

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, MAY 6, 2024
7:00 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 841 0379 0598

<https://us02web.zoom.us/j/84103790598>

- 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. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the April 22, 2024 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #24-3823 Public Hearing - CANCELLED**
Applicant: Orion Construction / Roger Rehkopf
Property Address: 4190 Thornapple River Dr. SE, 4212 Thornapple River Dr. SE, 4072 Thornapple River Dr. SE, & 4126 Thornapple River Dr. SE, Grand Rapids, MI 49512
Parcel Number: 41-19-21-300-051, 41-19-21-300-046, 41-19-21-300-043, 41-19-21-300-049
Requested Action: A Text Amendment to remove Section 14.09.3 of the Cascade Charter Township Zoning Ordinance.
- ARTICLE 8. Case #34-3838 Chapter 14 of Zoning Ordinance Text Amendment**
Requested Action: Schedule a public hearing for an amendment to Chapter 14 of the Zoning Ordinance for June 3, 2024, Planning Commission meeting per Section 25.02.
- ARTICLE 9. Case #23-3804**
Applicant: Thomas Kuiper
Property Address: 6660 Old 28th Street SE
Parcel Number: 41-19-16-126-022
Requested Action: Site Plan Review for a new office building
- ARTICLE 10. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 11. Other Business**
- ARTICLE 12. Adjourn**

Meeting format

- | | |
|---|---|
| <ol style="list-style-type: none">1. <i>Staff Presentation</i>2. <i>Project Presentation-</i><ol style="list-style-type: none">a. PUBLIC HEARINGS<ol style="list-style-type: none">i. <i>Open Public Hearing.</i> | <p><i>Staff report and recommendation</i></p> <p><i>Applicant presentation and explanation of project</i></p> |
|---|---|

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. *Postpone the decision*

b. *Deny*

e. *Recommendation to Township Board*

c. *Approve*

d. *Approve with conditions*

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, May 6, 2024
7:00 PM**

ARTICLE 5.

Approve the Minutes of the
April 22, 2024 Meeting

Minutes

Cascade Charter Township
Planning Commission
Monday April 22, 2024
5:30 P.M.
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 5:32 P.M.
Members Present: Rowland, Rissi, Noordhoek, Moxley, Richardson, Bruneau
Members Absent: Noordyke (excused)
Others Present: Community Development and Planning Director Andrea Hendrick,
Township Manager Jade Smith, Management Office Administrative Assistant Jessica
Stine and those listed on the sign-in sheet.
- ARTICLE 2. Approve the current Agenda**
**Motion was made by Trustee Noordhoek to approve the current Agenda with the
removal of Articles 6 and 7. Supported by Member Richardson. Motion denied 3 to 3.**
**Motion was made by Member Rissi to approve the current Agenda as written.
Supported by Member Bruneau. Motion denied 3 to 3.**
**Motion was made by Member Rissi to approve the Agenda with the removal of
Articles 6 and 7 and increase the visitor's time per speaker to 10 minutes. There was
not any support for the motion.**
**Motion was made by Member Rissi to approve the current Agenda with the removal
of Articles 6 and 7. Supported by Member Bruneau. Motion carried 6 to 0.**
- ARTICLE 3. Acknowledge visitors and those wishing to speak on non-agenda items.**
Jason Haywood and Tony Bonema described their landscape/hardscape supply company
and their desired expansion.
- ARTICLE 4. Planning Department, State of the Department Presentation Staff**
Director Hendrick and Manager Smith discussed changes to the fee schedule.
- ARTICLE 5. Planning Commission History Discussion**
Director Hendrick and Manager Smith discussed the Process Implementation
Subcommittee's findings, staffing changes, how the Planning Commission was run in the
past.
- ARTICLE 6. Adjournment**
**Motion was made by Member Rissi to adjourn. Supported by Trustee Noordhoek.
Motion carried 6 to 0. The meeting was adjourned at 6:55 P.M.**

Respectfully submitted,

Chris Noordyke, Secretary

Minutes

Cascade Charter Township
Planning Commission
Monday April 22, 2024
7:00 P.M.
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 7:15 P.M.
Members Present: Rowland, Rissi, Noordhoek, Moxley, Richardson, Bruneau
Members Absent: Noordyke (excused)
Others Present: Community Development and Planning Director Andrea Hendrick,
Management Office Administrative Assistant Jessica Stine and those listed on the sign-in
sheet.
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**
**Motion was made by Member Rissi to approve the current Agenda. Supported by
Member Noordhoek. Motion carried 6 to 0.**
- ARTICLE 4. Approve the Minutes of the April 15, 2024 Meeting**
**Motion was made by Member Rissi to approve the April 15, 2024 meeting minutes as
written. Supported by Member Rowland. Motion carried 6 to 0.**
- ARTICLE 5. Michigan Association of Planning Training, Making Good Decisions Together Training
Presenter Chris Khorey, AICP, McKenna, Vice President**
Khorey presented on the roles of municipal committees, commissions, and boards, their
roles and responsibilities, and how they can work together to create a successful
Township.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There weren't any visitors who wished to speak at that time.
- ARTICLE 7. Other Business**
There wasn't any other business discussed.
- ARTICLE 8. Adjournment**
**Motion was made by Member Rowland to adjourn. Supported by Member Rissi.
Motion carried 6 to 0. The meeting was adjourned at 9:15 P.M.**

Respectfully submitted,

Chris Noordyke, Secretary

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, May 6, 2024
7:00 PM**

ARTICLE 9.

Case #24-3804

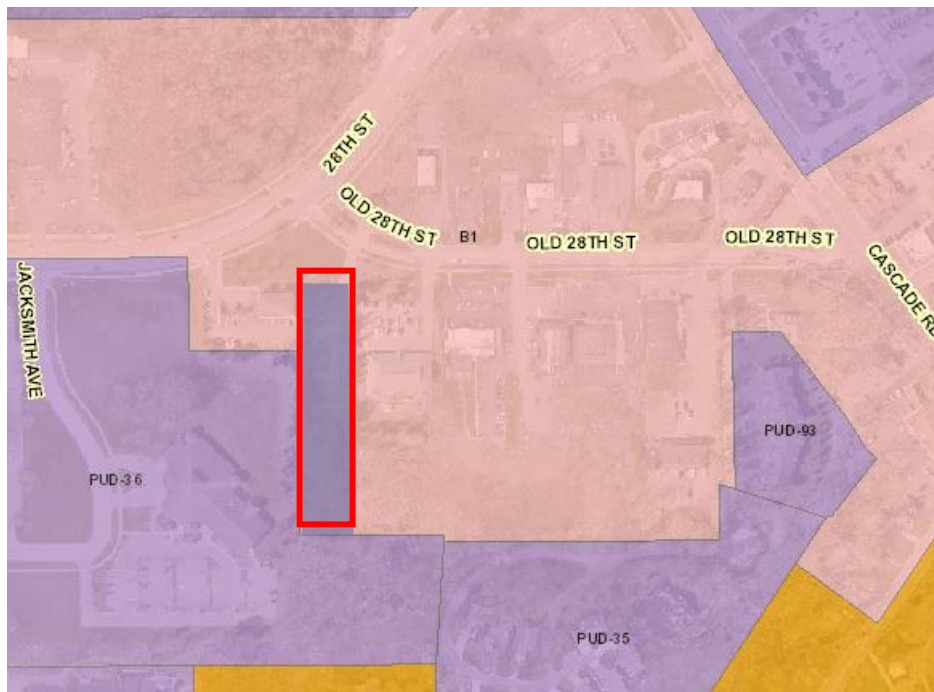
Applicant: Thomas Kuiper

Property Address: 6660 Old 28th Street

Parcel Number: 41-19-16-126-022

Requested Action: Site Plan Review for a new office building.

ZONING & MAP: 6660 Old 28th Street SE





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case #23-3804
REPORT DATE: April 24, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: May 6, 2024
PREPARED BY: Andrea Hendrick, Planning Director

APPLICANT:
Thomas Kuiper
6660 Old 28th Street SE
Grand Rapids, Michigan 49546

STATUS
OF APPLICANT: Thomas Kuiper is the property owner and partner of
Kuiper & Kraemer Law Firm

REQUESTED ACTION: Site Plan Review for a new office building.

REQUIREMENTS: Cascade Charter Township Zoning Ordinance:
Section 4.34 Outdoor Lighting
Section 8.08 B-1 Village Design Standards
Section 19.13 Access, Parking, And Loading Development
Standards
Section 21.03 Site Plan Review

EXISTING ZONING OF
SUBJECT PARCEL(S): B-1 Village Business District

PROPERTY ADDRESS: 6660 Old 28th Street SE

PARCEL NUMBER: 41-19-16-126-022

GENERAL LOCATION: The subject property is on Old 28th Street between 28th Street and
Cascade Road.

PARCEL SIZE: Approximately 1.3 acres

EXISTING LAND USE: Vacant

ADJACENT PROPERTIES: N: B-1 Village Business – Right of Way
W: PUD-36 – Cascade KDL Library,
B-1 Village Business – multi-tenant retail
S: PUD 36 – Cascade KDL Library
E: B-1 Village Business – Tutor Time

SUMMARY

Previously an office building on site burned down in 2022. The building was safely demolished, and the site has since been sitting vacant.

Kuiper & Kraemer proposed a site plan to the Planning Commission in 2022. The plans were approved but have since expired and the design has dramatically changed. The subject property is coming to Planning Commission today for site plan review of the revised plans.

Site Plan Review is subject to approval by the Planning Commission.

OVERVIEW

The applicant is requesting a new office building on the subject property. This is a 2-story building to house a local law firm. The building is 5,419 square feet total. The building footprint of the first floor is 3,635 square feet with 1,784 square feet in the second floor mezzanine. The building will have a single access drive with a parking lot behind the building. Also included on the site will be a detention pond and dumpster enclosure. There is a pedestrian pathway that connects to Old 28th Street and Cascade Township non-motorized pathway network.

CASCADE CHARTER TOWNSHIP ZONING ORDINANCE STANDARDS:

Section 8 – B-1 Village Business District

8.03.3. Business establishments which perform services on the premises, such as, but not limited to, banks, loan companies, insurance offices and real estate offices.

The operation of a law firm with associated offices is a permitted use by right in accordance with the zoning ordinance section described above.

VILLAGE DESIGN REVIEW COMMITTEE

The Village Review Design Committee (VDRC) met two times to discuss the proposed development. They met on December 4, 2024 and provided feedback to the applicant at a later meeting. The applicant made significant modifications to the plan to accommodate the request of the VRDC. The second meeting was held on April 9, 2024 to discuss the Site Plans dated March 14, 2024. The VRDC reviewed and discussed the design standards addressed in Section 8.08 of the Cascade Charter Zoning Ordinance. All standards were met fully, with the exception of two. Comments from the committee for the two unmet standards are as follows:

1. The front entrance does not face the road. The applicant has provided maximum transparency, lighting that highlights the front façade, and brakes in the façade to provide

variety. The applicant is providing the required parking in the back with landscaped pathways to the side entrance. While the door is not located on the front façade, it is located on the corner near the front façade with an additional gable and pillars to further highlight the elements of the front façade. While the provided plan does not meet this standard, the VDRC found that the applicant provided sufficient evidence to support the entrance placement. The VDRC recommends approval.

2. The applicant has provided high quality materials on all sides. However, the proposed design does not extend the stone veneer material provided on the base of the east and south side, onto the west side of the building. After reviewing the site’s conditions, it was determined that natural features on the west side provide extensive screening for this side of the building. Existing natural features include a wooded area on site that is to be preserved, along with a steep gradient starting on the west side of the subject property and climbing westward onto the adjacent property. The VDRC found that the extension of the stone veneer was unnecessary, and relaxation of these standards would have no detrimental impact on surrounding neighbors or the overall character of the district. The VDRC recommends approval.

The full review is included as an attachment to this application packet.

SECTION 21.0 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

Additional design standards, as applicable:

a) Floodplain

The subject site does not appear to be located within the Federal Emergency Management Agency (FEMA) floodplain map area.

b) Setbacks

Section 18, Table 18-C: Height, Lot Area, and Building Placement Standards

B-1

Maximum Stories:	2
Maximum Structure Height (feet):	25 for non-residential uses
Min. Bldg. Front Yard Setback:	Table 8-A – 20 feet
Min. Bldg. Side Yard Setback:	Table 8-A – 7 feet, total of the two yards not less than 16 feet

Min. Bldg. Rear Yard Setback:	30 feet.
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In accordance with the above standards, the proposed building has a front yard setback of 20 feet. The north side setback is 25.8 feet, and the south side setback is approximately 32 feet. The setbacks are compliant with the standard. The height of the building, measured to the midpoint of the roof, is 22 feet. The height is compliant with the standard.

c) Off-Street Parking, Access, Loading

Section 19.13 Development Standards

Site Amenities: development plans indicate bollards along the pedestrian walkway that enhance safety and convenience and promote walking or bicycling.

Bicycle Facilities: No bicycle rack is proposed on the site plan. The applicant should add a bicycle rack in accordance with the standards, as a condition of approval.

Walkways: The pedestrian access is proposed to connect with the Cascade Charter Township Non-Motorized Pathway network, creating continuity for pedestrian access. The pedestrian walkway runs along the building and is separate from the driveway access.

Parking Lots:

Table 19-B indicates that Business and General Offices require 3 parking spaces for every 1,000 square feet of office space.

The proposed building footprint is 3,635 square feet with 1,784 square feet on the second floor. A total of 5,419 square feet.

Parking Required: $5,419 / 1,000 = 5.419$

$5.419 \times 3 = 16.25 - 17$ parking spaces

The site plan indicates 16 regular parking spaces measuring 18 feet x 9 feet and 1 handicap parking space that is double-wide, for a total of 17 parking spaces. The number of parking spaces are compliant with the standard.

Table 19-C regulates the standard for parking space size and aisle measurements. The following apply to the subject property:

Parallel Parking

Maneuvering Lane Width, 2-way:	22 feet
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Parking Space Width:	8.5 feet
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Parking Space Length:	22 feet
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The proposed parking space sizes are compliant with the standard. The 2-way maneuvering lane is indicated as 24 feet. The maneuvering lane width is compliant with the standard.

Section 8.07 Parking Area Location and Screening requires that the parking lot be outside of the front yard. The parking lot is located in the rear of the subject site and therefore, is in compliance with the standard.

The Fire Department has reviewed the application and has no concerns.

d) Lighting

Section 4.34.3. Nonhorizontal Surface Lighting

Section 19.19.2 Required Lighting - All parking and loading facilities utilized during nighttime hours shall be artificially illuminated to a minimum level of 0.5 foot candles and a maximum level of five (5) foot candles, with one (1) foot candle being the desired level of average illumination

The applicant is proposing sconces that adhere to the design standards of the Zoning Ordinance. Additionally, the pedestrian walkway indicates five (5) bollards with lights, the parking lot shows two (2) light poles that are downcast, and two (2) wall mounted sconce lights that are downcast. Photometric plans, included in the site plan, indicate the maximum foot candle being 3.1, with an average of 1.4 foot candles around the access and parking.

The outdoor lighting is in compliance with the standards.

e) Signage

Section 6.03 of the Sign Ordinance – Signs Permitted in the “B-1” and “O” zoning Districts, allows for wall signage not to exceed one hundred (100) square feet in total sign area.

The site plan indicates mounted letters on the north façade of the building. The sign area measures approximately fourteen (14) feet long by one (1) foot tall. The sign will require a sign permit from the Building Department, where the final square footage will be submitted and approved by the Planning Department. There are no ground signs or directional signs included in the site plan. These are subject to the standards of the Sign Ordinance if added later. The wall sign appears to be in compliance with the standard.

f) Landscaping

Section 20, Table 20-A – Adjacent Land Use: Bufferyard Requirements

The subject site is zoned B-1, with adjacent land uses being B-1 and PUD (commercial). The table requires “C”, indicated in Table 20-B: Quantity of Plant Materials in Bufferyards per one hundred (100) linear foot as requiring a 20-foot wide bufferyard, with two (2) canopy trees, four (4) understory trees, and six (6) shrubs. The table does not indicate a standard for property abutting a PUD-zoned parcel. Table 20-C defines Minimum Plant Size for these tree types.

The site plan indicates a 20-foot bufferyard around the perimeter of the parcel. Along the east side of the parcel the access drive encroaches in the bufferyard. Section 18.15 grants an exception to bufferyard standards for this purpose. A majority of south portion of the parcel is preserved vegetation, with wooded areas in the bufferyard along the east and west sides, behind the building. Along the parking lot and building, the landscaping schedule provided below is proposed in the Landscaping Plan on page 6’s Plant List.

Proposed Planting Totals

Canopy Trees: 10

Understory Trees: 23

Shrubs: 57

The landscaping plan for the subject site is in compliance with the bufferyard and landscaping standards. None of the proposed trees are ‘undesirable’, in accordance with Table 20-E. A Landscape Bond of \$5,000 shall be submitted prior to construction. This is a condition of approval.

PLANT LIST					
CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AFC	2	Acer freemanni 'Celzam'	Celebration Freeman Maple	2.5"	B&B
GB	5	Ginko Bilboa 'Autumn Gold'	Autumn Gold Ginko (male)	2-2½"	B&B
TT	3	Tilia tomentosem 'Sterling'	Sterling Silver Linden	3"	B&B
ORNAMENTAL TREES					
ABJ	7	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Juneberry	7'-8' Clump	B&B
CC	1	Cercis canadensis	Redbud	6' Clump	B&B
MA	8	Malus 'Adirondack'	Adirondack Crabapple	1.5"	B&B
MI	3	Malus 'Indian Magic'	Indian Majic Crabapple	1.5"	B&B
PS	4	Prunus sargentii	Sargent Cherry	1.5"	B&B
DECIDUOUS SHRUBS					
LG	14	Spirea 'Gold Flame'	Gold Flame Spirea	24"	B&B
EVERGREEN SHRUBS					
BJ	21	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	24"	B&B
JCS	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	B&B

All plant materials in the bufferyard shall be maintained in a good condition so as to represent healthy, neat and orderly appearance. The owner, tenant, or agent shall insure that:

All plant growth in landscaped areas be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or other wise constitute a traffic hazard; b. All planted areas be maintained in a relatively weed-free condition and clear of undergrowth; and c. All plantings be fertilized and irrigated at such intervals as are necessary to promote optimum growth. (Section 20.05 substantially changed by Ordinance #14 of 1989)

g) Site Circulation

Section 19.14 - Access Drives: The driveway is required to be a minimum of ten (10) feet in width. The proposed access drive on the site plan is 24 feet. The access drive width is compliant with this standard. The property already has a curb cut, but in the case that a driveway/access permit is needed, this is granted by the Kent County Road Commission

(KCRC). It also appears that a portion of the curb and drive for ingress-egress is on the parcel to the east. The applicant should clarify why the access drive appears in the site plan on the parcel to the east (6990 Old 28th Street).

h) Outside Storage

Section 8.08.16 states that dumpsters shall be located in the rear yard or side yard and must be screened. The enclosure has to be made of solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.

The proposed dumpster enclosure is six (6) feet tall, made of brick, with a faux wood solid door that opens fully for loading access. The screened dumpster enclosure is on the south side of the parking lot.

The attached Village Design Review Committee review indicates that the site plan is in compliance with these standards.

i) Drainage

Section 19.17 Drainage and the Stormwater Ordinance apply to this property.

The Township Engineer has provided a report and states the site plan meets the standards for stormwater. The applicant shall provide a Stormwater Maintenance Agreement for a long-term maintenance plan. This is a condition of approval. See the attachment for reference.

j) Utilities and Infrastructure

The property is on city water and sewer.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed 5,419 square foot office building, with the following conditions:

1. A \$5,000 Landscape Bond is submitted prior to construction.
2. A Stormwater Maintenance Agreement is submitted and registered with the county prior to construction.
3. Proof of permission to construct an access drive that encroaches on 6990 Old 28th Street SE.

ATTACHMENTS

1. Application
2. Site Plan
3. Village Design Review Committee – Summary Report
4. Engineer’s Report



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: SHT-FCD, LLC (per Thomas A. Kuiper)
 Address: 180 Monroe Ave NW, Suite 400
 City & Zip Code: Grand Rapids, MI 49503
 Telephone: 616 443-0022
 Email Address: Kuiper@K2-legal.com

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

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

<input type="checkbox"/> Administrative Appeal	<input checked="" 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 Subdivision
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> 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 a new professional office building of approximately 5,400 square feet, one-story with a mezzanine with new parking lot and stormwater management.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 16 - 126 - 022

ADDRESS OF PROPERTY: 6660 Old 28th Street Grand Rapids, MI 49546

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)

SHT - FED, LLC

180 Monroe Ave NW

Suite 400
Grand Rapids, MI 49503

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.)

SHT - FED, LLC
Thomas A. Kuiper

Thomas A. Kuiper

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

Applicant - Print or Type Name

* Thomas A. Kuiper 3/14/24
Owner's Signature & Date
(*If different from Applicant)

Thomas A. Kuiper 3/14/24
Applicant's Signature & Date

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

EXHIBIT A

Property

Land in the Township of Cascade, Kent County, Michigan described as follows:

All of Lot(s) 4 and part of Lot 3 of Arden Hills Plat according to the plat thereof recorded in Liber 47 of Plats, Page 3 of Kent County Records, and also 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 Northwest corner of said Section 16, thence East 2019.75 feet along the North line of said Section to a point of intersection with the East line of said plat extended Northerly, thence South 0 degree 45 minutes East 61.5 feet along said extended line to the South right-of-way line of 28th Street and the Northeast corner of Lot 1 of said plat, thence South 89 degrees 55 minutes West 200.0 feet along said right-of-way line to a point which is 100.00 feet North 89 degrees 55 minutes East from the Northwest corner of Lot 4 of said plat for The Place of Beginning of this description; thence South 89 degrees 55 minutes West 100.00 feet to the Northwest corner of said Lot 4, thence South 0 degree 24 minutes 05 seconds West 548.48 feet along the West line of said Lot 4 and its Southerly extension thereof to a point which is 400.00 feet South 0 degree 24 minutes 05 seconds West from the Southwest corner of said Lot 4, thence South 89 degrees 48 minutes 25 second East 111.04 feet, more or less, along a line which if extended Easterly would intersect a point which is 400.00 feet South 0 degree 45 minutes East from the Southeast corner of Lot 1 of said plat (said point being on the Southerly extension of the East line of said Lot 1), thence North 0 degree 45 minutes West 549.05 feet parallel with the East line of said Lot 1 and its Southerly extension, to the place of beginning.

Commonly known as: 6660 Old 28th Street SE, Grand Rapids, Michigan 49546

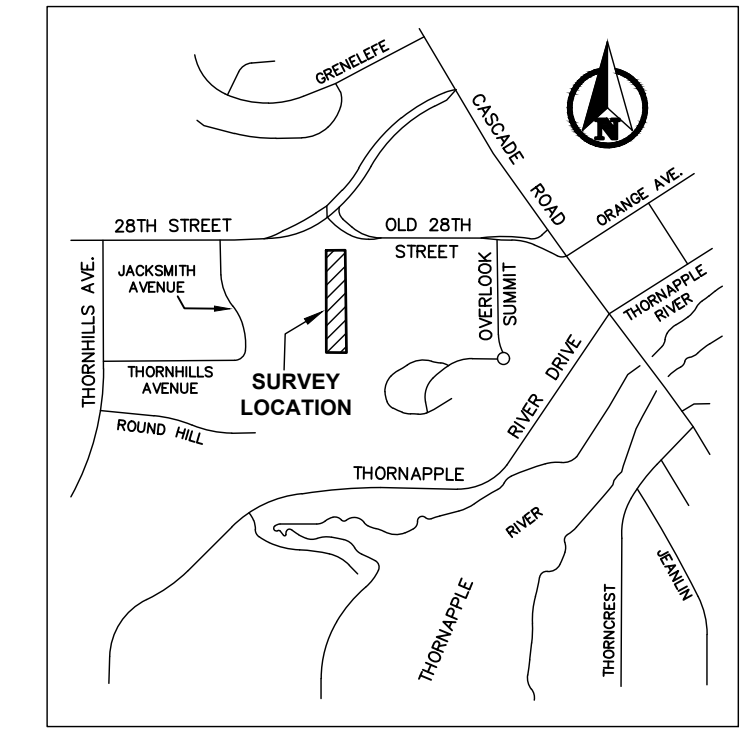
Tax Parcel: 41-19-16-126-022

PROPERTY DESCRIPTION

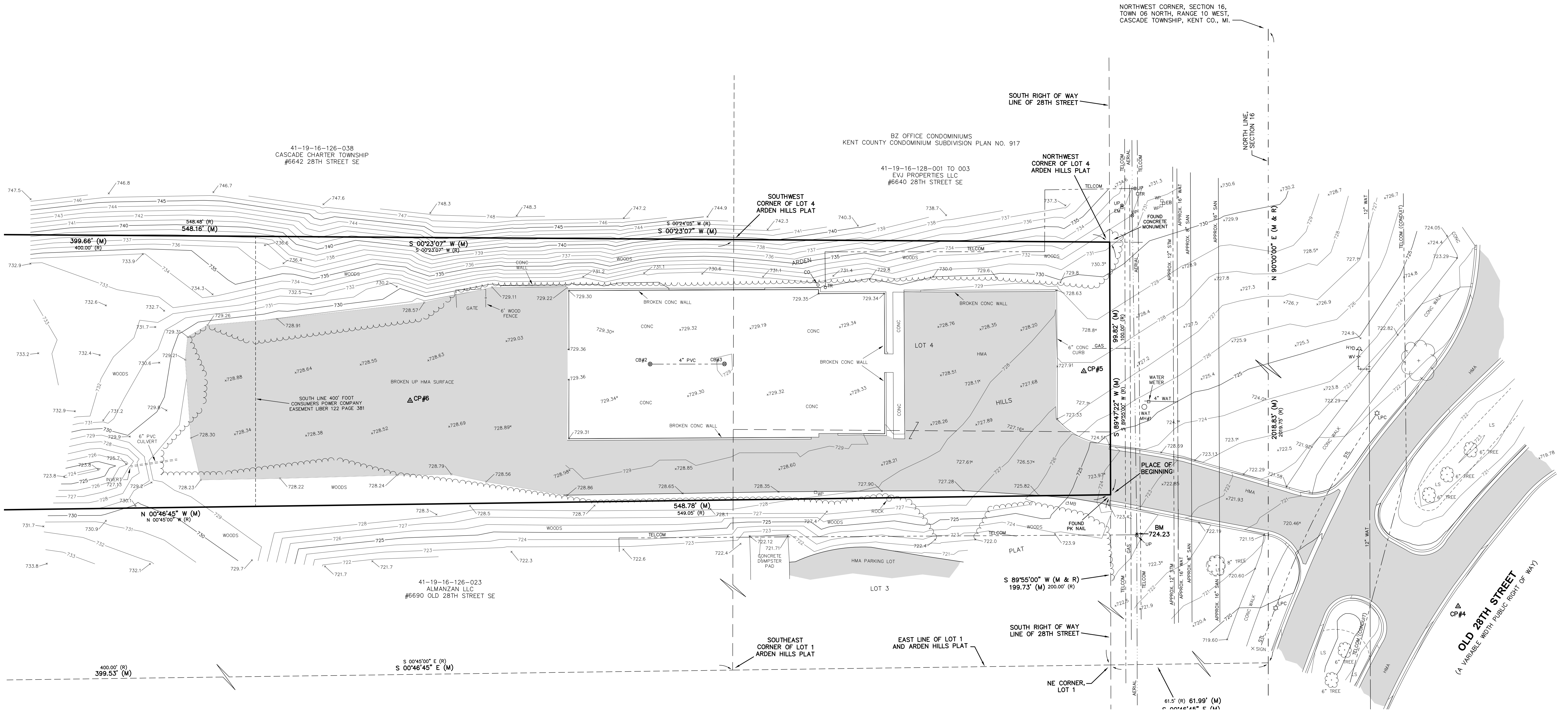
Land in the Township of Cascade, Kent County, MI, described as follows:

All of Lot(s) 4 and part of Lot 3 of Arden Hills Plat according to the plat thereof recorded in Liber 47 of Plats, Page 3 of Kent County Records, AND ALSO part of the Northwest one-quarter of Section 16, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: COMMENCING at the Northwest corner of said Section 16; thence East 2019.75 feet along the North line of said section to a point of intersection with the East line of said plat extended Northerly; thence South 0°45' East 61.5 feet along said extended line to the South right-of-way line of 28th Street and the Northeast corner of Lot 1 of said plat, thence South 89°55' West 200.0 feet along said right-of-way line to a point which is 100.00 feet North 89°55' East from the Northwest corner of Lot 4 of said plat for the PLACE OF BEGINNING of this description; thence South 89°55' West 100.00 feet to the Northwest corner of said Lot 4; thence South 0°24'05" West 548.48 feet along the West line of said Lot 4 and its Southerly extension thereof to a point which is 400.00 feet South 0°24'05" West from the Southwest corner of said Lot 4; thence South 89°48'25" East 111.04 feet, more or less, along a line which if extended Easterly would intersect a point which is 400.00 feet South 0°45' East from the Southeast corner of Lot 1 of said plat (said point being on the Southerly extension of the East line of said Lot 1); thence North 0°45' West 549.05 feet parallel with the East line of said Lot 1 and its Southerly extension, to the place of beginning.

1.327 Acres



LOCATION MAP
NO SCALE



EXISTING ZONING: "B1-VILLAGE BUSINESS"

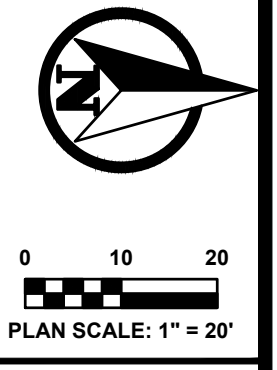
- MIN FRONT SETBACK: 10'
- MAX FRONT SETBACK: 20'
- MIN SIDE SETBACK: 7'/16' TOTAL
- MIN REAR SETBACK: 30', 60' ABUTTING RES USE
- MIN LOT AREA: N/A
- MIN LOT WIDTH: N/A
- MAX BUILDING HEIGHT: 2 STORIES (NON RESIDENTIAL USE)
- MAX FLOOR AREA RATIO: 0.60 (57804 SFT LOT AREA X 0.60 = **34,682.5** MAX FLOOR AREA FOR MULTY STORY)

PARKING REQUIREMENTS:

- GENERAL OFFICE USE: 3/1000 SFT
- 20' LANDSCAPE BUFFER REQUIRED IN SIDE AND REAR YARDS
- PARKING REQUIRED: 4,530/1000=4.5 X 3 = 14 SPACES
- PARKING PROVIDED: 14 SPACES

- SHEET SCHEDULE**
- 1 BOUNDARY & TOPOGRAPHIC SURVEY
 - 2 REMOVAL PLAN
 - 3 SITEPLAN
 - 4 GRADING & SOIL EROSION CONTROL
 - 5 UTILITIES
 - 6 LANDSCAPE PLAN
 - 7 CONSTRUCTION DETAILS

PREPARED FOR:
KUIPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503



PLAN SCALE: 1" = 20'

PLAN REVISIONS

REVISE BLDG, PARKING LOT, RETAINING WALL, GRADES, LANDSCAPE 03-14-24
--

PLAN REVISIONS

REVISED PER TOWNSHIP COMMENTS - 8/9/2022
REVISED BUILDING & PARKING LOT SIZE 10-10-23
REVISED WALK GRADE TO STREET, DS#1, STORM WATER MGT BASIN 11-06-23
REVISE BLDG-PARKING LOCATION, ADD 2ND RETAINING WALL 01-17-24

Moore + Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 853-9801 mail@mbce.com

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 08-16-22

PROJECT NO.:
220187.02

DESIGN DRAWN BY:
JFL

DESIGNED BY:
JFL

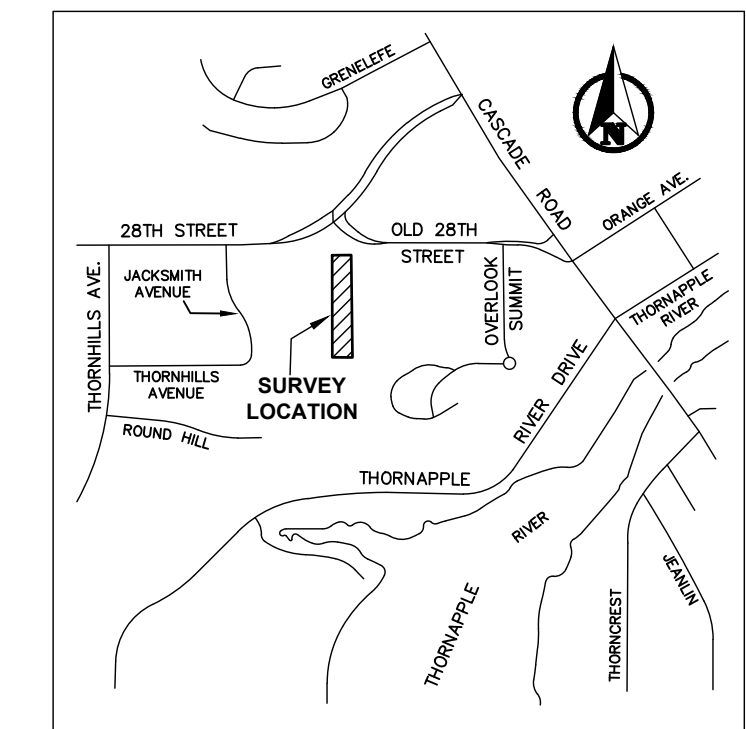
CHECKED BY:
JFL

PLAN DATE:
10/5/23

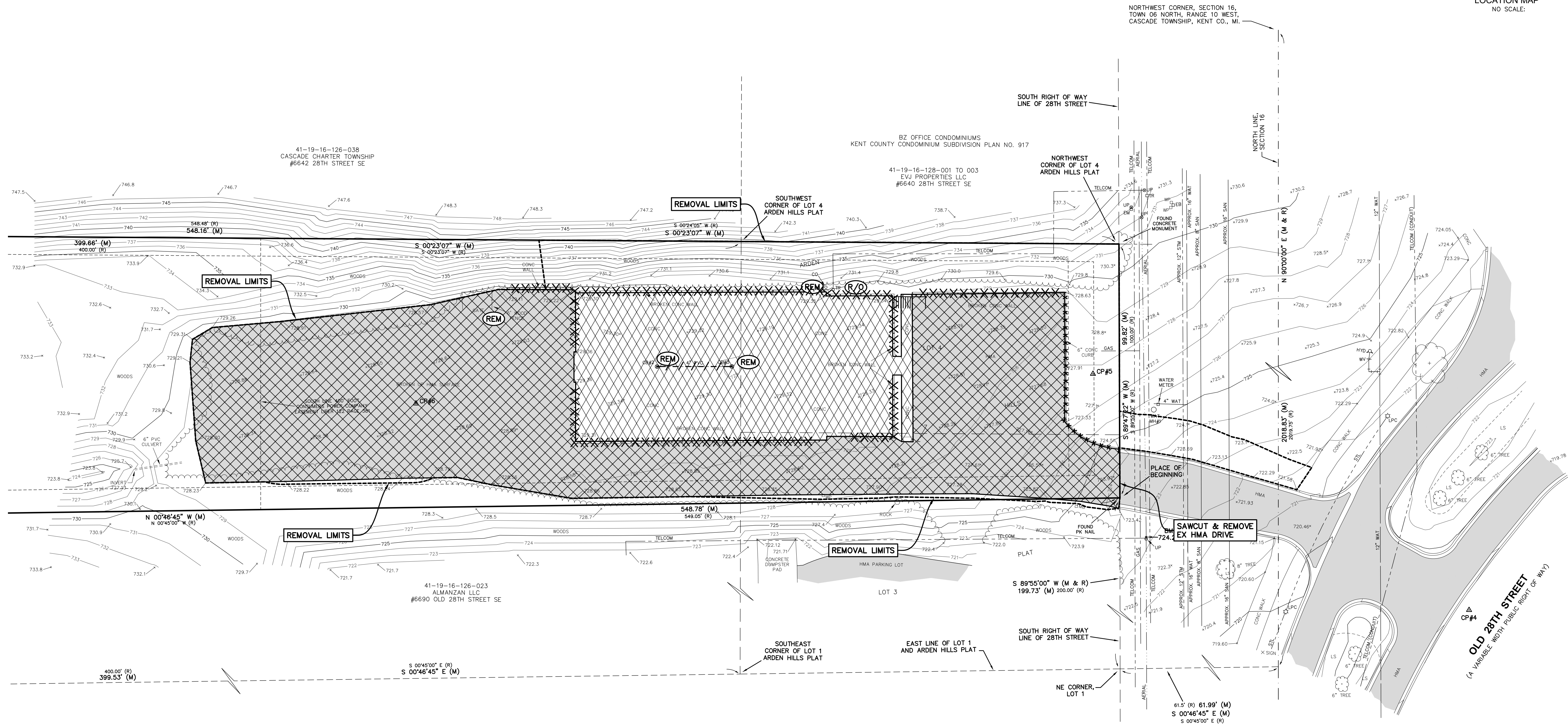
SHEET NUMBER
1 OF 7

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.



LOCATION MAP
NO SCALE.



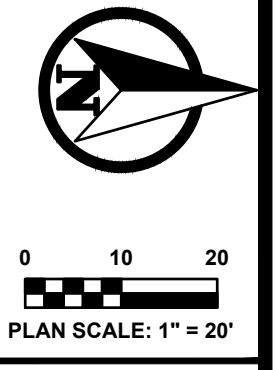
REMOVAL LEGEND

	REMOVE BITUMINOUS
	REMOVE CONCRETE
	REMOVE CURB & GUTTER
	REMOVE CONCRETE WALL
	REMOVE UTILITY
	TREE REMOVAL
	RELOCATE BY OTHERS
	REMOVE & SALVAGE
	REMOVE ITEM
	DRAINAGE STRUCTURE ADJUST

SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	REMOVAL PLAN
3	SITEPLAN
4	GRADING & SOIL EROSION CONTROL
5	UTILITIES
6	LANDSCAPE PLAN
7	CONSTRUCTION DETAILS

PREPARED FOR:
KUIPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503



811
Know what's below.
Call before you dig.

PLAN REVISIONS

REVISE BLDG, PARKING LOT, RETAINING WALL, GRADES, LANDSCAPE 03-14-24
--

PLAN REVISIONS

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REVISED BUILDING & PARKING LOT SIZE 10-10-23
REVISED WALK GRADE TO STREET, DS#1, STORM WATER MGT BASIN 11-06-23
REVISE BLDG-PARKING LOCATION, ADD 2ND RETAINING WALL 01-17-24

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Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 863-9801 mail@mbce.com

REMOVAL PLAN FOR 6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 08-16-22

PROJECT NO.:
220187.02

DESIGN DRAWN BY:
JFL

DESIGNED BY:
JFL

CHECKED BY:
JFL

PLAN DATE:
10/5/23

SHEET NUMBER
2 OF 7

SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
6. UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
8" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH
2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
7. PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
6" 21AA GRAVEL BASE (C.I.P.)
1 1/2" 3EL HMA LEVELING COURSE
1 1/2" 5EL HMA WEARING COURSE
8. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
9. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
10. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
11. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
12. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

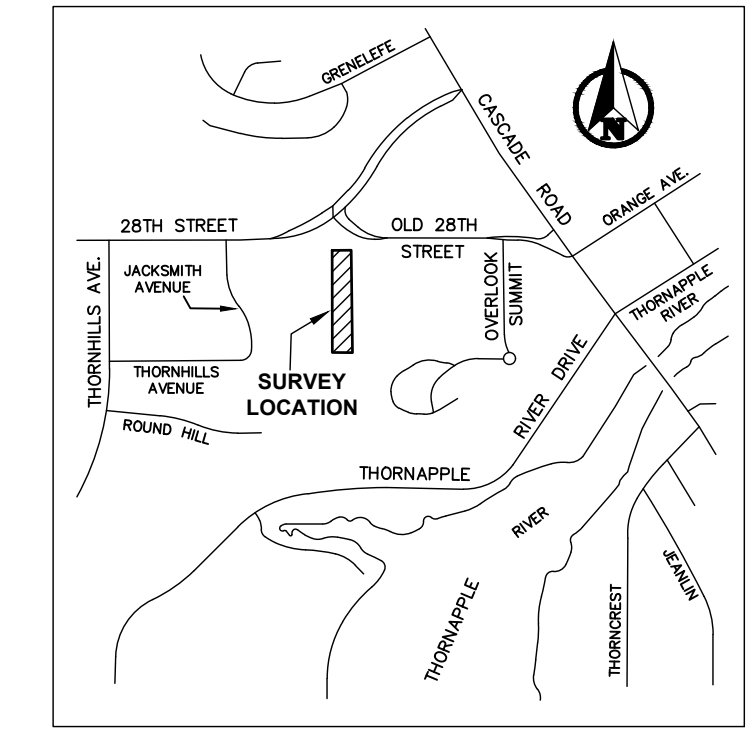
PROPERTY DESCRIPTION

Land in the Township of Cascade, Kent County, MI, described as follows:

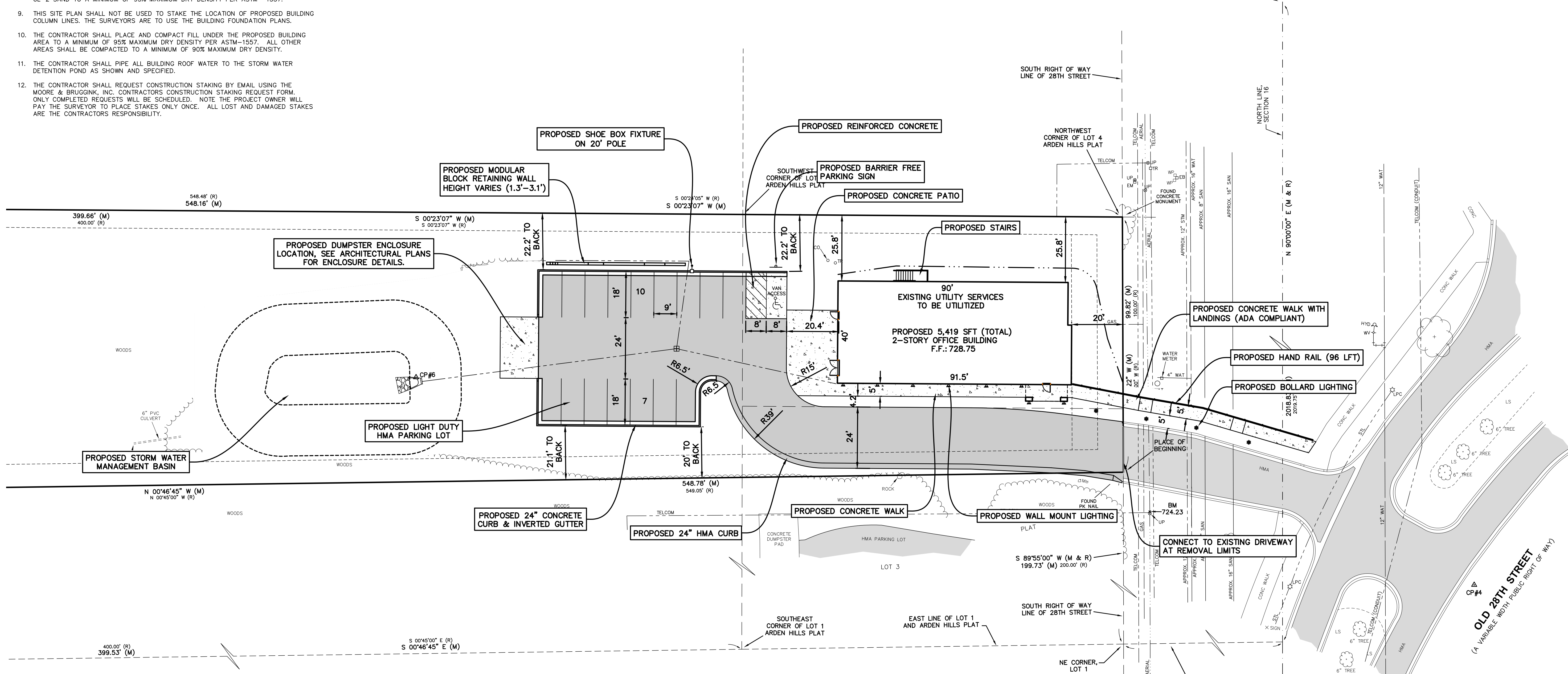
All of Lot(s) 4 and part of Lot 3 of Arden Hills Plat according to the plat thereof recorded in Liber 47 of Plats, Page 3 of Kent County Records, AND ALSO part of the Northwest one-quarter of Section 16, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: COMMENCING at the Northwest corner of said Section 16; thence East 2019.75 feet along the North line of said section to a point of intersection with the East line of said plat extended Northerly; thence South 0°45' East 61.5 feet along said extended line to the South right-of-way line of 28th Street and the Northeast corner of Lot 1 of said plat, thence South 89°55' West 200.0 feet along said right-of-way line to a point which is 100.00 feet North 89°55' East from the Northwest corner of Lot 4 of said plat for the PLACE OF BEGINNING of this description; thence South 89°55' West 100.00 feet to the Northwest corner of said Lot 4; thence South 0°24'05" West 548.48 feet along the West line of said Lot 4 and its Southerly extension thereof to a point which is 400.00 feet South 0°24'05" West from the Southwest corner of said Lot 4; thence South 89°48'25" East 111.04 feet, more or less, along a line which if extended Easterly would intersect a point which is 400.00 feet South 0°45' East from the Southeast corner of Lot 1 of said plat (said point being on the Southerly extension of the East line of said Lot 1); thence North 0°45' West 549.05 feet parallel with the East line of said Lot 1 and its Southerly extension, to the place of beginning.

1.327 Acres

NORTHWEST CORNER, SECTION 16, TOWN 06 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT CO., MI.



LOCATION MAP
NO SCALE.



PROJECT NARRATIVE:
PROPOSED BUILDING WILL PROVIDE NEW PROFESSIONAL OFFICE SPACE WITH USES INCLUDING A LAW FIRM, FINANCIAL ADVISORS AND MORTGAGE PROFESSIONALS.

EXISTING ZONING: "B1-VILLAGE BUSINESS"

- MIN FRONT SETBACK: 10'
- MAX FRONT SETBACK: 20'
- MIN SIDE SETBACK: 7'/16' TOTAL
- MIN REAR SETBACK: 30', 60' ABUTTING RES USE
- MIN LOT AREA: N/A
- MIN LOT WIDTH: N/A
- MAX BUILDING HEIGHT: 2 STORIES (NON RESIDENTIAL USE)
- MAX FLOOR AREA RATIO: 0.60 (57804 SFT LOT AREA X 0.60 = **34,682.5** MAX FLOOR AREA FOR MULTI STORY)

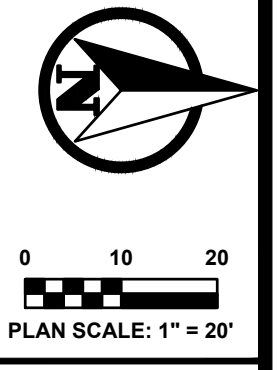
PARKING REQUIREMENTS:

- GENERAL OFFICE USE: 3/1000 SFT
- 20' LANDSCAPE BUFFER REQUIRED IN SIDE AND REAR YARDS
- PARKING REQUIRED: 5,419/1000=5.4 X 3 = 16 SPACES
- PARKING PROVIDED: 17 SPACES

SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	REMOVAL PLAN
3	SITEPLAN
4	GRADING & SOIL EROSION CONTROL
5	UTILITIES
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7	CONSTRUCTION DETAILS

PREPARED FOR:
KUIPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503



PLAN SCALE: 1" = 20'

PLAN REVISIONS

REVISE BLDG, PARKING LOT, RETAINING WALL, GRADES, LANDSCAPE 03-14-24
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PLAN REVISIONS

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REVISED BUILDING & PARKING LOT SIZE 10-10-23
REVISED WALK GRADE TO STREET, DS#1, STORM WATER MGT BASIN 11-06-23
REVISE BLDG-PARKING LOCATION, ADD 2ND RETAINING WALL 01-17-24

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(616) 383-9801 mail@mbce.com

SITE PLAN FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 08-16-22

PROJECT NO.:
220187.02

DESIGN DRAWN BY:
JFL

DESIGNED BY:
JFL

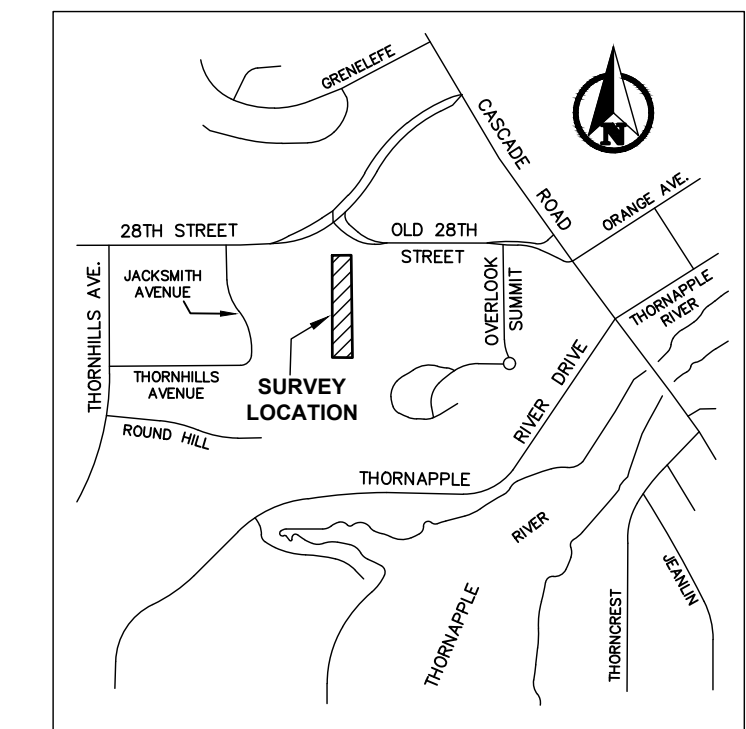
CHECKED BY:
JFL

PLAN DATE:
10/5/23

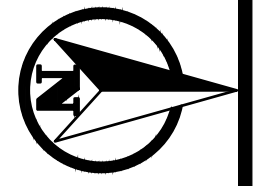
SHEET NUMBER
3 OF 7

UTILITY PLAN GENERAL NOTES:

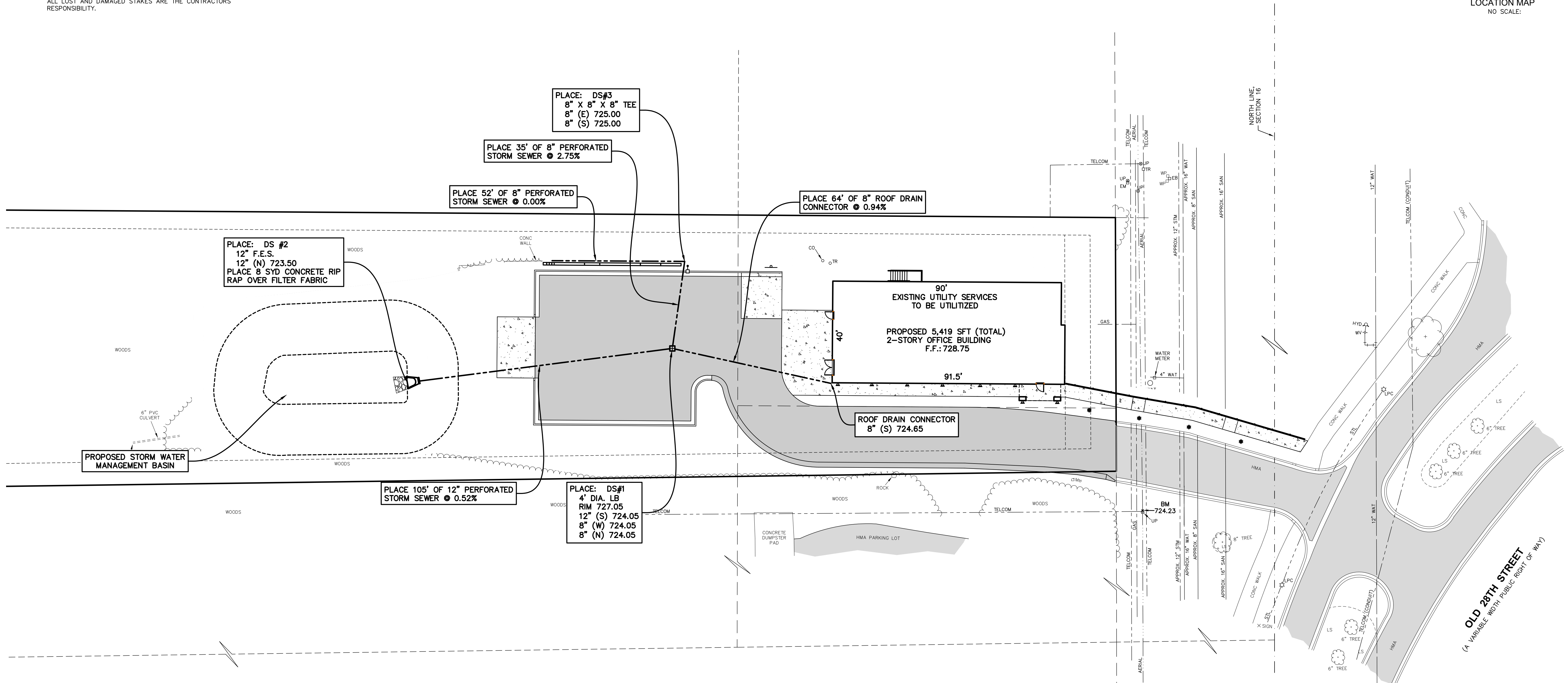
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3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.



LOCATION MAP
NO SCALE.



0 10 20
PLAN SCALE: 1" = 20'



PLAN REVISIONS

REVISE BLDG. PARKING LOT, RETAINING WALL, GRADES, LANDSCAPE 03-14-24
--

PLAN REVISIONS

REVISED PER TOWNSHIP COMMENTS - 8/9/2022
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REVISE BLDG-PARKING LOCATION, ADD 2ND RETAINING WALL 01-17-24

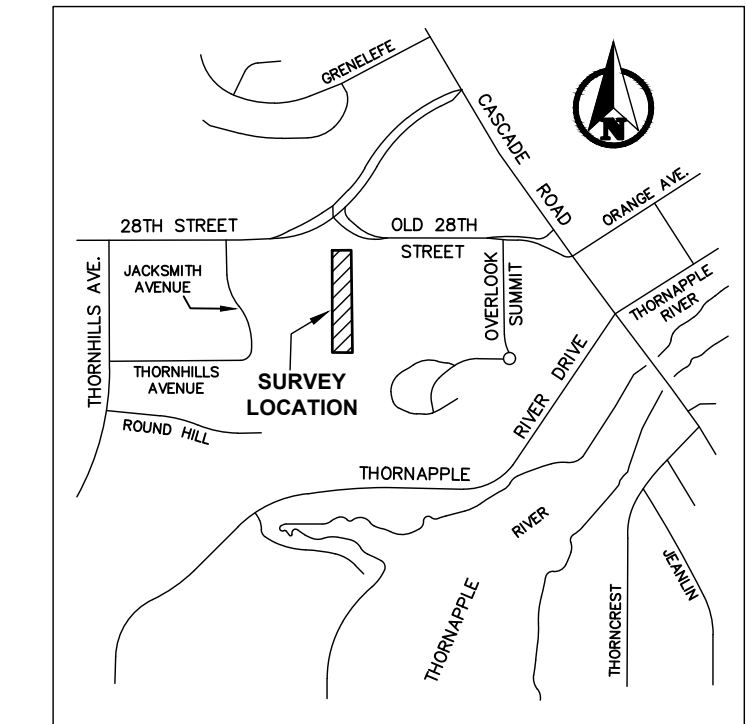
Moore + Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 853-9801 mail@mbce.com

UTILITY PLAN FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

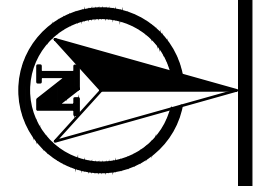
FIELD SURVEY / DATE	M&B 08-16-22
PROJECT NO.:	220187.02
DESIGN DRAWN BY:	JFL
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	10/5/23

- SHEET SCHEDULE**
- 1 BOUNDARY & TOPOGRAPHIC SURVEY
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 - 5 UTILITIES
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 - 7 CONSTRUCTION DETAILS

PREPARED FOR:
KUIPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503



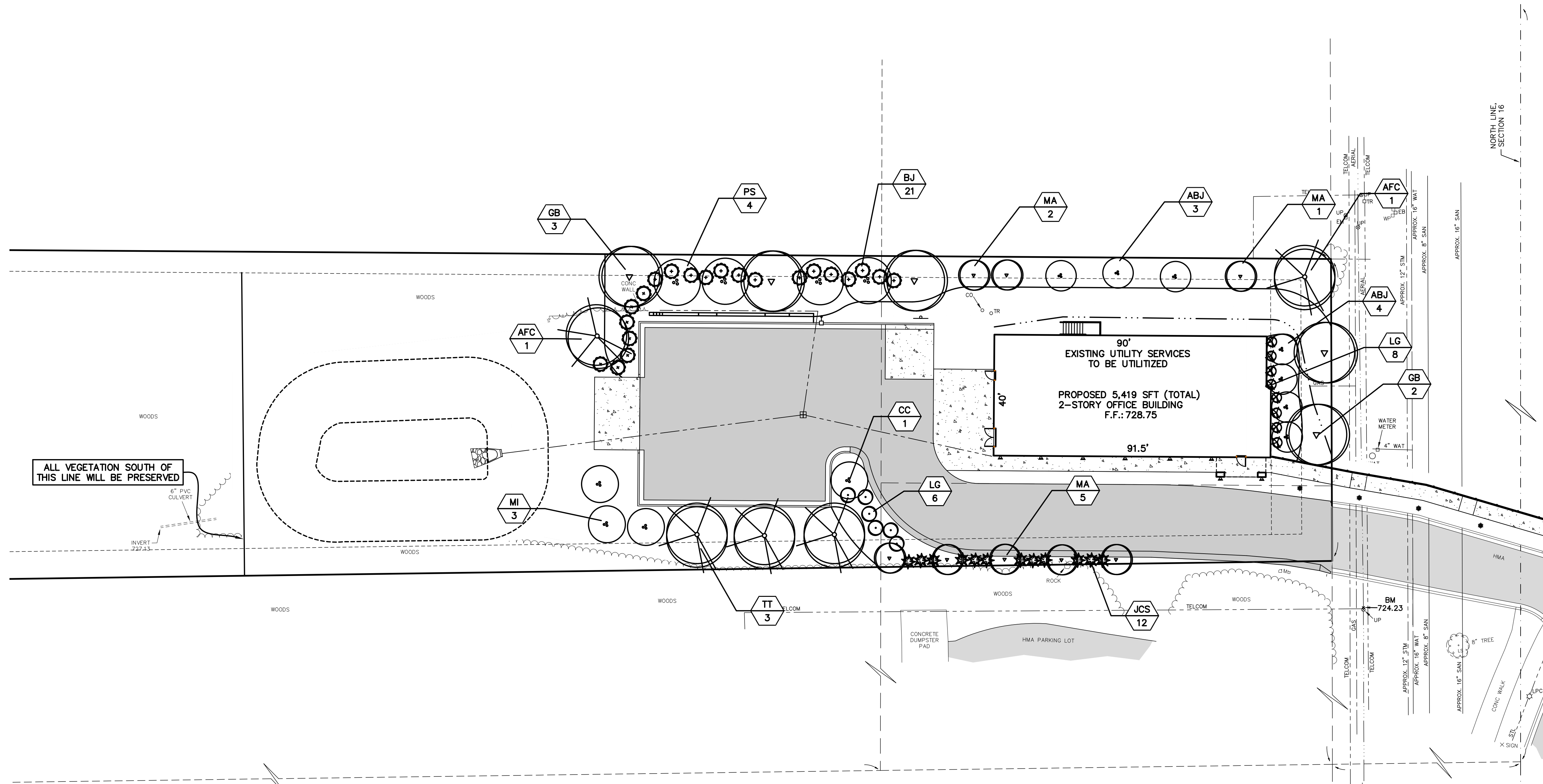
LOCATION MAP
NO SCALE



0 10 20
PLAN SCALE: 1" = 20'



Know what's below.
Call before you dig.

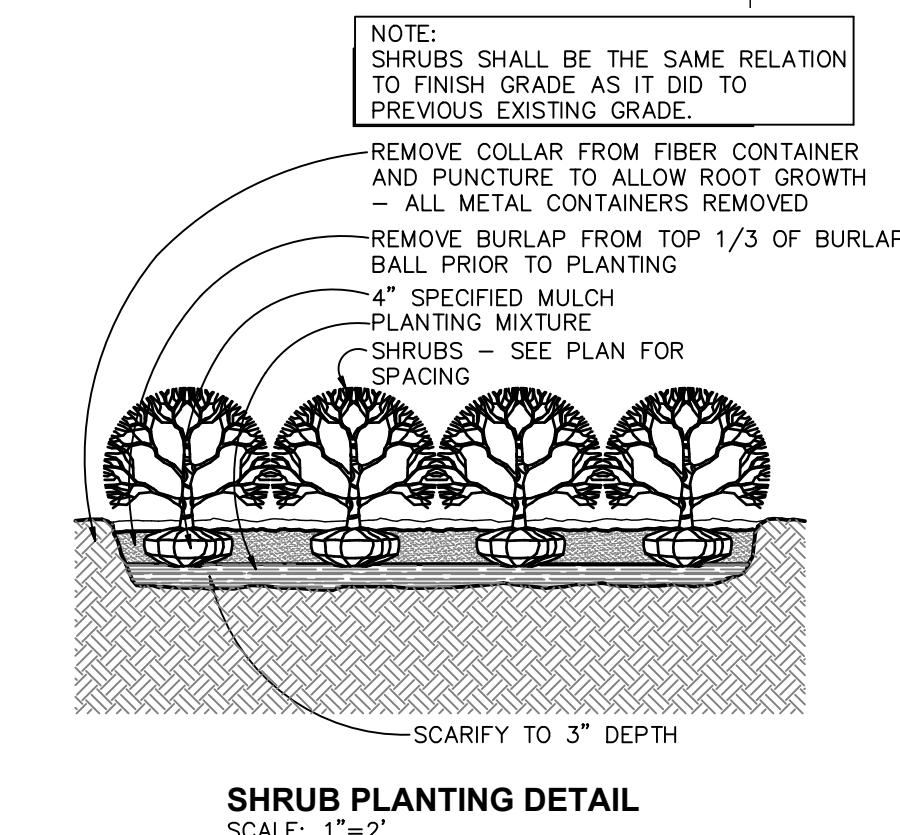
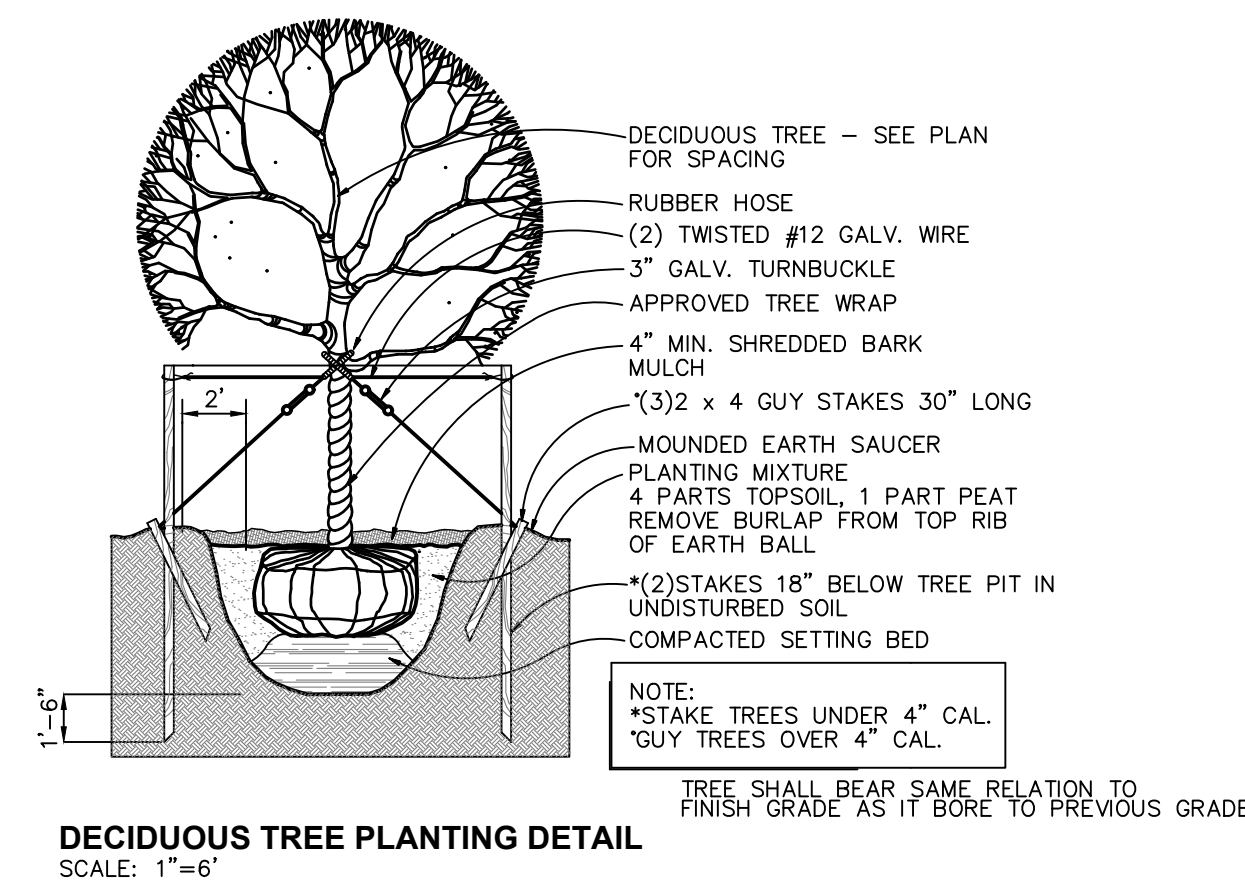


LANDSCAPING GENERAL NOTES:

1. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
2. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
3. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
4. ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS; ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
5. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
6. SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED. INSTALLATION SHALL BE MARCH 1 - NOVEMBER 30, ANNUALLY.
7. ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
8. ALL PROPOSED MULCH TO BE NATURAL COLOR, DOUBLE PROCESSED, SHREDED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUCK, 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS, TYP.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A TIME PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF ALL WORK ITEMS. DURING THIS GUARANTEE PERIOD, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ALL PLANT MATERIALS THAT DIE OR ARE DISEASED.
10. YARD AREAS ARE TO BE RESTORED WITH 4" OF TOPSOIL, CLASS A SEED AT 200#/ACRE, FERTILIZER & MULCH (MULCH BLANKET ON SLOPES 1:3 OR STEEPER).

ALL VEGETATION SOUTH OF THIS LINE WILL BE PRESERVED

CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AFC	2	Acer freemannii 'Celzam'	Celebration Freeman Maple	2.5"	B&B
GB	5	Ginkgo Bilboa 'Autumn Gold'	Autumn Gold Ginkgo (male)	2-2 1/2"	B&B
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3"	B&B
ORNAMENTAL TREES					
ABJ	7	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Juneberry	7"-8" Clump	B&B
CC	1	Cercis canadensis	Redbud	6' Clump	B&B
MA	8	Malus 'Adirondack'	Adirondack Crabapple	1.5"	B&B
MI	3	Malus 'Indian Magic'	Indian Magic Crabapple	1.5"	B&B
PS	4	Prunus sargentii	Sargent Cherry	1.5"	B&B
DECIDUOUS SHRUBS					
LG	14	Spiraea 'Gold Flame'	Gold Flame Spiraea	24"	B&B
EVERGREEN SHRUBS					
BJ	21	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	24"	B&B
JCS	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	B&B



SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
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PREPARED FOR:
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180 MONROE AVE NW
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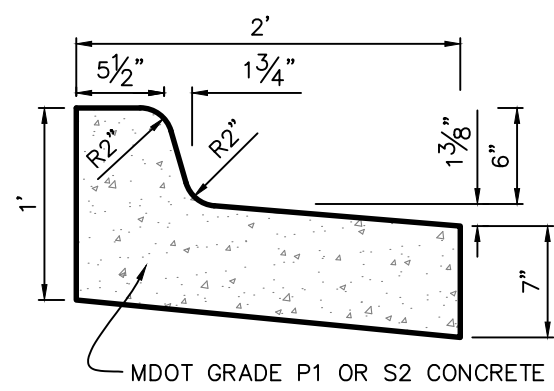
PLAN REVISIONS
REVISE BLDG, PARKING LOT, RETAINING WALL, GRADES, LANDSCAPE 03-14-24

PLAN REVISIONS
REVISED PER TOWNSHIP COMMENTS - 8/9/2022
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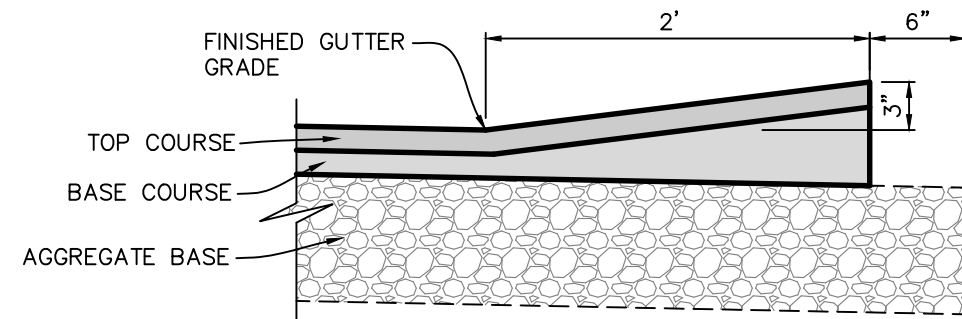
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LANDSCAPE PLAN
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

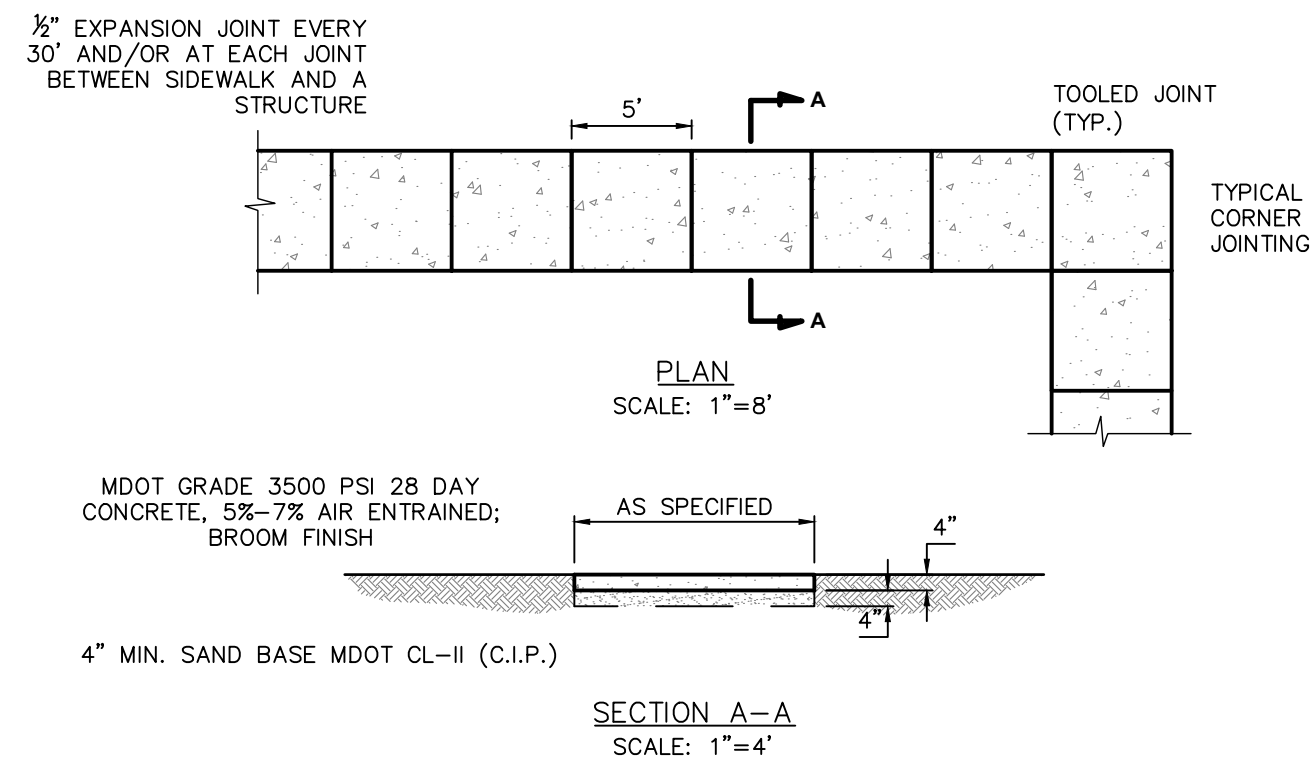
FIELD SURVEY / DATE
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SHEET NUMBER
6 OF 7



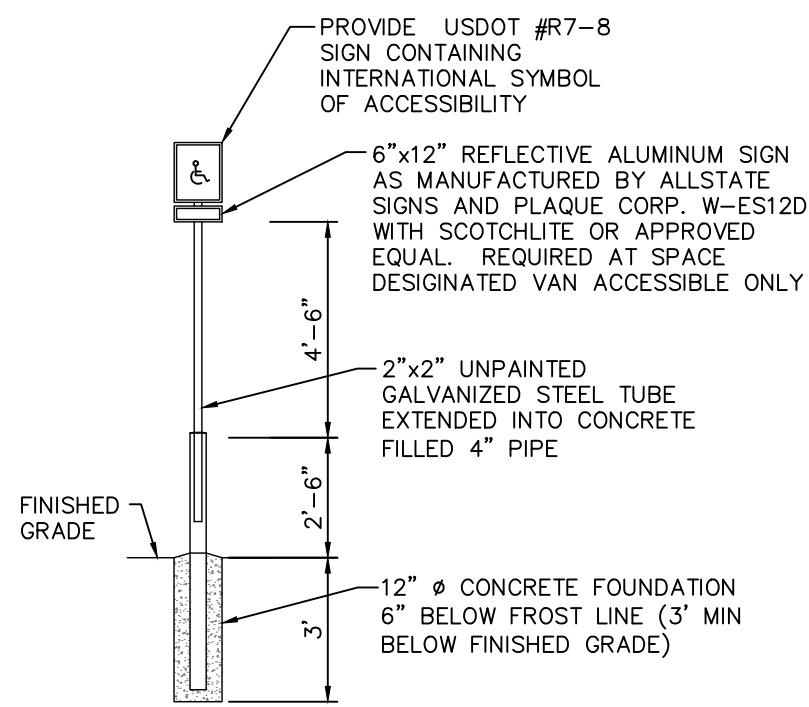
**24" CURB & GUTTER DETAIL
(INVERTED RESIDENTIAL/COMMERCIAL)**
SCALE: 1"=1'



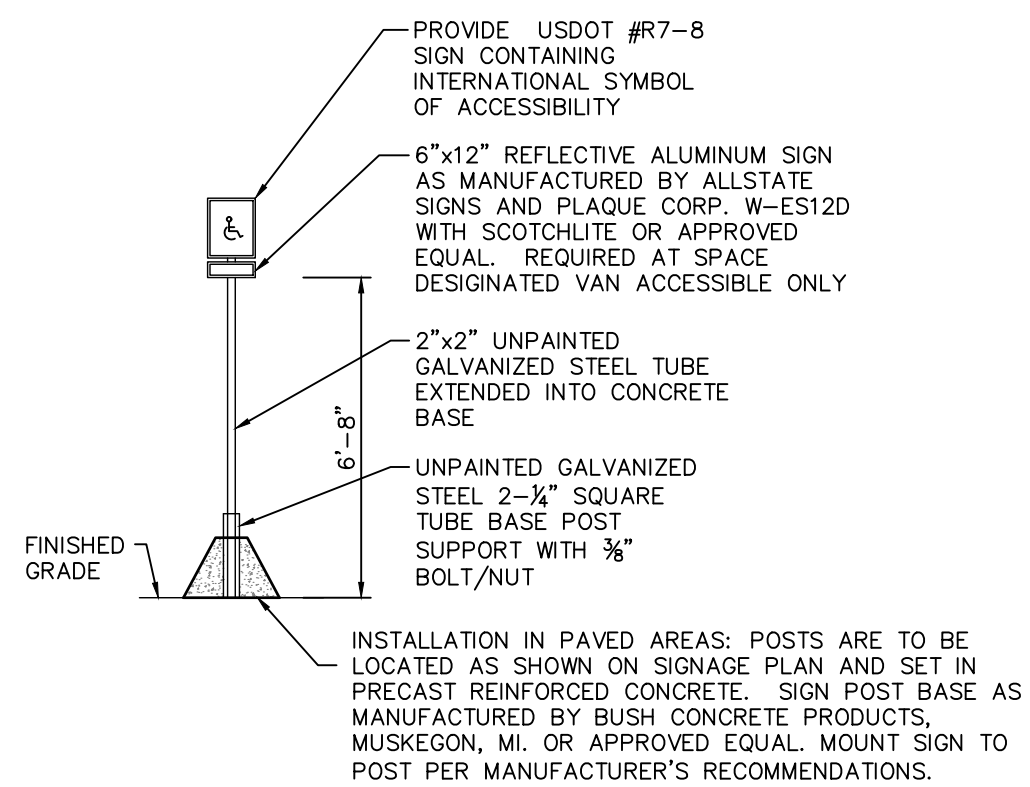
24" BITUMINOUS VALLEY GUTTER DETAIL
SCALE: 1"=1'



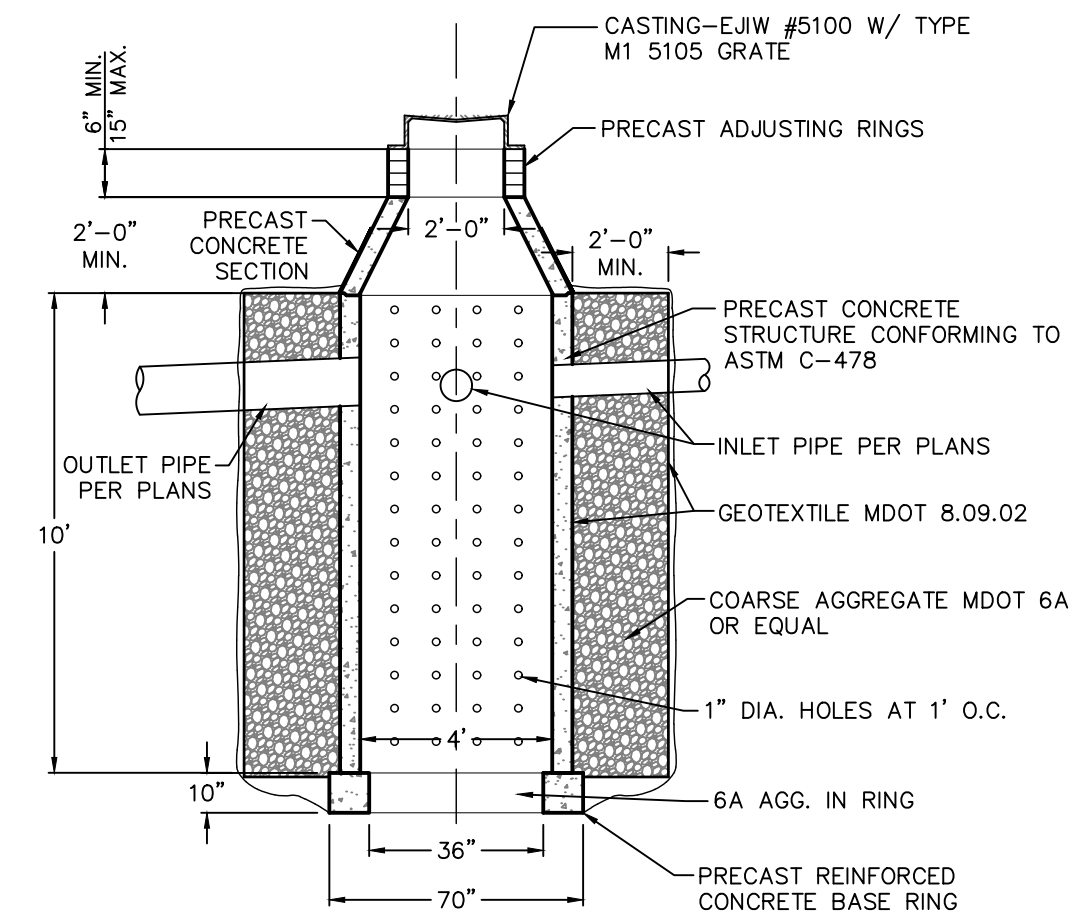
4" CONCRETE SIDEWALK DETAIL
SCALE: 1"=4'



**BARRIER FREE PARKING SIGN DETAIL
(IN LAWN AREAS)**
SCALE: 1"=4'



**BARRIER FREE PARKING SIGN DETAIL
(IN PAVED AREAS)**
SCALE: 1"=4'



LEACHING BASIN DETAIL
SCALE: 1"=4'

SHEET SCHEDULE

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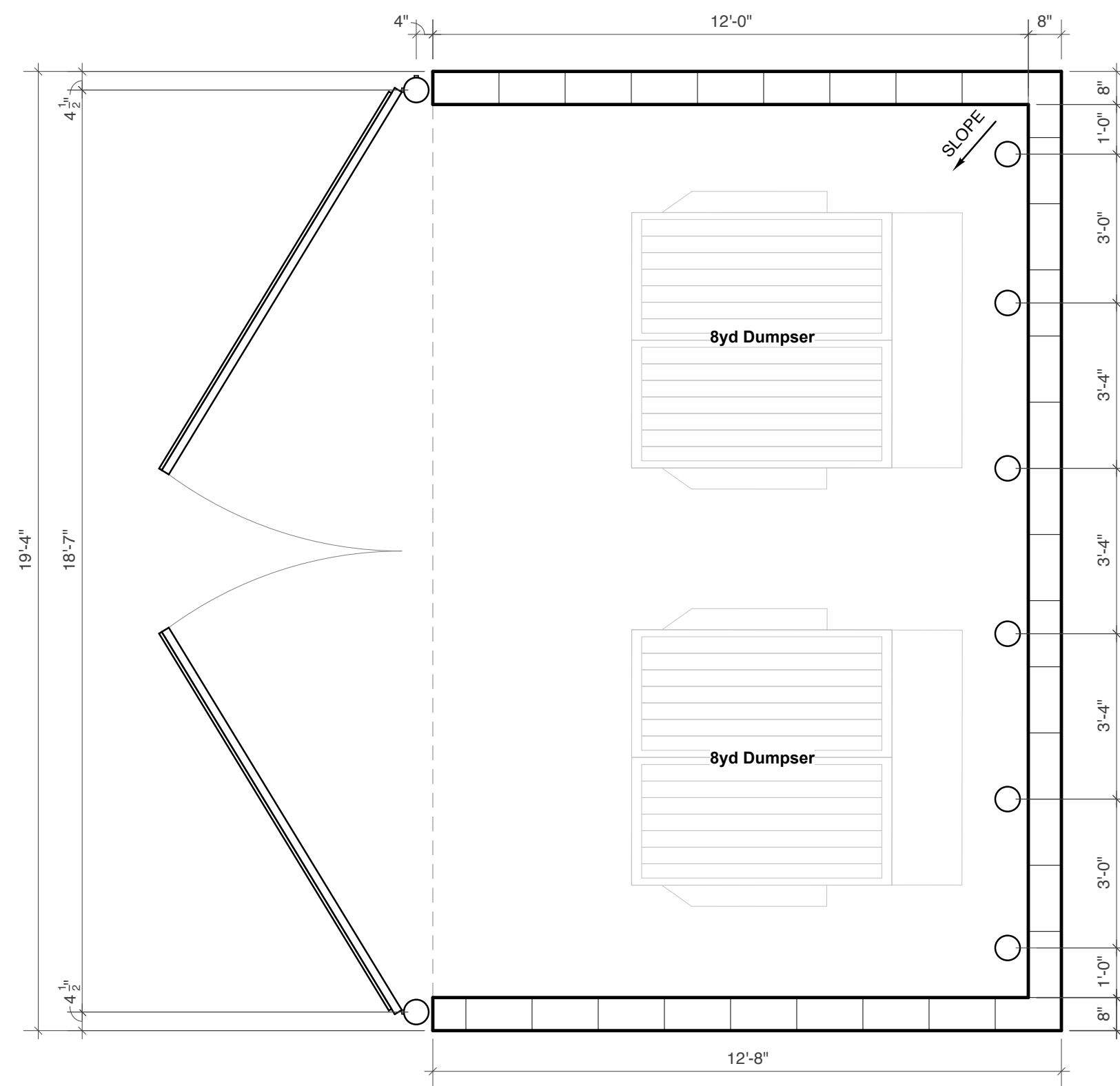


PLAN REVISIONS	PLAN REVISIONS
REVISED PER TOWNSHIP COMMENTS - 8/9/2022	REVISE BLDG, PARKING LOT, RETAINING WALL, GRADES, LANDSCAPE 03-14-24
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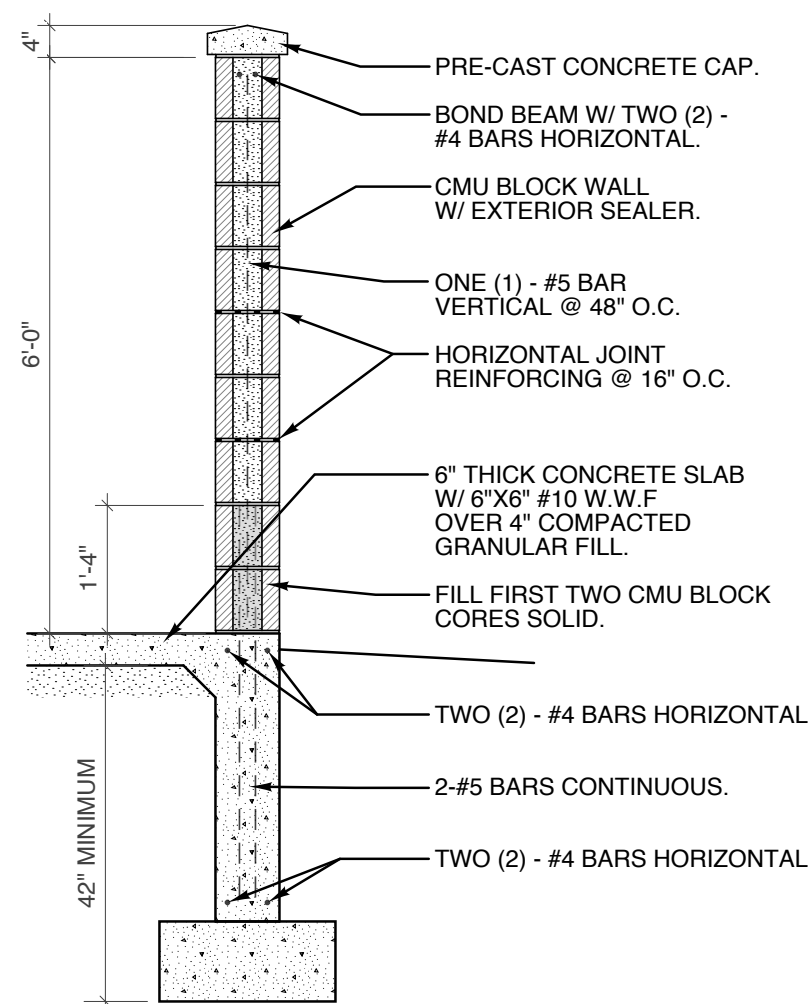
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6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 08-16-22
PROJECT NO.:	220187.02
DESIGN DRAWN BY:	JFL
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	10/5/23
SHEET NUMBER	7 OF 7



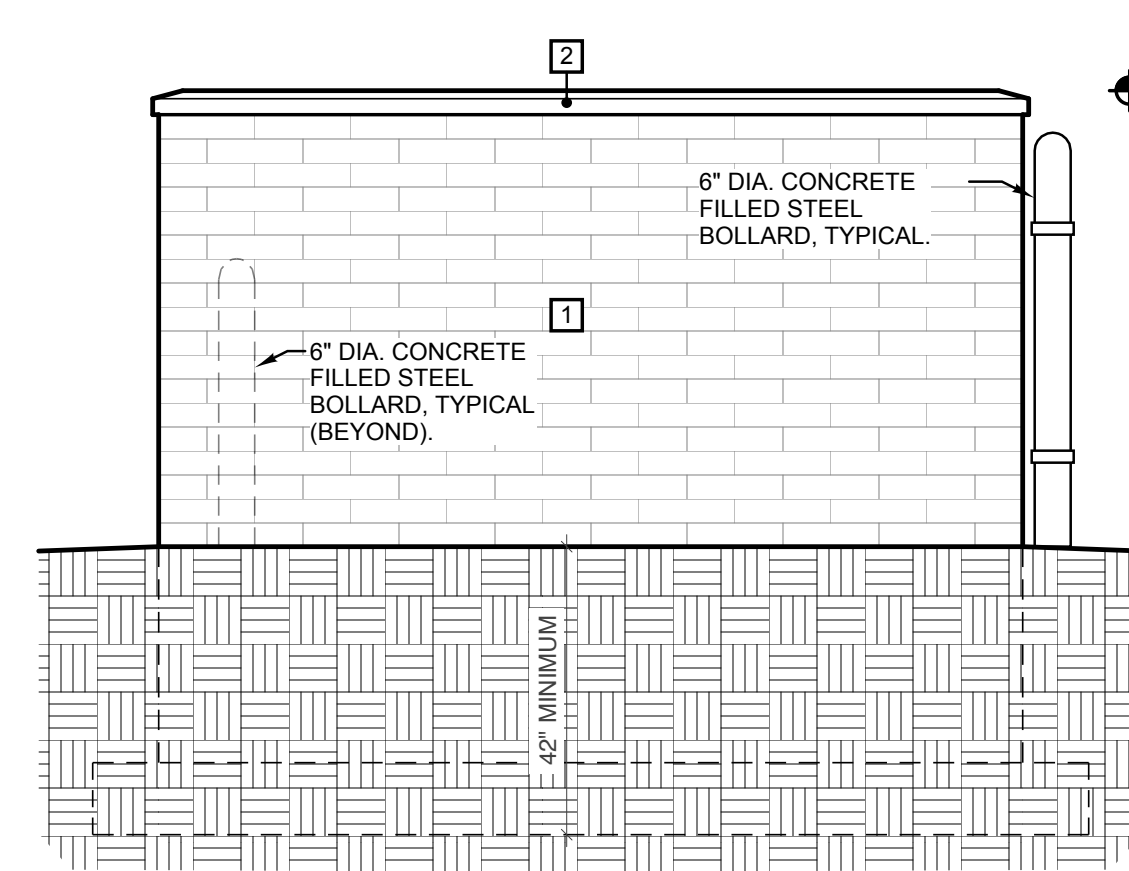
1. Dumpster Enclosure Plan

SCALE: 3/8" = 1'-0"



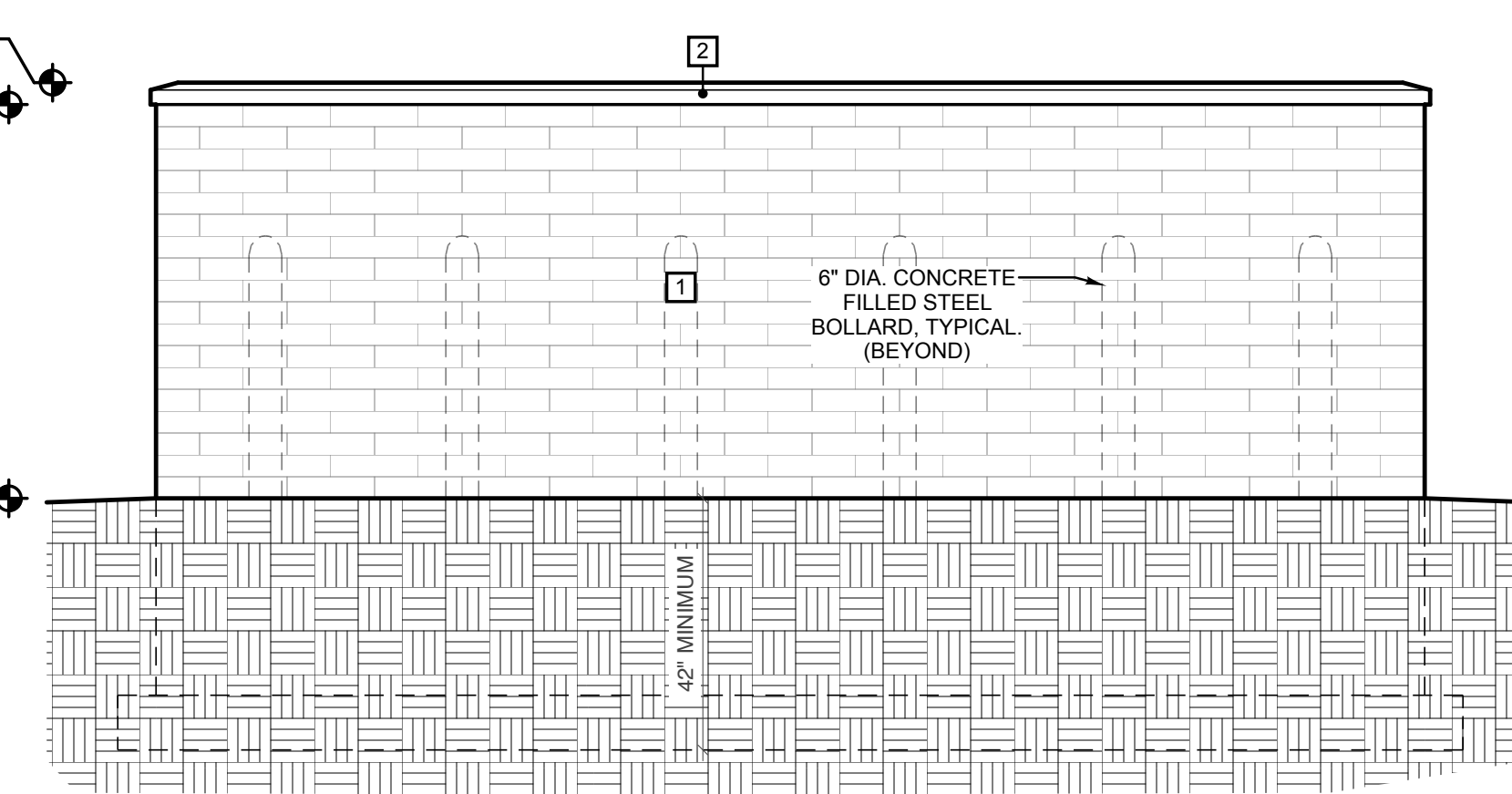
2. Dumpster Enclosure Wall Section

SCALE: 1/2" = 1'-0"



3. Dumpster Enclosure East Elevation

SCALE: 3/8" = 1'-0"



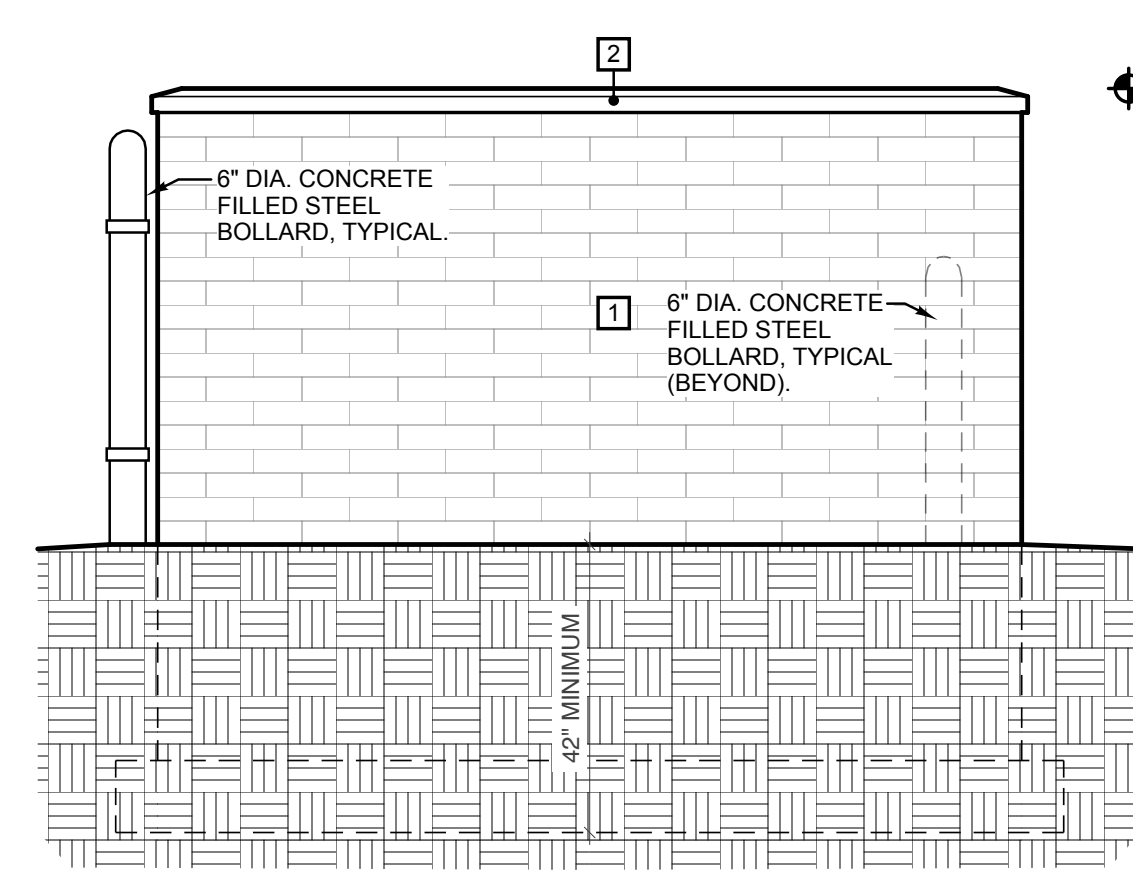
4. Dumpster Enclosure South Elevation

SCALE: 3/8" = 1'-0"

Dumpster Enclosure Material Legend

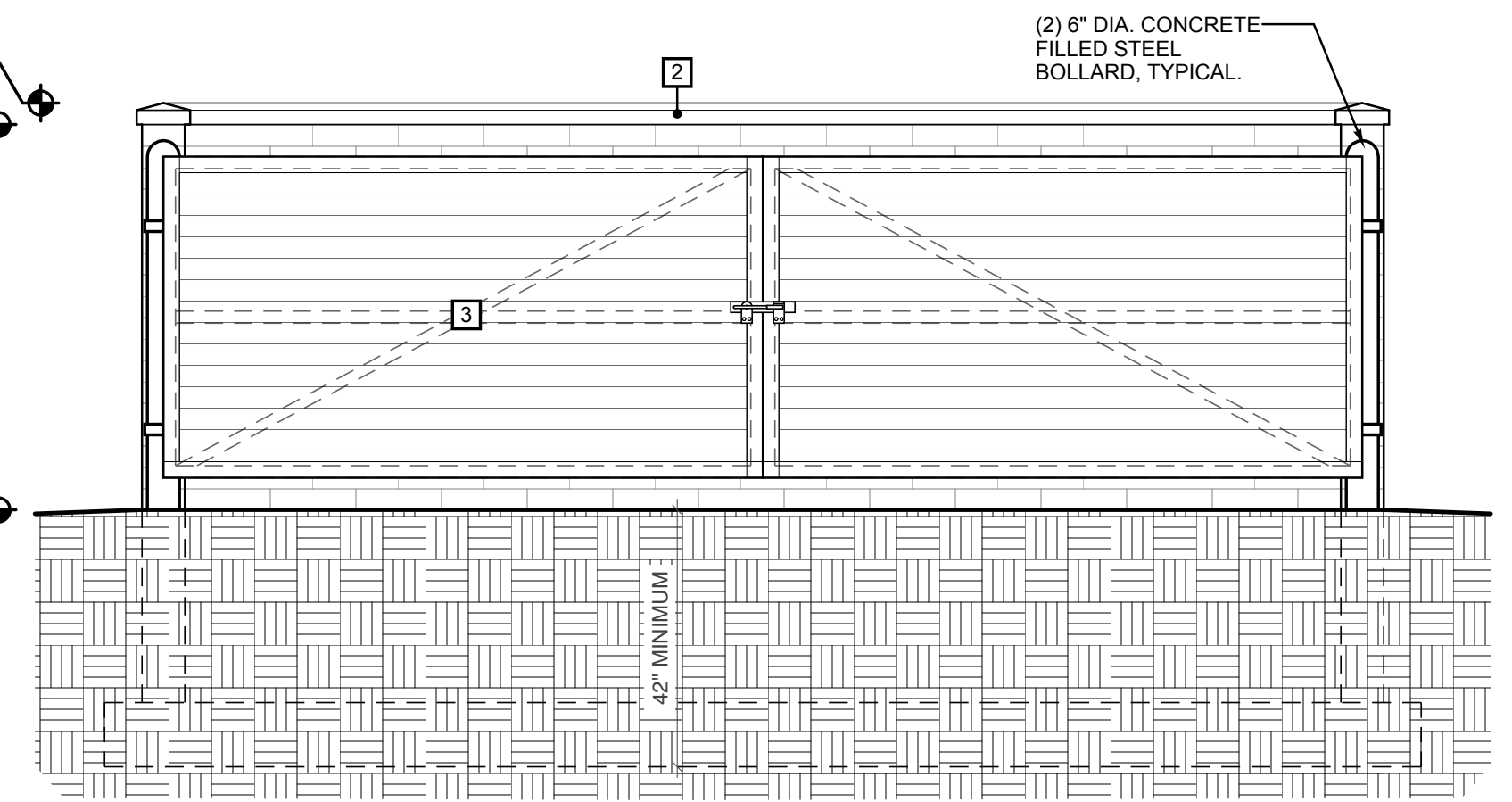
LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	CMU BLOCK	CONSUMER'S	8x8x16	MATCH BUILDING
2	PRECAST PARAPET CAP	TERRY'S PRECAST	SMOOTH	MATCH BUILDING
3	FAUX WOOD SIDING OVER STEEL FRAME	LONGBOARD OR EQUAL	TBD	MATCH BUILDING

*ALL MASONRY, PRECAST CONCRETE, AND MORTAR SHALL UTILIZE INTEGRAL WATER REPELLANT & EFFLORESCENCE CONTROL (RHEOPEL OR EQUAL)
 *PROVIDE 2 COATS OF POST-APPLIED MASONRY WATER SEALANT (PROFESSIONAL BRAND PWS-15 OR EQUAL) ON ALL MASONRY PER MANUFACTURER'S RECOMMENDATIONS



5. Dumpster Enclosure South Elevation

SCALE: 3/8" = 1'-0"



6. Dumpster Enclosure North Elevation

SCALE: 3/8" = 1'-0"

Revisions:

Project No: 222024

Issue Date: 6/15/22

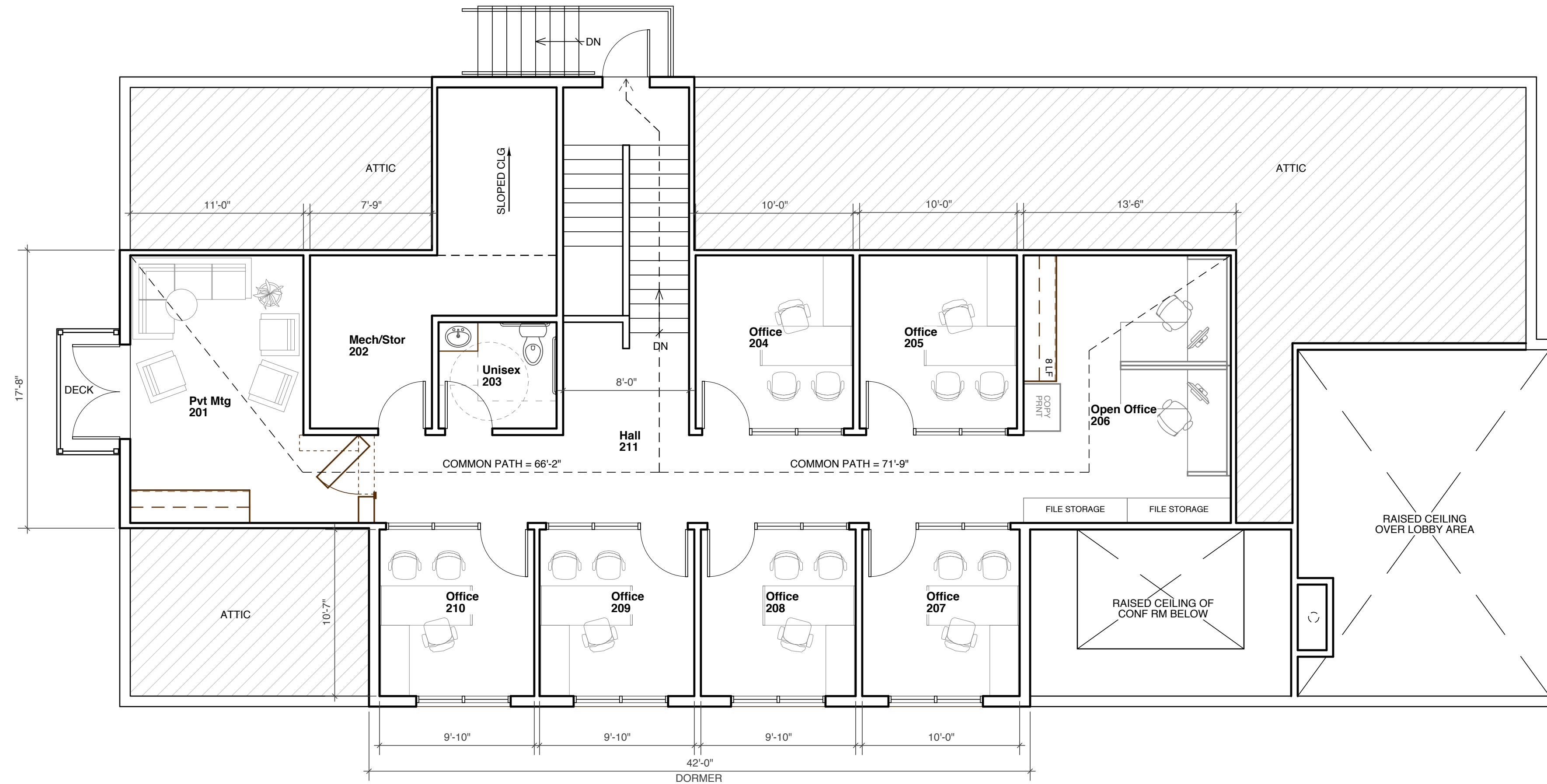
Reviewer: KCD

Drawn By: KCD



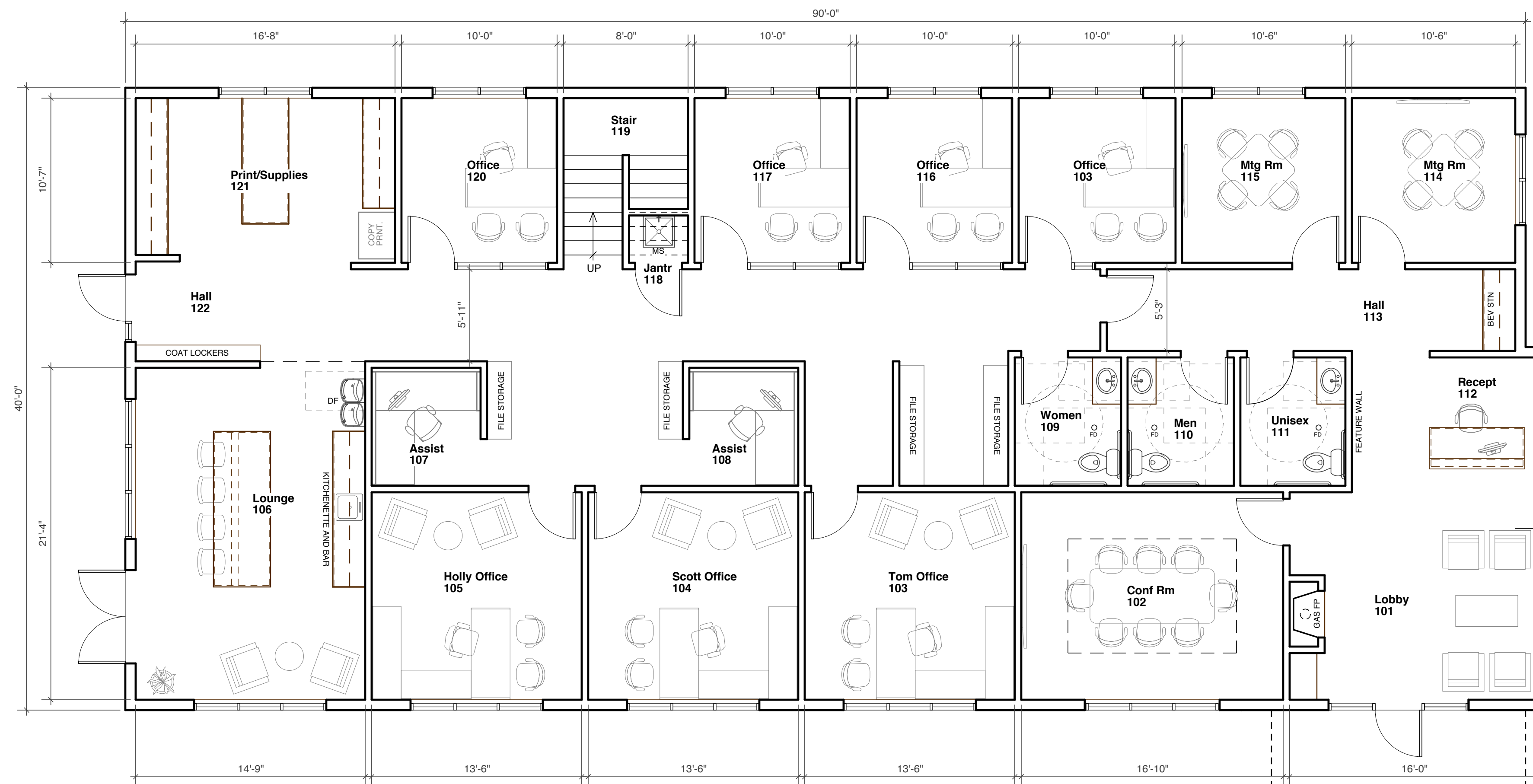
KUIPER KRAEMER^{INC}

EST. 2005



2. Second Floor Plan

SCALE: 3/16" = 1'-0"
FLOOR AREA: 1,784 SQFT



1. First Floor Plan

SCALE: 3/16" = 1'-0"
FLOOR AREA: 3,635 SQFT

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Kuiper Kraemer Building
6660 Old 28th Street SE
Grand Rapids, Michigan
Building Floor Plans

Made in Michigan

Revisions:
SPR: 3/15/24

Project No: 222024

Issue Date: 3/15/24

Reviewer: KCD

Drawn By: KCD

A2.1

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Design Inspiration

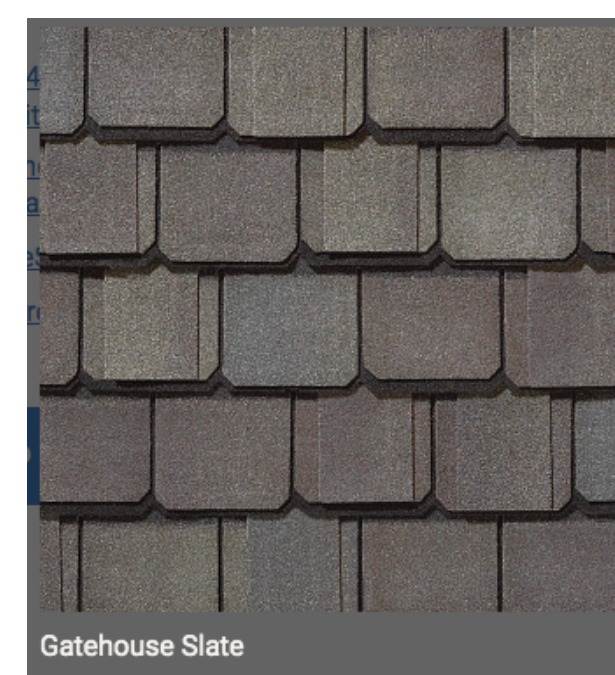


Inspiration Image

- Love this Bueschel Fond Du Lac Tailored blend of soft warm grays and beiges
- Soft black or brown windows
- Good with the Grand Manor shingles in Gatehouse Slate
- Likes the dark bronze metal roof

Grand Manor®

Get the authentic look of natural slate with CertainTeed shingles. With a Class A fire rating and unique color | durability and elegance. StreakFighter® algae resist | lifetime warranty add to the appeal.



STONE TYPE
Dolomitic Limestone

PRODUCT CATEGORY
Natural Stone Colors
Building Stone Veneers

PRODUCT LEVEL
● Gold

PRODUCT LINE
Arctic Stone Colors
Dimensional



Northeast Perspective



Southeast Perspective

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Kuiper Kraemer Building
6660 Old 28th Street SE
Grand Rapids, Michigan
Building Renderings

Made in Michigan

Revisions:
SPR: 3/15/24
SPR REV1: 4/11/24

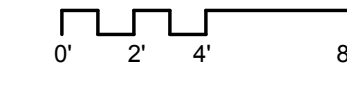
Project No: 222024
Issue Date: 4/11/24
Reviewer: KCD
Drawn By: KCD

A4.2



4. West Elevation

SCALE: 3/16" = 1'-0"

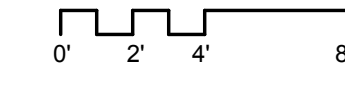


+129'-11 1/2" ELEV. RIDGE HGT
 +120'-2" ELEV. DORMER EAVE
 +112'-6" ELEV. SECOND FLOOR
 +108'-4" ELEV. WINDOW HEAD
 +100'-0" ELEV. FIRST FLOOR



3. South Elevation

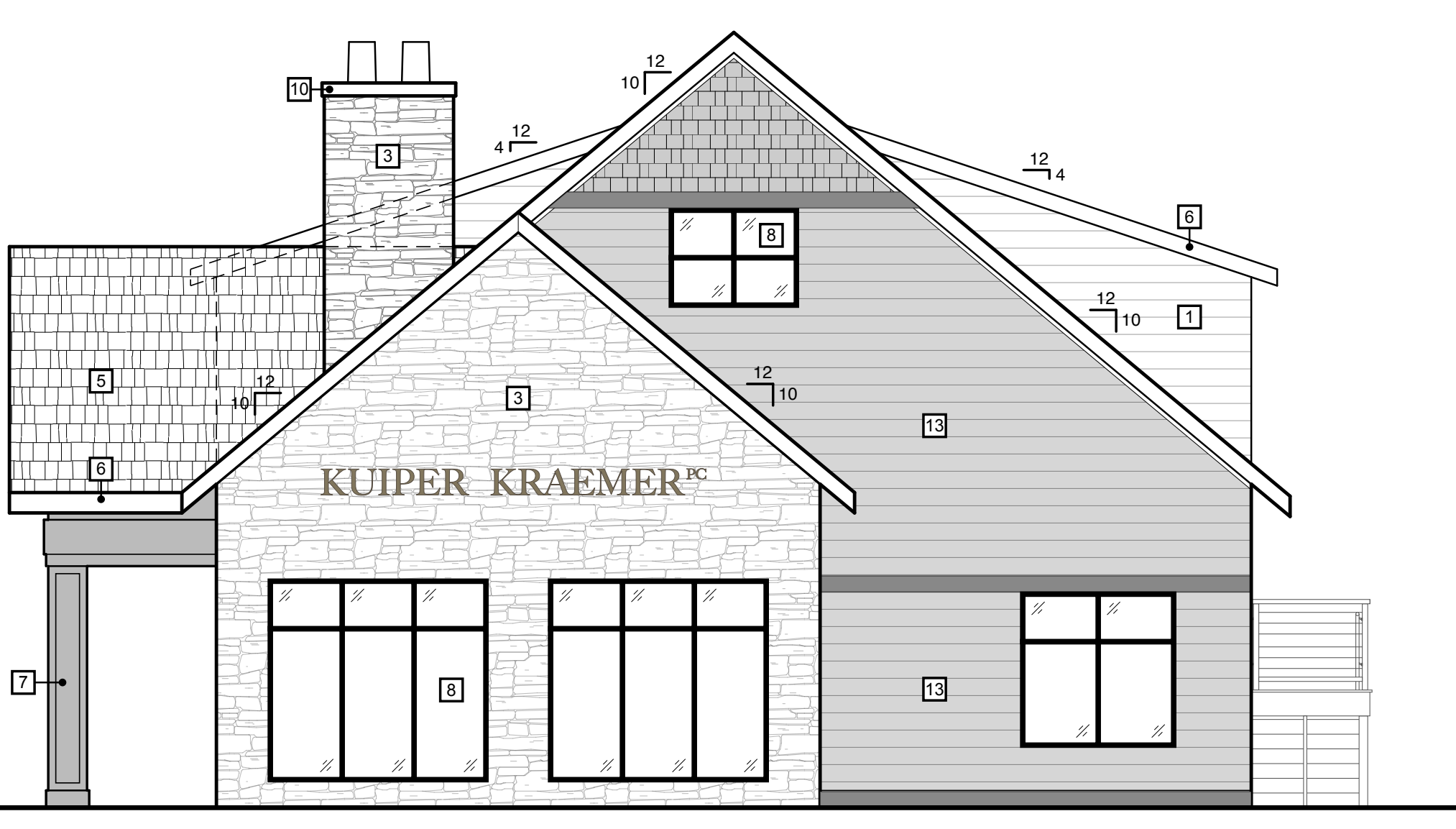
SCALE: 3/16" = 1'-0"



Exterior Materials Legend

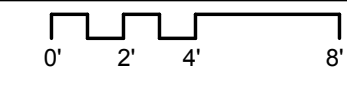
LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	CEMENT BOARD LAP SIDING	TBD	6" EXPOSURE	BEIGE
2	CEMENT BOARD SHAKE SIDING	TBD	STANDARD	CHARCOAL
3	STONE VENEER	TBD	DIMENSIONAL	MID-GREY
4	STANDING SEAM METAL ROOF	TBD	12" WIDE PANEL	DARK BRONZE
5	ASPHALT SHINGLE ROOF	TBD	40-YR ARCHITECTURAL	DARK GREY
6	ALUMINUM FASCIA	TBD	STANDARD	DARK BRONZE
7	FIBER CEMENT TRIMS	TBD	STANDARD	MATCH SIDING
8	INSULATED ALUM STOREFRONT	TBD	STANDARD	DARK BRONZE
9	WOOD STAIR AND LANDING	TBD	CEDAR	STAINED
10	PRECAST CONCRETE SILL	TBD	SMOOTH	LIGHT GRAY
11	INSULATED HOLLOW METAL DOOR	TBD	TBD	TBD
12	WALL SCONCE LIGHT FIXTURE	TBD	FACE MOUNT	TBD
13	CEMENT BOARD LAP SIDING	TBD	6" EXPOSURE	CHARCOAL
14				
15				

NOTES:

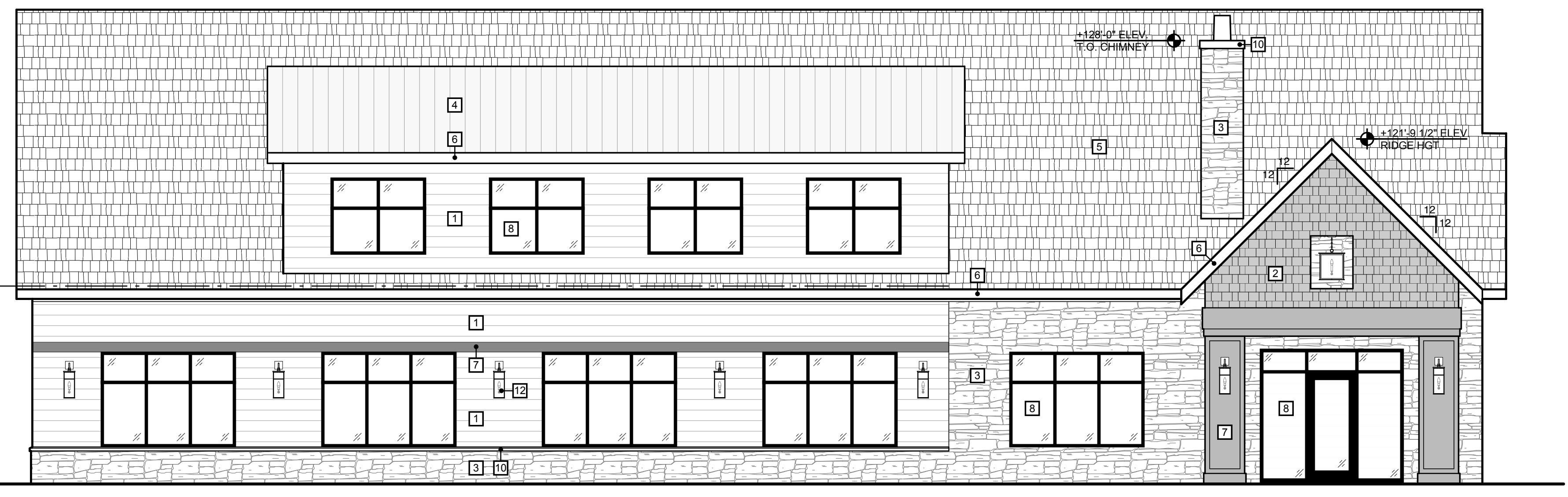


2. North Elevation

SCALE: 3/16" = 1'-0"

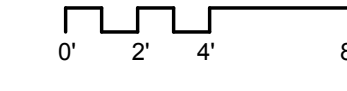


+129'-11 1/2" ELEV. RIDGE HGT
 +120'-2" ELEV. DORMER EAVE
 +112'-6" ELEV. SECOND FLOOR
 +108'-4" ELEV. WINDOW HEAD
 +102'-4" ELEV. WINDOW SILL
 +100'-0" ELEV. FIRST FLOOR



1. East Elevation

SCALE: 3/16" = 1'-0"



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Kuiper Kraemer Building
 6660 Old 28th Street SE
 Grand Rapids, Michigan
Exterior Elevations

Made in Michigan

Revisions:
 SPR: 3/15/24
 SPR REV1: 4/11/24

Project No: 222024
 Issue Date: 4/11/24
 Reviewer: KCD
 Drawn By: MKG

A4.1

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CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Date April 26, 2024
To Madison Smith-Jacoby
From Aric Thorne, PE
Subject Site Plan Review: 6660 Old 28th St SE

I have reviewed the storm water site plan for Kuiper Kraemer at 6660 Old 28th St SE. The applicant is proposing the construction of a 2-story office building and parking lot.

Stormwater and Drainage

The proposed project is being reviewed under the 2022 Stormwater Ordinance and the criteria in the Stormwater Standards Manual revised March 2021.

The applicant proposes a 5,419-square-foot 2-story office building and adjacent asphalt surface parking lot. The parcel had previously been developed as a 1-story office space. The applicant will remove the remaining building remnants and replace and reduce the existing asphalt parking lot. A retention basin is to be utilized for stormwater control. The entirety of the proposed private storm sewer system includes roof drains, 8- to 12-inch diameter perforated storm sewer pipe, and a leaching basin.

Flood Control

Flood control is provided by the proposed retention basin. The project site is located in Flood Zone 1, requiring capacity for the 100-year storm event. A single leaching basin is located in the asphalt parking lot area. The majority runoff from impervious surface area is collected here. Roof and retaining wall drains are connected into this structure and then drain to the retention basin.

An approximately 60-foot long modular block retaining wall with height varying 1.3-3.1-foot is proposed north of the parking lot. The grade behind the wall is proposed at 1:2. Buried 8-inch diameter perforated pipe will drain the wall. This is connected to the aforementioned leaching basin. A drainage swale around the north and east sides of the building will direct remaining storm water runoff down grade toward Old 28th St SE.

The applicant provided pre- and post-development pervious and impervious area quantities. The total impervious area decreases from 0.602- to 0.360-acres and the total pervious plus retention basin area increases from 0.281- to 0.523-acres. The LGROW spreadsheet is included in the application. Soil boring data are provided as required.

Water Quality and Channel Protection

The proposed retention basin meets the required minimum storage capacity per water quality (1,477-cubic feet). There is no added channel protection volume, as the proposed improvements decrease the impervious area. Pretreatment is performed by the leaching basin (minimum 15-percent of water quality volume or 221-cubic feet). Riprap is provided at the storm sewer outlet into the retention basin for energy dissipation.

Drainage Plan

The applicant indicates direction of flows throughout the site on the plan. There is an emergency overflow route from the retention basin to an existing low lying area and natural drainage course in the rear of the parcel. The proposed slope of the basin sides is 1:4. Asphalt valley curb along the proposed replacement parking lot and driveway also channels emergency overflow toward Old 28th St SE. The retention basin achieves the minimum 1.0-foot of freeboard as required.

A maintenance agreement and a long-term maintenance plan are required before construction begins. The maintenance agreement and plan should include at a minimum the cleaning of the leaching basin sump and sediment and debris removal from the outlet into the retention basin.

Utilities and General Comments

Existing utilities will be connected per plan. The single ingress and egress driveway will remain on Old 28th St SE. Sidewalk is proposed to be connected to existing facilities in the ROW and provided up to the building.

Soil Erosion and Sedimentation Control

The applicant provided a Soil Erosion and Sedimentation Control (SESC) plan. KCRC must review and issue an SESC permit before construction may begin. Measures included on the plan include silt fence, inlet fabric drops, a tracking pad, dust control by means of water distribution, and topsoil and seed. KCRC may require additional measures beyond what are shown.

Summary

The proposed storm water management design meets the Township Stormwater Ordinance requirements for the site. I recommend approval from an engineering point of view.

Let me know if you have any questions or concerns.

6660 OLD 28TH STREET STORMWATER MANAGEMENT CALCULATIONS

Channel Protection Volume

SEE LGROW SPREADSHEET FOR CHANNEL PROTECTION VOLUME CALCULATIONS.
REQUIRED CHANNEL PROTECTION VOLUME: 0 CFT
PROPOSED IMPERVIOUS SURFACE AREA < EXISTING IMPERVIOUS SURFACE AREA

Stormwater Pretreatment Volume

SEE LGROW SPREADSHEET FOR STORMWATER WATER QUALITY VOLUME CALCULATIONS.
REQUIRED WATER QUALITY VOLUME: 1,477 CFT
REQUIRED PRETREATMENT VOLUME = 15% x WATER QUALITY VOLUME = 1,477 x 0.15 = 221 cft

$$\text{Pretreatment Volume (V)} = \text{Leach Basin Sump} + \text{Stone Void Volume} = 226.19 \quad \text{cft}$$

$$\text{Leach Basin Sump} = \left[\frac{(D^2 \times \pi)}{4} \right] (H) = 94.25 \quad \text{cft}$$

$$\begin{aligned} \text{Basin Diameter (D)} &= 4 \quad \text{ft} \\ \text{Sump Height (H)} &= 7.5 \quad \text{ft} \quad (\text{depth below pipe invert}) \end{aligned}$$

$$\text{Gross Stone Void Volume} = \left[\frac{(D_1^2 \times \pi)}{4} \right] - \left[\frac{(D_2^2 \times \pi)}{4} \right] \times (H) = 329.87 \quad \text{cft}$$

$$\text{Outside Stone Diameter (D}_1\text{)} = 9 \quad \text{ft}$$

$$\text{Inside Stone Diameter (D}_2\text{)} = 5 \quad \text{ft}$$

$$\text{Net Stone Void Volume} = \text{Gross Volume} \times 40\% = 131.95 \quad \text{cft}$$

PROVIDED PRETREATMENT VOLUME: 226 CFT

100-Year Detention Volume

SEE LGROW SPREADSHEET FOR STORM WATER VOLUME CALCULATIONS.
REQUIRED STORAGE VOLUME: 14,321 CFT
PROVIDED STORAGE VOLUME: 14,609 CFT

Retention Basin Design

$$\text{Design Infiltration Area (A)} = 12(V_s) / (i)(t_d) = 12(14,859) / (0.5)(72) = 4773.6667 \quad \text{sft}$$

$$\begin{aligned} \text{Required Storage Volume (V}_s\text{):} & \quad 14321 \quad \text{cft} \\ \text{Infiltration Rate (i):} & \quad 0.5 \quad \text{in/hr} \quad (50\% \text{ of observed field value}) \\ \text{Time to Drain (t}_d\text{):} & \quad 72 \quad \text{hrs} \end{aligned}$$

PROVIDE 5,135 SFT INFILTRATION AREA AT HIGH WATER MARK



LGROW Design Spreadsheet

Kent County Drain Commissioner



Version 3.5

Instructions

- 1) After opening the spreadsheet you will need to enable the use of an embedded macro. Look for security warning above and click "Enable Content."
- 2) Data is entered in yellow cells. Green cells allow selection of items from pulldown menus or buttons.
- 3) To clear all input data entered in a worksheet, click the Clear Worksheet button at the top of the page (or press Ctrl+character) and hit the delete key.
- 4) Comments are indicated by red triangles in cells. Further direction is provided in the LGROW Design Spreadsheet Tutorial.
- 5) The spreadsheet can be used to model a single discharge point from the site including structural BMPs in series or parallel.

Project Description

Development Name	6660 Old 28th Street	Design Firm	Moore & Bruggink, Inc.
Address/Location	6660 Old 28th Street - Cascade Township	Engineer	Justin Longstreth P.E.
Developer/Owner	Kuiper Kraemer PC	Date	5-Oct-23

Run

	Select if Yes	Notes
Drainage District	<input type="checkbox"/>	
Watershed Policy	<input type="checkbox"/>	
Redevelopment/Addition	<input type="checkbox"/>	
MS4	<input type="checkbox"/>	
Hotspot	<input type="checkbox"/>	
Coldwater Stream	<input type="checkbox"/>	

Sensitive Areas

Description	Notes

Channel Protection Volume Basis

Pre-development Land Use Definition	Existing	Notes
Not Required	<input type="checkbox"/>	
Provided Offsite	<input type="checkbox"/>	
Alternative Approach	<input type="checkbox"/>	

Subcatchment Connectivity

Number of Subcatchments

Subcatchment Name	Downstream Subcatchment	Subcatchment Description
Sub1	Sub2	Site development
Sub2	none	Stormwater basin

Subcatchment Hydrology Summary

Subcatchment Name	Existing			Developed		
	Area [ac]	% Impervious	Average CN	Area [ac]	% Impervious	Average CN
Sub1	0.81	65%	88	0.81	44%	82
Sub2	0.07	100%	98	0.07	0%	100
Site Totals and Averages:	0.88	68%	89	0.88	41%	83

Channel Protection Volume from Structural BMPs

Subcatchment Name	Channel Protection Volume [cft]			
	Required	Upstream	Credited	Unmet
Sub1	0	0	0	0
Sub2	61	0	0	61
Total	61		0	

Percent of Channel Protection Volume met by Onsite Retention	0
Required Extended Detention Volume [cft]	61
Required Extended Detention Release Rate [cfs]	0.000
1-year Existing Peak Discharge [cfs]	1.19

Water Quality Volume and TSS Removal

Subcatchment Name	Water Quality Volume [cft]	Volume Met	TSS			
			Generated	Upstream	Total	Removed
Sub1	1,477	Yes	1,477	0	1,477	1,314
Sub2	0	Yes	0	162	162	0
Total	1,477	Yes	1,477			1,314
TSS Removal Efficiency [%]						89
80% TSS removal met?						Yes

Sub1: Site development

Runoff

[Click here for documentation](#)

Existing Land Use	HSG	Area	Units	Curve Number	
				Existing	Pre-settlement
Impervious (paved parking lot, roof, driveway, etc.)	B	0.53	acre	98	69
Open spaces (grass cover) - fair	B	0.28	acre	69	58
		0.81	acre	88	65

Developed Land Use	HSG	Area	Units	Curve Number	Notes
DIST: Impervious (paved parking lot, roof, driveway, etc.)	B	0.36	acre	98	
DIST: Open spaces (grass cover) - fair	B	0.45	acre	69	
Notes:		0.81	acre	82	

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	3,095	3,778	6,449	8,581	12,660

Channel Protection Volume

[Click here for documentation](#)

Required Channel Protection Volume

Is Channel Protection Volume required? If no, provide reason.

2-year Runoff Volumes [cft]

	Yes	Developed	Pre-developed
Required this Subcatchment [cft]	0	3,778	4,933
Unmet from Upstream Subcatchments [cft]	0		
Required Channel Protection Volume [cft]	0		

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
				N.A.	
				N.A.	
				N.A.	
				N.A.	
Totals		0			0

Credited Channel Protection Volume

	0
--	---

Notes:

Percentage of Channel Protection Volume Met by Retention

	100%
--	------

Water Quality Volume

[Click here for documentation](#)

	Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	0.36	0.36	
Sum of Directly Connected Disturbed Pervious Area [ac]	0.45		
Required Volume this Subcatchment [cft]	1,477	TSS Generated this Subcatchment 1,477	
Volume from Upstream Subcatchments [cft]	0	TSS from Upstream Subcatchments 0	
Water Quality Volume to be Treated [cft]	1,477	TSS to be Treated 1,477	

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency			TSS Removed
		Tabulated	Third-Party	Effective	
RET: Retention Basin	1,839	89		89	1,314
RET: Leaching Basin	251	89		0	0
					0
					0
					0
Released Water Volume [cft]	0	Total TSS Removed			1,314
Water Quality Volume met?	Yes	TSS Remaining			162
Notes:		TSS Removal Efficiency [%]			89

Sub2: Stormwater basin

Runoff

[Click here for documentation](#)

Existing Land Use	HSG	Area	Units	Curve Number	
				Existing	Pre-settlement
Impervious (paved parking lot, roof, driveway, etc.)	B	0.07	acre	98	69
			0.07	acre	98

Developed Land Use	HSG	Area	Units	Curve Number	Notes
S-BMP: Water	B	0.07	acre	100	

Notes:

	0.07	acre		
--	------	------	--	--

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	588	678	999	1,235	1,661

Channel Protection Volume

[Click here for documentation](#)

Required Channel Protection Volume

Is Channel Protection Volume required? If no, provide reason.	Yes	2-year Runoff Volumes [cft]	
Required this Subcatchment [cft]	61	Developed	Pre-developed
Unmet from Upstream Subcatchments [cft]	0	678	618
Required Channel Protection Volume [cft]	61		

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
				N.A.	
				N.A.	
				N.A.	
				N.A.	
Totals		0			0

Credited Channel Protection Volume				0
Percentage of Channel Protection Volume Met by Retention				0%

Notes:

Water Quality Volume

[Click here for documentation](#)

	Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	0.00	0.00	
Sum of Directly Connected Disturbed Pervious Area [ac]	0.00		
Required Volume this Subcatchment [cft]	0	TSS Generated this Subcatchment	
Volume from Upstream Subcatchments [cft]	0	TSS from Upstream Subcatchments	
Water Quality Volume to be Treated [cft]	0	TSS to be Treated	
			0
			162
			162

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency			TSS Removed
		Tabulated	Third-Party	Effective	
					0
					0
					0
					0
					0
Released Water Volume [cft]	0	Total TSS Removed			0
Water Quality Volume met?	Yes	TSS Remaining			162
Notes:					TSS Removal Efficiency [%]
					0



Time-of-Concentration

[Click here for documentation](#)

	Worksheet	User	Value Used
Existing [hr]	0.00	0.25	0.25
Developed [hr]	0.00	0.25	0.25

Method Selected
User

Notes:

Flood Control Volume

[Click here for documentation](#)

Detention - Routing Method

Design Storm	25-year
Total Contributing Area [ac]	0.88
Developed Peak Discharge [cfs]	2.58
Allowable Discharge Worksheet	Select
Standard Discharge [cfs] - 0.13 [cfs/ac]	0.11 <input checked="" type="radio"/>
Alternate Discharge [cfs]	<input type="radio"/>

Retention - Summary of Volumes

Design Storm	100-year
Site Runoff Volume [cft]	14,321
BMP Storage Volume [cft]	0
BMP Infiltrating Volume [cft]	0
Total Volume Provided [cft]	0
Runoff Volume Retained by BMPs [cft]	0
Unretained Runoff Volume [cft]	14,321

Developed runoff volume is less than existing for flood control event. An alternate discharge may be allowed.

Credited BMP Retention Volume	None	← Kent County requires that this be set to "none"
Detention Required?	Yes	
Allowable Discharge [cfs]	0.11	
Required Storage Volume [cft]	6,597	
Time to Drain [hrs]	31.8	

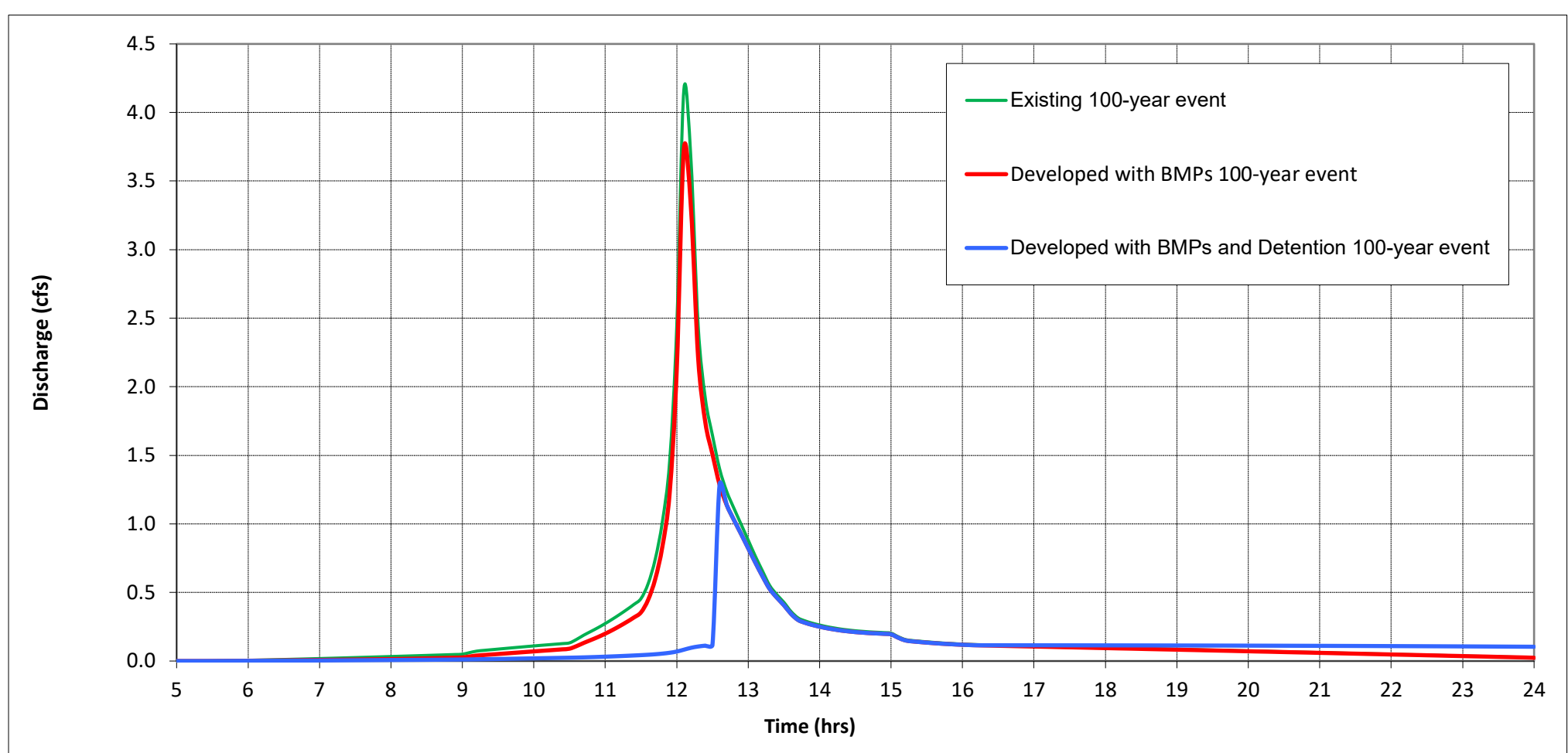
Required Storage Volume [cft]	0
-------------------------------	---

Calculate Detention Storage Volume **Calculated**

No Emergency Overflow Routes

Notes:

Hydrograph



Plot Event **100-year**



Results Summary

Volume Units cft

Rainfall

Source and Distribution	24-hour, NOAA Atlas 14 at Grand Rapids Intl AP, NRCS MSE4				
Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Rainfall Depth [in]	2.22	2.56	3.77	4.66	6.27

Pre-settlement Land Use

Time-of-Concentration [hr]	0.25				
Average Runoff [in]	0.23	0.35	0.94	1.48	2.61
Peak Discharge [cfs]	0.08	0.16	0.66	1.10	2.08
Runoff Volume [cft]	732	1,131	3,022	4,752	8,358

Existing Land Use

Time-of-Concentration [hr]	0.25				
Percent Impervious	68%	68%	68%	68%	68%
Average Runoff [in]	1.45	1.73	2.77	3.56	5.04
Peak Discharge [cfs]	1.19	1.44	2.32	2.97	4.17
Runoff Volume [cft]	4,661	5,550	8,868	11,415	16,164

Developed Land Use

Time-of-Concentration [hr]	0.25				
Percent Impervious	41%	41%	41%	41%	41%
Average Runoff [in]	1.15	1.39	2.32	3.06	4.47
Peak Discharge [cfs]	0.87	1.09	1.92	2.58	3.73
Runoff Volume [cft]	3,683	4,456	7,448	9,816	14,321
Volume Retained by BMPs [cft]	0	0	0	0	0
BMP Volume Credited to Detention [cft]	0	0	0	0	0
Volume Released [cft]	3,683	4,456	7,448	9,816	14,321
Peak Discharge Released [cfs]	0.87	1.09	1.92	2.58	3.73

Developed with BMPs and Detention

Peak Discharge Released [cfs]	0.06	0.07	0.10	0.11	1.29
Maximum Volume Detained [cft]	2,100	2,641	4,810	6,597	6,581

Disclaimer:

This spreadsheet is furnished by the Grand Valley Metropolitan Council (GVMC) Lower Grand River Organization of Watersheds (LGROW) and Fishbeck for the convenience of the recipient to show compliance with stormwater standards. Any other use or application of this spreadsheet will be at the user's sole risk.

BENCHMARKS - NAVD88

ELEVATION = 724.23
RAILROAD SPIKE IN THE WEST SIDE OF UTILITY POLE, LOCATED 100'± SOUTH OF C/L OF OLD 28TH STREET. (0.8' ABOVE GROUND)

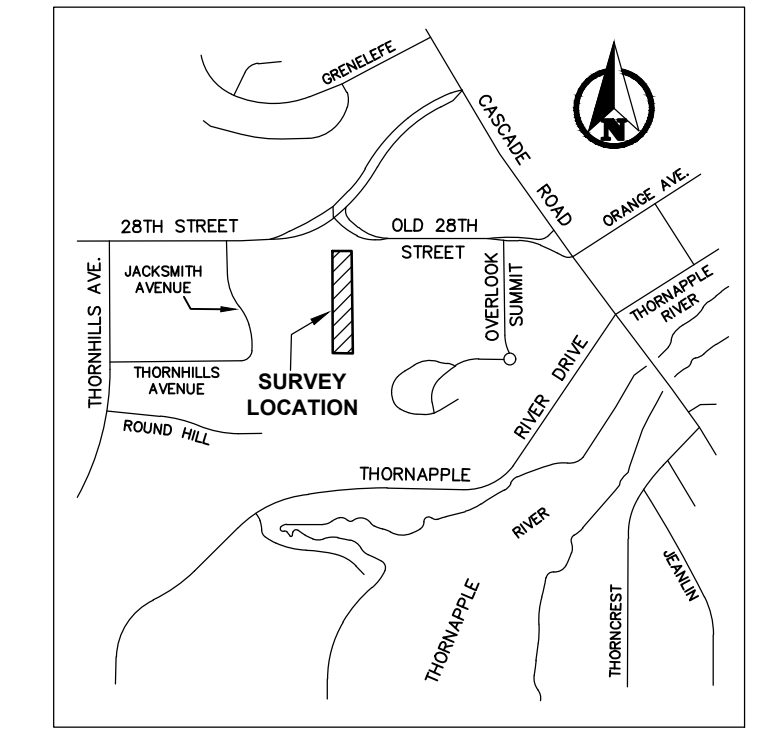
CONTROL POINTS

CP#4	CP#5	CP#6
MB RED CAP N 50074.9691 E 51864.0402 ELEV 719.02	M+B RED CAP N 49927.1478 E 51771.1831 ELEV 727.91	PK NAIL N 49661.0185 E 51782.8292 ELEV 728.54

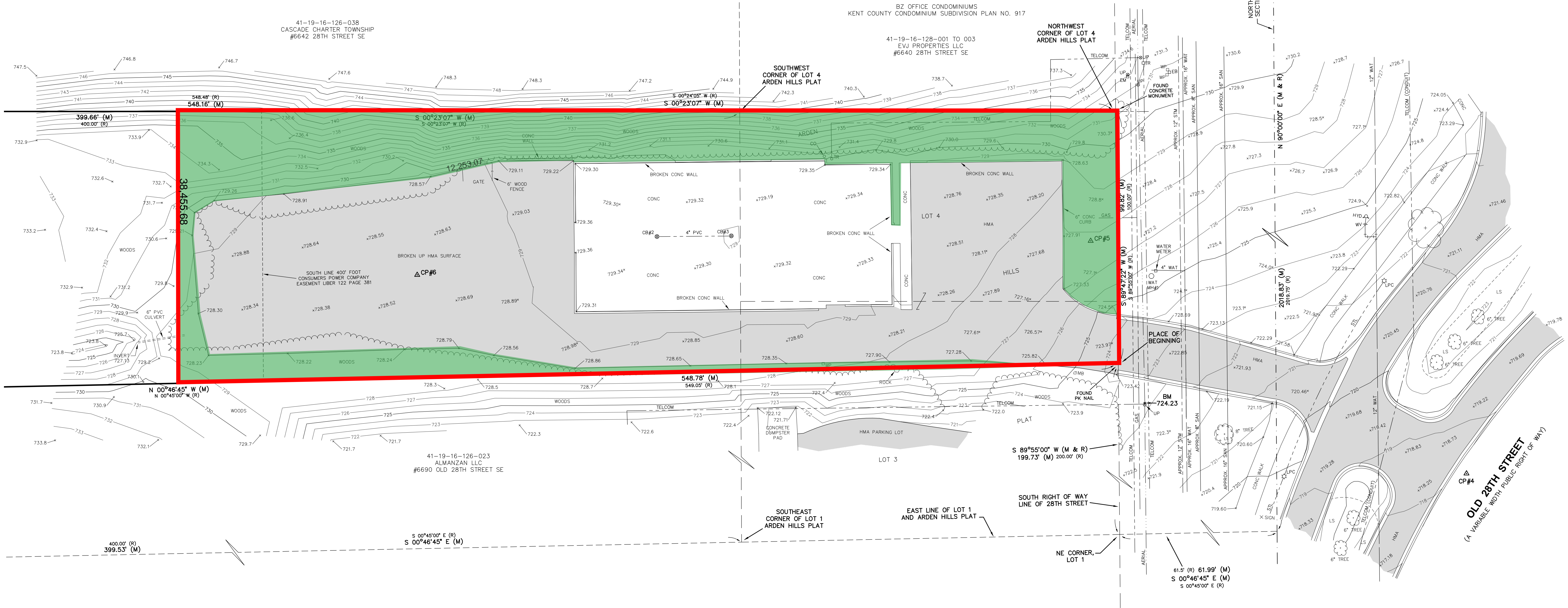
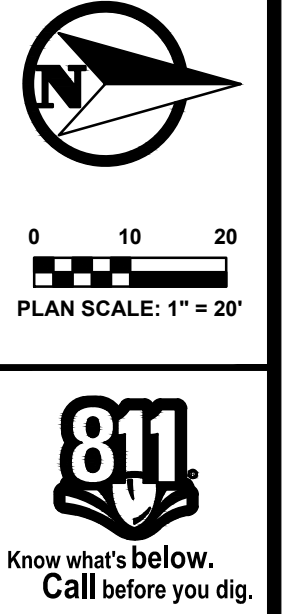
EXISTING UNDERGROUND UTILITY DATA

WATER METER MH#1	CATCH BASIN #2	CATCH BASIN #3
RIM 725.56 TOP 4" STEEL PIPE N 720.06 TOP VALVE 720.56 BOTTOM STRUCTURE 719.16 2" DIA RIM, 4" DIA PRECAST STRUCTURE	OLD FLOOR DRAIN RIM 729.14 4" PVC NORTH 728.24 BOTTOM STRUCTURE 727.54 14" DIA RIM, 12" PRECAST STRUCTURE	OLD FLOOR DRAIN RIM 728.93 14" DIA RIM, HAS WOOD COVER OVER IT, CANT REMOVE.

EXISTING CONDITIONS:
IMPERVIOUS SURFACE AREA: 0.602 ACRES
TURF SURFACE AREA: 0.281 ACRES
TOTAL AREA: 0.883 ACRES



LOCATION MAP
NO SCALE



PROPERTY DESCRIPTION

Land in the Township of Cascade, Kent County, MI, described as follows:

All of Lot(s) 4 and part of Lot 3 of Arden Hills Plat according to the plat thereof recorded in Liber 47 of Plats, Page 3 of Kent County Records, AND ALSO part of the Northwest one-quarter of Section 16, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: COMMENCING at the Northwest corner of said Section 16; thence East 2019.75 feet along the North line of said section to a point of intersection with the East line of said plat extended Northerly, thence South 0°45' East 61.5 feet along said extended line to the South right-of-way line of 28th Street and the Northeast corner of Lot 1 of said plat, thence South 89°55' West 200.0 feet along said right-of-way line to a point which is 100.00 feet North 89°55' East from the Northwest corner of Lot 4 of said plat for the PLACE OF BEGINNING of this description; thence South 89°55' West 100.00 feet to the Northwest corner of said Lot 4; thence South 0°24'05" West 548.48 feet along the West line of said Lot 4 and its Southerly extension thereof to a point which is 400.00 feet South 0°24'05" West from the Southwest corner of said Lot 4; thence South 89°48'25" East 111.04 feet, more or less, along a line which if extended Easterly would intersect a point which is 400.00 feet South 0°45' East from the Southeast corner of Lot 1 of said plat (said point being on the Southerly extension of the East line of said Lot 1); thence North 0°45' West 549.05 feet parallel with the East line of said Lot 1 and its Southerly extension, to the place of beginning.

1.327 Acres

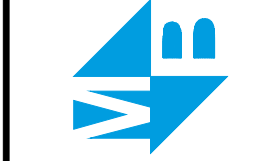
LEGEND

— SANITARY SEWER (SAN)	△ - HYDRANT (HYD)	● - SURVEY IRON (FOUND)
— STORM SEWER (STM)	○ - WATER VALVE (WV)	○ - SURVEY IRON (SET)
— WATERMAIN (WAT)	○ - MANHOLE (MH)	M - MEASURED DIMENSION
— GAS MAIN (GAS)	⊙ - UTILITY POLE (UP)	— RECORDED DIMENSION
— STREET LIGHTING (STL)	⊙ - SAN CLEANOUT (CO)	— TELECOMMUNICATIONS
— UG ELECTRIC (PWR)	⊙ - ELECTRIC METER (EM)	LS - LANDSCAPE AREA
— UG TELECOMMUNICATIONS (TELCOM)	⊙ - ELECTRIC BOX (EB)	BM - BENCHMARK
— AERIAL UTILITY LINE (AERIAL)	☆ - LIGHT POLE W/CONC BASE (LPC)	CP - CONTROL POINT
— HOT MIX ASPHALT SURFACE (HMA)	○ - TELCOM RISER (TR)	□ - MAILBOX (MB)
	○ - WOOD POST (WP)	

P:\220187.01_6660 Old 28th Street - Cascade\CADD\DWG\220187_6660 Old 28th Street BASEL.DWG, 9/27/2022 8:57:25 AM, MARC JACOBSEN

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 353-9801
mbr@mbce.com



TOPOGRAPHICAL SURVEY
OF PART OF
NW 1/4, SECTION 16, TOWN 6 NORTH, RANGE 10 WEST
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
JAP / 08-16-2022
DRAWN BY: MDJ
CHECKED BY: SJG
CONTACT INFO:
sgreen@mbce.com
DATE:
AUGUST 24, 2022
PROJECT NO.:
220187.1

SITE PLAN GENERAL NOTES:

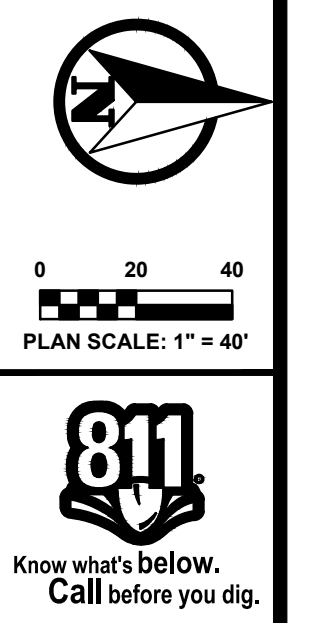
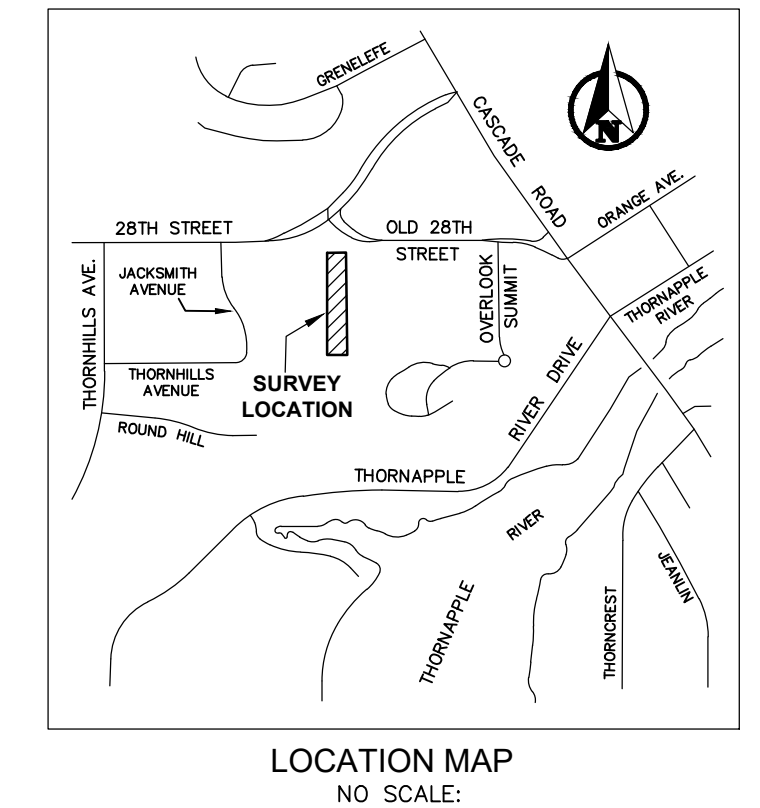
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. ALL PAVED AREAS SHALL BE CONSTRUCTED WITH:
 - 12" MDOT CL-2 SAND SUBBASE (C.I.P)
 - 6" 21AA GRAVEL BASE (C.I.P)
 - 1 1/2" 13A HMA LEVELING COURSE
 - 1 1/2" 5E1 HMA WEARING SURFACE
6. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
7. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
8. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
9. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION SYSTEM AS SHOWN AND SPECIFIED.
10. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

PROPERTY DESCRIPTION

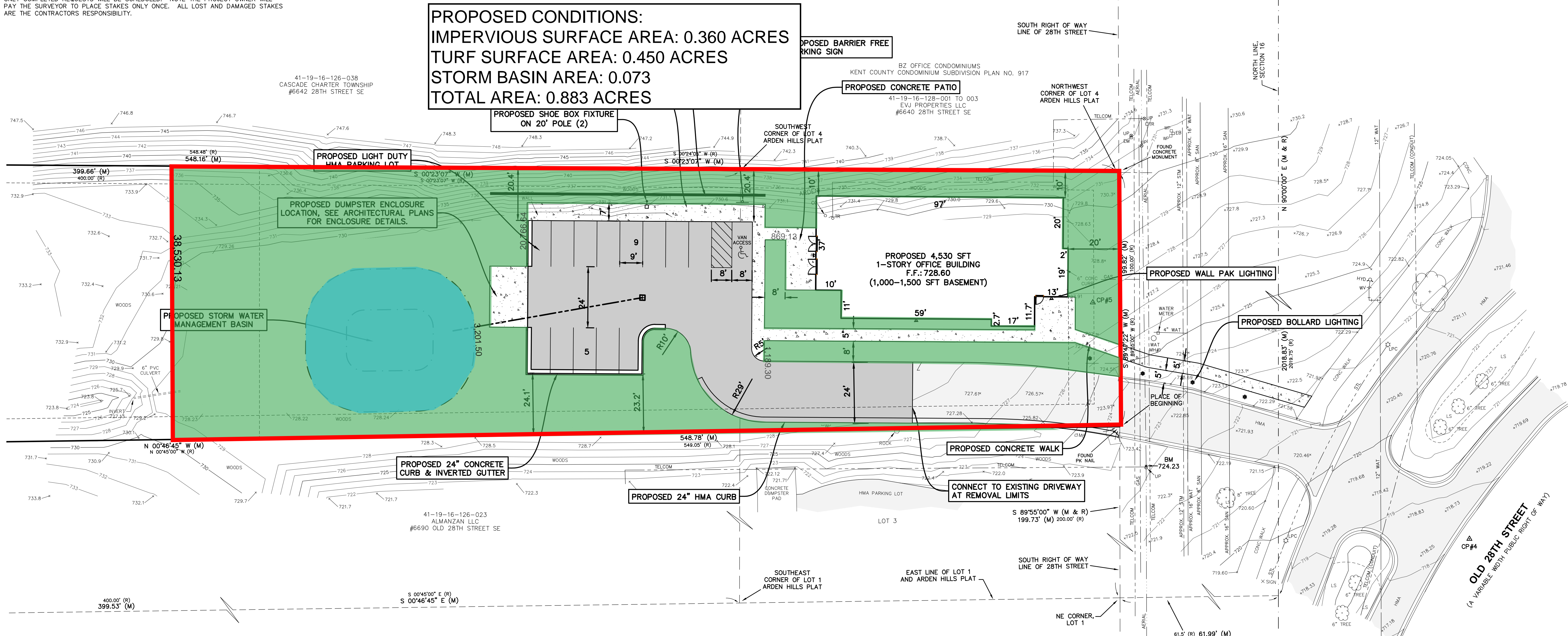
Land in the Township of Cascade, Kent County, MI, described as follows:

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1.327 Acres



PROPOSED CONDITIONS:
 IMPERVIOUS SURFACE AREA: 0.360 ACRES
 TURF SURFACE AREA: 0.450 ACRES
 STORM BASIN AREA: 0.073
 TOTAL AREA: 0.883 ACRES

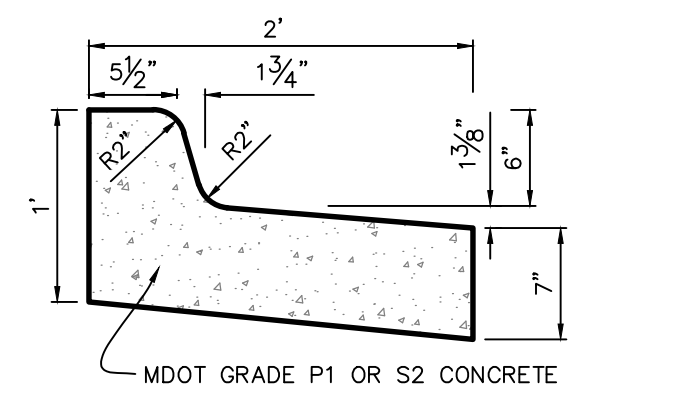


PROJECT NARRATIVE:
 PROPOSED BUILDING WILL PROVIDE NEW PROFESSIONAL OFFICE SPACE WITH USES INCLUDING A LAW FIRM, FINANCIAL ADVISORS AND MORTGAGE PROFESSIONALS.

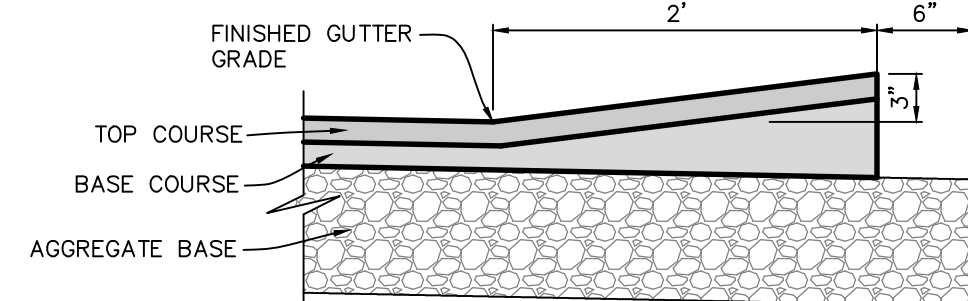
EXISTING ZONING: "B1-VILLAGE BUSINESS"
 MIN FRONT SETBACK: 10'
 MAX FRONT SETBACK: 20'
 MIN SIDE SETBACK: 7'/16' TOTAL
 MIN REAR SETBACK: 30', 60' ABUTTING RES USE
 MIN LOT AREA: N/A
 MIN LOT WIDTH: N/A
 MAX BUILDING HEIGHT: 2 STORIES (NON RESIDENTIAL USE)
 0.60 (57804 SFT LOT AREA X 0.60 = 34,682.5
 MAX FLOOR AREA RATIO: MAX FLOOR AREA FOR MULTY STORY

PARKING REQUIREMENTS:
 GENERAL OFFICE USE: 3/1000 SFT
 20' LANDSCAPE BUFFER REQUIRED IN SIDE AND REAR YARDS
 PARKING REQUIRED: 4,530/1000=4.5 X 3 = 14 SPACES
 PARKING PROVIDED: 14 SPACES

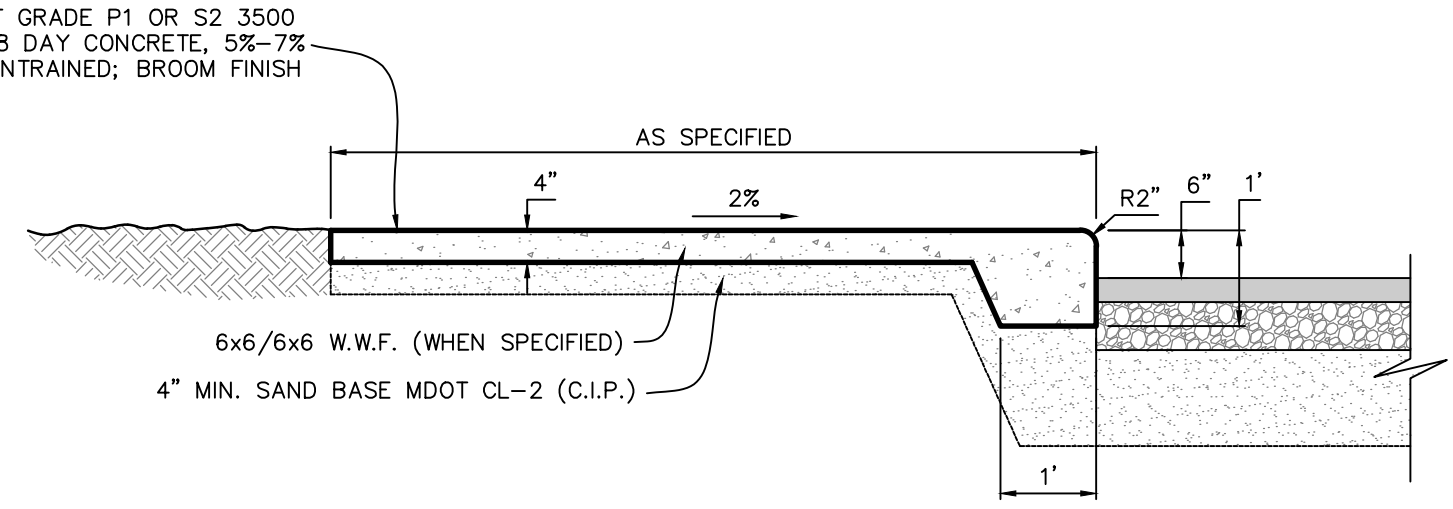
PREPARED FOR:
 KUIPER KRAEMER PC
 180 MONROE AVE NW
 SUITE 400
 GRAND RAPIDS, MICHIGAN 49503



24" CURB & GUTTER DETAIL
 (INVERTED RESIDENTIAL/COMMERCIAL)
 SCALE: 1"=1'



24" BITUMINOUS VALLEY GUTTER DETAIL
 SCALE: 1"=1'



COMPOSITE CONCRETE WALK & CURB DETAIL
 SCALE: 1"=2'

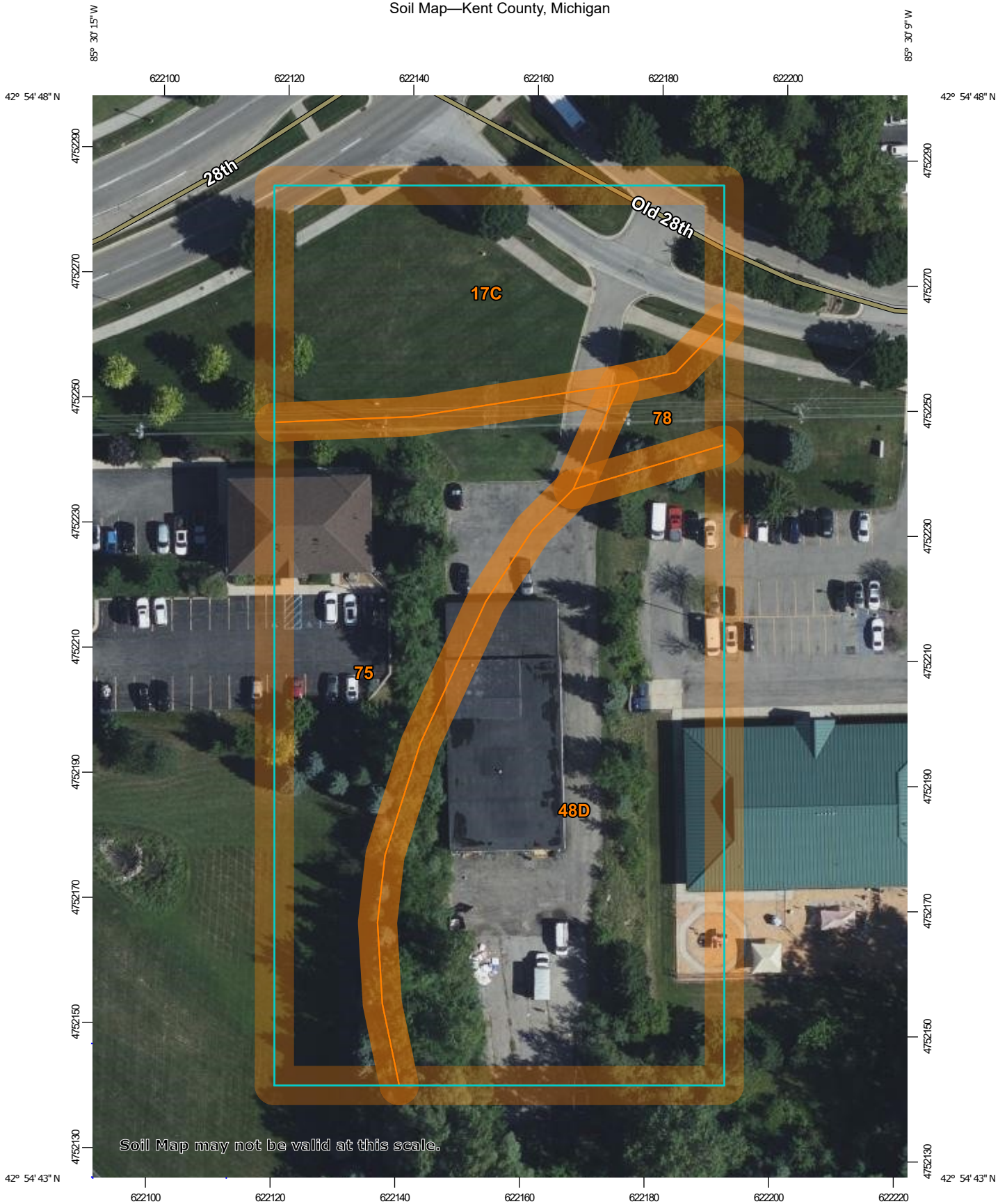
PLAN REVISIONS
 REVISED PER TOWNSHIP COMMENTS - 8/9/2022

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave
 Kent, MI 48505
 (616) 363-3801 mail@mbce.com

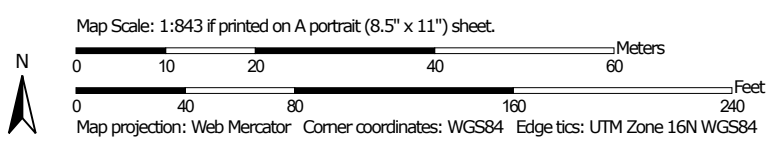
SITE PLAN
 FOR
6660 OLD 28TH STREET
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
 M&B 08-16-22
 PROJECT NO.:
 220187.02
 DESIGN DRAWN BY:
 JFL
 DESIGNED BY:
 JFL
 CHECKED BY:
 JFL
 PLAN DATE:
 10/5/23
 SHEET NUMBER
1 OF 1

Soil Map—Kent County, Michigan




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kent County, Michigan

Survey Area Data: Version 20, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 11, 2020—Aug 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17C	Chelsea loamy fine sand, 6 to 12 percent slopes	0.6	23.6%
48D	Metea loamy sand, 12 to 18 percent slopes	1.1	44.1%
75	Udorthents, loamy	0.8	29.3%
78	Urban land	0.1	3.0%
Totals for Area of Interest		2.6	100.0%

Kent County, Michigan

48D—Metea loamy sand, 12 to 18 percent slopes

Map Unit Setting

National map unit symbol: 68rc

Elevation: 600 to 1,500 feet

Mean annual precipitation: 30 to 36 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 140 to 150 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Metea and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Metea

Setting

Landform: Moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope, rise

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Sandy and/or loamy till

Typical profile

H1 - 0 to 9 inches: loamy sand

H2 - 9 to 29 inches: sand

H3 - 29 to 35 inches: clay loam

H4 - 35 to 60 inches: loam

Properties and qualities

Slope: 12 to 18 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Ecological site: F098XA021MI - Sandy Slopes

Hydric soil rating: No

Minor Components

Chelsea

Percent of map unit: 5 percent

Landform: Ridges on moraines, ridges on outwash plains, ridges on terraces

Landform position (two-dimensional): Backslope

Hydric soil rating: No

Marlette

Percent of map unit: 5 percent

Landform: Ridges on moraines

Landform position (two-dimensional): Backslope

Hydric soil rating: No

Data Source Information

Soil Survey Area: Kent County, Michigan

Survey Area Data: Version 20, Sep 2, 2021

Kent County, Michigan

75—Udorthents, loamy

Map Unit Setting

National map unit symbol: 68sp
Elevation: 600 to 1,400 feet
Mean annual precipitation: 30 to 36 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 140 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform: Outwash plains, moraines
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Convex, linear
Parent material: Loamy drift

Typical profile

H1 - 0 to 60 inches: variable

Properties and qualities




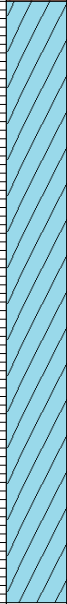
Slope: 0 to 40 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Data Source Information

Soil Survey Area: Kent County, Michigan
Survey Area Data: Version 20, Sep 2, 2021




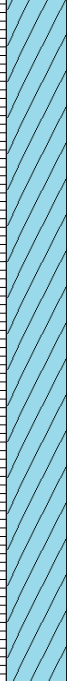
Project Name: 6660 Old 28th Street **Project Number:** 2022.1471 TS
Project Location: Cascade, Michigan **Logged By:** D. Niemczak **Reviewed By:** J. Erickson
Client: Moore & Bruggink, Inc. **Survey Datum:** NAD 1983 StatePlane Michigan South **Hole Depth:** 8.50
Date Started: Jul 26 2022 **Completed:** Jul 26 2022 **Latitude:** **Longitude:** **Elevation:**
Drilling Method: Hand Auger **Ground Water Levels**
Notes: No high water mottling was observed.

End of Drilling Jul 26 2022 - Water not encountered.

Depth	Graphic	Material Description	Cautionary Condition	Blow Counts	DCP										USCS		
					5	10	15	20	25	30	35	40	45				
0		ASPHALT															
0		CRUSHED CONCRETE															
0		SAND - light brown fine															
1		CLAY - brown with sand and gravel															
3		***Infiltration test run at 5 feet below grade - 1 inch per hour***															
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	

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0		ASPHALT															
0		CRUSHED CONCRETE															
0		SAND - light brown fine															
1		CLAY - brown with sand and gravel															
3		***Infiltration test run at 5 feet below grade - 1.5 inches per hour***															
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	



VILLAGE DESIGN REVIEW COMMITTEE DESIGN STANDARDS REVIEW

SUBJECT PROPERTY: 6660 old 28th street

PARCEL NUMBER: 41-19-16-126-022

APPLICANT: Thomas Kuiper of Kuiper & Kraemer

PROPOSED USE TYPE: Offices for law firm

CURRENT ZONING: B-1 Village Business District – subject to Design Standards.

STAFF SUMMARY:

The proposed plans dated 3-14-2024 were revised following the previous Village Design Review Committee meeting on December 12, 2023 where it was indicated that the exceptions proposed by the applicant were too significant for the committee to be able to forward a positive recommendation to the Planning Commission. The applicant subsequently met with Zoning Administrator Madison Smith-Jacoby and contracted employee of McKenna, Danielle Bouchard. At this meeting in early January 2024, staff provided an update to the applicant on where the design standards could be modified so that they are more in line with the intent of the B-1 Village Business District Design Standards. Additionally, it was relayed that because the previous approval in 2023 has expired (approvals are good for one year), a new Site Plan Review will be required by the Planning Commission.

The Responsibility of the VDRC is to evaluate the site plan in accordance with the Design Standards of Zoning Ordinance section 8.08. Below is a review of the 3-14-2024 plans.

Section 8.08 Design Standards	Comments
<p>1. The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.</p>	<p>The main entrance faces west. The property is on the curved portion of Old 28th Street. The façade appears to face the street and non-motorized pathway, but the entrance does not.</p>
<p>2. Pedestrian connection to front and rear entrances shall be provided via sidewalks, striping, textured pavement or other mechanism.</p>	<p>The pedestrian connection is indicated on the site plan to tie into the existing concrete pathway and is consistent in material. The concrete pedestrian walkway is screened from the driveway with landscaping and runs along the west side of the building and a patio is proposed at the rear entrance, adjacent to the parking lot. The standard is met.</p>
<p>3. Storefronts shall be directly accessible from the sidewalks or walkways, or non-motorized pathway.</p>	<p>The concrete pathway indicates direct access to the west-facing porch entrance of the building. There is no storefront proposed as the use will be an office and not retail.</p>
<p>4. At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.</p>	<p>Proposed in the Exterior Materials Legend on page A4.1 of the site plan are the following finishes:</p> <p>Front: Stone Veneer, Cement Board Lap Siding (amended in updated rendering), glass windows that measure roughly eight (8) feet by eight (8) feet, and accented with Cement Board Shake Siding.</p> <p>West: Cement Board Lap Siding and Stone Veneer, with five (5) large glass windows, six (6) feet by six (6) feet. The porch is Cement Board Shake Siding with Fiber Cement Trims.</p> <p>East: Six (6) large windows that measure roughly eight (8) feet by six (6) feet, and all Cement Board Lap Siding for the finish.</p> <p>Rear: Cement Board Lap Siding and Stone Veneer with four (4) doors (one at the mezzanine level) and two windows.</p> <p>All proposed exterior finish material indicated as Cement Board Lap siding does not appear to be consistent with this standards material requirements. The stone is in line with the standards.</p>

<p>5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.</p>	<p>The street-facing (north) façade meets the standard, with the maximum uninterrupted length being 14 feet. The same façade is interrupted by windows, and a change in texture and plane.</p> <p>The west façade, facing the connecting walkway, is interrupted by windows every 6-feet. The standard is met.</p>
<p>6. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.</p>	<p>The use of Cement Board Lap Siding carries out on all sides of the building. The standard is met.</p>
<p>7. Each storefront must have transparent, non-reflective display windows on the street side, between one and eight feet from the ground.</p>	<p>On the street-facing (north) façade, there are three transparent windows. The two larger windows on the stone veneer are about one (1) foot from grade. The smaller window on the Cement Board Lap Siding is about two and half (2.5) feet from grade. Each side of the building has transparent windows.</p>
<p>8. For residential uses or residential above retail or office uses, 15% to 30% of surface area shall be vertically oriented transparent windows at upper floors measured from the line of the second (or third) floor to the cornice or fascia.</p>	<p>No residential use is proposed. This standard does not apply.</p>
<p>9. The primary colors of the building's exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.</p>	<p>The current proposed colors are greyish/tan. The applicant has indicated the paint colors will be pulled from the stone veneer tones, to appropriately complement the stone. The applicant has indicated he would work with the designer to settle final tones. The rendering shows a similar color palette that would be executed. The surrounding area has buildings in muted earth tones.</p>
<p>10. Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.</p>	<p>The street-façade (north) façade is divided into two planes and multiple windows.</p> <p>The entrance façade (east) has an arbored porch entrance, windows, and Wall Sconce Light Fixtures.</p>

	The committee should determine if this standard is met.
11. Roofs shall be so designed to include a pitched roof. Roof shapes such as: gable, hip or gambrel are considered appropriate. The use of metal is appropriate provided it has a dull finish. Roof styles normally considered inappropriate include shed, flat and mansard style roofs.	<p>The plans indicate a pitched gable roof.</p> <p>The material proposed is a mix of Asphalt Shingle Roof and a Standing Seam Metal Roof along the mezzanine rooflines. The metal roof finish is not indicated. It is noted that the finish should be dull.</p> <p>The standard is met.</p>
12. Exterior materials must project a traditional building appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.	<p>Exterior materials project traditional building appearance with the use of horizontal siding, shakes, and stone veneer.</p> <p>The standard is met.</p>
13. Outside dining tables and “café” style eating areas are permitted.	The applicant has indicated the rear (south) side of the building will have a stone patio with tables for staff to use for breaks and eating.
14. Porches that are constructed should be large enough to be used as a gathering place	The proposed patio is approximately twenty-four (24) feet by roughly forty (40) feet. This is an estimate based on submitted plans without full dimensions. The applicant should confirm patio size if required.
15. Chain link fence shall be prohibited.	No chain link fence is proposed. The standard is met.
16. Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.	The dumpster is in the rear (south) side behind the parking lot. A twelve (12) foot by nineteen (19) foot brick dumpster enclosure with solid doors is on the plans. The door is Faux Wood Siding over Steel Frame. The height of the enclosure is six (6) feet. The standard is met.
17. Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.	No rooftop mechanicals are proposed. No mechanical equipment is on the site plan. The applicant should verify if any is proposed. The standard looks to be met on submitted plans.