

AGENDA
Cascade Charter Township Planning Commission
Monday, October 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. Approve the Minutes of the October 1, 2018 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 18:3486 Thomas DeMeester
Public Hearing
Property Address: 9478 Grand River Dr.
Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. Case #18:3492 Copper Rock Construction
Property Address: 5500 Executive Parkway
Requested Action: The Applicant is requesting Site Plan Review for a new 55,000 sq ft distribution facility building.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

Meeting Format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, October 1, 2018
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the September 17, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of September 17, 2018 as written with changes. Supported by Member Rissi. Motion carried 8 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18:3489 Doug DeHaan- The Lanterns
Property Address: 3217 Thornapple River Dr.**

Requested Action: The Applicant is requesting Basic Plan Review to rezone approximately 12 acres to PUD to allow for 21 Condominium units.

Director Peterson stated that the Applicant is requesting Basic Plan Review and the purpose of tonight's meeting is to introduce the project and gather information needed for a public hearing. The project is for a new subdivision on the west side of Thornapple River drive at the intersection of Thornhills and Thornapple River Dr across from the church and is zoned R2 residential, master planned the same, the suburban residential category. To the North and West of the property is the multi family Centennial Park neighborhood and to the South is the Glenstone single family detached development. They are proposing 21 condominium style units with no traditional lot lines with 50% common open space area, with a 10,000 sq ft lot size to calculate the 21 units. It is being proposed to rezone to PUD to decrease the front setbacks which would allow them to increase the setbacks along the perimeter.

There is a similar project on Spaulding near Watermark golf course.

The project would have city water and sewer so the City of Grand Rapids would have to approve the plans. They will also need approval from the Kent Co Road Commission to connect off of Thornapple River Dr. The street itself will be a private one way street reviewed by the township engineers and will meet the township width requirements. Director Peterson would like to see a plan on how they will regulate the one way street. They will need to provide our engineers plans for meeting the stormwater ordinance. There will be no sidewalks but will have a pathway connecting to the pathway system. Streetlights and trees will be in line with the subdivision ordinance. Existing trees will be saved if possible.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Don DeGroot came forward on behalf of the applicant Mr. Doug DeHaan. He explained that the two existing homes on the property will be removed and power lines moved. The property is fairly wooded and plans are to keep as many trees as possible. Existing water main on Thornapple River Dr is in place. Underground power, gas and communications will be provided. The soil is sandy. As far as the one way drive the plan will be 18 ft wide. The final curb cuts will be determined through working with the road commission.

Member Rissi asked if the property will be gated and the question will be given to Mr DeHaan. There was discussion on where the stormwater runoff will go and was told it will go across Thornhills and eventually to the Thornapple River.

Member Pennington asked what the front setback would be and was told it would be 28 ft from the pavement.

Member Krieter asked if each unit will have a garage and was told yes, with some being a 3 stall. The units will be approximately 2000 sq ft in size. Elevation grades will be determined due to topography with walkouts or daylights if possible.

The next steps on this will be a Zoning PUD public hearing and then before the township board for final approval.

ARTICLE 7. Any other business

Director Peterson reminded the board and the public to take part in the Master Plan Survey that is on the township website, and to check out the Community Design Event held at Cascade Christian Church on October 16.

Member Rissi would like more information on the 18 ft wide road and if that is enough.

ARTICLE 8. Adjournment

**Motion was made by Member Rissi to adjourn. Supported by Member Pennington.
Motion carried 8 to 0. The meeting was adjourned at 7:50 p.m.**

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #18-3486
REPORT DATE: October 8, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: October 15, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Thomas DeMeester
5915 Lookout Ridge Apt 203
Grand Rapids MI 49546

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: Between.

PARCEL SIZE: Approximately 23 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 42' x 48' accessory building with a 6' x 42' and 14' x 48 cover porch (3,1,36 sq ft). The building will be about 21 feet tall as measured to the midpoint. This requires a minimum of a 60 foot setback from the side and 60 feet

to the rear property lines. The applicant complies with the setback requirements.

2. They have indicated that they want the building for
3. They are developing the property into three homes sites. So, while the property is currently 23 acres. It will only be 12 after the splits are done. As such three accessory buildings would be permitted.
4. Although the size sounds large the building does include two covered porch areas that accounts for about 1,000 sq ft.
5. A review of past accessory building in the ARC zone on lots of similar size shows that this building is Normal size.
6. The applicant will be in front of the ZBA for a variance to construct the accessory building at the same time as the home. the zba held the meeting and decided
7. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
8. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage, rec. area, woodshop/art studio
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be wood siding and metal roofing
The size of the building in relation to the house, lot and zoning district.	The property will be about 12 acres after the splits are done. The new home will be about 3,300 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. This size is consistent with others of similar size.

The topography and vegetation in the area.	wooded
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoin property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION/

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Thomas DeMeester

Address: 5915 Lookout Ridge, Apt 203

City & Zip Code Grand Rapids, MI 49546

Telephone: (616) 706-6968

Email Address: tdemeester@greenleaftrust.com

OWNER: * (If different from Applicant)

Name: Same as applicant

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:**

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 12-400-043

ADDRESS OF PROPERTY: 9478 Grand River Dr SE

PRESENT USE OF THE PROPERTY: Vacant (Three (3) Single Family Residential Lots Proposed)

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/>
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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.)

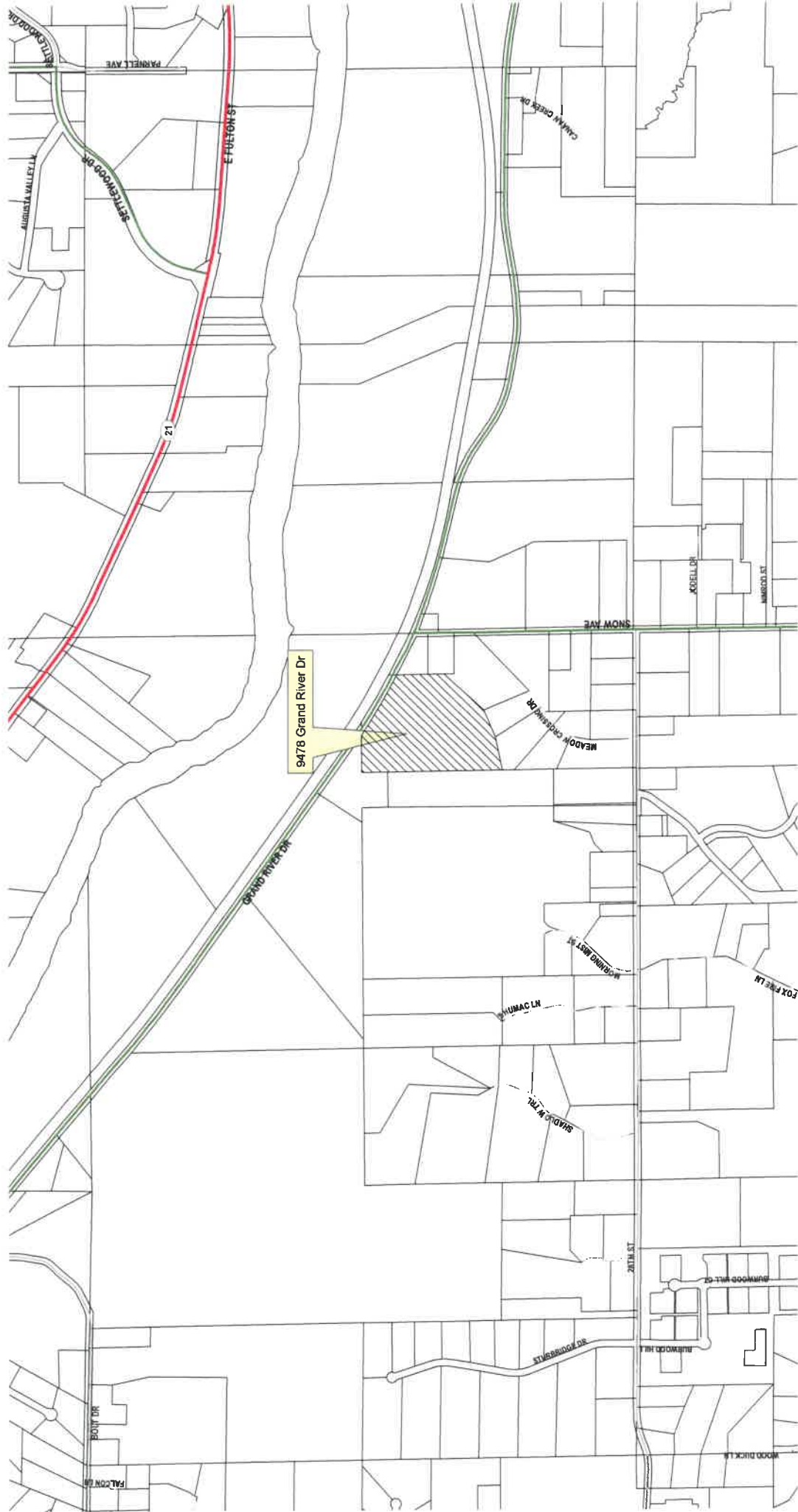
Owner – Print or Type Name
(*If different from Applicant)

THOMAS A DEMEESTER
Applicant – Print or Type Name

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

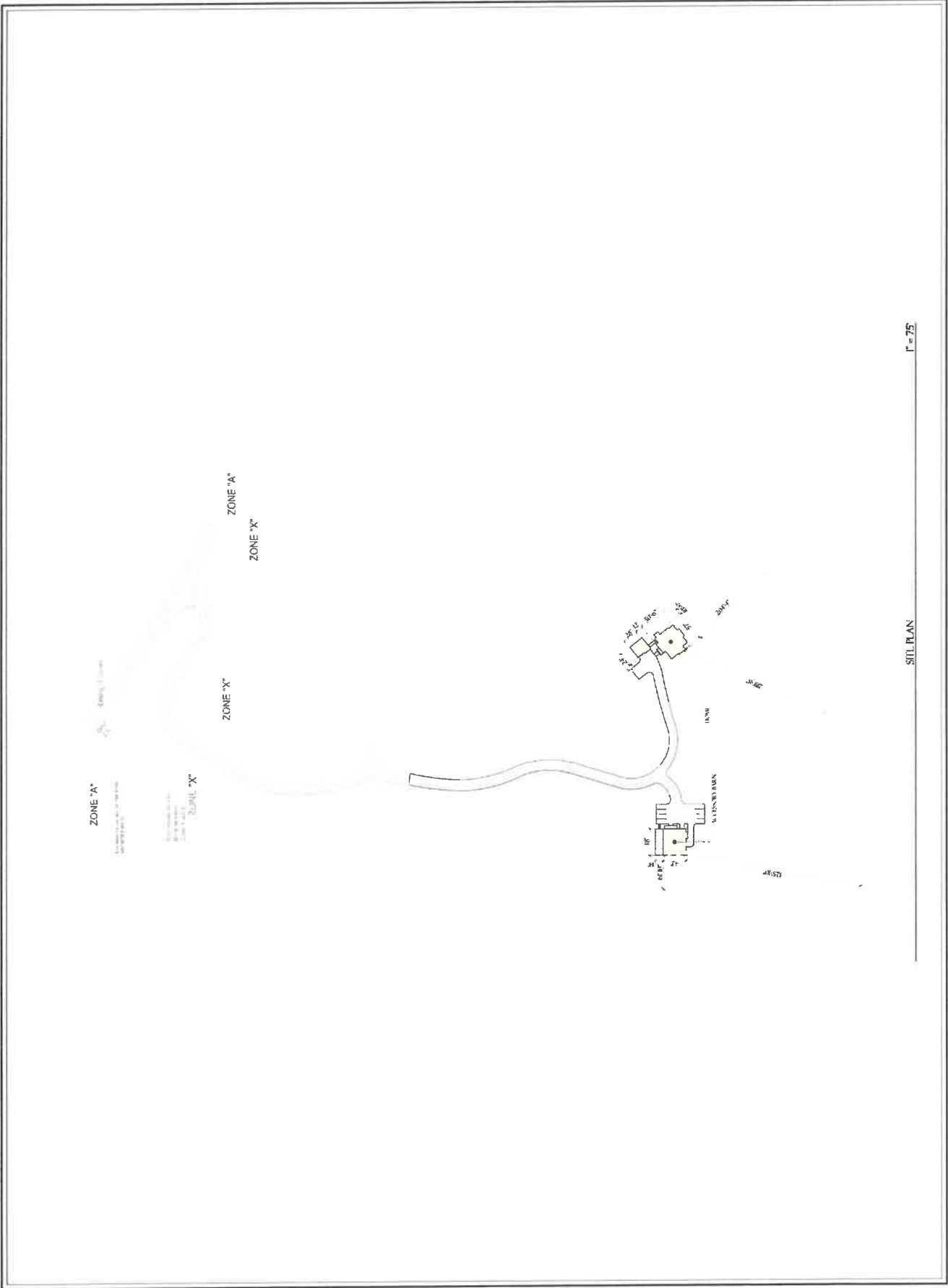
 8/22/2018
Applicant’s Signature & Date

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



NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY	CHK



SITE PLAN

1" = 75'

STAFF REPORT: Case # 18-3492
REPORT DATE: October 8, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: October 15, 2018
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Copper Rock Const
601 5th st NW Suite 300
Grand Rapids MI 49504

STATUS
OF APPLICANT: contractor for owner.

REQUESTED ACTION: Site Plan Review for a new 55,000 sq.ft distribution facility building.

EXISTING ZONING OF
SUBJECT PARCEL: PUD 50

GENERAL LOCATION: East side of Executive parkway just NE of Corporate Exchange Blvd.

PARCEL SIZE: 6.6 Acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: Industrial

ZONING ON ADJOINING
PARCELS: Meadowbrooke PUD

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a new 55,000 Sq ft industrial building. The site plan was reviewed under the criteria of the Meadowbrooke PUD and Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. The building complies with all of the required height, area and setback regulations of the Meadowbrooke PUD.
3. The KCRC has already approved the access to the site.
4. The site plan has been reviewed and approved by the Fire Department.
5. The site plan has been reviewed and approved by the Township Engineer. Drainage from the site is being accommodated by the regional detention system which is under the jurisdiction of the KCDC. This has already been approved by the KCDC.
6. The Gerald R Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.
7. The project has also received approval from the Meadowbrooke Association.

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 55,000 sq. ft. under the following conditions:

- a. Record the storm water maintenance agreement

Attachments: Application
 Site Plan
 Meadowbrooke Association approval letter



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Copper Rock Construction / Jacob Pleune
 Address: 601 5th St NW. Suite 300
 City & Zip Code: Grand Rapids, MI 49504
 Telephone: 616.558.2945
 Email Address: jacobp@copperrockconstruction.com

OWNER: * (If different from Applicant)
 Name: Wayne Schuurman
 Address: 3427 Kraft Ave SE
 City & Zip Code: Grand Rapids, MI 49512
 Telephone: 616.885.9816
 Email Address: wschuurman@audioadvisor.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:**
Construction of 55,000 square foot distribution facility and associated site elements

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

LEGAL DESCRIPTION OF PROPERTY:**

Lot 15, Meadowbrooke Business Park

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 31-200-055

ADDRESS OF PROPERTY: 5500 Executive Parkway, SE

PRESENT USE OF THE PROPERTY: Vacant

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.)

Wayne Schuurman

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

[Signature] 9/13/18
Owner's Signature & Date
(*If different from Applicant)

Jacob Pleune

Applicant – Print or Type Name

[Signature] 9/13/18
Applicant's Signature & Date

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



October 10, 2018
Project No. 170168

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

Re: Audio Advisor
Site Plan Review

Dear Steve:

We have reviewed the site plan for Audio Advisor, located at 5500 Executive Parkway, prepared by Paradigm Design. The current site plan and the basis of this review are dated September 12, 2018. The proposed project is a 54,658 square-foot commercial building, parking lot, new drive entrance, storm sewer improvements, and water and sanitary sewer services. The site is located in the Plaster Creek watershed, sub-drainage district Meadowbrook.

Stormwater and Drainage

Flood Control

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

The site is located in the Meadowbrook Drainage District. Regional stormwater detention ponds are provided for the drainage district. The proposed onsite storm sewer system will tie-in to the existing storm sewer in Executive Parkway and ultimately discharge to a regional detention pond located just south of the site. Therefore, onsite stormwater detention is not required. The applicant sent the site plan to the Kent County Drain Commissioner's (KCDC) office for review and their response was regional stormwater detention is provided for the site, nothing else needs to be submitted for review.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. All stormwater runoff from the site will discharge to the Meadowbrook regional detention pond. Onsite water quality control is not required.



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 cleaning of catch basin sumps.

Utilities

Water and sanitary sewer stubouts are already constructed for the site, including a 2-inch domestic water service, 6-inch fire protection service, and 6-inch sanitary sewer lateral. The proposed project will tie-in to these existing services. City permits will be required for the water and sanitary sewer connections prior to construction taking place.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are not provided on the plan drawings. The applicant will need to apply for and obtain a SESC from the Kent County Road Commission prior to beginning any 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, water, and sanitary sewer from the City) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or 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, CFM

jlk

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, May 14, 2008

Reviewing Engineer Comments are Italicized

OK - Received and Acceptable

NA - Not Applicable

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

Audio Advisor

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
The site is located in the Meadowbrook Drainage District. All stormwater runoff from the site discharges to an existing 42-inch storm sewer in Executive Parkway. This storm sewer system discharges to a regional detention pond located just south of the site.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map.
Existing and proposed contours are indicated on the site drawing. Soil map information is not required for this project.
- OK (3) Development tributary area to each point of discharge from the development
- OK (4) Calculations for the final peak discharge rates
- OK (5) Calculations for any facility or structure size and configuration
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The onsite storm sewer system, with design elevation information, is shown on the site plan.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant offsite and onsite drainage outlet restrictions other than culverts should be noted on the drainage map.
There are no culverts or significant offsite flow entering or exiting the site.
- OK (8) An implementation plan for construction and inspection of all stormwater runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the stormwater runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure the stormwater runoff facilities are constructed in accordance with the approved drainage plan.
A construction schedule was provided by the applicant.



NR (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways
Soil Erosion and Sedimentation Control (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 stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The site plan includes sufficient detail to ensure compliance with the stormwater ordinance.

NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any onsite stormwater runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.

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

NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.

OK (14) Other information necessary for the Township to verify the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems

Minutes
MEADOWBROOKE BUSINESS PARK
REVIEW BOARD MEETING

Date: September 13, 2018
Time: 4:55pm
Place: First Companies Office. 4380 Brockton Ave SE, GR 49512
Present: Review Board: Craig Baker, Steve Delanoy, Jon Loux*, Chuck King* (* indicates provided approval via e-mail.).
Plans: 5500 Executive Parkway SE, Lot 15R – Proposed Corporate Office & Warehouse Building.
Site, Lighting and Landscape plans by Paradigm design. An architectural plan set dated 9/6/18 from MEM Designs.
Facility is a 54,658 square foot building.

1. Site Plan Review
 - a. Site plan reviewed.
 - b. Ingress/Egress: Newly constructed driveway at the North of the site will connect to Executive Parkway.
 - c. Utilities: Originating from the street and rear of the building - feeding to various points on the building.
 - d. Setbacks: noted, Township site plan review will confirm setbacks.

2. Building
 - a. Construction Materials/Architecture. The building consists of Insulated Exterior Steel panels, Prodema wood panel, masonry and glass – approved as submitted.
 - b. Elevations: See note above.
 - c. Roof: Standing seam metal roof.
 - d. Roof Drainage – Downspouts/Gutters: External gutters and down spouts are shown at various locations. This board will approve subject to downspouts being internal to the building.
 - e. Parking/Asphalt Requirements: Site provides for Heavy and normal duty pavement.
 - f. Curb/Gutter/Sidewalks: Sidewalks at the north & west sides of the building. Curb at car parking areas is acceptable.
 - g. Loading Areas: Located on the West side of the building.
 - h. HVAC Equipment: Building to have interior furnaces with exterior condensers which will be screened by landscaping.
 - i. Exterior lighting Building mounted wall packs and light poles with cutoff specified.
 - j. Landscaping/Berms/Fencing: Landscaping plan submitted is acceptable.
 - k. Snow Removal Plan: acceptable.
 - l. Signs: subject to Township ordinance, approval and permitting.
 - m. Construction Staging/Ingress, Egress/Clean-up. Construction traffic plan through main drive acceptable.
 - n. Dumpster location. No dumpster location indicated. Dumpster to have screening fence/wall and landscaping and be located near the rear of the site.

The plans were approved per the notes above by the Meadowbrooke review board.

Respectfully Submitted


Craig Baker



NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.

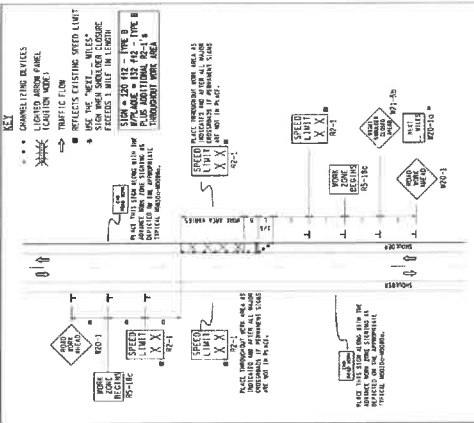


Table with 2 columns: Sign Type and Sign Size. Includes notes on sign placement and dimensions.

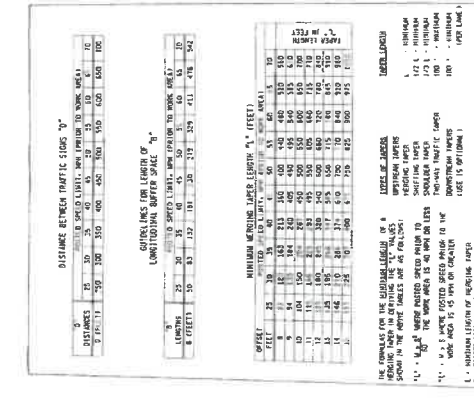


Table with 2 columns: Sign Type and Sign Size. Includes notes on sign placement and dimensions.



Table with 2 columns: Sign Type and Sign Size. Includes notes on sign placement and dimensions.

NOT TO SCALE. PROJECT: AUDIO ADVISOR. CLIENT: 5800 EXECUTIVE PARKWAY, SE GRAND ROUNDS, W 98102. PERMIT NUMBER: 18-074. PLAN NUMBER: C-108.

THIS PERMIT FOR DRIVE ACCESS ONLY, A UTILITY PERMIT AND SOIL EROSION PERMIT MAY BE REQUIRED. KENT COUNTY ROAD COMMISSION REVIEWED DRIVEWAY PLAN FOR: PANORA CRET, LLC (W/ALYNE SCHURMAN) APPROX. DRIVE ADDRESS - 5500 EXECUTIVE PARKWAY SE K.C.R.C. DEPUTY MANAGING DIRECTOR - ENGINEERING DATE: 1807/090 K.C.R.C. DIRECTOR OF TRAFFIC & SAFETY DATE: PERMIT NUMBER ISSUED: 18-074 PLAN NUMBER: C-108

KEY: CHANNELLING DIVICES, TRAFFIC LIGHTS, LIGHTED ARROW PANEL, STOP SIGN, SPEED LIMIT SIGN, etc.

NOTES: 1. DISTANCE BETWEEN TRAFFIC CONTROL DEVICES SHALL BE AS SHOWN IN TABLE 1. 2. ALL NON-APPLICABLE SIGNING WITHIN THE C.T.S. SHALL BE IDENTIFIED BY IT CONDITIONS, COVERED OR REMOVED. 3. DISTANCES BETWEEN SIGNS, THE VALUES FOR WHICH ARE SHOWN IN TABLE 2, ARE APPROXIMATE AND MAY VARY AS DICTATED BY THE SITUATION.

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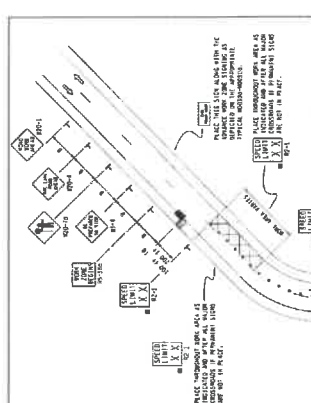


Table with 2 columns: Sign Type and Sign Size. Includes notes on sign placement and dimensions.

NOT TO SCALE. PROJECT: AUDIO ADVISOR. CLIENT: 5800 EXECUTIVE PARKWAY, SE GRAND ROUNDS, W 98102. PERMIT NUMBER: 18-074. PLAN NUMBER: C-108.

THIS PERMIT FOR DRIVE ACCESS ONLY, A UTILITY PERMIT AND SOIL EROSION PERMIT MAY BE REQUIRED. KENT COUNTY ROAD COMMISSION REVIEWED DRIVEWAY PLAN FOR: PANORA CRET, LLC (W/ALYNE SCHURMAN) APPROX. DRIVE ADDRESS - 5500 EXECUTIVE PARKWAY SE K.C.R.C. DEPUTY MANAGING DIRECTOR - ENGINEERING DATE: 1807/090 K.C.R.C. DIRECTOR OF TRAFFIC & SAFETY DATE: PERMIT NUMBER ISSUED: 18-074 PLAN NUMBER: C-108

DATE:	10/20/22
REVISION:	
BY:	STEFAN
CHECKED:	WILL
DESIGNED:	JK
PROJECT:	
SCALE:	

