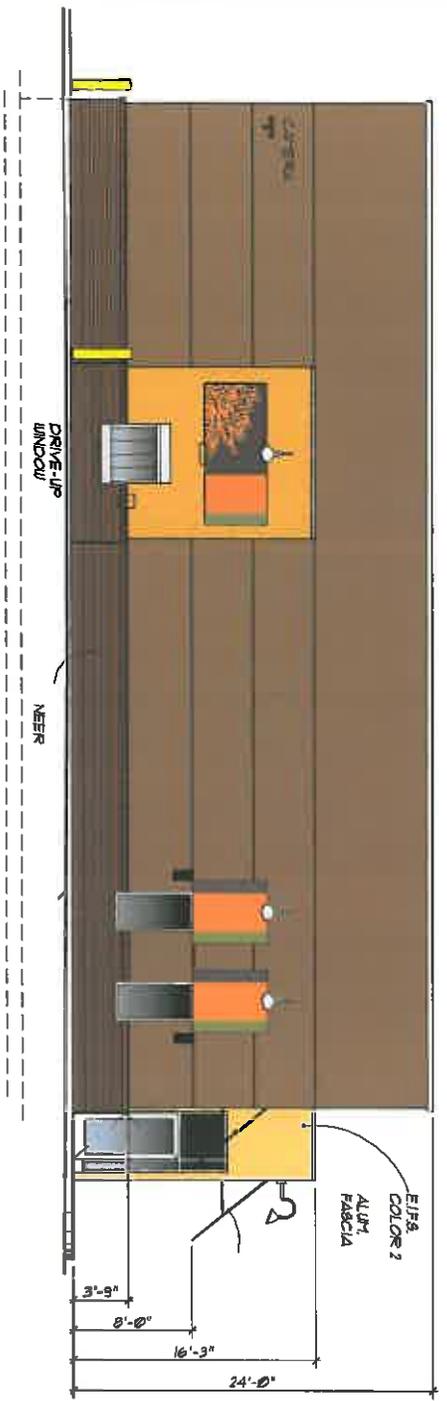
DO NOT SCALE DRAWING

Panera BREAD

5630 28th St. SE
Cascade Township, MI

JIM M.
09/18/14

Y-234-CV3



SOUTH ELEVATION:
SCALE: 1/8"=1'-0"

PARAMET
24'-0"

0 ROOF
116'-3"

T/O CAP
105'

FN. FLR.
100'-0"



MANDEVILLE SIGN

671 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02883-4255

TEL: 401-334-9190 FAX: 401-334-7700

WWW.MANDEVILLESIGN.COM

PROJECT: 671 GEORGE WASHINGTON ST. S&B

DATE: 08/14/14

APPROVED BY: S

DATE: 08/14/14

PROJECT: 671 GEORGE WASHINGTON ST. S&B

DATE: 08/14/14



5630 28th St. SE
Cascadia Township, MI

JIM M.

DATE: 08/14/14

Y-234-013

SCALE: 1/8"=1'-0"

SINCE 1977

NO.	REV.	DESCRIPTION	DATE
1	JM	Added (1) Sample and revision	08/14/14
2	JM	Updated to permit revisions	08/14/14
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: February 25th, 2015
To: Supervisor Beahan & Cascade Township Board
From: Benjamin Swayze, Township Manager
Brian Wilson, Director of Inspections
Subject: Building Department Fleet Vehicles

FACTS:

The Cascade Township Building Department currently serves as the building inspections team for not only Cascade Township, but seven other customer communities as well (Plainfield Twp., Grand Rapids Twp., Ada Twp., Lowell Twp., Vergennes Twp., City of Lowell and City of East Grand Rapids.) With a large territory to cover, our Building Inspectors drive a considerable amount of mileage to fulfill their inspections every day.

Currently, the Township reimburses our inspectors for business use of their personal vehicles. Currently the reimbursement rate is \$0.575 per mile, and our inspectors are reimbursed for their mileage every two weeks. For FY 2014, the Township reimbursed \$52,400 in mileage expenses.

Director of Inspections Brian Wilson recently conducted a fiscal analysis to determine the financial implications of implementing a Building Department Fleet Vehicle program. Brian developed an analyzed 8 different scenarios utilizing two variable factors (cost of gasoline and inspector miles driven). In each scenario, he found that the department would realize significant cost savings, ranging from approximately \$6,800 (high cost of gas, low miles driven) to \$28,000 (low cost of gas, high miles driven). In the scenario that most closely resembled FY2014, the Township would have saved over \$14,000 at an average gas price of \$3.50 and \$19,000 at an average gas price of \$2.25 by implementing the fleet vehicle program.

We are proposing implementing the Building Department Fleet Vehicle program in two phases. The first phase, for FY2015, would involve purchasing the Department Head vehicle and developing the policy for the program. The second phase, anticipated for implementation in early FY 2016, would involve the purchase of the additional 7 inspector vehicles. The proposed Department Head Vehicle would be a Ford Explorer, while the proposed inspector vehicles would more than likely be a Ford Escape or similar vehicle.

Attached for your review are:

- Fiscal Analysis of the Building Department Fleet Vehicle Program
- Documentation on the proposed Department Head Vehicle

ANALYSIS & CONCLUSIONS:

The fiscal analysis shows that given a multitude of scenarios, the Township can realize significant savings by implementing a Building Department Fleet Vehicle program. However, there are several other benefits to implementing the program:

- The Building Department can control the image portrayed by the department by insuring the image is consistent and ensuring that there is no deferred maintenance such as loud mufflers, etc.
- Having the fleet of vehicles allows for easy expansion to other areas without the high cost of paying the IRS mileage rate.
- We can be assured our fleet is up-to-date on scheduled maintenance and has current insurance and registration.

This project has been included in both the current FY2015 budget (Department Head Vehicle) and the FY2015-FY2020 Capital Improvement Plan. We are proposing implementing the Department Head vehicle first so that the Department Head can lead by example, and give the Building Inspectors time to prepare for implementation of the program in FY 2016. It is estimated the implementing the Department Head Vehicle alone is a break even proposition of the anticipated life of the equipment (5 years).

The Infrastructure Committee reviewed this proposal at their February 9th meeting and has recommended the Township Board approve the Building Department Fleet Vehicle program in concept and authorize the purchase of the Department Head Vehicle.

FINANCIAL CONSIDERATIONS:

As mentioned above, it is anticipated that this program could save the Department anywhere between \$6,800 and \$28,000 per year with a reasonable scenario between \$14,000 and \$19,000 when fully implemented.

The purchase of the Department Head Vehicle would be approximately \$31,000 based on the included quote. This quote is based on the MiDeal purchase price, which is competitively bid by the State of Michigan. \$34,000 was budgeted for this purchase.

RECOMMENDED ACTION:

To approve the Building Department Fleet Vehicle program in concept and authorize the purchase of the Department Head Vehicle.

VEHICLE COST ANALYSIS

7/22/2014

Current: Inspector owned auto

8 cars	98035 miles	=	12254 miles per inspector
			0.575 milage rate
		=	\$ 7,046.27 year

Proposed: Township owned auto

miles	12254		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14

Fuel cost	\$ 1,060.47	
Insurance	\$ 725.00	
Maintenance / Repairs	\$ 500.00	
vehicle cost	\$ 2,357.14	
Total Yearly Cost		= \$ <u>4,642.62</u>

Net Savings per vehicle \$ 2,403.65 (yearly)

Number of vehicles 8

Total Yearly Savings \$ 19,229.18

Current: Inspector owned auto

8 cars	98035 miles	=	12254 miles per inspector
			0.575 milage rate
		=	\$ 7,046.27 year

Proposed: Township owned auto

miles	12254		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14
Fuel cost	\$ 1,649.63			
Insurance	\$ 725.00			
Maintenance / Repairs	\$ 500.00			
vehicle cost	\$ 2,357.14			
Total Yearly Cost		=	\$	<u>5,231.77</u>

Net Savings per vehicle \$ 1,814.50 (yearly)

Number of vehicles 8

Total Yearly Savings \$ 14,515.96

Current: Inspector owned auto

$$\begin{aligned} 8 \text{ cars} \quad 115000 \text{ miles} &= 14375 \text{ miles per inspector} \\ &= 0.575 \text{ milage rate} \\ &= \$ 8,265.63 \text{ year} \end{aligned}$$

Proposed: Township owned auto

miles	14375		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14
Fuel cost	\$ 1,105.77			
Insurance	\$ 725.00			
Maintenance / Repairs	\$ 500.00			
vehicle cost	\$ 2,357.14			
Total Yearly Cost		=	\$	<u>4,687.91</u>

Net Savings per vehicle \$ 3,577.71 (yearly)

Number of vehicles 8

Total Yearly Savings \$ 28,621.70

Current: Inspector owned auto

8 cars	115000 miles	=	14375 miles per inspector
			0.575 milage rate
		=	\$ 8,265.63 year

Proposed: Township owned auto

miles	14375		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14
Fuel cost	\$ 1,658.65			
Insurance	\$ 725.00			
Maintenance / Repairs	\$ 500.00			
vehicle cost	\$ 2,357.14			
Total Yearly Cost		=	\$	<u>5,240.80</u>

Net Savings per vehicle \$ 3,024.83 (yearly)

Number of vehicles 8

Total Yearly Savings \$ 24,198.63

Current: Inspector owned auto

8 cars	115000 miles	=	14375 miles per inspector
			0.575 milage rate
		=	\$ 8,265.63 year

Proposed: Township owned auto

miles	14375		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14
Fuel cost	\$ 2,211.54			
Insurance	\$ 725.00			
Maintenance / Repairs	\$ 500.00			
vehicle cost	\$ 2,357.14			
Total Yearly Cost		=		\$ <u>5,793.68</u>

Net Savings per vehicle \$ 2,471.94 (yearly)

Number of vehicles 8

Total Yearly Savings \$ 19,775.55

Current: Inspector owned auto

8 cars	84000 miles	=	10500 miles per inspector
			0.575 milage rate
		=	\$ 6,037.50 year

Proposed: Township owned auto

miles	10500		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14

Fuel cost	\$ 807.69	
Insurance	\$ 725.00	
Maintenance / Repairs	\$ 500.00	
vehicle cost	\$ 2,357.14	
Total Yearly Cost		= \$ <u>4,389.84</u>

Net Savings per vehicle	\$ 1,647.66 (yearly)
-------------------------	----------------------

Number of vehicles	8
--------------------	---

Total Yearly Savings	\$ 13,181.32
-----------------------------	---------------------

Current: Inspector owned auto

8 cars	84000 miles	=	10500 miles per inspector
			0.575 milage rate
		=	\$ 6,037.50 year

Proposed: Township owned auto

miles	10500		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14

Fuel cost	\$ 1,211.54	
Insurance	\$ 725.00	
Maintenance / Repairs	\$ 500.00	
vehicle cost	\$ 2,357.14	
Total Yearly Cost		= \$ <u>4,793.68</u>

Net Savings per vehicle \$ 1,243.82 (yearly)

Number of vehicles 8

Total Yearly Savings \$ 9,950.55

Current: Inspector owned auto

$$\begin{aligned} 8 \text{ cars} \quad 84000 \text{ miles} &= 10500 \text{ miles per inspector} \\ &= 0.575 \text{ milage rate} \\ &= \$ 6,037.50 \text{ year} \end{aligned}$$

Proposed: Township owned auto

miles	10500		vehicle cost	\$ 22,500.00
mpg	26	=	residual value(7 yr)	\$ 6,000.00
cost per gallon			net cost	\$ 16,500.00
			net cost per yr	\$ 2,357.14
Fuel cost		\$ 1,615.38		
Insurance		\$ 725.00		
Maintenance / Repairs		\$ 500.00		
vehicle cost		\$ 2,357.14		
Total Yearly Cost			=	\$ <u>5,197.53</u>

Net Savings per vehicle \$ 839.97 (yearly)

Number of vehicles 8

Total Yearly Savings \$ 6,719.78

Fox Ford
 3560 28th Street SE
 Grand Rapids, Michigan 49512
 Work: 616-956-5511
 Fax: 616-855-3439

Invoice No. 2015 - 156139

INVOICE

Customer

Name Cascade Township
 Address 2865 Thornhills Ave SE
 City Grand Rapids State Mich. ZIP 49546
 Phone 616-259-7020 for Brian Wilson

Date 2/12/2015
 P.O. Number _____
 Tax ID: _____
 FOB _____

Qty	Description	Unit Price	TOTAL
1	2015 Explorer XLT 4WD VIN: 1FM5K8D8XFGB79996	\$34,694.00	\$34,694.00
-1	Government Price Concession with (FIN Code QH814)	\$4,400.00	(\$4,400.00)
1	State of Michigan Documentation Fee	\$210.00	\$210.00
1	State of Michigan Title Fee	\$15.00	\$15.00
	To be Plated by Township?		
	Pending Township Approval		
	Payment Due upon Receipt of Vehicle		

Payment Details

- Cash
- Check
- Credit Card

Name Jerry Vredevelt @ Fox Ford
 Phone 616-855-3475 Direct

TOTAL \$30,519.00

Office Use Only



CASCADE CHARTER TOWNSHIP
2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: February 25th, 2015
To: Supervisor Beahan & Cascade Township Board
From: Benjamin Swayze, Township Manager
Brian Wilson, Director of Inspections
Subject: Wisner Center A/V System Upgrade

FACTS:

Over the past two years it has become apparent that the Wisner Center A/V System is in need of an upgrade. The primary issue with the system is that it is not digitally compatible. We have had several issues where presenters have been unable to utilize technology in the room because their system did not have older technology connection capability. In addition to not being digital compatible, the projectors and screens are not formatted correctly for current technology and are of poor resolution given current standards, the document camera is of poor resolution given current standards and the diaz computers are outdated and currently run Windows XP which is unsupported by Microsoft.

Given the issues we have experienced we have had with the system over the past few years, we have asked Central Interconnect, who installed the original system, to provide us with a plan for updating the system to current technology. Central Interconnect has indicated that the audio system in place *is* current technology and would not need to be updated. Therefore the focus of the update is on the video portion of the system. The following upgrade has been proposed:

- All digital rewiring to maintain compatibility with the latest technologies
- New 1920 X 1200 all digital projectors to improve display resolution
- New 1080p document camera to improve display resolution
- New widescreen (16:10) format screens (65" X 104") to remain compatible with current technology
- Updated computer stations
- Updated touchscreen monitors
- New annotation system to allow for interaction between diaz monitors and presentation input
- Annotation screen at document table to allow for interaction with diaz monitors.

Attached for your review are:

- Quote for Upgrade of the Wisner Center A/V System
- Brochure information on some of the upgraded equipment

ANALYSIS & CONCLUSIONS:

In the process of determining the scope of this project, several staff members, as well as Supervisor Beahan, were able to review the new system that has been installed at Grand Rapids Township Hall. After reviewing there system, it was determined that including an annotation system in the upgrade proposal would be extremely beneficial to the Township Board and other

boards and commissions that utilize the Wisner Center. The annotation system will allow Board members to utilize their individual touch screen monitor to circle, strike and otherwise mark-up presentation materials, and their markings will appear on all of the other screens, as well as the image being projected on the projection screens. This process will allow for better interaction between the Township Board, staff and presenters.

A majority of the remaining project is a necessary upgrade to keep up with new technology. New wiring is needed, as all current wiring is analog and most current technology is digital only. Upgrading the video technology will allow us to take advantage of substantially better resolutions and the computers need to be updated as a normal course of business.

FINANCIAL CONSIDERATIONS:

This project is currently budgeted at \$75,000. However, the annotation equipment was not originally planned for. The cost breakdown for the project is as follows:

• Base Bid – Digital Upgrade	\$58,036.75
• Annotation Package	\$16,622.76
• <u>Computer Upgrade (w/TS Monitors)</u>	<u>\$12,000.00</u>
<i>Total</i>	<i>\$86,659.51</i>

If the project is approved by the Township Board, the board will also need to approve a budget amendment to cover the additional \$11,660 in cost, which will need to be taken from the library fund balance. The library fund balance currently sits at approximately \$1.9 million.

RECOMMENDED ACTION:

To approve the Wisner Center A/V System upgrade project.

CENTRAL INTERCONNECT, INC.



Quotation

1425 Coit Ave NE
Grand Rapids, MI 49505

phone 616.458.2999
fax 616.458.6524

Cascade Twp Library
2870 JackSmith Ave
Cascade, MI 49546

2/20/2015
Wisner Center
AV System Quote

Proposed Ship Date	Person Contacted	Phone #	Customer PO#
	Brian Wilson	949-3765	
Base Bid – Upgrade AV System to Digital Video – New HD Projectors			
<ul style="list-style-type: none"> - New Digital Video HDMI PC Monitor Distribution System - New Digital Video Floor Box Treatments for Podium & Staff Table - Existing Sound System Integration - Existing ADA Equipment Integration - Existing Crestron Control Integration & Programming - Existing Equipment Racks & AC Equipment - Panasonic PT-EZ580U WUXGA 1920x1200 16:10 5400 Lumen 3Yr Warranty - New 16:10 Matt White Tab Tensioned Projection Screens 65" x 104" - New Marshall 1080p Document Camera System 			
Base Bid Digital Video System Upgrade			\$58,036.75
Add Annotation for 9 Diaz Monitors & 1 Document Camera Table Monitor			
New Extron Annotator 300 for use with owner provided DELL S2240T Touch Monitors			
New Extron USB Extenders to Link Dell Touch Monitors to Annotator			
Total Annotation Add			\$16,622.76
Recap			
1	Base Bid Digital Video System Upgrade		\$58,036.75
1	Annotation Add		\$16,622.76
Grand Total			\$74,659.51
Applicable Taxes Included			

* Cancellations Subject to a 20% Restocking Charge

This quotation is hereby accepted on this date _____ and submitted as an order.

Quote is Valid for 30 Days

Accepted by: Name & Title

Michael J. Smith

732-1034

Annotator 300

HDCP-COMPLIANT ANNOTATION
PROCESSOR WITH DTP EXTENSION

DTP
SYSTEMS

Powerful Annotation Capabilities, Plus
High Performance Video Processing
and Output Extension

- ▶ Real-time annotation over high resolution computer and live video sources
- ▶ Integrated three-input switcher with HDMI, DisplayPort, and universal analog video inputs
- ▶ Three simultaneous video outputs
- ▶ Integrated DTP™ digital twisted pair output
- ▶ Compatible with popular touch displays and graphics tablets
- ▶ Intuitive graphical annotation interface



Extron Electronics
INTERFACE, SWITCHING AND CONTROL

Introduction

The Extron **Annotator 300** is a high performance, hardware-based annotation processor that allows a presenter to draw, point, or type over live presentations using a touch display, graphics tablet, or a keyboard and mouse. The HDCP-compliant Annotator 300 includes HDMI and DisplayPort inputs, a universal analog video input, and three simultaneous outputs including two HDMI and a DTP™ twisted pair output. It also features advanced Extron video signal processing with a high performance scaling engine and fast, reliable switching. The DTP twisted pair output extends HDMI and bidirectional control signals to a DTP receiver over a shielded CATx cable up to 330 feet (100 meters). The Annotator 300 offers a wide range of annotation tools and controls, all easily accessible by any presenter using an intuitive on-screen GUI.

Create Real-Time Annotations with a User-Friendly Interface

User-friendly graphical icons and menus provide quick access to essential annotation tools for drawing freehand or lines, adding rectangular or elliptical shapes, typing text, highlighting an area of the presentation, and pointing to objects on-screen, with various customization tools. A presenter can also isolate a specific area of the presentation by creating a spotlight with the image darkened around it. Additional annotation options include the ability to use a touch flat-panel display as a whiteboard, zoom and pan within the image, and freeze a live image. Annotated images may be captured and saved to internal memory, a removable USB flash drive, or a network location. These images can also be printed using a network printer.

Supports Popular Touch Displays and Graphics Tablets

Annotating over live video or presentations is easy using common touch displays, graphics tablets, and any standard keyboard and mouse. A total of 25 devices can be connected via USB hubs. The Annotator 300 is ideal for collaboration applications requiring simultaneous on-screen annotation from two users.



High Performance Video Processing and Digital Video Integration Capabilities

The Annotator 300 features an advanced scaling engine that can scale HDMI, DisplayPort, RGB, component, and standard definition video signals to a common high resolution output. It provides high performance deinterlacing of all interlaced signals up to 1080i, and Deep Color processing to deliver optimal image quality. The universal analog video input automatically detects incoming RGB, component video, S-video, or composite video. The Annotator 300 accepts signals up to 1920x1200 and 2K, plus DisplayPort input signals at resolutions up to 2560x1600. The output can be set for various resolutions up to 1920x1200, including 1080p/60 and 2K.

To simplify integration of HDMI sources and displays, the Annotator 300 features three Extron-exclusive technologies: EDID Minder®, Key Minder®, and SpeedSwitch®. EDID Minder and Key Minder automatically manage EDID communication and HDCP key negotiation between input and output devices to ensure reliable operation. With SpeedSwitch Technology, the Annotator 300 delivers exceptional switching speeds for HDCP-encrypted content.

Integrated Digital Twisted Pair Extension

The DTP output can extend HDMI, analog audio, and bidirectional control signals up to 330 feet (100 meters) to a DTP 330 receiver or up to 230 feet (70 meters) to a DTP 230 receiver in a remote location. Bidirectional RS-232 and IR signals can be inserted from a control system and transmitted over the shielded CATx cable together with the video, enabling control of a display. The Annotator 300 can also send power to the DTP receiver over the same shielded CATx cable, streamlining system design and installation. In addition, the Annotator 300 can be integrated into a larger AV switching system with a DTP-enabled switcher or matrix switcher, such as the Extron IN1608 or DTP CrossPoint 84.

HDBaseT-Compatible Output

The DTP output can be configured for compatibility with an HDBaseT-enabled display to send digital video and embedded audio, plus bidirectional RS-232 and IR signals up to 330 feet (100 meters) over a shielded CATx cable.

Configurable Main and Confidence Outputs

One of the three outputs on the Annotator 300 can be used as a dedicated Confidence output for the presenter, while the remaining two serve as Main outputs for the audience. The Confidence output can be configured so that only the presenter can view the annotation GUI. The presenter can also use this output to preview annotations before making them live for the audience.

HDCP compliant

Worry-free display of protected content from digital video sources

Print captured images

Captured images can be sent directly to a network printer without connecting to a PC.

Advanced scaling

High-quality graphics and video upscaling and downscaling, deinterlacing, and HDMI Deep Color processing



Annotator 300 - Front

Capture, store, and recall images

Images with annotations can be captured and saved to internal memory, a removable USB flash drive, or a network location.

User-friendly interface

An intuitive LCD Interface, direct access buttons, and precise rotary controls simplify system setup and operation.

HDMI, DisplayPort, and universal analog inputs

Ensure compatibility with a wide variety of sources

Compatible with HDBaseT-enabled devices

The DTP output can be configured to send video, embedded audio, and control signals to an HDBaseT-enabled display.

DTP twisted pair extension

Supports digital signal transmission up to 330 feet (100 meters) over a shielded twisted pair cable to a DTP receiver

Supports popular touch displays and graphics tablets

Two USB ports are available to support touch displays, graphics tablets, or a keyboard and mouse. Additional devices can be connected via USB hubs.



Annotator 300 - Back

Three simultaneous outputs

One DTP output and two HDMI outputs are available to drive three displays.

Configurable Main and Confidence outputs

The outputs can be configured so that the audience views annotated video or graphics through one or two Main outputs, while a Confidence output displays the annotation GUI for a presenter or system operator.

Ethernet, RS-232, and contact closure control

The Annotator 300 can be controlled over RS-232 or Ethernet, and configured using Extron PCS - Product Configuration Software. The contact closure ports can be used for external control of source switching.

Features

Create real-time annotations over high resolution PC and video sources

The Annotator 300 allows a presenter to draw, point, or add text in real-time over live video and graphics presentations.

Integrated three-input switcher with HDMI, DisplayPort, and universal analog video inputs

The Annotator 300 delivers fast, reliable input switching between HDMI, DisplayPort, and analog video sources. The universal auto-detecting analog video input automatically detects incoming RGB, component video, S-video, or composite video signals.

Three simultaneous video outputs

One DTP twisted pair output and two HDMI outputs are available for driving three displays.

Compatible with all DTP 230 and DTP 330 Series receivers and DTP-enabled products

The Annotator 300 supports DTP twisted pair signal transmission of HDMI, analog audio, and control up to 330 feet (100 meters) over a single shielded CATx cable. The Annotator 300 can also power a DTP receiver over the twisted pair connection.

Intuitive graphical annotation interface

A user-friendly on-screen display enables quick and easy annotation. Essential annotation tools are available for drawing freehand or lines, adding rectangular or elliptical shapes, typing text, highlighting an area of an image, pointing to an object on-screen, and using the screen as a whiteboard. Customization options are available for text and graphics, including point size and color.

Hardware-based graphics and video processing

The Annotator 300 features a fully hardware-based system architecture designed to deliver the performance and operational reliability essential for mission-critical applications.

Compatible with popular touch displays and graphics tablets

The Annotator 300 supports a wide variety of touch displays and graphics tablets from third-party manufacturers, and also can be used with a standard keyboard and mouse.

Supports 25 total device connections and simultaneous annotation for two users

The Annotator 300 allows up to a total of 25 pointing device connections via USB hubs. It is ideal for collaboration applications requiring simultaneous on-screen annotation from two users.

Capture, store, and recall images

An image can be captured as a snapshot of the live video output, including annotations, and saved to internal memory, a removable USB flash drive, or a network location for archiving.

Print captured images using a network printer

The Annotator 300 supports connection to a printer on the network, enabling captured images to be sent directly to the printer without connecting to a PC.

HDCP compliant

The Annotator 300 fully supports HDCP-encrypted sources, with selectable authorization for unencrypted content.

Supported HDMI specification features include data rates up to 6.75 Gbps, Deep Color, and HD lossless audio formats

Supports DisplayPort input signals at resolutions up to 2560x1600

Extron XTP DTP 24 shielded twisted pair cable strongly recommended

XTP DTP 24 cable is highly recommended for optimal signal transmission between the Annotator 300 and the DTP receiver.

Bidirectional RS-232 and IR pass-through for AV device control

Bidirectional RS-232 control and IR signals can be transmitted alongside the video signal over the DTP connection, allowing the remote device to be controlled without the need for additional cabling. Bidirectional control extension eliminates the need for control system wiring to remote devices.

DTP output is compatible with HDBaseT-enabled devices

The DTP output can be configured to send video and embedded audio, plus bidirectional RS-232 and IR signals to an HDBaseT-enabled display.

Auto-switching between inputs Auto Input Format Detection

For the universal analog video input, the Annotator 300 detects the incoming signal format, automatically reconfiguring itself to provide the appropriate decoding and signal processing.

Selectable output rates

Available output rates include computer and video up to 1920x1200, including 1080p/60 and 2K.

Advanced scaling engine with 30-bit precision processing

Motion-adaptive deinterlacing for signals up to 1080i

Key Minder

Authenticates and maintains continuous HDCP encryption between input and output devices to ensure quick and reliable switching in professional AV environments.

EDID Minder

Automatically manages EDID communication between connected devices. EDID Minder ensures that all sources power up properly and reliably output content for display.

SpeedSwitch

Provides exceptional switching speed for HDCP-encrypted content.

Aspect Ratio Control

The aspect ratio of the video output can be controlled by selecting a FILL mode, which provides a full screen output, or a FOLLOW mode, which preserves the original aspect ratio of the input signal.

HDCP Visual Confirmation

When processing HDCP-encrypted content, the Annotator 300 outputs a full-screen green signal on any video output connected to a non-HDCP compliant display for immediate visual confirmation that protected content cannot be viewed on the display.

Auto-Image™ setup

Auto Input Memory

When activated, the unit automatically stores size, position, and picture settings based on the incoming signal. When the same signal is detected again, these image settings are automatically recalled from memory.

Ethernet, USB, RS-232, and contact closure control

Features

CONFIGURABLE MAIN AND CONFIDENCE OUTPUTS

The outputs of the Annotator 300 can be configured as separate Main and Confidence outputs, with the ability to selectively control visibility of the annotations and on-screen menus. The Confidence output may be configured so that only the presenter or system operator can view the annotation GUI, while the audience sees the video and annotations through the Main outputs. The Confidence output can also be used by the presenter to preview annotations before making them live through the Main outputs for the audience.



Confidence output – with annotation menu



Main output – annotations only

COMPATIBLE WITH EXTRON DTP SYSTEM PRODUCTS

DTP SYSTEMS The Annotator 300 includes a DTP output that supports transmission of HDMI, analog audio, and bidirectional RS-232 and IR signals over a single shielded CATx cable up to 330 feet (100 meters). It may be paired with a DTP 230 or DTP 330 receiver, available in low-profile enclosures and Decora wallplate models. In addition, the Annotator 300 can conveniently power the receiver over the same shielded CATx cable, and directly interface with control systems for sending RS-232 and IR control to display devices. These capabilities allow system integrators to create flexible yet efficient system designs that include remote display locations in a variety of presentation environments.

Additionally, the Annotator 300 can be integrated with a larger DTP-enabled switcher or matrix switcher, such as the Extron IN1608 or DTP CrossPoint 84.



Annotation User Interface

The intuitive pop-up graphical user interface of the Annotator 300 features icons for essential tools that enable the user to perform powerful markup and system control functions. Some of these are shown below. Visit www.extron.com/annotator300demo to try an interactive demo of the graphical user interface.



Inputs
Select video source for display



Pointer
Direct attention without marking on the screen



Auto Image
Set display parameters automatically



Freehand
Draw freely on screen



Line
Draw a line between two points



Arrow
Draw an arrow between two points



Rectangle
Draw a rectangle by pointing to two corners



Ellipse
Draw an ellipse by pointing to two points



Text
Use a keyboard to place text on screen



Highlighter
Freehand translucent marking



Size
Select line thickness and text size



Eraser
Rub out on-screen annotations



Color
Select color of next annotation



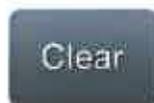
Fill
Draw filled rectangles and ellipses



Undo
Remove the last annotation



Redo
Recreate the undone annotation



Clear
Remove all on-screen annotations



Capture
Save screen to internal memory, removable USB thumb drive, or network



Freeze
Halt/release on-screen video



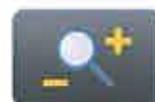
Mute
Display a black screen



Whiteboard
Use screen as whiteboard



Spotlight
Gray out all video outside a defined ellipse



Zoom
Enlarge a defined area



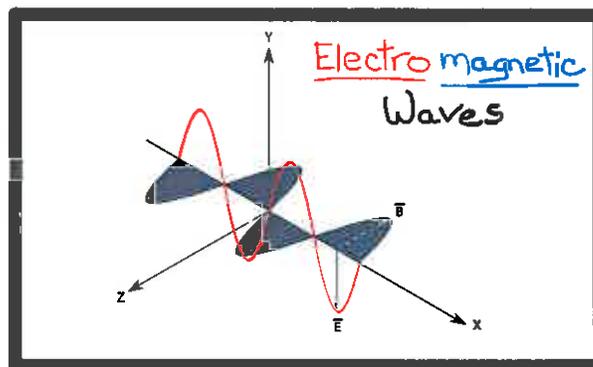
Pan
Move displayed area of zoomed image

Applications

EDUCATION AND TRAINING

The drawing and text capabilities of the Annotator 300 help in the creation of more effective presentations by enabling the instructor to emphasize important course material and tailor the instruction to meet students' needs. An educator can collaborate with another presenter on-screen to annotate diagrams, images, and other presentation material. Both presenters can elaborate on fundamental principles and provide examples by first showing a diagram and then making notations on the screen to clarify particular points. The instructor can then use the image capture function of the Annotator 300 to save the material or print the annotated slides for distribution to the students.

The Annotator 300 also enables the instructor to use the touch display or graphics tablet as a whiteboard to draw, write, and make additional notations on a blank screen. The ability to annotate over high resolution, full-motion video further expands the presenter's ability to communicate with impact, especially for medical training, scientific research, and other fields where analysis of visual material is crucial.



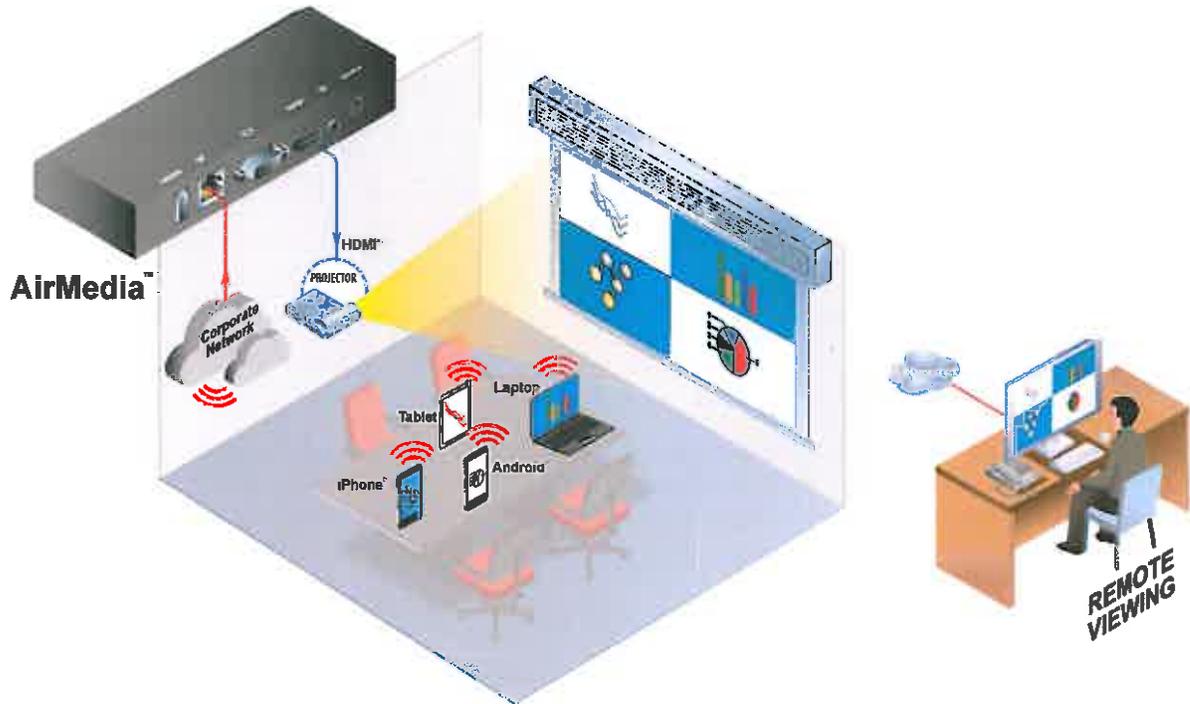
COURTROOM

Use of the Annotator 300 in the courtroom can greatly simplify complex exhibits, improving fact-finding by both the judge and jury. Counsel and witnesses can mark any image shown on the display by circling, drawing arrows, and underlining in several colors to highlight key points within photos, documents, or video-based evidence. The counsel can also direct the jury's attention to an area of interest within the image using the spotlight annotation tool. Once annotation is complete, the image may be printed or saved electronically for use as a record by the legal teams, and as supporting evidence during the trial.

Auto-Image and Auto Input Memory on the Annotator 300 allow new AV equipment, such as laptops, to be added or switched quickly and easily. EDID Minder ensures that the correct video formats from these sources are displayed reliably on the courtroom displays. This minimizes delays during trial proceedings. The DTP twisted pair output provides high quality video extension from the equipment location to the main display, especially considering the significant distances to cover in a large courtroom.



AirMedia leverages all of the latest technologies to deliver a robust, simple user experience



Wireless HD presentation from any mobile device

AirMedia lets you “Bring Your Own Device” (BYOD) to any meeting or collaboration session. Present PowerPoint®, Excel®, Word and PDF documents, as well as photos, from your personal iOS® or Android™ mobile device on the room display. With the handy Shot & Show feature, you can display screen shots, as well.

Present from laptops

MacBook® and PC laptops can be connected seamlessly, too, making presentations from almost any device fast and easy.

Remote View

For very large meeting spaces where the display can be difficult to see, Remote View enables up to 40 participants either at the back of the room or in other locations to log in from a Web browser to view the presentation on their mobile devices.

No dongle or control system required

There's nothing to plug into your mobile device. Just enter the room and AirMedia connects your device to the projector and display in seconds.

Contact us for more information

crestron.com/airmedia

855.604.2127

Enterprise Management

AirMedia connects to the wired LAN, leveraging existing IT security policies. The desktop application can easily be silently deployed, providing all employees quick access to wireless collaboration.

Quad View collaboration

Using Quad View mode, up to four sources can be displayed at once, making true collaboration possible.

Audio support

Going wireless shouldn't mean you have to go soundless. AirMedia delivers in-room audio capabilities too.

Video playback

AirMedia supports video playback from Mac® and PC laptops. (Video playback capabilities will vary from 15–20 fps depending on output resolution, CPU performance, and network conditions.)

Complete system integration

AirMedia seamlessly integrates with DM® so you can easily distribute your presentations. And with its built-in network connectivity it can communicate with Crestron control systems and Crestron Fusion™ software as part of a complete Enterprise Building Management solution.

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VS-541-HDSDI VS-541-HDI

Marshall Electronics

IPTV Division

2.0 MP 20x Zoom IP Box Camera

FREE 16-Channel Video Management Software ENCLOSED

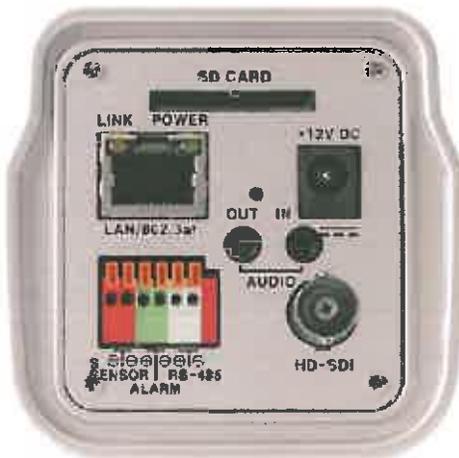


Features

- 2 MP 1/2.8" 1920 x 1080 CMOS Sensor
- Full HD resolution 1080p30 / 1080i60 Video and Audio Encoding
- 20x Optical Zoom Lens Built-in (F1.6 ~ F3.5, f=4.7mm ~ 94mm)
- 240x Zoom (20x Optical Zoom, 12x Digital Zoom)
- Up to 30fps @ 1920 x 1080 live streaming
- H.264 & H.264 MJPEG Dual Streaming
- HD-SDI Video Output (VS-541-HDSDI)
- Two-Way Audio Communication (G.711/AAC)
- True Day & Night (Motorized IR Cut Filter)
- BLC (Back Light Compensation)
- WDR (Wide Dynamic Range)
- SD™ Card Recording
- RS-485 Communication, Pelco D or Pelco P Protocol
- Integrated Video Motion Detection
- 1 Motion Sensor Input & 1 Alarm Output
- Built-in PoE (Power Over Ethernet: 802af)
- Various Protocols: TCP/IP, Multicast, UDP, HTTP, SMTP, FTP,
- DHCP, DNS, Dynamic DNS, RTP, RTSP, SNMP
- PSIA and ONVIF compliant
- SDK & API Available



VS-541-HDI



VS-541-HDSDI



Now
Shipping



Complete Wireless HD Presentation from any mobile device and any platform

Today, you want to use your mobile devices at meetings to present, collaborate, and share content wirelessly. With Crestron AirMedia you can, and it couldn't be easier.

Using AirMedia you can walk into any meeting space and wirelessly present PowerPoint®, Excel®, Word and PDF documents, as well as photos, from your personal iOS® or Android™ mobile device on the room display. MacBook® and PC laptops can be connected seamlessly, as well, making presentations from almost any device fast and easy.

AirMedia makes it easy to view and share content and collaborate. Up to 32 users can connect at the same time in the same room and present content. Using Quad View, up to four presenters' content can be displayed simultaneously.

AirMedia offers simple plug-and-play installation and you can easily integrate it with Crestron DigitalMedia to distribute your presentations.

Key Features

- Wireless HD presentation from any mobile device (BYOD)
- Simple out-of-the-box installation
- Compact design—easily fits behind any display or projector
- Connects via wired LAN for total enterprise management and security
- Desktop application can be silently deployed by the IT department
- No software installation required for guest PC and Mac users
- Free downloadable app for mobile devices
- Seamless instant connectivity
- Remote viewing
- Integrates with DM, capture devices, Crestron control systems, and Crestron Fusion



Panasonic

PT-EZ580 Series LCD Projectors

PT-EZ580 / PT-EZ580L
PT-EW640 / PT-EW640L
PT-EW540 / PT-EW540L
PT-EX610 / PT-EX610L
PT-EX510 / PT-EX510L



Smart Choice.

Bright, Quiet, and Economical Projection Solutions



PT-EZ580 / EZ580L	5,400 lm	5,000 : 1	WUXGA
PT-EW640 / EW640L	5,800 lm	5,000 : 1	WXGA
PT-EW540 / EW540L	5,000 lm	2,000 : 1	WXGA
PT-EX610 / EX610L	6,200 lm	5,000 : 1	XGA
PT-EX510 / EX510L	5,300 lm	2,000 : 1	XGA



DIGITAL LINK
SINGLE CABLE SOLUTION



High Picture Quality

Vivid Pictures in Bright Environments

With up to 8,200 lumens of brightness, the PT-EZ590 Series serves up bright, punchy images even with the lights on. Text is sharp and clear, brights are bright, and video images are reproduced with a clean and natural vibrancy.

High Contrast Performance with Iris

Exact scaling algorithms and iris blades with a high contrast ratio of 5,000:1¹ analyzed by an IEC, which allows brightness according to the scene or image.

WUXGA Resolution for Brilliant Full HD Images

With native WUXGA 1620 x 1080-pixel widescreen resolution, the PT-EZ590/EZ50L is capable of displaying Full HD video from Blu-ray Disc and other sources in beautifully rich, vivid detail.

Daylight View Basic Function for Bright Pictures in Well-Lit Environments

Panasonic's Daylight View Basic technology receives hidden details in dark images that are normally difficult to see in bright conditions. Using an ambient light sensor, Daylight View Basic adjusts halftone color and brightness to suit the room. Resulting images are clear, bright, and easy to see.



Easy Multi-Source Viewing with Side-by-Side and P-In-P Modes

Two different image sources can be simultaneously displayed on a single screen. You can also switch to P-In-P mode and display a sub-window on the main screen. The sub-window can be positioned in any corner of the screen to expand the usable area.

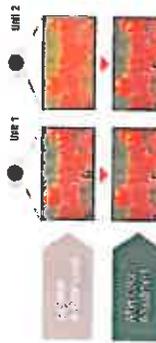
DICOM Simulation Mode** for Medical Training

The PT-EZ590 Series is compatible with DICOM standards for presentations relating to medicals. DICOM Simulation Mode reproduces complex images, such as X-rays, with exceptionally high levels of detail and contrast.



Color Adjustment Function

A color adjustment function allows you to easily correct for slight variations in the color reproduction range of individual units set up for multiple projection, particularly in side-by-side configuration. Correction can be performed on 3 colors or 7 colors.



"The picture speed and clarity are excellent, and the viewing is extremely comfortable."

"The PT-EZ590 Series is compact yet powerful. Projection quality combined with simple system integration and ultimate ease of use, while periodical maintenance has been pushed back further than ever before. Flexible, economical, and engineered for everyday reliability, the PT-EZ590 Series answers the toughest questions with innovative projection technology."

"We have a lot of projects in different sizes, and the viewing is extremely comfortable."

SOLUTION

Brilliant high-quality images in bright environments

SOLUTION

Light-like lamp and filter supports for a much lower TCO

SOLUTION

Easy installation with DIGITAL LINK and easy-setup features

Quiet 29dB¹ Operation



The Answer is Panasonic.

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Specifications

Model	PT-EZ580 / EZ580L	PT-EW640 / EW640L	PT-EW540 / EW540L	PT-EX610 / EX610L	PT-EX510 / EX510L
Power supply	100-240 V AC, 50/60 Hz				
Power consumption	510 W (0.3 W with Standby Mode set to Eco*, 10 W with Standby Mode set to Normal, 37 W with the Audio Setting* in Standby Mode set to ON.)	~95 W (0.3 W with Standby Mode set to Eco*, 10 W with Standby Mode set to Normal, 37 W with the Audio Setting* in Standby Mode set to ON.)	485 W (0.3 W with Standby Mode set to Eco*, 4 W with Standby Mode set to Normal, 34 W with the Audio Setting* in Standby Mode set to ON.)	~95 W (0.3 W with Standby Mode set to Eco*, 10 W with Standby Mode set to Normal, 37 W with the Audio Setting* in Standby Mode set to ON.)	485 W (0.3 W with Standby Mode set to Eco*, 4 W with Standby Mode set to Normal, 34 W with the Audio Setting* in Standby Mode set to ON.)
LCD panel	Panel size	17.0 mm (0.7") diagonal [16:10 aspect ratio]			20.0 mm (0.8") diagonal [4:3 aspect ratio]
	Display method	Transparent LCD panel (3 R/RGB)			
	Drive method	Analog matrix			
Pixels	2,304,000 (1,920 × 1,200) × 3 total of 6,912,000 pixels	1,024,000 (1,280 × 800) × 3 total of 3,072,000 pixels		786,432 (1,024 × 768) × 3 total of 2,359,296 pixels	
Lens	PT-EZ580/EW640L/EW540L/EX610L/EX510L: powered zoom (1.7-2.8:1), powered focus F 1.7-2.3, 126.9-45.4 mm, PT-EZ580L/EW640L/EW540L/EX610L/EX510L: optional powered zoom/focus and fixed-focus lens				
Lamp	3.5 W UHL1 lamp (1)				
Lamp replacement cycle	4,000 hours** (lamp power: Normal), 4,500 hours** (lamp power: Eco)				
Screen size (diagonal)	1.02-10.16 m (40-400 in), 16:10 aspect ratio			1.02-10.16 m (40-400 in), 4:3 aspect ratio	
Brightness**	5,600 lm (lamp power: Auto/Normal, Dynamic Mode, standard lens)	5,900 lm (lamp power: Auto/Normal, Dynamic Mode, standard lens)	5,900 lm (lamp power: Auto/Normal, Dynamic Mode, standard lens)	5,300 lm (lamp power: Auto/Normal, Dynamic Mode, standard lens)	5,300 lm (lamp power: Auto/Normal, Dynamic Mode, standard lens)
Center-to-corner uniformity**	90 %				
Contrast**	5,000:1 (full on/full off, lamp power: Auto, lens: ON)	2,000:1 (full on/full off, lamp power: Auto)	2,000:1 (full on/full off, lamp power: Auto)	5,000:1 (full on/full off, lamp power: Auto, lens: ON)	2,000:1 (full on/full off, lamp power: Auto)
Resolution	1,920 × 1,200 pixels	1,280 × 800 pixels (Input signals that exceed this resolution will be converted to 1,280 × 800 pixels)		1,024 × 768 pixels (Input signals that exceed this resolution will be converted to 1,024 × 768 pixels)	
Scanning frequency	DVI-D/HDMI/DisplayPort/DIGITAL LINK	Dot clock: 25 MHz-162 MHz (VESA) and 480 pixels to 4Kx4K 1,920 × 1,200 pixels (VESA CVT-RB compliant, compatible with HDCP) Display/Port and DIGITAL LINK, not included on PT-EW540L/EW540L and PT-EX510L/EX510L			
	RGB (analog)	In: 15 kHz - 61 kHz / 34 Hz - 120 Hz dot clock up to 162 MHz			
	YPbPr (YCbCr)	In: 15 kHz / 50 kHz / 60 kHz / 50 Hz (720i/50p) / 50p / In: 31 kHz / 50 kHz / 60 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p	In: 31 kHz / 50 kHz / 60 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p	In: 31 kHz / 50 kHz / 60 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p	In: 31 kHz / 50 kHz / 60 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p / In: 15 kHz / 50 Hz (720p/50p) / 50p / In: 31 kHz / 50 Hz (720p/50p) / 50p
Video/VC	In: 15 kHz / 50 kHz / 60 Hz (NTSC/NTSC4.42/PAL-M/PAL-60) / In: 15 kHz / 50 Hz (PAL/SECAM/PAL-N)				
Optical axis shift	Vertical ±0 %, horizontal ±10 % from center of screen (powered)*			Vertical ±5 %, horizontal ±10 % from center of screen (powered)*	
Keystone correction range	Vertical ±10 **, horizontal ±30 **				
Installation	Ceiling/floor, front/rear				
Built-in speaker	2 T, 5 cm round (bass: 1, output power: 10.0 W (maximum))				
Terminals	0.7-D III, DVI-D 24-pin x 1 (DVI 1.0 compliant, compatible with HDCP, compatible with single link out.)				
	HDMI IN: HDMI 19-pin x 1 (Deep Color, compatible with HDCPI, audio signal: Linear PCM Sampling frequency: 48 kHz/44.1 kHz/32 kHz)				
	Display/Port IN: Display/Port 20-pin x 1 (DisplayPort 1.1, compatible with HDCPI, audio signal: Linear PCM Sampling frequency: 48 kHz/44.1 kHz/32 kHz)			Display/Port IN: Display/Port 20-pin x 1 (DisplayPort 1.1, compatible with HDCPI, audio signal: Linear PCM Sampling frequency: 48 kHz/44.1 kHz/32 kHz)	
	RGB 1 IN: D-sub HD 15-pin (female) x 1				
	RGB 2 IN: BNC x 5 (R/G/B-Y + Pb/Cb + Pr/Cr) x 1, shared with VIDEO IN (S-Video/composite video)				
	VIDEO IN: Pin jack x 1				
	MONITOR OUT: D-sub 15-pin (female) x 1 (compatible with RGB-Y + Pb/Cb + Pr/Cr)				
	AUDIO IN: Pin jack (L/R) x 1, M3 x 2				
	AUDIO OUT: M3 x 1 (variable)				
	SERIAL IN: D-sub 9-pin (female) x 1 for external control				
	REMOTE IN: M3 x 1 for wired remote control				
	REMOTE IN 2: D-sub 9-pin (female) x 1 for external control				
	LAN: RJ-45 x 1 for network connection, DIGITAL LINK, 100Base-TX, compatible with PLink™	LAN: RJ-45 x 1 for network connection, 100Base-T, 100Base-TX, compatible with PLink™	LAN: RJ-45 x 1 for network connection, DIGITAL LINK, 100Base-TX, compatible with PLink™	LAN: RJ-45 x 1 for network connection, 100Base-T, 100Base-TX, compatible with PLink™	LAN: RJ-45 x 1 for network connection, DIGITAL LINK, 100Base-TX, compatible with PLink™
Operating noise**	35 dB (lamp power: Normal), 29 dB (lamp power: Eco)				
Filter	x 1, replacement cycle, up to 17,000 hours**				
Mechanical shutter	Yes				
Cabinet materials	Molded plastic (PC + ABS)				
Dimensions (W × H × D)	PT-EZ580/EW640L/EX610L/EW540L/EX510L: 530 × 177* × 445 mm (20-7/8 × 6-1/32" × 17-1/2 in) (with supplied lens) PT-EZ580L/EW640L/EX610L/EX510L: 530 × 177** × 335 mm (20-7/8 × 6-1/32" × 13-1/2 in) (without lens)				
Weight**	PT-EZ580/EW640L/EX610L/EW540L/EX510L: Approx. 6.6 kg (14.5 lbs) (with supplied lens) PT-EZ580L/EW640L/EX610L/EX510L: Approx. 6.4 kg (14.1 lbs) (without lens)				
Operating environment	Operating temperature: 0 °C-45 °C (32 °F-113 °F)**, operating humidity: 10 %-80 % (no condensation)				
Supplied accessories	Power cord with power cord holder, wireless remote control, external unit x 1, batteries (PO3LR02-AA type x 2), Software CD-ROM x 1 (Logo Transfer Software, Menu Projection Monitoring and Control Software)				

* When the Standby Mode is set to Eco, network functions such as Power On via LAN will not operate. Also, only certain commands can be received for external control using the serial terminal.
 ** The values above are maximum values when they are used in cycles of being turned on for 2 hours and off for 0.25 hours. When the lamps are turned on and off more frequently, the lamp replacement cycle is shortened. The usage environment affects the lamp replacement cycle. ** Measurement, measuring conditions, and method of notation, all comply with ISO 21118 international standards. ** The axis shift function cannot be used with the ET-ELW21. ** With vertical correction only. ** With horizontal correction only. ** Average value. May differ depending on the actual unit. * The usage environment affects the duration of the filter. ** With legs at shortest position. ** The operating temperature range is 0 °C to 40 °C (32 °F to 104 °F), when used at altitudes between 1,400 m and 2,700 m (4,593 ft to 8,858 ft) above sea level. When operating temperature exceeds 40 °C (105 °F) at high altitude, lamp power may automatically switch to Eco in order to protect the projector.
 Models with an "L" designation are sold without a lens.



For more information about Panasonic projectors, please visit:
 Projector Global Web Site - panasonic.net/avc/projector
 Facebook - www.facebook.com/panasonicprojector
 YouTube - www.youtube.com/user/PanasonicProjector

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