

AGENDA
Cascade Charter Township Planning Commission
Monday, October 1, 2018
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. **Call the meeting to order**
 Record the attendance
- ARTICLE 2. **Pledge of Allegiance to the flag**
- ARTICLE 3. **Approve the current Agenda**
- ARTICLE 4. **Approve the Minutes of the September 17, 2018 meeting**
- ARTICLE 5. **Acknowledge visitors and those wishing to speak to non-agenda items.**
 (Comments are limited to five minutes per speaker.)
- ARTICLE 6. **Case # 18:3489 Doug DeHaan- The Lanterns**
 Property Address: 3217 Thornapple River Dr.
 Requested Action: The Applicant is requesting Basic Plan Review to rezone
 approximately 12 acres to PUD to allow for 21 Condominium units.
- ARTICLE 7. **Any other business**
- ARTICLE 8. **Adjournment**

Meeting Format

- | | |
|---|---|
| 1. Staff Presentation | <i>Staff report and recommendation</i> |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> |
| a. PUBLIC HEARINGS | |
| i. <i>Open Public Hearing.</i> | <i>Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i> |
| ii. <i>Close public hearing</i> | |
| 3. Commission discussion – | <i>May ask for clarification from applicant, staff or public</i> |
| 4. Commission decision - Options | |
| a. <i>Table the decision</i> | <i>d. Approve with conditions</i> |
| b. <i>Deny</i> | <i>e. Recommendation to Township Board</i> |
| c. <i>Approve</i> | |

MINUTES
Cascade Charter Township
Planning Commission
Monday, September 17, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, Rissi and Sperla
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Pennington to approve the Agenda. Supported by Member Lewis. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the September 10, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of September 10, 2018 as written with changes. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #18:3482 Nathan Seeley
Public Hearing

Property Address: 9404 28th St SE

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Director Peterson stated that the Applicant is requesting a special use permit to construct a 30' x 56' building with a height of 14' tall at the midpoint. This requires a minimum 10' side yard setback. The building will be 15' from the property line. There are a few other buildings on the property. They have 17 acres. The new building will replace a chicken coop that will be torn down. This is a normal size building for a property such as this.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

Motion was made by Member Pennington to open public hearing. Supported by Member Krieter. Motion carried 8 to 0.

No members of the public wish to speak on this manner.
Director Peterson received an email from a neighbor Mr. Miller at 9370 28th St SE stating he has no objections to the building.

Motion was made by Member Katsma to close public hearing. Supported by Member Johnson. Motion carried 8 to 0.

Motion was made by Member Noordyke to approve the special use permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Rissi. Motion carried 8 to 0.

**ARTICLE 7. Case #18:3483 William Hillman
Public Hearing**

Property Address: 8790 52nd St

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.

Director Peterson states that the Applicant is requesting a special use permit to construct a 36' x 48' building. The building has a lean to on each side and that area is added to the total square ft. It will have a 16' midpoint which requires a 40' side and rear setback.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

Motion was made by Member Rissi to open public hearing. Supported by Member Noordyke. Motion carried 8 to 0.

No members of the public wish to speak on this matter.

Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 8 to 0.

Motion was made by Member Rissi to approve the special use permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by member Noordyke. Motion carried 8 to 0.

**ARTICLE 8. Case #18-3480 Mark Stachowiak
Tabled from Meeting on September 10, 2018**

Property Address: 7871 Shadybrook

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Motion was made by Member Rissi to remove from the table. Supported by Member Johnson. Motion carried 8 to 0.

Director Peterson has nothing new to add to the discussion.

Mr. Stachowiak stated the access drive placement will be determined by the applicant and the Kent Co. Road Commission and if not approved would come off the existing driveway. The fenceline is within boundaries determined by the survey. The fenceline was approved in May for a distance of 275 ft along Buttrick and additional fence has been installed in other areas since May for containment of kids and pets and to have privacy.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business
2. Any outdoor lighting meets township regulations
3. Permit obtained from Kent Co Road Commission for access onto Buttrick; and
4. The existing building be removed no more than 30 days after completion.

Motion was made by Member Rissi to approve the special use permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 9. Consideration of Resolution for Claude Robinson

Director Peterson suggests passing this resolution for Claude for his many years on the Planning Commission and for his dedication.

Motion was made to approve the resolution as seen by Member Rissi. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 10. Any other business

Director Peterson showed the Master Plan flyer with reminders of upcoming dates with opportunities for involvement along with additional information on the township website.

ARTICLE 11. Adjournment

**Motion was made by Member Johnson to adjourn. Supported by Member Rissi.
Motion carried 8 to 0. The meeting was adjourned at 7:30 p.m.**

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: September 18, 2018
MEETING DATE: October 1, 2018
CASE: #18-3489/ Doug Dehaan – The Lanterns

GENERAL INFORMATION

- A. Applicant: Doug Dehaan
DDSBBS Group LLC
3299 Hudson Trails Dr
Hudsonville MI 49426

Telephone: 896-8300
- B. Status of Applicant: Developer
- C. General Location: The property is located at the SW corner of Thornhills and Thornapple River Dr.
- D. Requested Action: Rezone approximately 12 Acres to PUD to allow for 21 Condominium units.
- E. Existing Zoning on Subject Parcels: R2, Residential
- F. Zoning on Adjoining Parcels: PUD 44, PUD 43, PUD 39 and R2
- G. Parcel Size: Approximately 12 acres
- H. Existing Land Use on Subject Parcel: Single family home
- I. Adjacent Area Land Uses:
- | | | |
|-------|---|------------------------------------|
| North | - | multi-unit attached residential |
| East | - | Church |
| South | - | single family detached residential |
| West | - | multi-unit attached residential |

STAFF ANALYSIS

- A. The applicant is requesting Basic Plan Review in order to rezone approximately 12 acres for a Condominium Planned Unit Development called the Lanterns. This rezoning request is for 21 single-family site condo units.
- B. The property is zoned R2, single-family, and is Master Planned as Suburban Residential. It should be noted that the property to the west and north is multifamily attached residential and is master planned as community residential, which allows for higher densities.
- C. The applicant has drawn a plan showing how the property could be developed with 21 lots using 50% open space with a minimum of 10,000 sq ft per lot. The test plan includes two access points to Thornapple River Dr. the test plan has been developed to meet our requirements with no exceptions.
- D. The proposed test plan provides for 50% of the developable acreage to be left as open space and a minimum lot size of 10,000 sq.ft.
- E. The applicant is seeking PUD rezoning in order to decrease the required setbacks from the interior road in order to increase the setbacks along the perimeter of the site.
- F. The proposed subdivision will not have individual lots as a condominium. But the units will be single family detached units.
- G. The development will be served by public sewer and public water. The applicant will need to obtain City of GR approval.
- H. The open space that is being provided is mainly located around the perimeter of the site.
- I. The development will be utilizing private streets. The developer will need to comply with our private street ordinance as well as the KCRC for the names of the streets. The location of the curb cuts off from Thornapple River Dr will need to be approved by the KCRC. The drive is unique in that they are proposing one-way traffic. The applicant will have to explain how they plan to regulate the one-way movement.
- J. The Township Engineer will need to approve the plans prior to the public hearing.
- K. No sidewalks are planned for the interior portion of the project but it does include an extension of the pedestrian path along the Thornapple river drive frontage to connect the subdivision to the light at the intersection. The pathway along Thornhills would be built by the developer and turned over to the Township for maintenance. The developer is also providing an easement to the south property line, to allow the pathway to continue in the future.
- L. Street trees and street lighting are required in or subdivision ord, they should show how they plan to provide both for the project. While we have waived the streetlighting requirements in the more rural areas of the township we have not in the more urban areas.

- M. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
- N. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the merits of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the applicant submit the following information:

1. Review and approval by KCRC for street names and drive location.
2. City of Grand Rapids review of utility plans
3. Plans indicating the private roads meet our design standards.
4. Approval from the Township Engineer.
5. Street lighting plan
6. Street tree plan
7. Information on regulating the one-way traffic.

Attachments: Site Plan
Application
Location Map
Test Plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: DDSBBS Group, LLC Attn: Douglas DeHaan
Address: 3299 Hudson Trails Drive
City & Zip Code Hudsonville, MI 49426
Telephone: 616-896-8300
Email Address: ddehaan@dehaanhomes.com

OWNER: * (If different from Applicant)
Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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 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:**

Proposed 21-unit Villa Condominium development

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See site plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 17-427-004

ADDRESS OF PROPERTY: 3217 Thornapple River Drive

PRESENT USE OF THE PROPERTY: Single Family Homes

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

Name(s)

Address(es)

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.)

DOUGLAS A DELHAY
Owner – Print or Type Name
(*If different from Applicant)

MEMBER
DDSRBSLLC

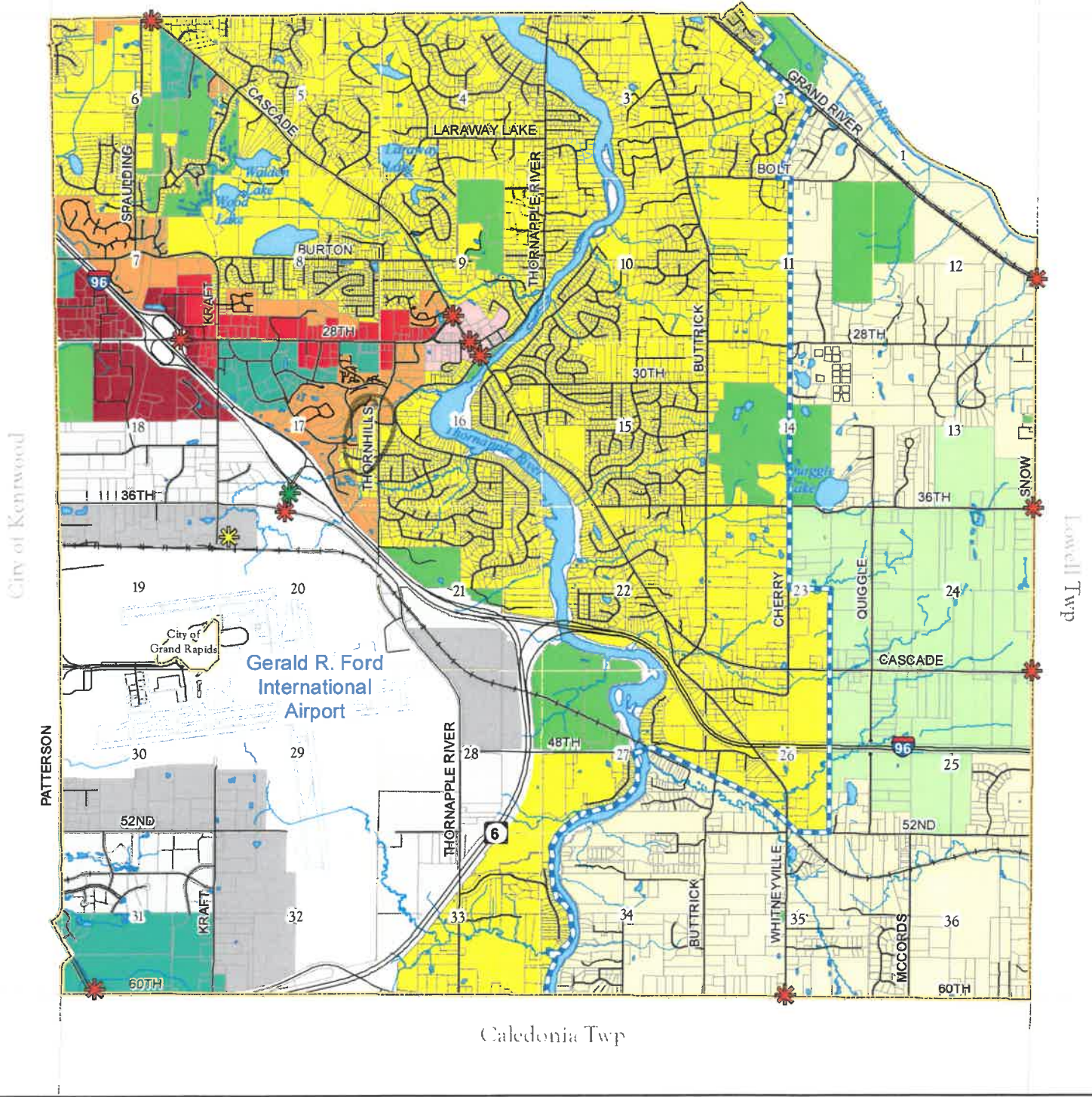
Applicant – Print or Type Name

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

Applicant's Signature & Date

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

Ada Twp



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



REGIS
© 2004 REGIS All Rights Reserved
 This map does not represent a legal document
 it is intended to serve as a guide in graphic
 representation only. Information shown on this
 map is not warranted for accuracy and should
 be verified through other means. Any application
 for material and/or copyright laws and the
 Enhanced Access to Public Records Act,
 PA 402 of 1996, is intended.

Williams & Works
616-324-1600 phone • 616-224-1811 faxline
 169 Charon Avenue NW • Grand Rapids, MI 49503

April 22, 2009

have been identified in the Natural Features Inventory. Subdivisions and site condominiums should be allowed as a special land use, with standards in place to ensure adequate buffering, preservation of open space, deep setbacks from roadways, and preservation of natural features as identified in the Natural Features Inventory.



SUBURBAN RESIDENTIAL

Description: A significant portion of the Township has been developed as suburban style single family residential neighborhoods as a result of historic planning efforts by the Township. These communities are relatively homogeneous in form and land uses, scaled primarily for passenger car travel and developed primarily for families with small and school-age children. New suburban residential areas should incorporate pedestrian access connecting cul-de-sac subdivisions to the Township's non-motorized trail system, when available or planned. New development within the suburban residential areas should also provide an internal trail or sidewalk system to encourage walking, biking, and healthy neighborhoods.

Location: The suburban residential land use category is located in the central portion of the Township and within the utility service boundary.

Desired Uses and Densities: The primary land use within this area will be single family homes developed in subdivisions or site condominiums on lots ranging from 1/3 acre to 1 acre (i.e. 1 to 3 dwelling units per acre) or in conservation clusters that result in the preservation of significant open lands and overall densities of 3 or more dwelling units per acre. The Township should explore different tools that will provide for the extension of utilities as the result of new development. Such tools may include requiring utility extensions when existing utilities are close by, allowing options for developers to choose from in those areas that are further out but still inside the utility boundary, and other tools with the goal of increasing the number of homes connected to municipal water and sewer helping to maintain quality ground water supplies and encourage sequential development within the utility boundary. Traffic patterns will be established to safely move vehicles through local streets to connectors and to arterials while minimizing vehicle/pedestrian conflicts. A network of pedestrian and bike trails, sidewalks, clear pedestrian crossings and traffic calming techniques will be utilized to promote safe non-motorized and motorized transportation. The neighborhood character will also be enhanced with sidewalks, street trees and street lights. In addition to single family homes, suburban residential neighborhoods may include schools, neighborhood parks, churches and similar uses that support quality residential neighborhoods. Police and fire service to these

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

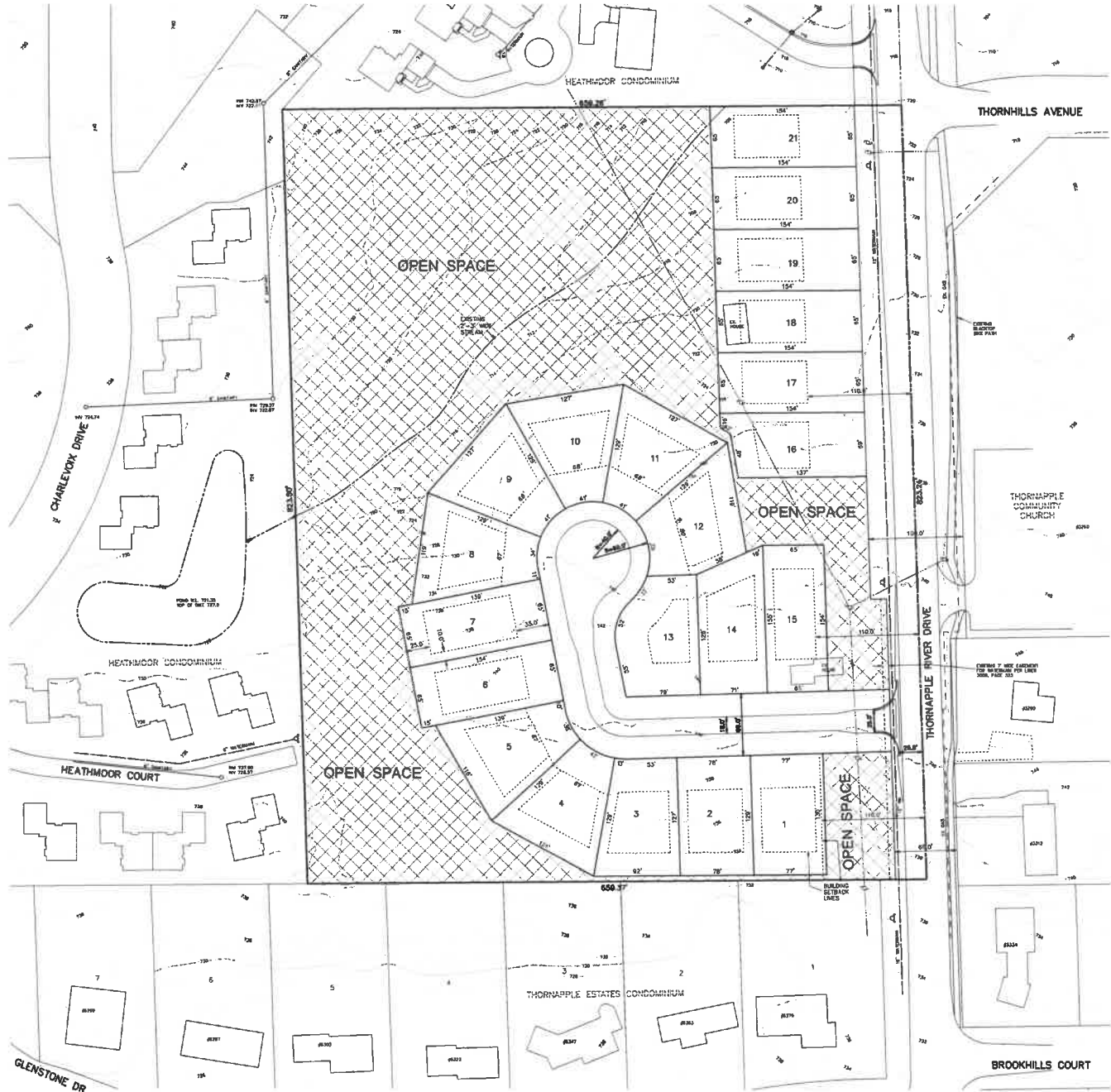
Description: The community residential land use designation is intended for attached or detached single family and multi-family housing. A project should be designed and developed to provide attractive, up-scale master planned living environments with amenities such as open spaces, walking paths, street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

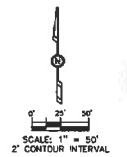
Description: This land use designation is intended to foster a pedestrian-scale, local shopping district confined to the parcels currently zoned for commercial use. It is not the intent of this land use plan to expand commercial uses either north or south along Cascade Road.



- GENERAL NOTES:**
- PROPERTY INFORMATION:
 - PROPERTY DESCRIPTION: THE EAST ONE-QUARTER OF THE NORTH FIVE-EIGHTHS, OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWN 8 NORTH, RANGE 13 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN.
 - PROPERTY ADDRESS: 3217 THORNAPPLE RIVER DRIVE SE.
 - PARCEL SIZE = 12.46 ACRES (11.63 ACRES EXCL. R/W).
 - MAPPING:
 - BOUNDARY INFORMATION BASED ON ALTA SURVEY PREPARED BY MOORE & BRUGNICK, FEB. 6, 2014.
 - EXISTING GROUND CONTOURS AND TOPOGRAPHICAL FEATURES BASED AVAILABLE KENT COUNTY GIS DATA.
 - EXISTING UTILITY AND ADJACENCIES BASED ON AVAILABLE RECORDS.
 - EXISTING ZONING: R-2 RESIDENTIAL.
 - DIMENSIONAL REQUIREMENTS PER TABLE 5.3 OF CASCADE TOWNSHIP SUBDIVISION ORDINANCE:
 - MINIMUM BUILDING SETBACKS:
 - FRONT = 35'
 - SIDE = 10'
 - REAR = 20'
 - FROM C/L THORNAPPLE RIVER DRIVE = 110'
 - MINIMUM LOT SIZE = 10,000 SQ.FT. (WITH 50% OPEN SPACE)
 - MINIMUM LOT WIDTH = 65' (WITH 50% OPEN SPACE)
 - REQUIRED OPEN SPACE = 11.83 x 0.5 = 5.92 ACRES
 - BASE DENSITY PLAN SUMMARY:
 - 21 SITE CONDO UNITS
 - MINIMUM LOT SIZE = 10,000 SQ.FT.
 - OPEN SPACE PROVIDED = 5.82 ACRES (EXCLUDES STREAM)
 - PRIVATE STREET MEETING CASCADE TOWNSHIP PRIVATE STREET REQUIREMENTS

SITE CONDO UNIT SIZE TABLE

AREA		PERM	
Lot No.	Sq.Feet	Lot No.	Sq.Feet
1	10000	12	10008
2	10000	13	10001
3	10000	14	10008
4	10032	15	10005
5	10400	16	10012
6	10010	17	10012
7	10010	18	10012
8	10408	19	10012
9	10057	20	10013
10	10057	21	10013
11	10057		



BASE DENSITY PLAN LANTERNS RE: 3217 THORNAPPLE RIVER DRIVE

FDR: DDSBBS GROUP, LLC
ATTN: DOUGLAS DEHAAN
3203 HUDSON TRAILS DRIVE
HUDSONVILLE, MI 49428

IN: PART OF THE SE 1/4, SECTION 17, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

DATE REVISION:

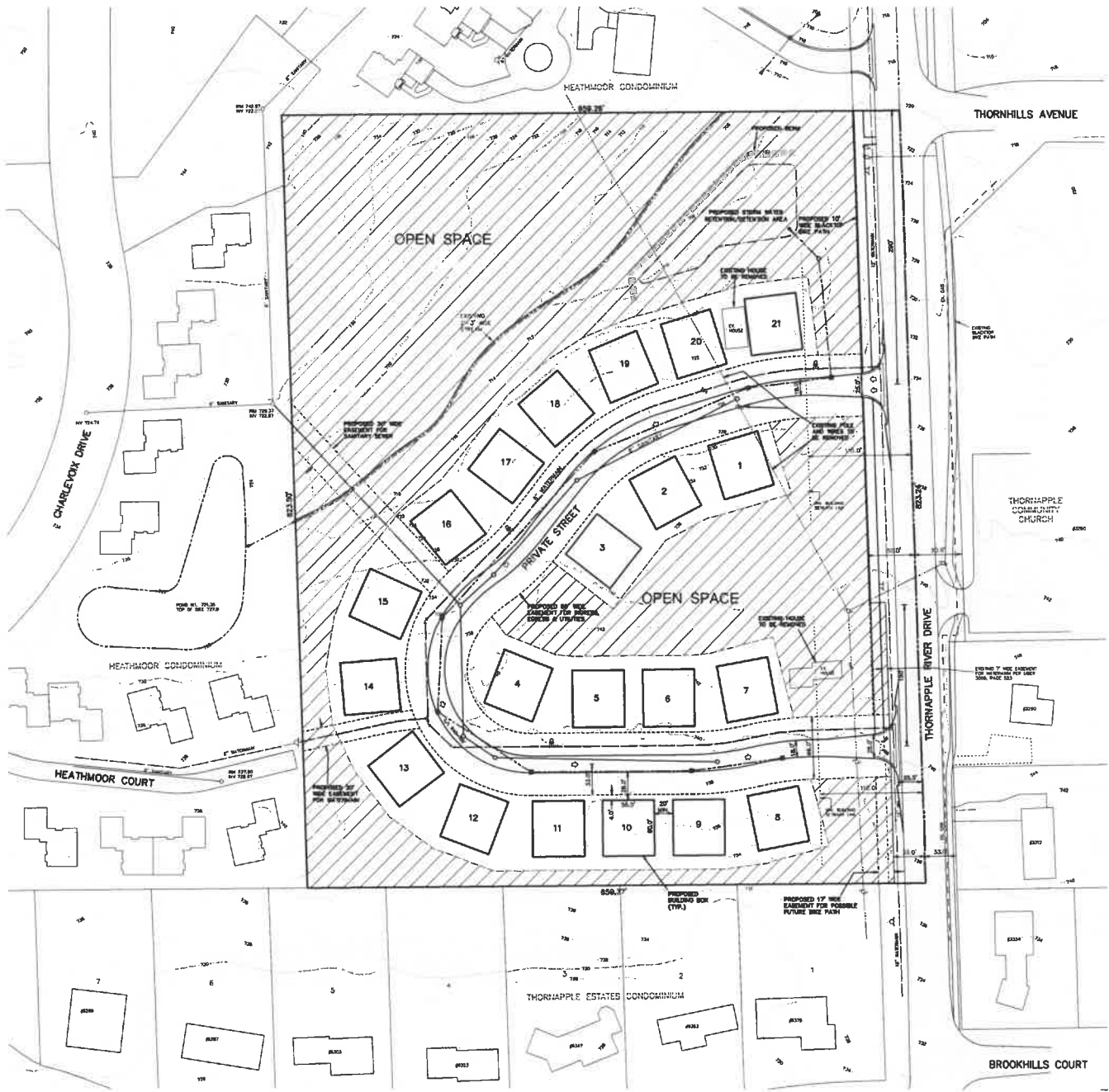
excel engineering, inc.
planners • engineers • surveyors
525 Glen Park, S.W. • Grand Rapids, MI 49503
Phone: (616) 531-2000 www.exceleng.com

DRAWN BY: JDR
APPROVED BY: DDD
FILE NO.: 181288

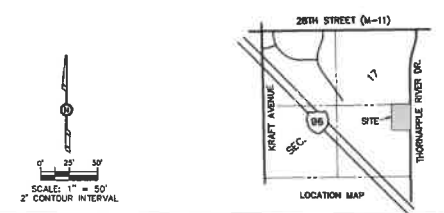
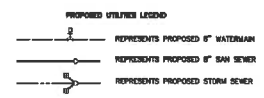
PROJ. ENG: TDD
PROJ. SURV: HAD
DATE: 9/4/2018

SHEET 2 of 2

\p000000\project\031818\031818.dwg, 03/18/2018 11:38:11 AM, 11.260



- GENERAL NOTES:**
- PROPERTY INFORMATION:**
 - a) PROPERTY DESCRIPTION: THE EAST ONE-QUARTER OF THE NORTH FIVE-EIGHTHS, OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWN 8 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN.
 - b) PROPERTY ADDRESS: 3217 THORNAPPLE RIVER DRIVE SE
 - c) PARCEL SIZE = 12.8 ACRES (11.43 ACRES EXCL. R/W)
 - MAPPING:**
 - a) BOUNDARY INFORMATION BASED ON ALTA SURVEY PREPARED BY MOORE & BRUGINK, FEB. 6, 1974.
 - b) EXISTING GROUND CONTOURS AND TOPOGRAPHICAL FEATURES BASED AVAILABLE KENT COUNTY GIS DATA.
 - c) EXISTING UTILITY AND ADJACENCIES BASED ON AVAILABLE RECORDS.
 - EXISTING ZONING: R-2 RESIDENTIAL. PROPOSED ZONING: PUD**
 - PROPOSED LAND USE SUMMARY:**
 - a) 21 UNIT CONDOMINIUM PER CASCADE TOWNSHIP ZONING ORDINANCE CHAPTER 16, PUD DISTRICT.
 - b) ALLOWABLE DENSITY: 21 UNITS PER BASE DENSITY PLAN
 - c) OPEN SPACE CALCULATION
 - DEVELOPABLE AREA = 11.83 AC.
 - OPEN SPACE PROVIDED = 6.40 AC = 55.0% (EXCLUDES STREAM)
 - PROPOSED DIMENSIONAL REQUIREMENTS:**
 - a) MINIMUM DISTANCE BETWEEN BUILDINGS = 20'
 - b) SETBACK FROM PRIVATE DRIVE EASEMENT = 4' (WAIVER REQUESTED)
 - c) FRONT OF GARAGE TO EDGE OF DRIVEWAY = 28'
 - d) FROM CL THORNAPPLE RIVER DRIVE = 110'
 - e) MINIMUM DISTANCE FROM OVERALL BOUNDARY = 25'
 - PROPOSED IMPROVEMENTS**
 - a) PRIVATE STREET (ONE WAY) WILL BE CONSTRUCTED TO MEET THE STANDARDS OF THE TOWNSHIP ORDINANCE.
 - b) SANITARY AND WATERMAIN WILL BE EXTENDED AS SHOWN ON THE PLAN. CONSTRUCTION WILL CONFORM TO THE CITY OF GRAND RAPIDS REQUIREMENTS.
 - c) STORMWATER MANAGEMENT WILL BE DESIGNED TO CONFORM TO THE TOWNSHIP STORMWATER ORDINANCE.
 - d) POWER, GAS AND COMMUNICATION LINES WILL BE INSTALLED UNDERGROUND.
 - e) A 12" WOOD SIGNS PATH WILL BE CONSTRUCTED FROM THE NORTH PROPERTY LINE TO THE NORTH EDGE OF THE SOUTH (EXIT) DRIVE.
 - f) APPROPRIATE ONSITE LIGHTING, LANDSCAPING AND SIGNAGE WILL BE PROVIDED FOR THE DEVELOPMENT - DETAILS TO BE PROVIDED IN SUBSEQUENT SUBMITTALS.



PUD CONDOMINIUM PLAN LANTERNS RE: 3217 THORNAPPLE RIVER DRIVE

FOR: DDBBS GROUP, LLC
 ATTN: DOUGLAS DEHAAN
 3293 HUDSON TRAILS DRIVE
 HUDSONVILLE, MI 49428

IN: PART OF THE SE 1/4, SECTION 17, T6N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

DATE: 8/14/2018

excel engineering, inc.
 planners - engineers - surveyors
 320 Silver-Park, S.W. - Grand Rapids, MI 49508
 Phone: (616) 811-5400 www.excelengineering.com

DRAWN BY: JR APPROVED BY: DDB PROJ. ENG.: DDB PROJ. SURV.: VAD FILED: 8/14/2018 SHEET: 1 of 2

www.excelengineering.com \181818\Drawings\181818.dwg PLO: 8/14/2018 11:54:30 AM