

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, January 15, 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.      **Acknowledge visitors and those wishing to speak to non-agenda items.****  
**(Comments are limited to five minutes per speaker.)**
- ARTICLE 5.      **Case #17 3425/ West Bluffs Alpha Lima Ventures****  
**Public Hearing**  
**Property Address: 3009 Thornhills SE**  
**Requested Action:** The Applicant is requesting to amend the Centennial PUD to allow for 9 additional residential units at the corner of Thornhills and Tahoe.
- ARTICLE 6.      **Case # 17 3429 Thornapple Covenant Church****  
**Property Address: 6595 Cascade Rd SE**  
**Requested Action:** The Applicant is requesting a Site Plan Review for an addition to the church.
- ARTICLE 7.      **Case #17 3428 Quail Ridge Golf Course****  
**Property Address: 8375 36<sup>th</sup> ST.**  
**Requested Action:** The Applicant is requesting a Site Plan Review for a new building and tent to host weddings and other events.
- ARTICLE 8.      **Case #17 3395 Restaurant Holdings LLC****  
**Property Address: 5039 28<sup>th</sup> ST.**  
**Requested Action:** The Applicant is requesting to rezone the property to a Planned Unit Development to allow two separate buildings.
- ARTICLE 9.      **Any other business****
  - Special Assessment District Information Q/A
  - Regulatory Taking Review Q/A
- ARTICLE 10.     **Adjournment****

**Meeting format**

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

## STAFF REPORT

TO: Cascade Charter Township Planning Commission  
FROM: Steve Peterson, Planning Director  
REPORT DATE: January 10, 2018  
MEETING DATE: January 15, 2018  
CASE: #17-3425/West Bluffs

### GENERAL INFORMATION

- A. Applicant: Alpha Lima Ventures  
5000 Kendrick St  
Grand Rapids MI 49512
- B. Status of Applicant: Purchaser
- C. General Location: SW corner of Thornhills and Tahoe.
- D. Requested Action: Amend the Centennial PUD to allow for 9 additional residential units at the corner of Thornhills and Tahoe.
- E. Existing Zoning on Subject Parcels: PUD 39
- F. Zoning on Adjoining Parcels:  
N- PUD 39  
S- PUD 39  
E - PUD 55  
W- PUD 39
- G. Parcel Size: approximately 2.4 acres
- H. Existing Land Use on Subject Parcel: Vacant
- I. Adjacent Area Land Uses:  
N-Forest Hills Condominium  
S- Meadows Condominium  
E - Sentinel Pointe Retirement  
W- Meadows Condominium

## **STAFF ANALYSIS**

- 1. The applicant is requesting Preliminary Plan approval to amend the Centennial Park PUD to allow 9 more residential units.**
- 2. Originally, this location was planned for a child or adult day care facility. This has obviously never been built. They are now asking that this location be permitted 3 buildings of 3-units each for a total of 9 new units.**
- 3. A lot of discussion went into the total number of units permitted on the redevelopment of the golf course. We permitted a total of 252 units on the redevelopment of the golf course on about 43 acres, plus the day care, lawn maintenance operation, and the recreational uses including the catering operation at the clubhouse.**
- 4. This new amendment would bring the total amount of new residential units for the redevelopment of the golf course to 261 units. On 43 acres this comes to about 6.06 units per acre.**
- 5. Amending the plan to eliminate the daycare and go with 9 new units seems like a reasonable request. During the redevelopment of the golf course the developer originally asked that this corner be allowed some commercial uses and the day care was a compromise from what they originally wanted.**
- 6. The property is zoned PUD #39 Centennial Park and is Master Planned Community Residential. The community residential designation reflects the existing mixed use nature of the park.**
- 7. The site plan has been revised to comply with the 43 foot setback requirements off from Thornhills.**
- 8. The project has been reviewed by the City of Grand Rapids relative to the current plan in regards to the pump station that services this development. The City has not expressed any issue with the requested changes.**
- 9. The development of this corner also required the development of sidewalk along Thornhills. Since that time there has been some interest by the DDA to extend sidewalk on Tahoe to Thornhills. The plans now include a 7 foot sidewalk along Tahoe and the frontage along Thornhills will be graded to allow for the development of a path in the future. This is also in line with the traffic study that was done for the original project which indicated clearing and re-grading the intersection to improve sight lines.**

10. This is the same developer who recently did the project on Overlook summit. These new units will be very similar to the project that was built on Overlook Summit.
11. Curb cut location and new street name have been approved by the KCRC.
12. The size of the each condominium is about 1,500-1,600 sq ft.
13. Traffic study report from the redevelopment in 2014 indicated that the existing roadways have capacity to handle the redevelopment. The only improvement noted was to clear some vegetation looking north on Thornhills to help sight distance.
14. The Township Engineer has reviewed and approved the plan.
15. The Fire Dept has reviewed and approved the plan.
16. **Standards**

Section 16.03 of the Zoning Ordinance requires that a 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.	The property is already zoned PUD. The changes they are asking for are consistent with the master plan.
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 type of use and density is consistent with the master plan would not result in a material increase in the need for public services.

<p>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</p>	<p>The project is consistent with the master plan</p>
<p>In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties</p>	<p>The underlying zoning as residential would not result in an unreasonable negative economic impact</p>
<p>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</p>	<p>met.</p>
<p>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</p>	<p>met</p>

**Staff Recommendation**

Staff recommends approval of the plan. Once approved, we will put together the P.U.D. ordinance amendments with the applicant for your review so you can make a recommendation to the Township Board.

**Attachments:**     Application  
                                  Site plan  
                                  Master plan excerpts



January 10, 2018  
Project No. 170168

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

Re: The West Bluffs  
Site Plan Review

Dear Steve:

We have reviewed the site plan for The West Bluffs, prepared by Nederveld, Inc. The current site plan and basis of this review are dated January 9, 2018. The proposed project is a 9-unit residential development with associated site improvements. The site is in the Thornapple River watershed, sub-drainage district Sentinel Point.

## Stormwater and Drainage

### Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration to the greatest extent possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

The proposed stormwater management design is to collect and infiltrate stormwater onsite in an underground infiltration system. The underground system consists of a series of leaching basins, perforate pipe and stone bed. The underground infiltration system is sized for the 100-year storm event runoff from all impervious areas of the site.

A geotechnical investigation and soil borings were performed for the development. Soils encountered at the site generally consisted of sands and silty sands. Two *in situ* infiltration tests were performed at the location of proposed underground stormwater infiltration systems. The test results revealed infiltration rates averaging 50 inches/hour. The existing soils are favorable for stormwater infiltration. A design infiltration rate of half the test result, 25 inches/hour, was used for design calculations.

### Water Quality Control and Bank Erosion 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, and the 2-year storm event release rate be limited to 0.05 cfs/acre. The proposed stormwater management design will infiltrate all stormwater runoff up to the 100-year storm event. The proposed design is in accordance with the SWO.

### Stormwater Runoff

The applicant provided stormwater calculations to size the stormwater infiltration system. All stormwater runoff from the impervious areas of the site will discharge to the underground system. Therefore, the site will not see an increase in rate of stormwater leaving the site.



## Drainage Plan

The applicant has submitted drawings, calculations and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the attached 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 catch basin sumps.

## Utilities

The development proposes for 300 linear feet of public 8-inch sanitary sewer main. The proposed sanitary sewer main exits the west side of the property in an existing 20-foot easement to the connection point with an existing 8-inch sanitary sewer main. The City of Grand Rapids (City) has reviewed the utility plan and agrees with the proposed design. No new public water main is proposed for the development. Three 2-inch water service lines will connect the buildings to the existing water main in Thornhills Avenue. City permits will be required for the new sanitary sewer and water connections prior to construction.

## Driveway

A new driveway is proposed for the development off Tahoe Drive, 173 feet west of the curb line of Thornhills Drive. The applicant coordinated the drive location with the Kent County Road Commission (KCRC) and the KCRC agrees with the proposed location. A permit from the KCRC will be required prior to construction.

## Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of disturbance and silt sacks in adjacent catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

## 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, KCRC, water and sanitary sewer from the City) prior to 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 [nrtorrey@ftch.com](mailto:nrtorrey@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "Nathan R. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE

jc2

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH





**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*

**The West Bluffs**

**Drainage Plan Checklist**

- OK (1) Location of the development site and water bodies that will receive storm water runoff  
*Stormwater runoff from the site will be collected and infiltrated in an underground storage system.*
- 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 have been provided. A geotechnical investigation and soil borings were performed.*
- OK (3) Development tributary area to each point of discharge from the development.  
*The applicant provided drainage areas for sizing of the underground storage system.*
- OK (4) Calculations for the final peak discharge rates  
*The applicant provided calculations for sizing of the stormwater management system.*
- OK (5) Calculations for any facility or structure size and configuration  
*The applicant provided calculations for sizing of the stormwater management system.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The applicant provided plans showing all proposed storm water runoff facilities.*
- 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  
*Significant offsite flows were not identified by the applicant.*
- 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.*
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways  
*The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.*



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

*The applicant provided a plan and design details for construction of the onsite drainage 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

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 that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

Experiences... the Difference

**SURVEYOR'S NOTES**

1. This plan shows the boundaries of the proposed development project. It is based on a survey conducted by NEDVELO on 10/15/10. The survey was conducted in accordance with the Michigan Surveying Act of 1978. The survey was conducted by NEDVELO and the results are shown on this plan.

2. The boundaries shown on this plan are based on the survey conducted by NEDVELO on 10/15/10. The survey was conducted in accordance with the Michigan Surveying Act of 1978. The survey was conducted by NEDVELO and the results are shown on this plan.

3. The boundaries shown on this plan are based on the survey conducted by NEDVELO on 10/15/10. The survey was conducted in accordance with the Michigan Surveying Act of 1978. The survey was conducted by NEDVELO and the results are shown on this plan.

**STRUCTURE INFORMATION**

1. Structure 1: 10' x 10' concrete foundation, 4" x 4" steel columns, 4" x 8" steel joists, 4" x 8" steel beams, 4" x 8" steel deck, 4" x 8" steel roof.

2. Structure 2: 10' x 10' concrete foundation, 4" x 4" steel columns, 4" x 8" steel joists, 4" x 8" steel beams, 4" x 8" steel deck, 4" x 8" steel roof.

3. Structure 3: 10' x 10' concrete foundation, 4" x 4" steel columns, 4" x 8" steel joists, 4" x 8" steel beams, 4" x 8" steel deck, 4" x 8" steel roof.

**SOIL BORING NOTES**

1. Boring 1: 10' depth, 6" diameter, 10' x 10' concrete foundation, 4" x 4" steel columns, 4" x 8" steel joists, 4" x 8" steel beams, 4" x 8" steel deck, 4" x 8" steel roof.

2. Boring 2: 10' depth, 6" diameter, 10' x 10' concrete foundation, 4" x 4" steel columns, 4" x 8" steel joists, 4" x 8" steel beams, 4" x 8" steel deck, 4" x 8" steel roof.

3. Boring 3: 10' depth, 6" diameter, 10' x 10' concrete foundation, 4" x 4" steel columns, 4" x 8" steel joists, 4" x 8" steel beams, 4" x 8" steel deck, 4" x 8" steel roof.

**LEGEND**

1. 10' x 10' concrete foundation

2. 4" x 4" steel columns

3. 4" x 8" steel joists

4. 4" x 8" steel beams

5. 4" x 8" steel deck

6. 4" x 8" steel roof

**LOCATION MAP**

1. 10' x 10' concrete foundation

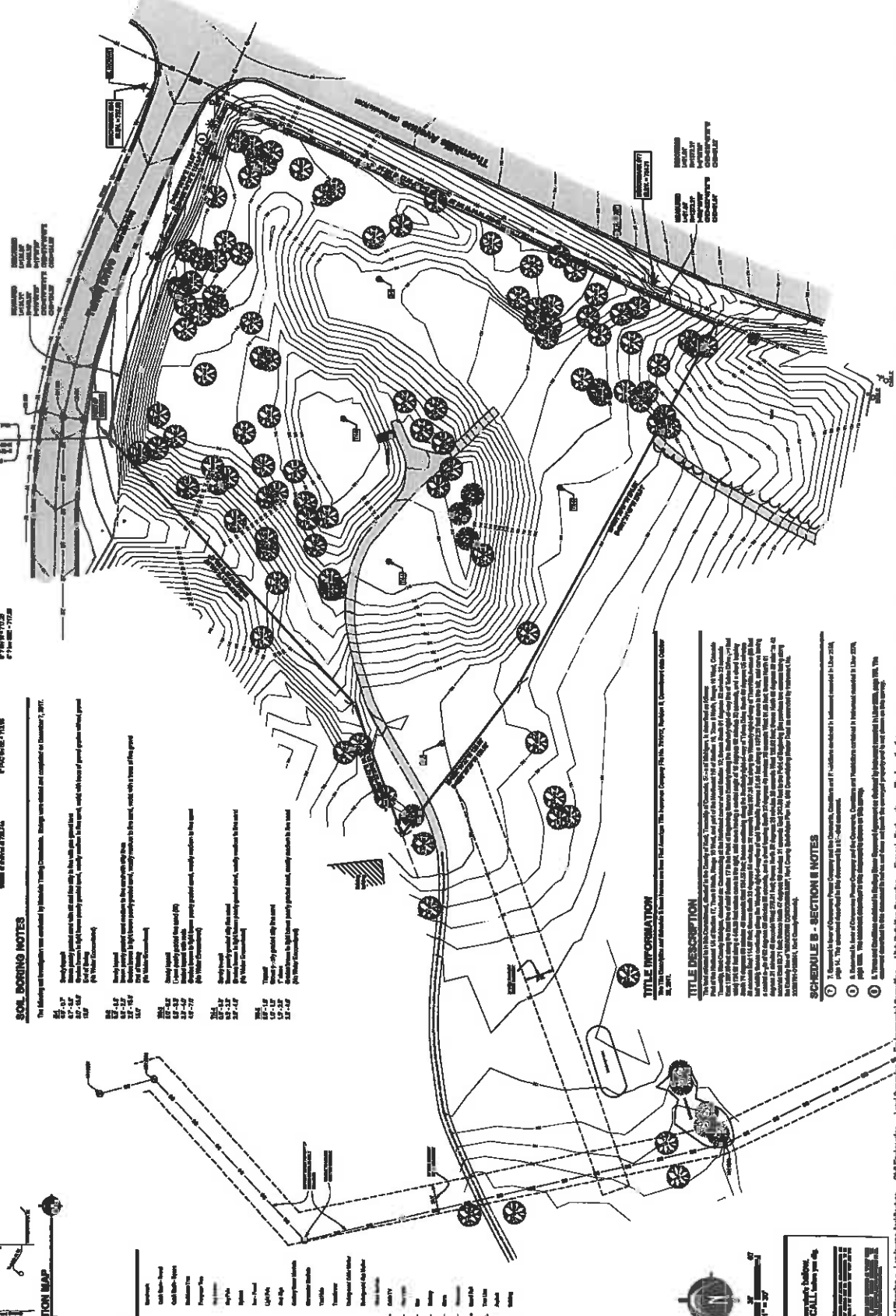
2. 4" x 4" steel columns

3. 4" x 8" steel joists

4. 4" x 8" steel beams

5. 4" x 8" steel deck

6. 4" x 8" steel roof



**TITLE INFORMATION**

1. Title: The West Bluffs Existing Site Conditions Plan

2. Project No.: 178483

3. Sheet No.: C-201

**TITLE DESCRIPTION**

1. This plan shows the existing site conditions for the proposed development project. It includes the topography, structures, and utility lines. The plan is based on a survey conducted by NEDVELO on 10/15/10.

**SCHEDULE B - SECTION B NOTES**

1. The boundaries shown on this plan are based on the survey conducted by NEDVELO on 10/15/10. The survey was conducted in accordance with the Michigan Surveying Act of 1978. The survey was conducted by NEDVELO and the results are shown on this plan.

**LEGEND**

1. 10' x 10' concrete foundation

2. 4" x 4" steel columns

3. 4" x 8" steel joists

4. 4" x 8" steel beams

5. 4" x 8" steel deck

6. 4" x 8" steel roof

**LOCATION MAP**

1. 10' x 10' concrete foundation

2. 4" x 4" steel columns

3. 4" x 8" steel joists

4. 4" x 8" steel beams

5. 4" x 8" steel deck

6. 4" x 8" steel roof

**LEGEND**

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**LOCATION MAP**

1. 10' x 10' concrete foundation

2. 4" x 4" steel columns

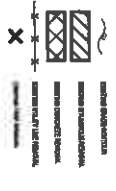
3. 4" x 8" steel joists

4. 4" x 8" steel beams

5. 4" x 8" steel deck

6. 4" x 8" steel roof

- REMOVAL / DEMOLITION NOTES**
- 1. ALL EXISTING STRUCTURES TO BE DEMOLISHED AS SHOWN ON THIS PLAN.
  - 2. ALL EXISTING UTILITIES TO BE REMOVED AS SHOWN ON THIS PLAN.
  - 3. ALL EXISTING TREES TO BE PRESERVED AS SHOWN ON THIS PLAN.
  - 4. ALL EXISTING LANDSCAPE ARCHITECTURE TO BE PRESERVED AS SHOWN ON THIS PLAN.
  - 5. ALL EXISTING SITEWORK TO BE PRESERVED AS SHOWN ON THIS PLAN.
  - 6. ALL EXISTING CONCRETE FOUNDATIONS TO BE PRESERVED AS SHOWN ON THIS PLAN.
  - 7. ALL EXISTING FOUNDATIONS TO BE PRESERVED AS SHOWN ON THIS PLAN.
  - 8. ALL EXISTING FOUNDATIONS TO BE PRESERVED AS SHOWN ON THIS PLAN.
  - 9. ALL EXISTING FOUNDATIONS TO BE PRESERVED AS SHOWN ON THIS PLAN.
  - 10. ALL EXISTING FOUNDATIONS TO BE PRESERVED AS SHOWN ON THIS PLAN.



**REMOVAL / DEMOLITION NOTES**

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9. ALL EXISTING FOUNDATIONS TO BE PRESERVED AS SHOWN ON THIS PLAN.

10. ALL EXISTING FOUNDATIONS TO BE PRESERVED AS SHOWN ON THIS PLAN.

**Scale**  
1" = 20'

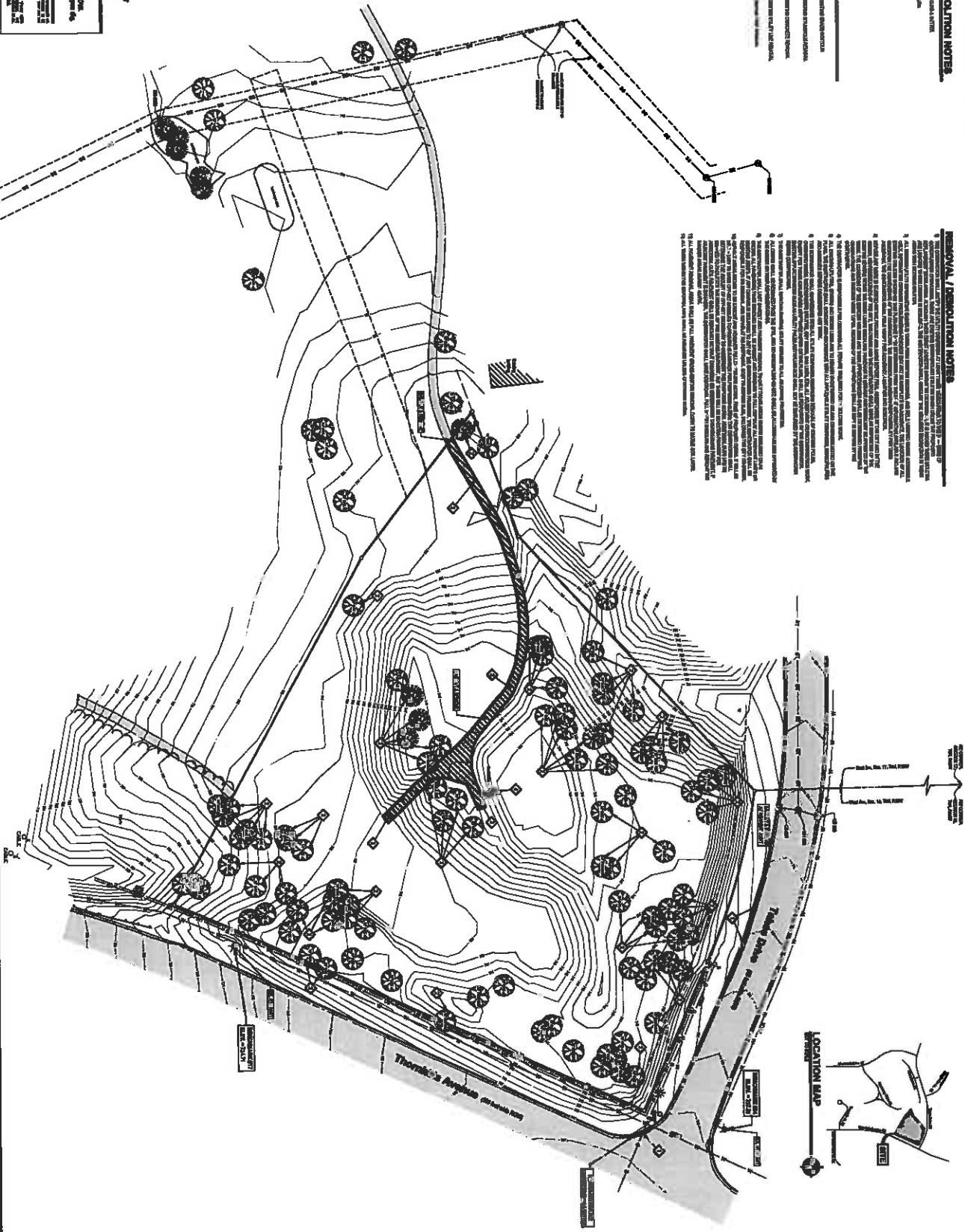
**North Arrow**

**Legend**

**Notes**

**Legend**

**Notes**



**NEDEVELD**

**GRAND PLAINS**  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**ANN ARBOR**  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**CHICAGO**  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**COLUMBUS**  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**HOLLAND**  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**INDIANAPOLIS**  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**ST. LOUIS**  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**PREPARED FOR:**  
Ann Arbor, Mich. 48106  
1000 Grand Pl. SE  
St. Louis, MO 63103  
Tel: 314.433.1100  
Fax: 314.433.1101  
www.nedefeld.com

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10/10/03	ISSUED FOR PERMIT
2	10/10/03	ISSUED FOR PERMIT
3	10/10/03	ISSUED FOR PERMIT
4	10/10/03	ISSUED FOR PERMIT
5	10/10/03	ISSUED FOR PERMIT
6	10/10/03	ISSUED FOR PERMIT
7	10/10/03	ISSUED FOR PERMIT
8	10/10/03	ISSUED FOR PERMIT
9	10/10/03	ISSUED FOR PERMIT
10	10/10/03	ISSUED FOR PERMIT

**STAMP:**

**The West Bluffs**

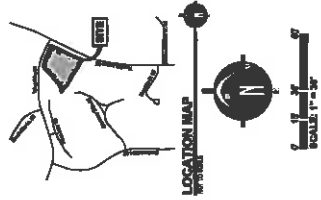
**Demolition Plan**

3000 Thermal's Avenue SE  
PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 16, T9N, R10W,  
CLUCKE TOWNSHIP, NEPT COUNTY, MICHIGAN

**PROJECT NO.:** 1747165

**SHEET NO.:** C-203

Elevation ... in Difference



**NEDERVELD**  
 ARCHITECTS  
 GRAND RAPIDS  
 ANN ARBOR  
 CHICAGO  
 COLUMBUS  
 HOLLAND  
 INDIANAPOLIS  
 ST. LOUIS

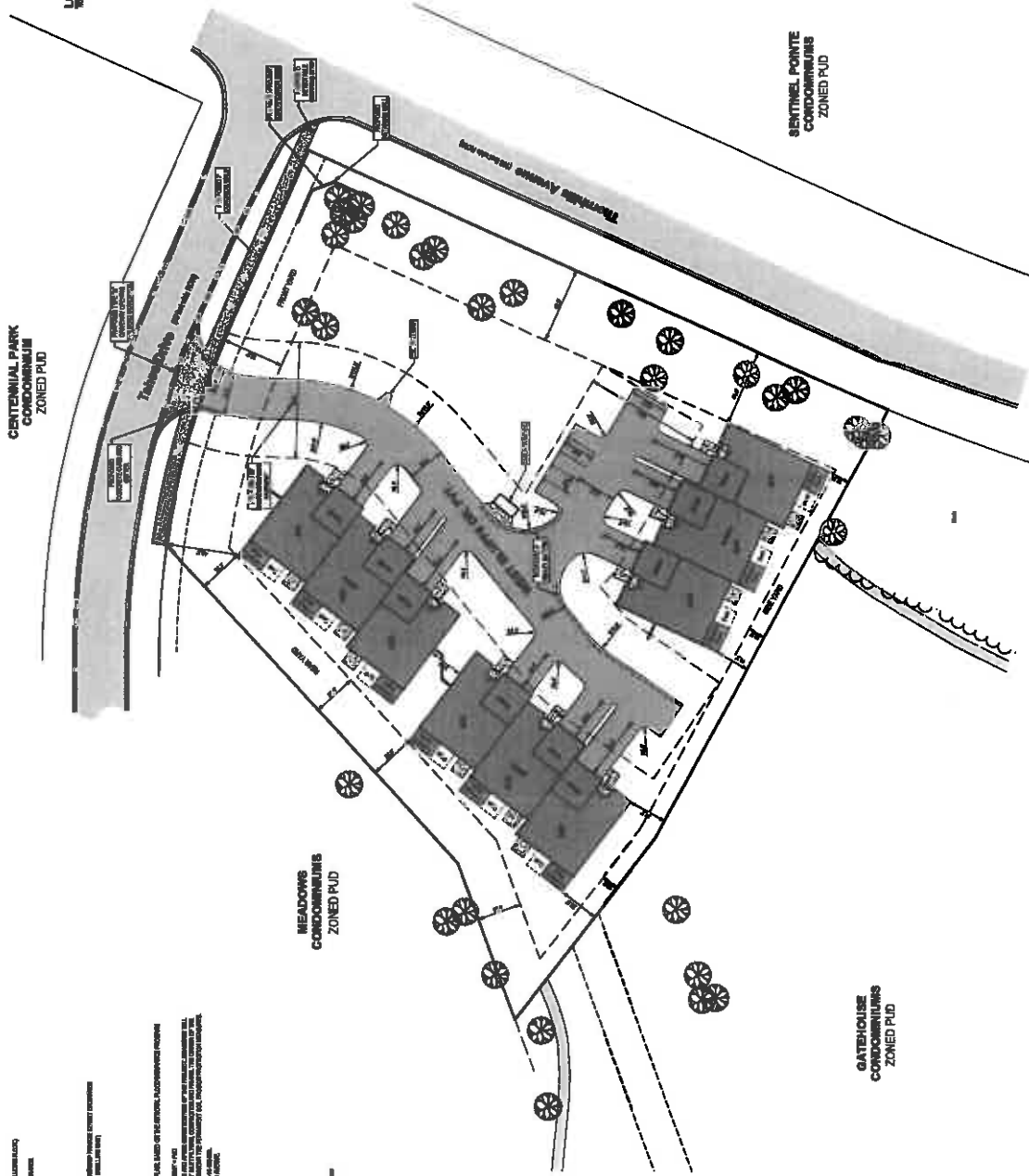
PREPARED FOR:  
 ATTORNEY: Robert A. Thompson  
 2000 Third Avenue SE  
 Grand Rapids, MI 49503

PREPARED BY:  
 DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: [Scale]

**The West Bluffs**  
 Site Layout Plan

STAMP:

PROJECT NO.: 1144160  
 SHEET NO.: C-205

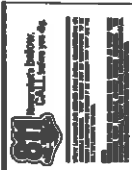


**GENERAL NOTES**

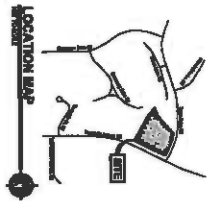
1. SHOWN AS OF PROPERTY.
2. THE PROPERTY IS LOCATED IN THE NORTH END OF THE TOWN OF GRAND RAPIDS.
3. THE PROPERTY IS ZONED AS MEADOWS CONDOMINIUM ZONED PUD.
4. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF MORE THAN ONE UNIT PER LOT.
5. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS LESS THAN 1,000 SQUARE FEET IN AREA.
6. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 10,000 SQUARE FEET IN AREA.
7. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 40 FEET IN HEIGHT.
8. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN WIDTH.
9. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN DEPTH.
10. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN DIAMETER.
11. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN LENGTH.
12. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN AREA.
13. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN PERIMETER.
14. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN CIRCUMFERENCE.
15. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN VOLUME.
16. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN WEIGHT.
17. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN MASS.
18. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN SUBSTANCE.
19. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN QUALITY.
20. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROHIBITS THE CONSTRUCTION OF A UNIT WHICH IS MORE THAN 100 FEET IN QUANTITY.

**LEGEND**

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- PROPERTY LINE
- PROPERTY CORNER



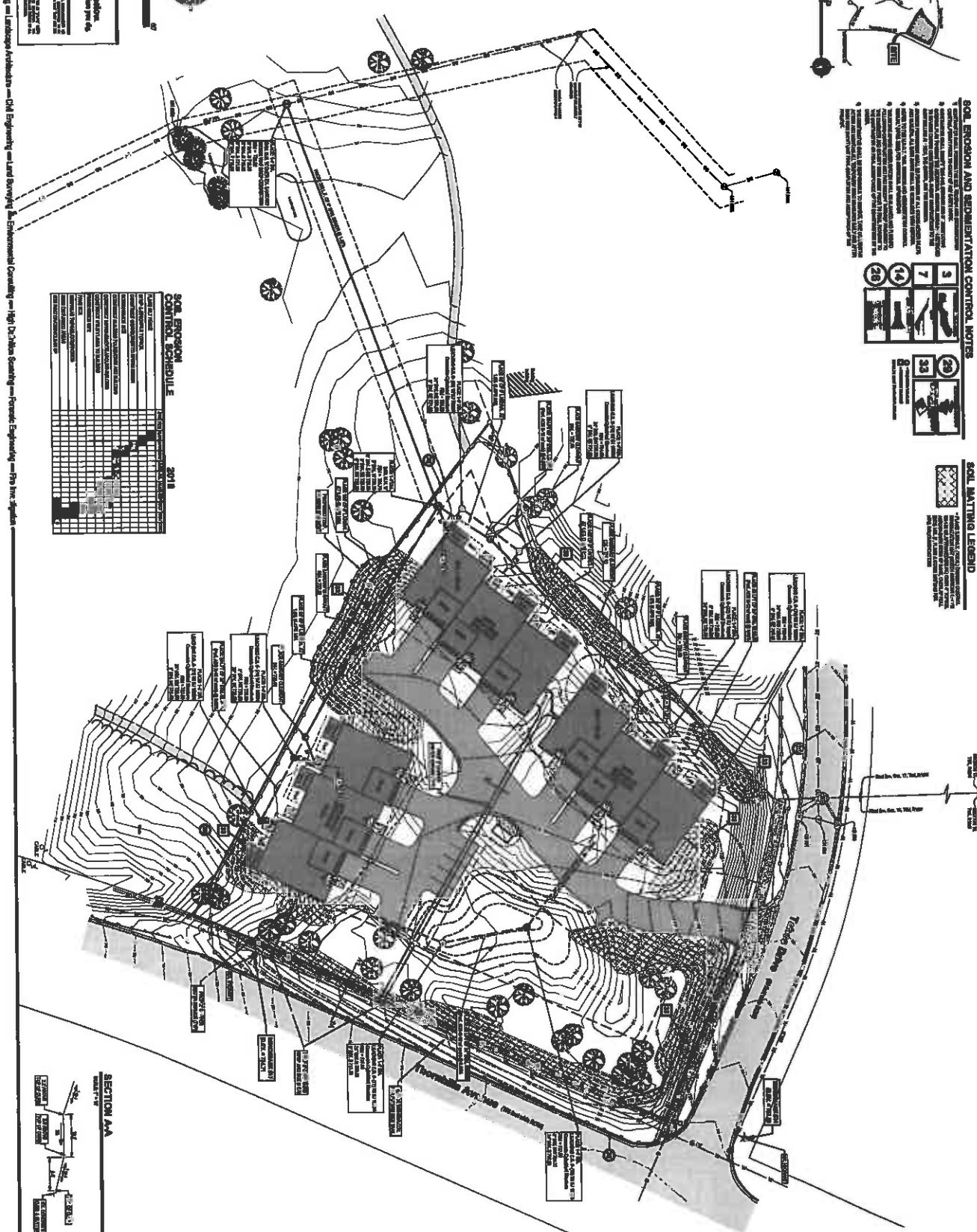
Land Planning — Landscape Architecture — Civil Engineering — Land Driveway — Environmental Consulting — High Definition Surveying — Forensic Engineering — Fire — Sign



- SOIL EROSION AND SEDIMENTATION CONTROL NOTES**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  2. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED BY THE ENGINEER.
  4. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY EROSION OR SEDIMENTATION CONTROL MEASURES THAT ARE DAMAGED OR DESTROYED.
  5. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY EROSION OR SEDIMENTATION CONTROL MEASURES THAT ARE NOT MAINTAINED.
  6. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY EROSION OR SEDIMENTATION CONTROL MEASURES THAT ARE NOT INSTALLED.
  7. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY EROSION OR SEDIMENTATION CONTROL MEASURES THAT ARE NOT MAINTAINED.
  8. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY EROSION OR SEDIMENTATION CONTROL MEASURES THAT ARE NOT INSTALLED.
  9. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY EROSION OR SEDIMENTATION CONTROL MEASURES THAT ARE NOT MAINTAINED.
  10. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY EROSION OR SEDIMENTATION CONTROL MEASURES THAT ARE NOT INSTALLED.

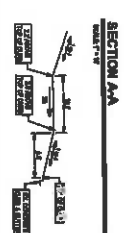
- SOIL MATTING LEGEND**
- 1. 18" x 18" MATS AT 10% SLOPES
  - 2. 18" x 18" MATS AT 15% SLOPES
  - 3. 18" x 18" MATS AT 20% SLOPES
  - 4. 18" x 18" MATS AT 25% SLOPES
  - 5. 18" x 18" MATS AT 30% SLOPES
  - 6. 18" x 18" MATS AT 35% SLOPES
  - 7. 18" x 18" MATS AT 40% SLOPES
  - 8. 18" x 18" MATS AT 45% SLOPES
  - 9. 18" x 18" MATS AT 50% SLOPES
  - 10. 18" x 18" MATS AT 55% SLOPES
  - 11. 18" x 18" MATS AT 60% SLOPES
  - 12. 18" x 18" MATS AT 65% SLOPES
  - 13. 18" x 18" MATS AT 70% SLOPES
  - 14. 18" x 18" MATS AT 75% SLOPES
  - 15. 18" x 18" MATS AT 80% SLOPES
  - 16. 18" x 18" MATS AT 85% SLOPES
  - 17. 18" x 18" MATS AT 90% SLOPES
  - 18. 18" x 18" MATS AT 95% SLOPES
  - 19. 18" x 18" MATS AT 100% SLOPES

Graphic scale: 1" = 20'



**SOIL EROSION CONTROL SCHEDULE**

DATE	DESCRIPTION
11/15/2011	ISSUED FOR PERMIT
11/15/2011	ISSUED FOR CONSTRUCTION
11/15/2011	ISSUED FOR RECORD



**NEDEVELD**  
 Incorporated 1998  
 308.222.1848  
**GRAND RAPIDS**  
 1000 West Main Street  
 Grand Rapids, MI 49504  
**ANN ARBOR**  
 1000 East State Street  
 Ann Arbor, MI 48106  
**COLUMBUS**  
 1000 East State Street  
 Columbus, IN 47203  
**HOLLAND**  
 1000 East State Street  
 Holland, MI 49424  
**INDIANAPOLIS**  
 1000 East State Street  
 Indianapolis, IN 46204

**The West Bluffs**  
**S.E.S.C., Grading & Utility Plan**  
3000 Trotter Dr. Ann Arbor MI  
PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 16, T144, R10W,  
 CARBONADE TOWNSHIP, KENT COUNTY, MICHIGAN

**PREPARED FOR:**  
 Ann Arbor State Management  
 3000 Trotter Dr.  
 Grand Rapids, MI 49504

**REVISIONS:**

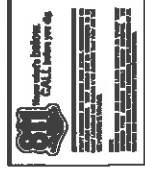
NO.	DATE	DESCRIPTION
1	11/15/2011	ISSUED FOR PERMIT
2	11/15/2011	ISSUED FOR CONSTRUCTION
3	11/15/2011	ISSUED FOR RECORD

**PROJECT NO.:**  
T144/16

**SHEET NO.:**  
**C-300**

**STAMP:**

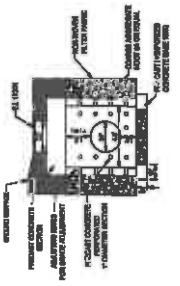
Erodesion... See Details



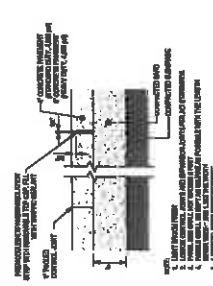
**NEDERVELD**  
 CONSTRUCTION  
 GRAND RAPIDS  
 ANN ARBOR  
 CHICAGO  
 COLLINGSBURG  
 HOLLAND  
 INDIANAPOLIS  
 ST. LOUIS

**PREPARED FOR:**  
 ANY Real Estate Management  
 COMPANY OR  
 General Property, Inc. (GPI)

**REVISIONS:**  
 NO. DATE  
 1. 11/15/01  
 2. 11/15/01  
 3. 11/15/01  
 4. 11/15/01  
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**TYPICAL LEACH BASIN DETAIL**



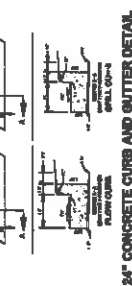
**CONCRETE PAVEMENT DETAIL**



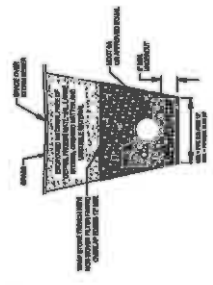
**STANDARD DUTY PAVEMENT CROSS SECTION**



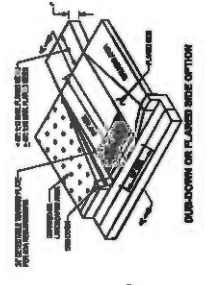
**CURBS IN EXTERIOR DETAIL**



**34\"/>**



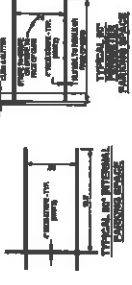
**PERF. STORM SEWER (SLOPE)**



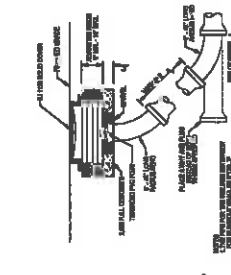
**DOWNDOW ON FLARED SIDE OPTION**



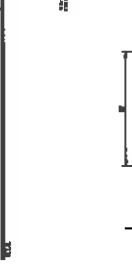
**DETECTABLE WARNING SIDEWALK RAMP**



**TYPICAL INT. INTERNAL PAVEMENT JUNCTION**



**SEWER CLEANOUT DETAIL**



**EROSION CONTROL BLANKET**



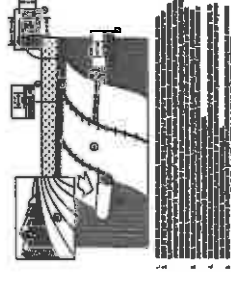
**TEMPORARY CRUSHED ROCK TRACKING PAD**



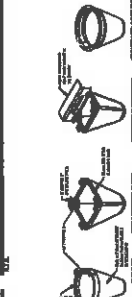
**FLEXITORM INLET FILTER DETAIL**



**SALT FENCE DETAIL**



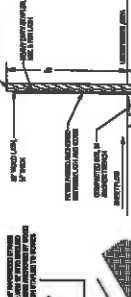
**TYPICAL UTILITY TRENCH AND BACKFILL DETAILS**



**CONSTRUCTION NOTES**



**PLAN VIEW**



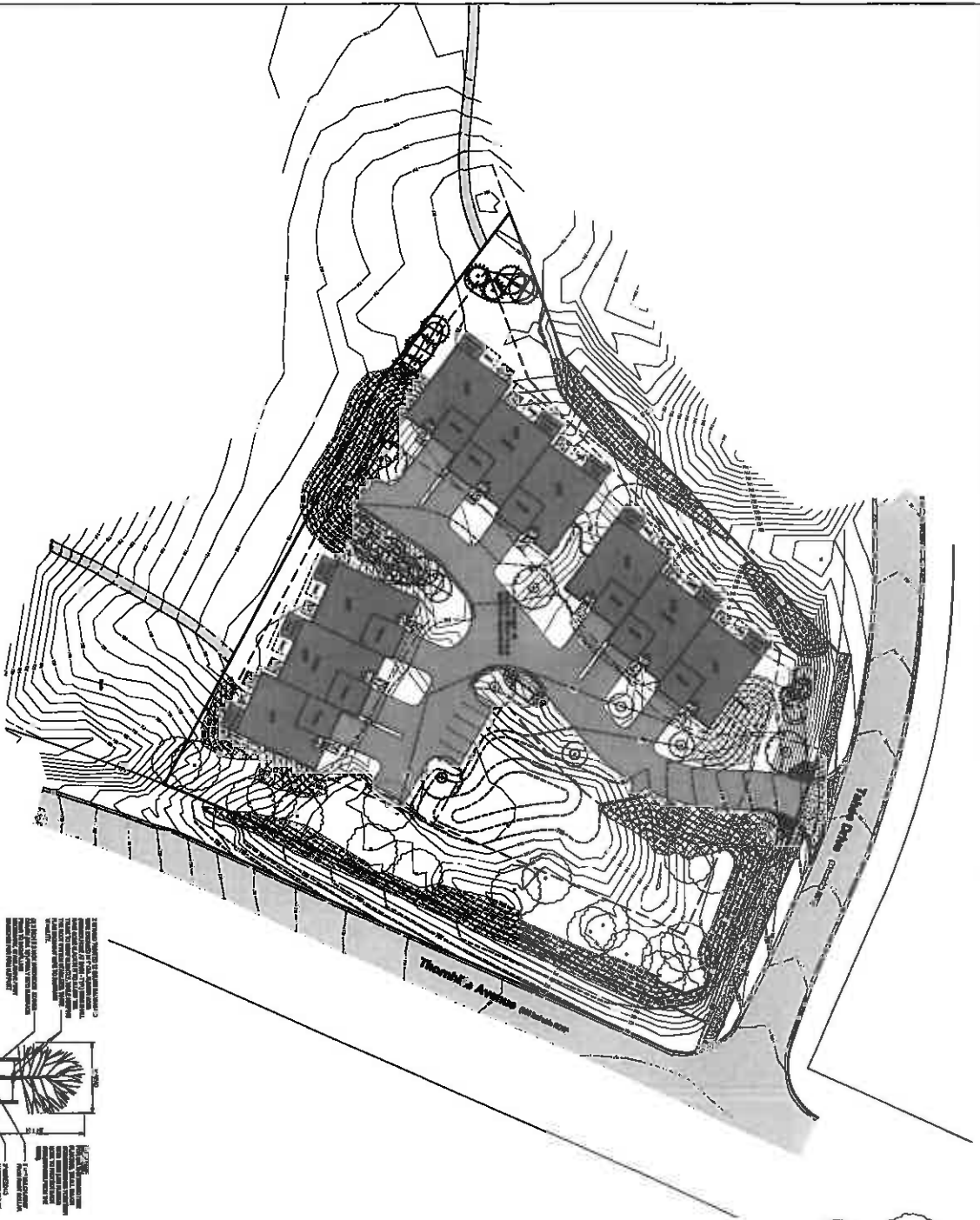
**SECTION VIEW**

**The West Bluffs**  
**Details & Specifications**  
 2008 Township  
 PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 16, T42N, R10E  
 CHASCO TOWNSHIP, WEST COUNTY, MICHIGAN

**PROJECT NO:**  
 1747440

**SHEET NO:**  
 C-500

**STAMP:**



**CALL FOR HELP**

Land Planning - Landscape Architecture - Civil Engineering - Land Surveying - Environmental Consulting - High Definition Surveying - Forensic Engineering - Risk Investigation

**TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL**

**TYPICAL TREE PLANTING DETAIL**

**LANDSCAPE LEGEND / SCHEDULE**

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	Planting Area	1	See Notes
2	Planting Area	1	See Notes
3	Planting Area	1	See Notes
4	Planting Area	1	See Notes
5	Planting Area	1	See Notes
6	Planting Area	1	See Notes
7	Planting Area	1	See Notes
8	Planting Area	1	See Notes
9	Planting Area	1	See Notes
10	Planting Area	1	See Notes

**PLANTING NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.

**LEGEND**

[Symbol]	Planting Area
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**The West Bluffs**

**Landscape Plan**

3000 Thornhill Avenue SE  
PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 18, T8N, R10W,  
CHASKIE TOWNSHIP, KENT COUNTY, MICHIGAN

**NEEDERVELD**  
 6000 W. 120th Street  
 Grand Rapids, MI 49503  
 ANN ARBOR  
 CHICAGO  
 COLUMBUS  
 HOLLAND  
 INDIANAPOLIS  
 ST. LOUIS

**PREPARED FOR:**  
 A/E/C Firm Name & Address  
 6000 W. 120th Street  
 Grand Rapids, MI 49503

**DATE:** 11/14/18

**PROJECT NO.:** 1718/183

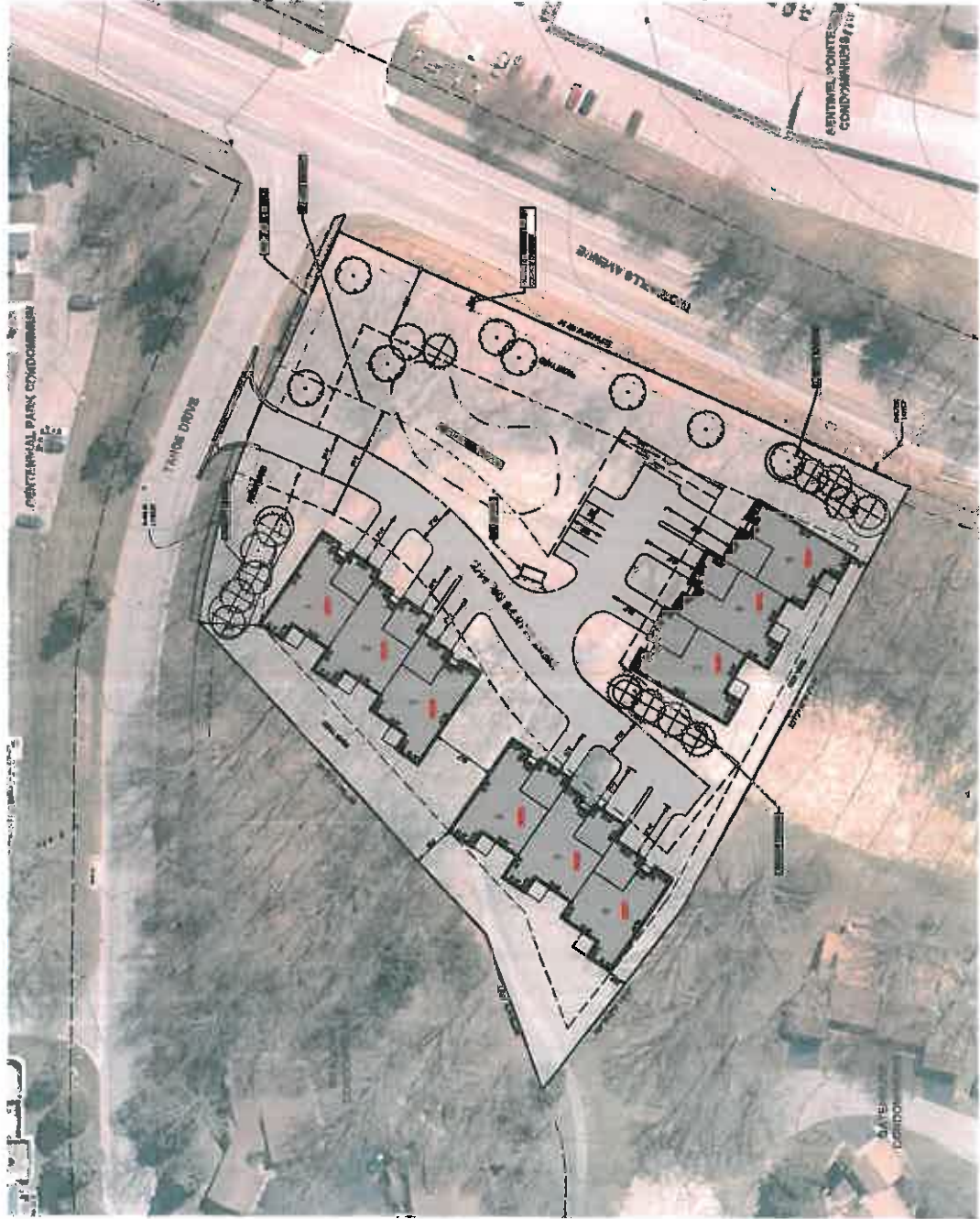
**SHEET NO.:** L-201



**PREPARED FOR:**  
 APTHELIUM, LLC  
 1000 EASTMAN AVE  
 GRAND RAPIDS, MI 49503  
 PHONE: 616.321.2724

**PREPARED BY:**  
 DATE: 11/11/11  
 DRAWN BY: J. B. B.

Expenditures ... An Office



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF GRAND RAPIDS STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH NOTED PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE DISRUPTED UNLESS OTHERWISE NOTED.
4. ALL NEW UTILITIES SHALL BE INSTALLED AND PROTECTED ACCORDING TO THE CITY OF GRAND RAPIDS STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
5. ALL EXISTING TREES SHALL BE PROTECTED AND NOT TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL NEW TREES SHALL BE PLANTED ACCORDING TO THE CITY OF GRAND RAPIDS STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
7. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF GRAND RAPIDS STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
8. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF GRAND RAPIDS STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
9. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF GRAND RAPIDS STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
10. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF GRAND RAPIDS STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

**LEGEND**

	PROPOSED BUILDING FOOTPRINT
	PROPOSED PARKING STALL
	PROPOSED DRIVE
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPING
	PROPOSED UTILITY

**SCALE:** 1" = 10'

**North Arrow:** (Symbol pointing North)

# THE WEST BLUFFS

## CENTENNIAL PARK PUD AMENDMENT





November 10, 2017

Mr. Steve Peterson  
Community Development  
Cascade Charter Township  
2865 Thornhills Avenue SE  
Grand Rapids, Michigan 49546

RE: Basic Plan Submittal; PUD Amendment – The West Bluffs  
Cascade Charter Township, Kent County, Michigan

Dear Mr. Peterson:

Included with this cover letter, please find five (5) copies of the proposed PUD Amendment/Preliminary Site Plan for the proposed West Bluffs Condominiums located at 3009 Thornhills Avenue SE, along with a check (#1050) in the amount of \$500. Included with each submittal is the following:

1. Application
2. Project Location Map
3. Parcel Description
4. Property Ownership Information
5. Narrative
6. Cascade Charter Township Ordinance # 3 of 2013
7. Boundary Survey, 11x17
8. Site Plan Set, 11x17
9. Building Elevations, 11x17
10. Site Plan Set, 24x36

These items are being submitted for Basic Plan Review at the November 20, 2017 Planning Commission meeting.

Should you have any questions or need additional information, please don't hesitate to contact me at (616) 575-5190 or via email at [rpulaski@nederveld.com](mailto:rpulaski@nederveld.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Pulaski".

Rick Pulaski, P.E.  
Director of Planning



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Alpha Lima Ventures, LLC  
Address: 5000 Kendrick St SE  
City & Zip Code Grand Rapids, MI 49512  
Telephone: 616.957.3734  
Email Address: jami@ajvinc.com

**OWNER: \* (If different from Applicant)**  
Name: Meadowood Development Corp  
Address: 550 Kirland St SW  
City & Zip Code: Grand Rapids, MI 49507  
Telephone: 616.862.8918  
Email Address: chris@ploneerinc.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 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 checked="" type="checkbox"/>	Other: <u>Amendment to the PUD</u> *

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

### BRIEFLY DESCRIBE YOUR REQUEST:\*\*

We would like an Amendment to the PUD to allow 9 condominiums. See the attached preliminary site plan.

(\*\*Use Attachments if Necessary)  
-SEE OTHER SIDE-

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

4119-13-2003 PART OF NW 1/4 OF SEC 16 & PART OF NE 1/4 OF SEC 17 COM AT NE COR OF SEC 20 OF SEC 17 TH E 10 231 833 E ALONG E 360 LINE 1097.80 FT TO 6LY LINE OF TANGE CR & TO BEG OF THIS DESC

-TH DELTA ALONG SD NLY LINE 134.96 FT ON A 448.38 FT RAD CURVE TO RT ALONG CHORD BEARS S 74D 00M 44S E 124.85 FT TH S MD 05M 00S E ALONG SD NLY LINE 114.07 FT

TO NLY LINE OF THORNHILLS AVE TH S 230 84M 22S W ALONG SD NLY LINE 367.24 FT TH S NLY ALONG SD NLY LINE 61.84 FT ON A 1372.21 FT RAD CURVE TO LT ALONG CHORD BEARS S

230 26M 26S W 51.25 FT TH N 81D 21M 45S W 276.81 FT TH N 62D 20M 38S W 120 30 FT TH N 60D 32M 43S E 55 71 FT TH N 40D 04M 21S E 242.80 FT TO BEG \* 8E09 18A 17 TH N 11W 2.48 A.

SPLIT/COMBINED ON 11/26/2013 FROM 41-19-16-162-002, 41-19-17-281-001, 41-19-17-282-001, 41-19-17-282-004, 41-19-17-251-016, 41-19-17-251-019;

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -16-152-003

ADDRESS OF PROPERTY: 3009 Thornhills Ave SE

PRESENT USE OF THE PROPERTY: Vacant land

**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.)*

Meadowood Development Corp.

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

*[Signature]* 11-8-17  
Owner's Signature & Date  
(\*If different from Applicant)

ALPHA LIMA VENTURES, LLC

Applicant - Print or Type Name

*[Signature]*  
Applicant's Signature & Date

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

**PROJECT LOCATION MAP**  
**THE WEST BLUFFS**



PARCEL DESCRIPTION  
THE WEST BLUFFS

**3009 Thornhills Avenue SE**

**41-19-16-152-003**

411916152003 PART OF NW 1/4 OF SEC 16 & PART OF NE 1/4 OF SEC 17 COM AT NE COR OF SEC OF SEC 17 TH S 1D 52M 23S E ALONG E SEC LINE 1397.60 FT TO SLY LINE OF TAHOE DR & TO BEG OF THIS DESC - TH SELY ALONG SD SLY LINE 124.96 FT ON A 446.38 FT RAD CURVE TO RT /LONG CHORD BEARS S 74D 06M 49S E 124.55 FT/ TH S 66D 05M 50S E ALONG SD SLY LINE 114.07 FT TO WLY LINE OF THORNHILLS AVE TH S 23D 54M 22S W ALONG SD WLY LINE 307.34 FT TH SWLY ALONG SD WLY LINE 51.84 FT ON A 1372.21 FT RAD CURVE TO LT /LONG CHORD BEARS S 22D 49M 26S W 51.83 FT/ TH N 61D 21M 48S W 276.81 FT TH N 52D 20M 29S W 129.62 FT TH N 69D 59M 42S E 93.71 FT TH N 47D 09M 21S E 242.86 FT TO BEG \* SEC'S 16 & 17 T6N R10W 2.40 A. SPLIT/COMBINED ON 11/26/2013 FROM 41-19-16-152-002, 41-19-17-281-001, 41-19-17-282-001, 41-19-17-282-004, 41-19-17-251-016, 41-19-17-251-019;

**PROPERTY OWNERSHIP INFORMATION  
THE WEST BLUFFS**

**Parcel Identification**

**Parcel Number:** 41-19-16-152-003

**Government Unit:** 16 - CASCADE TOWNSHIP

**Owner Name One:** MEADOWOOD DEVELOPMENT CORP

**Owner Name Two:**

**Property Address:** 3009 THORNHILLS AVE SE

**Property Classification:** 402 - RESIDENTIAL - VACANT

**School District Number & Name:** 42110 - FOREST HILLS PUBLIC



## **Overview – The West Bluffs PUD Amendment**

Proposed West Bluffs Condominiums located at 3009 Thornhills Avenue SE), is currently approved as an Adult or Child Daycare use as part of the Centennial Park PUD (Cascade Charter Township Ordinance #3 of 2013).

An amendment to the current PUD is being sought to allow for the proposed Residential Condominium. The West Bluffs Condominiums will be comprised of three (3) condominium buildings, each containing three (3) condominium units, for a total of nine (9) condominium units. A significant amount of open space will be preserved (65%). Additionally, condominiums are far more compatible with the surrounding land uses, which are almost exclusively similar condominium developments.

The site will be serviced by public sanitary sewer and public watermain, along with buried electrical service, cable television service, and natural gas service.

The submittal meets the Basic Plan Submittal Requirements per Section 16.05 of the Cascade Charter Township Zoning Ordinance as follows:

- a. Sketch plan of the Planned Unit Development  
⇒ A Site Plan Sketch and Color Illustrative Rendering is included in the submittal packet.
- b. A legal description of the property in question;  
⇒ A survey depicting the subject property and legal description is included in the submittal packet.
- c. The total number of acres to be included in the project  
⇒ The total project area is 2.4 acres.
- d. A statement of the approximate number of residential units and/or the approximate number, type and square footage of non-residential units  
⇒ There will be three (3) residential condominium buildings, each containing three (3) condominium units, for a total of nine (9) condominium units. Gross floor area for each condominium will be approximately 1500-1600 sq ft.
- e. The approximate number of acres to be occupied and or devoted to or by each type of use  
⇒ The entire project will be devoted to residential use by the condominium owners (2.4 acres)

- f. The known deviations from the Ordinance regulations to be sought;
  - ⇒ The current PUD Ordinance (Cascade Township Ordinance #3 of 2013) calls for this area to be used as an Adult or Child Daycare, so there is a requested deviation of land use (from Daycare to Residential Condominium). While the requested land use is a deviation from the current PUD, the proposed use is in conformance with the Township's Master Plan for the area, which calls for the area to be Community Residential.
  - ⇒ Residential Perimeter Setbacks, as described in Ordinance #3 of 2013 call for 35 ft front yards, 25 ft rear yards, and 10 ft/25 ft side yards; and the perimeter setbacks for the project conform to these requirements.
- g. The number of acres to be preserved as open space or recreation space
  - ⇒ There will be a total of 1.56 acres of open space, or 65% of the site.
- h. All known natural resources and natural features proposed to be preserved, lost and/or replaced
  - ⇒ Perimeter trees will be preserved where grading and proper site drainage allow. There are no sensitive environmental areas, such as wetlands, floodplains, water bodies, or excessively steep slopes.

**CASCADE CHARTER TOWNSHIP**

**Ordinance # 3 of 2013**

**AN ORDINANCE TO AMEND THE PUD ESTABLISHING  
CENTENNIAL PARK  
PLANNED UNIT DEVELOPMENT PROJECT.**

**Cascade Charter Township Ordains:**

**Section I. An Amendment to The Cascade Charter Township Zoning Ordinance.**

The application received from Meadowood Development Corporation or its assigns (hereinafter referred to as the "Developer"), to amend the Planned Unit Development designation for the Centennial Park Planned Unit Development Project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on June 17, 2013. The Project is recommended for amendment to the Planned Unit Development permitting a mix of uses including single family, apartments, child and/or adult day care, catering/banquet/recreation, landscaping/ snowplowing/property management and open space. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on July 24, 2013

**Section II. Legal Description.**

The legal description of the Project is contained in the attached Exhibit A:

**Section III. General Provisions.**

The following provisions shall hereby apply to the Project, in addition to those Provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended).

**Section IV. Purpose.**

The Project occupies approximately 85.1 acres of land. The project is proposed to be developed containing a total of 13 single family (or 14 with one two unit building), a total of 241 apartments including a manager residence, while preserving open space, allowing for the existing catering/banquet/recreational use and allowing as a nonconforming use the existing landscaping/snowplowing/property management use. Much of the open space of the project is being conveyed to the existing Condominium Associations ("Permanent common open space"). In order to complete this action

various condominium associations have already agreed to amend their Planned Unit Development legal description in order to incorporate the open space into their projects.

The regulations contained herein are established to define the procedures necessary to insure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

#### **Section V. Approval Limitations.**

- A. The provisions of 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 addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.
  
- B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation or use, including but not limited to:
  - i) Construction of Phase 2 of the apartment development is conditioned upon the City of Grand Rapids approval of increased sewer capacity at the Thornhills lift station. In such event the developer has agreed to construct any and all necessary improvements to accommodate the approval of the City of Grand Rapids when Phase 2 of the apartment development is constructed.
  - ii) Approval of the water system by the City of Grand Rapids is also required.
  - iii) The sidewalk along Charlevoix shall be extended when Phase 2 of the apartment development is constructed, however no off-site sidewalks shall be constructed.
  - iv) The clubhouse and swimming pool for the apartment development shall be constructed before occupancy of the 12th apartment building.
  - v) The Developer shall address all the May 22, 2013 comments from the Township Engineer.
  
- C. This PUD approval is expressly contingent upon the conditions contained in Section V.B. herein remaining fully effective and valid. If any condition imposed herein is determined to be 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 it 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. The conditions outlined in Section V.B. contained herein 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 and ordinance amendment. If constructed, the Project must be constructed and operated, 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 unilaterally by the Developer or its successors, tenants or assigns but may be authorized by the Township in accordance with Section 16.12 and Section 21.04 of the Zoning Ordinance. 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 before any construction occurs on site.**

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:

Meadowood Development Corporation, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved."

**H. The Gerald R. Ford International Airport.**

Within the recorded Master Deed, the Developer shall expressly disclose 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.

## **Section VI. Documents and Plans.**

- A. The Project shall be developed in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each unit will be located and provide appropriate measurements demonstrating compliance with Section 16.11(2) of the Zoning Ordinance. Engineering plans and 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 the requirements of Section 16.11(4) of the Zoning Ordinance and meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents as "Approved", and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.
  
- B. The number of building sites may be reduced or consolidated within the Project upon review and approval of the Township Planning Department. The proposed changes to the site / survey plan to reduce or consolidate building sites shall be reviewed by the Planning Department to insure compliance with the Cascade Charter Township Zoning Ordinance and this PUD Ordinance. Once approved by the Planning Department, the amended site / survey shall then be recorded with the Kent County Register of Deeds Office and the appropriate State agencies by the Developer at his cost. A copy of the recorded site / survey plan shall be forwarded to the Planning Department, so that accurate files regarding the development can be maintained.
  
- C. The Project shall be limited to a maximum of 13 residential sites (or 14 with one two-unit building) and a maximum of 241 apartments, including the manager's residence. The number of building sites within the Project shall not be increased by the Township Board.

## **Section VII. Permitted Uses.**

The permitted uses for the Centennial Park PUD as approved by the Township Board on July 24, 2013 and as shown on the Centennial Country Club Redevelopment Plan attached as Exhibit B, are as follows:

- A. Single Family Residences.
  - 1. Areas 3, 11A, 11B, 12A, 12B, 13, 16, 17 and 19-The single-family residences in these areas will be subject to the deed restrictions in the attached Exhibit C.
  - 2. Area 10 (Located at the southeast corner of Charlevoix and Meadowood Trails) may be a two family unit, provided it is purchased by the Heathmoor Condominium Association, and enough property is added to the parcel to accommodate the required setbacks; otherwise, it shall be authorized for a single family homesite.

3. Areas 5, 6 and 7 are single-family homesites. In addition, Area 7 may continue as a nonconforming landscaping, snowplowing and property management use.
- B. Adult and/or child day care at the corner of Thornhills/Tahoe.
1. A condition of approval of the PUD requires that the future bike path be graded when the day care building is constructed. An additional condition of approval of the adult and/or child day care use is that the developer or its assigns obtain approval of the building elevations from the Planning Commission.
- C. Apartments.
1. The apartments are broken into two areas. The first area includes 12-10 unit apartment buildings with the allowance for a manager residence and a clubhouse and swimming pool. Phase 1 is limited to a total of 121 apartment maintenance building, trash enclosures (consistent with the Township Zoning Ordinance provisions), mailboxes, signage and other accessory structures reasonably required for multi-building apartment complexes.
  2. Phase 2 of the apartments shall permit 12-10 unit buildings. The developer has agreed to make any and all necessary improvements to the sewer system, including at the Thornhills lift station, in order to receive approval from the City of Grand Rapids to accommodate phase 2 prior to development of the phase 2 apartment complex.
  3. Club house and swimming pool.
    1. Clubhouse and swimming pool must be constructed prior to the occupancy of the 12<sup>th</sup> building in phase 1.
- D. Banquet/recreational/catering use.
- E. Signs. Provided all signs for the Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).
- F. Exterior Lighting. The developer shall provide street lighting within the premise consistent with the lighting plan. The developer may arrange for such street lighting to be provided and installed by the local public electric utility company. All street lighting shall be consistent with Section 19.19 of the Zoning Ordinance and shall be completed prior to the issuance of any occupancy permit for any building.

- G. Area 7. The landscaping/snowplowing/property management business use on area 7 will be allowed as a legal non-conforming use.

**Section VIII. Design Guidelines, Requirements and Limitations.**

The Project shall be developed in accordance with the site plan approved by the Township dated July 24, 2013. No alterations, expansions or additions may take place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.

- A. Maximum Number of Residential Units - The maximum number of single family detached units within the Project shall be limited to 13 units, with the ability to add a two unit condominium at area 10 for a total of 14 units. In addition a total of 241 apartment buildings including a manager residence are permitted.
- B. Maximum Building or Structure Height - 35 feet or 2½ stories whichever is the lessee.
- C. Setback Requirements- All buildings and structures shall meet the following minimum setback requirements:
  - a. Residential Units
    - i. Front Yard Setback: 35 feet minimum from the front yard area line.
    - ii. Sideyards (min.): 10 feet from the side yard area line.
    - iii. Sideyards (total): 25 feet minimum
    - iv. Rear Yard: 25 feet minimum from the rear yard area line
  - b. Apartments
    - i. Setbacks for the apartment buildings as shown on the plan dated 5-17-13.
    - ii. Perimeter – 25 feet
    - iii. Golfridge property – 30 feet
    - iv. Between buildings –20 feet
- D. Minimum Floor Area –
  - a. Residential lots - finished livable area above grade level, exclusive of the garage, decks, porches and breezeways
    - i. 1600 sq ft of finished space within a minimum of 960 sq ft on main floor.
  - b. Apartments – 10-unit apartment buildings broken into a mix of one bedroom, two bedroom and three bedroom apartments consistent with the plans submitted June 17, 2013.



- C. Minimum Parking Requirements
  - a. Residential lots - Each residential unit shall have a minimum of two (2) enclosed off-street parking spaces.
  - b. Apartments - Each apartment building shall have at least 8 enclosed parking spaces.

**Section IX. Private Street Development.**

- A. The Developer has elected to establish private streets to serve the Apartment phase(s) of the Project provided the roads are constructed in accordance with the "Cascade Charter Township Engineering Design Requirements and Standards for Private Streets" and the following specifications:
  - 1. All grades shall be as required by the Cascade Charter Township Engineering Design Requirements and Standards for Private Streets and shall not exceed the grades shown on the approved site plan.
  - 2. The private streets shall be posted with signs stating the street names. These signs shall be consistent with Kent County Road Commission standards and requirements and shall be installed at the Developer's cost.
  - 3. A clear vision triangle shall be established by the Developer to insure safe turning movements from the private streets onto the public roads. This clear vision triangle shall be developed to the specifications established by the Kent County Road Commission.
  - 4. Any private street shall intersect any public road at a 90 degree angle.
  - 5. Copies of any permits required by the Kent County Road Commission to connect the private street to any public road shall be provided to the Township Planning Department by the Developer.
  
- B. The Developer shall submit a street construction inspection report to ensure that the roads are built according to the approved plans. These reports are required prior to occupancy of any apartment buildings. The developer has also agreed to establish a private escrow account for the long term maintenance of the private roads. Developer shall draft a maintenance plan for the private roads and record it after approval of such provisions by the Cascade Charter Township Planning Department.

- C. In accordance with Section I of the "Cascade Charter Township Engineering Design Requirements and Standards for Private Streets", it shall be the responsibility of the Developer and its successors to fully maintain and keep the private access streets in good repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.
- D. No combustible building materials may be erected on the Project until a temporary access road is constructed to within 100 feet of the furthest point of a structure. Such road shall be a minimum 18 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

**Section X. Temporary Buildings.**

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction of any building or infrastructure improvement.

**Section XI. Utilities.**

- A. Sewer and Water – This project will be served by municipal water and municipal Sanitary Sewer.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer, and the Kent County Drain Commissioner's office, and the Michigan Department of Environmental Quality (if it has jurisdiction) prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner and the Michigan Department of Environmental Quality regarding stormwater disposal.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. The Developer shall also be responsible to provide any necessary easements to the Township for the Pedestrian Path along Tahoe Drive and Thornhills Ave. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

**Section XII. Soil Erosion Control Requirements.**

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site. Developer shall comply with any and all licenses, approvals or permits issued regarding soil erosion control requirements and measures.

**Section XIII. Performance Guarantee.**

To insure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem necessary to insure completion of the improvements. The form, duration and amount of the performance guarantee shall be approved by the Township.

**Section XIV. Permanent Common Open Space.**

It is the intent of this Project that the permanent common open space areas are to be conveyed to the neighboring Condominium Associations. It is also the intent of this ordinance that these open space areas shall be in a natural setting but that each individual association will be able to decide on what if any improvements can take place in the open space areas. To insure this occurs, the following regulations shall apply to the permanent common open space area:

- A. No buildings, structures, fences, or driveways shall be erected, constructed or placed within the permanent common open space area, with the exception of a driveway that may provide access to area 5 for a single family home site. The access is shown on the approved site plan.
- B. There shall be no draining or filling of the regulated wetlands within this permanent common open space area other than that permitted by the Michigan Department of Environmental Quality, the Kent County Drain Commission and the Township Engineer for the construction of the required infrastructure of this project.

**Section XV. Consistency With Planned Unit Development (PUD) Standards.**

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

In relation to the underlying zoning (Centennial Park PUD from 1973) 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 undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been 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 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a "Mixed Use" use, which is consistent with the Cascade Township Comprehensive Plan.

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 is under single ownership or control. The Township recognizes that the Developer has also worked with the surrounding associations in order to develop this plan and that the developer may sell any or all of the project after this ordinance is recorded.

**Section XVI. Effective Date.**

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

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

YEAS: Goldberg, Janes, Goodyke, Beahan, Peirce, Lewis, Koessel  
NAYS: None  
ABSENT: None

\_\_\_\_\_  
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 24<sup>th</sup> day of July, 2013.

\_\_\_\_\_  
Cascade Charter Township Clerk

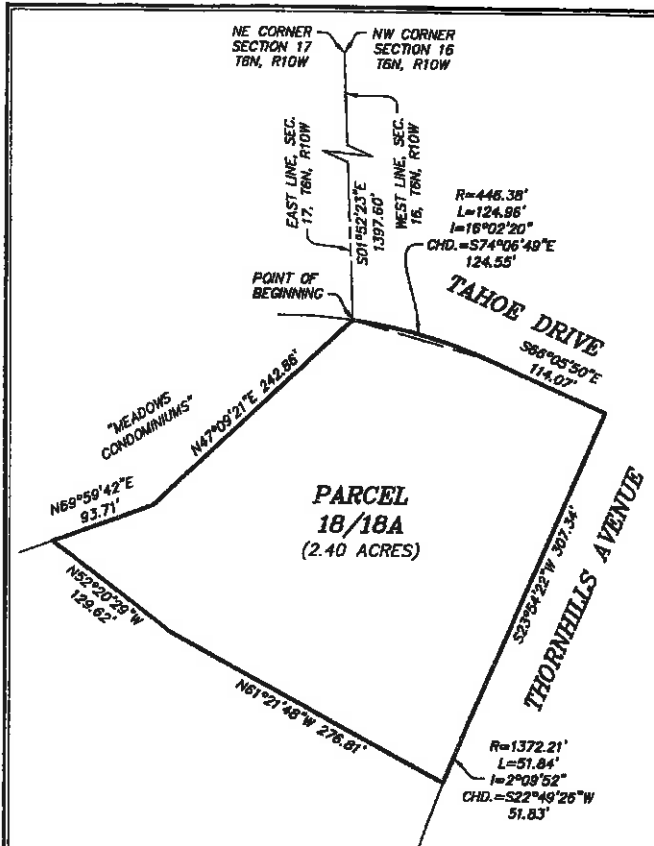
**DEVELOPER'S CERTIFICATION**

"I, \_\_\_\_\_, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved."

\_\_\_\_\_  
Meadowood Development Corporation

**Centennial Country Club Re-Development Plan**  
**Single Family Deed Restrictions**

1. Houses shall be used exclusively for the residence of single families consistent with zoning requirements and local ordinances.
2. No signs or other advertising devices shall be displayed which are visible from the exterior of any residence or upon the property, including "for sale" signs and political signs, except that one "for sale" sign shall be allowed on each lot until the property is sold.
3. No recreational vehicles, boats or watercraft, trailers, snowmobiles, or like vehicles or equipment shall be stored or parked on the street, driveway or property or any residence for more than one consecutive night and no more than four nights per month.
4. No outside clothesline shall be permitted on the property.
5. "Jungle gyms," basketball hoops, trampolines, and similar outdoor equipment shall not be permitted on the property.
6. The outside property shall not be used for the storage of supplies, trash, receptacles, personal property, trash or refuse of any kind, except that cars may be parked on the driveway.
7. No outside storage buildings, sheds, or lean-tos shall be permitted on the property.
8. No fences shall be permitted.
9. No swimming pools, either above or below ground, shall be permitted; except a small child's pool may be permitted on a deck or patio.



PREPARED FOR: Meadowood Development Corp.  
 550 Kirtland Street, SW  
 Grand Rapids, MI 49507

RE: Centennial CC--Redevelopment Plan

PARCEL 18/18A DESCRIPTION: Part of the Northeast 1/4 of Section 17, Town 6 North, Range 10 West, and part of the Northwest 1/4 of Section 16, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section 17; thence  $S01^{\circ}52'23"E$  1397.60 feet along the East line of said Section 17 to the Point of Beginning; thence Easterly along the Southerly right-of-way line of Tahoe Drive (66 feet wide) 124.96 feet along a 446.38 foot radius curve to the right, said curve having a central angle of  $16^{\circ}02'20"$ , and a chord bearing  $S74^{\circ}06'49"E$  124.55 feet; thence continuing along the Southerly right-of-way of Tahoe Drive  $S66^{\circ}05'50"E$  114.07 feet; thence  $S23^{\circ}54'22"W$  307.34 feet along the Westerly right-of-way of Thornhills Avenue (50 foot half width); thence continuing along the Westerly right-of-way line of said Thornhills Avenue 51.84 feet along a 1372.21 foot curve to the left, said curve having a central angle of  $02^{\circ}08'52"$ , and a chord bearing  $S22^{\circ}49'26"W$  51.83 feet; thence  $N61^{\circ}21'48"W$  276.81 feet; thence  $N52^{\circ}20'29"W$  129.62 feet; thence  $N69^{\circ}59'42"E$  93.71 feet; thence  $N47^{\circ}09'21"E$  242.86 feet to the Point of Beginning (the previous two courses being along the Easterly line of "Meadows Condominiums", Kent County Subdivision Plan No. 568, Consolidating Master Deed as amended by Instrument No. 20030701-0130341, Kent County Records). Containing 1.87 acres. Subject to easements, restrictions and rights-of-way of record.



By: *Randal J. Vugteveen*  
 Randal J. Vugteveen Licensed Professional Surveyor No. 28429

Scale 1" = 100'

- = Concrete
- D = Description dimension
- M = Measured dimension
- P = Platted Dimension
- ⊙ = Set Iron Stake
- = Found Iron Stake
- X- = Fence Line

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, comments and exceptions.

<b>ANN ARBOR</b> 3235 Miller Road Ann Arbor, MI 48108 PHONE: 734.525.8963	<b>COLUMBUS</b> 6335 Old Avery Road, Suite A Dublin, OH 43016 PHONE: 614.859.1127	<b>HOLLAND</b> 347 Elmer Eastwood Holland, MI 49423 PHONE: 616.393.0449
<b>CHICAGO</b> 1081 National Parkway Schaumburg, IL 60195 PHONE: 312.878.2697	<b>GRAND RAPIDS</b> 217 Grandville Ave., Suite 302 Grand Rapids, MI 49518 PHONE: 616.378.5190	<b>INDIANAPOLIS</b> 8439 Castleton Dr., Suite B Indianapolis, IN 46250 PHONE: 317.288.5762

www.nederveld.com  
800.223.1868  
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rev: _____	date: _____
project no.: 12400126DSC6	date: 8.7.13 - JAT



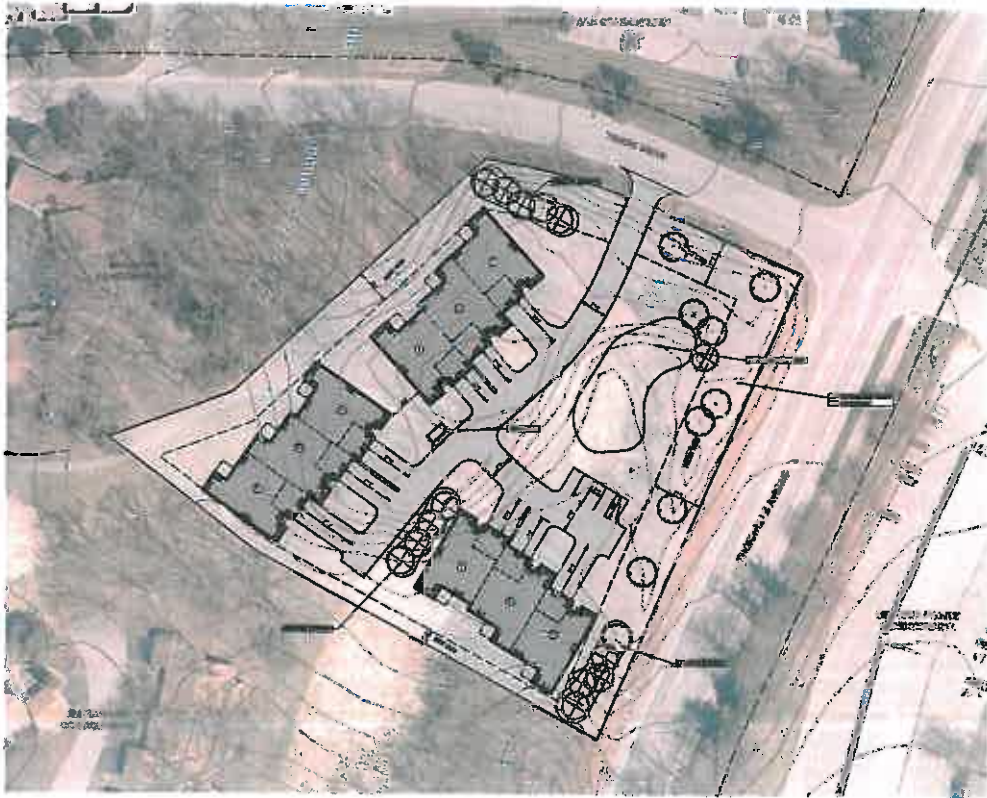
- LEGEND**
- ① ENTRY
  - ② PARKING CONC/PARKING ISLANDS
  - ③ PARKING
  - ④ BERRY PATCHES
  - ⑤ AT-COURT/PAVEMENT DETENTION

**NOTES**

Site Location	2101 The Oaks, Phoenix, AZ City of Phoenix, AZ 48001
Total Area +/-	= 34 ac
Total Units	= 8
Estimated Total Unit Area	= Approx. 4,000 sq. ft.
Length of Road	= Approx. 800 ft.

**THE WEST BLUFFS**  
ILLUSTRATIVE PLAN





- GENERAL NOTES**
1. SEE GENERAL NOTES TO THE PROJECT.
  2. SEE GENERAL NOTES TO THE PROJECT.
  3. SEE GENERAL NOTES TO THE PROJECT.
  4. SEE GENERAL NOTES TO THE PROJECT.
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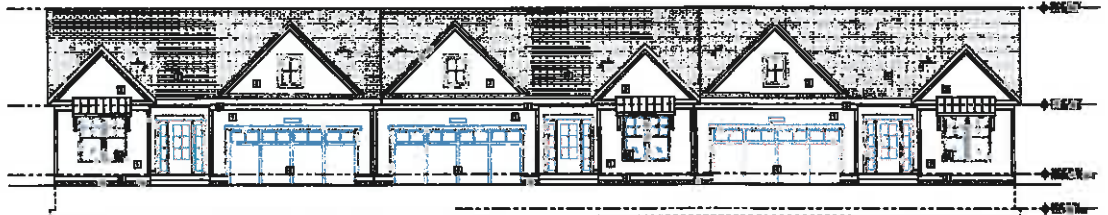


PREPARED FOR:  
 The West Bluffs, LLC  
 1000 West  
 Grand Rapids, MI 49503  
 PHONE: (616) 233-1111  
 FAX: (616) 233-1112  
 WWW: www.thewestbluffs.com

**THE WEST BLUFFS**  
 Site Layout Plan  
 PREPARED FOR THE CLIENT BY THE ENGINEER AND ARCHITECT

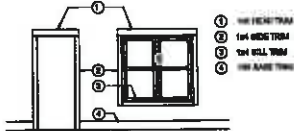
PROJECT NO:  
 1149485  
 SHEET NO:  
**C-205**  
 SHEET: 1 OF 1



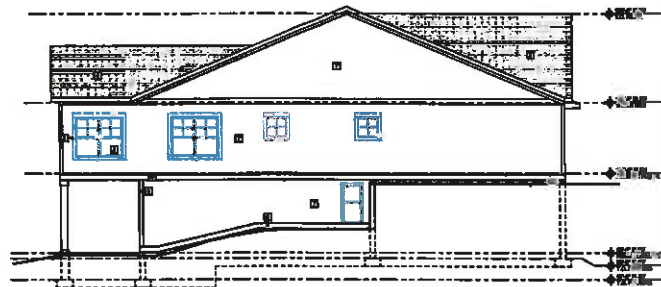


1. Front Elevation

Typical Door & Window Exterior Trims



CALL	DESCRIPTION	QUANTITY	UNIT	AREA
1	WINDOW HEAD TRIM	100	LINEAL FT	100
2	WINDOW SIDE TRIM	100	LINEAL FT	100
3	WINDOW SILL TRIM	100	LINEAL FT	100
4	WINDOW BASE TRIM	100	LINEAL FT	100
5	DOOR HEAD TRIM	100	LINEAL FT	100
6	DOOR SIDE TRIM	100	LINEAL FT	100
7	DOOR BASE TRIM	100	LINEAL FT	100



2. Side Elevation (Reverse Stair)



3. Rear Elevation

**Nixon**  
Architectural  
2000 North 1st Street  
Tomball, TX 77375  
713-261-1111  
www.nixonarch.com

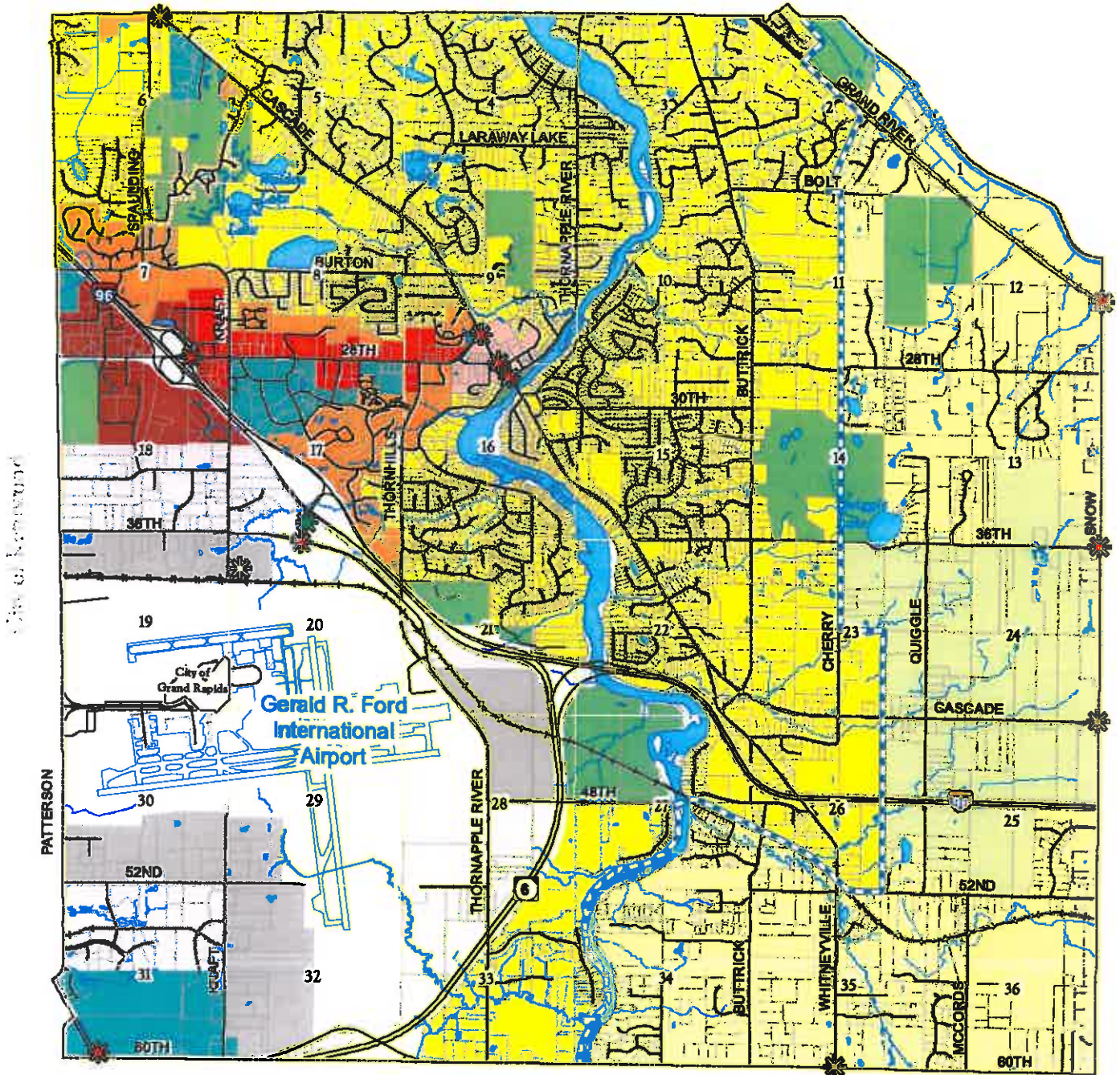


Thornapple Hills Townhomes North Building  
Exterior Elevations  
Client: Thornapple Hills  
Architect: Nixon

Revised: 11/15/11

Project No.: 201101  
Issue Date: 11/15/11  
Revised: 11/15/11  
Drawn By: KRS/STP

**A4.1**



City of Kentwood

City of Adrian

# 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



**WILLIAMS & WORKS**  
 2004-2005 All Rights Reserved  
 This map does not represent a legal document. It is intended to represent the future land use plan for Cascade Charter Township. It is not intended for use in any legal proceeding. Any disputes in relation to this map should be resolved through the courts. Any disputes in relation to this map should be resolved through the courts. Any disputes in relation to this map should be resolved through the courts.

**Williams & Works**  
 4143241 000 phone • 616.224.1001 fax  
 500 Osborn Avenue NW • Grand Rapids, MI 49503

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 28<sup>th</sup> 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.

**STAFF REPORT:** Case # 17-3429  
**REPORT DATE:** January 5, 2018  
**PREPARED FOR:** Cascade Charter Township Planning Commission  
**MEETING DATE:** January 15, 2018  
**PREPARED BY:** Steve Peterson, Planning Director

**APPLICANT:**

Thornapple Covenant Church  
Ron Wassanar  
6595 Casacade Rd  
Cascade MI 49546

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**STATUS**

**OF APPLICANT:** Agent for the owner.

**REQUESTED ACTION:** Site Plan Review for an addition to the church.

**EXISTING ZONING OF  
SUBJECT PARCEL:** R1

**GENERAL LOCATION:** Northeast corner of Cascade Rd and Burton St.

**PARCEL SIZE:** 7 Acres

**EXISTING LAND USE  
ON THE PARCEL:** Church

**ADJACENT AREA  
LAND USES:** Residential

**ZONING ON ADJOINING  
PARCELS:** R1

**STAFF COMMENTS:**

1. The applicant is requesting site plan approval to construct a 10,500 sq ft building addition. The site plan was reviewed under the criteria of the R1 zoning district and Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The building addition is 35 feet tall as measured to average grade.
3. The rest of the site complies with zoning for setback regulations.
4. The addition is actually taking up some of the parking on the site. Although they have adequate parking for the use. Using some of the parking lot will limit the

storm water impact since the parking area is already captured for storm water purposes.

5. The Township engineer has reviewed and approved the plan.
6. They are installing some new lights. The initial plan showed the new lights over the existing light level and a new lighting plan will be required.
7. The site plan has been reviewed and approved by the Fire Department.

**Section 21.07: Criteria For Site Plan Approval:**

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

**STAFF RECOMMENDATION:**

Staff is recommending Site Plan Approval for the building addition subject to the following conditions:

- a. Revised lighting plan.

**Attachments:**           Application  
                                  Site Plan  
                                  Location Map



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Thornapple Covenant Church - Ron Wassenaar

Address: 6595 Cascade Road, SE

City & Zip Code Grand Rapids, MI 49546

Telephone: 616-957-0580

Email Address: ron@rwbuilt.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 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:\*\***

TCC is requesting to construct a 10,500sf 2-story building addition at the south end of the existing facility.  
The site work includes regrading the south parking area, related sidewalks, repaving the existing parking lot and stormwater management modifications.

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

Please refer to drawing C201.

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(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 -09-176-002

**ADDRESS OF PROPERTY:** 6595 Cascade Road, SE

**PRESENT USE OF THE PROPERTY:** Church

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

Name(s)	Address(es)
<hr/>	<hr/>
<hr/>	<hr/>

**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.)*

Ron Wassenaar  
Owner – Print or Type Name  
(\*If different from Applicant)

---

  
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



January 10, 2018  
Project No. 170168

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

Re: Thornapple Covenant Church  
Site Plan Review

Dear Steve:

We have reviewed the site plan for Thornapple Covenant Church, prepared by Comprehensive Engineering. The current site plan and basis of this review are dated December 15, 2017. The proposed project is a 10,500-square foot building addition to the existing church. The project also includes milling and resurfacing of the existing parking lot and stormwater management improvements. The site is in the Thornapple River watershed, sub-drainage district Schoolhouse Creek.

## Stormwater and Drainage

### Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration to the greatest extent possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

A geotechnical investigation and soil borings were performed for the building addition. Soils encountered at the location of the proposed stormwater management system generally consisted of very stiff cohesive fill over very stiff to hard lean clay to depths of 13 to 17 feet. The geotechnical investigation concluded the existing soils are not favorable for stormwater infiltration.

Stormwater infiltration of the 100-year storm event is not feasible, therefore the applicant is proposing a stormwater management design to collect all runoff from the building addition and convey it to an underground storage system sized for the 25-year storm event. All roof drains from the building addition will be connected to the underground storage system. The proposed milling and resurfacing of the parking lot will not increase the size or impervious area of the parking lot, therefore additional stormwater detention for the parking lot work is not required. The 25-year storage volume is discharged through an outlet control structure designed to release at a rate of 0.13 cfs/acre. The proposed stormwater management design is in accordance with the SWO.

### Water Quality Control and Bank Erosion 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, and the 2-year storm event release rate be limited to 0.05 cfs/acre. The proposed stormwater management design will collect all runoff from the building addition and release it through an outlet control structure and 1-inch orifice. The proposed design is in accordance with the SWO.





## Stormwater Runoff

The applicant provided stormwater calculations to size the underground stormwater management system and outlet control structure. All stormwater runoff from the building addition will discharge to the underground system. Therefore, the site will not see an increase in rate of stormwater leaving the site.

## Drainage Plan

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the attached 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 monitoring and cleaning of the underground storage system and catch basin sumps.

## Utilities

No new public water or sanitary sewer utilities are proposed for the site. The building addition will connect to the existing building's water and sanitary sewer services.

## Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of disturbance and silt sacks in adjacent catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

## Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for a SESC permit 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 [nrtorrey@ftch.com](mailto:nrtorrey@ftch.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

jc2

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



**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*

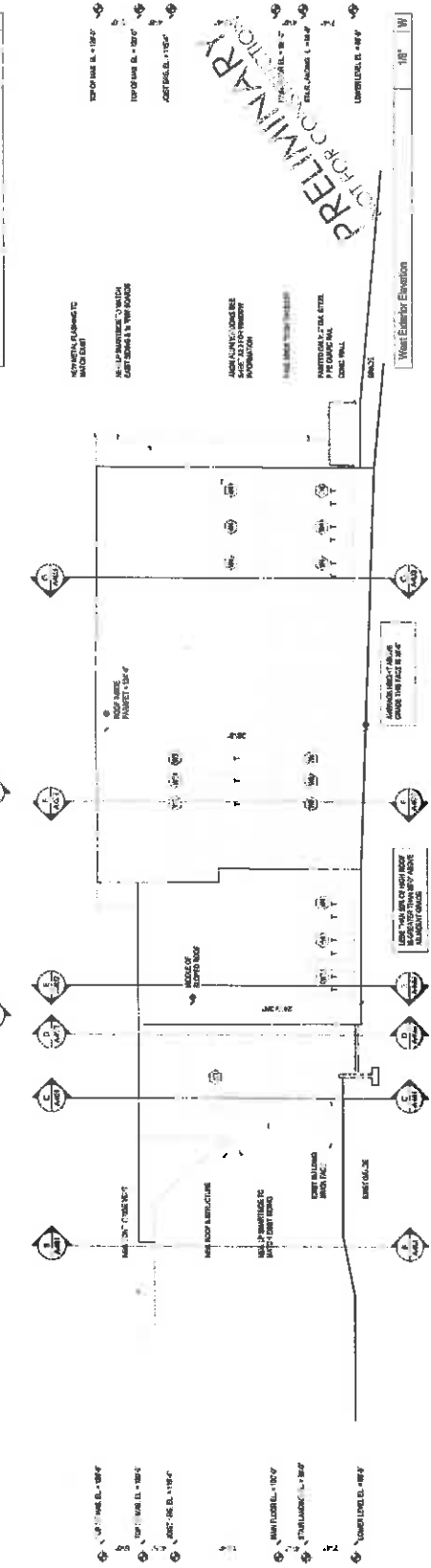
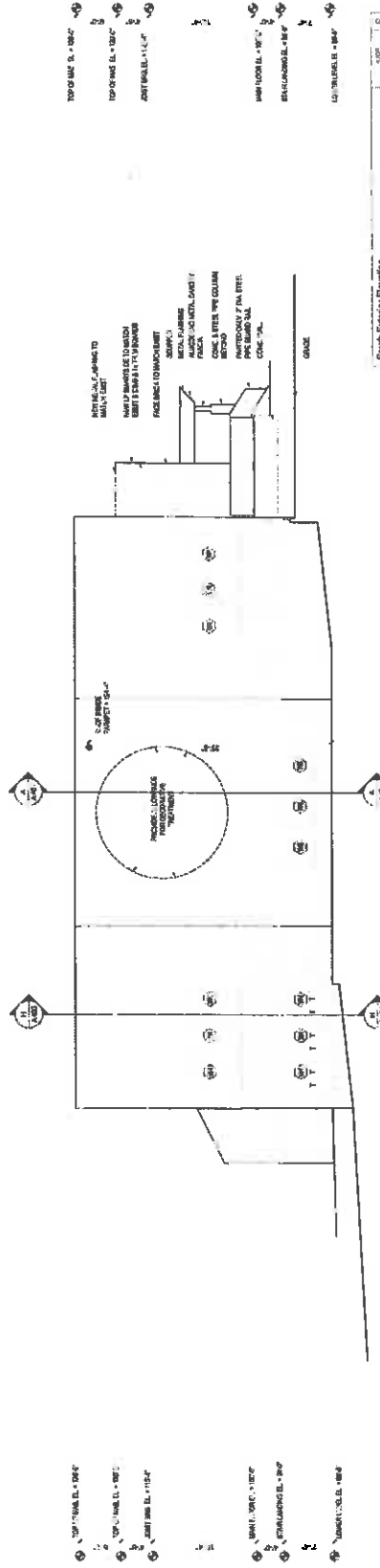
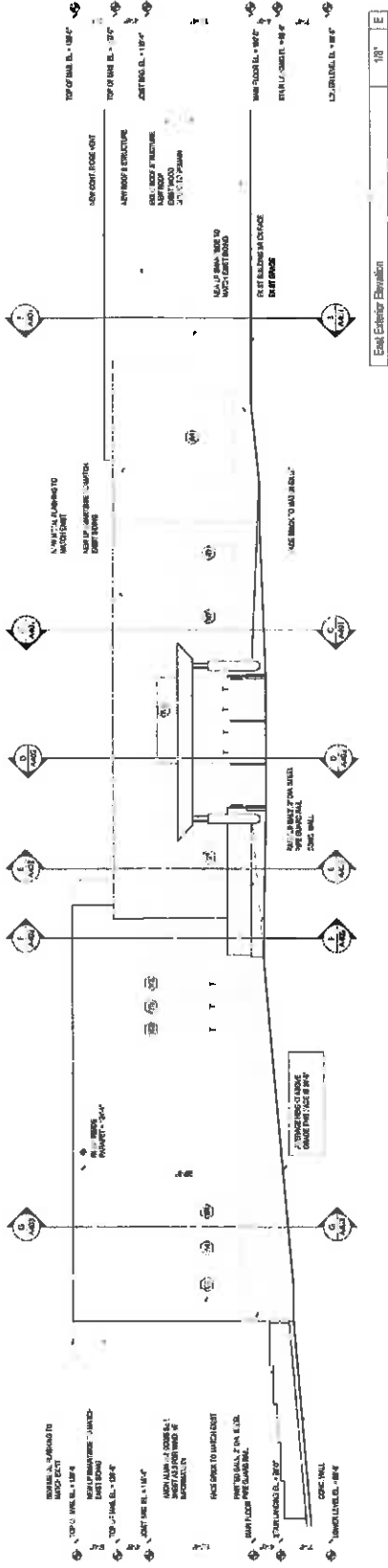
**Thornapple Covenant Church**

**Drainage Plan Checklist**

- OK** (1) Location of the development site and water bodies that will receive storm water runoff  
*Stormwater runoff from the site will be collected in an underground storage system and discharged through an outlet control structure to Schoolhouse Creek.*
- 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 have been provided. A geotechnical investigation and soil borings were performed.*
- OK** (3) Development tributary area to each point of discharge from the development.  
*The applicant provided the tributary area of the building addition for sizing of the underground storage system.*
- OK** (4) Calculations for the final peak discharge rates  
*The applicant provided calculations for sizing of the onsite storm sewer and stormwater management system.*
- OK** (5) Calculations for any facility or structure size and configuration  
*The applicant provided calculations for sizing of the onsite storm sewer and stormwater management system.*
- OK** (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The applicant provided plans showing all proposed storm water runoff facilities.*
- 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  
*Significant offsite flows were not identified by the applicant.*
- 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.*



- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways  
*The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.*
- 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  
*The applicant provided a plan and design details for construction of the onsite drainage 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
- 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 that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems



PRELIMINARY  
NOT FOR CONSTRUCTION



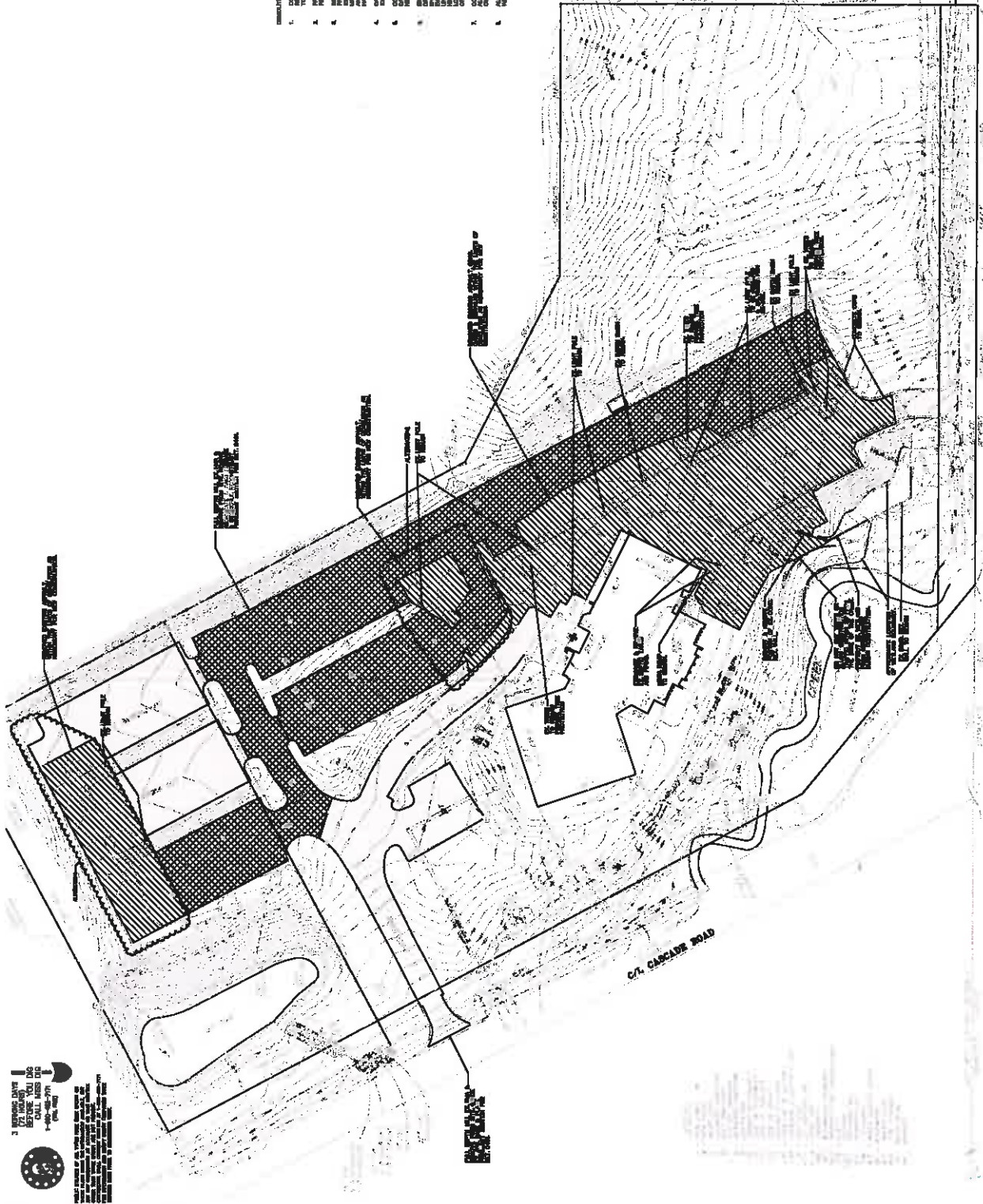
**LOCATION MAP**



- CONSTRUCTION NOTES:**
1. ALL WORK SHALL BE ACCORDING TO THE CITY OF GRAND RAPIDS, MICHIGAN, DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS, MICHIGAN, AND THE STATE OF MICHIGAN.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS, MICHIGAN, AND THE STATE OF MICHIGAN.
  4. ALL MATERIALS, METHODS, AND PROCEDURES SHALL BE APPROVED BY THE CITY OF GRAND RAPIDS, MICHIGAN, AND THE STATE OF MICHIGAN.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS, MICHIGAN, AND THE STATE OF MICHIGAN.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS, MICHIGAN, AND THE STATE OF MICHIGAN.
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  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS, MICHIGAN, AND THE STATE OF MICHIGAN.

**LEGEND**

[Symbol]	LIMIT OF DEMO
[Symbol]	WALL TO REMAIN EX-MA
[Symbol]	WALL TO REMOVE EX-MA
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[Symbol]	EXISTING
[Symbol]	DEMOLITION
[Symbol]	DEMOLITION PLAN



**DEMOLITION PLAN**

DATE: 01/16/17



NOT TO SCALE  
BEFORE YOU DIG  
CALL 811  
811-1-800-4-A-DAWN  
OR  
604-271-1111

BURTON STREET (60')

C/O CASCADE ROAD



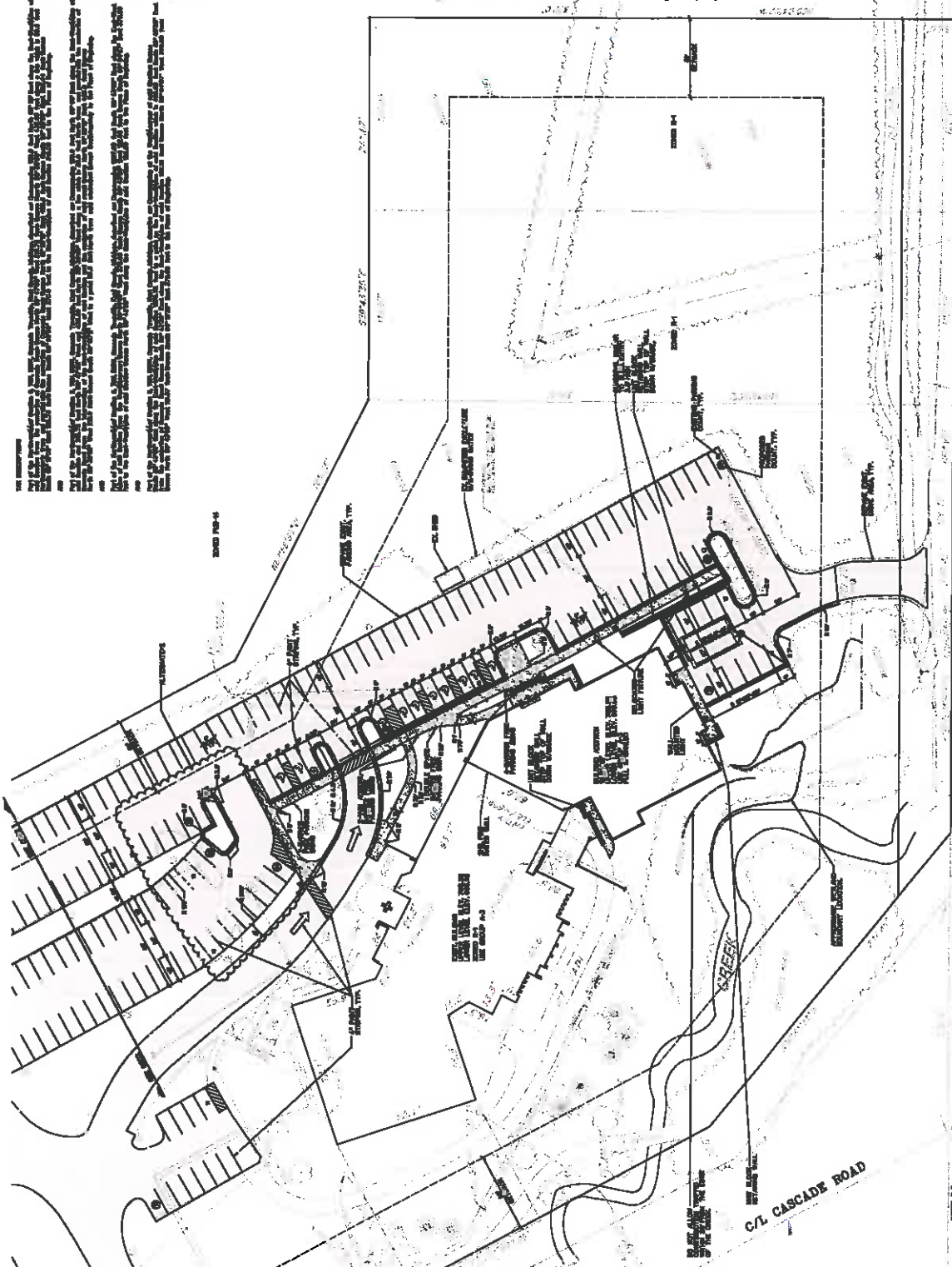
**PROJECT INFORMATION**

PROJECT NAME: THORNAPPLE COVENANT CHURCH  
PROJECT ADDRESS: 4895 CASCADE RD, SE, GRAND RAPIDS, MI 49508  
OWNER: THORNAPPLE COVENANT CHURCH  
ARCHITECT: ELEVATE STUDIO ARCHITECTS, LLC  
ENGINEER: COMPREHENSIVE ENGINEERING CONSULTANTS

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
3. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL REQUIREMENTS.
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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**LEGEND**

- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING MASONRY
- NEW MASONRY
- EXISTING METAL DECKING
- NEW METAL DECKING
- EXISTING ROOFING
- NEW ROOFING
- EXISTING FLOORING
- NEW FLOORING
- EXISTING PAINT
- NEW PAINT
- EXISTING FINISHES
- NEW FINISHES



LAYOUT PLAN  
SECTION 01  
PRELIMINARY

BURTON STREET (66')

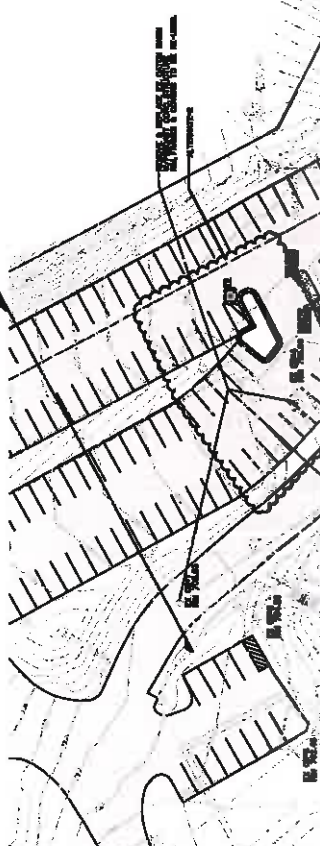
C/L CASCADE ROAD

**NOTES**

1. SEE ALL DRAWINGS FOR DETAILS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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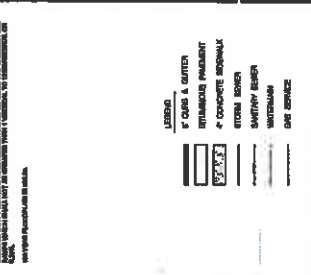
- EXISTING ELEVATIONS**
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  - 2. 10' 0" FINISH GRADE
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  - 30. 10' 0" FINISH GRADE

- EXISTING UTILITIES**
- 1. 12" WATER MAIN
  - 2. 12" WATER MAIN
  - 3. 12" WATER MAIN
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  - 5. 12" WATER MAIN
  - 6. 12" WATER MAIN
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  - 30. 12" WATER MAIN



**NOTES**

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM COVER OF 18" BELOW FINISH GRADE.
3. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 24" BELOW FINISH GRADE FOR 12" WATER MAINS.
4. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISH GRADE FOR 18" WATER MAINS.
5. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISH GRADE FOR 24" WATER MAINS.
6. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 60" BELOW FINISH GRADE FOR 30" WATER MAINS.
7. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 72" BELOW FINISH GRADE FOR 36" WATER MAINS.
8. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 84" BELOW FINISH GRADE FOR 42" WATER MAINS.
9. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 96" BELOW FINISH GRADE FOR 48" WATER MAINS.
10. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 108" BELOW FINISH GRADE FOR 54" WATER MAINS.
11. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 120" BELOW FINISH GRADE FOR 60" WATER MAINS.
12. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 132" BELOW FINISH GRADE FOR 66" WATER MAINS.
13. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 144" BELOW FINISH GRADE FOR 72" WATER MAINS.
14. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 156" BELOW FINISH GRADE FOR 78" WATER MAINS.
15. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 168" BELOW FINISH GRADE FOR 84" WATER MAINS.
16. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 180" BELOW FINISH GRADE FOR 90" WATER MAINS.
17. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 192" BELOW FINISH GRADE FOR 96" WATER MAINS.
18. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 204" BELOW FINISH GRADE FOR 102" WATER MAINS.
19. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 216" BELOW FINISH GRADE FOR 108" WATER MAINS.
20. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 228" BELOW FINISH GRADE FOR 114" WATER MAINS.
21. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 240" BELOW FINISH GRADE FOR 120" WATER MAINS.
22. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 252" BELOW FINISH GRADE FOR 126" WATER MAINS.
23. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 264" BELOW FINISH GRADE FOR 132" WATER MAINS.
24. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 276" BELOW FINISH GRADE FOR 138" WATER MAINS.
25. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 288" BELOW FINISH GRADE FOR 144" WATER MAINS.
26. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 300" BELOW FINISH GRADE FOR 150" WATER MAINS.
27. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 312" BELOW FINISH GRADE FOR 156" WATER MAINS.
28. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 324" BELOW FINISH GRADE FOR 162" WATER MAINS.
29. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 336" BELOW FINISH GRADE FOR 168" WATER MAINS.
30. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 348" BELOW FINISH GRADE FOR 174" WATER MAINS.



GRADING UTILITY PLAN  
PRELIMINARY



BURTON STREET (66')

C/L CASCADE ROAD

3' TYPICAL  
12" WATER MAIN  
18" WATER MAIN  
24" WATER MAIN  
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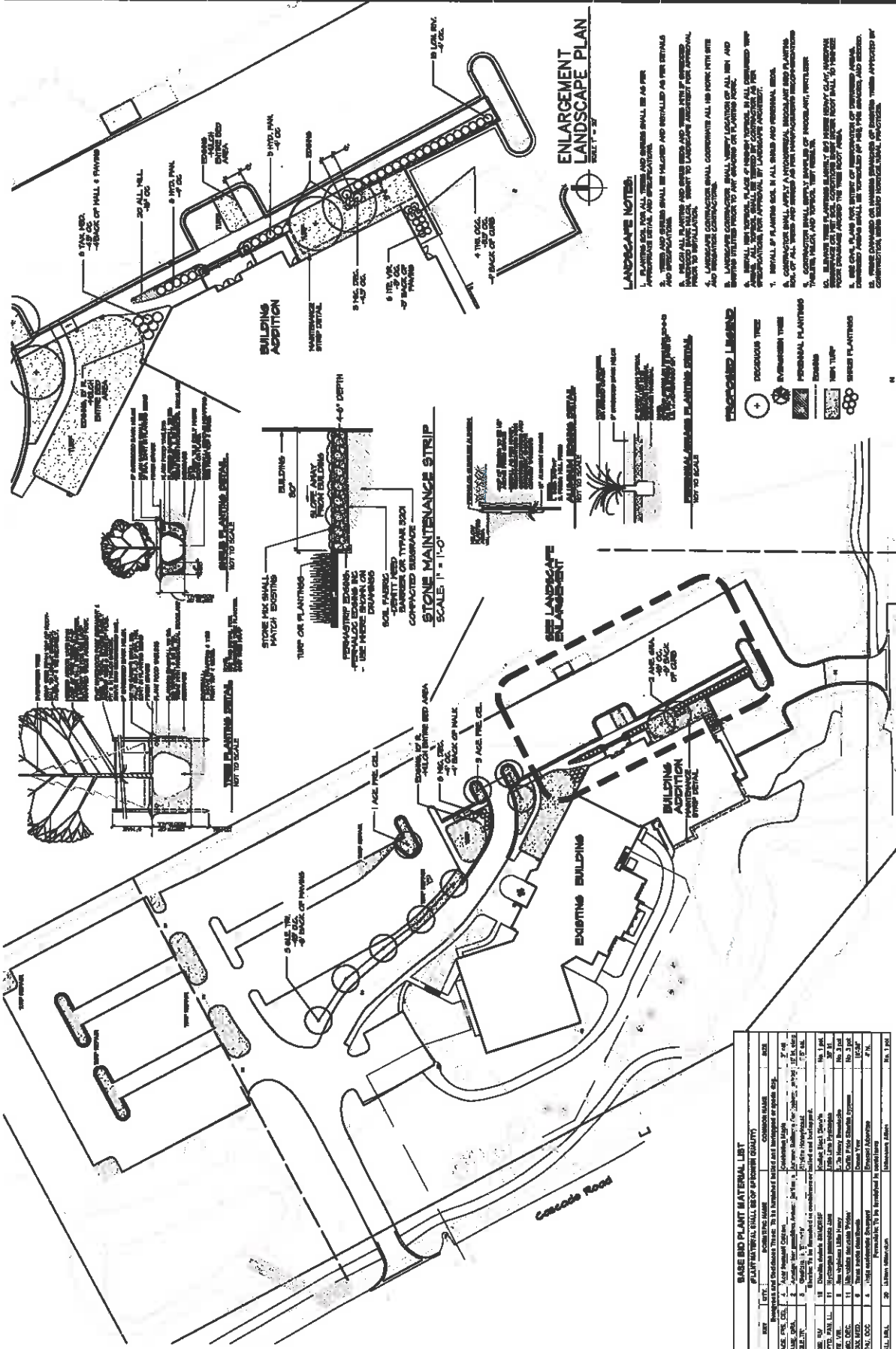
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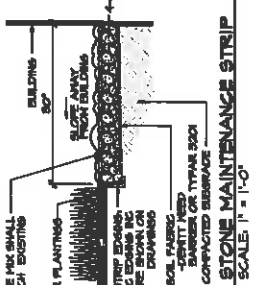
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174" WATER MAIN



**ENLARGEMENT  
 LANDSCAPE PLAN**  
 SHEET 10-2

- LANDSCAPE NOTES:**
- PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL BE AS PER APPROVED DETAIL AND SPECIFICATION. TREES AND SHRUBS SHALL BE PLANTED AND MAINTAINED AS PER DETAILS.
  - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT FOR APPROVAL.
  - LANDSCAPE ARCHITECT SHALL CONSTITUTE ALL HIS WORK WITH THE CONTRACTOR. CONTRACTOR SHALL VERIFY LOCATION OF ALL NEW AND EXISTING UTILITY LINES PRIOR TO ANY EXCAVATION OR PLANTING WORK.
  - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT FOR APPROVAL.
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- PROPOSED PLANTING SCHEDULE**
- DECIDUOUS TREE
  - EVERGREEN TREE
  - PERENNIAL PLANTINGS
  - GRASS
  - NEW TREE
  - SHRUB PLANTING

**BASE BID PLANT MATERIAL LIST**

#1 PLANT MATERIAL SHALL BE OF PREMIUM QUALITY

NO.	QTY.	DESCRIPTION	COMMON NAME	SIZE
1	10	10' ALBANY SPRING	Common Name	2" x 4"
2	10	10' ALBANY SPRING	Common Name	2" x 4"
3	10	10' ALBANY SPRING	Common Name	2" x 4"
4	10	10' ALBANY SPRING	Common Name	2" x 4"
5	10	10' ALBANY SPRING	Common Name	2" x 4"
6	10	10' ALBANY SPRING	Common Name	2" x 4"
7	10	10' ALBANY SPRING	Common Name	2" x 4"
8	10	10' ALBANY SPRING	Common Name	2" x 4"
9	10	10' ALBANY SPRING	Common Name	2" x 4"
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12	10	10' ALBANY SPRING	Common Name	2" x 4"
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15	10	10' ALBANY SPRING	Common Name	2" x 4"
16	10	10' ALBANY SPRING	Common Name	2" x 4"
17	10	10' ALBANY SPRING	Common Name	2" x 4"
18	10	10' ALBANY SPRING	Common Name	2" x 4"
19	10	10' ALBANY SPRING	Common Name	2" x 4"
20	10	10' ALBANY SPRING	Common Name	2" x 4"

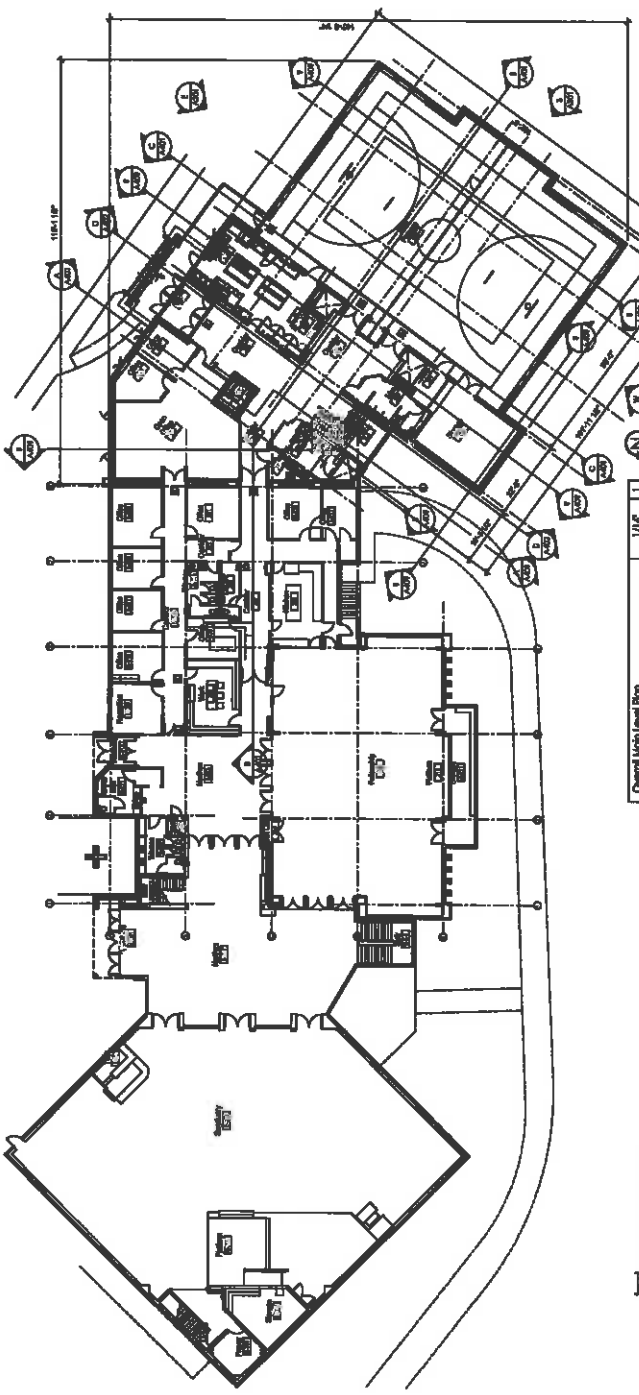


**General Notes**

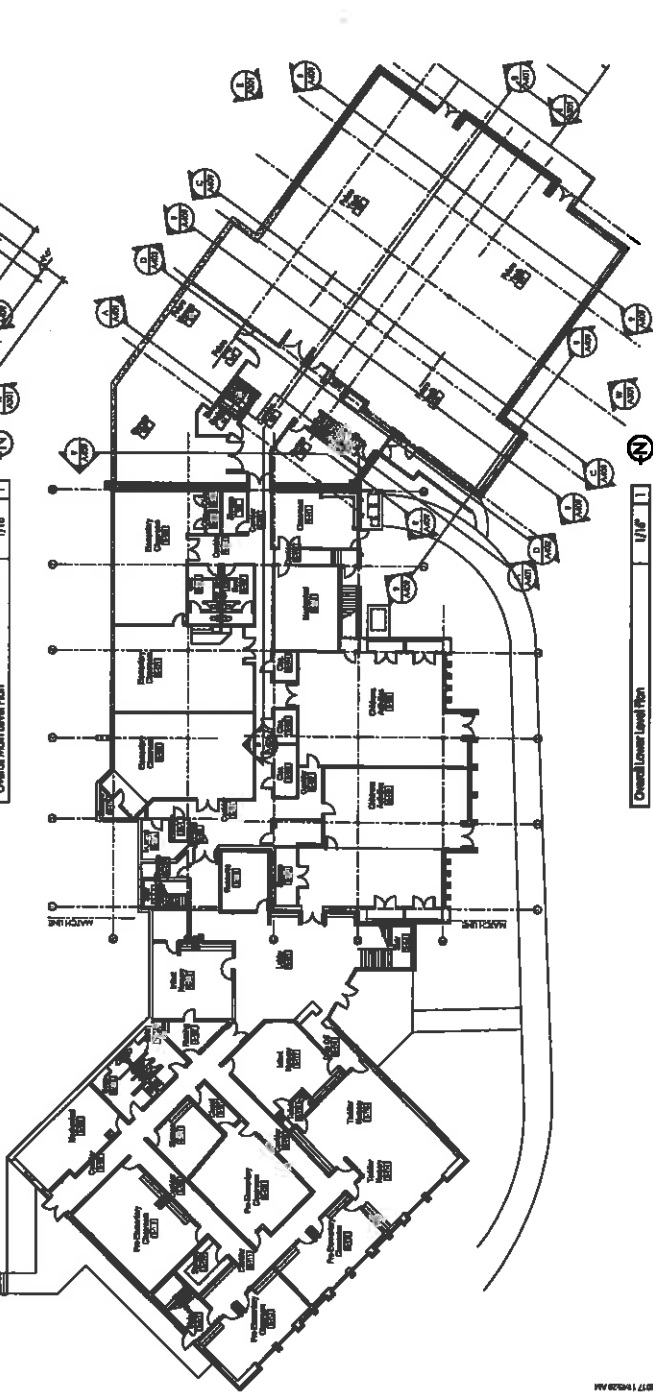
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3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE (IECC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY MANAGEMENT SYSTEM (IQMS) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OPERATIONAL AND PERFORMANCE CODE (IOPC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

**Key Notes**

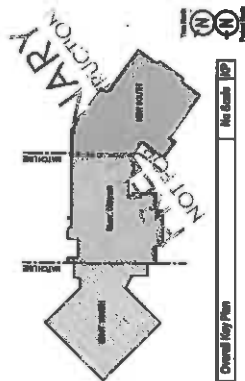
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Overall Main Level Plan



Overall Lower Level Plan



Orientation Map

**STAFF REPORT:** Case # 17-3428  
**REPORT DATE:** January 2, 2018  
**PREPARED FOR:** Cascade Charter Township Planning Commission  
**MEETING DATE:** January 8, 2018  
**PREPARED BY:** Steve Peterson, Planning Director

**APPLICANT:**  
Tim Topolinski  
Quail Ridge Golf Course  
8375 36<sup>th</sup> St  
Cascade MI 49301

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**STATUS**

**OF APPLICANT:** Agent for the owner.

**REQUESTED ACTION:** Site Plan Review for a new building and tent to host weddings and other events.

**EXISTING ZONING OF SUBJECT PARCEL:** PUD 61

**GENERAL LOCATION:** north side of 36<sup>th</sup> st just east of Buttrick.

**PARCEL SIZE:** 275 Acres

**EXISTING LAND USE ON THE PARCEL:** Golf Course

**ADJACENT AREA LAND USES:** Residential

**ZONING ON ADJOINING PARCELS:** ARC

**STAFF COMMENTS:**

1. The applicant is requesting site plan approval to construct a 2,500 sq ft building with 6,250 sq ft tent to host weddings and other events. The site plan was reviewed under the criteria of the PUD zoning district, Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The building is about 17 feet tall and the tent details are not shown but the plans indicate that the tent will not be taller than the building.
3. The rest of the site complies with zoning for setback regulations. However, staff did find that the dumpsters on site are not enclosed. That will need to take place before occupancy of the building will be permitted.

4. We have also discussed the plans with the KCHD and they have indicated that the site has a few outstanding issues that will need to be addressed prior to any permits being issues.
5. The site plan has been reviewed and approved by the Fire Department.
6. The site plan has been reviewed and approved by the Township Engineer. Because the original clubhouse building was planned to be much larger the detention basin is able to accommodate this new building. However, the will be required to enter into our storm water agreement.

**7. Section 21.07: Criteria For Site Plan Approval:**

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

**STAFF RECOMMENDATION:**

Staff is recommending Site Plan Approval for the building and tent addition subject to the following conditions:

- a. Submit elevation plan of the tent
- b. Provide approval from KCHD for septic and well on site prior to issuance of building permit.
- c. Enclose the existing dumpsters prior to occupancy permit
- d. Execute the storm water agreement prior to the building permit being issued.

Attachments:           Application  
                                  Site Plan  
                                  Location Map



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

### PLANNING & ZONING APPLICATION

APPLICANT: Name: Quail Ridge Golf Club (Tim Topolinski)  
 Address: 8375 36<sup>TH</sup> ST. S.E.  
 City & Zip Code: Ada, MI 49301  
 Telephone: (616) 895-2874  
 Email Address: tim.topolinski@quailridgegl.com

OWNER: \* (If different from Applicant)  
 Name: Quail Ridge Golf Club (Kevan Johnston)  
 Address: Rochester  
 City & Zip Code: Rochester, MI  
 Telephone: (586) 977-7343 / (248) 705-5166  
 Email Address: kevan.johnston@9mail.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 type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input checked="" 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:\*\*

Constructing a small building and tent for the purpose of hosting wedding & other functions.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

see "CIVIL DRAWING SET"

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 14 - 300 - 028

ADDRESS OF PROPERTY: 8375 36TH S.E., Ada, MI 49301

PRESENT USE OF THE PROPERTY: empty lot next to golf course clubhouse

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

Name(s)

Address(es)

Quail Ridge Land Co., LLC

8375 36th Street

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.)

KEVIN JOHNSON

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

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

QUINN SMITH / Tim Topolinski

Applicant - Print or Type Name

Applicant's Signature & Date

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



January 9, 2018  
Project No. 170168

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

Re: Quail Ridge Golf Course  
Site Plan Review

Dear Steve:

We have reviewed the site plan for Quail Ridge Golf Course, prepared by Exxel Engineering, Inc. The current site plan and basis of this review are dated January 3, 2018. The proposed project is a 5,700 square-foot building, tent and patio facility for outdoor receptions and events. The site is in the Thornapple River watershed, sub-drainage district Quiggle Lake.

## Stormwater and Drainage

### Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration to the greatest extent possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

A geotechnical investigation and soil borings were performed. Soils encountered at the site generally consisted of clayey sand fill over medium to very stiff clay to a depth of 15-feet below existing grade. The existing soils are not favorable for stormwater infiltration.

The existing golf course clubhouse was designed and construction in 1998-1999. At the time, the proposed clubhouse was planned to be 16,000 square feet. A stormwater detention basin was constructed for the entire 16,000-square-foot clubhouse. The stormwater detention basin is located 1,700 feet south of the clubhouse along the entrance drive. The existing clubhouse was eventually reduced from 16,000 square feet to 5,370 square feet and is therefore oversized for the existing clubhouse. The applicant is proposing to utilize the existing detention basin for flood control detention of the 1,700-square-foot building structure. Roof drains from the building structure will tie into the existing storm sewer system leading to the detention basin.

Stormwater runoff from the tent and patio area will be collected by two new stormwater quality basins sized for the first 0.5-inch of runoff. Overflow from the water quality basins, including the 25-year storm event, will be directed to a 4.0-acre wetland complex located on the property just to the west of the clubhouse.

### Water Quality Control and Bank Erosion 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, and the 2-year storm event release rate be limited to 0.05 cfs/acre. The proposed stormwater management design will collect and detain the first 0.5 inch of runoff in two new stormwater quality



basins. Overflow from the water quality basins will be directed to a 4.0-acre wetland complex located just to the west of the site. The proposed design is in accordance with the SWO.

### **Stormwater Runoff**

The applicant provided stormwater calculations to demonstrate the stormwater quality basins were sized to accommodate the first 0.5 inch of runoff from the new building, tent and patio. Larger flows will be directed to an existing 4.0-acre wetland complex located on the property. The site will not see an increase in rate of stormwater leaving the site.

### **Drainage Plan**

The applicant has submitted drawings, 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 from the existing detention basin and stormwater quality basins to ensure they operate as designed.

### **Utilities**

New public water and sanitary sewer utilities are not proposed for the site. The new building will connect to the existing water well and septic system. The Kent County Health Department will determine if the existing septic system has adequate capacity for the new connection.

### **Soil Erosion and Sedimentation Control**

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of disturbance and silt sacks in adjacent catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

### **Summary**

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain a SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions, please contact me at 616.464.3786 or [nrtorrey@ftch.com](mailto:nrtorrey@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "Nathan R. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE

jc2

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



**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*

**Quail Ridge Golf Course**

**Drainage Plan Checklist**

- OK (1) Location of the development site and water bodies that will receive storm water runoff  
*Stormwater runoff from the site discharges to either an existing detention basin, new stormwater quality basins, or a wetland complex located on the property.*
- 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 have been provided. Soil map information is not required.*
- OK (3) Development tributary area to each point of discharge from the development.  
*The applicant provided tributary areas for the increase in impervious area for the site.*
- OK (4) Calculations for the final peak discharge rates  
*The applicant provided calculations for the proposed stormwater quality basins.*
- OK (5) Calculations for any facility or structure size and configuration  
*The applicant provided calculations for the onsite drainage system.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The applicant provided plans showing all proposed storm water runoff facilities.*
- 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  
*Significant offsite flows were not identified by the applicant.*
- 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.*
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways  
*The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.*





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

*The applicant provided a plan and design details for construction of the onsite drainage 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.*

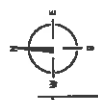
OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities

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 that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems



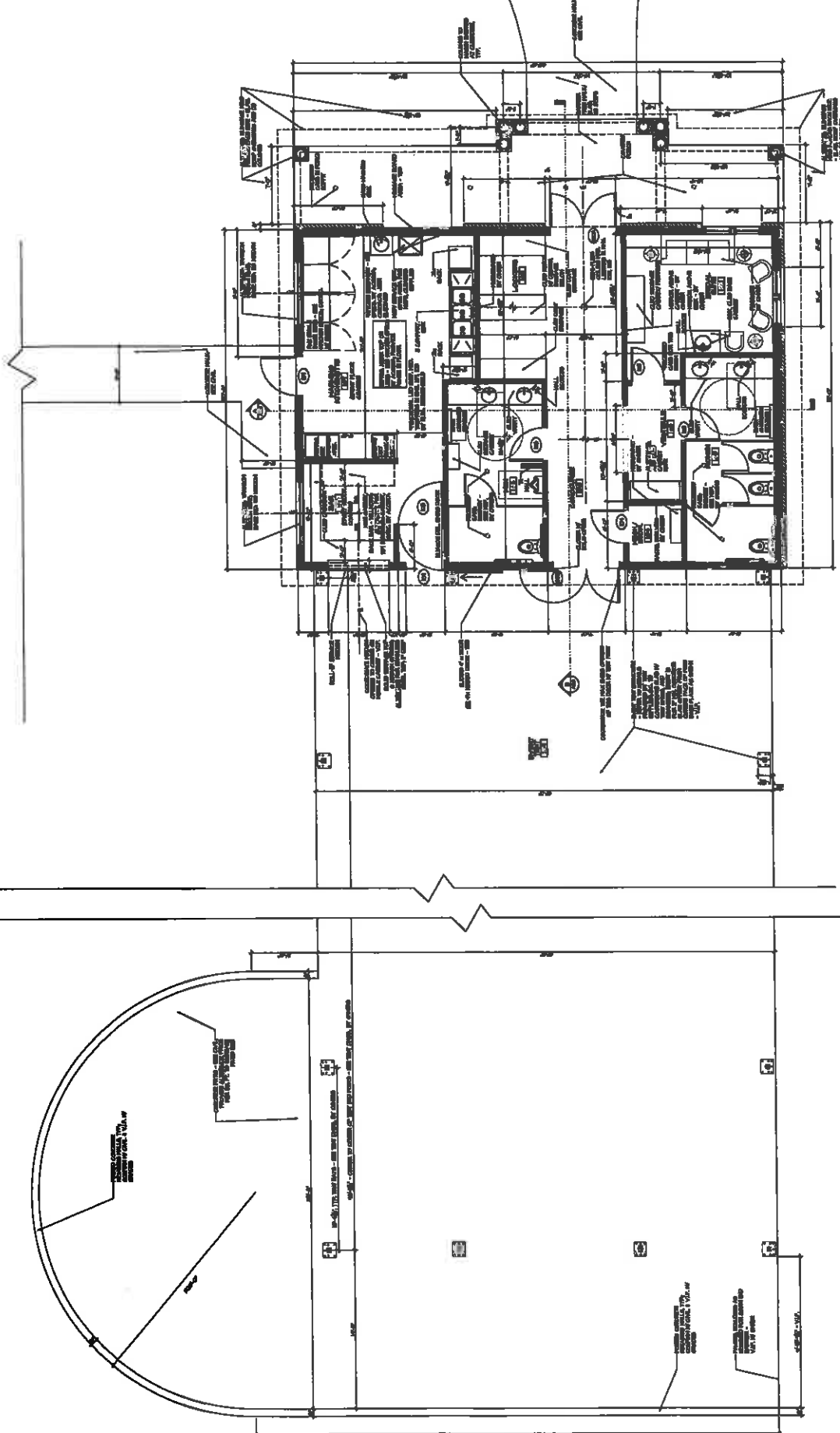


Scale: as noted  
Floor Plan

NO. 1	DATE	DESCRIPTION
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100	12/17/11	ISSUED FOR PERMIT

Sheet No. **A101**  
Project No. **124516**  
Client No.

VIA DESIGN INC.



**Main Level Floor Plan**  
Scale: 1/8" = 1'-0"  
12/17/11

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING (IMEP) CODE.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF BOILER AND PRESSURE VESSEL SAFETY (IBR).  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF CONSTRUCTION SAFETY (ICC).  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF ELECTRICAL SAFETY (IEC).  
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF PLUMBING SAFETY (IPC).  
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF MECHANICAL SAFETY (IMC).  
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF FIRE SAFETY (IFC).  
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF SAFETY (ICS).  
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF SAFETY (ICS).

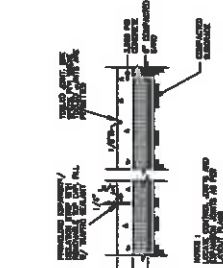




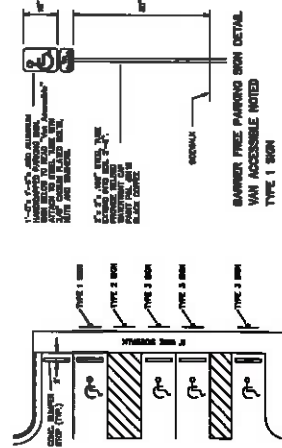
**GENERAL NOTES**

1. STONE WATER RUNOFF TO BE CONVEYED TO BELLEVUE VIA PROPOSED STORM SEWER.
2. PROPOSED MAINTAIN UNDER BELLEVUE, WEST, AND PAVED TO BE USED FOR OUTDOOR RECREATION AND CENTER.
3. MATERIALS SPECIFICATIONS:
  - A. ASPHALT: 57.5% MIN. - 1.5" MIN. - 1.5" MIN.
  - B. ASPHALT: 57.5% MIN. - 1.5" MIN. - 1.5" MIN.
  - C. ASPHALT: 57.5% MIN. - 1.5" MIN. - 1.5" MIN.
4. PROPOSED MAINTAIN UNDER BELLEVUE, WEST, AND PAVED TO BE USED FOR OUTDOOR RECREATION AND CENTER.
  - A. 18" RIGID SELF-CLEANING AT 4" SPACING/INCH
  - B. 18" RIGID SELF-CLEANING AT 4" SPACING/INCH
  - C. 18" RIGID SELF-CLEANING AT 4" SPACING/INCH
5. TOTAL REQUIRED:
  - 75 REQUIRED
  - 66 REQUIRED
  - 58 SPACERS
  - 486 SPACERS
  - (TO MAINTAIN PAVED)
6. NOTES - CONCRETE AND MAINTAIN TO EXISTING WALL.
7. CONCRETE AND MAINTAIN TO EXISTING WALL.

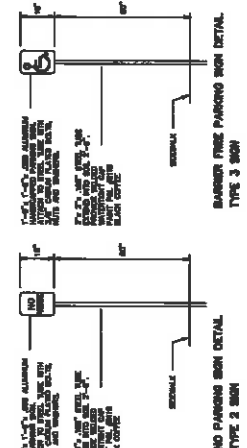
CONSTRUCTION SCHEDULE		DATE	
NO.	DESCRIPTION	DATE	DATE
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2	FINAL DESIGN	10/15/10	10/15/10
3	CONSTRUCTION	10/15/10	10/15/10
4	COMPLETION	10/15/10	10/15/10



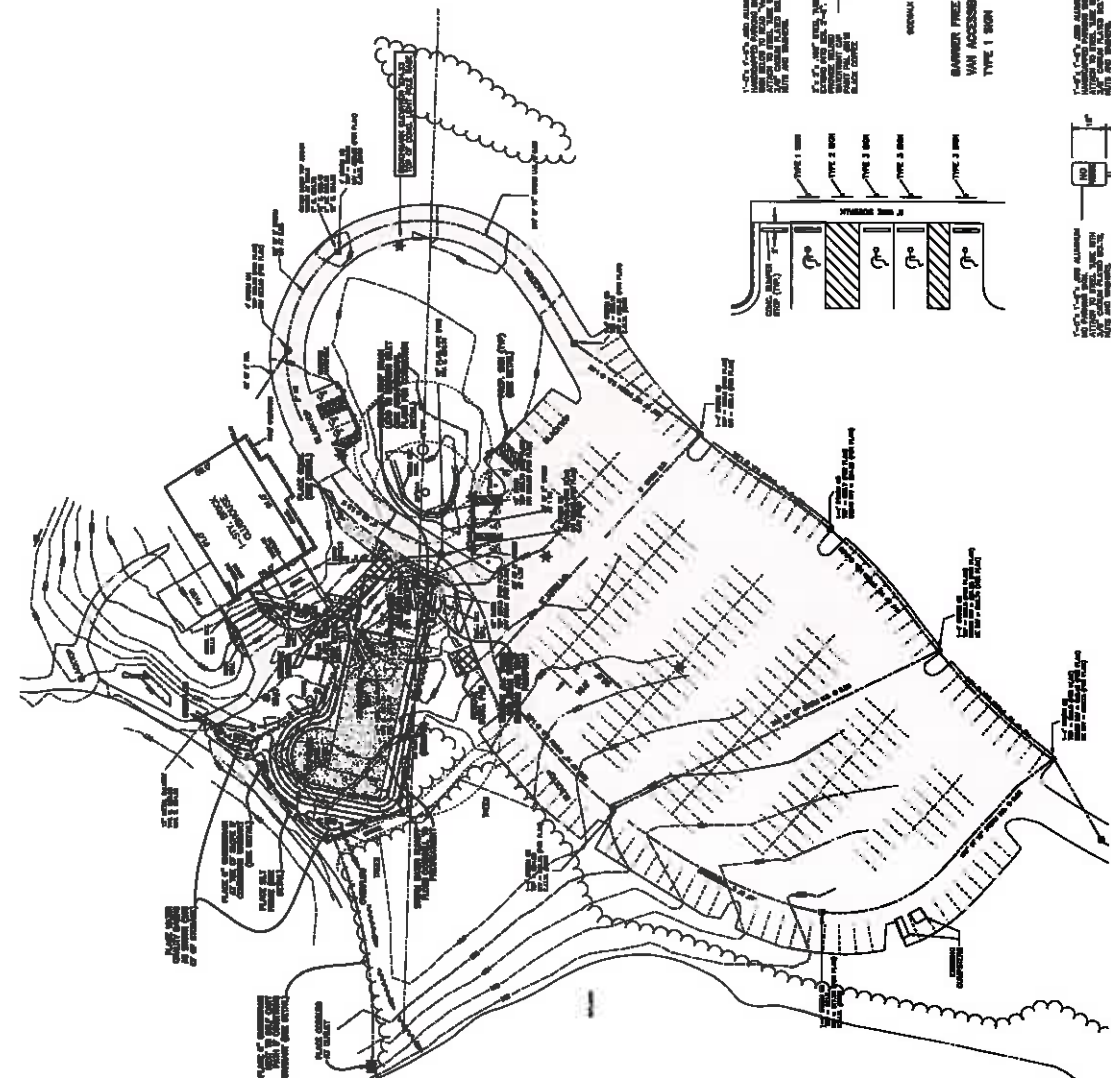
4" CONCRETE WALL/POST DETAIL  
SEE SHEET RECOMMENDATION



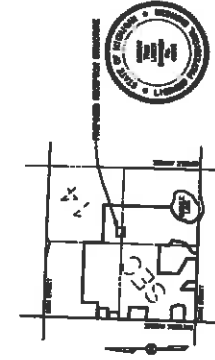
Barrier Free Parking Sign Detail  
VAN ACCESSIBLE NOTED  
TYPE 1 SIGN



Barrier Free Parking Sign Detail  
TYPE 2 SIGN



FOR SIGNAGE - REFER TO INTERNATIONAL SIGNAGE BY INTERNATIONAL SIGNAGE, INC.  
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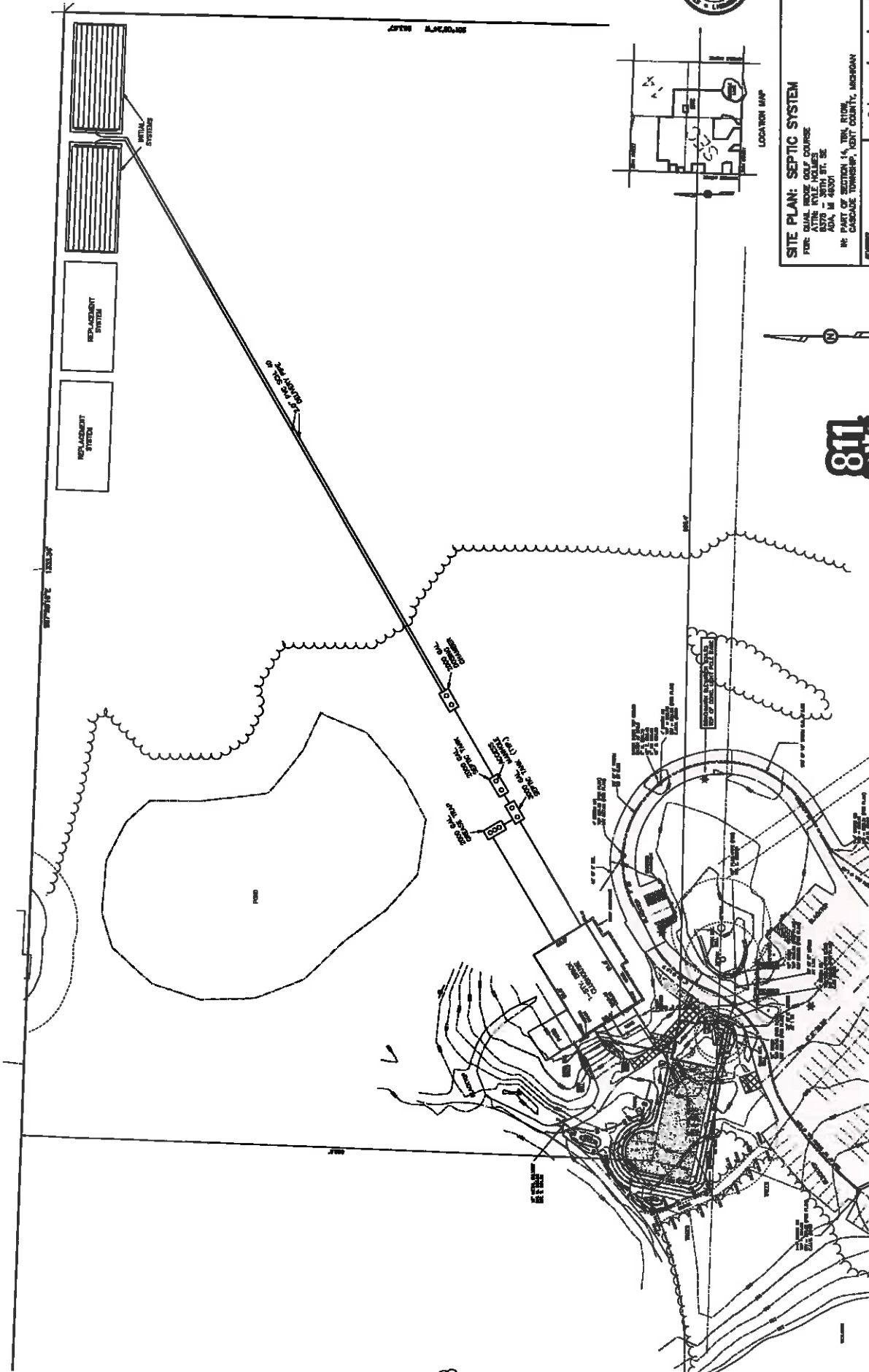
LOCATION MAP

**SITE PLAN: RECEPTION STRUCTURE**  
 FOR: QUAL ROSE GOLF COURSE  
 5370 - 30TH ST. SE  
 ADA, MI 48320  
 BY: PART OF SECTION 14, TOWN, RIVER, COUNTY, MICHIGAN  
 CADDISSE TOWNSHIP, TOWN, RIVER, COUNTY, MICHIGAN

**revel engineering, inc.**  
 10000 E. GRAND AVENUE, SUITE 100  
 GRAND RAPIDS, MI 49508  
 TEL: 616.771.1111  
 FAX: 616.771.1112  
 WWW: REVEL-ENGINEERING.COM

DATE: 10/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 40'





**SITE PLAN: SEPTIC SYSTEM**

FOR: CHIAI RIDGE GOLF COURSE  
 4375 N. WOLF HOLLOW  
 4375 N. 30TH ST. SE  
 4375 N. 30TH ST. SE  
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

<b>excel engineering, inc.</b>	
11180 E. HAWTHORNE AVE. SUITE 100 GRAND RAPIDS, MI 49508 (616) 941-1118	
DATE: 11/11/2011	PROJECT: 11180 E. HAWTHORNE AVE. SUITE 100
SCALE: 1" = 80'	PROJECT NO: 11180 E. HAWTHORNE AVE. SUITE 100
DATE: 11/11/2011	PROJECT: 11180 E. HAWTHORNE AVE. SUITE 100
SCALE: 1" = 80'	PROJECT NO: 11180 E. HAWTHORNE AVE. SUITE 100
DATE: 11/11/2011	PROJECT: 11180 E. HAWTHORNE AVE. SUITE 100
SCALE: 1" = 80'	PROJECT NO: 11180 E. HAWTHORNE AVE. SUITE 100
DATE: 11/11/2011	PROJECT: 11180 E. HAWTHORNE AVE. SUITE 100
SCALE: 1" = 80'	PROJECT NO: 11180 E. HAWTHORNE AVE. SUITE 100



1" contour interval  
 SCALE: 1" = 80'

**STAFF REPORT**

TO: Cascade Charter Township Planning Commission  
FROM: Steve Peterson, Community Development Director  
REPORT DATE: January 10, 2018  
MEETING DATE: January 15, 2018  
CASE: #17-3395/Remark Real Estate PUD rezoning

**GENERAL INFORMATION**

- A. **Applicant:** Restaurant Holdings LLC  
45 Ottawa Ave  
Suite 600  
Grand Rapids MI 49503
- B. **Status of Applicant:** Developer - purchaser
- C. **General Location:** NW corner of 28<sup>th</sup> st and Northern Industrial Dr.
- D. **Requested Action:** Rezone the property to a Planned Unit Development to allow two separate buildings.
- E. **Existing Zoning on Subject Parcels:** B2, General Business
- F. **Zoning on Adjoining Parcels:**  
N – B2  
S – PUD 76  
E – ES  
W – B2
- G. **Parcel Size:** Approximately 2.8 acres
- H. **Existing Land Use on Subject Parcel:** two restaurants in one building.
- I. **Adjacent Area Land Uses:**  
North - commercial  
East - McDonalds  
South - Waterfall Shoppes  
West - Auto parts store



**STAFF ANALYSIS**

- A. The applicant is requesting Preliminary Plan Approval in order to develop the site into two separate restaurants.
- B. This case was tabled at the December 18, 2017 meeting. I have put a chart of the items that needed to be addressed and their response.

Item	Applicant response	Staff comment
Signage plan	Plan revised to comply with Twp regulations for size and height.  Wendys is allowed 125 sq ft and IHOP is allowed 56 sq ft.  Wendy's is asking for 90.5. IHOP 90.5 sq ft.	They are not exceeding the total amount allowed.
Lighting plan	Plans revised to meet our requirements	met
Sidewalk on Northern Dr	Sidewalk have been added	
SAD agreement	They have agreed to participate in SAD agreement.	Our attorney will need to review their requested conditions of agreement.  Should not be misunderstood that the agreement will cover both properties in the PUD
New curb cut on Northern dr	Remain as is	Not preferred

With the inclusion of the agreement to participate in the SAD for the road and the corrections on the site plan for the other items. The only outstanding item is the location of the new drive on Northern drive, the ability to re-distribute some of the allowed pylon signage and parcel size.

**A. Standards**

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

Standard	Staff Comment
Granting of the Planned Unit	The inclusion of the SAD agreement

<p>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.</p>	<p>would be a benefit to the users and community of the improvements come to fruition.</p>
<p>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</p>	<p>The type and density of the proposed uses are no issue.</p>
<p>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</p>	<p>The development of Northern Dr as a public street is a goal of the Township. The applicant is now willing to participate.</p>
<p>In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties</p>	<p>The proposed development should not result in a negative economic impact to the surrounding properties. Staff is a bit concerned for the new curb cut but the willingness to participate in the SAD would outweigh that concern and ultimately have a positive impact on the surrounding properties.</p>
<p>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</p>	<p>Met</p>
<p>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</p>	<p>met</p>

**Staff Recommendation**

Staff recommends the plan be approved with the condition that our township attorney will need to review their requested conditions of agreement to the SAD. If approved, we will put together the P.U.D. ordinance with the applicant for your review so you can make a recommendation to the Township Board.

Attachments:      Application  
                              Site plan

**RESTAURANT HOLDINGS, LLC**

**45 Ottawa Ave SW**

**Suite #600**

**Grand Rapids, MI 49503**

**January 4, 2018**

**To the Cascade Township Planning Commission:**

**Restaurant Holdings LLC ("Applicant") is willing to participate in a special assessment district associated with the dedication of Northern Drive SE and Starr Street SE to the public provided that:**

- (1) the costs shall be reasonable and allocated equitably, and**
- (2) the costs shall not include the cost to acquire any real property.**

**Sincerely,**



**Doug Poland**

**Director of Real Estate**

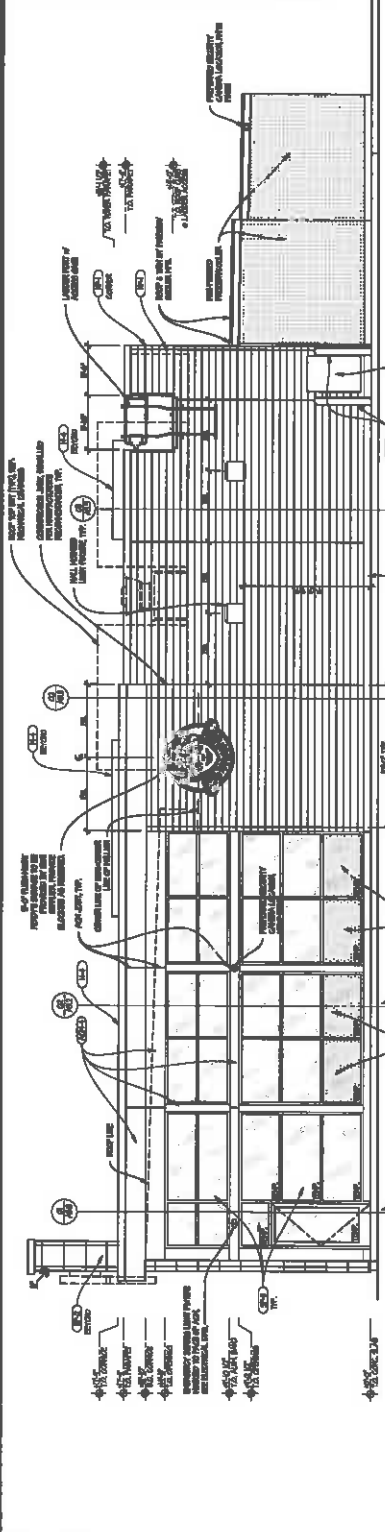
**Meritage Hospitality Group, Inc.**

**EXTERIOR FINISHES LEGEND**

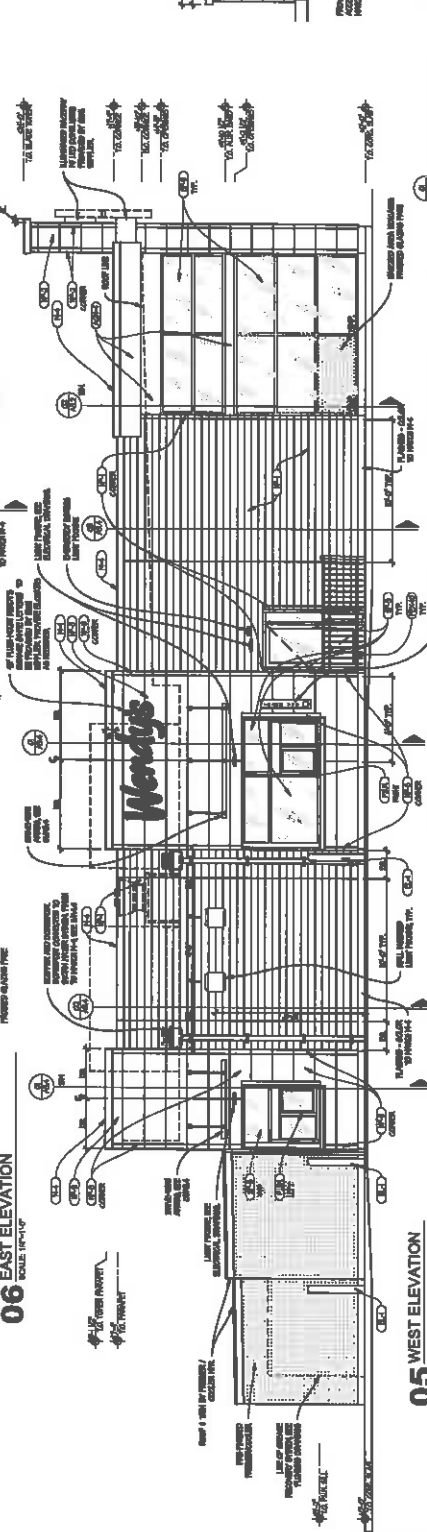
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**SIGNAGE CALCULS.**

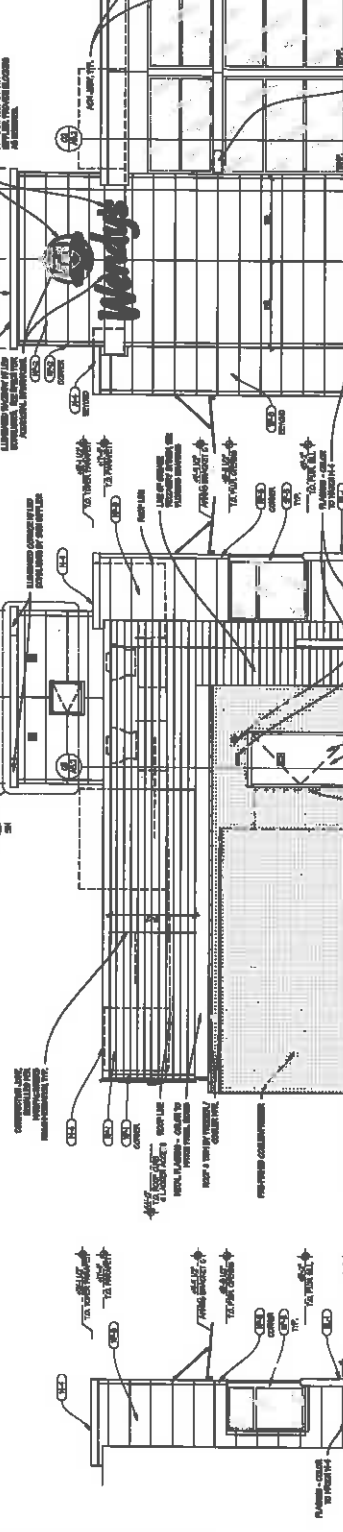
BASE (6x60)	210 SF
POST (4x60)	240 SF
POST (4x60) (2x4)	480 SF
TOTAL	930 SF



**06 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



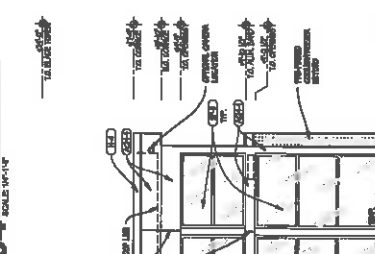
**05 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



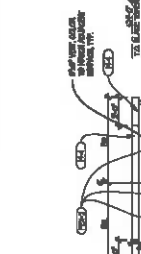
**02 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**03 NORTH DRIVE THRU ELEVATION**  
SCALE: 1/8"=1'-0"



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



**04 BLADE WALL DETAIL**  
SCALE: 3/4"=1'-0"

**Wendy's**  
STORE #1218  
5309 28TH STREET  
GRAND RAPIDS, MI 49512

PROJECT NO.	1218
DATE	11/18/11
DESIGNER	WALLING-GONZALEZ ARCHITECTS, LLC
CONTRACTOR	WENDY'S
SCALE	AS SHOWN

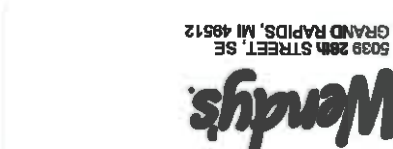
**Walling-Gonzalez Architects, LLC**  
11111 Grand Rapids Road  
Grand Rapids, MI 49512  
Tel: 616-451-1111  
Fax: 616-451-1112  
www.wgarchitects.com

**Wendy's**  
11111 Grand Rapids Road  
Grand Rapids, MI 49512  
Tel: 616-451-1111  
Fax: 616-451-1112  
www.wendys.com

**EXTERIOR ELEVATIONS**  
**A2.1**



SITE NUMBER: 11119  
 NAME: WENDY'S  
 ADDRESS: 28th Street, Grand Rapids, MI 49512  
 PROJECT TYPE: RESTAURANT  
 CLIENT: WENDY'S INTERNATIONAL, INC.  
 ARCHITECT: PARADIGM DESIGN, INC.  
 DATE: 08/14/11



CIVIL LAYOUT PLAN  
 SCALE: AS SHOWN  
 DATE: 08/14/11

**C2.1**

**GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS AND THE STATE OF MICHIGAN.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS AND THE STATE OF MICHIGAN.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS AND THE STATE OF MICHIGAN.

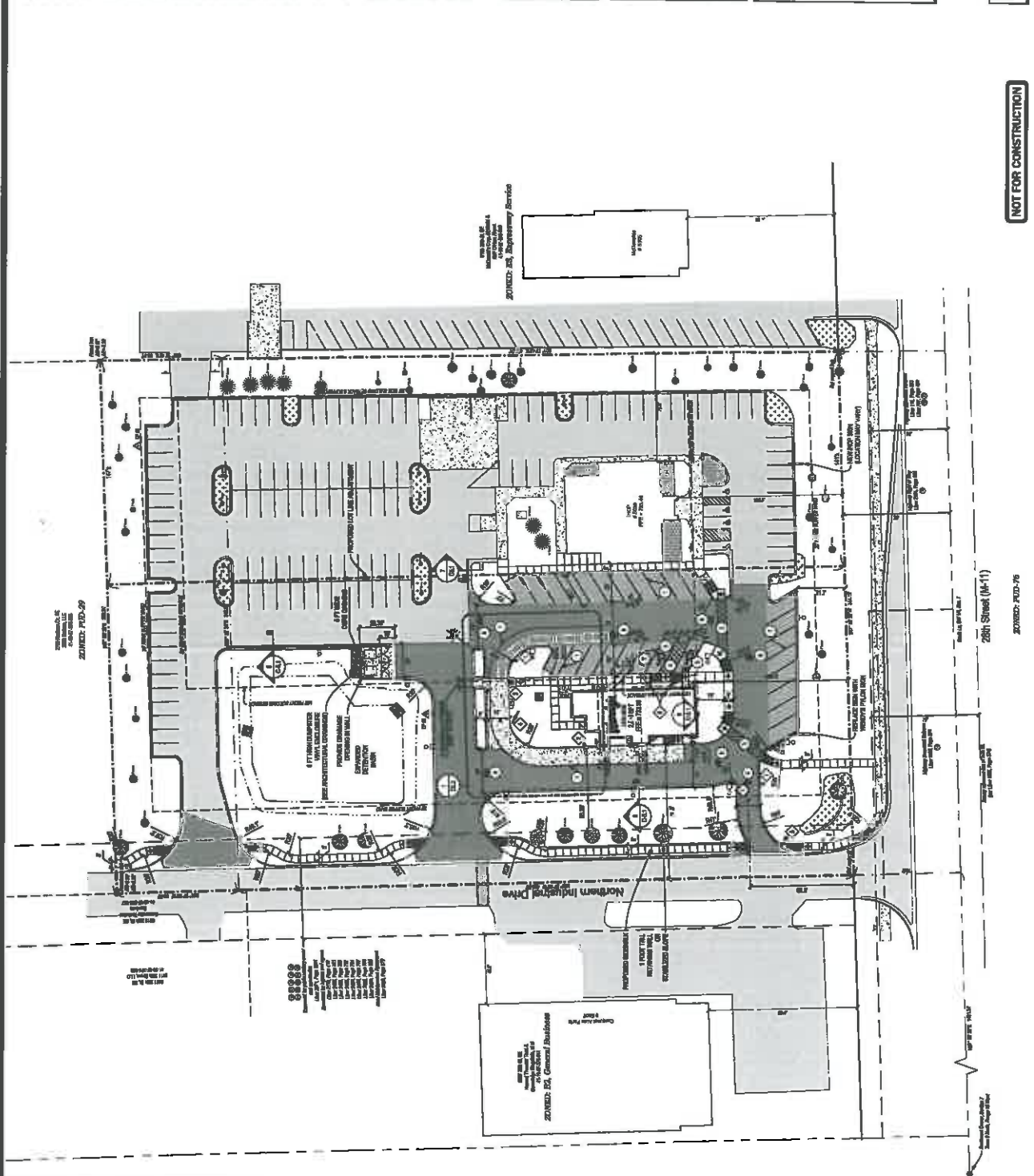
**DEVELOPMENT SCHEDULE:**  
 1. PRELIMINARY DESIGN  
 2. PERMITTING  
 3. GROUNDWORK  
 4. FOUNDATION  
 5. FRAMING  
 6. MECHANICAL, ELECTRICAL, PLUMBING (MEP)  
 7. INTERIORS  
 8. EXTERIORS  
 9. FINISHES  
 10. OCCUPANCY

**PROPOSED LEGEND:**  
 1. EXISTING PAVEMENT  
 2. EXISTING ASPHALT DRIVE  
 3. EXISTING CONCRETE DRIVE  
 4. EXISTING SIDEWALK  
 5. EXISTING CURB  
 6. EXISTING LANDSCAPE  
 7. EXISTING UTILITIES  
 8. EXISTING STRUCTURES  
 9. EXISTING TREES  
 10. EXISTING LIGHT FIXTURES

**PROPOSED LEGEND:**  
 1. PROPOSED ASPHALT DRIVE  
 2. PROPOSED CONCRETE DRIVE  
 3. PROPOSED SIDEWALK  
 4. PROPOSED CURB  
 5. PROPOSED LANDSCAPE  
 6. PROPOSED UTILITIES  
 7. PROPOSED STRUCTURES  
 8. PROPOSED TREES  
 9. PROPOSED LIGHT FIXTURES

**PROPOSED LEGEND:**  
 1. PROPOSED ASPHALT DRIVE  
 2. PROPOSED CONCRETE DRIVE  
 3. PROPOSED SIDEWALK  
 4. PROPOSED CURB  
 5. PROPOSED LANDSCAPE  
 6. PROPOSED UTILITIES  
 7. PROPOSED STRUCTURES  
 8. PROPOSED TREES  
 9. PROPOSED LIGHT FIXTURES

**NOT FOR CONSTRUCTION**







**GENERAL NOTES AND DEMONSTRATION CONTROL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

**UNIFIED KEYING SYSTEM**

**SOIL EROSION AND SEDIMENTATION CONTROL MEASURES**

7. SLOPE PROTECTION

13. SLOPE PROTECTION

15. SLOPE PROTECTION

16. SLOPE PROTECTION

35. SLOPE PROTECTION

64. SLOPE PROTECTION

65. SLOPE PROTECTION

**CONSTRUCTION SEQUENCE**

NO.	DESCRIPTION	DATE
1	PREPARE CONSTRUCTION SCHEDULE	
2	INSTALL EROSION CONTROL MEASURES	
3	INSTALL SEDIMENTATION CONTROL MEASURES	
4	INSTALL TEMPORARY EROSION CONTROL MEASURES	
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16	INSTALL PERMANENT SEDIMENTATION CONTROL MEASURES	

**PROPOSED LEGEND**

1. EROSION CONTROL MEASURES

2. SEDIMENTATION CONTROL MEASURES

3. TEMPORARY EROSION CONTROL MEASURES

4. PERMANENT EROSION CONTROL MEASURES

5. PERMANENT SEDIMENTATION CONTROL MEASURES

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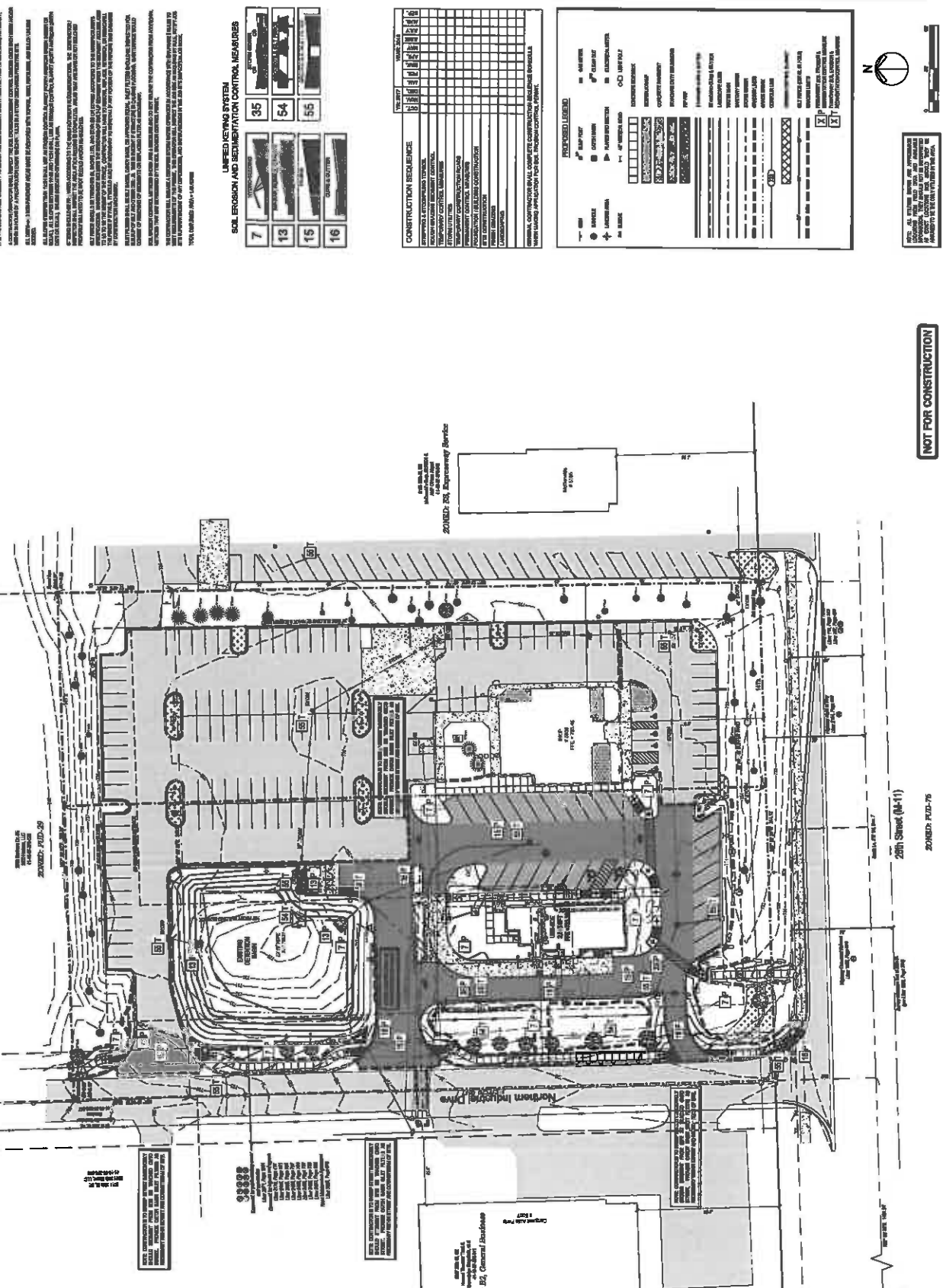
98. SLOPE PROTECTION

99. SLOPE PROTECTION

100. SLOPE PROTECTION

**GENERAL CONTRACTOR SHALL COMPLETE CONSTRUCTION SEQUENCE DETAILED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.**

**NOT FOR CONSTRUCTION**



**Wendy's**  
5038 28th Street, SE  
Grand Rapids, MI 49512

**paradigm design inc.**  
380 S Main Street, SE  
Grand Rapids, MI 49506  
Phone: (616) 736-6000  
Fax: (616) 736-6007  
www.paradigm-design.com

**ARCHITECTS**  
380 S Main Street, SE  
Grand Rapids, MI 49506  
Phone: (616) 736-6000  
Fax: (616) 736-6007  
www.paradigm-design.com

**ENGINEERS**  
380 S Main Street, SE  
Grand Rapids, MI 49506  
Phone: (616) 736-6000  
Fax: (616) 736-6007  
www.paradigm-design.com

**CITY**  
DATE: 10/15/10  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
PROJECT NO.: 10-001  
SHEET NO.: 10-001-01  
SHEET TITLE: CIVIL SITE PLAN  
SCALE: AS SHOWN  
PROJECT LOCATION: 5038 28th Street, SE, Grand Rapids, MI 49512  
CLIENT: Wendy's

**C4.2**

**CIVIL SITE PLAN**

**11118**

DATE REVISION: \_\_\_\_\_

NAME NUMBER: \_\_\_\_\_

PROJECT TYPE: \_\_\_\_\_

CLIENT: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

PROJECT TITLE: \_\_\_\_\_

PROJECT DATE: \_\_\_\_\_

PROJECT STATUS: \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_

PROJECT CONTACT: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

PROJECT PHONE: \_\_\_\_\_

PROJECT FAX: \_\_\_\_\_

PROJECT EMAIL: \_\_\_\_\_

PROJECT WEBSITE: \_\_\_\_\_

PROJECT LOGO: \_\_\_\_\_

**paradigm design inc.**

10000 Grand Rapids, MI 49508

Phone: 616-961-1118

Fax: 616-961-1119

www.paradigm-design.com

**Wendys**

5030 28th STREET, SE

GRAND RAPIDS, MI 49512

Phone: 616-961-1118

Fax: 616-961-1119

www.wendys.com

**CIVIL DETAILS**

SCALE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

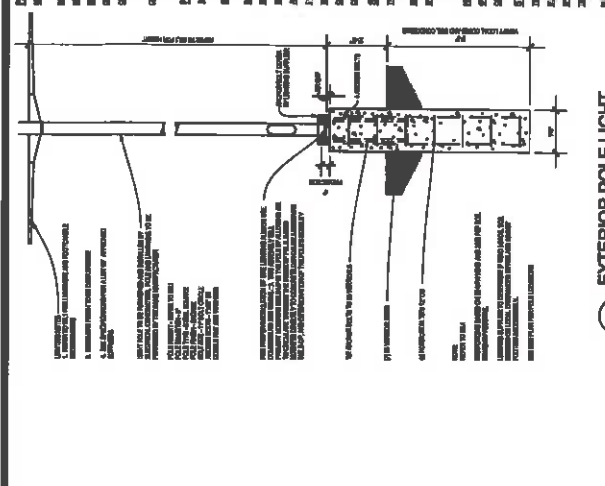
DESIGNER: \_\_\_\_\_

CHECKER: \_\_\_\_\_

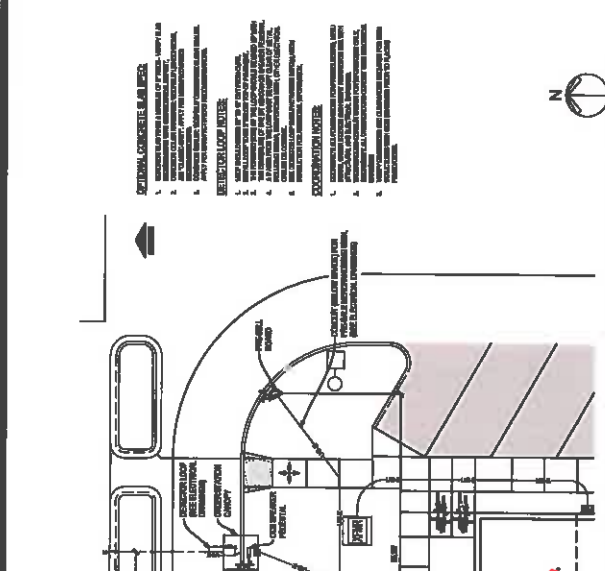
APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

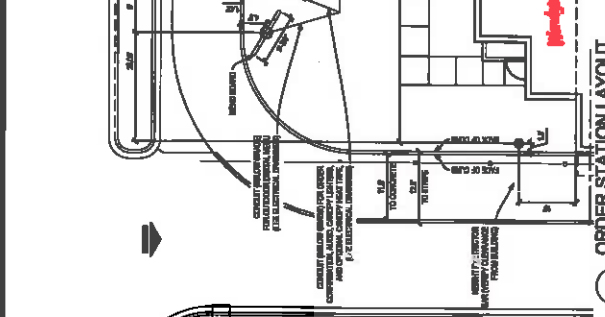
# C5.2



**1 ORDER STATION LAYOUT**  
SCALE: 1/4" = 1'-0"



**2 EXTERIOR POLE LIGHT**  
NOT TO SCALE



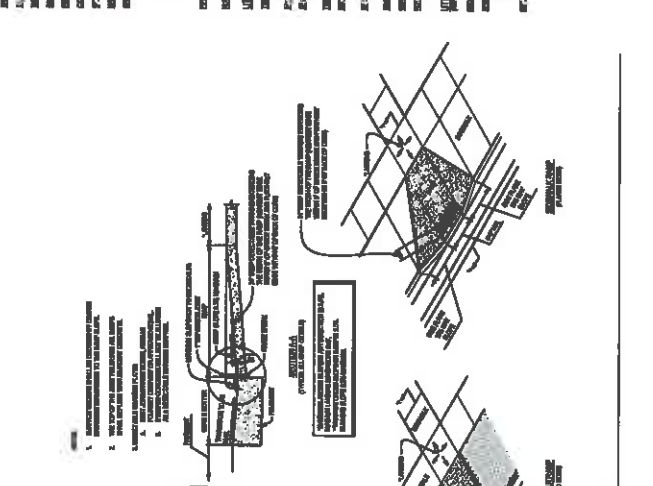
**3 PICK-UP WINDOW**  
NOT TO SCALE



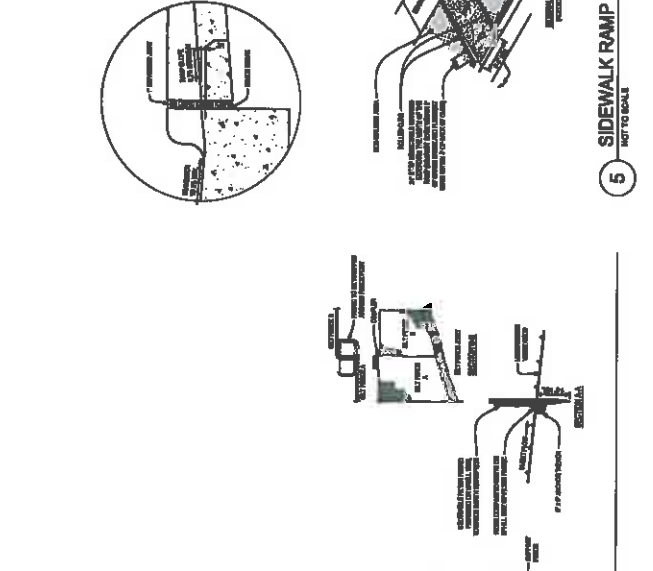
**4 PAVEMENT MARKER**  
NOT TO SCALE



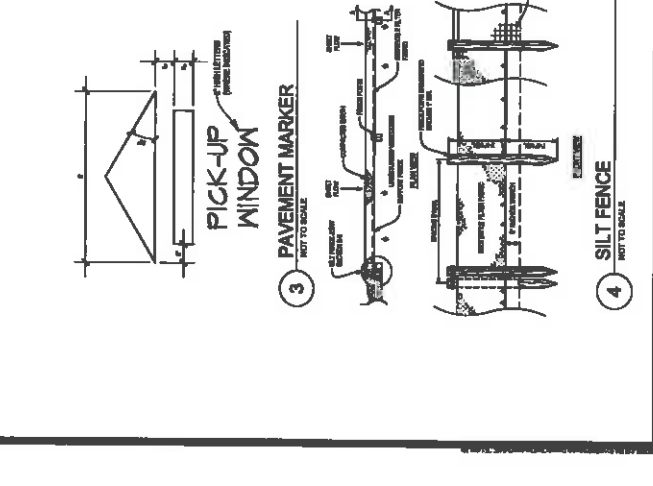
**5 SILT FENCE**  
NOT TO SCALE



**6 SIDEWALK RAMP**  
NOT TO SCALE



**7 EXTERIOR POLE LIGHT**  
NOT TO SCALE



**8 SIDEWALK RAMP**  
NOT TO SCALE



**9 SILT FENCE**  
NOT TO SCALE

**paradigm design inc**  
 10000 14th Ave NW, Suite 100  
 Grand Rapids, MI 49506  
 Phone: (616) 798-0000  
 Fax: (616) 798-0001  
 Email: info@paradigm-design.com

**PROJECT NAME:** GRAND RAPIDS, MI 49512  
**PROJECT NO.:** 2011 001  
**DATE:** 2011 08 10

**Wendy's**  
 5030 28th STREET, SE  
 GRAND RAPIDS, MI 49512

**PROJECT NO.:** 2011 001  
**DATE:** 2011 08 10

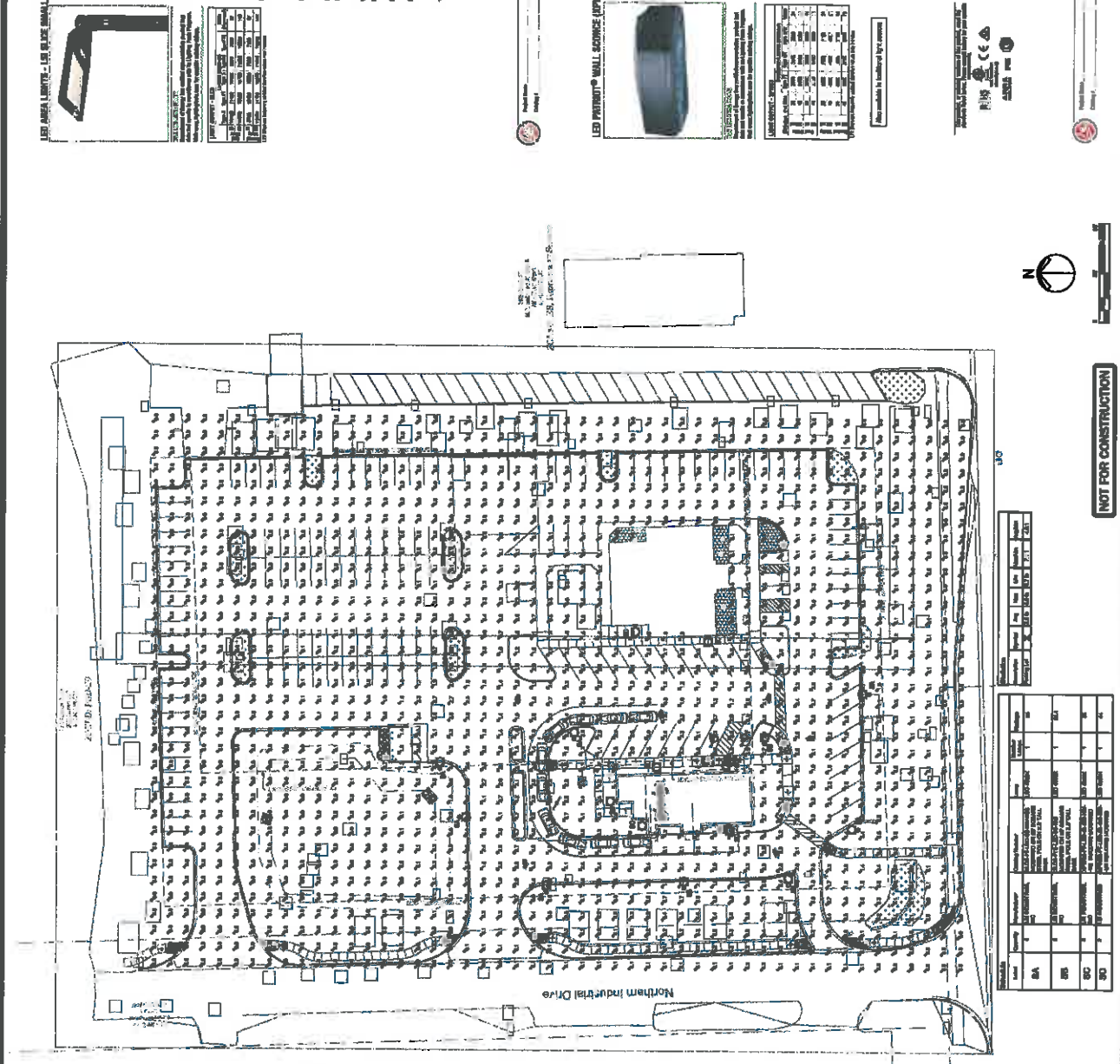
**ES.1**  
 LIGHTING CALCULATIONS

**LED JENSEN LIBERTY - 1.8W BLUE BEAM**  
 The LED Jensen Liberty 1.8W Blue Beam is a high-quality, energy-efficient lighting fixture designed for commercial and industrial applications. It features a compact, rectangular design with a wide beam spread, providing uniform illumination over a large area. The fixture is constructed from durable materials and is designed to withstand harsh environments. It is available in various mounting options, including recessed, surface, and pendant. The fixture is dimmable and compatible with most standard dimmers. The LED Jensen Liberty 1.8W Blue Beam is a reliable and long-lasting lighting solution for a wide range of applications.

Item	Part Number	Description	Quantity
1.8W LED	1.8W LED	1.8W LED	1
2.0W LED	2.0W LED	2.0W LED	1
3.0W LED	3.0W LED	3.0W LED	1
4.0W LED	4.0W LED	4.0W LED	1
5.0W LED	5.0W LED	5.0W LED	1
6.0W LED	6.0W LED	6.0W LED	1
7.0W LED	7.0W LED	7.0W LED	1
8.0W LED	8.0W LED	8.0W LED	1
9.0W LED	9.0W LED	9.0W LED	1
10.0W LED	10.0W LED	10.0W LED	1

**LED FREEMOUNT WALL MOUNTED (UPDOWN)**  
 The LED Freemount Wall Mounted (Up/Down) is a versatile lighting fixture designed for wall mounting. It features a sleek, modern design with a wide beam spread, providing uniform illumination over a large area. The fixture is constructed from durable materials and is designed to withstand harsh environments. It is available in various mounting options, including recessed, surface, and pendant. The fixture is dimmable and compatible with most standard dimmers. The LED Freemount Wall Mounted (Up/Down) is a reliable and long-lasting lighting solution for a wide range of applications.

Item	Part Number	Description	Quantity
1.8W LED	1.8W LED	1.8W LED	1
2.0W LED	2.0W LED	2.0W LED	1
3.0W LED	3.0W LED	3.0W LED	1
4.0W LED	4.0W LED	4.0W LED	1
5.0W LED	5.0W LED	5.0W LED	1
6.0W LED	6.0W LED	6.0W LED	1
7.0W LED	7.0W LED	7.0W LED	1
8.0W LED	8.0W LED	8.0W LED	1
9.0W LED	9.0W LED	9.0W LED	1
10.0W LED	10.0W LED	10.0W LED	1



Room	Area (sq ft)	Height (ft)	Volume (cu ft)	Notes
BA	100	10	1000	1.8W LED
BB	200	10	2000	2.0W LED
BC	300	10	3000	3.0W LED
BD	400	10	4000	4.0W LED

Room	Area (sq ft)	Height (ft)	Volume (cu ft)	Notes
BA	100	10	1000	1.8W LED
BB	200	10	2000	2.0W LED
BC	300	10	3000	3.0W LED
BD	400	10	4000	4.0W LED

**NOT FOR CONSTRUCTION**



