

AGENDA

Cascade Charter Township
Downtown Development Authority Board of Directors
April 16, 2024
5:30 p.m.
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

Public may access the meeting via video conference software Zoom

<https://us02web.zoom.us/j/85632463498>

Meeting ID: 856 3246 3498

By Phone: 1 309 205 3325

- ARTICLE 1.** Call the Meeting to Order
- Record the Attendance
- ARTICLE 2.** Approval of the Agenda
- ARTICLE 3.** Approval of the Minutes of the March 19, 2024 Meeting
- ARTICLE 4.** Acknowledge visitors wishing to speak regarding any agenda or non-agenda items (*Comments are limited to five minutes per speaker*)
- ARTICLE 5.** Sidewalk Repair Discussion
- ARTICLE 6.** VDRC Update
- ARTICLE 7.** Calendar/Bar Chart Discussion
- ARTICLE 8.** Goals/Priorities Discussion
- ARTICLE 9.** Staff Updates
- Friendship Park
 - Sheriff Presentation
 - Hotel Ordinance
 - Lions and Rabbits Update
 - Village Concept Update
 - Bylaw Discussion
- ARTICLE 10.** Any Other Business
- a. Next Meeting:
- ARTICLE 11.** Adjournment

Minutes

Cascade Charter Township
Downtown Development Authority Board of Directors
March 19, 2024
5:30 p.m.
2870 Jacksmith Ave. SE

- ARTICLE 1.** Chair Kleyla called the meeting to order at 5:30 P.M.
Members Present: Vogel, Carlson, Preston, Stephan, Kleyla, Lesperance, Bingham
Members Excused: Growney, Makkar
Others Present: Township Community Planning & Development Director Andrea Hendrick, Mgt Office Admin Assistant Jessica Stine, and those listed on the sign-in sheet.
- ARTICLE 2. Approval of the Agenda**
Motion was made by Member Stephan to approve the current agenda. Supported by Member Preston. Motion carried 7 to 0.
- ARTICLE 3. Approval of the Minutes of the February 20, 2024 Meeting**
Member Stephan stated that the minutes should reflect that Chair Kleyla called the meeting to order.
Motion was made by Supervisor Lesperance to approve the minutes of the February 20, 2024 meeting with the correction. Supported by Member Vogel. Motion carried 7 to 0.
- ARTICLE 4. Acknowledge visitors wishing to speak**
There were not any visitors who wished to speak at that time.
- ARTICLE 5. Approval of 2024 Flowerpot Contract**
Chair Kleyla spoke with Kevin Slosser at Harder & Warner Landscaping regarding concerns about setup and materials used for the 2023 flowerpots. The committee discussed better differentiating plantings on Old 28th St and Cascade Rd, making sure planters looked full, including more interesting plants, and their concerns with the winter plantings. Slosser appreciated the feedback and said he will make the requested changes for 2024 without increasing the fee.
Motion was made by Supervisor Lesperance to approve the 2024 contract with Harder & Warner Landscaping. Supported by Member Preston. Motion carried 7 to 0.
- ARTICLE 6. Site Improvement Grant Program**

Danielle Bouchard from McKenna reviewed the grant program included in the packet. She designed a Draft Site Improvement Grant Application, Evaluation Checklist, and Grant Guidelines. The Grant Guidelines describe maximum grant award, DDA's funding priorities, a map of the Cascade Village boundaries – the Village is the highest priority and those properties will likely score highest on the evaluation, and a map of the DDA boundaries. It also describes the purpose of the Grant and the DDA's general goals in implementing the program. She reviewed the General Application Eligibility, required conditions, and ineligible projects. The DDA budgeted \$150,000 per grant cycle for potential projects. She discussed tiered grant awards, for example: front façade improvements, building, and utilities at \$100,000 and other site improvements, for example: landscaping, signage, sidewalks, lighting, patios etc. at \$50,000. Projects with a larger impact on the community would be eligible for higher grant amount. Member Stephan questioned if the highest impact on the score sheet would be considered to have the highest impact within the community. Bouchard advised projects presented that meet the highest priorities would be allowed to apply for a grant of \$100,000; updating signage may be awarded \$50,000 or less. Members discussed if businesses should contribute to the project; possibly a 50% match. Bouchard advised that a matching element was not currently included in this application but should be to ensure a partnership. Discussion was held regarding reimbursement for actual costs; applicant will have to present invoices - proof of work and costs – for improvements. There was discussion regarding when funds would be available and if funds can be rolled over from one year to the next. Discussion was held regarding project completion; the proposed plan stated that projects must be completed within 2 years after notification of approval. There was discussion on architecture designs, timeline for launch, capturing additional funds, releasing funds, project approval, requesting milestone dates, and coordinating with OHM to prioritize Old 28th St. properties and Village areas. Chair Kleyla suggested removing the word “approximately” in #15 of the Evaluation Criteria. There was discussion on establishing a value system, redevelopment receiving more points than new development, change of owner or use, and franchise developments. Bouchard suggested Members prioritize the items on the Evaluation Checklist and turn them in to her by April 8, 2024. There was discussion on contacting other municipalities who have experience with these projects for advice.

ARTICLE 7. Bylaw Discussion

Chair Kleyla advised that the DDA doesn't currently have bylaws and that a draft of new bylaws was included in the packet. Supervisor Lesperance suggested sending feedback to Planning & Development Director Andrea Hendrick. Director Hendrick agreed to email the committee after the meeting with additional information and would solicit feedback from the members.

ARTICLE 8. Calendar/Bar Chart Discussion

Chair Kleyla advised there are many activities that the DDA does on an annual basis and they should develop a calendar that tells when they should start

planning for these activities. For example, every October they should be working on the budget.

ARTICLE 9. Staff Updates

- **Cascade Rd Pedestrian Bridge**

Hendrick advised OHM has the project on their radar and the Township has the specs, but there isn't currently a rendering to share. It was confirmed to be a 2024 project. Chair Kleyla requested a schedule for this project in the next meeting packet.

- **Friendship Park**

Director Hendrik advised that this project is on schedule.

ARTICLE 8. Any Other Business

Supervisor Lesperance explained that a Ladies Garden Club has agreed to take on Virgil Nishimura Westdale Memorial Park as one of their projects.

There was discussion on the Tuffy Building Demolition as well as adding a large board that showed plans for the site.

New businesses Sakura Bubble Tea and Clean Juice are opening. Tacos El Cuñado may be reopening soon but the extent of the fire damage was more than originally expected. Members discussed building a list of new businesses that are opening.

There was discussion on crime incidents. Members requested Deputy Dieppa attend their May meeting.

The next meeting will be April 16, 2024.

ARTICLE 9. Adjournment

Motion was made by Member Vogel to adjourn the meeting. Supported by Member Stephan. Motion carried 7 to 0. The meeting adjourned at 7:36 P.M.

Respectfully submitted,

Rene Growney, Secretary

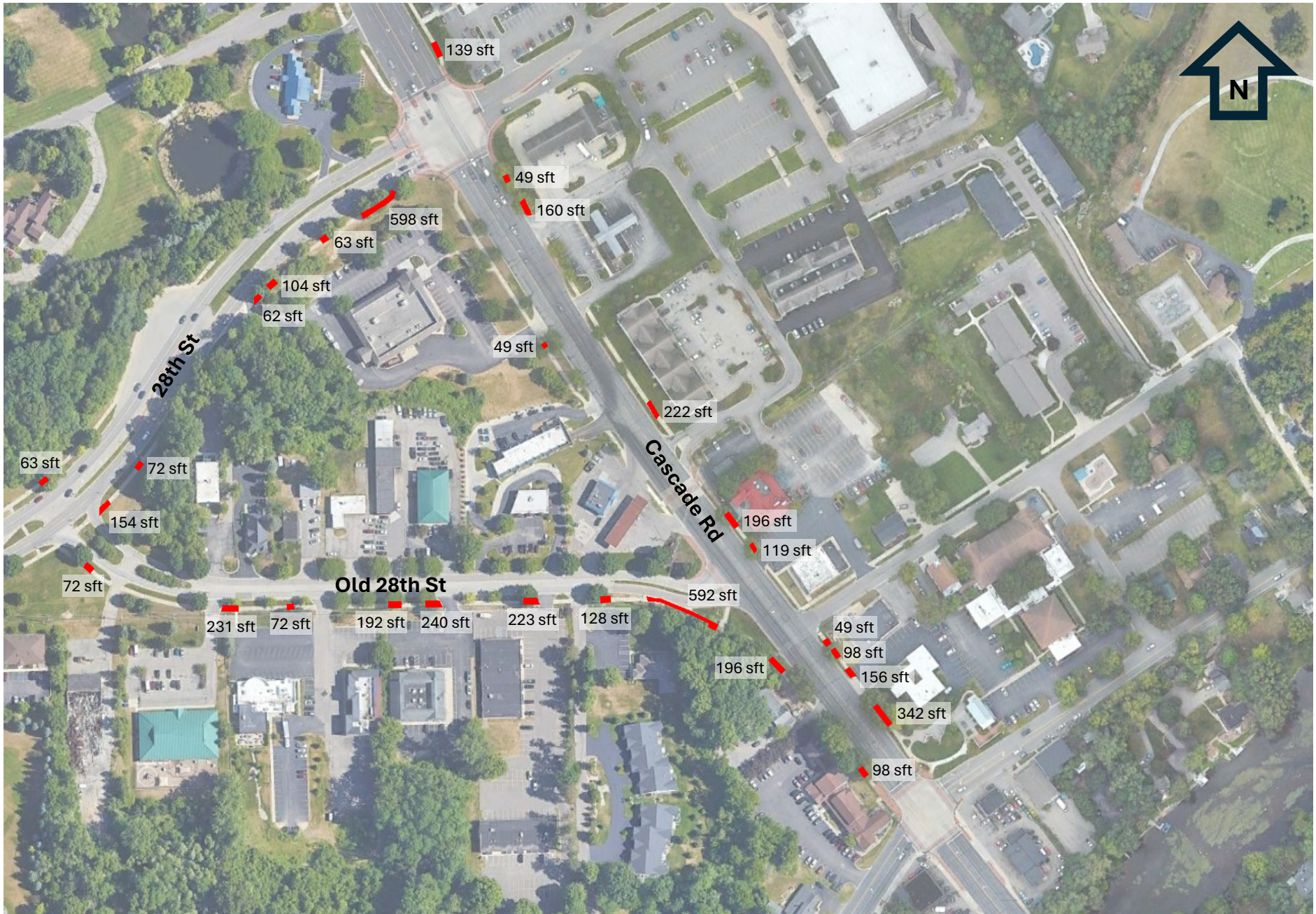
Bid Tab

Cascade Village Sidewalk Project

10:00 AM March 14, 2024

No.	Pay Item	Unit	Quantity	Engineer's Estimate		Epic Excavating		Anlaan Corporation		Katerberg Verhage	
				Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal
1	Sidewalk, Rem	Syd	632	\$ 5.00	\$ 3,160.00	\$ 27.00	\$ 17,064.00	\$ 35.00	\$ 22,120.00	\$ 40.00	\$ 25,280.00
2	Curb and Gutter, Rem	Ft	14	\$ 10.00	\$ 140.00	\$ 20.00	\$ 280.00	\$ 38.00	\$ 532.00	\$ 35.00	\$ 490.00
3	Sidewalk, Conc, 4 inch	Sft	5,502	\$ 12.00	\$ 66,024.00	\$ 8.30	\$ 45,666.60	\$ 6.80	\$ 37,413.60	\$ 8.00	\$ 44,016.00
4	Curb Ramp, Conc, 6 inch	Sft	185	\$ 17.00	\$ 3,145.00	\$ 11.00	\$ 2,035.00	\$ 7.00	\$ 1,295.00	\$ 10.00	\$ 1,850.00
5	Curb Ramp Opening, Conc	Ft	14	\$ 30.00	\$ 420.00	\$ 50.00	\$ 700.00	\$ 40.00	\$ 560.00	\$ 30.00	\$ 420.00
6	Detectable Warning Surface	Ft	10	\$ 70.00	\$ 700.00	\$ 110.00	\$ 1,100.00	\$ 80.00	\$ 800.00	\$ 200.00	\$ 2,000.00
7	_Restoration	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 14,000.00	\$ 14,000.00	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00
8	_Mobilization	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 3,000.00	\$ 3,000.00	\$ 9,600.00	\$ 9,600.00	\$ 5,000.00	\$ 5,000.00
9	_Temporary Traffic Control	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 4,000.00	\$ 4,000.00	\$ 9,600.00	\$ 9,600.00	\$ 8,000.00	\$ 8,000.00
Grand Total				\$	101,089.00	\$	87,845.60	\$	96,920.60	\$	92,056.00

Cascade Village Sidewalk Repair Location Map





DMC DESIGN

Exterior Vision



DISCLAIMER: THIS IS A CONCEPTUAL DRAWING NOT TO BE USED AS A CONSTRUCTION DOCUMENT. LAST REVISED: 3.14.2024

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Exterior Vision



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DMC DESIGN

Exterior Vision



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DMC DESIGN

Exterior Vision



Inspiration Image

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



Grand Manor®

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



FOND DU LAC TAILORED BLEND

STONE TYPE
Dolomitic Limestone

PRODUCT CATEGORY
Natural Stone Colors
Building Stone Veneers

PRODUCT LEVEL
● Gold

PRODUCT LINE
Arctic Stone Colors
Dimensional

DISCLAIMER: THIS IS A CONCEPTUAL DRAWING NOT TO BE USED AS A CONSTRUCTION DOCUMENT. LAST REVISED: 3.14.2024



VILLAGE DESIGN REVIEW COMMITTEE DESIGN STANDARDS REVIEW

SUBJECT PROPERTY: 6660 old 28th street

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

APPLICANT: Thomas Kuiper of Kuiper & Kraemer

PROPOSED USE TYPE: Offices for law firm

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

STAFF SUMMARY:

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

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

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

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

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



VILLAGE DESIGN REVIEW COMMITTEE DESIGN STANDARDS REVIEW

SUBJECT PROPERTY: 6660 old 28th street
PARCEL NUMBER: 41-19-16-126-022
APPLICANT: Thomas Kuiper of Kuiper & Kraemer
PROPOSED USE TYPE: Offices for law firm
CURRENT ZONING: B-1 Village Business District – subject to Design Standards.

VILLAGE DESIGN REVIEW COMMITTEE COMMENTS:

Time & Location: Tuesday, April 9, 2024 at 12:00pm in Township Hall's Front Conference Room

Attendees: Alan Rowland, Grace Lesperance, Ralph Moxley, Scott Preston, Windy Korstange

Staff Present: Andrea Hendrick, Madison Smith-Jacoby

Guest: Thomas Kuiper of Kuiper & Kraemer Law Firm (Applicant)

The Village Review Design Committee (VRDC) met two times to discuss the proposed development. They met on December 12, 2023 and provided feedback to the applicant at a later meeting in January of 2024. The applicant made significant modifications to the plan to accommodate the request of the VDRC. The second meeting was held on April 9, 2024 to discuss the Site Plans dated March 14, 2024. The VDRC reviewed and discussed the design standards addressed in Section 8.08 of the Cascade Charter Township Zoning Ordinance. All but two standards were fully met. Comments from the committee for the two unmet standards are as follows:

- 1. 8.08.1 - The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.**

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

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

2. 8.08.8 - All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

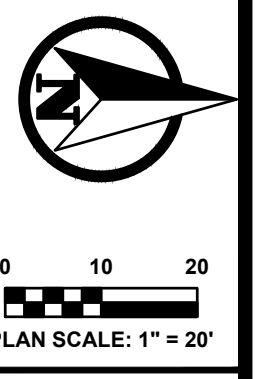
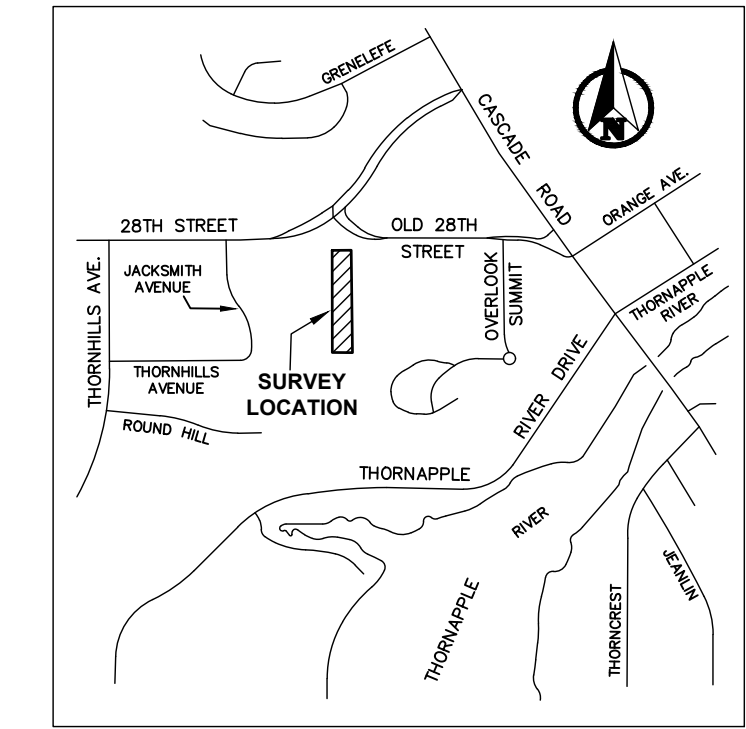
The applicant has provided high quality materials on all sides. However, the proposed design does not extend the stone veneer material provided on the base of the east and south side to the west side of the building. After review of the existing site conditions, it was determined that natural features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

PROPERTY DESCRIPTION

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

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

1.327 Acres



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

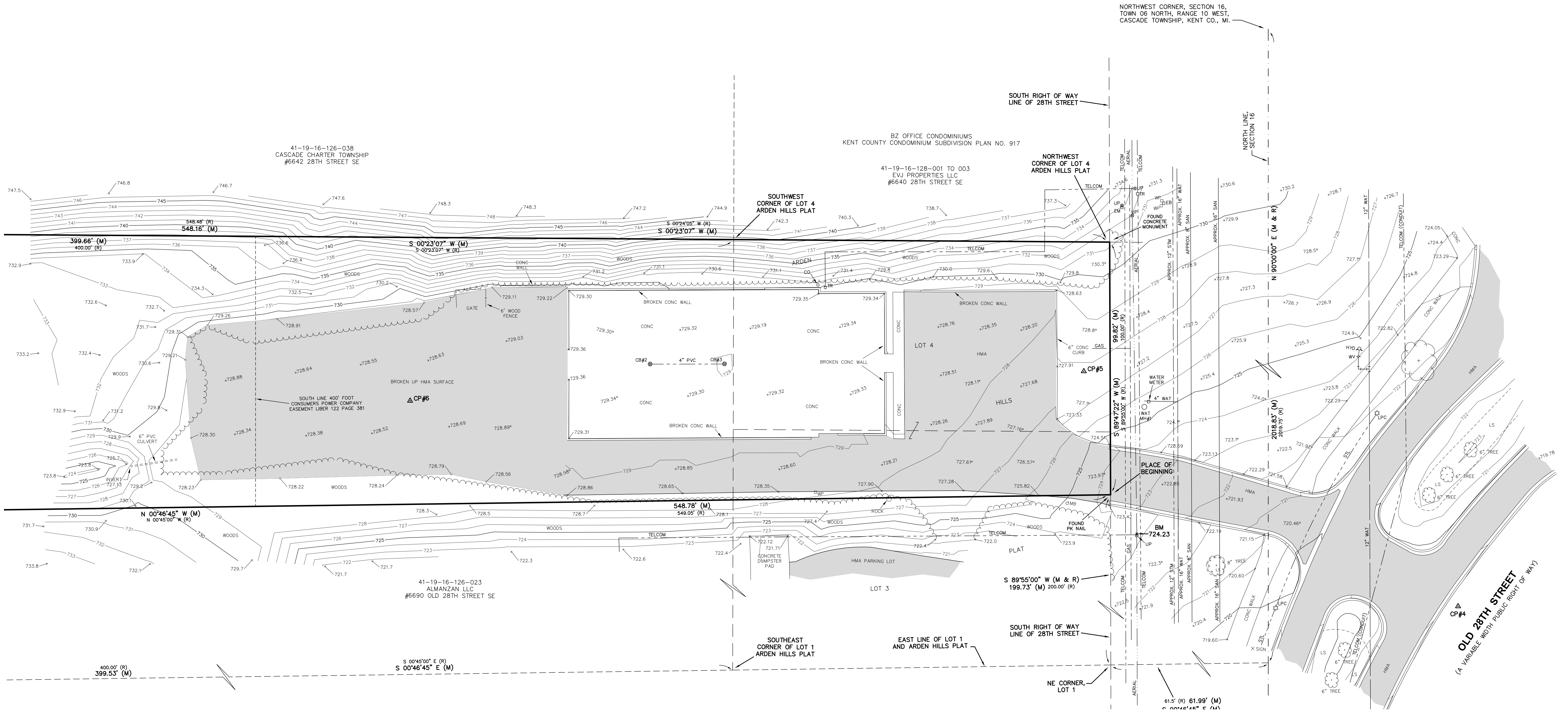
PLAN REVISIONS
REVISE BLDG, PARKING LOT, RETAINING WALL, GRADES, LANDSCAPE 03-14-24

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

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

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

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



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

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

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

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

SITE PLAN GENERAL NOTES:

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

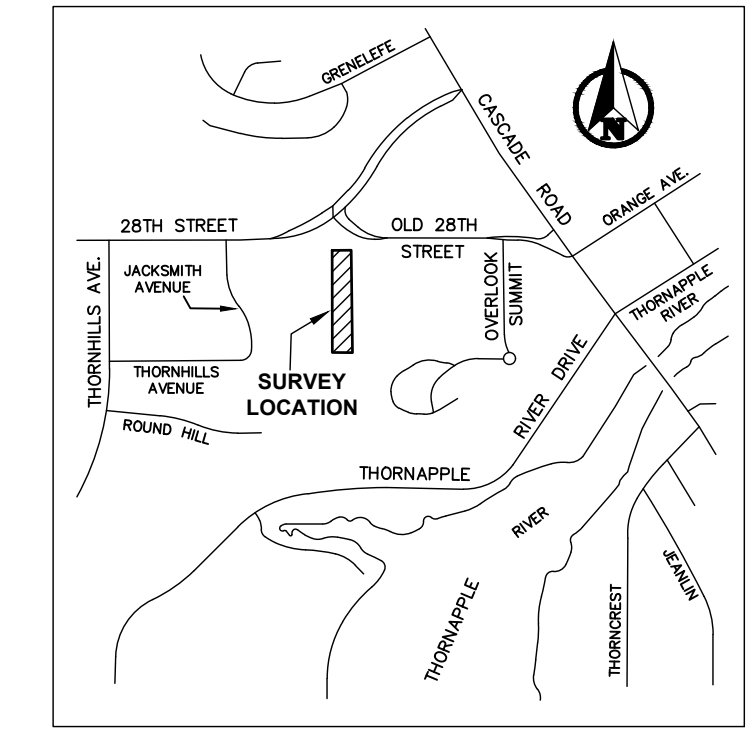
PROPERTY DESCRIPTION

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

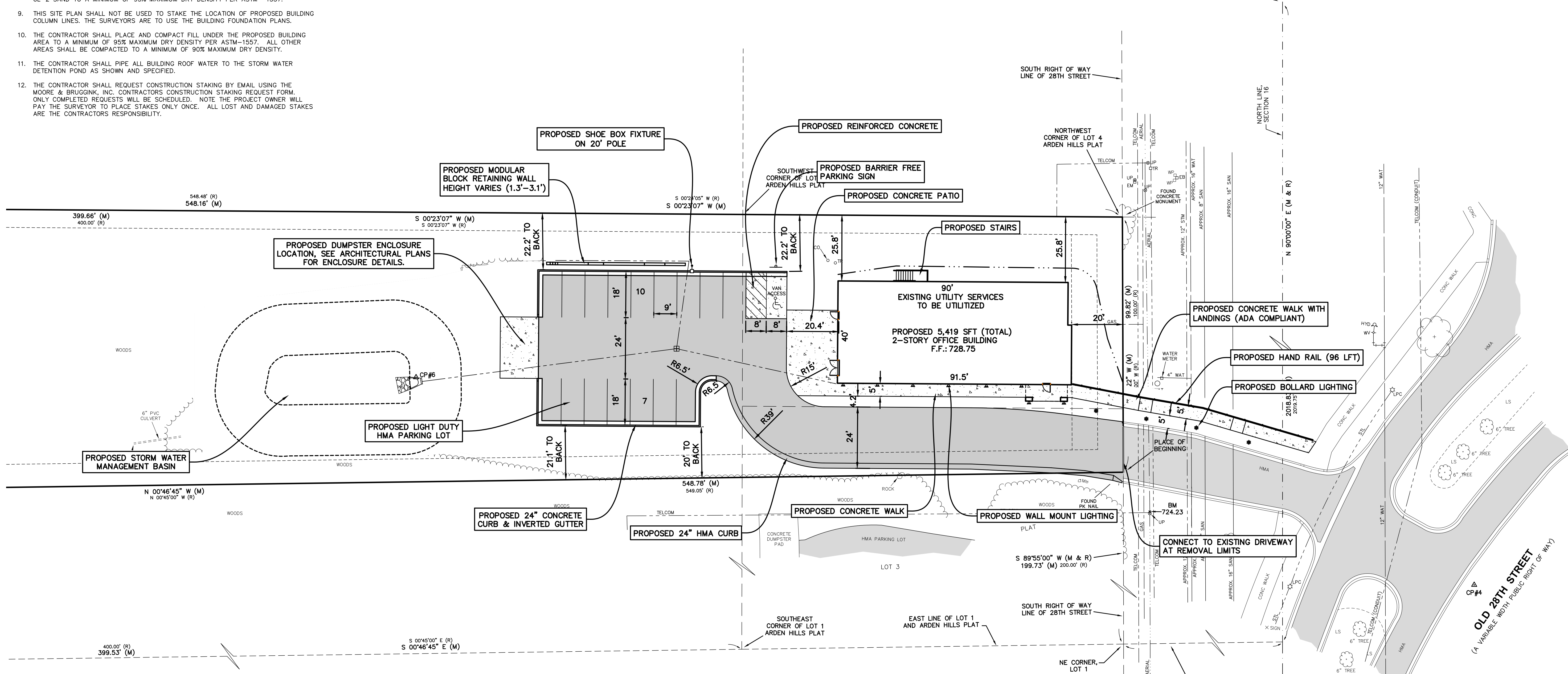
All of Lot(s) 4 and part of Lot 3 of Arden Hills Plat according to the plat thereof recorded in Liber 47 of Plats, Page 3 of Kent County Records, AND ALSO part of the Northwest one-quarter of Section 16, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: COMMENCING at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

1.327 Acres

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



LOCATION MAP
NO SCALE.



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

EXISTING ZONING: "B1-VILLAGE BUSINESS"

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

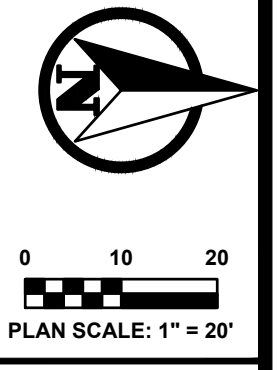
PARKING REQUIREMENTS:

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

SHEET SCHEDULE

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

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



PLAN SCALE: 1" = 20'

PLAN REVISIONS

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

PLAN REVISIONS

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

Moore + Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 383-9801 mail@mbce.com

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

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

PROJECT NO.:
220187.02

DESIGN DRAWN BY:
JFL

DESIGNED BY:
JFL

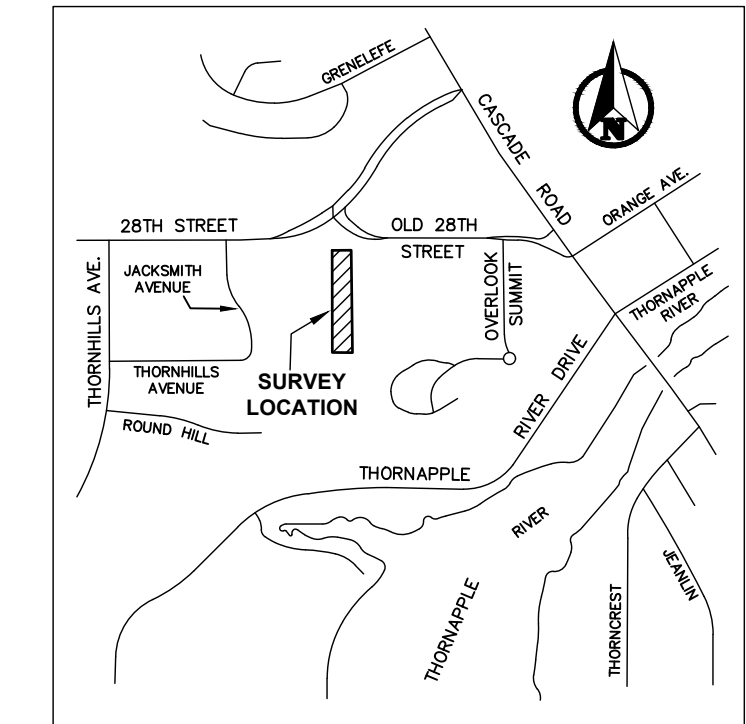
CHECKED BY:
JFL

PLAN DATE:
10/5/23

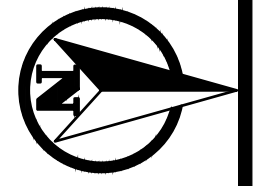
SHEET NUMBER
3 OF 7

UTILITY PLAN GENERAL NOTES:

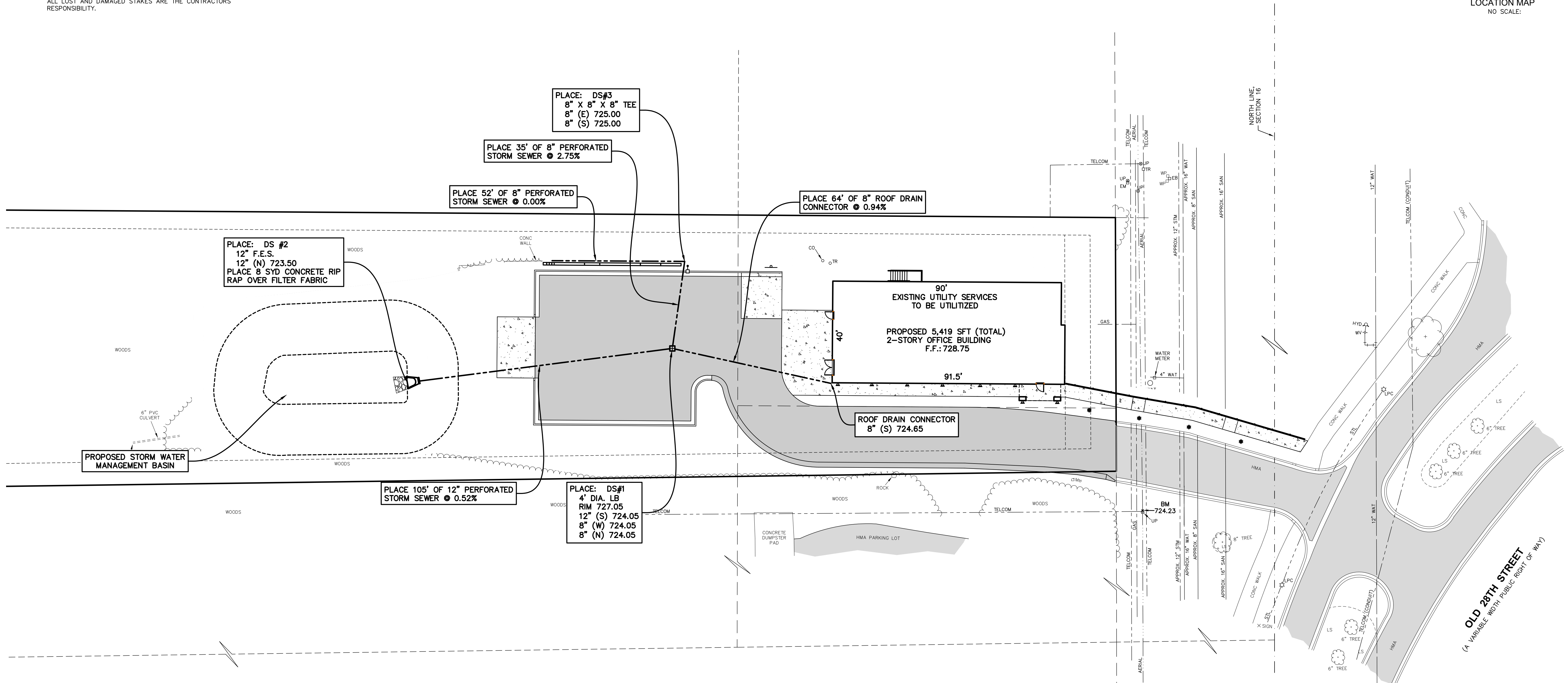
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4'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



LOCATION MAP
NO SCALE.



0 10 20
PLAN SCALE: 1" = 20'



PLAN REVISIONS

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

PLAN REVISIONS

REVISED PER TOWNSHIP COMMENTS - 8/9/2022
REVISED BUILDING & PARKING LOT SIZE 10-10-23
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REVISE BLDG-PARKING LOCATION, ADD 2ND RETAINING WALL 01-17-24

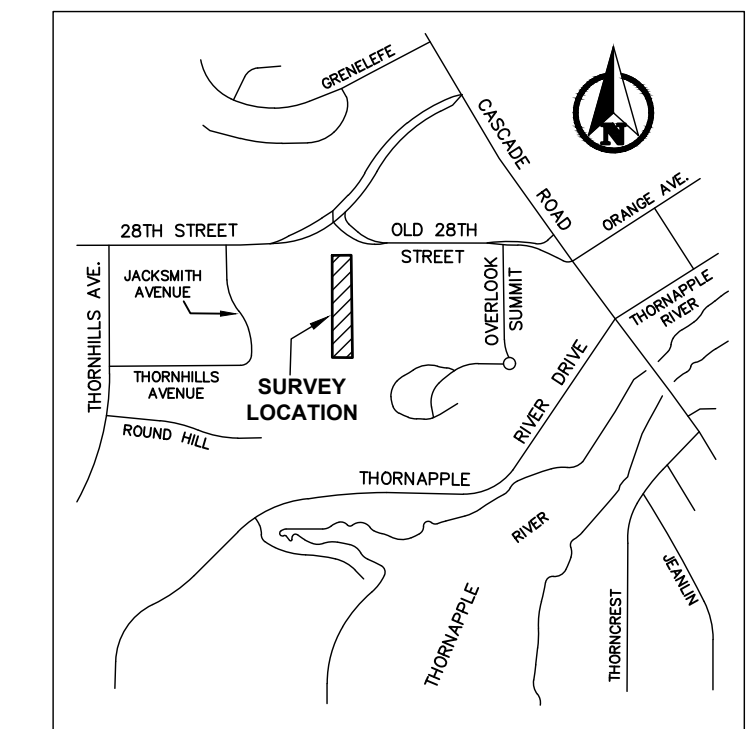
Moore + Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 853-9801 mail@mbce.com

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

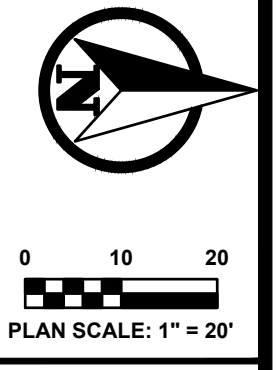
FIELD SURVEY / DATE	M&B 08-16-22
PROJECT NO.:	220187.02
DESIGN DRAWN BY:	JFL
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	10/5/23

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

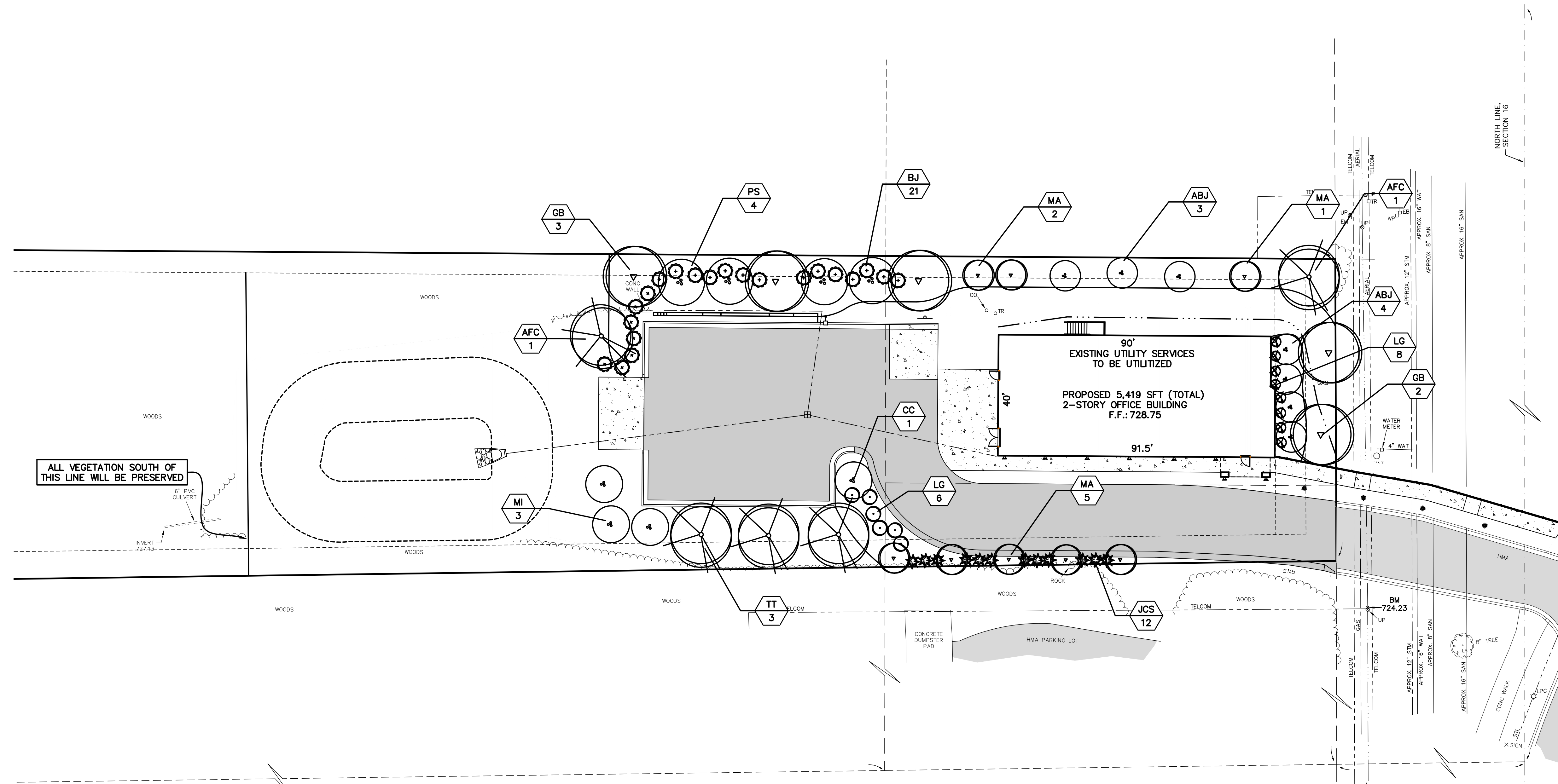
PREPARED FOR:
KUIPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503



LOCATION MAP
NO SCALE.



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



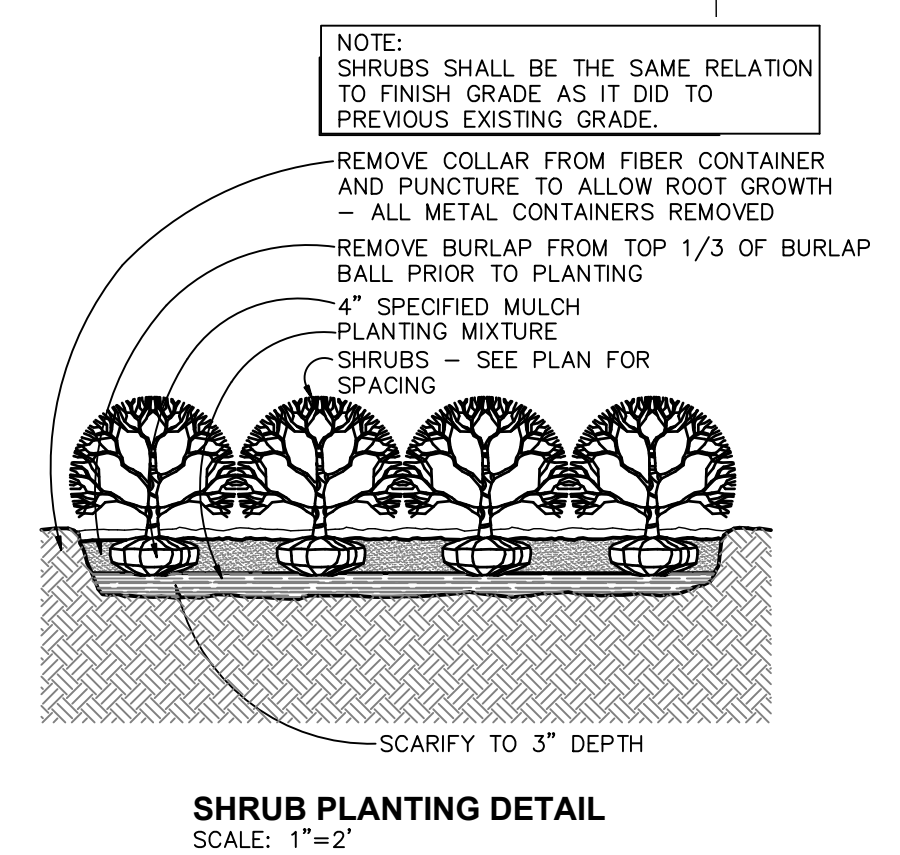
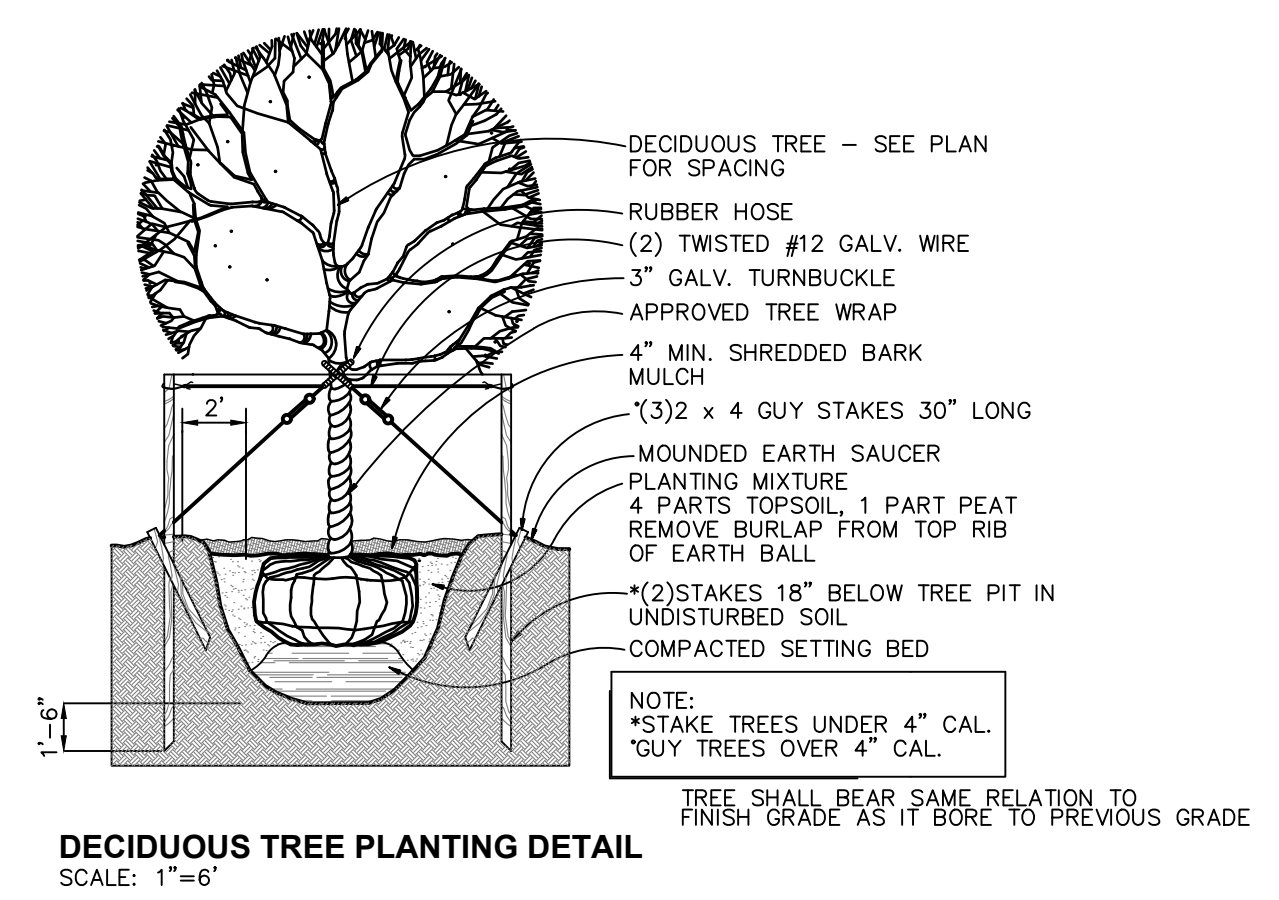
- LANDSCAPING GENERAL NOTES:**
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE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

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	8/9/2022	REVISED PER TOWNSHIP COMMENTS - 8/9/2022
2	10-10-23	REVISED BUILDING & PARKING LOT SIZE
3	11-06-23	REVISED WALK GRADE TO STREET, D5#1, STORM WATER WGT BASIN
4	01-17-24	REVISE BLDG-PARKING LOCATION, ADD 2ND RETAINING WALL

ALL VEGETATION SOUTH OF THIS LINE WILL BE PRESERVED

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



SHEET SCHEDULE

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

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

Moore + Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 383-9801 mail@mbce.com

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

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

PROJECT NO.:
220187.02

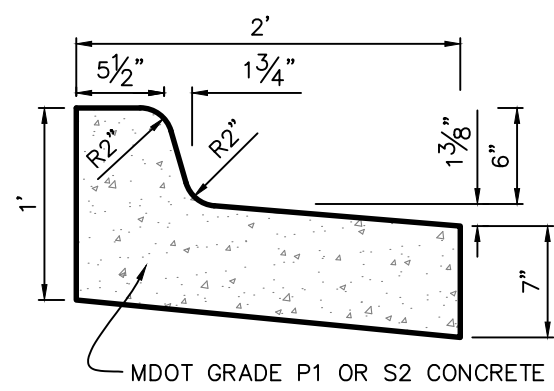
DESIGN DRAWN BY:
JFL

DESIGNED BY:
JFL

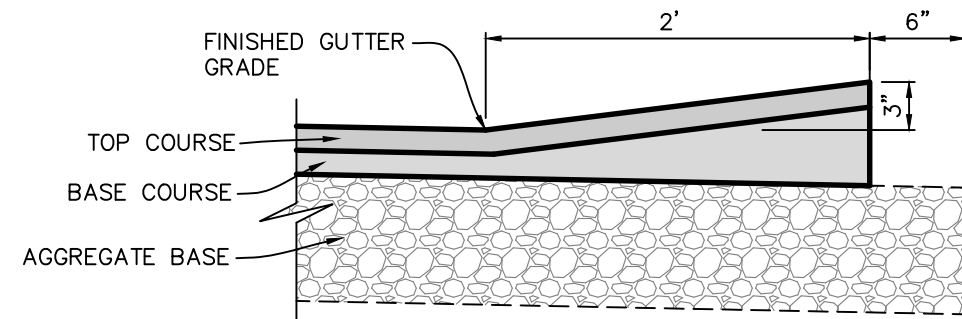
CHECKED BY:
JFL

PLAN DATE:
10/5/23

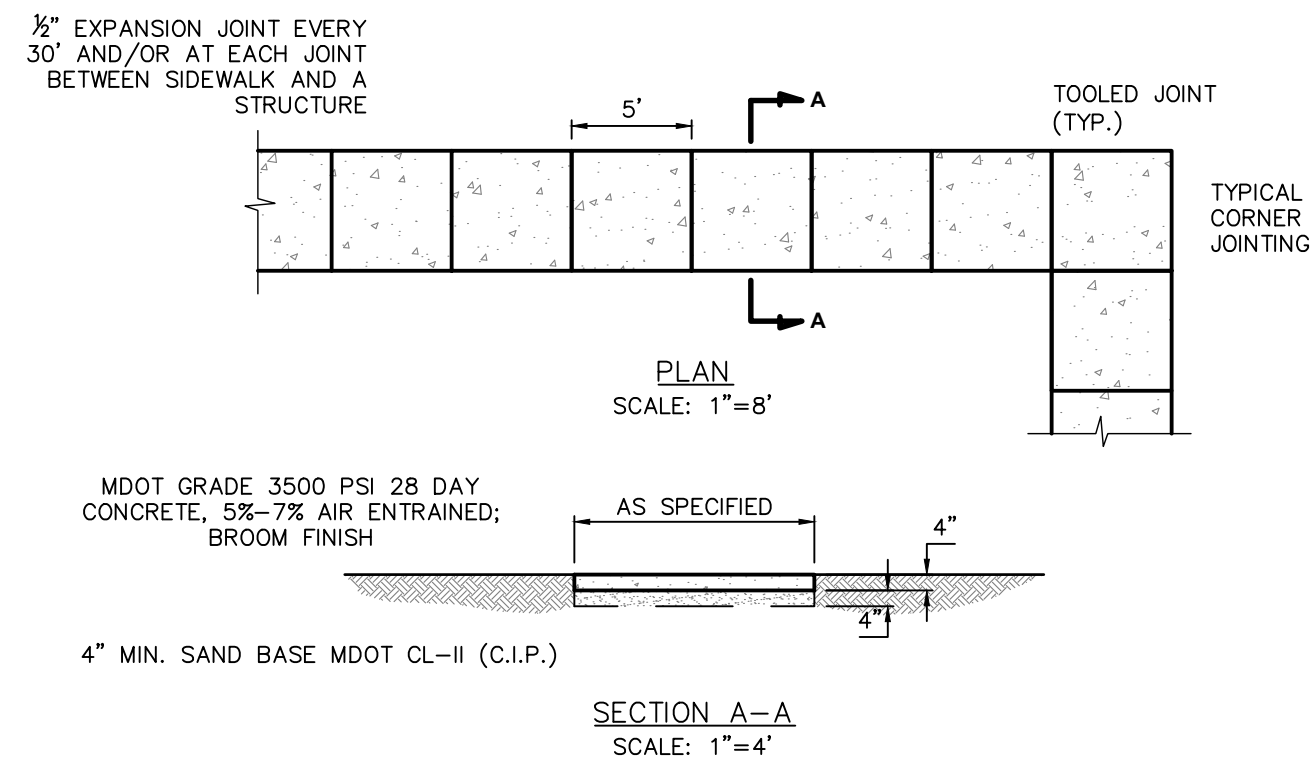
SHEET NUMBER
6 OF 7



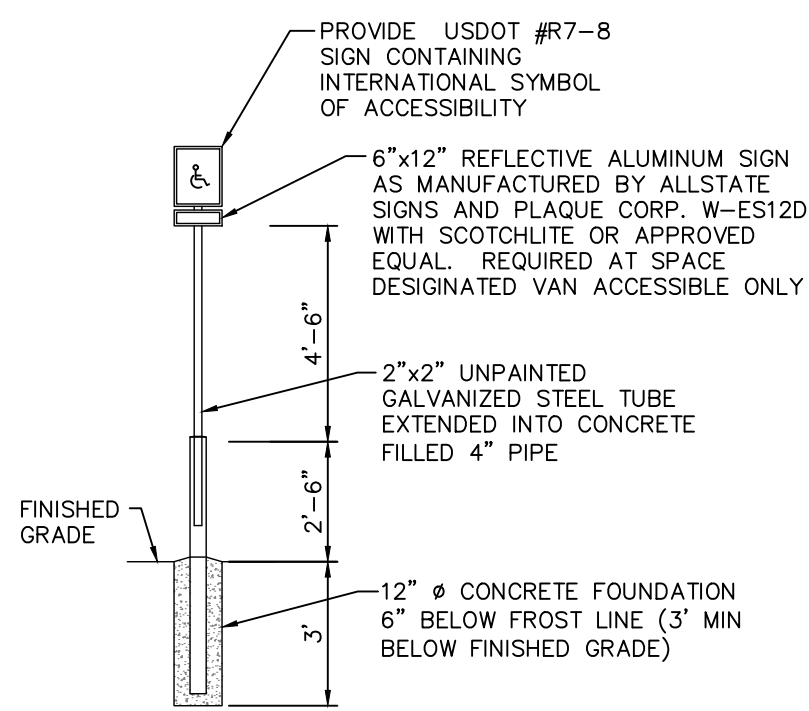
**24" CURB & GUTTER DETAIL
(INVERTED RESIDENTIAL/COMMERCIAL)**
SCALE: 1"=1'



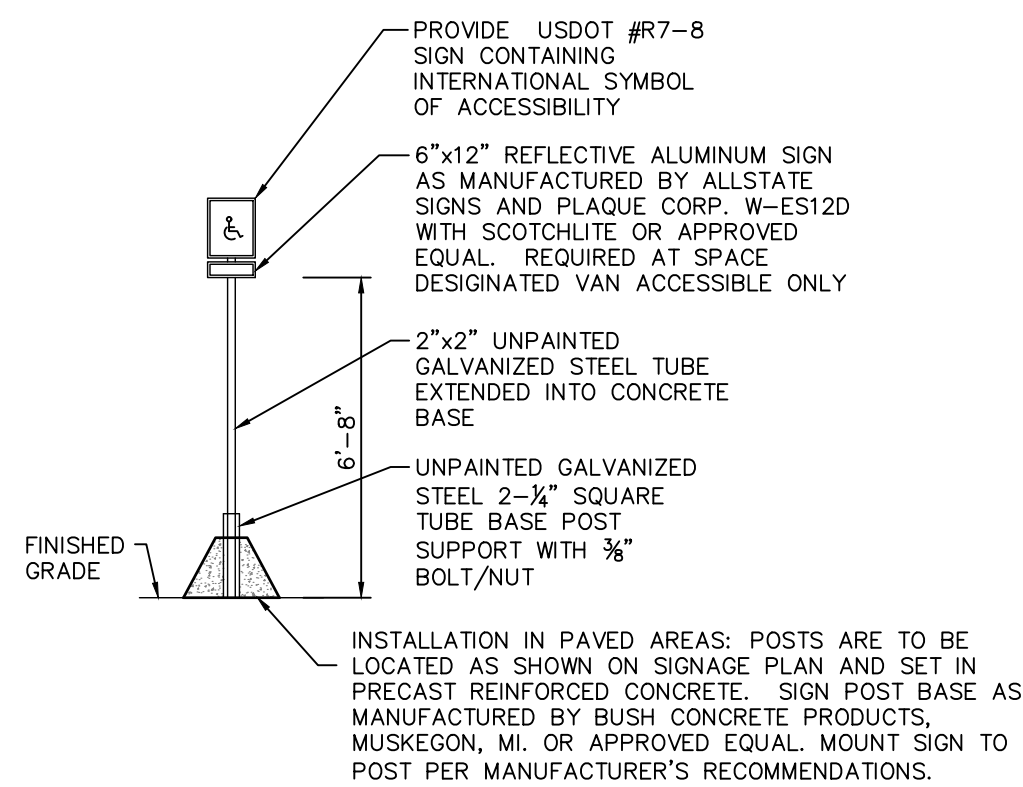
24" BITUMINOUS VALLEY GUTTER DETAIL
SCALE: 1"=1'



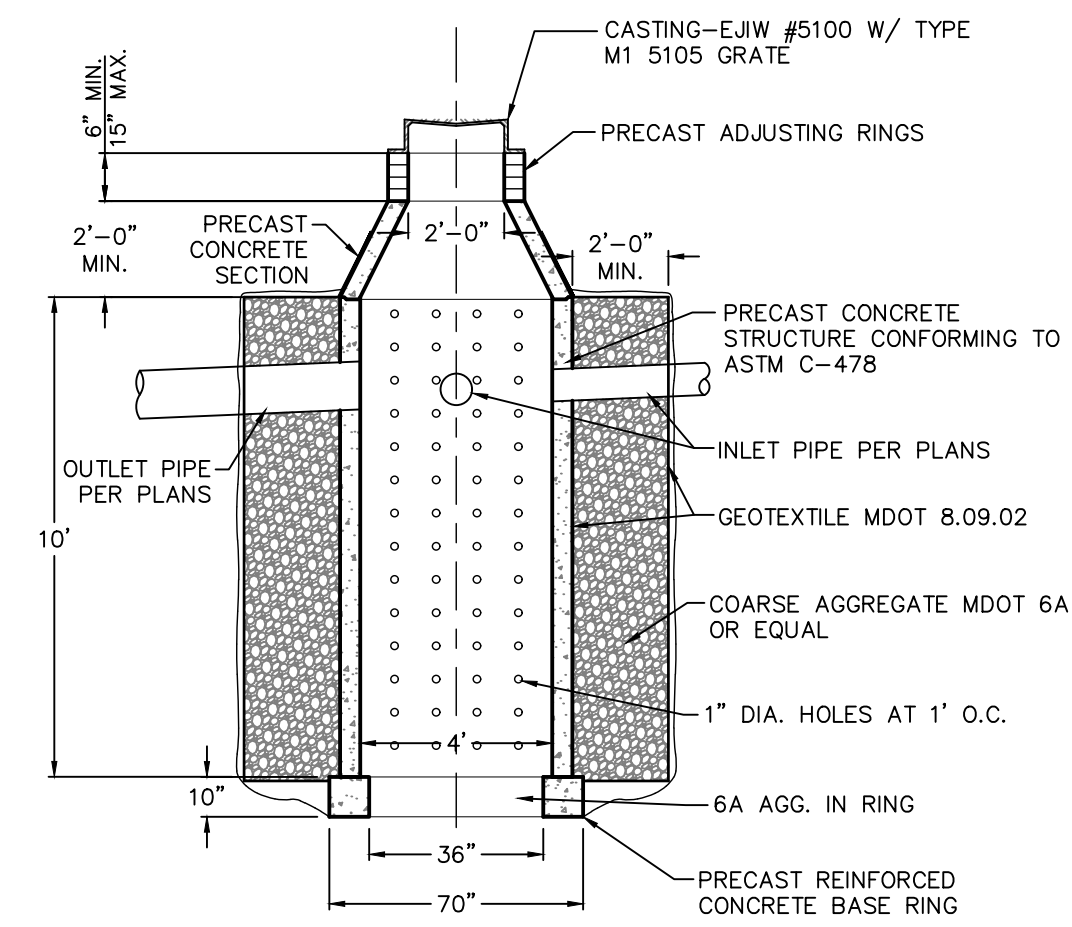
4" CONCRETE SIDEWALK DETAIL
SCALE: 1"=4'



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



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



LEACHING BASIN DETAIL
SCALE: 1"=4'

SHEET SCHEDULE

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7	CONSTRUCTION DETAILS

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



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

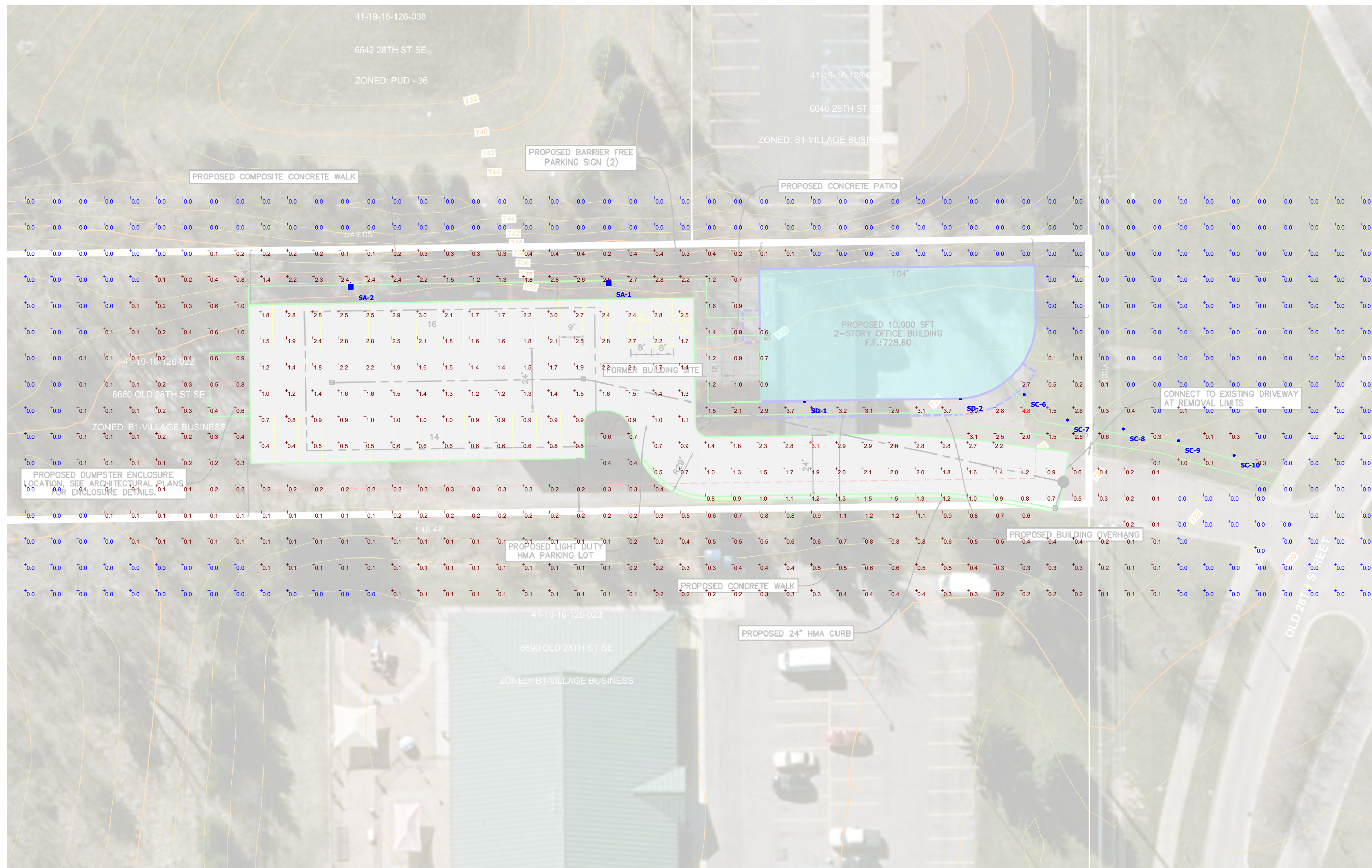
PLAN REVISIONS
REVISED PER TOWNSHIP COMMENTS - 8/9/2022
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REVISED WALK GRADE TO STREET, DS#1, STORM WATER MGT BASIN 11-06-23
REVISE BLDG-PARKING LOCATION, ADD 2ND RETAINING WALL 01-17-24

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

CONSTRUCTION DETAILS
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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

SHEET NUMBER
7 OF 7



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	
SA	SA	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T4-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	2	7759	0.9	131	
SC	SC	5	Lithonia Lighting	RADB LED P3 40K SYM DBLXD	RADB LED P3 40K SYM DBLXD	1	991	0.9	13.44	
SD	SD	2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	GAW-SA2A-740-U-SL4	GALLEON WALL LUMINAIRE (2) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	32	289	1	66	

Note: Pole Height for Type SA is 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drive	+	1.4 fc	3.1 fc	0.0 fc	N/A	N/A

Plan View
Scale - 1" = 25ft

Project	Catalog #	Type
Prepared by	Notes	Date

Lumark Prevail LED

Area / Site Luminaire

Product Features

- Interactive Menu
 - Ordering Information page 2
 - Mounting Details page 3
 - Optical Configurations page 4
 - Product Specifications page 4
 - Energy and Performance Data page 5
 - Control Options page 5
- Product Certifications
 - UL LISTED
 - IP66
 - IC
 - ETL
 - YEA
 - BAA
- Connected Systems
 - WaveLinx

Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

RADEAN Bollard LED Site Luminaire

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollards rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

- Diameter: D = 8.25" (216mm)
- Height: H = 41.5" Standard (1054.1mm)
- Weight (max): (127kg)

Ordering Information

Series	Performance Package	Color Temperature	Distribution	Voltage	Control Option	Ballast Opt.
RADBLD	PI	27K	2700K	48V	Asymmet*	W001*
	PI	30K	3000K	208V	Asymmet*	W001*
	PI	35K	3500K	208V	Asymmet*	W001*
	PI	48K	4800K	208V	Asymmet*	W001*
RADBLD	PI	27K	2700K	48V	Asymmet*	W001*
	PI	30K	3000K	208V	Asymmet*	W001*
	PI	35K	3500K	208V	Asymmet*	W001*
	PI	48K	4800K	208V	Asymmet*	W001*

Accessories

- RADEAN-1: 1" (25.4mm) diameter stainless steel cap
- RADEAN-2: 2" (50.8mm) diameter stainless steel cap
- RADEAN-3: 3" (76.2mm) diameter stainless steel cap
- RADEAN-4: 4" (101.6mm) diameter stainless steel cap
- RADEAN-5: 5" (127.0mm) diameter stainless steel cap
- RADEAN-6: 6" (152.4mm) diameter stainless steel cap
- RADEAN-7: 7" (177.8mm) diameter stainless steel cap
- RADEAN-8: 8" (203.2mm) diameter stainless steel cap
- RADEAN-9: 9" (228.6mm) diameter stainless steel cap
- RADEAN-10: 10" (254.0mm) diameter stainless steel cap
- RADEAN-11: 11" (279.4mm) diameter stainless steel cap
- RADEAN-12: 12" (304.8mm) diameter stainless steel cap
- RADEAN-13: 13" (330.2mm) diameter stainless steel cap
- RADEAN-14: 14" (355.6mm) diameter stainless steel cap
- RADEAN-15: 15" (381.0mm) diameter stainless steel cap
- RADEAN-16: 16" (406.4mm) diameter stainless steel cap
- RADEAN-17: 17" (431.8mm) diameter stainless steel cap
- RADEAN-18: 18" (457.2mm) diameter stainless steel cap
- RADEAN-19: 19" (482.6mm) diameter stainless steel cap
- RADEAN-20: 20" (508.0mm) diameter stainless steel cap
- RADEAN-21: 21" (533.4mm) diameter stainless steel cap
- RADEAN-22: 22" (558.8mm) diameter stainless steel cap
- RADEAN-23: 23" (584.2mm) diameter stainless steel cap
- RADEAN-24: 24" (609.6mm) diameter stainless steel cap
- RADEAN-25: 25" (635.0mm) diameter stainless steel cap
- RADEAN-26: 26" (660.4mm) diameter stainless steel cap
- RADEAN-27: 27" (685.8mm) diameter stainless steel cap
- RADEAN-28: 28" (711.2mm) diameter stainless steel cap
- RADEAN-29: 29" (736.6mm) diameter stainless steel cap
- RADEAN-30: 30" (762.0mm) diameter stainless steel cap
- RADEAN-31: 31" (787.4mm) diameter stainless steel cap
- RADEAN-32: 32" (812.8mm) diameter stainless steel cap
- RADEAN-33: 33" (838.2mm) diameter stainless steel cap
- RADEAN-34: 34" (863.6mm) diameter stainless steel cap
- RADEAN-35: 35" (889.0mm) diameter stainless steel cap
- RADEAN-36: 36" (914.4mm) diameter stainless steel cap
- RADEAN-37: 37" (939.8mm) diameter stainless steel cap
- RADEAN-38: 38" (965.2mm) diameter stainless steel cap
- RADEAN-39: 39" (990.6mm) diameter stainless steel cap
- RADEAN-40: 40" (1016.0mm) diameter stainless steel cap
- RADEAN-41: 41" (1041.4mm) diameter stainless steel cap
- RADEAN-42: 42" (1066.8mm) diameter stainless steel cap
- RADEAN-43: 43" (1092.2mm) diameter stainless steel cap
- RADEAN-44: 44" (1117.6mm) diameter stainless steel cap
- RADEAN-45: 45" (1143.0mm) diameter stainless steel cap
- RADEAN-46: 46" (1168.4mm) diameter stainless steel cap
- RADEAN-47: 47" (1193.8mm) diameter stainless steel cap
- RADEAN-48: 48" (1219.2mm) diameter stainless steel cap
- RADEAN-49: 49" (1244.6mm) diameter stainless steel cap
- RADEAN-50: 50" (1270.0mm) diameter stainless steel cap

Project	Catalog #	Type
Prepared by	Notes	Date

Streetworks GAW Galleon Wall

Wall Mount Luminaire

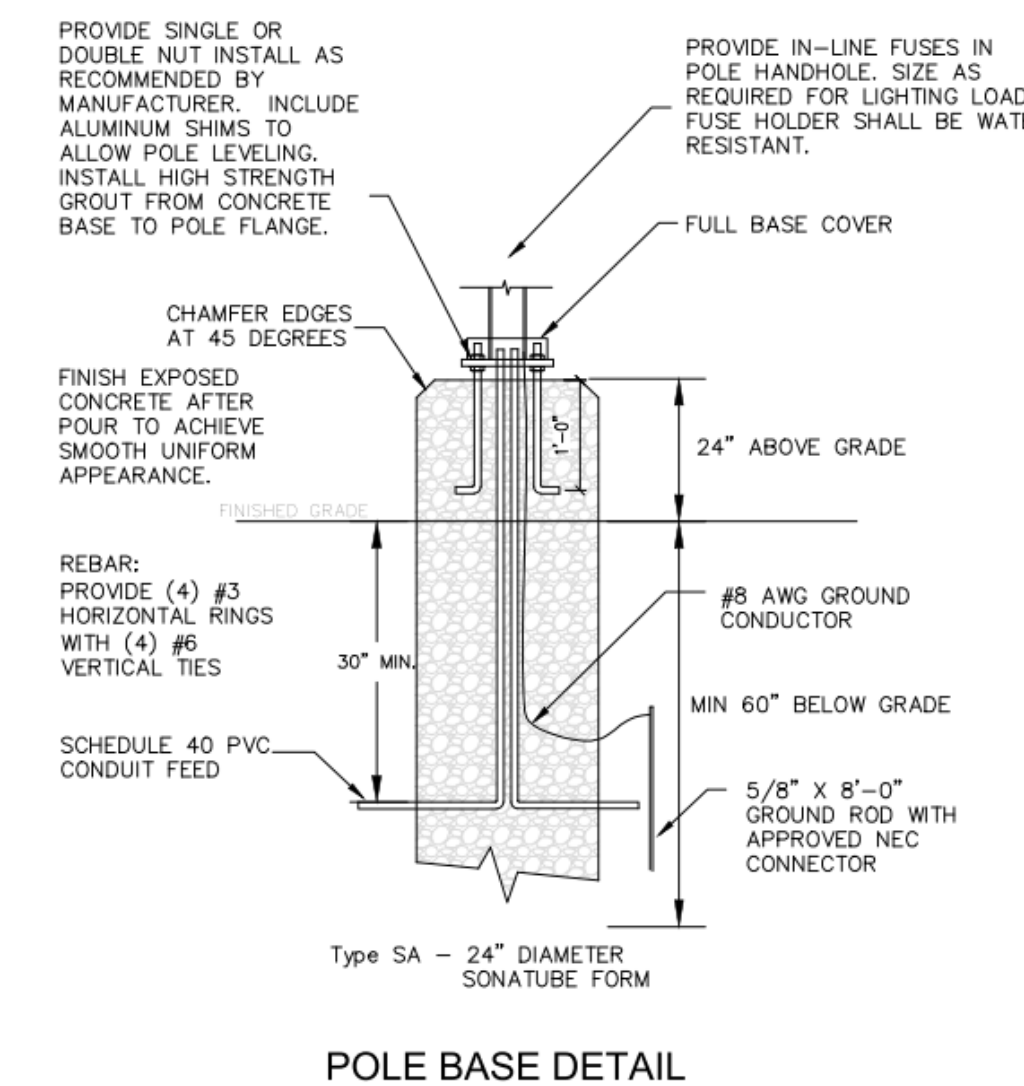
Product Features

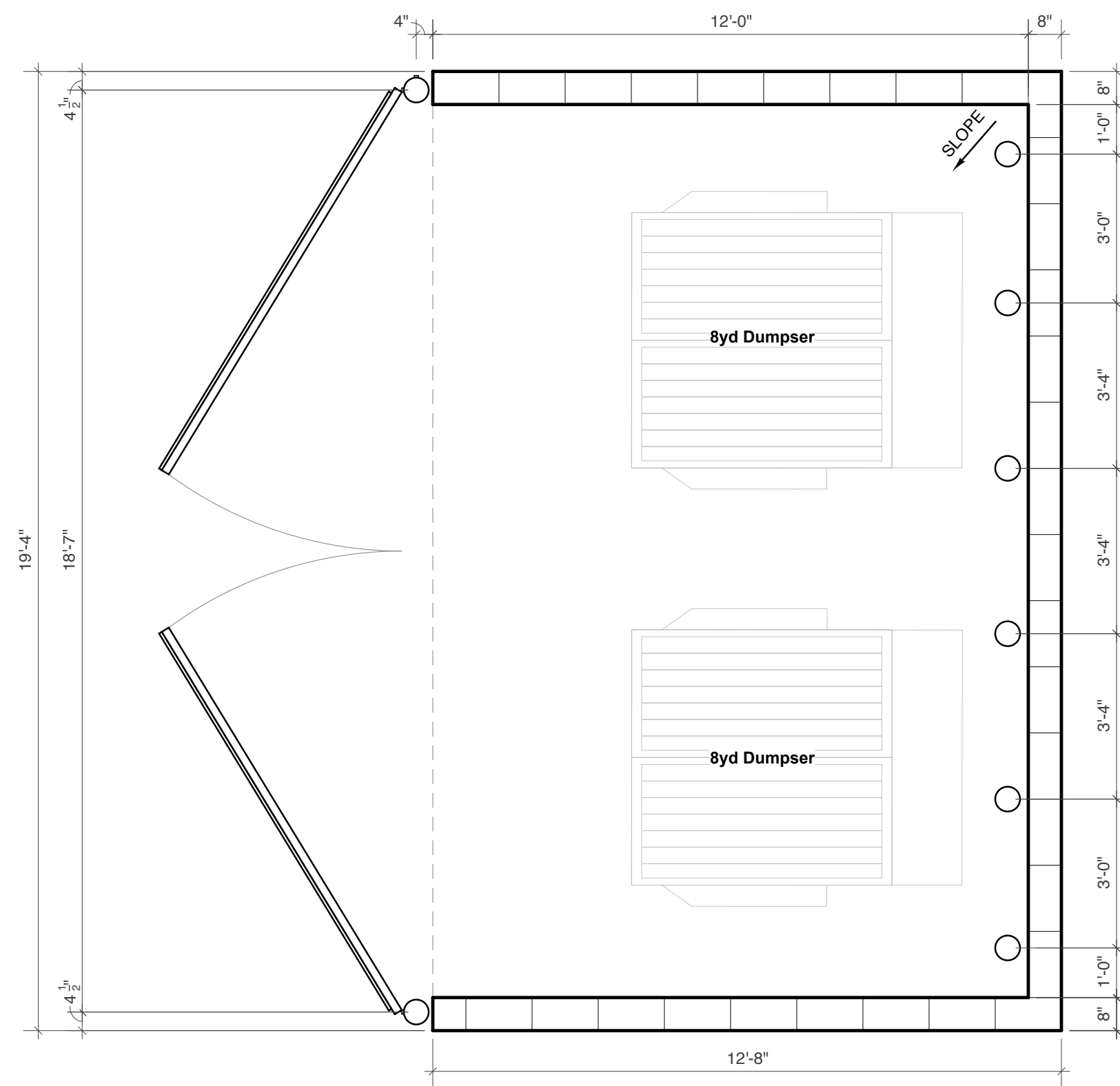
- Interactive Menu
 - Ordering Information page 2
 - Product Specifications page 2
 - Optical Distributions page 3
 - Energy and Performance Data page 4
 - Control Options page 5
- Product Certifications
 - UL LISTED
 - IP66
 - IC
 - ETL
 - YEA
 - BAA
- Connected Systems
 - WaveLinx
 - Enlighted

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

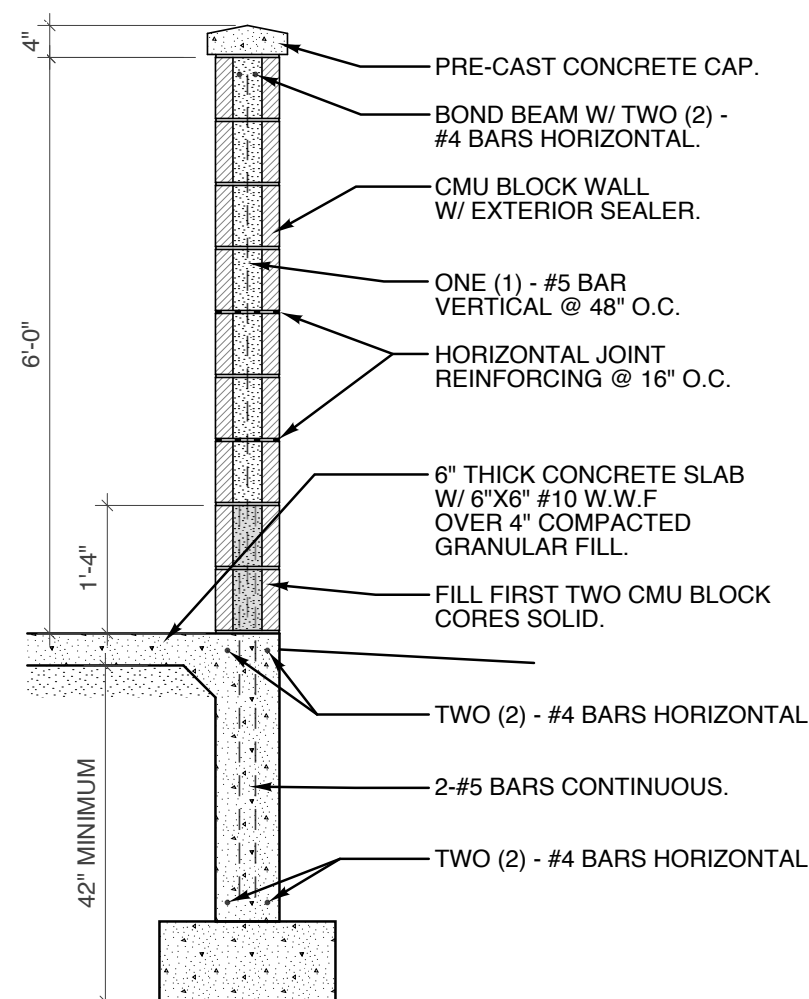
Dimensional Details





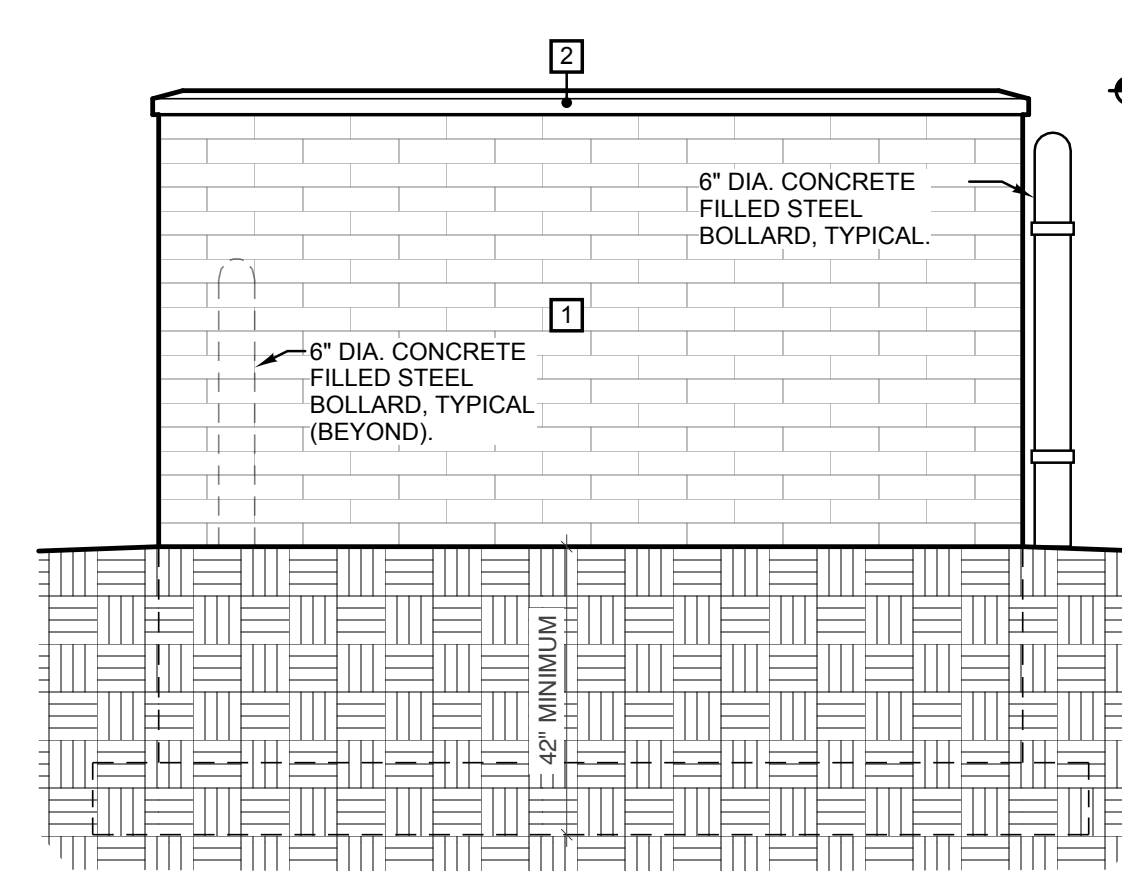
1. Dumpster Enclosure Plan

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



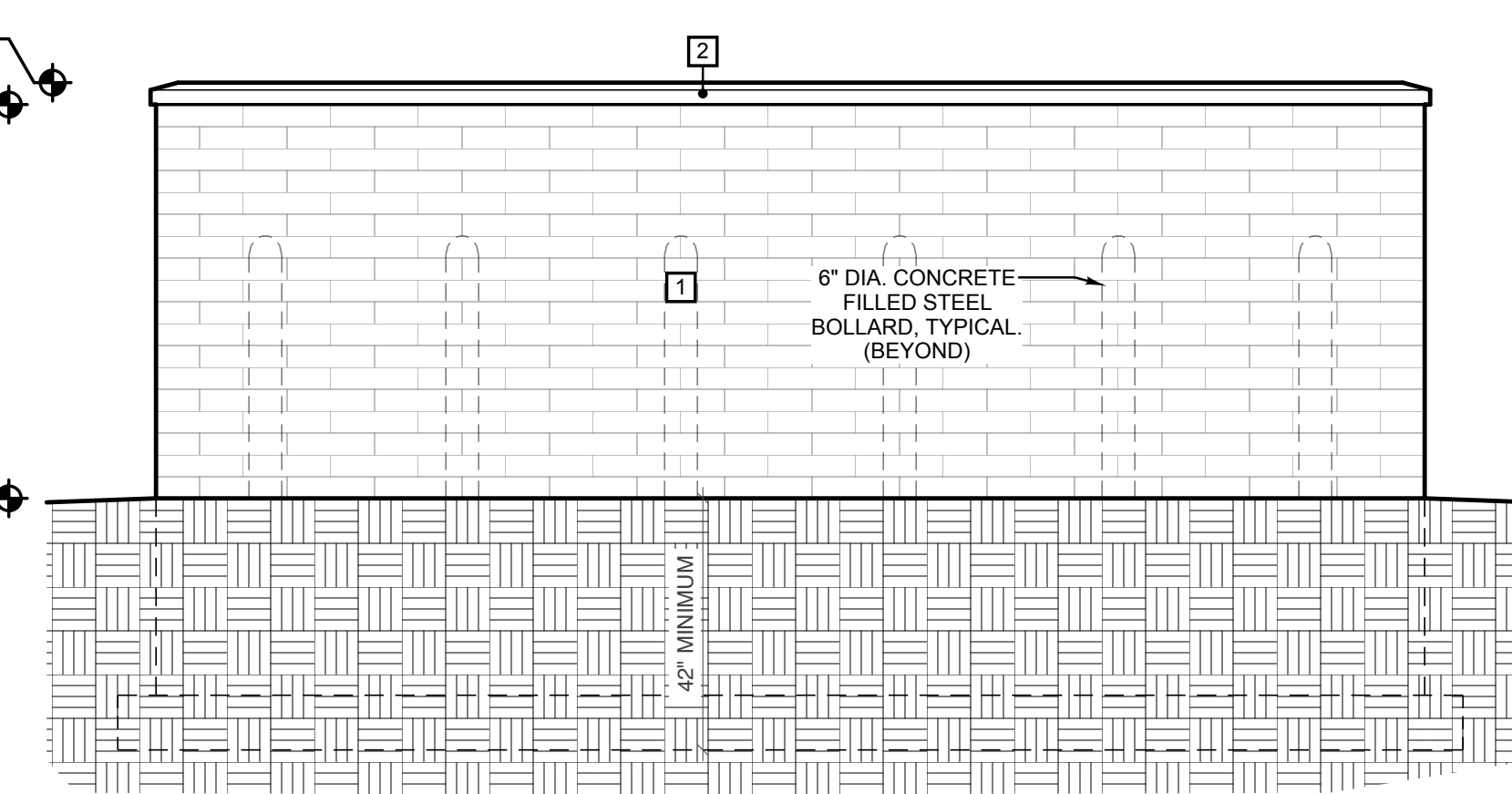
2. Dumpster Enclosure Wall Section

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



3. Dumpster Enclosure East Elevation

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



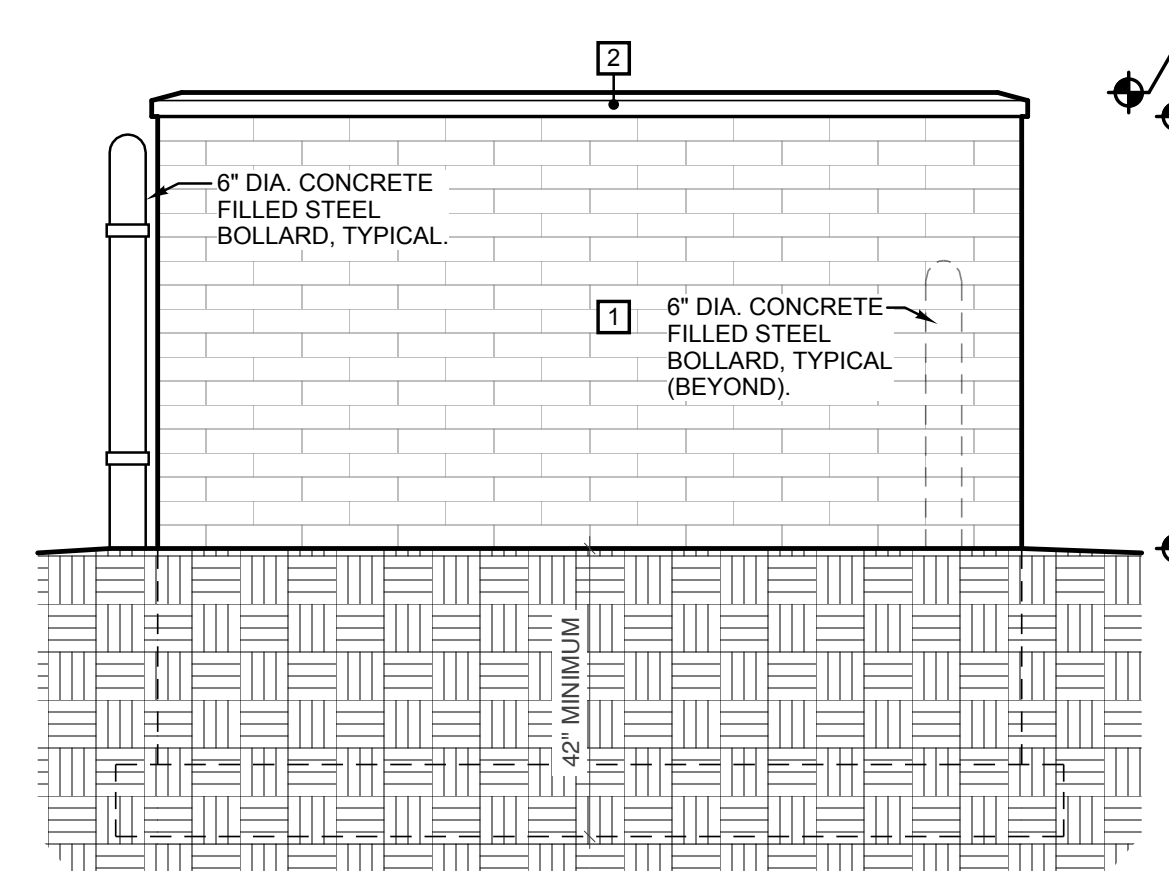
4. Dumpster Enclosure South Elevation

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

Dumpster Enclosure Material Legend

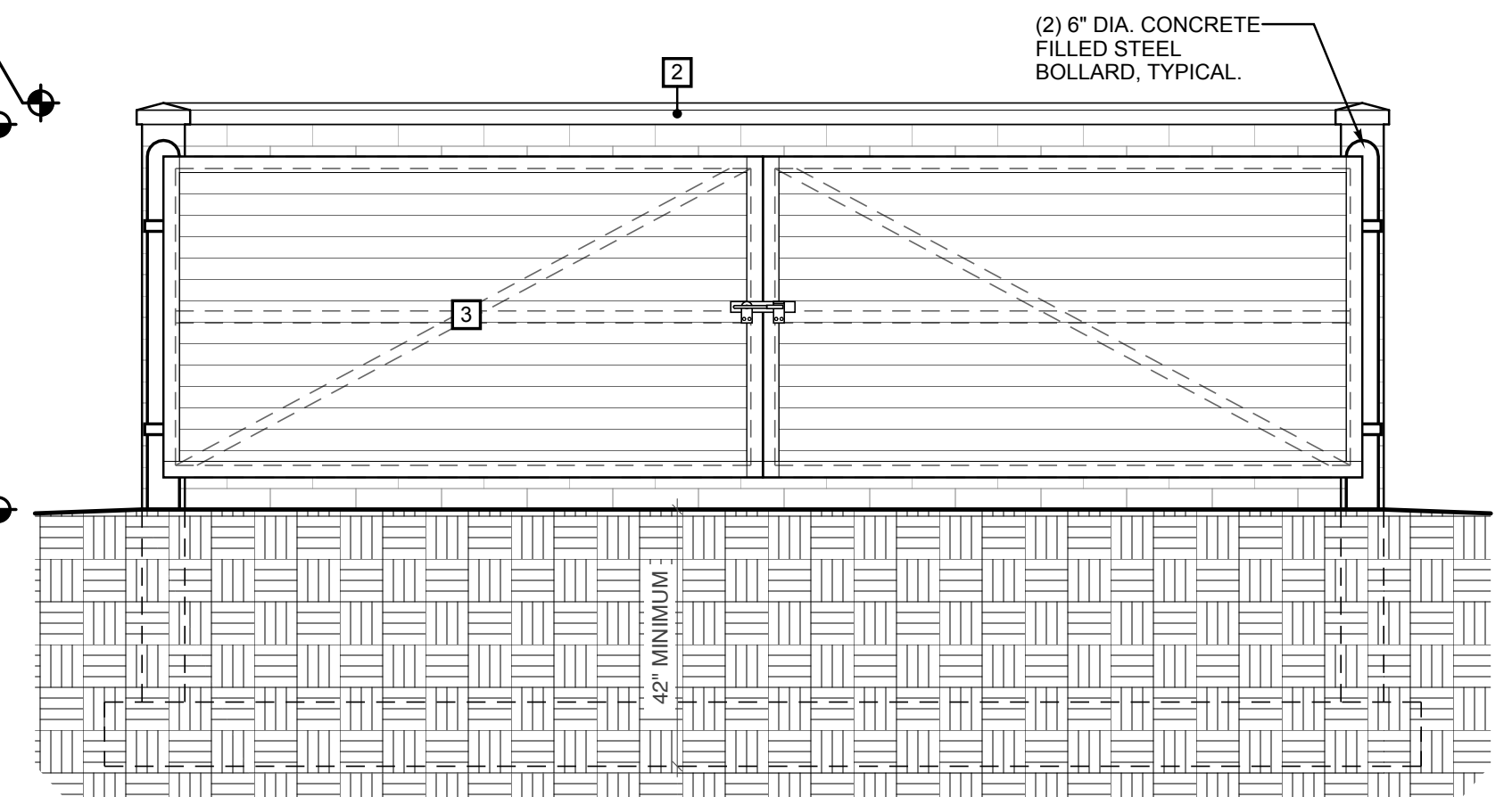
LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	CMU BLOCK	CONSUMER'S	8x8x16	MATCH BUILDING
2	PRECAST PARAPET CAP	TERRY'S PRECAST	SMOOTH	MATCH BUILDING
3	FAUX WOOD SIDING OVER STEEL FRAME	LONGBOARD OR EQUAL	TBD	MATCH BUILDING

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



5. Dumpster Enclosure South Elevation

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

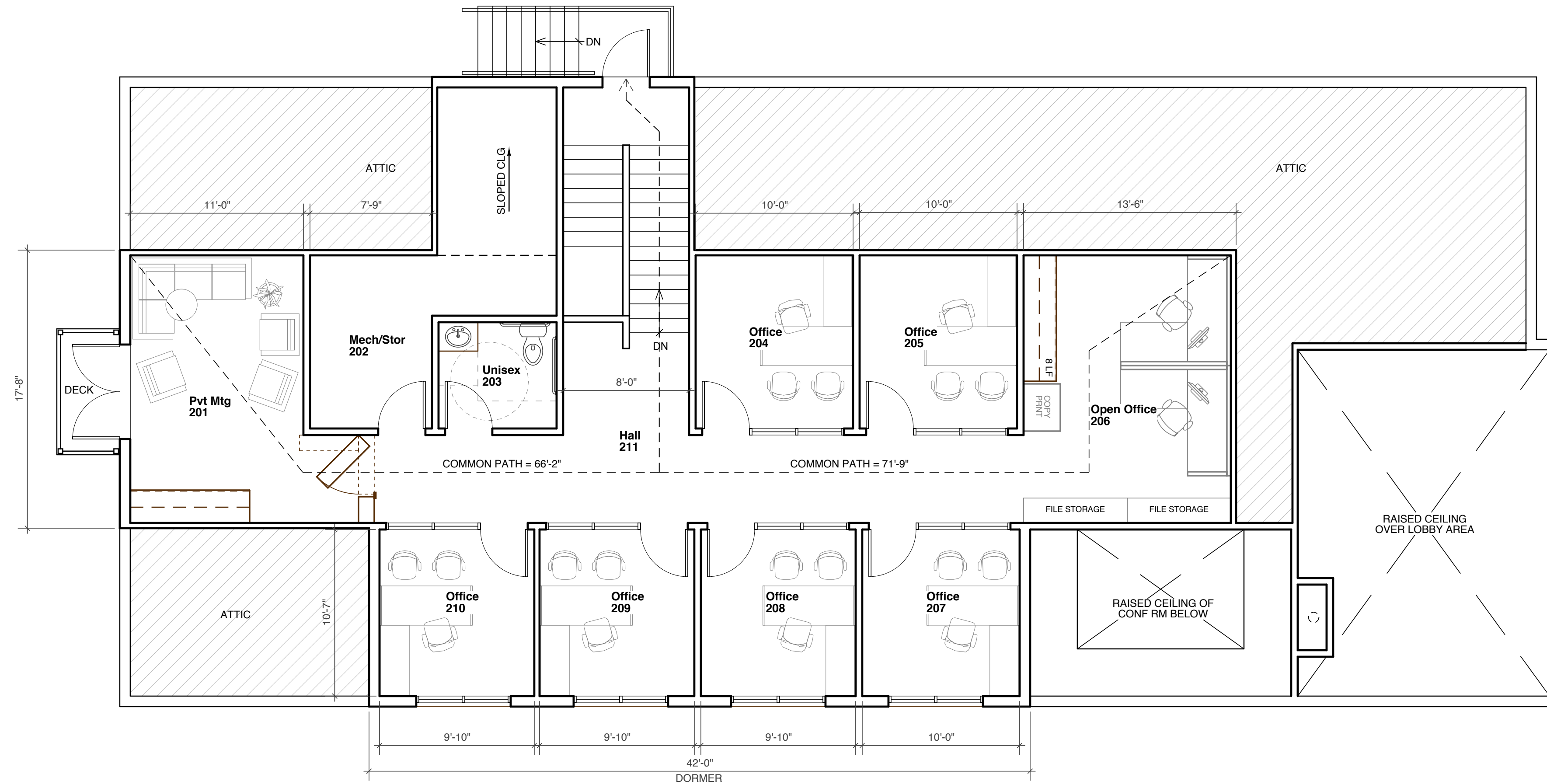


6. Dumpster Enclosure North Elevation

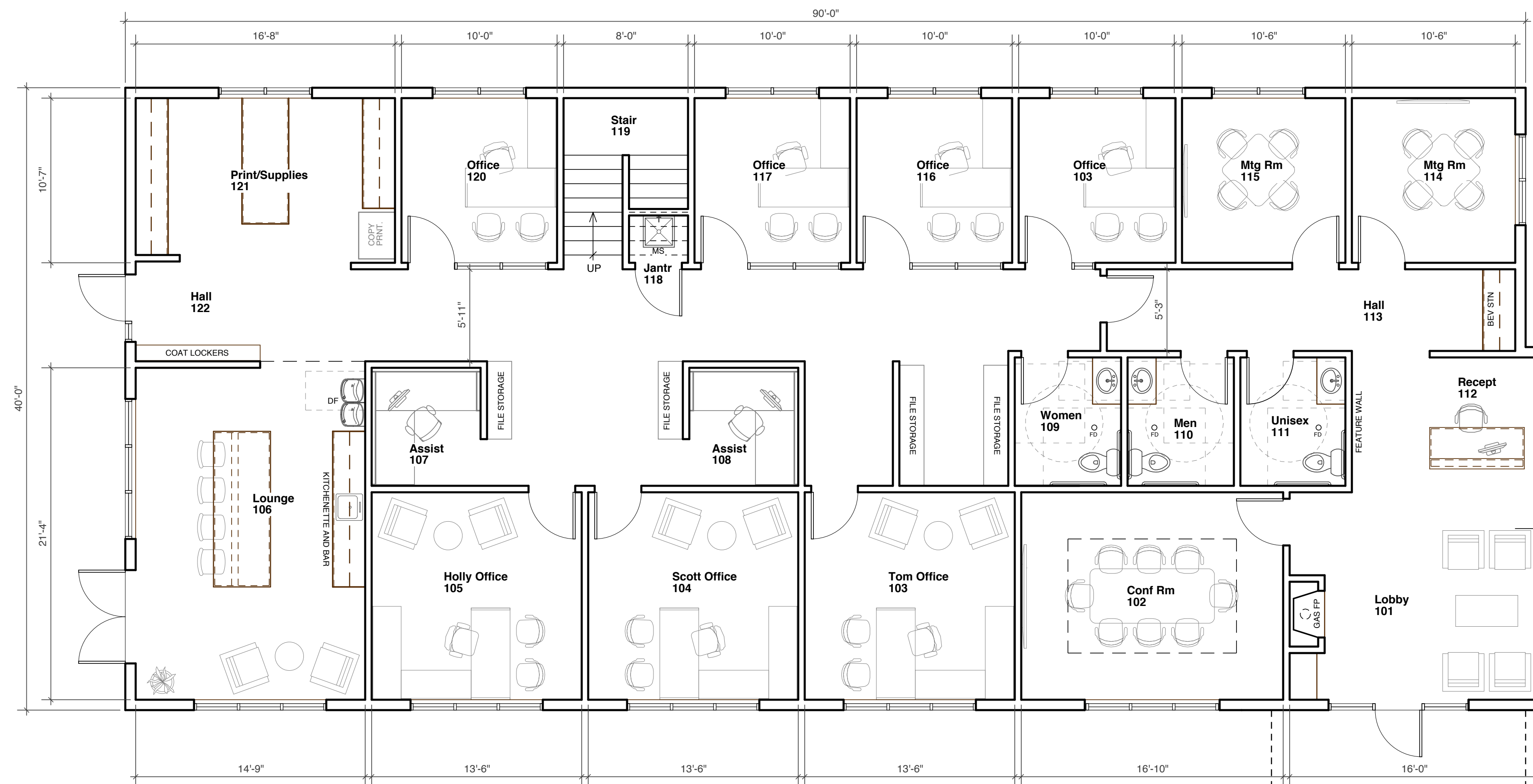
SCALE: 3/8" = 1'-0"

Revisions:

Project No: 222024
 Issue Date: 6/15/22
 Reviewer: KCD
 Drawn By: KCD



2. Second Floor Plan
 SCALE: 3/16" = 1'-0"
 FLOOR AREA: 1,784 SQFT



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

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

Made in Michigan

Revisions:
 SPR: 3/15/24

Project No: 222024

Issue Date: 3/15/24

Reviewer: KCD

Drawn By: KCD

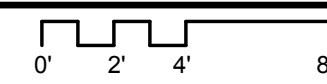
A2.1

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4. West Elevation

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



+129'-11 1/2" ELEV.
RIDGE HGT

+120'-2" ELEV.
DORMER EAVE

+112'-6" ELEV.
SECOND FLOOR

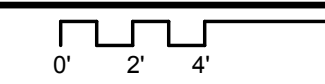
+108'-4" ELEV.
WINDOW HEAD

+100'-0" ELEV.
FIRST FLOOR



3. South Elevation

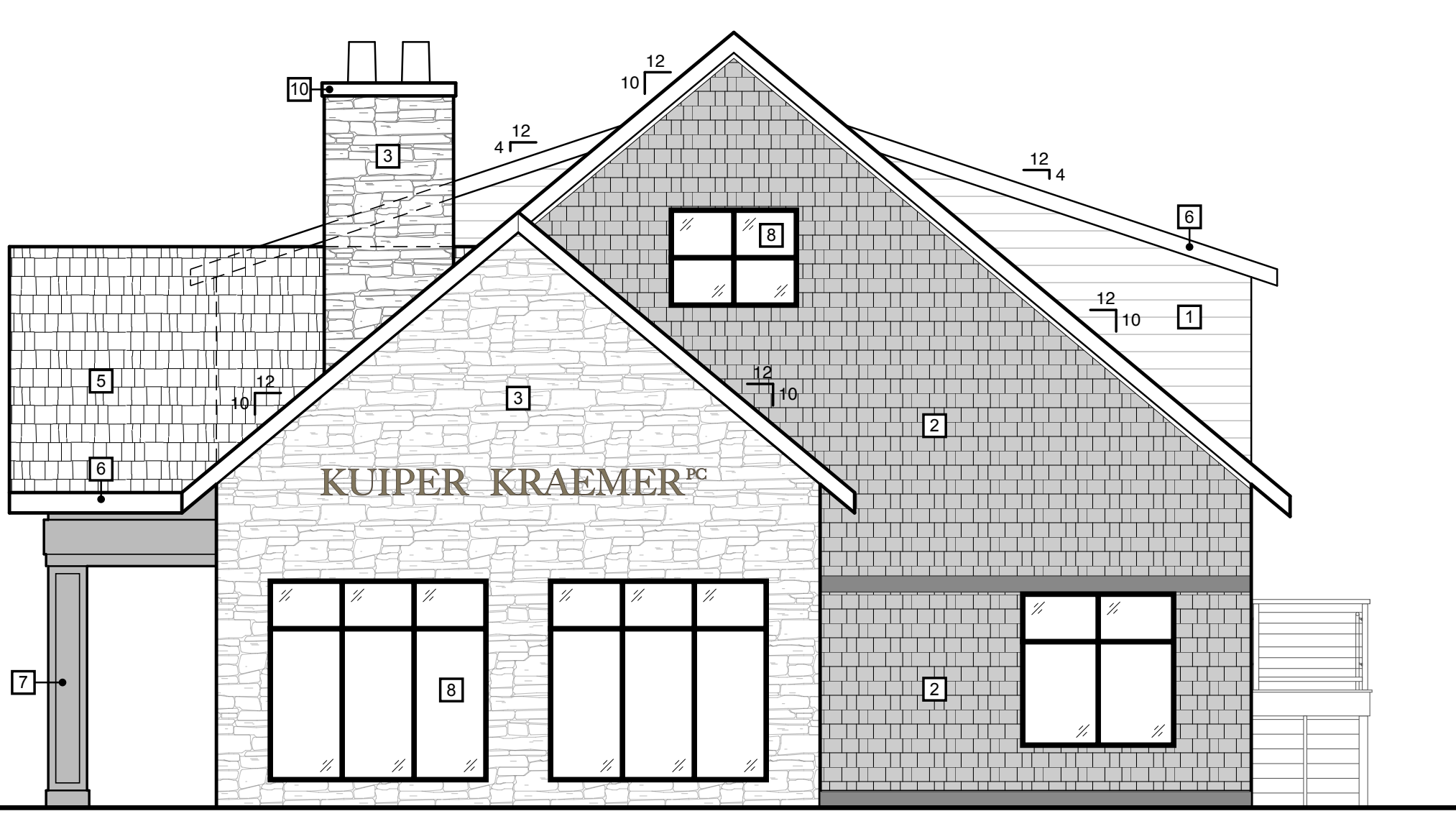
SCALE: 3/16" = 1'-0"



Exterior Materials Legend

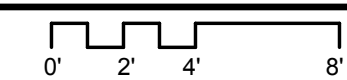
LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	CEMENT BOARD LAP SIDING	TBD	6" EXPOSURE	BEIGE
2	CEMENT BOARD SHAKE SIDING	TBD	STANDARD	CHARCOAL
3	STONE VENEER	TBD	DIMENSIONAL	MID-GREY
4	STANDING SEAM METAL ROOF	TBD	12" WIDE PANEL	DARK BRONZE
5	ASPHALT SHINGLE ROOF	TBD	40-YR ARCHITECTURAL	DARK GREY
6	ALUMINUM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

NOTES:



2. North Elevation

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



+129'-11 1/2" ELEV.
RIDGE HGT

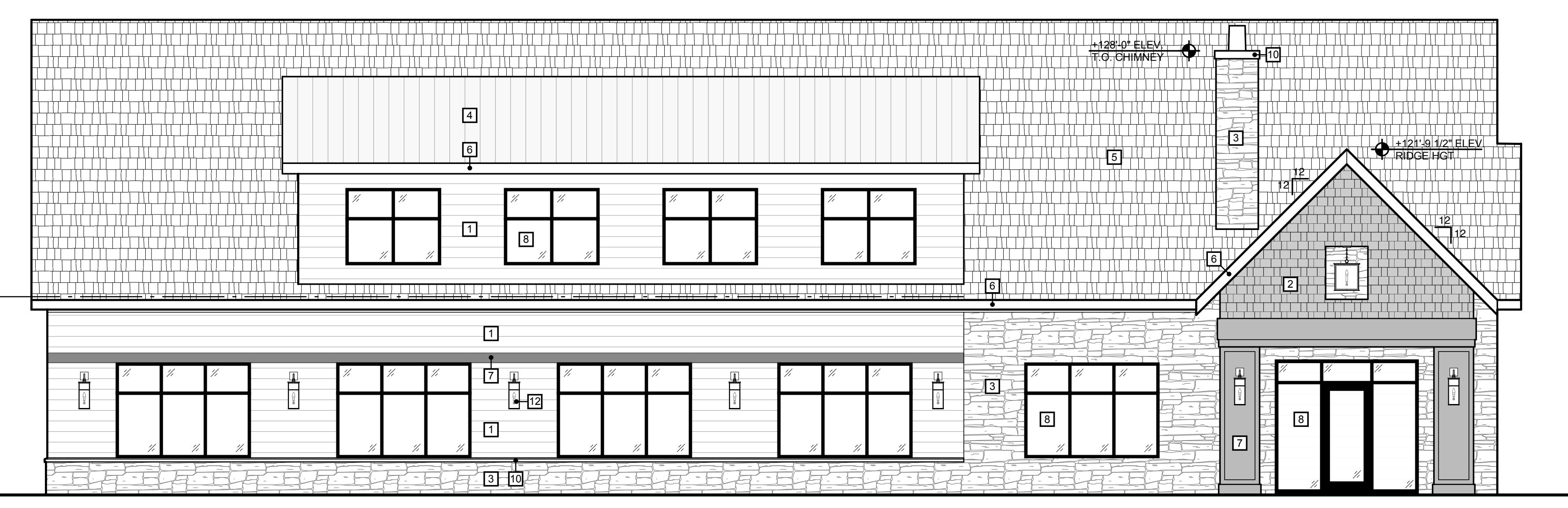
+120'-2" ELEV.
DORMER EAVE

+112'-6" ELEV.
SECOND FLOOR

+108'-4" ELEV.
WINDOW HEAD

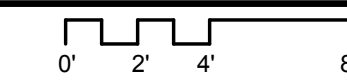
+102'-4" ELEV.
WINDOW SILL

+100'-0" ELEV.
FIRST FLOOR



1. East Elevation

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



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

Made in Michigan

Revisions:
SPR: 3/15/24

Project No: 222024
Issue Date: 3/15/24
Reviewer: KCD
Drawn By: MKG

A4.1

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Design Inspiration



Inspiration Image

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

Grand Manor®

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



STONE TYPE
Dolomitic Limestone

PRODUCT CATEGORY
Natural Stone Colors
Building Stone Veneers

PRODUCT LEVEL
● Gold

PRODUCT LINE
Arctic Stone Colors
Dimensional



Northeast Perspective



Southeast Perspective

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Building Renderings



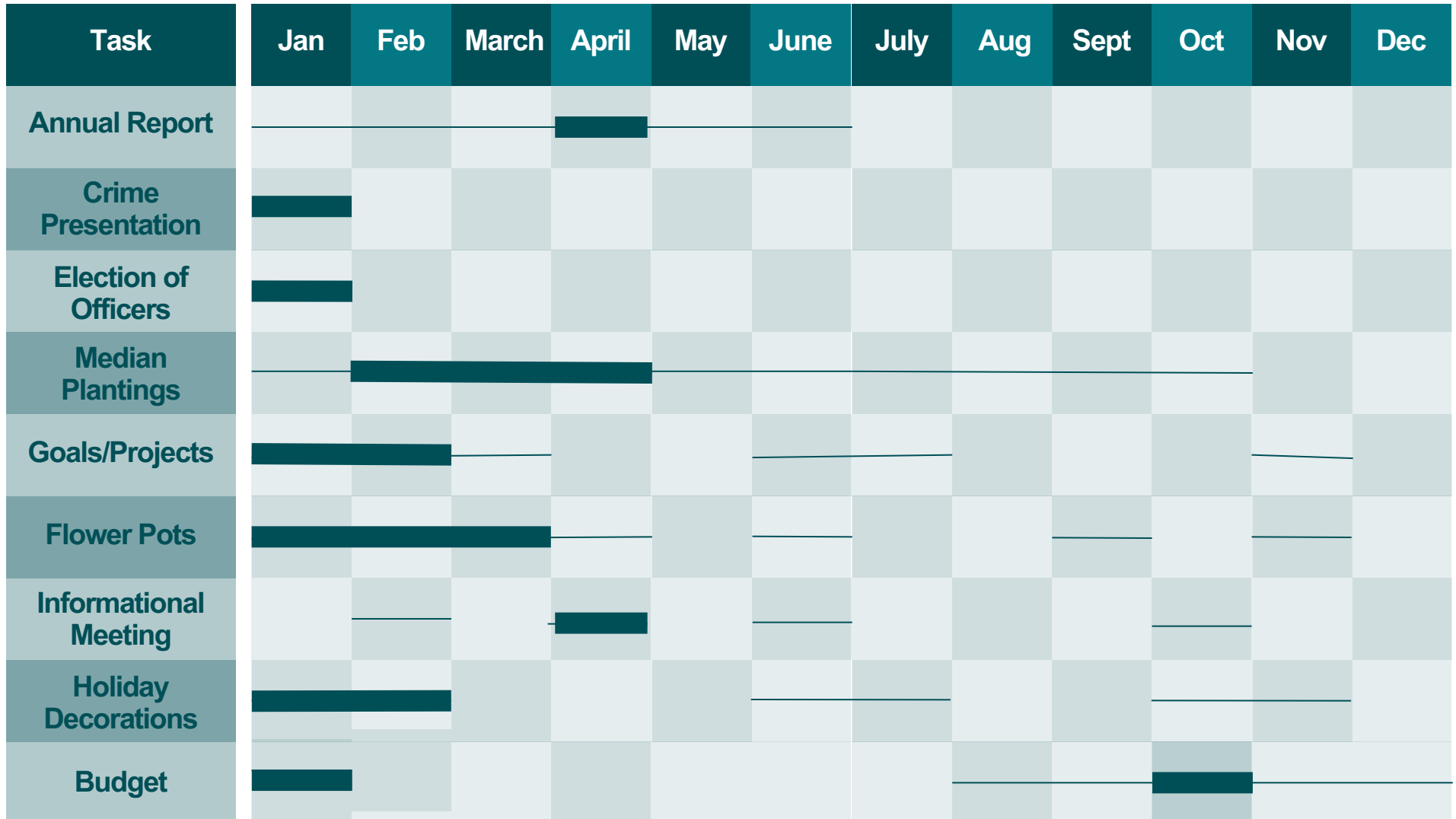
Revisions:
SPR: 3/15/24

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Drawn By: KCD

A4.2

Cascade Township DDA Historical Topics

Boxes are the month (or months) a topic was generally discussed in depth, from 2018-2024. Lines are other months the topic was on the agenda. The most frequent agenda item in that timeframe was 'transportation, but that is no longer a DDA topic.



Other topic that were mentioned but not on a regular basis include tree grants, Christmas Tree Lighting, Heritage Festival, Stamping and Sealing of Concrete, Sidewalk Replacement, and the now modified Metro Cruise Warmup.

Cascade Township DDA Topics

Future Draft

TOPIC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Annual Report			Present									
Election of Officers	Vote											
Median Plantings		Discuss		Execute								
Goals/Projects	Discuss					Evaluate						Evaluate
Flower Pots	Discuss	Potential RFP	Vote			Evaluate Summer			Evaluate Fall			Evaluate Winter
Informational Meeting				Present						Present		
Holiday Decorations	Evaluate								Discuss	Vote	Execute	Execute
Budget									Discuss	Discuss	Vote	
Christmas Tree Lighting								Discuss	Discuss		Execute	Evaluate
Heritage Festival						Discuss	Discuss		Execute			
Concrete Replacement			Discuss Vote									
Metro Cruise Warmup				Discuss	Discuss	Discuss		Execute	Evaluate			

- GOAL: Develop a strategy framework for the DDA that aligns with Strategic Plan initiatives
 - Define Vision Statement
 - Articulate the community's aspiration for the DDA district
 - Data from SP surveys
 - Future strategic plan workshops and focus groups (Business Leaders workshop, Downtown & Village Focus Group)
 - Specific questions added to future SP surveys? Expectations of village area vs. 28th St corridor.
 - Define Mission Statement
 - What role will the DDA take to meet the aspiration of the community
 - Develop a Statement of Intent to guide DDA decisions on activities
 - Prioritizes critical issues over a 5-year period
 - Identifies short-term/high priority, mid-term/medium priority and long-term/lower priority criteria
 - Identify Focus areas that support Mission and Vision
 - Design
 - Economic Vitality
 - Promotion
 - Business Development/Marketing
 - Organization
- GOAL: Build identify of the DDA as a strong entity that supports economic development
 - Develop outreach efforts to the community
 - Enhance visibility of DDA's mission
 - Develop consistent public facing communications
 - goal statements reflecting priorities
 - tactics for addressing critical issues within DDA district
 - updates on projects
 - call to action for getting involved (committees, focus groups, board positions, business leader forum)
- GOAL: Develop structured process for project initiatives that aligns with Statement of Intent
 - Define project categories that align with Township strategic plan (Parks, Traffic, Streetscaping, Growth & Development)
 - Determine projects including specific actions and programs needed to achieve the community Vision
 - Confirm projects within short-term, mid-term and long-term timeframe (one, three & five year/small, medium and large scope/cost)
 - Develop cost/benefit analysis protocols where appropriate

- Communicate with public stakeholders (residents/businesses) – identify communication platforms and messaging
- Connect with related boards & township to communicate vision and potential benefits – gain consensus where needed (identify role)
- Quarterly updates with annual reporting on projects and financials