

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, May 18, 2015**  
**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 April 20, 2015 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 # 15-3243 Lacks Enterprises  
Property Address: 5725 & 5733 Kraft Avenue  
Requested Action: The Applicant is requesting site plan approval for new  
warehouse/distribution facility.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

**Meeting format**

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

## MINUTES

Cascade Charter Township Planning Commission

Monday, April 20, 2015

7:00 P.M.

**ARTICLE 1.** Chairman Pennington called the meeting to order at 7:00 PM.  
Members Present: Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Williams  
Members Absent: Hammond, Waalkes (Excused)  
Others Present: Community Development Director, Steve Peterson, and others listed on the sign in sheet.

**ARTICLE 2. Pledge of Allegiance to the flag.**

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

**Motion by Member Lewis to approve the Agenda. Support by Member Mead.  
Motion carried 7-0.**

**ARTICLE 4. Approve the Minutes of the March 02, 2015 meeting.**

**Motion by Member Sperla to approve the minutes of the March 02, 2015 meeting as written. Support by Member Rissi. Motion carried 7-0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)**

No one wished to speak to non-agenda items.

**ARTICLE 6. Case #15-3239 Chad Weldy**

**Public Hearing**

**Property Address: 9575 52<sup>nd</sup> Street**

**Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building that is over 832 sq. ft.**

Director Peterson presented the case. The property is a 2.3 acre parcel zoned Agricultural. It is on the north side of 52<sup>nd</sup> Street just west of Snow Avenue. They indicated they wanted the building simply for residential storage of lawn equipment, etc. The building itself will be steel siding and steel roof. The building will have 12' walls and measures 15' to the mid-point. We allow for taller buildings but any structure over 14' must be 40' from the property line. The building they show on the site plan is 30' from the property line. They will either have to move the building away from the property line or reduce the building height to get to 14'. My assessment is that there is really no reason to grant a variance. They have indicated they would be applying for a variance. They have

not indicated any outdoor lighting. If they do add lights, they have to meet our requirements. I also noted that we do not allow accessory buildings for living space or business uses. The parcel is 2.3 acres. The house is 2,400 sq. ft. and the size of the building is in relation to the property and the house. The accessory building does not match the home but is consistent with the Agricultural area. There is not any new access to the structure as it will be accessed by the existing driveway. I recommend approval of the Special Use Permit with the provision that they either move the building meeting the 40' setback requirement or they reduce the height of the building and that the building may not be used for living space or to run a business.

Member Lewis stated he did not see any ravines that would prevent the Applicant from moving the building but wondered if a septic field would cause issues with moving the building. Director Peterson stated he is unaware of a septic issue or topography issue. There does not appear to be anything in the way that would prevent moving the structure.

Member Sperla asked if there were any comments from the neighbors. Director Peterson stated there were no comments.

Chairman Pennington asked the Applicant to come forward with any comments.

Chad Weldy, 9575 52<sup>nd</sup> Street, came forward as the Applicant.

Member Sperla asked if plumbing or electrical was going to be brought into the structure. The Applicant stated he was going to run electrical but had not considered plumbing. Member Sperla asked if the floor would be cement or ground floor. The Applicant stated the floor would be cement. Member Sperla asked the intended purpose of the building. The Applicant stated the use is for lawn equipment, a tractor with implements and in the future with teens I will need additional storage for vehicles.

Member Mead asked if the Applicant intended to move his propane tank for the location of the structure or if the septic field was an issue. The Applicant stated he was not planning to move the propane tank and the septic field is gravity flow and is located in the front yard.

Member Rissi stated there is about 82' feet from the side lot line to the propane tank and asked why he was not willing to move the building. The Applicant stated he could move the building to the 40' setback

Member Lewis stated that as a former Member of the Zoning Board of Appeals there is not a reason for the variance to be granted. If we allowed the variance it

sets a precedence that weakens the Ordinance. We would much prefer you make the adjustment but you are well within your rights to request a variance.

Member Sperla stated that you must show a hardship in order to get a variance. There is no extreme hardship here and you would still have to come back before the board for the pitch of the structure. Making the adjustments now would save a lot of time and money. The Applicant stated he realizes that he does not have a hardship and that a variance would not be granted. The Applicant stated he would concede and go with the 40' setback.

**Member Robinson made a motion to open the Public Hearing. Support by Member Mead to open the Public Hearing. Motion carried 7-0.**

No one wished to speak at the Public Hearing.

**Member Sperla made a motion to close the Public Hearing. Support by Member Williams to close the Public Hearing. Motion carried 7-0.**

**Member Mead made a motion that we approve the 36 x 48 pole barn with the condition that the side yard setback be increased to 40' to meet the Zoning Requirements and that the building not be used for living space or business uses. Support by Member Robinson. Motion carried 7-0.**

**DRAFT**

**ARTICLE 7. Case #15:3240 Florence Cement Co.**

**Public Hearing**

**Property Address: 4949 South Complex Drive**

**Requested Action: The Applicant is requesting a Type II Special Use Permit for a temporary concrete plant located at 4949 South Complex Drive.**

Director Peterson informed the Planning Commission that this is the third batch plant being requested at this property and that the other two had no issues. The batch plant is being requested in order to accommodate the 36<sup>th</sup> St reconstruction job. The airport officials are aware and have signed off on the project and the KCRC is obviously aware since it located on their property. The use would be in operation until the first of July.

The property is bounded by industrial uses as well as the airport and the railroad. The two other plants that were located here did not cause any problems. Peterson went of the special use standards and recommended that the planning commission make a favorable recommendation to the Township Board for their consideration.

Sperla expressed some concern about hours of operation, noise and dust from the operation. The applicant indicated that they would be more than willing to meet any condition set by the Township.

Rissi asked how we regulate the length of the project. Peterson indicated that this is a temporary use and we typically put on the condition the length of the use to what they need. This ensures that it does not become permanent. The applicant indicated that they would like to have some flexibility in case of rain dates or other things beyond their control.

**Member Rissi made a motion to open the Public Hearing. Support by Member Mead to open the Public Hearing. Motion carried 7-0.**

No one wished to speak at the Public Hearing.

**Member Meade made a motion to close the Public Hearing. Support by Member Rissi to close the Public Hearing. Motion carried 7-0.**

**Member Sperla made a motion that we recommend approval to the Township Board to allow the temporary cement batch plant at 4949 South Complex drive with the condition that it must be removed no later than Aug 1, 2015. Support by Member Robinson. Motion carried 7-0.**

**ARTICLE 8. Case #15:3241 John & Mary Borisch  
Public Hearing**

**Property Address: 5200 Dayenu Drive**

**Requested Action: The Applicant is requesting a Special Use Permit**

Director Peterson presented the case. The property is a 9 acre parcel zoned R-1. The proposed use is a pool an indoor pool. This is the first accessory building on the property. The building is being built to match the home. The applicant will need to slightly revise the plans to comply with the 14 foot height limit. They have indicated that they will accommodate the height be utilizing some retaining walls.

The house is about 6,000 sq. ft. and the size of the building is in relation to the property and the house. The accessory building will be difficult to see from anywhere off the property given the topography and the adjacent M-6 highway. There is not any new access to the structure as it will be accessed by the existing driveway.

Staff recommends approval of the Special Use Permit with the provision that they revise the plans to comply with the 14 foot height limit and that the building may not be used for living space or to run a business.

Member Williams complements the applicant on such a nice looking building.

**Member Robinson made a motion to open the Public Hearing. Support by Member Mead to open the Public Hearing. Motion carried 7-0.**

No one wished to speak at the Public Hearing.

**Member Sperla made a motion to close the Public Hearing. Support by Member Williams to close the Public Hearing. Motion carried 7-0.**

**Member Rissi made a motion that we approve the 40 x 75 accessory building with the condition that the plans be revised to show the building at 14 feet tall and that the building not be used for living space or business uses. Support by Member Robinson. Motion carried 7-0.**

**ARTICLE 9. Any other business**

There was no new business.

**ARTICLE 10. Adjournment**

**Motion made by Member Lewis. Support by Member Rissi. Motion carried 7-0.**

Respectfully submitted,  
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk  
Planning Administrative Assistant

STAFF REPORT: Case # 15-3243  
REPORT DATE: April 29, 2015  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: May 18, 2015  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Lacks Enterprises  
Attn: Pat Knight  
5460 Cascade Rd  
Grand Rapids MI 49546

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STATUS  
OF APPLICANT: owner

REQUESTED ACTION: Site plan approval for new warehouse/distribution facility.

EXISTING ZONING OF  
SUBJECT PARCEL: PUD 50 – Meadowbrooke Business Park

GENERAL LOCATION: West side of Kraft between 52<sup>nd</sup> and 60<sup>th</sup>.

PARCEL SIZE: approximately 60 acres

EXISTING LAND USE  
ON THE PARCEL: Vacant

ADJACENT AREA  
LAND USES: East - Lacks manufacturing  
N, S, W- Vacant

ZONING ON ADJOINING  
PARCELS: Meadowbrooke PUD

### STAFF COMMENTS:

1. The applicant is requesting site plan approval in order to construct a new 300,000 sq.ft. building. The building is actually two buildings that are combined by a small connection in the middle of the buildings.
2. The development is very similar to what you were shown when we did the amendments to the Meadowbrooke P.U.D.. Those amendments were done to accommodate this project.
3. The building conforms to the setback, building height and parking regulations of the Meadowbrooke PUD zoning district.
4. The applicant has submitted a landscape plan for the area around the new building. I have also asked them to install some landscaping at the southern entrance off Kraft Ave to help screen the existing house at 5905 Kraft Ave.
5. We have also had them install some curbing at the southern entrance to help with any drainage that might have gone to towards the home. The curbing will direct the water into the detention pond.
6. The light poles that are within 200 feet of the home at 5905 Kraft Ave have been lowered to 20 feet tall. The rest of the lights are 30 feet tall. All the lights meet our requirements for light level.
7. No new access is being proposed for the site. The new road off from 60<sup>th</sup> (further to the west) will be built with the next phase of the development.
8. The Township Fire Department has reviewed and approved the plans.
9. The Township Engineer has reviewed and approved the plans with a few conditions. The Engineer has noted a couple of items that will need to be verified by the KCDC prior to starting construction. The applicant is already aware of the county drain requirements.
10. The Meadowbrooke Review Board reviewed this project on May 7, 2015 and approved the plan.
11. The applicant will need to obtain a SESC permit from the KCRC prior to grading.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** the Site Plan for the new building under the following conditions:

1. Submit a landscape bond of \$5,000 and include landscaping along the southern entrance
2. Comply with the Township Engineer letter dated May 13, 2015.

Attachments:       Application  
                          Site Plan  
                          Twp Engineer Letter  
                          Meadowbrooke Review Board letter



May 13, 2015  
Project No. G080322

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

Re: Lacks Enterprises Inc.  
Site Plan Review

Dear Steve:

We have reviewed the site plan for Lacks Enterprises Inc., located at 5725 and 5733 Kraft Avenue, prepared by Moore and Bruggink, Inc. The current site plan and the basis of this review are dated May 4, 2015.

The proposed project includes two 160,000-square-foot warehouse buildings. The entire property is 126 acres in size and includes an existing 190,000-square-foot commercial building located along Kraft Avenue. The two proposed warehouse structures are Phase I-W and II-W of the overall development. Seven more warehouses and building additions are proposed for the site in future phases of the project. This site plan review is for Phase I-W and II-W only.

## Stormwater and Drainage

### Flood Control

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

The site is separated into two drainage districts. The northern portion of the site is located within the Meadowbrook South Drainage District and drains to the northwest to an existing regional detention basin. The southern portion of the site is not included in the Meadowbrook South Drainage District and generally drains to the south towards 60th Street and the Wenger and Nulty drain. The goal of the proposed stormwater management system is to keep the post-construction drainage districts as similar as possible to pre-construction conditions.

The applicant is proposing to remove 5.9 acres from the Meadowbrook South Drainage District and add an additional 5.6 acres for a net reduction of 0.3 acres. The portion of the site within the Meadowbrook South Drainage District drains to a regional detention basin north of the property. A permit from the Kent County Drain Commissioner (KCDC) will be required prior to discharging to the regional detention basin.

The portion of the site, not within the Meadowbrook South Drainage District, drains south to a proposed onsite detention basin with outlet structure. The detention basin will discharge to the Wenger and Nulty County Drain. A permit from the KCDC will be required prior to discharging to the County drain.

The proposed onsite detention basin is sized for the 25-year storm event. Stormwater runoff from all impervious areas of the site, outside of the Meadowbrook South Drainage District, will discharge to this detention basin. The detention basin is sized for full build out of the 126 acre property. The proposed design meets the requirements of the SWO.



The stormwater management design will have to be approved and permitted by the KCDC office because the site discharges to two separate drains, the Meadowbrook South regional detention basin and the Wenger and Nulty drain. At the time of this review, the KCDC office is still reviewing the stormwater management design. It is anticipated that any changes needed to meet the KCDC office requirements will be minor and will not impact the overall site plan.

### **Water Quality Control**

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The proposed onsite detention basin has an outlet structure with low flow outlet designed to detain the first 0.5 inch of runoff from the site and release it over a 24-hour period. The outlet structure will discharge to the Wenger and Nulty drain. This requirement has been satisfied.

### **Stormwater Runoff**

The applicant provided stormwater calculations to size the onsite storm sewer system and detention basin. All stormwater runoff from the impervious areas of the site, outside of the Meadowbrook South Drainage District, will be captured by the detention basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

### **Drainage Plan**

The applicant has submitted plans, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum, cleaning of catch basin sumps, sediment and debris removal from the detention basin and outlet structure, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

### **Utilities**

The project includes new public water and sanitary sewer utilities for the site. The applicant has indicated the City of Grand Rapids (City) has reviewed the drawings and they are in the process of making revisions to satisfy the review comments. Construction drawing will need to be submitted to the City for further review and approval before construction can begin.

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

Soil Erosion and Sedimentation Control (SESC) measures are provided on the site plan drawings. The applicant has included silt fence along the downstream edges of the grading limits, silt sacks in catch basins, and erosion control blankets on slopes 3:1 or greater.

The total disturbed area for this project will be approximately 40 acres. There is a concern that if the contractor clears the entire site at once, it may be difficult to manage stormwater runoff during construction. Our recommendation would be to phase the clearing operations and provide temporary and/or permanent stabilization measures as soon as possible in order to minimize the total amount of disturbed area.

The applicant will need to apply for and obtain a SESC from the Kent County Road Commission prior to beginning any work.

Mr. Steve Peterson  
Page 3  
May 13, 2015



## Summary

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

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the name of the signatory.

Nathan R. Torrey, PE, CFM

jc2  
Attachment  
By email



**Cascade Charter Township**

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, May 14, 2008

*Reviewing Engineer Comments are Italicized*

*OK - Received and Acceptable*

*NA - Not Applicable*

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

**Lacks Enterprises Inc.**

**Drainage Plan Checklist**

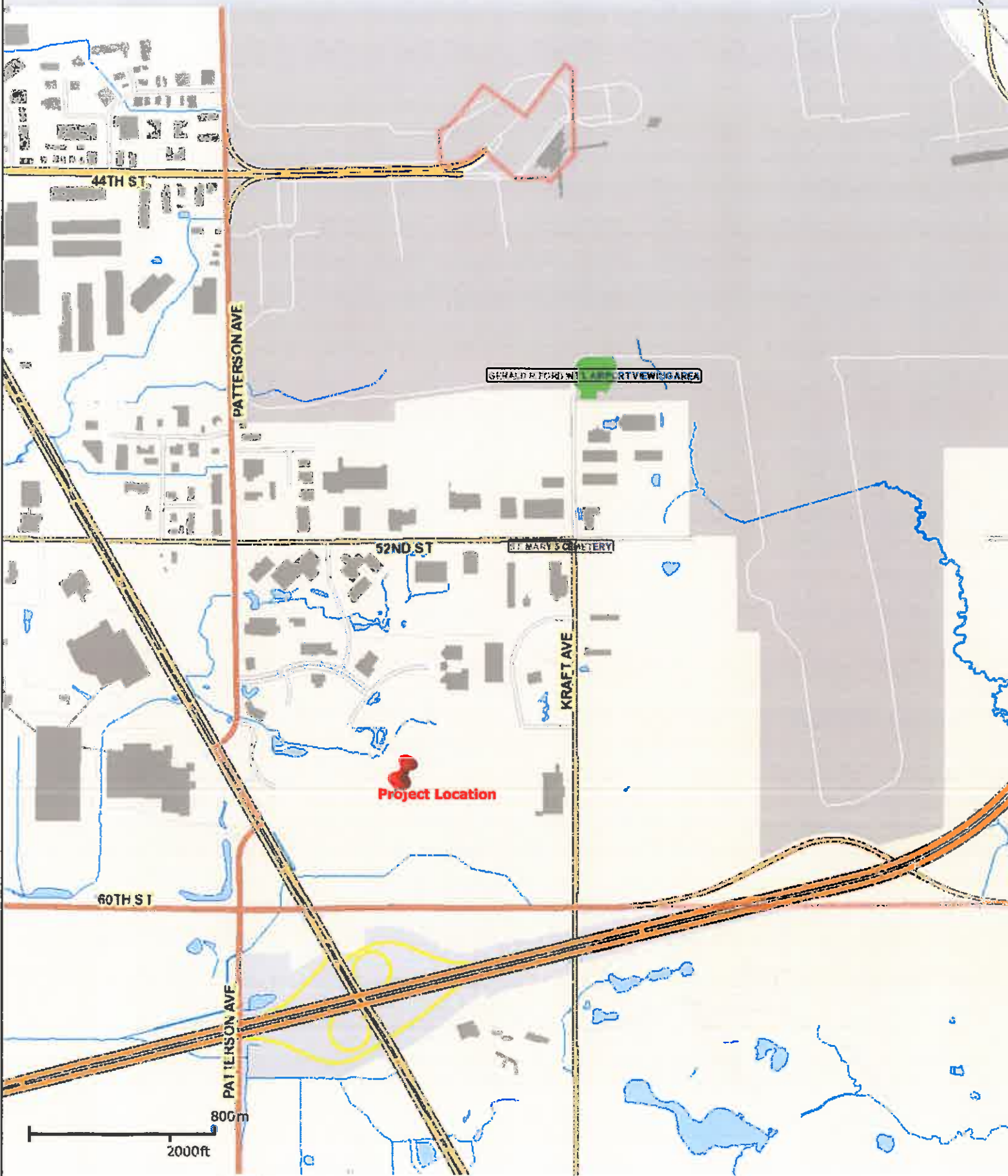
- OK (1) Location of the development site and water bodies that will receive stormwater runoff  
*The site is separated into two drainage districts. The northern portion of the site is located within the Meadowbrook South Drainage District and drains to the northwest to an existing regional detention basin. The southern portion of the site drains south towards 60<sup>th</sup> Street and the Wenger and Nulty drain.*
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map.  
*Existing and proposed contours and spot elevations are included on the site plan.*
- OK (3) Development tributary area to each point of discharge from the development  
*The stormwater calculations submitted by the applicant included drainage district boundaries and areas as well as tributary areas for each on-site catch basin and detention basin.*
- OK (4) Calculations for the final peak discharge rates  
*Peak flow rates were provided for the on-site storm sewer system.*
- OK (5) Calculations for any facility or structure size and configuration  
*Calculations were provided for sizing of the on-site storm sewer system, detention basin, and outlet structure.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*All proposed storm water runoff facilities, including existing and final grades, are shown on the site plan drawings, dated May 4, 2015*
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant offsite and on-site drainage outlet restrictions other than culverts should be noted on the drainage map.  
*Topographic mapping was provided that shows the major drainage routes on and adjacent to the site.*
- OK (8) An implementation plan for construction and inspection of all stormwater runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the stormwater runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure the stormwater runoff facilities are constructed in accordance with the approved drainage plan.



*A construction schedule was provided by the applicant and is shown on the site plan.*

- OK (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways.  
*SESC measures are shown on the site plan. The total disturbed area for this project will be approximately 40 acres. There is a concern that if the contractor clears the entire site at once, it may be difficult to manage stormwater runoff during construction. Our recommendation would be to phase the clearing operations and provide temporary and/or permanent stabilization measures as soon as possible in order to minimize the total amount of disturbed area. SESC falls under the review and approval of the KCRC, and a permit is needed before construction can begin.*
- OK (10) Drawings, profiles, and specifications for the construction of the stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance  
*Details related to the storm sewer system are included on the site plan and are adequate to meet the requirements of the SWO.*
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any onsite stormwater runoff facility as reasonably necessary, at the developer's expense  
*Maintenance agreement was not provided and is required.*
- OK (12) Name of the engineering firm and the registered professional engineer who designed the drainage plan and will inspect final construction of the stormwater runoff facilities
- OK (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)  
*The water and sanitary sewer drawings must meet the City of Grand Rapids requirements with as-built drawings being provided at the completion of construction so they can be included in the GIS. Remaining storm sewer will be privately owned and maintained and not uploaded to REGIS.*
- OK (14) Other information necessary for the Township to verify the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems

# Lacks



Project Location

SMALL POND WITH ADJACENT VIEWING AREA

ST. MARY'S CEMETERY

800m  
2000ft

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Printed 5/13/2015 1:56:58 PM



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Lacks Enterprises, Inc.  
 Address: 5460 Cascade Road  
 City & Zip Code Grand Rapids, Michigan 49546  
 Telephone: 616-949-6570  
 Email Address: pm.knight@lacksenterprises.com

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

<b>NATURE OF THE REQUEST: (Please check the appropriate box or boxes)</b>	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input checked="" type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

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

Construct two 160,000 sft. Distribution Warehouses

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

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

See site plan - Sheet 1 of 8

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(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19-31-400-028, -027 & -026

**ADDRESS OF PROPERTY:** 5725 & 5733 Kraft Avenue

**PRESENT USE OF THE PROPERTY:** Lite Industrial

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

Name(s)	Address(es)
N/A	

**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.)*

Lacks Enterprises, Inc.

Lacks Enterprises, Inc.

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

Applicant – Print or Type Name

\*  4-17-2015

Applicant's Signature & Date

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

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

Rev. 7/24/14

Minutes  
MEADOWBROOKE BUSINESS PARK  
REVIEW BOARD MEETING

Date: May 7<sup>th</sup>, 2015  
Time: 10am  
Place: First Companies Office. 4380 Brockton Ave SE, GR 49512  
Present: Review Board: Craig Baker, Chuck King, Ty Hallock (sitting in for Steve Delanoy).  
Applicant: Lacks Industries: Bill Kozak (Moore & Bruggink), Pat Knight Sr, Pat Knight Jr.  
Plans: Site plan dated 4/9/15 Eight Sheets (Including site grading, utility, access drive, storm, landscaping and construction detail plan). Architectural sheets from Pioneer Construction A1.1, A1.2, A1.3, A1.4, A1.5, A2.1, A2.2, A2.3. Photometric plan from Buist Electric dated 4.1.15 (Visual). Facility is two approximately 150,000 SF buildings joined at the center for an approximate 300,000 SF total building.

1. Site Plan Review

- a. Site plan reviewed, noting future expansion on the site.
- b. Ingress/Egress: Newly constructed driveway at the south of the site will connect to existing roads on the campus. All drives will be constructed with concrete curb and gutter.
- c. Utilities: Water will be extended to the site, sewer is located on site, power is fed from the north power substation. The stormwater is as follows; North portion of site feeds into existing detention basin to the North. The South section of the site drains to the new detention pond.
- d. Setbacks: noted and approved per plan.

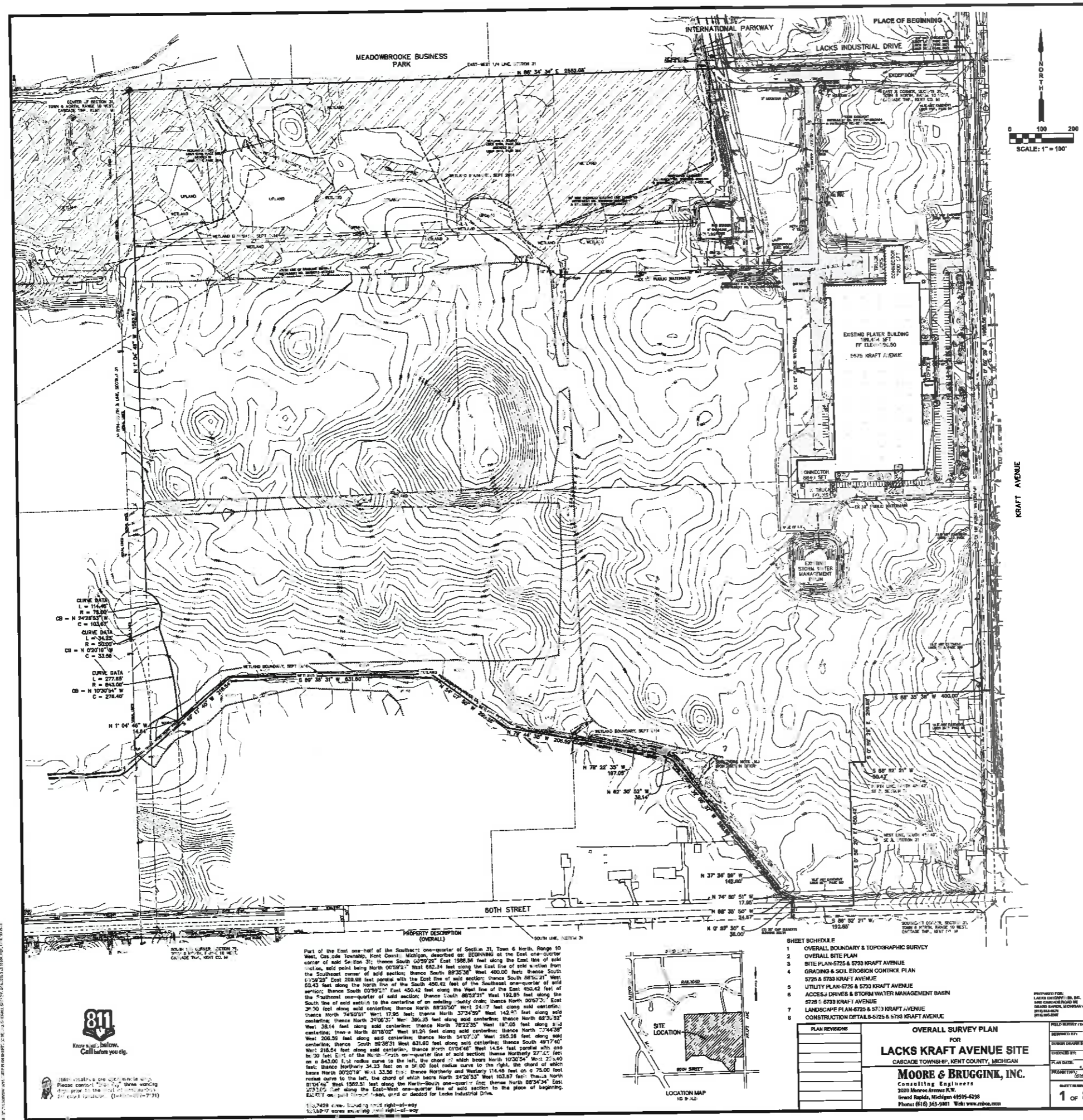
2. Building

- a. Construction Materials/Architecture. Precast panel construction, masonry and decorative steel panel noted – all approved. Glass to be a dark bronze with matching aluminum trim. Approved as submitted.
- b. Elevations: Approved as submitted.
- c. Roof: Approved as submitted.
- d. Roof Drainage – Downspouts/Gutters: Internal drainage system, no external drainage indicated. Approved.
- e. Parking/Asphalt Requirements: Approved as submitted.
- f. Curb/Gutter/Sidewalks: Approved as submitted.
- g. Loading Areas: noted for both the west & east sides of the building, acceptable as submitted.
- h. HVAC Equipment: No mechanical equipment indicated that is not located on the roof. It was noted that this facility is a distribution facility with no exterior process equipment.
- i. Exterior lighting for building and parking areas per Cascade ordinance. Full cut-off fixtures to be provided with foot candle limits per township ordinance. It was noted that 4 light poles and fixtures at the new south drive not to exceed 20' in height (4 poles located nearest Kraft Ave). The balance of the light pole fixtures will be a 30' pole height.
- j. Landscaping/Berms/Fencing: Approved as submitted, noting that Steve Peterson has requested additional trees along the South drive.
- k. Snow Removal Plan: acceptable.
- l. Signs: No ground mounted signage indicated.
- m. Construction Staging/Ingress, Egress/Clean-up. All construction traffic to occur at North existing drive that runs near the electric substation.
- n. Dumpster location. Dumpsters to be located in the west building recess.

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

Respectfully Submitted

  
Craig Baker



**CURVE DATA**  
 L = 114.40  
 R = 78.00  
 CB = N 24°25'21" W  
 C = 103.67

**CURVE DATA**  
 L = 34.22  
 R = 20.00  
 CB = N 02°01'10" W  
 C = 33.58

**CURVE DATA**  
 L = 277.85  
 R = 242.00  
 CB = N 10°20'34" W  
 C = 278.40

Part of the East one-half of the Southeast one-quarter of Section 31, Town 6 North, Range 10 West, Cassada Township, Kent County, Michigan, described as: BEGINNING at the East one-quarter corner of said Section 31; thence South 02°59'21" East 1988.54 feet along the East line of said section, said point being North 00°59'21" West 682.34 feet along the East line of said section from the Southeast corner of said section; thence South 85°35'30" West 400.00 feet; thence South 61°02'20" East 228.91 feet corner with the East line of said section; thence South 88°52'21" West 53.43 feet along the North line of the South 450.42 feet of the Southeast one-quarter of said section; thence South 02°59'21" East 450.42 feet along the West line of the East 450.42 feet of the Southeast one-quarter of said section; thence South 88°52'21" West 192.85 feet along the South line of said section to the centerline of an existing "cutty drain"; thence North 29°50'00" East 39.70 feet along said centerline; thence North 88°32'50" West 24.72 feet along said centerline; thence North 88°32'50" West 17.95 feet; thence North 37°34'59" West 142.87 feet along said centerline; thence North 34°06'21" West 380.15 feet along said centerline; thence North 88°32'50" West 38.14 feet along said centerline; thence North 78°22'35" West 187.00 feet along said centerline; thence North 81°18'02" West 91.29 feet along said centerline; thence North 77°44'28" West 206.59 feet along said centerline; thence North 54°07'10" West 295.58 feet along said centerline; thence South 89°38'31" West 631.80 feet along said centerline; thence South 49°17'40" West 218.04 feet along said centerline; thence North 01°04'48" West 14.54 feet parallel with and to the right of the North-South one-quarter line of said section; thence North 27°22'00" East on a 842.00 foot radius curve to the left, the chord of which bears North 10°30'54" West 274.40 feet; thence North 34.22 feet on a 50.00 foot radius curve to the right, the chord of which bears North 02°59'21" West 188.51 feet along the North-South one-quarter line; thence North 88°34'34" West 273.25 feet along the East-West one-quarter line of said section to the place of beginning; EXCEPT the said "cutty drain", or road or ditches for Lacks Industrial Drive.

1:10,000 contour interval  
 1:2,500 contour interval



- SHEET SCHEDULE**
- 1 OVERALL BOUNDARY & TOPOGRAPHIC SURVEY
  - 2 OVERALL SITE PLAN
  - 3 SITE PLAN-5725 & 5733 KRAFT AVENUE
  - 4 GRADING & SOIL EROSION CONTROL PLAN
  - 5 5725 & 5733 KRAFT AVENUE
  - 6 UTILITY PLAN-5725 & 5733 KRAFT AVENUE
  - 7 ACCESS DRIVES & STORM WATER MANAGEMENT BASIN
  - 8 5725 & 5733 KRAFT AVENUE
  - 9 LANDSCAPE PLAN-5725 & 5733 KRAFT AVENUE
  - 10 CONSTRUCTION DETAILS-5725 & 5733 KRAFT AVENUE

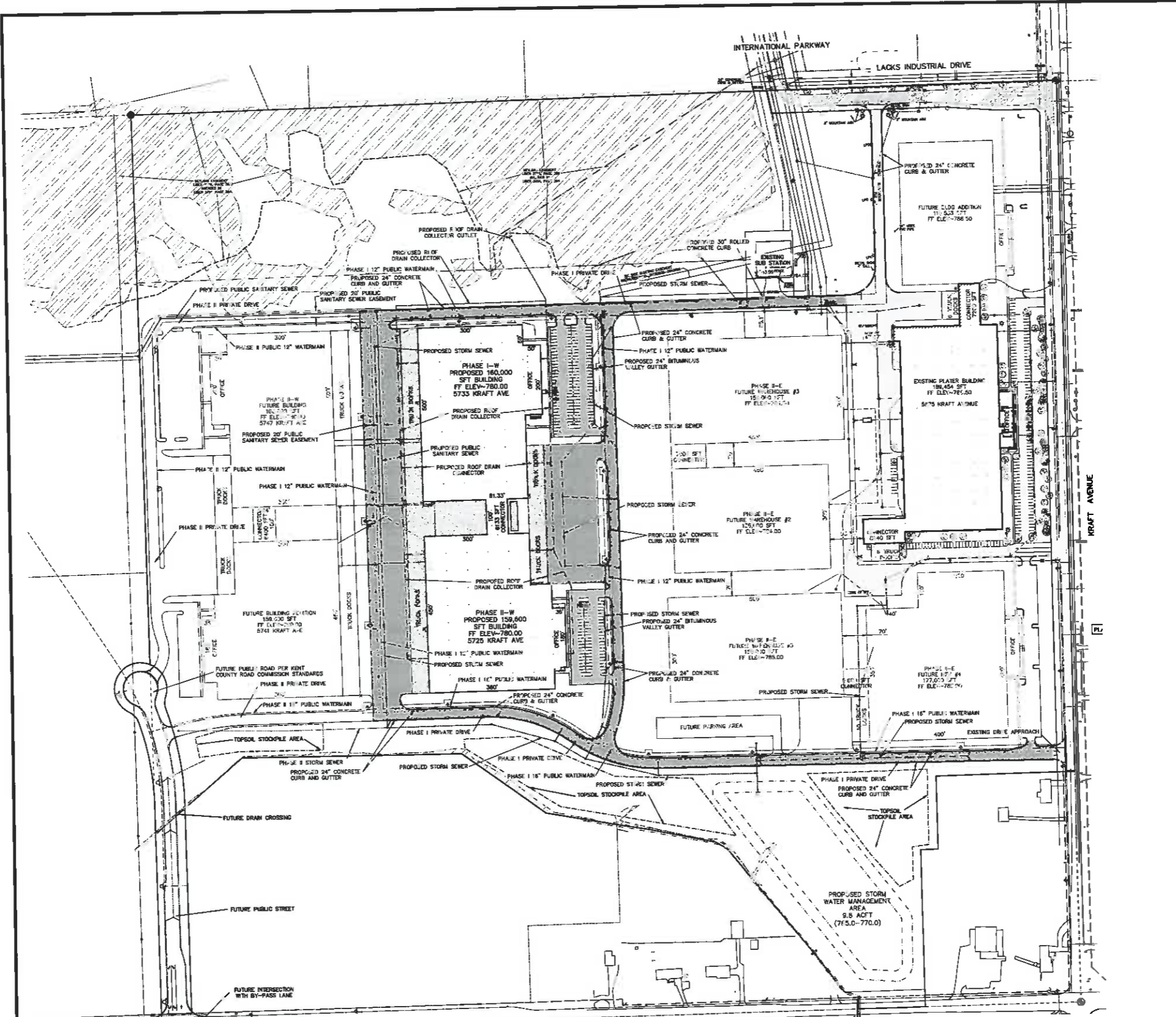
**OVERALL SURVEY PLAN**  
 FOR  
**LACKS KRAFT AVENUE SITE**  
 CASCADA TOWNSHIP, KENT COUNTY, MICHIGAN

**MOORE & BRUGGINK, INC.**  
 Civil & Survey Engineers  
 2030 Monroe Avenue, N.W.  
 Grand Rapids, Michigan 49505-6396  
 Phone: (616) 343-2881 Website: www.mbrco.com

FIELD SURVEY DATE:	7/13/11
DESIGNED BY:	MB
CHECKED BY:	MB
DATE:	7/20/11
PROJECT NO.:	110111
SHEET NUMBER:	1 OF 8

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

800-4-A-DIG  
 Please contact the 811 office serving your area for the correct number to call.  
 1-800-4-A-DIG



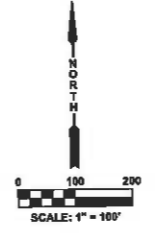
ALL RIGHTS RESERVED. NOT BE LOANED, REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**811**  
 Call before you dig.  
 Michigan's One-Call System

Utility locations are approximate only. Contact the utility owner to determine the exact location. (1-800-487-7111)

CONSTRUCTION SCHEDULE

NO.	DESCRIPTION	START DATE	END DATE	STATUS
1	PRELIMINARY DESIGN	01/15/11	03/31/11	COMPLETE
2	FINAL DESIGN	04/01/11	06/30/11	COMPLETE
3	PERMITTING	07/01/11	08/31/11	COMPLETE
4	CONSTRUCTION	09/01/11	12/31/11	IN PROGRESS
5	COMPLETION	01/31/12	01/31/12	PENDING



- SHEET SCHEDULE**
- OVERALL BOUNDARY & TOPOGRAPHIC SURVEY
  - OVERALL SITE PLAN
  - SITE PLAN-6726 & 6723 KRAFT AVENUE
  - GRADING & SOIL EROSION CONTROL PLAN
  - 6726 & 6723 KRAFT AVENUE
  - UTILITY PLAN-6726 & 6723 KRAFT AVENUE
  - ACCESS DRIVERS & STORM WATER MANAGEMENT DESIGN
  - LANDSCAPE PLAN-6726 & 6723 KRAFT AVENUE
  - CONSTRUCTION DETAILS-6726 & 6723 KRAFT AVENUE

**PLAN REVISIONS**

NO.	DESCRIPTION	DATE

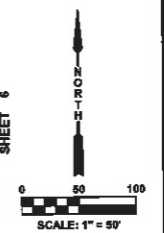
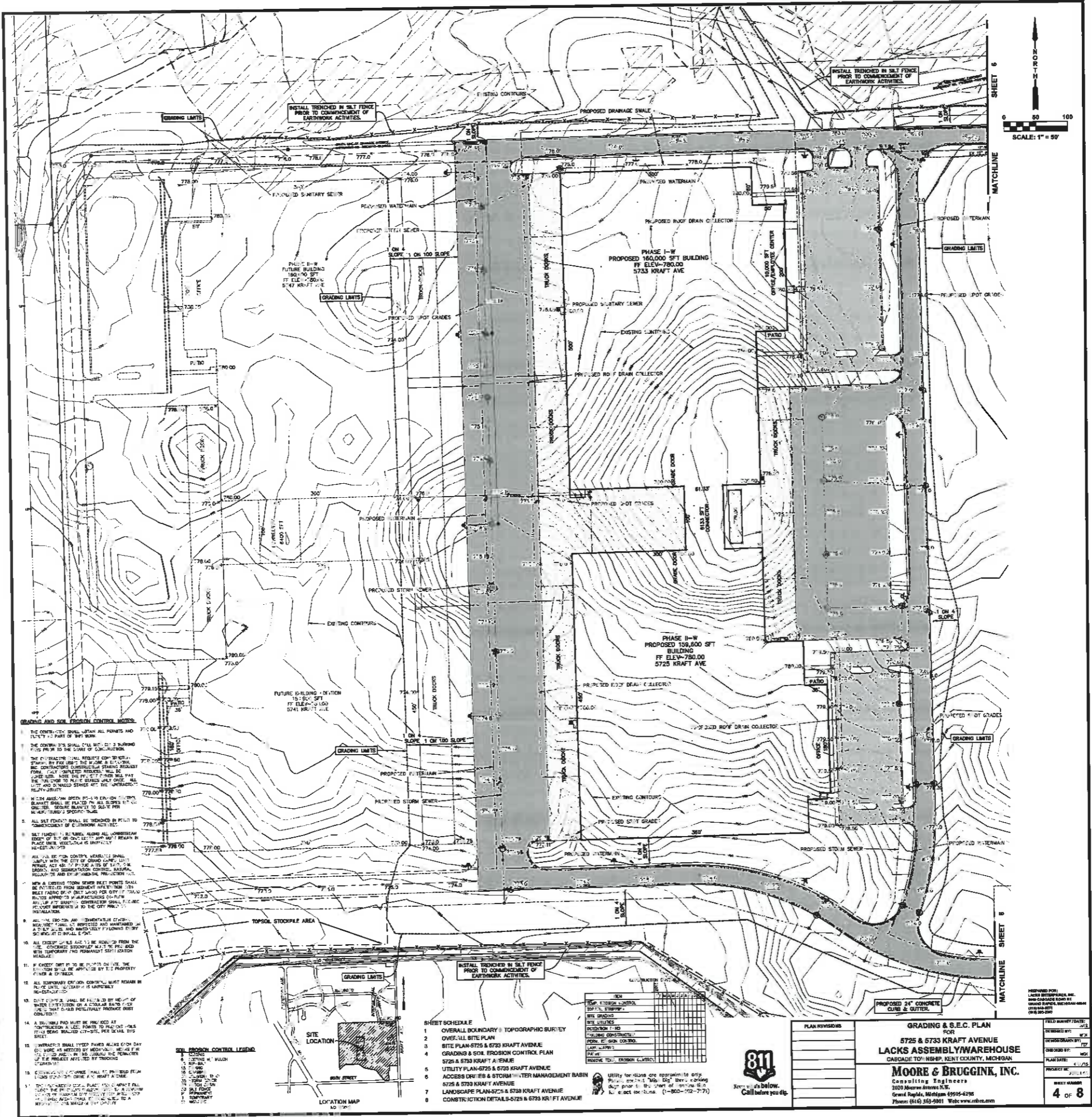
**OVERALL SITE PLAN**  
 FOR  
**LACKS KRAFT AVENUE SITE**  
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

**MOORE & BRUGGINK, INC.**  
 Consulting Engineers  
 2030 Monroe Avenue N.E.  
 Grand Rapids, Michigan 49505-6298  
 Phone: (616) 963-9901 Fax: (616) 963-9902

**FIELD HISTORY / DATE:**

DESIGNED BY:	03/11
DESIGN DRAWN BY:	03/11
CHECKED BY:	03/11
PLAN DATE:	03/11
PROJECT NO.:	03/11
SHEET NUMBER:	2 OF 8





- GRADING AND SOIL EROSION CONTROL NOTES:**
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND FEES AS PART OF THIS WORK.
  - THE CONTRACTOR SHALL CALL THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL REQUEST CONSTRUCTION PERMITS FROM THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PERMITS OBTAINED AND SHALL SUBMIT A COPY OF EACH PERMIT TO THE CITY ENGINEER.
  - IF ANY AREA IS OPEN TO THE PUBLIC, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SIGNAGE TO ADVISE THE PUBLIC OF THE CONSTRUCTION ACTIVITIES.
  - ALL SOIL EXPOSED SHALL BE PROTECTED BY SLOTTED Silt Fences, 18" HIGH, ALONG ALL CONSTRUCTION SITES OF 10' OR MORE LENGTH. Silt Fences SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  - ALL SOIL EXPOSED SHALL BE PROTECTED BY SLOTTED Silt Fences, 18" HIGH, ALONG ALL CONSTRUCTION SITES OF 10' OR MORE LENGTH. Silt Fences SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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- SHEET SCHEDULE**
- OVERALL BOUNDARY & TOPOGRAPHIC SURVEY
  - OVERALL SITE PLAN
  - SITE PLAN-5725 & 5733 KRAFT AVENUE
  - GRADING & SOIL EROSION CONTROL PLAN 5725 & 5733 KRAFT AVENUE
  - UTILITY PLAN-5725 & 5733 KRAFT AVENUE
  - ACCESS DRIVES & STORM WATER MANAGEMENT BASIN 5725 & 5733 KRAFT AVENUE
  - LANDSCAPE PLAN-5725 & 5733 KRAFT AVENUE
  - CONSTRUCTION DETAILS-5725 & 5733 KRAFT AVENUE

NO.	DESCRIPTION	DATE
1	PREPARED FOR: LACKS ASSEMBLY WAREHOUSE, INC. 5725 & 5733 KRAFT AVENUE, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN	11/11/11
2	DESIGNED BY: J.P.C.	11/11/11
3	DRAWN BY: J.P.C.	11/11/11
4	CHECKED BY: J.P.C.	11/11/11
5	APPROVED BY: J.P.C.	11/11/11
6	DATE: 11/11/11	11/11/11
7	SCALE: 1" = 50'	11/11/11
8	PROJECT NO.: 11-11-11	11/11/11
9	SHEET NO.: 4 OF 8	11/11/11

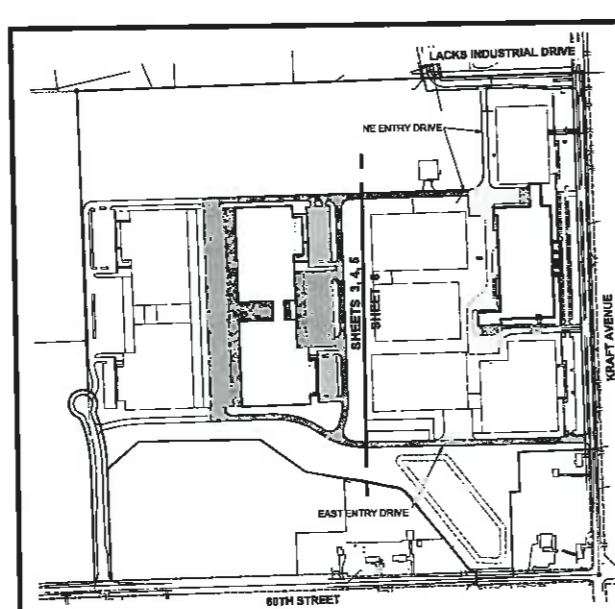


**GRADING & S.E.C. PLAN FOR 5725 & 5733 KRAFT AVENUE LACKS ASSEMBLY WAREHOUSE CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN**

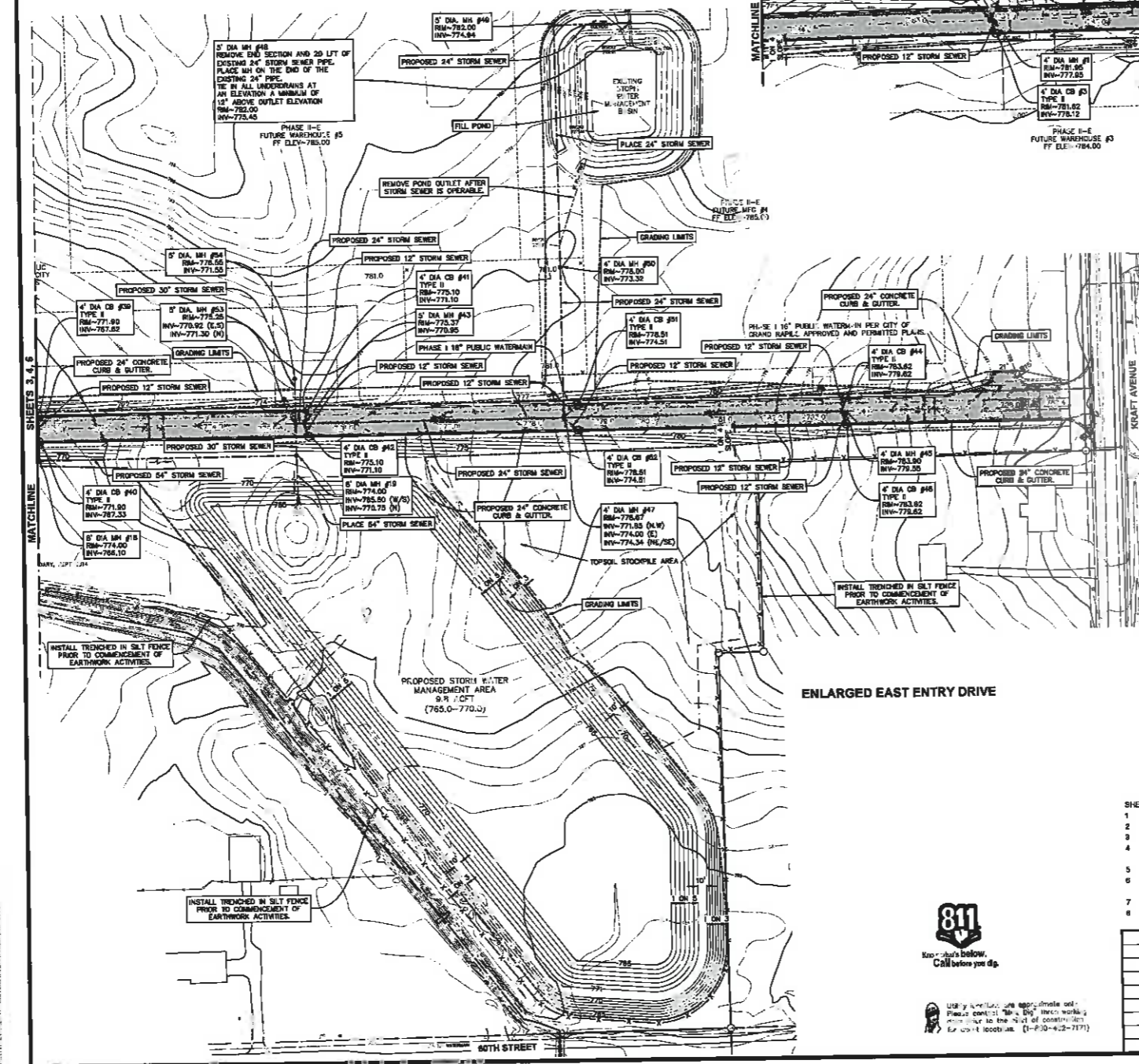
**MOORE & BRUGGINK, INC.**  
 2020 Moore Avenue N.E.  
 Grand Rapids, Michigan 49504-6298  
 Phone: (616) 353-9801 Web: www.mbrinc.com

NO.	DESCRIPTION	DATE
1	PREPARED FOR: LACKS ASSEMBLY WAREHOUSE, INC. 5725 & 5733 KRAFT AVENUE, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN	11/11/11
2	DESIGNED BY: J.P.C.	11/11/11
3	DRAWN BY: J.P.C.	11/11/11
4	CHECKED BY: J.P.C.	11/11/11
5	APPROVED BY: J.P.C.	11/11/11
6	DATE: 11/11/11	11/11/11
7	SCALE: 1" = 50'	11/11/11
8	PROJECT NO.: 11-11-11	11/11/11
9	SHEET NO.: 4 OF 8	11/11/11





DEVELOPMENT MAP  
SCALE: 1" = 30'

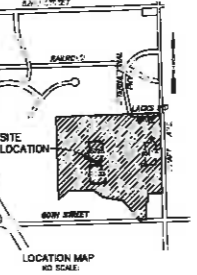
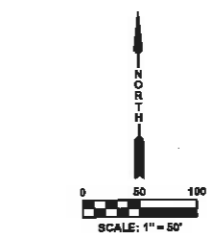


ENLARGED EAST ENTRY DRIVE

ENLARGED NE ENTRY DRIVE

EXISTING U/I UTILITY DATA

STORM SEWER	STORM SEWER	STORM SEWER	STORM SEWER
4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84
4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84
4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84	4" DIA. MH #18 RM-774.84 INV-774.84



- SHEET SCHEDULE
- OVERALL BOUNDARY & TOPOGRAPHIC SURVEY
  - OVERALL SITE PLAN
  - SITE PLAN-5725 & 5733 KRAFT AVENUE
  - GRADING & SOIL EROSION CONTROL PLAN
  - 5725 & 5733 KRAFT AVENUE
  - UTILITY PLAN-5725 & 5733 KRAFT AVENUE
  - ACCESS DRIVES & STORM WATER MANAGEMENT BASIN
  - 5725 & 5733 KRAFT AVENUE
  - LANDSCAPE PLAN-5725 & 5733 KRAFT AVENUE
  - CONSTRUCTION DETAILS-5725 & 5733 KRAFT AVENUE

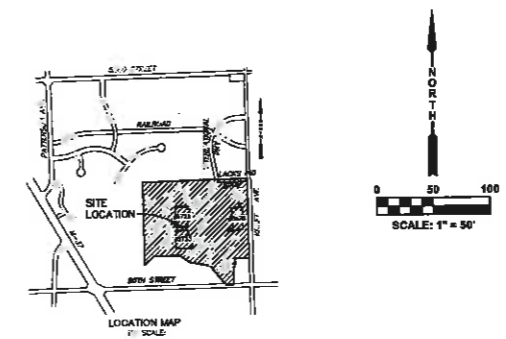
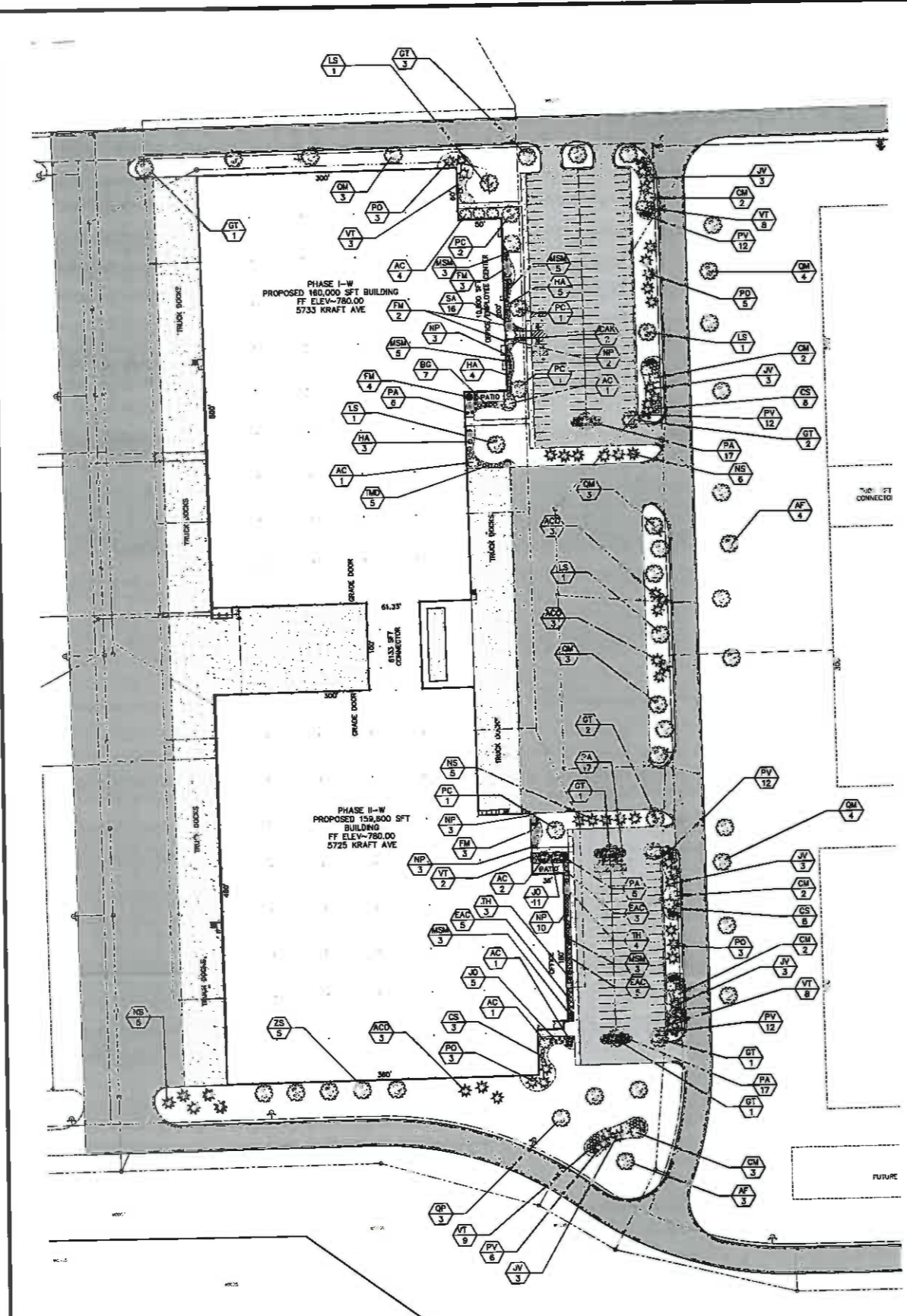
NO.	DESCRIPTION	DATE
1	PREPARED FOR: LACKS INDUSTRIAL, INC.	11/11/11
2	DESIGNED BY: LACKS INDUSTRIAL, INC.	11/11/11
3	CHECKED BY: LACKS INDUSTRIAL, INC.	11/11/11
4	APPROVED BY: LACKS INDUSTRIAL, INC.	11/11/11

**MOORE & BRUGGINK, INC.**  
Consulting Engineers  
2020 Monroe Avenue N.E.  
Grand Rapids, Michigan 49505-6296  
Phone: (616) 363-3801 Fax: www.mabco.com

FIELD REPORT DATE: 11/11/11  
DESIGNED BY: LACKS INDUSTRIAL, INC.  
CHECKED BY: LACKS INDUSTRIAL, INC.  
APPROVED BY: LACKS INDUSTRIAL, INC.  
PROJECT NO: 11-11-11  
SHEET NUMBER: 6 OF 8



Utility lines are shown as they exist. Please contact the utility owners to determine the location and depth of any utility lines before construction.



COLL.	QTY	SYMBOL	PLANT NAME	COMMON NAME	SIZE	DETA.
<b>DECIDUOUS CANOPY TREES</b>						
AF	3		Aster Fraxinifolius 'Autumn Blaze'	Autumn Blaze Red Maple	24"	B1.0
GT	1		Quercus alba 'Lynx'	Shingle Leafed Oak	24"	B2.0
LS	4		Liquidambar styraciflua	Sweetgum	24"	BAB
CM	17		Quercus macrocarpa	Big Oak	24"	B1.0
LT	7		Quercus falcata	Pin Oak	24"	B2.0
LS	3		A. sp. 'pendula' 'Lynx'	Green Weib Oak	24"	B1.0
<b>HYDRANGEA TREES</b>						
AF	3		Hydrangea 'Endless Summer'	Endless Summer Hydrangea	24"	B1.0
AF	12		Hydrangea 'Lantern'	Lantern Hydrangea	24"	B1.0
AF	10		Hydrangea 'Alice's Blue'	Alice's Blue Hydrangea	24"	BAB
PO	20		Hydrangea 'Daphne'	Daphne Hydrangea	24"	B1.0
<b>GRASS-TALL TREES</b>						
AF	16		Andropogon distachyoides 'Lynx'	Andropogon Distachyoides	24"	BAB
AF	8		Aster distachyoides	Hedge Maple	24"	B1.0
PC	5		Populus deltoides 'Lynx'	Populus Deltoides	24"	B1.0
<b>SPERMATOPHYTES</b>						
AF	1		Pinus strobus 'Lynx'	Pinus Strobus	24"	B1.0
AF	16		Pinus strobus 'Lynx'	Pinus Strobus	24"	B1.0
AF	19		Pinus strobus 'Lynx'	Pinus Strobus	24"	BAB
AF	15		Pinus strobus 'Lynx'	Pinus Strobus	24"	BAB
VT	20		Pinus strobus 'Lynx'	Pinus Strobus	24"	B1.0
<b>HYDRANGEA SHRUBS</b>						
AF	7		Hydrangea 'Endless Summer'	Endless Summer Hydrangea	24"	B1.0
AF	16		Hydrangea 'Lantern'	Lantern Hydrangea	24"	BAB
TH	7		Hydrangea 'Alice's Blue'	Alice's Blue Hydrangea	24"	B1.0
TR	5		Hydrangea 'Daphne'	Daphne Hydrangea	24"	B1.0
<b>GRASS-TALL SHRUBS</b>						
CAF	3		Andropogon distachyoides 'Lynx'	Andropogon Distachyoides	24"	B1.0
AF	1		Andropogon distachyoides 'Lynx'	Andropogon Distachyoides	24"	B1.0
AF	46		Andropogon distachyoides 'Lynx'	Andropogon Distachyoides	24"	B1.0
AF	24		Andropogon distachyoides 'Lynx'	Andropogon Distachyoides	24"	BAB
<b>PERENNIALS</b>						
AF	21		Andropogon distachyoides 'Lynx'	Andropogon Distachyoides	24"	B1.0
AF	16		Andropogon distachyoides 'Lynx'	Andropogon Distachyoides	24"	B1.0

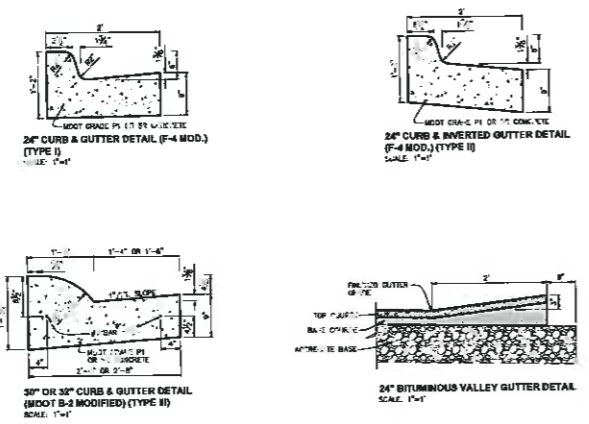
- SHEET SCHEDULE**
1. OVERALL BOUNDARY & TOPOGRAPHIC SURVEY
  2. OVERALL SITE PLAN
  3. SITE PLAN-5725 & 5733 KRAFT AVENUE
  4. GRADING & 5% EROSION CONTROL PLAN 5725 & 5733 KRAFT AVENUE
  5. UTILITY PLAN-5725 & 5733 KRAFT AVENUE
  6. ACCESS DRIVE, IS & STORM WATER MANAGEMENT BASIN 5725 & 5733 KRAFT AVENUE
  7. LANDSCAPE PLAN-5725 & 5733 KRAFT AVENUE
  8. CONSTRUCTION DETAILS-5725 & 5733 KRAFT AVENUE

Utility locations are approximate. Please consult with the utility companies to the start of construction for exact locations. (1-204-488-7711)

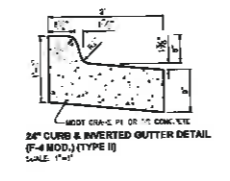


PLAN REVISIONS	<b>LANDSCAPE PLAN</b>		FIELD REVISION / DATE:
	FOR		REVISION BY:
	5725 & 5733 KRAFT AVENUE		DESIGN DRAWN BY:
	S7KS ASSEMBLY/WAREHOUSE		DESIGNER BY:
	C/SHADE TOWNSHIP, KENT COUNTY, MICHIGAN		PLAN DATE:
	<b>MOORE &amp; BRUGGINK, INC.</b>		PROJECT NO:
	Consulting Engineers		DATE:
	2030 Monroe Avenue N.W.		
	Grand Rapids, Michigan 49504-6298		
	Phone: (616) 363-8661 Web: www.mbrinc.com		

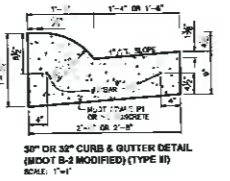
PREPARED FOR:  
Lynch Enterprises, Inc.  
2030 Monroe Avenue N.W.  
Grand Rapids, Michigan 49504-6298  
Phone: (616) 363-8661



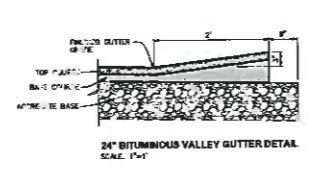
24" CURB & GUTTER DETAIL (F-4 MOD.) (TYPE I)  
SCALE: 1"=1'



24" CURB & INVERTED GUTTER DETAIL (F-4 MOD.) (TYPE II)  
SCALE: 1"=1'

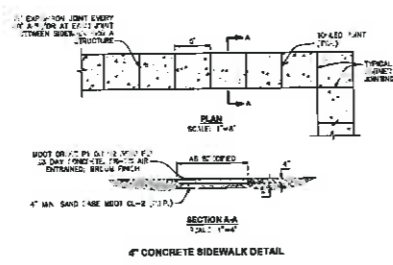


30" OR 32" CURB & GUTTER DETAIL (MOD B-2 MODIFIED) (TYPE II)  
SCALE: 1"=1'

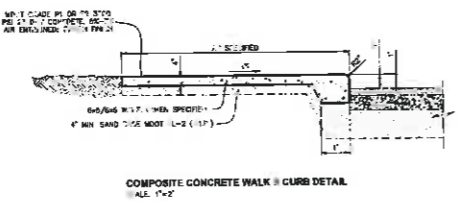


24" BITUMINOUS VALLEY GUTTER DETAIL  
SCALE: 1"=1'

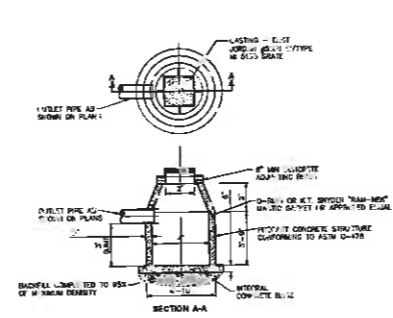
\* IF CURB MAY BE LIMITED AS INDICATED BY THE CITY.



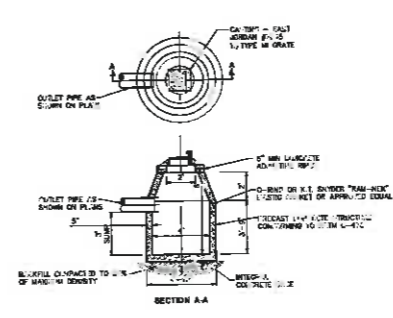
4" CONCRETE SIDEWALK DETAIL  
SCALE: 1"=1'



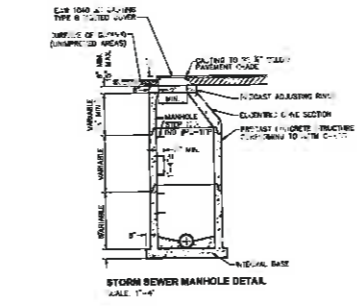
COMPOSITE CONCRETE WALK & CURB DETAIL  
SCALE: 1"=1'



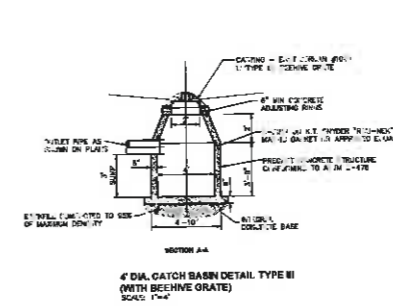
4" DIA. CATCH BASIN DETAIL TYPE I (IN PAVED AREAS)  
SCALE: 1"=1'



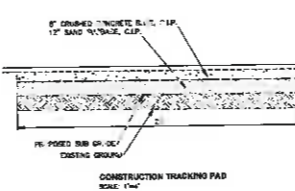
4" DIA. CATCH BASIN DETAIL TYPE II (IN CURB AREAS)  
SCALE: 1"=1'



STORM SEWER MANHOLE DETAIL  
SCALE: 1"=1'



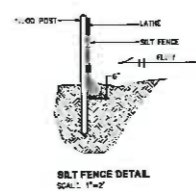
4" DIA. CATCH BASIN DETAIL TYPE III (WITH BEEHIVE GRATE)  
SCALE: 1"=1'



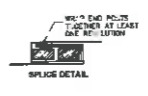
CONSTRUCTION TRACKING PAD  
SCALE: 1"=1'



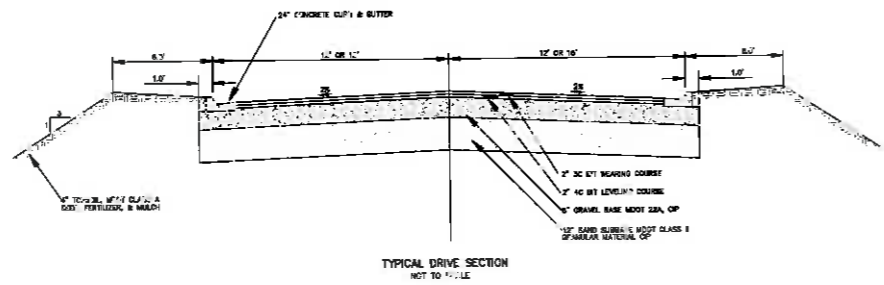
INLET PROTECTION DETAIL



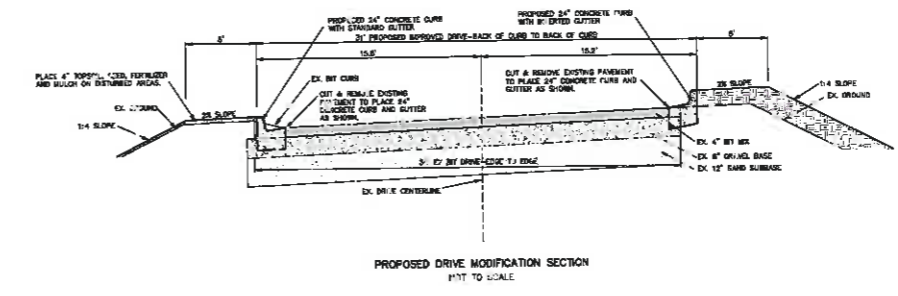
SILT FENCE DETAIL  
SCALE: 1"=1'



SPLICE DETAIL



TYPICAL DRIVE SECTION  
NOT TO SCALE



PROPOSED DRIVE MODIFICATION SECTION  
NOT TO SCALE

SHEET SCHEDULE

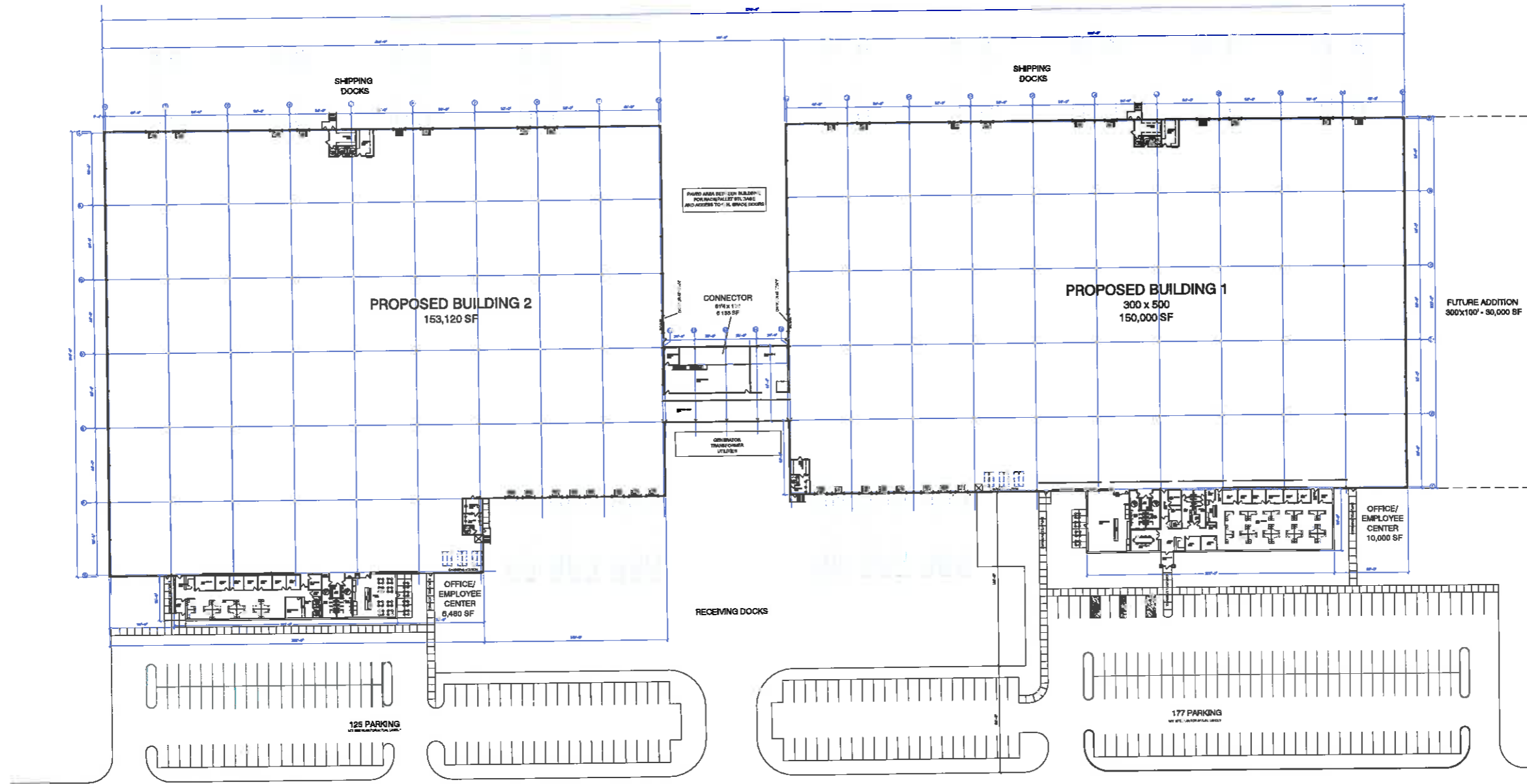
- 1 OVERALL BOUNDARY & TOPOGRAPHY SURVEY
- 2 OVERALL SITE PLAN
- 3 SITE PLAN-5725 & 5733 KRAFT AVENUE
- 4 GRADING & SOIL EROSION CONTR'L. PLAN 5725 & 5733 KRAFT AVENUE
- 5 UTILITY PLAN-5725 & 5733 KRAFT AVENUE
- 6 ACCESS DRIVES & STORM WATER MANAGEMENT BASIN 5725 & 5733 KRAFT AVENUE
- 7 LANDSCAPE PLAN-5725 & 5733 KRAFT AVENUE
- 8 CONSTRUCTION DETAILS-5725 & 5733 KRAFT AVENUE

PLAN REVISIONS


**CONSTRUCTION DETAILS**  
 5725 & 5733 KRAFT AVENUE  
**LACKS ASSEMBLY WAREHOUSE**  
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN  
**MOORE & BRUGGINK, INC.**  
 Consulting Engineers  
 3000 Monroe Avenue, N.E.  
 Grand Rapids, Michigan 49505-6296  
 Phone: (616) 963-9901 Web: www.mbrinc.com

PREPARED FOR:  
LACKS ENTERPRISES, INC.  
3000 MONROE AVENUE, N.E.  
GRAND RAPIDS, MICHIGAN 49505-6296  
PHONE: (616) 963-9901

FIELD SURVEY DATE: 10/12/10  
 DRAWN BY: JSP  
 DESIGN CHECKED BY: JSP  
 CHECKED BY: MGH  
 PLAN DATE: 11/12/10  
 PROJECT NO: 10-0117  
 SHEET NUMBER: 8 OF 8



**OVERALL FLOOR PLAN**  
SCALE 1" = 30'

**Tailored**  
ENGINEERING & ARCHITECTURE  
DIVISION OF PIONEER INC.  
2000 LANDS OF CHAMPAGNE, N.E. #27  
ANN ARBOR, MI 48106  
TEL: 734.769.1100

**Pioneer**  
INCORPORATED  
2000 LANDS OF CHAMPAGNE, N.E. #27  
ANN ARBOR, MI 48106  
TEL: 734.769.1100

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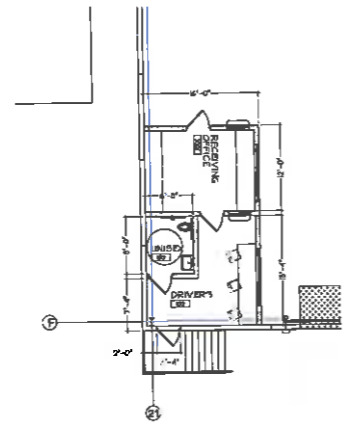
DATE	ISSUED FOR:	DATE	ISSUED FOR:
4/24/14	PRELIMINARY DRAWINGS		
03/10/15	PRELIMINARY DRAWINGS		

OVERALL FLOOR PLAN  
**LACKS ENTERPRISES**  
**60th STREET/KRAFT DISTRIBUTION CENTER**  
**CASCADE TOWNSHIP, MICHIGAN**

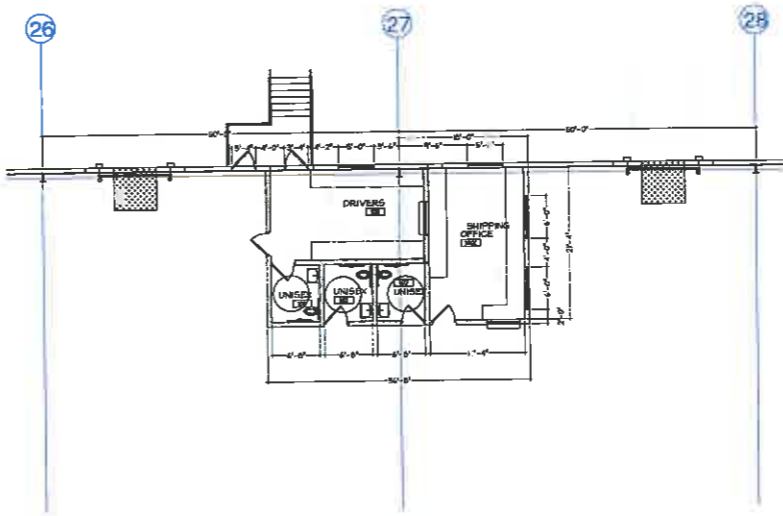
DRAWN BY: JMS  
JOB NUMBER: 034-443  
CAD/D REFERENCE: 034-443-001  
PLOTTED: 03.10.15

SHEET #  
**A1.1**

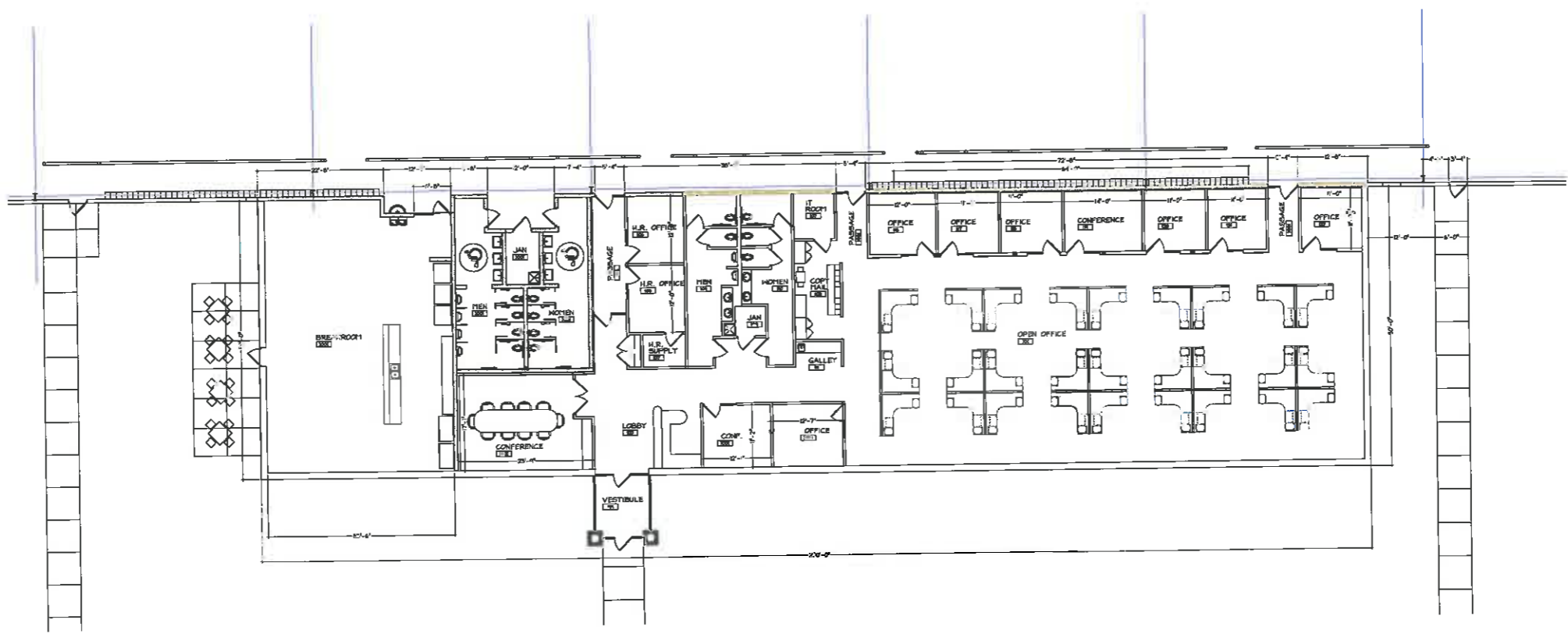




**BUILDING 1 - RECEIVING OFFICE FLOOR PLAN**  
SCALE 1/8" = 1'



**BUILDING 1 - SHIPPING OFFICE FLOOR PLAN**  
SCALE 1/8" = 1'



**BUILDING 1 - OFFICE FLOOR PLAN**  
SCALE 1/8" = 1'

**Tailored**  
DIVISION OF PIONEER INC.  
10000 W. 17th Avenue, Suite 100  
Denver, CO 80242

**Pioneer**  
CONSTRUCTION

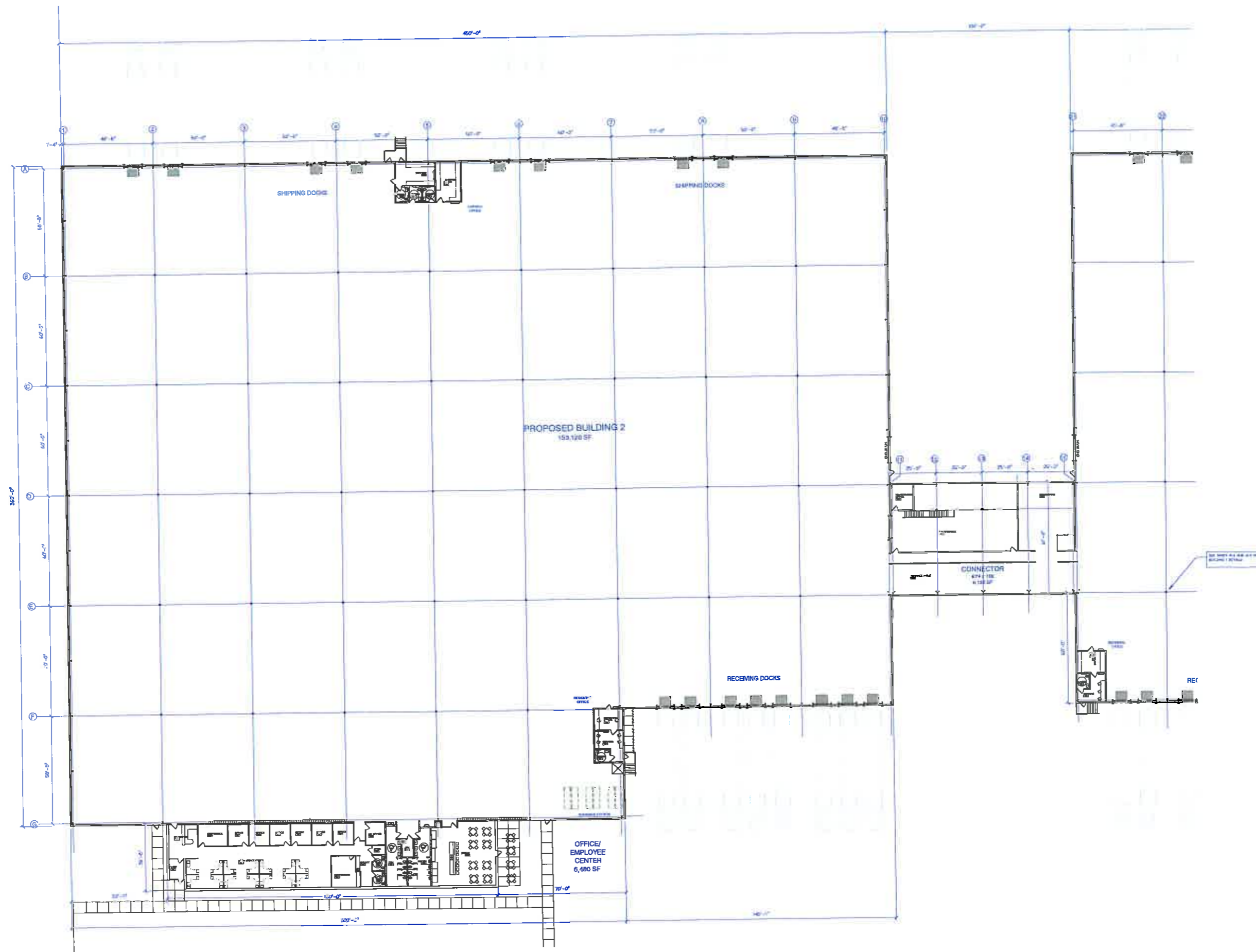
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DATE	ISSUED FOR	BY	DATE	ISSUED FOR	BY
12/14/09	PRELIMINARY DRAWINGS				
09/25/09	PRELIMINARY DRAWINGS				

**BUILDING 1 ENLARGED FLOOR PLAN**  
**LACKS ENTERPRISES**  
**60th STREET/KRAFT DISTRIBUTION CENTER**  
**CASCADE TOWNSHIP, MICHIGAN**

DRAWN BY: TWS  
JOB NUMBER: 094-445  
CAD REFERENCE: 094-445-001  
PLOTTER: PL1016

SHEET #  
**A1.3**



**BUILDING 2 FLOOR PLAN**  
SCALE 1/8" = 1'

**Tailored**  
DIVISION OF PIONEER INC  
1000 PLAZA ST. WARREN, MICHIGAN 48090-1100  
TEL: 586.751.1000

**Pioneer**  
ARCHITECTS  
1000 PLAZA ST. WARREN, MICHIGAN 48090-1100  
TEL: 586.751.1000

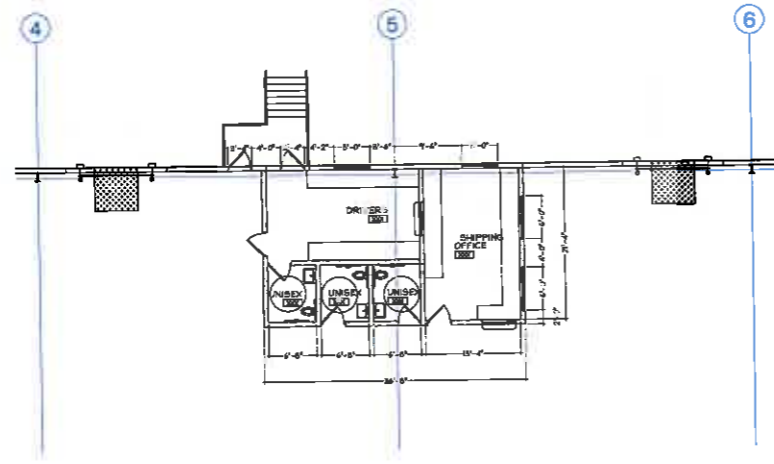
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DATE	ISSUED FOR	BY	DATE	ISSUED FOR	BY
03/14/18	PRELIMINARY DRAWINGS				
03/17/18	PRELIMINARY DRAWINGS				

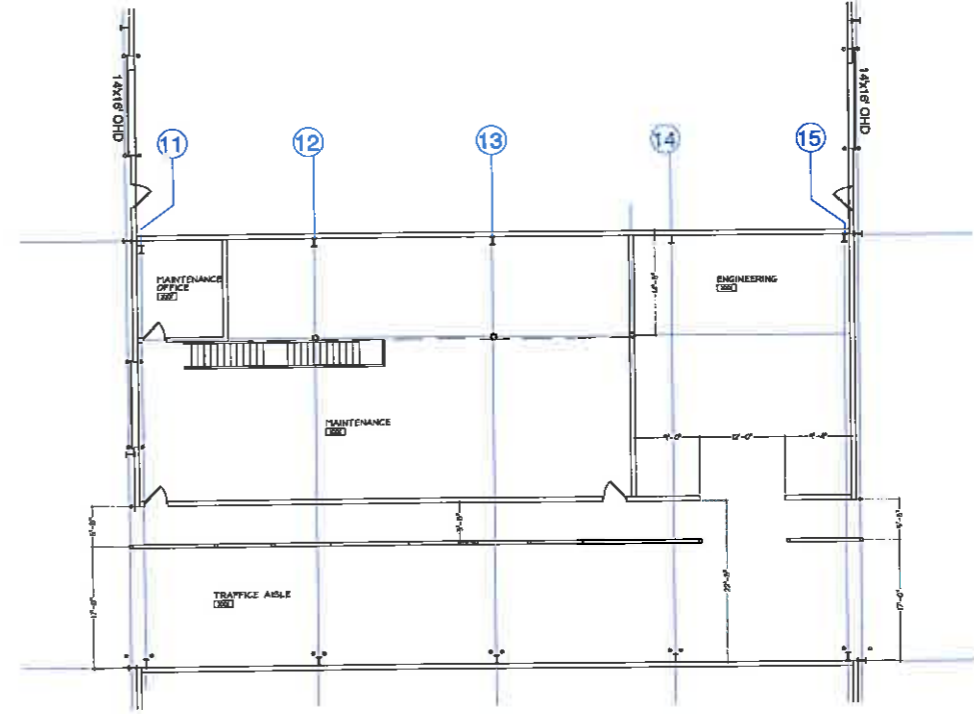
**BUILDING 2 FLOOR PLAN**  
**LACKS ENTERPRISES**  
**60th STREET/KRAFT DISTRIBUTION CENTER**  
**CASCADE TOWNSHIP, MICHIGAN**

DRAWN BY: TMB  
JOB NUMBER: 004-445  
CADD REFERENCE: 004-445-001  
PLOTTED: 06.10.18

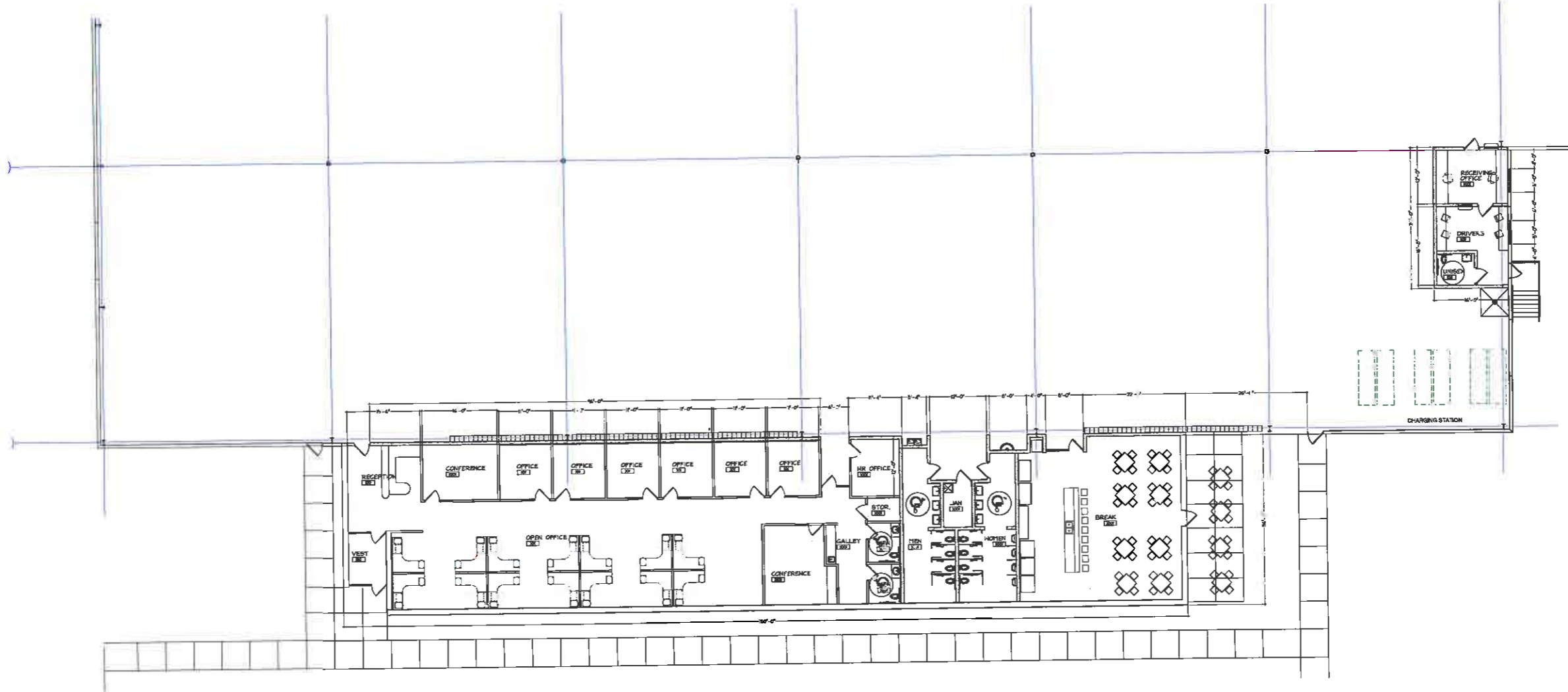
SHEET #  
**A1.4**



**BUILDING 2 - SHIPPING OFFICE FLOOR PLAN**  
SCALE 1/8" = 1'



**CONNECTOR - MAINTENANCE AND ENGINEERING**  
SCALE 1/8" = 1'



**BUILDING 2 - OFFICE / RECEIVING OFFICE FLOOR PLAN**  
SCALE 1/8" = 1'

**Tailored**  
SOLUTIONS  
A DIVISION OF PIONEER INC.  
10011 TOWN SQUARE, SUITE 100  
ANN ARBOR, MI 48106  
734.769.1234

**Pioneer**  
ARCHITECTS  
A DIVISION OF PIONEER INC.  
10011 TOWN SQUARE, SUITE 100  
ANN ARBOR, MI 48106  
734.769.1234

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DATE	ISSUED FOR	BY	DATE	ISSUED FOR	BY
03.10.15 <td>PRELIMINARY DRAWINGS <td></td> <td></td> <td></td> <td></td> </td>	PRELIMINARY DRAWINGS <td></td> <td></td> <td></td> <td></td>				
	PRELIMINARY DRAWINGS <td></td> <td></td> <td></td> <td></td>				

**BUILDING 2 ENLARGED FLOOR PLAN**  
**LACKS ENTERPRISES**  
**60th STREET/KRAFT DISTRIBUTION CENTER**  
**CASCADE TOWNSHIP, MICHIGAN**

DRAWN BY: TMS  
JOB NUMBER: 004-448  
CADD REFERENCE: 004-448-01-01  
PLOTTED: 03.10.15

SHEET #  
**A1.5**





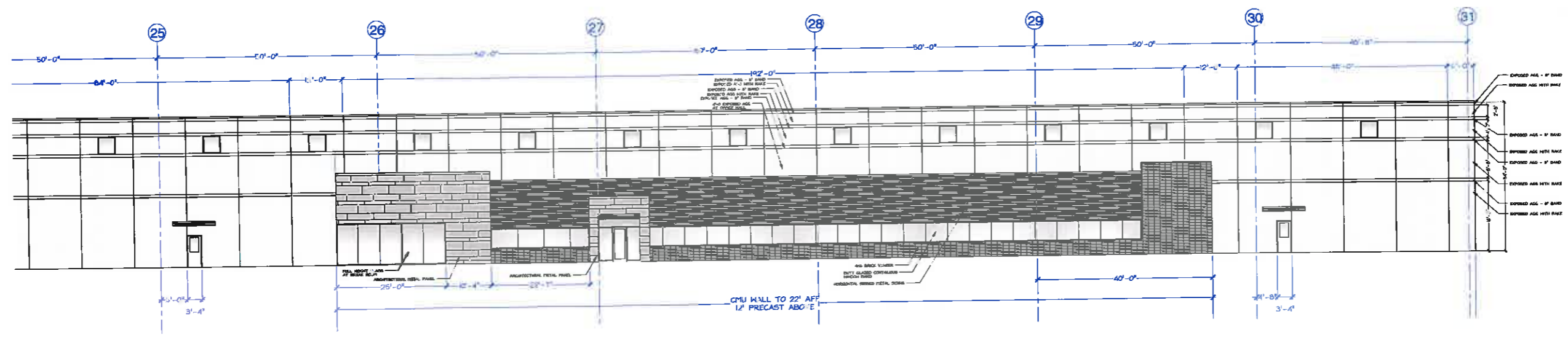
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DATE	BY	ISSUED FOR

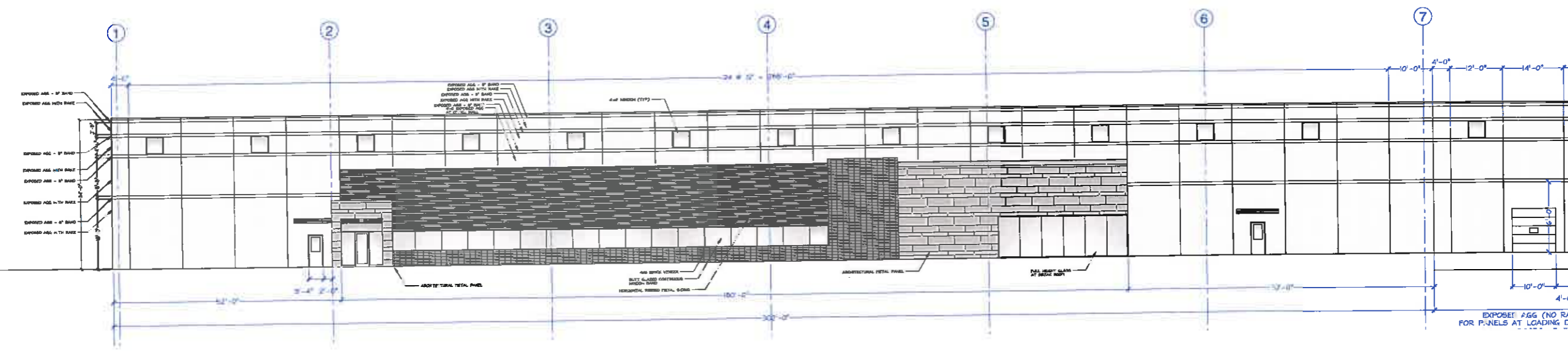
DATE	BY	ISSUED FOR

**BUILDING 2 - PRECAST ELEVATIONS**  
**LACKS ENTERPRISES**  
**60th STREET/KRAFT DISTRIBUTION CENTER**  
**CASCADE TOWNSHIP, MICHIGAN**

DRAWN BY: TWC  
 JOB NUMBER: 004-445  
 CADD REFERENCE: 004-445 SETS OF DC  
 PLOTTED: 04.1.15  
 SHEET #  
**A2.3**

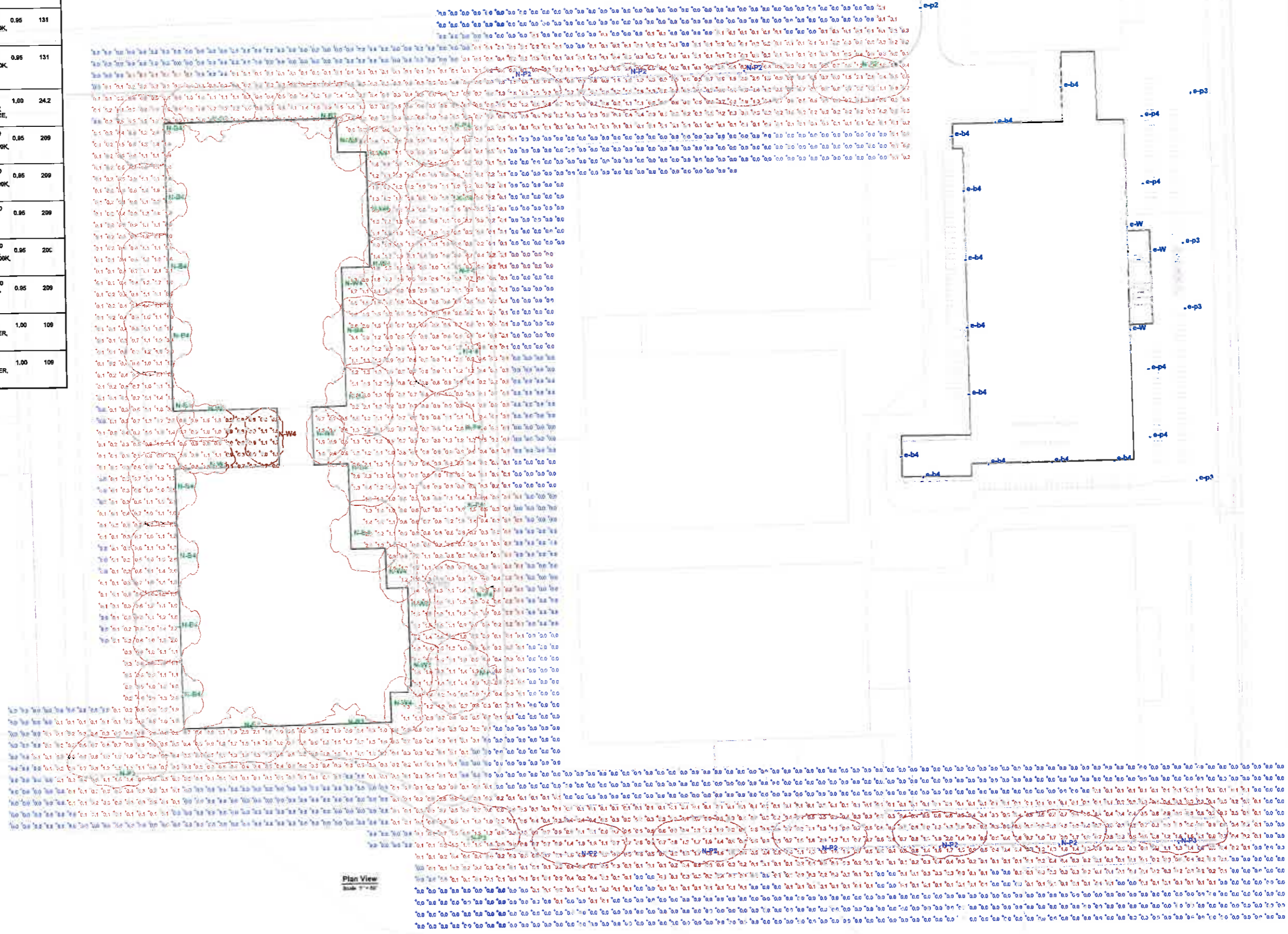


**BUILDING 1 - OFFICE ELEVATION**  
 SCALE 1/8" = 1'



**BUILDING 2 - OFFICE ELEVATION**  
 SCALE 1/8" = 1'

Symbol	Label	Catalog Number	Description	LLF	Watts
	e-p2	EXISTING LITHONIA #DSX1 LED 60C 700 40K T2M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 700mA	0.85	131
	e-p3	EXISTING LITHONIA #DSX1 LED 60C 700 40K T3M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA	0.85	131
	e-p4	EXISTING LITHONIA #DSX1 LED 60C 700 40K T4M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA	0.85	131
	e-b4	EXISTING LITHONIA #DSX1 LED 60C 700 40K T4M MVOLT BUILDING MOUNTED	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA	0.85	131
	e-W	EXISTING WST LED 1 10470040K 30V MVOLT BUILDING MOUNTED	WST LED WITH 1 MODULE, 10 LED'S, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	1.00	24.2
	N-P2	NEW LITHONIA #DSX1 LED 60C 1000 40K T2M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1050mA	0.85	209
	N-P3	NEW LITHONIA #DSX1 LED 60C 1000 40K T3M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA	0.85	209
	N-P4	NEW LITHONIA #DSX1 LED 60C 1000 40K T4M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA	0.85	209
	N-B3	NEW LITHONIA #DSX1 LED 60C 1000 40K T3M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA	0.85	209
	N-B4	NEW LITHONIA #DSX1 LED 60C 1000 40K T4M MVOLT ON 30' SSS POLE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA	0.85	209
	N-W3	NEW LITHONIA #DSXW2 LED 30C 1000 40K T3M MVOLT WALL MOUNTED	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	1.00	109
	N-W4	NEW LITHONIA #DSXW2 LED 30C 1000 40K T4M MVOLT WALL MOUNTED	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	1.00	109



Plan View  
Scale 1" = 10'



**Lacks**  
ASSEMBLY/WAREHOUSE  
Site Lighting Point By Point Plan

Designer
Date
APRIL 1, 2015
Scale
Drawing No.
1 of 1