

AGENDA
Cascade Charter Township Planning Commission
Monday, February 18th, 2019
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the February 4th, 2019 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 19-3516 Glenwood Development Partners, LLC
Property Address: 5526 Glenwood Hills Parkway SE
Requested Action: The applicant is requesting a Basic Plan Review for an amendment to the PUD to accommodate a new 136,000 sq ft office building.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, February 4, 2019
7:00 P.M.

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

ARTICLE 2. **Pledge of Allegiance.**

ARTICLE 3. **Approve the current Agenda.**

Motion was made by Member Rissi to approve the Agenda. Supported by Member Pennington. Motion carried 9 to 0.

ARTICLE 4. **Approve the Minutes of the January 7, 2019 meeting.**

Motion was made by Member Johnson to approve the minutes of January 7, 2019. Supported by Member Rissi. Motion carried 9 to 0.

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

None.

ARTICLE 6. **Case #19-3511 Arthur Doering**
Public Hearing

Property Address: 5500 McCords

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

Director Peterson stated that this requested addition would be for an open pavilion with a small storage area, measuring about 1,600 sq ft. The property is 160 acres, allowing up to 3 accessory buildings. If approved, this would be the properties second accessory building. The site plan shows that the requested building is 350 ft away from the nearest property line, this being the railroad to the north. The building would conform with the style of the others on the property.

Director Peterson is recommending approval of the building with the following conditions:

- a. It will not be used for living space;
- b. It will not be used to run a business; and
- c. It will meet lighting regulations.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Doering came forward with no additional comments, but to answer any questions the members may have regarding this project. There were no questions.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 9 to 0.

No members of the public came forward to speak on this issue.

Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 9 to 0.

Motion was made by Member Rissi to approve Applicants request to construct an accessory building over 832 sq ft. with the above noted conditions. Supported by Member Pennington. Motion carried 9 to 0.

ARTICLE 7. Any other business

None.

ARTICLE 8. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Johnson. Motion carried 9 to 0. The meeting was adjourned at 7:08 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT: Case # 19-3516
REPORT DATE: January 23, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 18, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Jeff Edwards
Glenwood Development
601 First St NW
Grand Rapids MI 49504

STATUS

OF APPLICANT: Owner

REQUESTED ACTION: Basic Plan Review for an amendment to the PUD to accommodate a new 136,000 office building

EXISTING ZONING OF SUBJECT PARCEL: P.U.D. 78

GENERAL LOCATION: Northern terminus of Glenwood Hills Parkway

PARCEL SIZE: Approximately 7 acres.

EXISTING LAND USE ON THE PARCEL: Vacant

ADJACENT AREA LAND USES:
N – I-96
S – Office
E- Office
W – Wetlands

ZONING ON ADJOINING PARCELS:
N – NA
S – PUD 78
E- PUD 41
W – PUD 76

STAFF COMMENTS:

1. The applicant is requesting Basic Plan Review in order to amend the existing Planned Unit Development for the development of a new 4 story 136,000 sq ft office building with a one-story parking garage.
2. This site was rezoned to PUD in the mid 1990's and amended to the current PUD in 2004.
3. Originally this was the location of a three story 190,000 sq ft building. That building also included a parking garage as well as a pedestrian covered walkway between this site and the site to the south.
4. It is also worth noting that the original PUD allowed a 3-story building with a total height of 50 feet. The amendment in 2004 limited the height to only three storied but not a total height.
5. The previous development also involved the vacation of a portion of Glenwood Hills parkway, which is a public street. While the developer at the time began the process for the vacation, they did not complete it.
6. The developer now is proposing a 4-story 136,000 sq ft office building. With a one-story parking garage. The developer has indicated the total height of the building to the roof line is 58 feet. This is 8 feet taller than was originally allowed and 13 feet taller than the underlying industrial zone around it. One of the standards for the PUD rezoning /amendment is the benefit to the community for the PUD changes. The developer should be prepared to offer benefits and a rationale for the additional height as described in Section 17.07.s of the zoning ordinance.
7. The new project also includes the vacation of a portion of Glenwood Hills Parkway. The developer will need to complete this before any permits can be issued but it can happen concurrently with the PUD amendment.
8. The new project will include the relocation of a storm drain that runs through the middle of the project.
9. They are adding property from the adjacent property to the west in order to accommodate the parking for the site. They will need to provide some documentation that the neighboring property owner is in agreement to sell the property. A copy of the buy sell agreement would suffice.
10. The developer will also need to provide some information about the proposed use so we can calculate the necessary parking. According to our ordinance they have an extra

262 parking spaces over what we allow which would create the need for extensive parking lot landscaping.

11. The project also includes some grading on the MDOT (I-96) property. They will need to provide documentation that this is permitted.
12. A lighting photometric plan is required
13. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
14. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits* of the request will be considered and the detailed site plans will be required and reviewed.

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

1. Elevation plan for the parking deck
2. KCRC review and approval of road vacation/road design
3. Photometric plan
4. Approval from MDOT for grading on their property
5. Agreement from neighboring property for the reconfiguration of the property lines
6. Approval from the township engineer for storm water plan
7. Approval from the KCDC for the drain relocation
8. Rationale/community benefit for building height additional parking.

ATTACHMENTS:

APPLICATION
Site Plan
1995 approved site plan
Current PUD Ordinance #4 of 2004



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Glenwood Development Partners, LLC
Address: 601 First Street NW
City & Zip Code Grand Rapids, MI 49504
Telephone: 616-514-7121
Email Address: jedwards@rockfordconstruction.com

OWNER: * (If different from Applicant)

Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Please see attached cover letter.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

LOTS 6, 7, & 8 * GLENWOOD HILLS OFFICE PARK NO.2 SPLIT ON 04/07/2005
FROM 41-19-18-276-015

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-18-276-016

ADDRESS OF PROPERTY: 5526 Glenwood Hills Parkway SE, Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Vacant, undeveloped land

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

Name(s)

Address(es)

SIGNATURES

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

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

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

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

Jeff Edwards

Applicant – Print or Type Name



Applicant's Signature & Date

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



January 18, 2019

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

RE: PUD Amendment, 5526 Glenwood Parkway SE

Dear Mr. Peterson:

Glenwood Development Partners, LLC (a partnership between The Hinman Company and Rockford Construction) is submitting this request to facilitate development of our property located at 5526 Glenwood Parkway SE. The site consists of approximately 7 acres of undeveloped land; surrounding property includes Lake Michigan Credit Union buildings (south), the Interstate 96 freeway (north/east), and a wetland area to the south. Glenwood Parkway currently terminates into a cul-de-sac at the northern end of the site. The property is subject to the PUD Ordinance, *Glenwood Hills Office Park No. 9 of 2004*.

During 2018, we engaged with a global corporation interested in building their new headquarters on our site; due to the sensitivity of current negotiations, we are not at liberty to disclose the name of this company. This company is a professional firm, rated one of the top ten in its industry worldwide; they will bring an estimated 670 employees to this site and would be entering into a long-term lease with us. In order to accommodate our tenant's program, we have designed a four-story, 136,000 square foot office building with 670 parking spaces. We believe this project will result in significant economic benefits to Cascade Township, including, 1) increased property tax revenues resulting from the proposed improvements, 2) increased consumer spending at local establishments, and 3) increased demand for residential units within the township.

Concurrent with our tenant discussions, we have also engaged with nearby property owners, such as Lake Michigan Credit Union, and reviewed our plans with the Kent County Road Commission (KCRC), Kent County Drain Commission (KCDC) and Michigan Department of Environmental Quality (MDEQ).



GLENWOOD HILLS OFFICE BUILDING

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.

5526 GLENWOOD HILLS PKWY SE
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

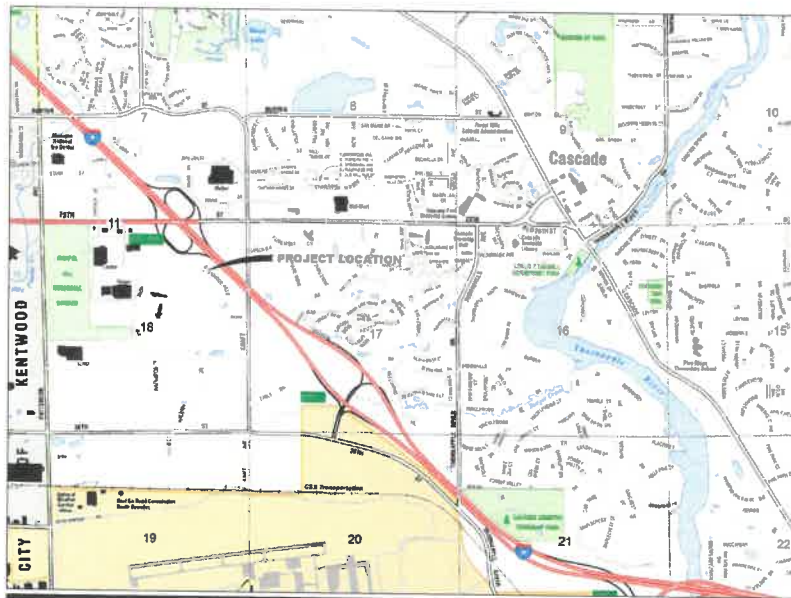
SITE PLAN DATE: JANUARY 18, 2019



2000 Lakeside Drive SE
 Grand Rapids, MI 49508
 P: 616.971.1000
 F: 616.977.1000



TOWNSHIP OF CASCADE, KENT COUNTY, MICHIGAN
 FOR CLEAR RECORD EXHIBIT 19-001



LOCATION MAP

LEGAL DESCRIPTION

AMENDED PLAT OF LOTS 6 THRU 8 INCLUSIVE OF GLENWOOD HILLS OFFICE PARK NO.2 BEING PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 6 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 18; THENCE SOUTH 01°46'38" EAST 1947.71 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 47°05'25" WEST 745.49 FEET ALONG THE NORTHERLY LINES OF LOT 9 AND 10 GLENWOOD HILLS OFFICE PARK NO.2 TO THE NORTHWEST CORNER OF LOT 9 AND THE POINT OF BEGINNING; THENCE SOUTH 43°58'41" WEST 361.61 FEET; THENCE NORTH 41°46'36" WEST 56.38 FEET; THENCE NORTHWESTERLY ALONG A 767.00 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF WHICH BEARS NORTH 51°18'36" WEST 248.87 FEET; THENCE NORTH 60°46'38" WEST 368.17 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 01°42'58" WEST 327.84 FEET ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-496; THENCE SOUTH 85°06'48" EAST 370.73 FEET ALONG SAID LINE THENCE SOUTH 47°05'25" EAST 608.06 FEET ALONG SAID LINE TO THE NORTHWEST CORNER OF LOT 9 OF GLENWOOD HILLS OFFICE PARK NO. 2 AND THE POINT OF BEGINNING.

OWNER AND APPLICANT

GLENWOOD DEVELOPMENT PARTNERS, LLC
 601 1ST NW
 GRAND RAPIDS, MI 49504

INDEX OF DRAWINGS

| DESCRIPTION | SHEET NO. |
|----------------|-----------|
| COVER SHEET | CS |
| SURVEY | C1.0 |
| SITE PLAN | C2.0 |
| UTILITY PLAN | C3.0 |
| GRADING PLAN | C4.0 |
| LANDSCAPE PLAN | C5.0 |
| DETAILS | D1.0-D3.0 |

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
 CASCADE CHARTER TOWNSHIP, KENT CO., MI
 GLENWOOD HILLS OFFICE BUILDING

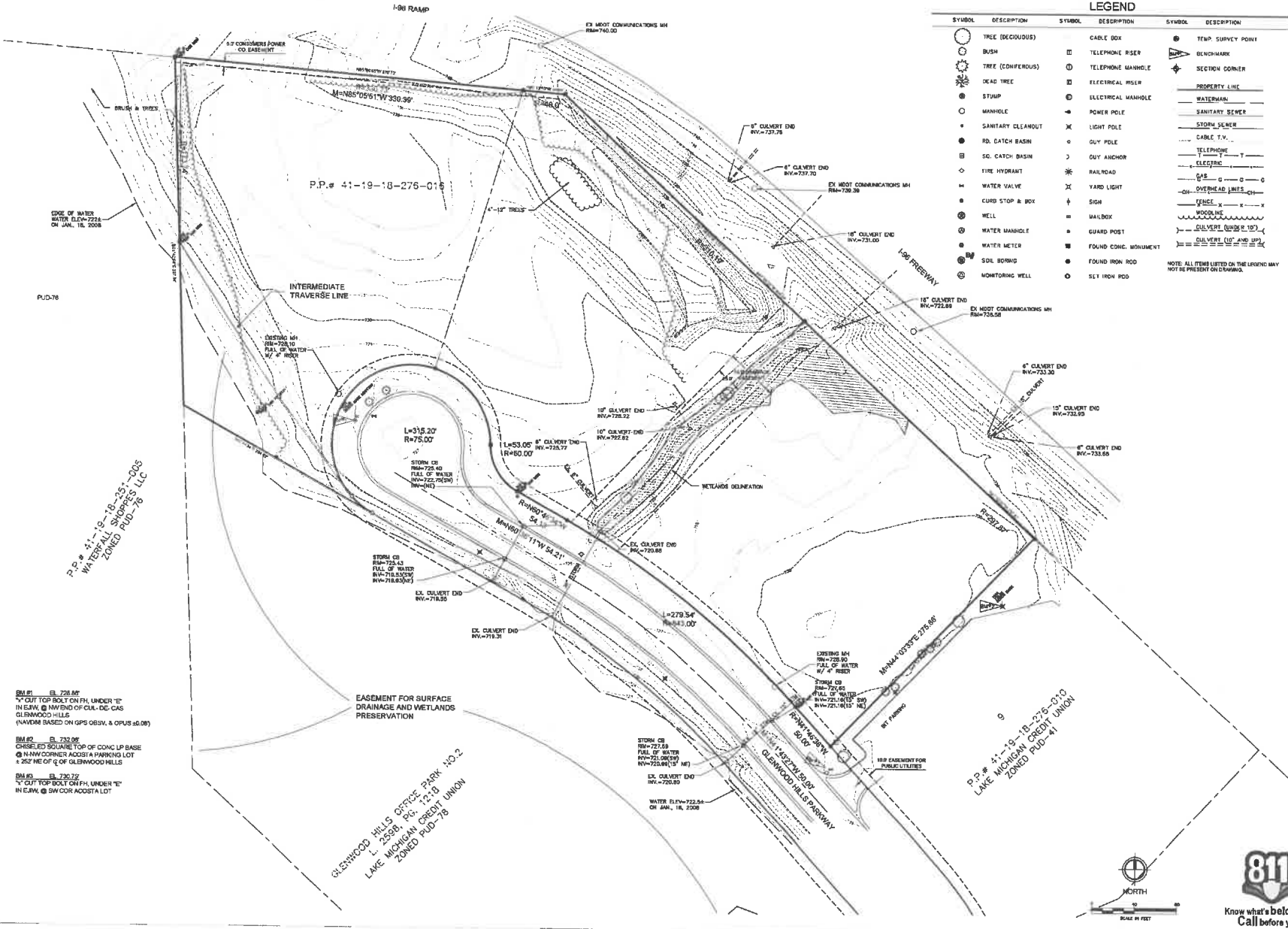
DESIGN TEAM
 SHEET LIST
 ALL SHEET INFORMATION

NOT FOR CONSTRUCTION

JAN 2019
 FILED UNDER NO. 19-010



Know what's below.
 Call before you dig.



LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|-------------------|--------|-----------------------|--------|--------------------|
| ○ | TREE (DECIDUOUS) | □ | CABLE BOX | ● | TEMP SURVEY POINT |
| ○ | BUSH | □ | TELEPHONE RISER | ⊕ | BENCHMARK |
| ⊙ | TREE (CONIFEROUS) | ⊕ | TELEPHONE MANHOLE | ⊕ | SECTION CORNER |
| ⊙ | DEAD TREE | ⊕ | ELECTRICAL RISER | — | PROPERTY LINE |
| ⊙ | STUMP | ⊕ | ELECTRICAL MANHOLE | — | WATERMAIN |
| ○ | MANHOLE | ⊕ | POWER POLE | — | SANITARY SEWER |
| ○ | SANITARY CLEANOUT | ⊕ | LIGHT POLE | — | STORM SEWER |
| ○ | RD. CATCH BASIN | ⊕ | CABLE T.V. | — | TELEPHONE |
| ○ | SG. CATCH BASIN | ⊕ | DUY ANCHOR | — | ELECTRIC |
| ○ | TIRE HYDRANT | ⊕ | RAILROAD | — | OVERHEAD LINES |
| ○ | WATER VALVE | ⊕ | YARD LIGHT | — | WALL |
| ○ | CURB STOP & BOX | ⊕ | SIGN | — | WOODLINE |
| ○ | WELL | ⊕ | MAILBOX | — | GUARDRAIL |
| ○ | WATER MANHOLE | ⊕ | GUARD POST | — | GULCH |
| ○ | WATER METER | ⊕ | FOUND CONIC. MONUMENT | — | GULCH CUT AND FILL |
| ○ | SOIL BORING | ⊕ | FOUND IRON ROD | — | SET IRON ROD |
| ○ | MONITORING WELL | ○ | SET IRON ROD | | |

NOTE: ALL ITEMS LISTED ON THE LEGEND MAY NOT BE PRESENT ON DRAWING.

BM #1 EL. 728.81
 1" CUT TOP BOLT ON FH, UNDER "E"
 IN EAK @ NW CORNER OF CONG. DE GAS
 GLENWOOD HILLS
 (NAD83 BASED ON GPS OBSV. & OPUS 20.08)

BM #2 EL. 732.06
 CHISELED SQUARE TOP OF CONG. LP BASE
 @ NW CORNER ADJ. TO PARKING LOT
 ± 252' NE OF Q. OF GLENWOOD HILLS

BM #3 EL. 730.72
 1" CUT TOP BOLT ON FH, UNDER "E"
 IN EAK @ SW COR. ADJ. TO LOT

EASEMENT FOR SURFACE
 DRAINAGE AND WETLANDS
 PRESERVATION

GLENWOOD HILLS OFFICE PARK 10-2
 L. 255B, 95, 12-B
 LAKE MICHIGAN CREDIT UNION
 ZONED PUD-78



2880 Leona Drive SE
 Grand Rapids, MI 49508
 P: 616.377.1900
 F: 616.377.0088

TOWNSHIP OF PLYMOUTH SUPERVISOR S. G. C.
 FOR CLERK CLARENCE B. GILBERTSON S. G. C.

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
 CASCADE CHARTER TOWNSHIP, KENT CO., MI
 GLENWOOD HILLS OFFICE BUILDING
 TOPOGRAPHIC AND BOUNDARY SURVEY

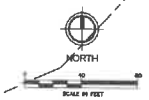
Drawn by: [Signature]
 Checked by: [Signature]

DATE OF SURVEY: 08/15/18
 DATE OF DRAWING: 11/20/18

NOT FOR CONSTRUCTION

JAN 2019
 PLAN PROJECT NO. 201810

C1.0



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

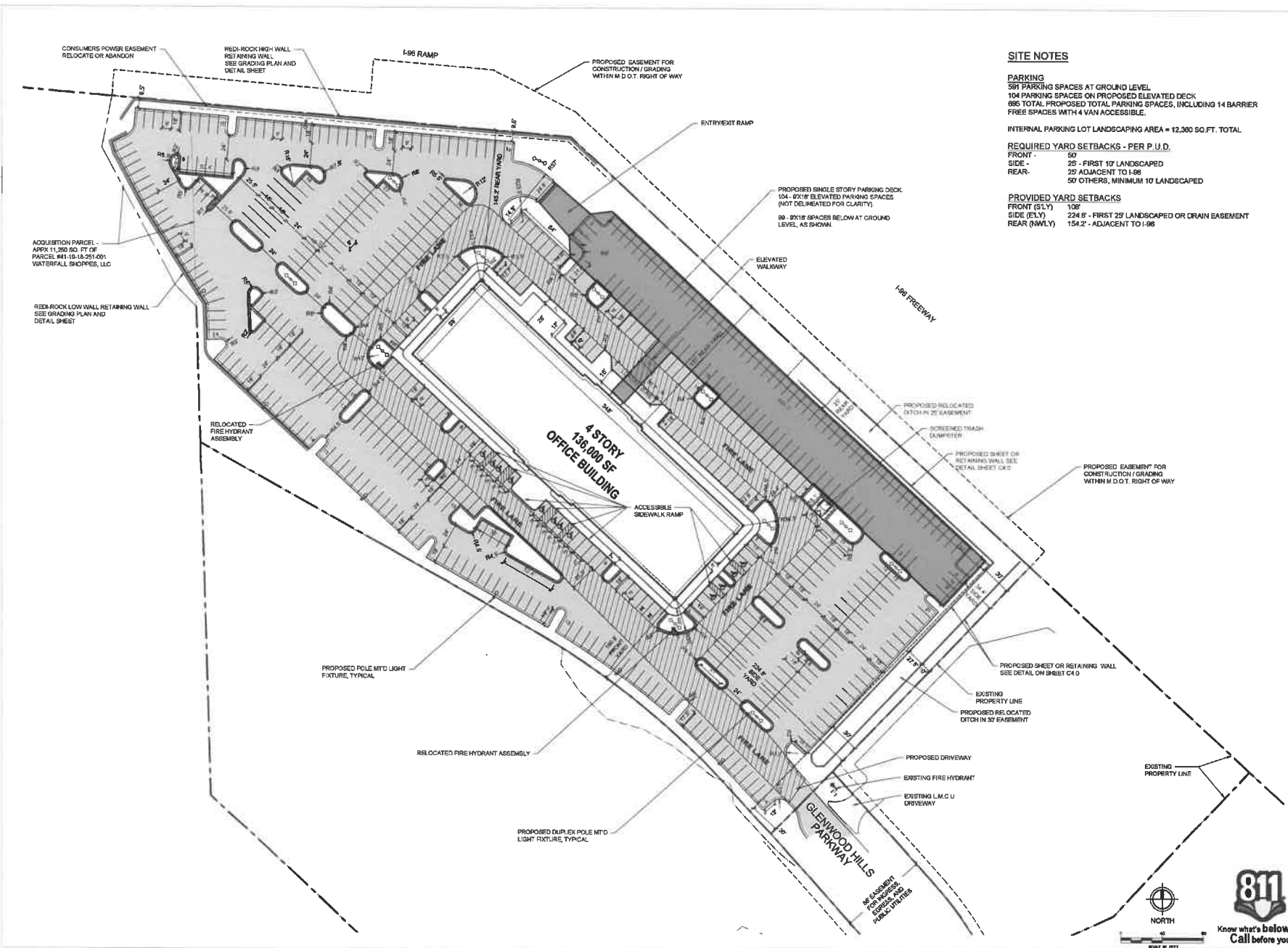
SITE NOTES

PARKING
 587 PARKING SPACES AT GROUND LEVEL
 104 PARKING SPACES ON PROPOSED ELEVATED DECK
 695 TOTAL PROPOSED TOTAL PARKING SPACES, INCLUDING 14 BARRIER FREE SPACES WITH 4 VAN ACCESSIBLE.

INTERNAL PARKING LOT LANDSCAPING AREA = 12,380 SQ.FT. TOTAL

REQUIRED YARD SETBACKS - PER P. U. D.
 FRONT - 50'
 SIDE - 25' - FIRST 10' LANDSCAPED
 REAR - 25' ADJACENT TO I-96
 50' OTHERS, MINIMUM 10' LANDSCAPED

PROVIDED YARD SETBACKS
 FRONT (S.L.Y.) 100'
 SIDE (E.L.Y.) 224' - FIRST 25' LANDSCAPED OR DRAIN EASEMENT
 REAR (N.W.L.Y.) 154.2' - ADJACENT TO I-96



2800 Looney Drive SE
 Grand Rapids, MI 49508
 Ph: 616.272.2800
 Fax: 616.272.2800



TOWNSHIP SITE PLAN REVIEW FACTORY, INC.
 10000 GRAND RAPIDS AVENUE, SUITE 100
 GRAND RAPIDS, MI 49508
 TEL: 616.272.2800

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
 CASCADE CHARTER TOWNSHIP, KENT CO., MI
GLENWOOD HILLS OFFICE BUILDING
 SITE PLAN

DATE: 01/13/2016
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NUMBER: 031916-0001

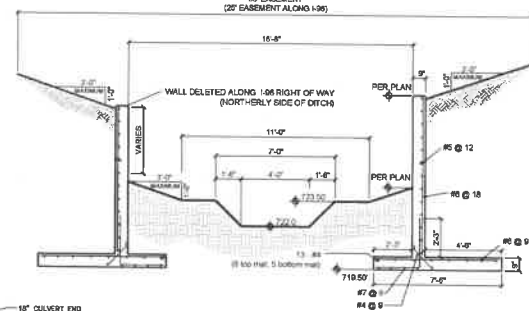
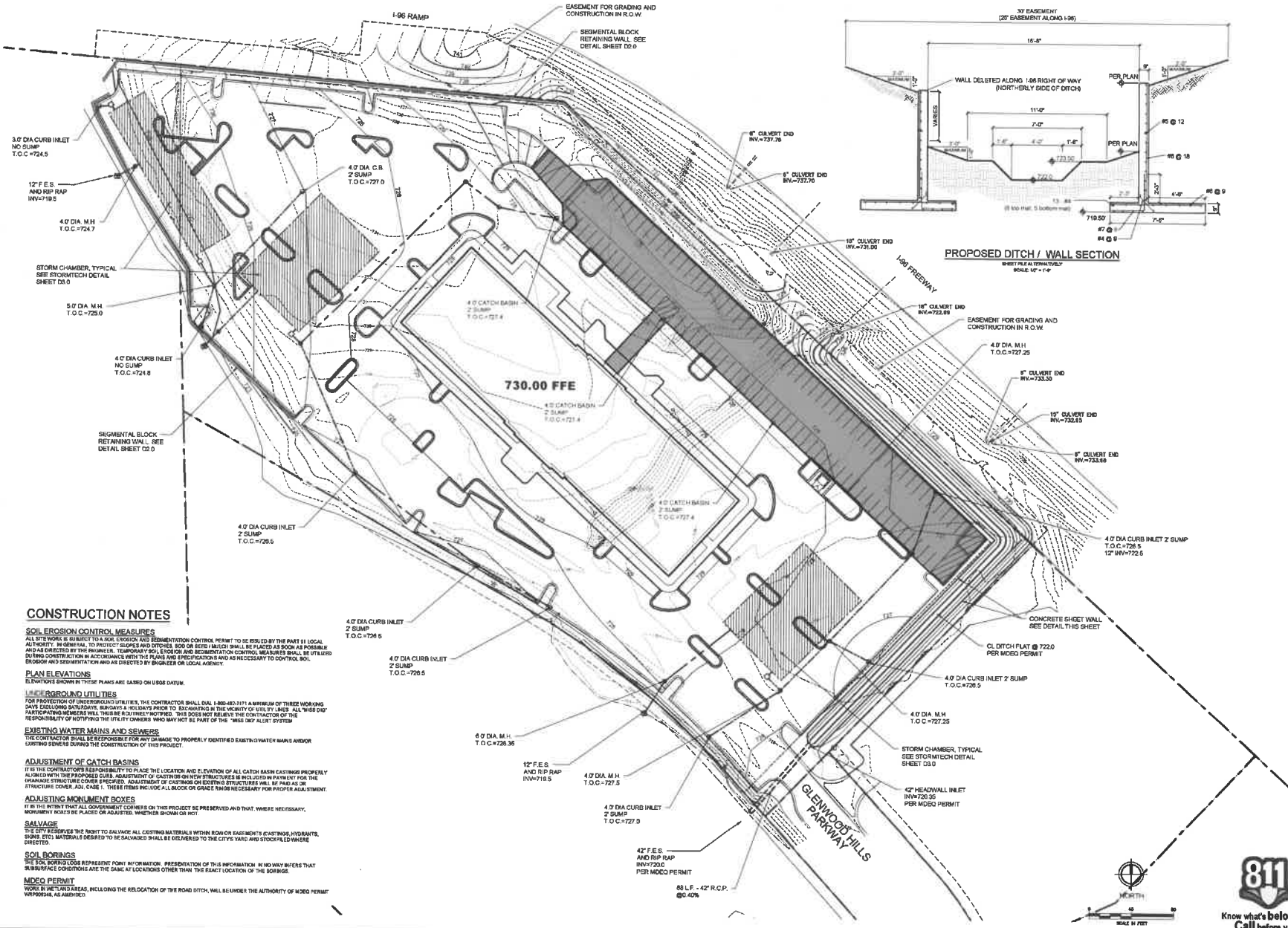
NOT FOR CONSTRUCTION

JAN 2016
 050100

C2.0



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CONSTRUCTION NOTES

- SOIL EROSION CONTROL MEASURES**
ALL SITE WORK IS SUBJECT TO A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT TO BE ISSUED BY THE PART 81 LOCAL AUTHORITY. IN GENERAL, TO PREVENT SOILS AND SEDIMENTATION FROM BEING PLACED AS SOON AS POSSIBLE AND AS DIRECTED BY THE ENGINEER, TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND AS NECESSARY TO CONTROL SOIL EROSION AND SEDIMENTATION AND AS DIRECTED BY ENGINEER OR LOCAL AGENCY.
- PLAN ELEVATIONS**
ELEVATIONS SHOWN IN THESE PLANS ARE BASED ON USGS DATUM.
- UNDERGROUND UTILITIES**
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL OBTAIN A MINIMUM OF THREE WORKING DAYS EXCLUDING SATURDAYS, HOLIDAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "HIDE DITCH" DITCHING MEMBERS SHALL BE IDENTIFIED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY OWNERS WHO MAY NOT BE PART OF THE "HIDE DITCH ALERT SYSTEM".
- EXISTING WATER MAINS AND SEWERS**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERLY IDENTIFIED EXISTING WATER MAINS AND/OR EXISTING SEWERS DURING THE CONSTRUCTION OF THIS PROJECT.
- ADJUSTMENT OF CATCH BASINS**
IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLACE THE LOCATION AND ELEVATION OF ALL CATCH BASIN CASTINGS PROPERLY ALIGNED WITH THE PROPOSED CURB. ADJUSTMENT OF CASTING OR NEW STRUCTURES IS INCLUDED IN PAYMENT FOR THE STRAINING STRUCTURE COVER SPECIFIED. ADJUSTMENT OF CASTING ON EXISTING STRUCTURES SHALL BE PAID AS OR STRUCTURE COVER ADJ. CASE 1. THESE ITEMS INCLUDE A BLOCK OF GRADE WHEN NECESSARY FOR PROPER ADJUSTMENT.
- ADJUSTING MONUMENT BOXES**
IT IS THE INTENT THAT ALL GOVERNMENT CORNERS ON THIS PROJECT BE PRESERVED AND THAT WHERE NECESSARY, MONUMENT BOXES BE PLACED OR ADJUSTED, WHETHER SHOWN OR NOT.
- Salvage**
THE CITY RESERVES THE RIGHT TO SALVAGE ALL COSTING MATERIALS WITHIN ROW OR EASEMENTS OF ASTHMA, HYDRANTS, SIGNS, ETC) MATERIALS DESIGNED TO BE SALVAGED SHALL BE DELIVERED TO THE CITY YARD AND STOCKPILED WHERE DIRECTED.
- SOIL BORINGS**
THE SOIL BORING LOGS REPRESENT POINT INFORMATION. PRESENTATION OF THIS INFORMATION, IN NO WAY IMPLIES THAT SURFACE CONDITIONS ARE THE SAME AT LOCATIONS OTHER THAN THE EXACT LOCATION OF THE BORINGS.
- MDEQ PERMIT**
WORK IN WETLAND AREAS, INCLUDING THE RELOCATION OF THE ROAD DITCH, SHALL BE UNDER THE AUTHORITY OF MDEQ PERMIT VAP000046 AS AMENDED.



PROJECT: TOWNSHIP OF CASCADE CHARTER TOWNSHIP OFFICE BUILDING
DATE: 11/19/19
SCALE: AS SHOWN

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
CASCADE CHARTER TOWNSHIP, KENT CO., MI
GLENWOOD HILLS OFFICE BUILDING
GRADING PLAN

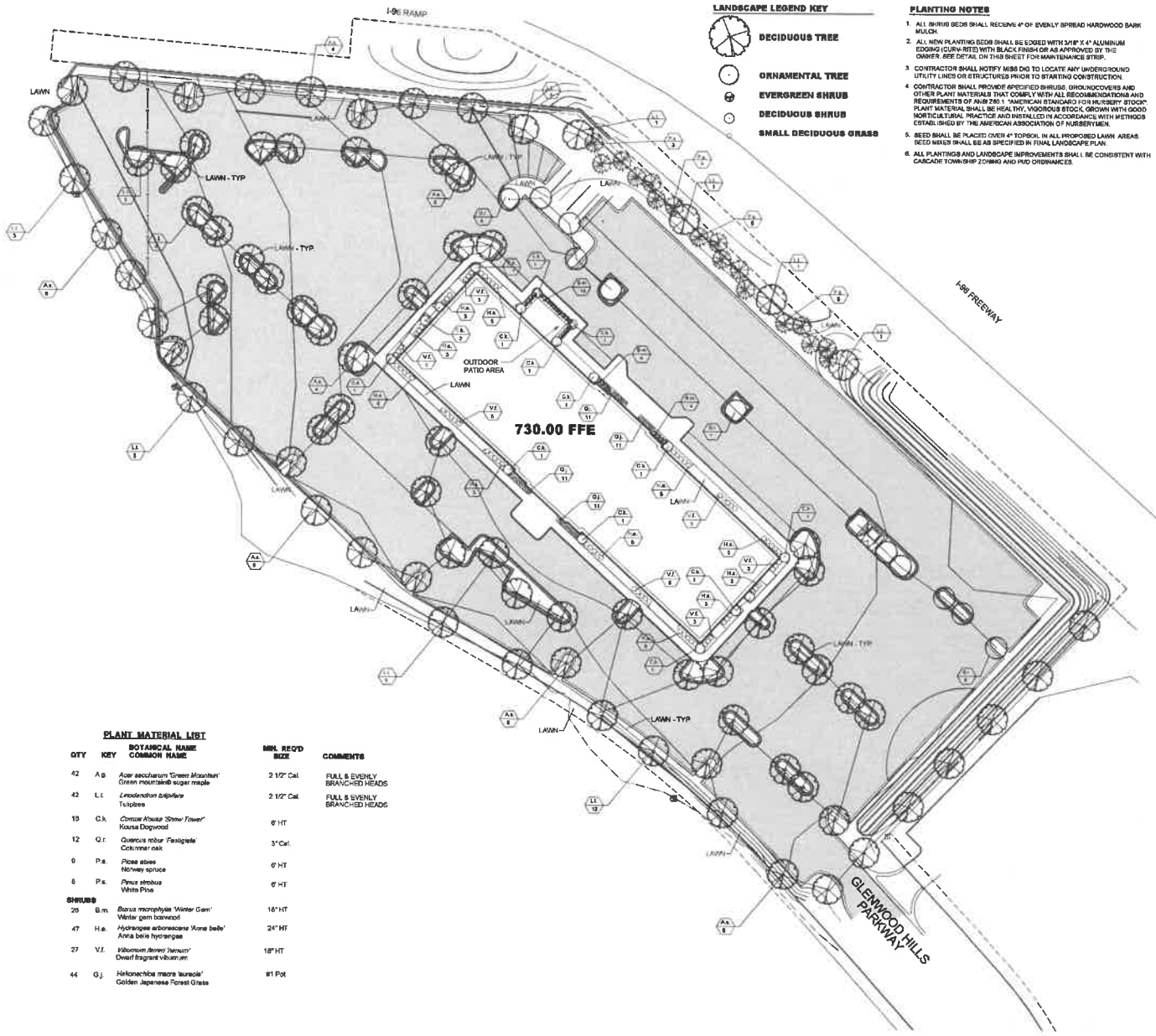
NOT FOR CONSTRUCTION

JAN 2019
PREPARED BY: [Signature]

C4.0



811
Know what's below.
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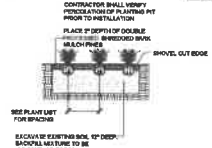


LANDSCAPE LEGEND KEY

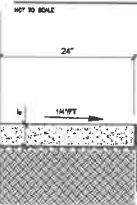
- DECIDUOUS TREE**
- ORNAMENTAL TREE**
- EVERGREEN SHRUB**
- DECIDUOUS SHRUB**
- SMALL DECIDUOUS GRASS**

PLANTING NOTES

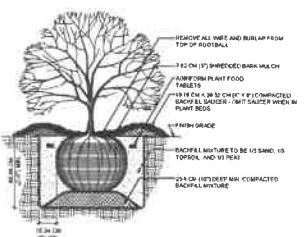
1. ALL SHRUB BEDS SHALL RECEIVE 4" OF EVENLY SPREAD HARDWOOD BARK MULCH.
2. ALL NEW PLANTING BEDS SHALL BE EDED WITH 24" X 4" ALUMINUM EDDING CURB SETS WITH BLACK FINISH OR AS APPROVED BY THE OWNER. SEE DETAIL ON THIS SHEET FOR MAINTENANCE STRIP.
3. CONTRACTOR SHALL NOTIFY MISS DG TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, DRUMCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF AN-810 "AMERICAN STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICES AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. BEDS SHALL BE PLACED OVER 4" TOPSOIL IN ALL PROPOSED LAWN AREAS. BEDS SHALL BE AS SPECIFIED IN FINAL LANDSCAPE PLAN.
6. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH CASCADE TOWNSHIP ZONING AND PUD ORDINANCES.



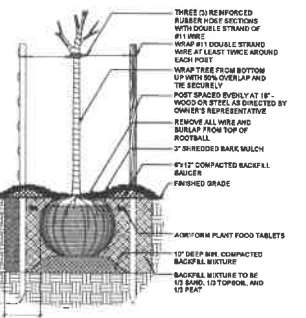
PERENNIAL BED DETAIL



CHIPS & DUST MAINTENANCE STRIP



SHRUB INSTALLATION



TREE PLANTING DETAIL

PLANT MATERIAL LIST

| QTY | KEY | BOTANICAL NAME COMMON NAME | MIN. ROOT SIZE | COMMENTS |
|---------------|-----|--|-------------------|------------------------------|
| 42 | A-0 | <i>Acer saccharum</i> 'Green Mountain' Green mountain sugar maple | 2 1/2" Cal. | FULL & EVENLY BRANCHED HEADS |
| 42 | L-1 | <i>Liriodendron tulipifera</i> Tulip tree | 2 1/2" Cal. | FULL & EVENLY BRANCHED HEADS |
| 15 | C-A | <i>Quercus laevis</i> 'Stover Tower' Kumaw oak | 6" HT | |
| 12 | Q-1 | <i>Quercus robur</i> 'Fastigiate' Corky oak | 3" Cal. | |
| 9 | P-A | <i>Ficus alba</i> Honey spire | 6" HT | |
| 6 | P-A | <i>Pinus strobus</i> White Pine | 6" HT | |
| SHRUBS | | | | |
| 20 | B-m | <i>Buxus microphylla</i> 'Winter Gem' Winter gem boxwood | 16" HT | |
| 47 | H-A | <i>Hydrangea arborescens</i> 'Kona bells' Kona bells hydrangea | 24" HT | |
| 27 | V-L | <i>Viburnum dentatum</i> 'Jennison' Dwarf fragrant viburnum | 18" HT | |
| 44 | G-J | <i>Heteranthes macro 'bursicola'</i> Golden Japanese Forest Grass | #1 Pot | |



2888 Leavitt Drive SE
Grand Rapids, MI 49508
P: 616.277.1888
F: 616.277.1299



FLUKE & SANDERSON
LANDSCAPE ARCHITECTS
10000
TOWNSHIP SITE PLAN REVIEW EXEMPT IAC #1
PUB. CLIENT REVIEW HISTORY IAC #1

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
CASCADE CHARTER TOWNSHIP, KEAT CO., MI
GLENWOOD HILLS OFFICE BUILDING
LANDSCAPE PLAN

DESIGNED BY
FLUKE & SANDERSON
CHECKED BY
FLUKE & SANDERSON
DATE
01/18/19

NOT FOR CONSTRUCTION

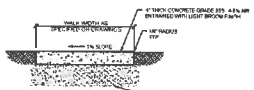
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039160



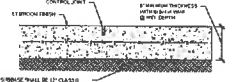
Know what's below.
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C5.0

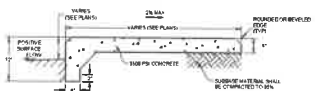
| HMA APPLICATION TABLE | | | | | | |
|-----------------------|----------------|--------------------|-------------------------|----------------------|-------------------|-----------|
| | TYPE | ITEM | STANDARD CURB THICKNESS | HEAVY CURB THICKNESS | PERFORMANCE GRADE | AGGREGATE |
| ① | WEARING COURSE | HMA 1.5A (VSP, BE) | 1.5" | 2" | 66-28 | AD-10 |
| ② | BASE COURSE | HMA 1.5A (VSP, BE) | 1.5" | 2" | 66-28 | AD-10 |
| ③ | AGGREGATE BASE | 2.5A 2.5A | 8" | 10" | | |



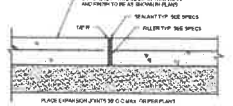
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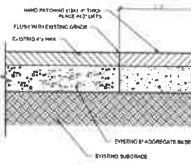
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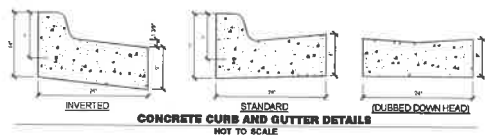
INTEGRAL CONCRETE WALK DETAIL
NOT TO SCALE



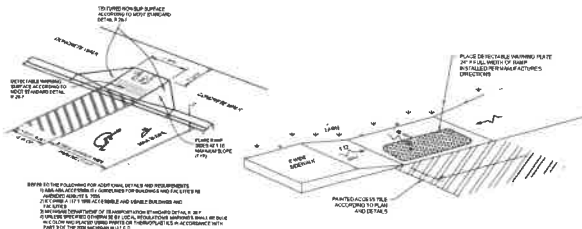
EXPANSION JOINT DETAIL
NOT TO SCALE



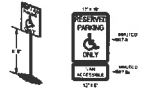
HMA HAND PATCH
NOT TO SCALE



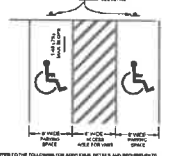
CONCRETE CURBS AND GUTTER DETAILS
NOT TO SCALE



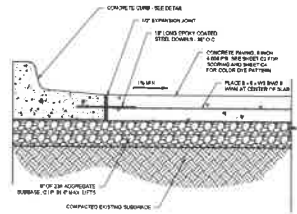
BARRIER FREE SIDEWALK RAMP DETAILS
NOT TO SCALE



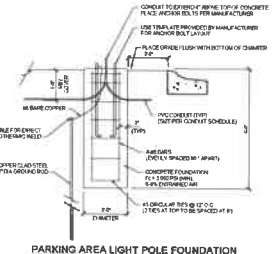
BARRIER FREE PARKING SPACE SIGN DETAIL
NOT TO SCALE



BARRIER FREE PARKING SPACE DETAIL
NOT TO SCALE



INTEGRAL CONCRETE PAVEMENT (8 INCH) AND CURB SECTION
NOT TO SCALE



PARKING AREA LIGHT POLE FOUNDATION

DRAINAGE & UTILITY NOTES:

- UTILITIES (KNOWN OR ANY) ARE APPROXIMATE LOCATIONS FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTOR: THESE WORKING DATA REFERENCE YOUR DISTRICT CALL LOGS DUG AT 1-800-485-7171.
- CURB SPACING: 1' FOOT.
- FOR BENCHMARKS, SEE SHEET C1.
- STAIR AND STAIRCASES: GRADUALITY TYPICAL FROM ALL AREAS TO BE DETURBED. RE-DISTRIBUTE 4" MINIMUM LAYER ON ALL AREAS TO BE REBUILT. ALL CURBED AREAS SHALL BE RECONSTRUCTED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH (UNLESS NOTED OTHERWISE ON LANDSCAPE PLAN).
- ALL WALKS AND PATHS SHALL HAVE A 1% CROSS SLOPE UNLESS OTHERWISE NOTED ON PLAN. (MAXIMUM CROSS SLOPE OF ANY WALK OR PATH SHALL BE 2%).
- STORM SEWERS SHALL BE SET ON CONCRETE PIPES, ASTM C900 OR ASBIL (PLACED) UNLESS OTHERWISE NOTED. REFER TO DETAIL FOR SPECIFIC SETTING REQUIREMENTS. SUBBASE UNDER DRAIN SHALL BE POLYETHYLENE PERFORATED PIPE (CORROSION) WITH FILTER SOCKS AND 1" GROUND. CONNECT TO DOWNSTREAM CATCH BASIN.
- MANHOLES SHALL BE PRECAST CONCRETE ASTM C900.
- INSTALLATION OF SEWERS AND DRAINAGE STRUCTURES, INCLUDING TRENCHING AND BACKFILLING RE-TROD AND MATERIALS, SHALL BE IN ACCORDANCE WITH THE LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL CATCH BASINS TO HAVE 2' BUMP.
- SEWAGE TRENCHES TO BE 12" DEEP.
- WHERE GEOTECHNICAL REPORTS AND PLANS DIFFER, RECOMMENDATIONS OF GEOTECHNICAL REPORT SHALL PREVAIL.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING SANITARY, STORM AND WATER SERVICE CONNECTION LOCATIONS. FIELD ADJUST AS NECESSARY. MAINTAIN 12" CLEARANCE BETWEEN SANITARY AND WATER.
- EXCAVATION OF FILL TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND PLACEMENT OF THE PAVEMENT BYTYPE.
- ON SITE FILL MATERIAL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON SITE MATERIAL IS USED, IT SHALL BE CLEAN AND FREE OF FROZEN SOIL, ORGANIC, OR OTHER DELETTERIOUS MATERIALS. SEE SPECIFICATIONS.
- THE TOP 6" MINIMUM OF THE EXPOSED SUBGRADE AS WELL AS NONVULNERABLE FILL LAYERS SHALL BE COMPACTED TO ACHIEVE A MINIMUM OF 98 PERCENT OF THE MAXIMUM ADOPTED PROCTOR DRY DENSITY.
- THE AGGREGATE BASE SHALL BE COMPACTED TO ACHIEVE A MINIMUM OF 98 PERCENT OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY.
- ALL SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY OF 97 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
- A BOND COAT OF 30-54 EMULSION SHALL BE REQUIRED BETWEEN THE LEVELING COURSE AND THE WEARING COURSE. THE BOND COAT SHOULD BE APPLIED IN A UNIFORM MANNER OVER THE SURFACE AT THE RATE OF 0.1 GALLONS/SYD.
- PERFORMANCE GRADE RECLAIMED ASPHALT CURBENT SHALL BE USED IN THE PRODUCTION OF ALL 8" MINIMUM THICKNESS RECLAIMED ASPHALT PAVEMENT (RAP) SHALL BE LIMITED TO 10 TO 18 PERCENT IN THE SURFACE COURSE.
- CONSTRUCTION TRAFFIC SHALL BE LIMITED ON NEW PORTLAND CEMENT CONCRETE UNTIL THE CONCRETE HAS REACHED AT LEAST 75% OF THE DESIGN FLEXURAL STRENGTH.
- TRAFFIC SHALL NOT BE ALLOWED ON NEW PORTLAND CEMENT CONCRETE UNTIL THE CONCRETE HAS REACHED AT LEAST 75% OF THE DESIGN FLEXURAL STRENGTH.
- CONTAMINATED SOILS AND DEBRIS/WATER COLLECTED DURING CONSTRUCTION SHALL BE APPROPRIATELY HANDLED, STORED AND CHARACTERIZED IF NECESSARY, PRIOR TO REMOVAL FROM SITE.



2888 Lawrence Drive SE
Issaquah, WA 98028
P: 877.877.1000
F: 877.877.1000



7
FOR COUNTY RECORDS: 03/20/2018 10:14 AM

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
CASCADE CHARTER TOWNSHIP, KENT CO., MI
GLENWOOD HILLS OFFICE BUILDING
SITE DETAILS

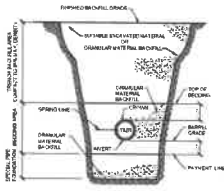
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Date: 01/18/2018
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01/18/2018

NOT FOR CONSTRUCTION

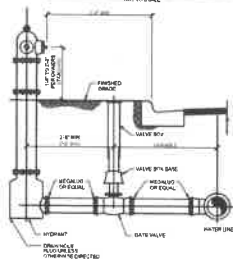


Know what's below.
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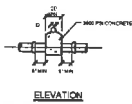
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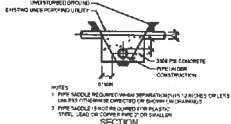
UTILITY TRENCH EXCAVATING AND BACKFILLING TERMINOLOGY



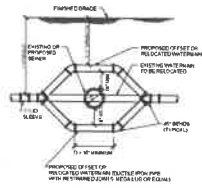
HYDRANT ASSEMBLY



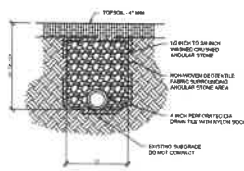
ELEVATION



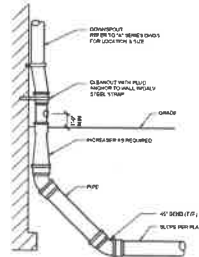
PIPE SADDLES



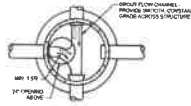
WATERMAIN OFFSET / RELOCATION DETAIL



PERFORATED DRAIN TILE DETAIL

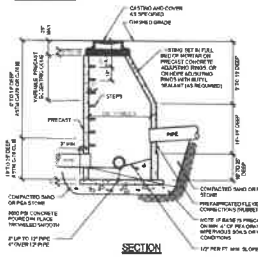


EXTERIOR DOWNSPOUT CONNECTION

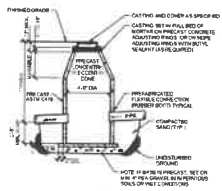


PLAN

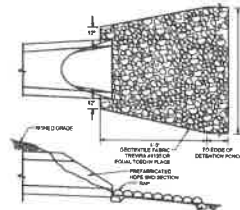
| PIPE SIZE (DIAMETER) | PIPE SIZE (DIAMETER) |
|----------------------|----------------------|
| 8\"/> | |



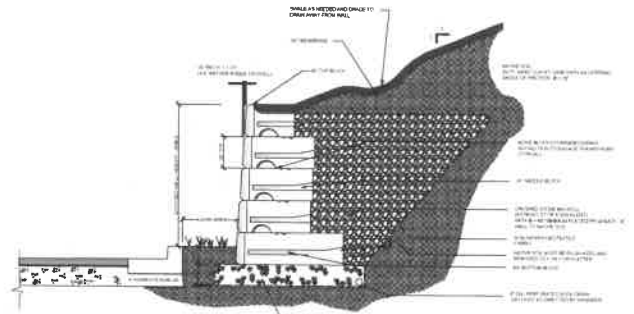
STANDARD STORM MANHOLE



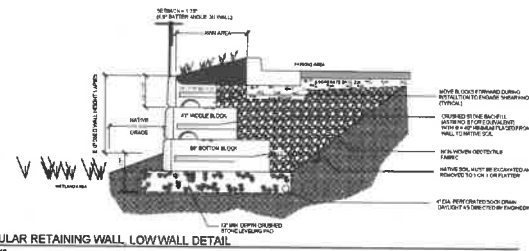
STANDARD CATCH BASIN



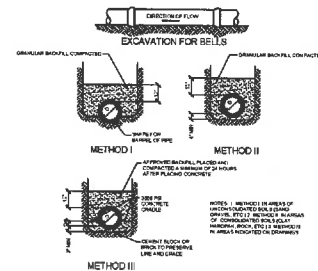
FLARED END SECTION DETAIL



MODULAR RETAINING WALL, HIGH WALL DETAIL, LARGE BLOCK



MODULAR RETAINING WALL, LOW WALL DETAIL



METHODS OF BEDDING GRAVITY PIPE



2318 Lawrence Drive SE
Grand Rapids, MI 49508
P: 616.777.1900
F: 616.777.1955



STATE OF MICHIGAN
Professional Engineer
1324
Professional Seal
Professional Engineer
Professional Engineer
Professional Engineer

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
CASCADE CHARTER TOWNSHIP, KENT CO., MI
GLENWOOD HILLS OFFICE BUILDING

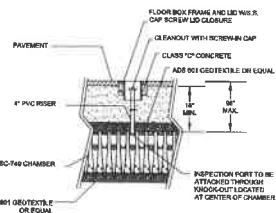
NO NEW TRENCHES
NO NEW FOUNDATIONS
NO NEW UTILITIES
NO NEW CONCRETE
NO NEW EXCAVATION
NO NEW EROSION CONTROL
NO NEW SITEWORK
NO NEW LANDSCAPING
NO NEW SIGNAGE
NO NEW LIGHTING
NO NEW FENCING
NO NEW PAVING
NO NEW CURBS
NO NEW SIDEWALKS
NO NEW DRIVEWAYS
NO NEW STAIRS
NO NEW RAMP
NO NEW ELEVATORS
NO NEW ESCALATORS
NO NEW MECHANICAL
NO NEW ELECTRICAL
NO NEW PLUMBING
NO NEW GAS
NO NEW HEAVY CONSTRUCTION
NO NEW SPECIALTIES

NOT FOR CONSTRUCTION

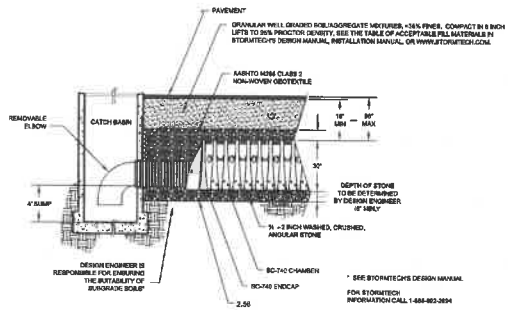


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STORMTECH SC-740 INSPECTION PORTAL DETAIL
NOT TO SCALE



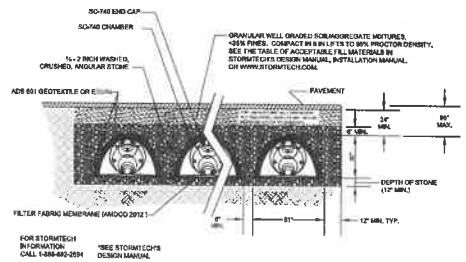
**STORMTECH SC-740 CHAMBER SYSTEM
INLET DIRECT FROM CATCH BASIN/MANHOLE DETAIL**
NOT TO SCALE



NOTE: ALL DIMENSIONS ARE NOMINAL.
ALL STUBS, EXCEPT FOR THE SCHEMATIC, ARE PLACED AT BOTTOM OF FINE GRIE BOSS THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-820-2884.

4. FOR THE SCHEMATIC THE 2\"/>

STORMTECH SC-740 CHAMBER DETAIL
NOT TO SCALE



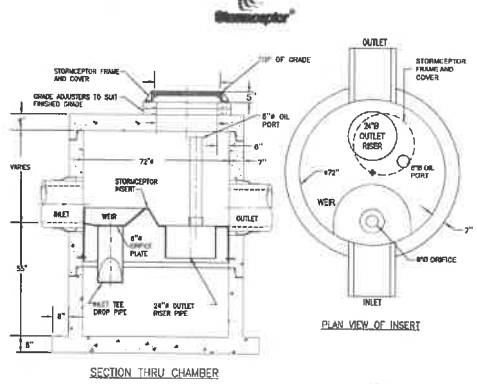
STORMTECH SUB-SURFACE STORAGE DETAIL
NOT TO SCALE

| MATERIAL LOCATION | DESCRIPTION | ASHTO M40 DESIGNATION | ASHTO M45 DESIGNATION | COMPACTION/DENSITY REQUIREMENT |
|--|---|---|-----------------------|---|
| FILL MATERIAL FROM 1\"/> | ANY SOURCE/ROCK MATERIAL, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | NA | NA | PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE RETENTION MATERIAL AND PREPARATION REQUIREMENTS. |
| FILL MATERIAL FOR 8\"/> | ANGULAR WELL-GRADED SOLIDAGGREGATE MIXTURES, 100% FINES. | 3.357, 4.467, 5.98, 67.8, 67.66, 7.78, 5.98, 3.19 | A-1, A-2, A-3 | COMPACT IN 8\"/> |
| EMBEDMENT STONE SURROUNDING AND TO 4\"/> | WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/4 - 2 INCH. | 3.357, 4.467, 5.98, 67.8 | NA | NO COMPACTION REQUIRED |
| FOUNDATION STONE BELOW CHAMBERS | WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/4 - 2 INCH. | 3.357, 4.467, 5.98, 67.8 | NA | PLATE COMPACT OR ROLL TO ACHIEVE A 90% STANDARD PROCTOR DENSITY |

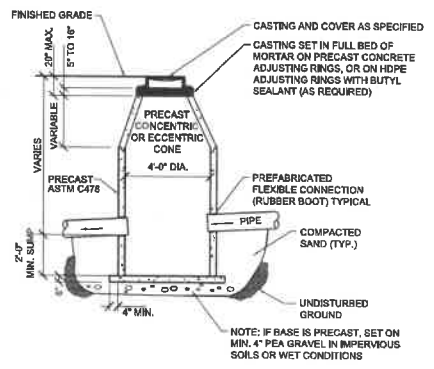
PLEASE NOTE: THE LISTED ASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE CRUSHED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

**ACCEPTABLE FILL MATERIALS
STORMTECH SC-740 CHAMBER SYSTEMS**

Hydro Conduit
STC 000 Precast Concrete Stormceptor
(600 US Gallon Capacity)



NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 24\"/>



STANDARD CATCH BASIN

FLEXANDER BANK
CONCRETE, METAL, CEMENTAL

8888 Lakewood Plaza East
Denver, Colorado, 80231
Tel: 303.777.1000
Fax: 303.777.1000

STATE OF ILLINOIS
OFFICE OF THE COMPTROLLER
JAN 2019

FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-820-2884

GLENWOOD DEVELOPMENT PARTNERS, L.L.C.
CASCADE CHARTER TOWNSHIP, KENT CO., MI
GLENWOOD HILLS OFFICE BUILDING

SITE DETAILS

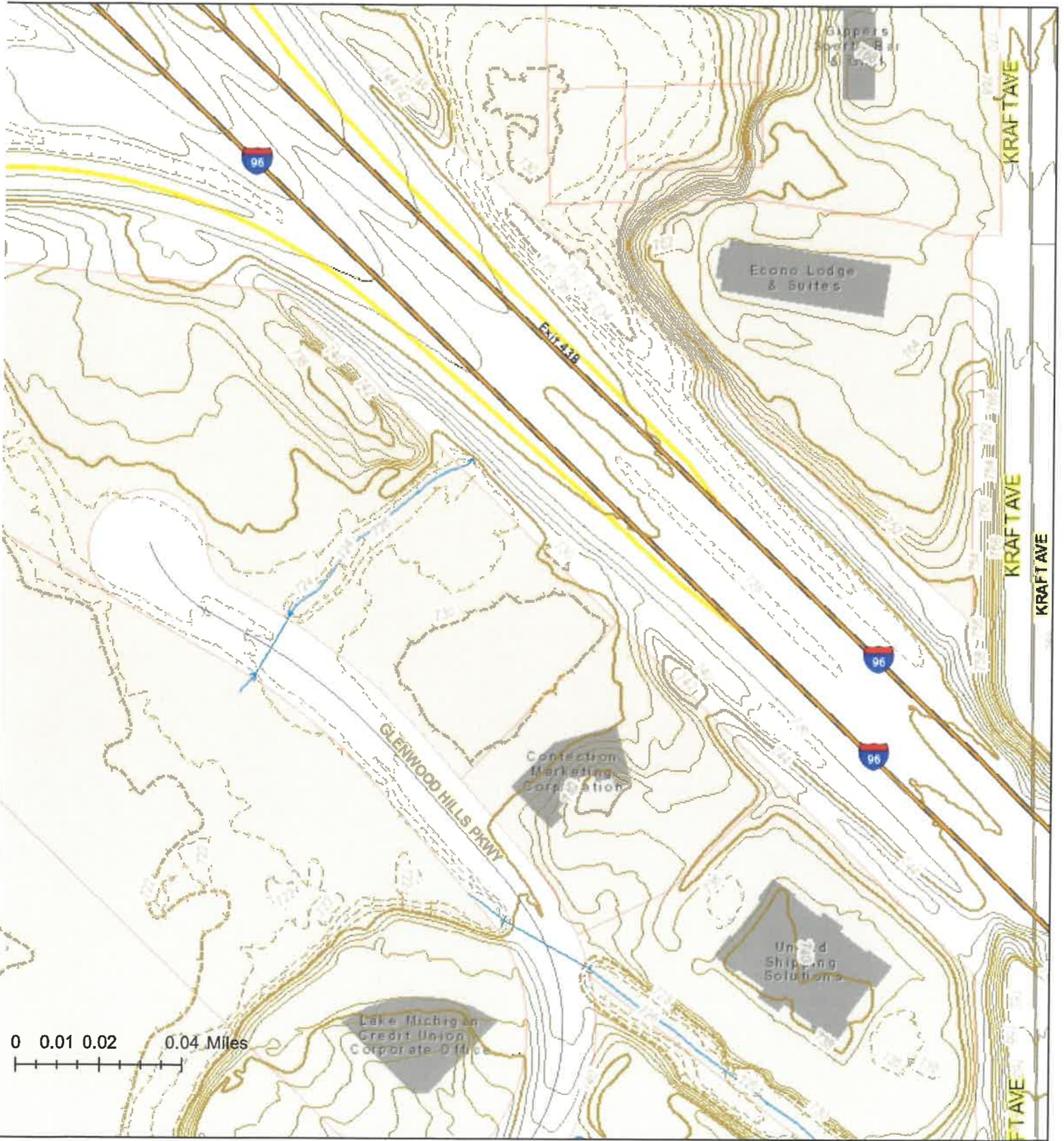
811
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JAN 2019
110 PROJECT NO.
636190



TITLE

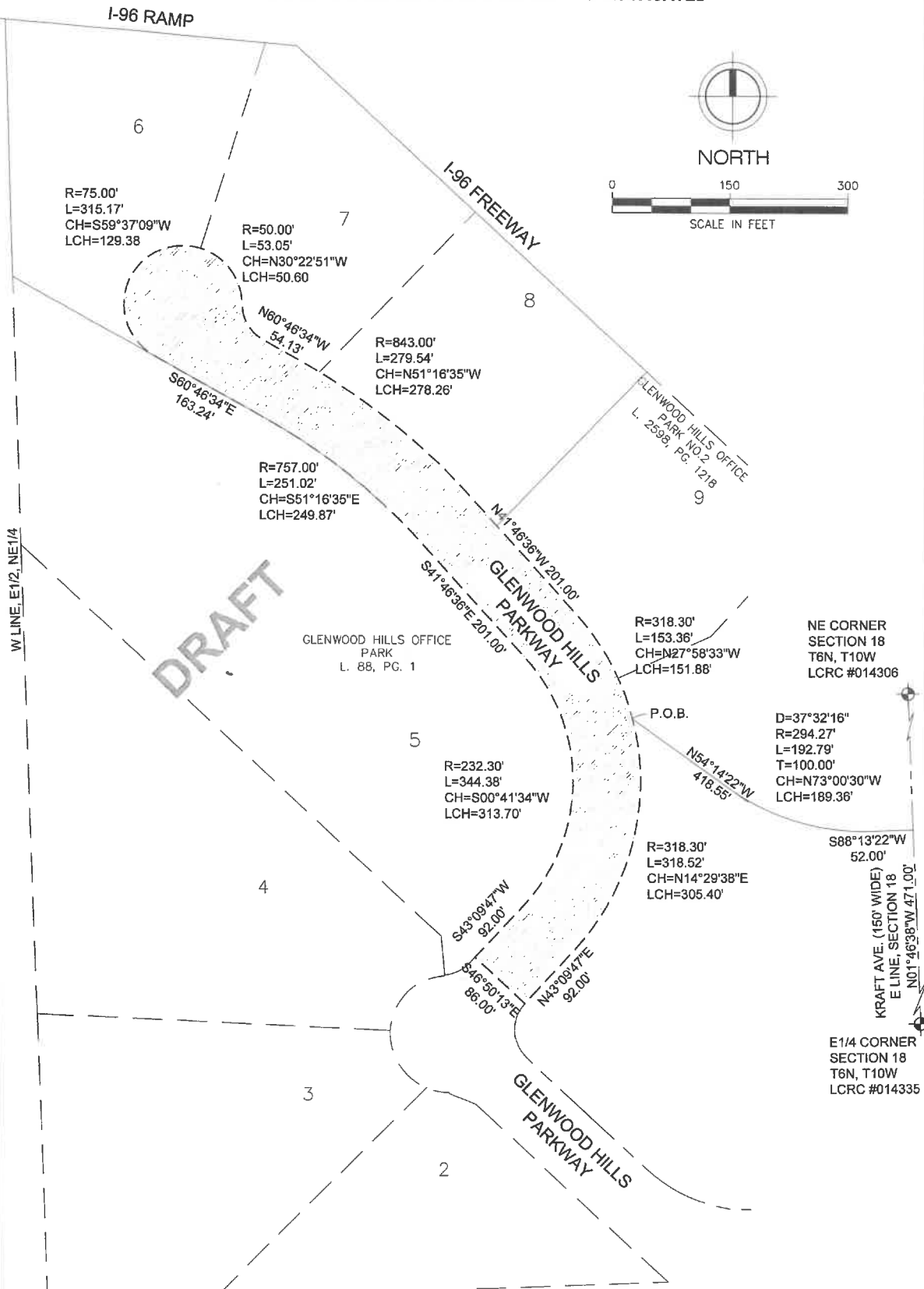


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SKETCH OF DESCRIPTION PORTION OF GLENWOOD HILLS PARKWAY TO BE VACATED



DRAFT

SEE SHEET 2 OF 2 FOR DESCRIPTION

F&V PROJECT NO.
836160

FLEIS & VANDENBRINK
DESIGN. BUILD. OPERATE.

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005

SKETCH OF DESCRIPTION
SECTION 18, T6N, R10W
KENT CO, MICHIGAN

**PORTION OF GLENWOOD HILLS
PARKWAY TO BE VACATED**

TITLE



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CASCADE CHARTER TOWNSHIP
Kent County, Michigan
ORDINANCE NO. 9 of 2004
Glenwood Hills Office Park PUD

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP, AND LAND USE MAP TO ESTABLISH THE GLENWOOD HILLS OFFICE PARK #3 PLANNED UNIT DEVELOPMENT.

THE CASCADE CHARTER TOWNSHIP ORDAINS:

Section I.

An amendment to the Cascade Township Zoning Ordinance. The application received by Rockford Construction for Planned Unit Development designation for the proposed Glenwood Hills Office Park #3 Project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on April 19th, 2004.

Section II. Legal Description

Legal description of said Planned Unit Development includes:

LOT 11 * AMENDED PLAT OF LOTS 5 THRU 8 INCLUSIVE GLENWOOD HILLS OFFICE PARK NO.2

LOT 4 * GLENWOOD HILLS OFFICE PARK

16.56 acres

Section III. General Provisions

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

Section IV. Purpose

In 1995 Blue Cross- Blue Shield created a PUD out of the original Glenwood Hills Office Park PUD to develop a new office building to be connected to an existing office building by a pedestrian bridge over a wetland.

In 2004, Rockford Construction entered into an agreement with Blue Cross Blue Shield to purchase the property and wished to develop it under the regulations of the original Glenwood Hills Office Park PUD standards. With this in mind, the Project is to be developed with the same characteristics of the Glenwood Hills Office Park PUD.

The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance. This development technique

provides the Developer with the ability to develop the Project in a manner to meet market expectations and develop the project in a unified manner.

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

Section V. Approval Limitations.

A. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.

B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.

C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

D. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment.

E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.

F. Failure to comply with the site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

Section VI Permitted Uses:

In this P.U.D. district no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

- A. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
- B. Professional offices, such as for doctors, dentists, lawyers, architects, engineers, and accountants.

- C. Medical and dental laboratories and clinics.
- D. Radio and television station, not including towers and antennas.
- E. Funeral homes, not including crematories, subject to the following restrictions:
 - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
 - b. Loading and unloading areas used by ambulances, hearse, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six feet in height.
- F. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.
- G. Banks, credit unions, savings and loan institutions, including drive-in facilities.

Section VII

Development Standards:

- A. There shall be a maximum number of five lots to be developed on lots 4,5,6,7, and 8 of the Glenwood Hills Office Park No. 2 Plat No more than one principal building may be erected on each parcel.
- B. Drainage and Flood Plain:
 - 1. A 40 foot drainage and easement across the property shall be maintained in open condition or as modified and approved by the Kent County Drain Commission.
 - 2. No structures shall be erected below the elevation of 725.0 feet. No fill shall be placed below existing contour elevation 720, except that minor encroachments may be offset by balancing cuts.
- C. Ingress and Egress:
 - 1. Driveway openings onto the public and private streets shall not be permitted at an interval of less than 200 feet. In the case of a lot where it would not be possible to maintain the 200-foot spacing if the lots are developed separately, joint access will be required.
- D. The required yard and area regulations are as follows:
 - 1. Front Yard:
 - i. 50 feet.
 - ii. No vehicle parking shall be permitted within the first 10 feet thereof along public R.O.W. No vehicle parking shall be

provided within the first 20 feet thereof along the private R.O.W.

2. Side Yard:

- i. 25 feet.
- ii. The first 10 feet as measured from the side property line shall be permanently landscaped.

3. Rear Yard:

- i. The minimum rear yard area for lots lying adjacent to the I-96 Expressway shall be 25 feet. All of which shall include berming and suitable permanent landscape plantings.
- ii. The minimum rear yard area for lots abutting PUD 76 shall be 35 feet. All of which shall be devoted to permanent landscape area.
- iii. The minimum rear yard for all other lots shall be fifty feet. A minimum of 10 feet shall be permanently landscaped and maintained.

E. Height:

- 1. Height: No buildings shall exceed three stories in height.

F. Parking:

- 1. Section 19.13 of the Zoning Ordinance as amended shall regulate the parking standards for the entire project.

G. Landscaping: All yard areas with the exception of paved driveways, parking spaces and walkways shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. All landscaping to be completed within six months after occupancy.

H. Signs: The following exterior signs shall be permitted:

- a. One wall sign on each main building, provided that the sign surface does not exceed 100 square feet.
- b. One business sign for each building, provided that the sign surface does not exceed 32 square feet and provided that it is located a minimum of 20 feet from the public or private street R.O.W.
- c. Directional signs not to exceed 4 square feet.

Section VIII Temporary Building

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

Section IX. Utilities

The Project shall be served with public water and public sewer at the developer's expense.

B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer and the Kent County Drain Commissioner's office prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner regarding stormwater disposal.

C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

Section X. Soil Erosion Control Requirements.

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

Section XI. Performance Guarantee.

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

Section XII. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community.

In relation to the underlying zoning (PUD) the Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

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

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

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the project until this PUD Ordinance is recorded and all provisions that the developer and his assigns are responsible for are complied with. After that time, the property may be sold to other parties.

Section XV. Effective Date.

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

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

YEAS: Carpenter, Goodyke, Jones, Julien, Kleinheksel, Timmons

NAYS: None

ABSENT: Parrish

ABSTAIN:

Marlene Kleinheksel
Cascade Charter Township Clerk
CERTIFICATION

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

Marlene Kleinheksel Cascade Charter Township Clerk