

AGENDA
Cascade Charter Township Planning Commission
Monday, July 20, 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 May 18, 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 # 15-3253 Derek Benedict
Property Address: 1961 Steketee Woods
Requested Action: The Applicant is requesting a Special Use Permit to allow
the construction of an accessory building in excess of 832 sq. ft.**
- ARTICLE 7. Case #15-3252 Wolverine Building
Property Address: 4045 Barden SE
Requested Action: Site plan approval for new label and packaging facility.**
- ARTICLE 8. Case #15-3232 Cascade Township
Property Address: 5905 Broadmoor Ave
Requested Action: Rezone property to Planned Unit Development to allow for
a mixed use zoning designation.**
- ARTICLE 9. Any other business.**
- ARTICLE 10. Adjournment**

Meeting format

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

MINUTES

Cascade Charter Township Planning Commission
Monday, May 18, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Mead, Pennington, Rissi, Robinson, Waalkes, Williams
Members Absent: Lewis, Sperla (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 Mead to approve the Agenda. Support by Member Hammond. Motion carried 7-0.

ARTICLE 4. Approve the Minutes of the April 20, 2015 meeting.

Motion by Member Robinson to approve the minutes of the April 20, 2015 meeting as written. Support by Member Mead. 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 #15-3243 Lacks Enterprises

Property Address: 5725 & 5733 Kraft Avenue

Requested Action: The Applicant is requesting site plan approval for new warehouse/distribution facility.

Director Peterson presented the case. This is located in Meadowbrooke Business Park between 60th and 52nd and Kraft and Patterson. The building itself is a 300,000 sq. ft. warehouse/distribution center. It is essentially two buildings connected in the middle. The Planning Commission recently approved the PUD Amendment for Meadowbrooke Business Park. The Amendment approved the utilities and roads to accommodate for this project. There is a small road coming off of 60th Street. This is happening with this next phase of the project. Staff requested a few things when we met with them that they have addressed. There are some residential uses to the south of their southern driveway. We have asked them to make some accommodations for storm sewers by putting in

curbing to direct storm water so it does not sheet flow to the south and that it is directed into their storm sewer system. We did ask that they put in some landscaping to help shield the homes to the south, which they have done. They did make some adjustments to their lighting plan which was required. We limit light pole heights to 20' if you are within 200' of a residential use. Those adjustments have been made. I mentioned the road that would eventually come off of 60th Street, this will happen in the next phase of the development. The Fire Department and Engineer have reviewed and approved the plans. There is one outstanding administrative item left to be resolved. The Drain Commission is reviewing the plans and they need to sign-off the release of the storm water into the county drain. It has all been approved and engineered to this point, it will just need the final sign-off.

The Meadowbrooke Review Board has met to review the project and approved the project. Staff is recommending approval with a Landscaping Bond of \$5,000 and the Compliance with the Township Engineer letter.

Member Waalkes stated the site plan shows the two buildings with the connector, Phase 1W and 2W at 300,000 sq. ft. The other buildings are shown as future, north and south of the current plating building. Is the storm water system being sized for all of this future development? Director Peterson stated that the storm water system is sized for the future development as well. Not all of it goes to the south, some of the storm water goes to the north but it is designed to accommodate their entire build out.

Chairman Pennington asked the Applicant to come forward with comments.

Patrick Knight, Lacks Enterprise, came forward on behalf of the Applicant.

Member Waalkes asked if the square footage of the buildings was 159,600 with the connector at 6,133 sq. ft. and 160,000 sq. ft. The Applicant stated this was correct.

Member Mead asked the projected time frame of the additional seven (7) buildings shown on the plans. The Applicant stated in the 10-20 year time frame.

Member Mead made a motion that the Planning Commission approve Case 15-3243 Lack Enterprises for site plan approval with the conditions set forth by Staff as well as Township Engineers approval. Support by Member Rissi. Motion carried 7-0.

ARTICLE 7. Any other business

There was no new business.

ARTICLE 8. Adjournment

**Motion made by Member Robinson to Adjourn. Support by Member Mead.
Motion carried 7-0. Meeting adjourned at 7:11 PM.**

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora
Planning Administrative Assistant

DRAFT

STAFF REPORT: Case # 15-3253
REPORT DATE: July 16, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 20, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Derek Benedict
1961 Steketee Woods

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to allow the construction of an accessory building in excess of 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: West side of Steketee Woods just south of Oliver Woods.

PARCEL SIZE: Approximately 2.92 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a new accessory building approximately 1,936 sq ft in the side yard. The building will be used for residential storage.
2. The building is located in the side yard. They have already applied for and received a variance to allow the building no closer than 20 feet from the south property line. The building is planned to be 15.25 feet tall.
3. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
4. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building will have cedar siding and shingles to match the home.
The size of the building in relation to the house, lot and zoning district.	The property is about 2.9 acres. The home has approximately 6,900 sq ft. of finished living space. This size building would be in relation to the size of the home and property.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The building would match the home and would be consistent with the area.
The topography and vegetation in the area.	wooded
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact

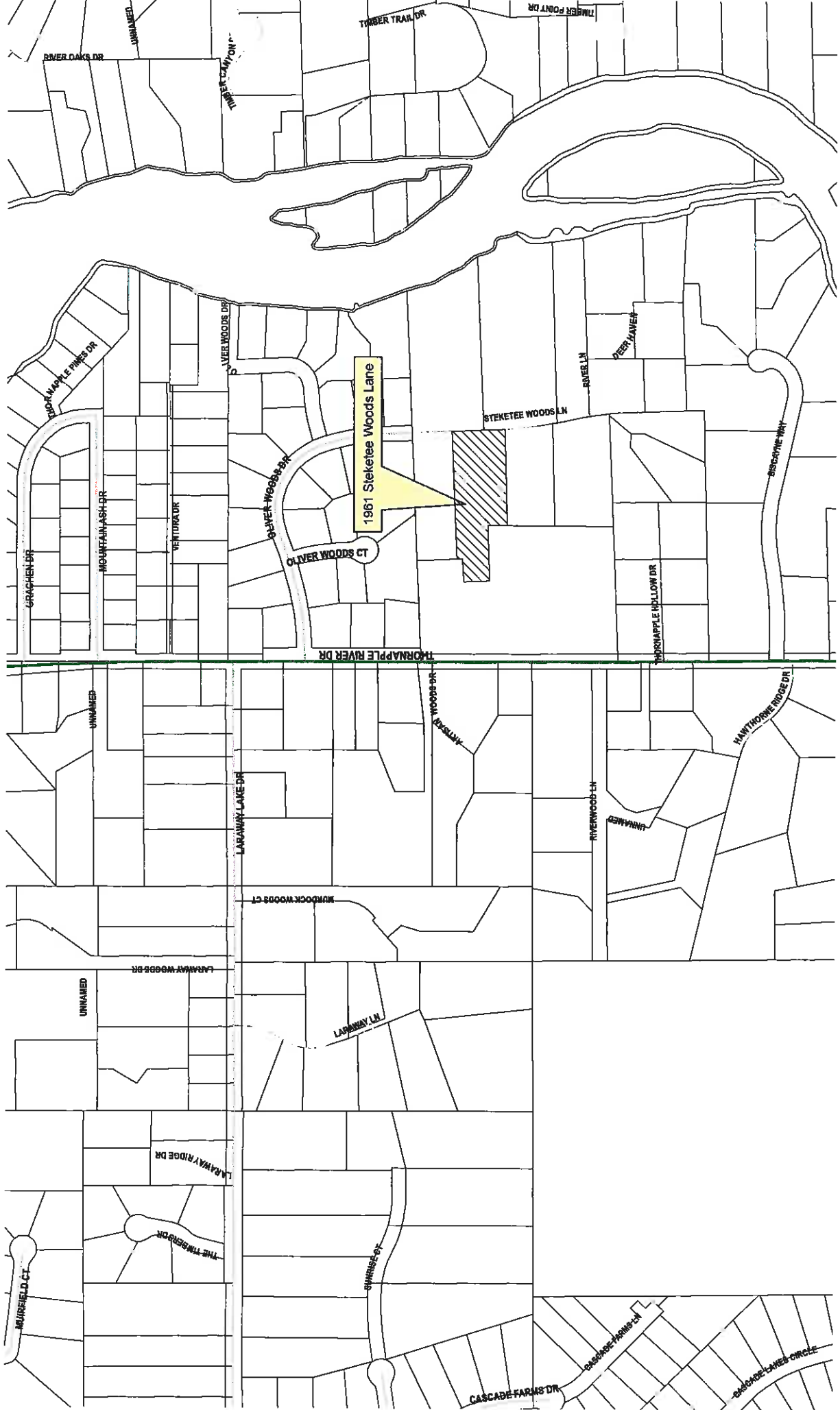
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	Given the setbacks, the building should not negatively affect the view of adjoining properties.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend approval of the special use permit with the following conditions:

1. The building cannot be used for living space or to run a business.

Attachments: Application package



1961 Steketee Woods Lane

OLIVER WOODS CT

STEKETEE WOODS LN

THORNAPPLE RIVER DR

LARAMIE LAKE DR

MURDOCK WOODS CT

LARAMIE RIDGE DR

LARAMIE LN

THE TIMBER DR

MURFIELD CT

CASCADE FARMS DR

CASCADE POINT DR

CASCADE LAKES CIRCLE

HAWTHORNE RIDGE DR

RIVERWOOD LN

WOODS DR

RIVER OAKS DR

TIMBER TRAK DR

TIMBER POINT DR

MOUNTAIN ASH DR

VENTURA DR

SILVER WOODS DR

RIVER LN

DEER HAVEN

APPLE HOLLOW DR

BOONVILLE WAY

UNNAMED

UNNAMED

UNNAMED

UNNAMED

UNNAMED



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Derek Benedict
 Address: 1961 Steketee Woods Lane
 City & Zip Code: Grand Rapids 49546
 Telephone: (616) 446-1594
 Email Address: Benedict.DT@290signs.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

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

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -03-354-014

ADDRESS OF PROPERTY: 1961 Steketee Woods Lane

PRESENT USE OF THE PROPERTY: Home

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

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

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

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

Derek Benedict

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

Applicant – Print or Type Name

Derek Benedict 6/23/15

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

Applicant's Signature & Date

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

Rev. 7/24/14

Request Summary

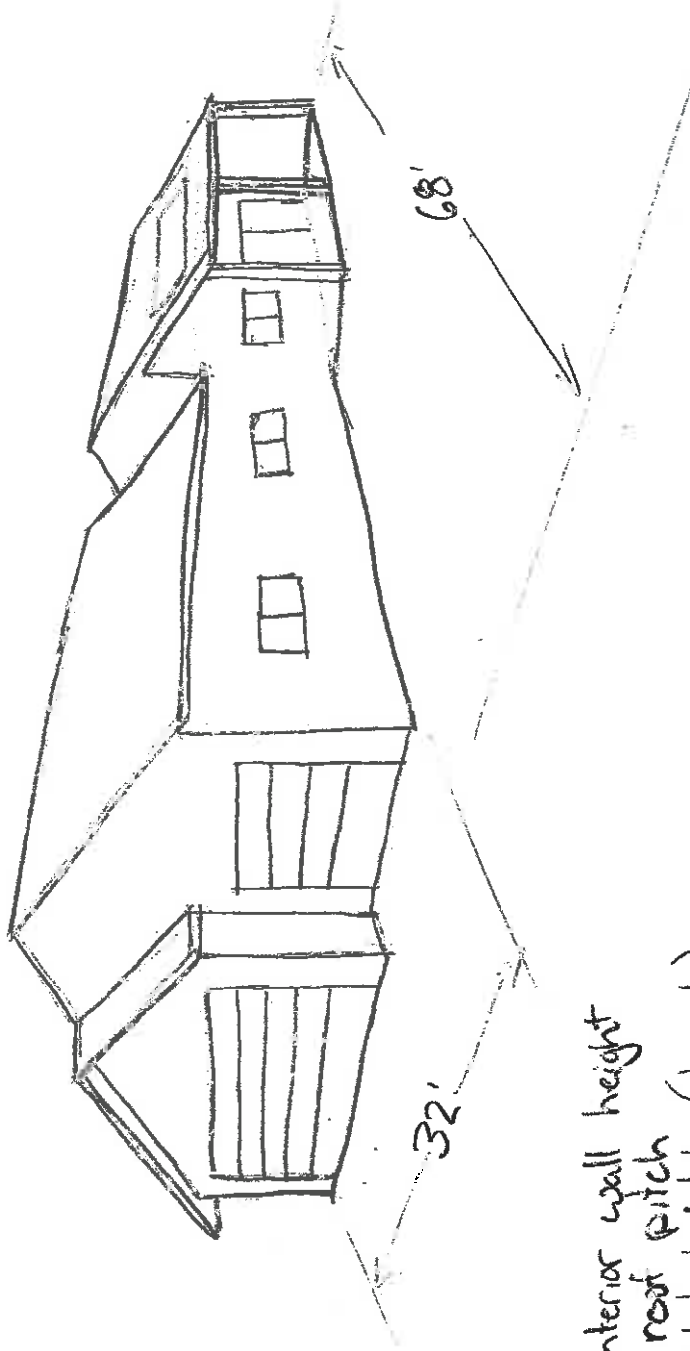
Members of the Cascade Planning Commission,

I Derek Benedict of 1961 Steketee Woods Lane am requesting a Special Use Permit to allow for my planned outbuilding on my 2.92 acre property. My home on this property is 6900sqft. The proposed size of the outbuilding is 1888sqft. The primary use of this building will be to house my classic cars, 2 enclosed trailers, and my ultralight airplanes. The design follows many cues from the existing home including a partially covered concrete patio overlooking the pool. The garage will be finished in painted cedar siding and shingles to match the existing home. Being that I am on 2.92 acres and not 3.0 acres I am only allowed a single outbuilding and I really need that single building to accommodate my long term needs.

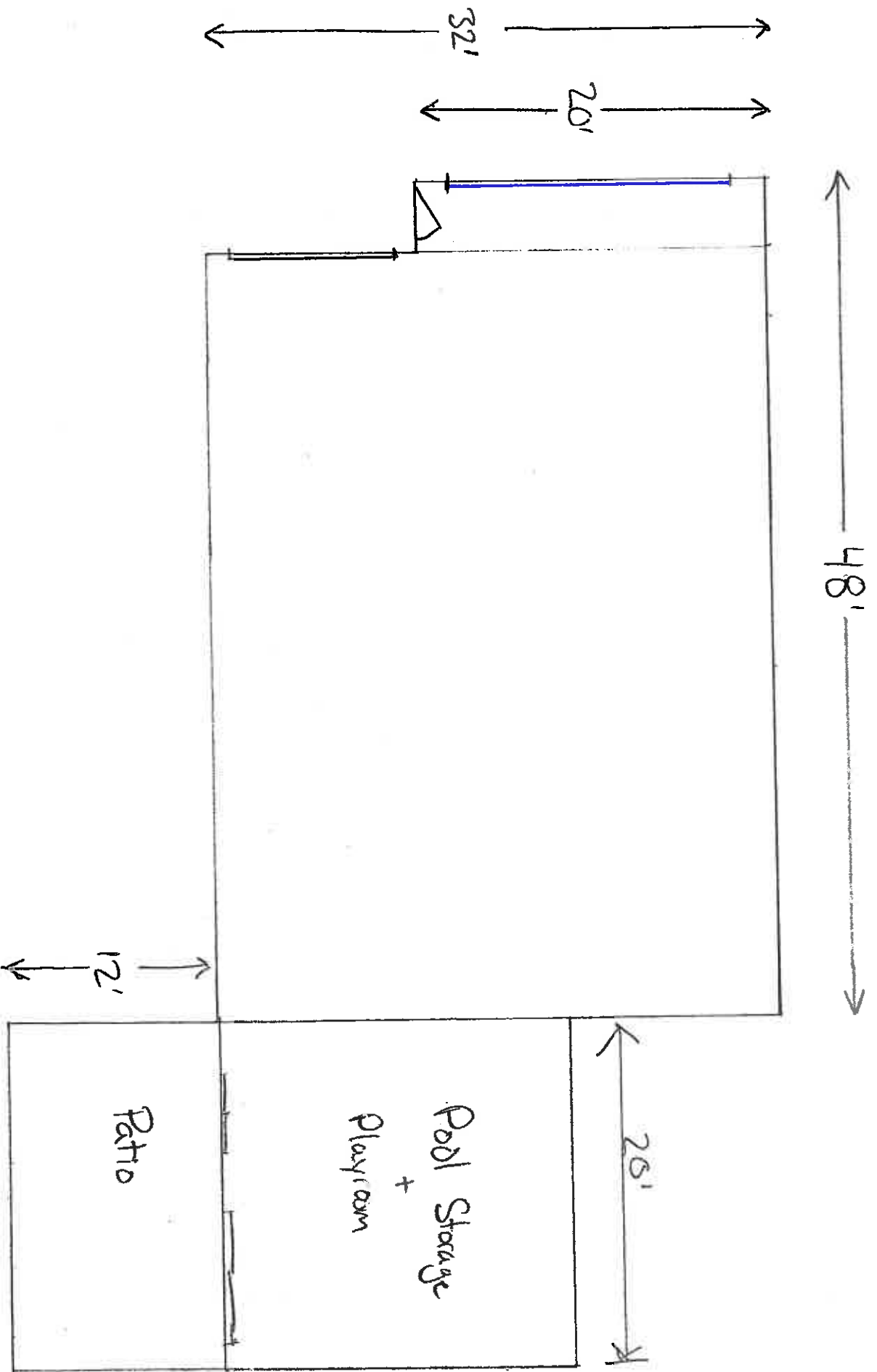
Thank You,



Derek Benedict



- 10' interior wall height
- 6/12 roof pitch
- 20' total height (at peak)
- 15.25' Building height
- 10' Setback



Kent County Geospatial Service



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Kent County Geospatial Service

DISCLAIMER: This map does not represent a legal document. Kent County Michigan makes no warranty, expressed or implied, regarding accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.





STAFF REPORT: Case # 15-3252
REPORT DATE: July 10, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 20, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Wolverine Building
4045 Barden SE
Kentwood MI 49512

STATUS
OF APPLICANT: Builder for Owner

REQUESTED ACTION: Site plan approval for new label and packaging facility.

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

GENERAL LOCATION: East off Patterson to the south terminus of Executive
parkway.

PARCEL SIZE: approximately 3.8 acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: N – office
E, 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 30,000 sq.ft. building.
2. The building conforms to the setback, building height and parking regulations of the Meadowbrooke PUD zoning district.
3. They have submitted a landscape plan and lighting plan that complies with our requirements. I would recommend a landscape bond of \$7,500.
4. They are moving the curb cut on the site which requires approval from the KCRC. The KCRC has required some revisions to the curb radius as well as an extension of the road to accommodate snow storage.
5. The Township Fire Department has reviewed and approved the plans.
6. 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.
7. The Meadowbrooke Review Board reviewed this project on July 9th and approved the plan.
8. 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 \$7,500.
2. Comply with the approval of the KCRC for the curb cut.
3. Comply with the Township Engineer letter dated July 15, 2015.
4. Receive approval from the KCDC prior to a building permit being issued.
5. Sign and record the storm water maintenance agreement prior to the building permit being issued.
6. Comply with the Township Fire Dept letter dated 7/13/15.

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



July 15, 2015
Project No. G080322

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

Re: Advantage Label
Site Plan Review

Dear Steve:

We have reviewed the site plan for Advantage Label, located at 5575 Executive Parkway, prepared by Moore and Bruggink, Inc. The current site plan and the basis of this review are dated July 2, 2015. The proposed project includes a 28,800 square-foot commercial building, parking lot, new drive entrance, storm sewer improvements, and water and sanitary sewer services. A 32,600 square-foot future addition is also indicated on the drawings.

Stormwater and Drainage

Flood Control

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

The site is located in the Meadowbrook South Drainage District. The proposed onsite storm sewer system will tie-in to the existing storm sewer in Executive Parkway and ultimately discharge to a regional detention pond located just south of the site. Onsite detention is not proposed for this project. The stormwater management design will have to be approved and permitted by the Kent County Drain Commissioner (KCDC) office prior to discharging to the regional detention basin. At the time of this review, the site plan has been submitted to the KCDC, but has not been approved and permitted.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. All stormwater runoff from the site will discharge to the Meadowbrook South regional detention pond. This requirement has been satisfied.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite storm sewer system. The stormwater calculations included the 32,600 square-foot future addition. All stormwater runoff from the impervious areas of the site will discharge to the Meadowbrook South regional detention pond.



Drainage Plan

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum cleaning of catch basin sumps.

Utilities

Water and sanitary sewer stubouts are already constructed for the site, including a 6-inch domestic water service, 12-inch fire protection service, and 10-inch sanitary sewer lateral. The proposed project will tie-in to these existing services. City permits will be required for the water and sanitary sewer connections prior to construction taking place.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the southern property line, silt sacks in new catch basins, and a construction tracking mat at the entrance to the site. The applicant will need to apply for and obtain a SESC from the Kent County Road Commission prior to beginning any work.

Summary

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

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

Nathan R. Torrey, PE, CFM

jc2

Attachment

By email

cc: Ms. Angie Latvaitis - KCDC



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

Advantage Label

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
The site is located in the Meadowbrook South Drainage District. All stormwater runoff from the site discharges to an existing 24-inch storm sewer in Executive Parkway. This storm sewer system discharges to a regional detention pond located just south of the site.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map.
Existing and proposed contours are indicated on the site drawing. Soil map information is not required for this project.
- OK (3) Development tributary area to each point of discharge from the development
The stormwater calculations submitted by the applicant included tributary areas for each catch basin.
- OK (4) Calculations for the final peak discharge rates
The applicant provided peak discharge rates for the storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for sizing of the onsite storm sewer system.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The onsite storm sewer system, with design elevation information, is shown on the site plan.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant offsite and onsite drainage outlet restrictions other than culverts should be noted on the drainage map.
There are no culverts or significant offsite flow entering or exiting the site.
- OK (8) An implementation plan for construction and inspection of all stormwater runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the stormwater runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure the stormwater runoff facilities are constructed in accordance with the approved drainage plan.
A construction schedule was provided by the applicant.



- OK (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways
Soil Erosion and Sedimentation Control (SESC) measures are included on the site plan. SESC falls under the review and approval of the KCRC, and a permit is needed before construction can begin. The SESC measures shown on the plan appear appropriate given the expected work.
- OK (10) Drawings, profiles, and specifications for the construction of the stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The site plan includes sufficient detail to ensure compliance with the stormwater ordinance.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any onsite stormwater runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer who designed the drainage plan and will inspect final construction of the stormwater runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems

FIRE DEPARTMENT MEMORANDUM



TO: STEVE PETERSON – COMMUNITY DEVELOPMENT DIRECTOR
FROM: JOHN SIGG – FIRE CHIEF
SUBJECT: SITE PLAN FOR ADVANTAGE LABEL AND PACKAGING– 5570 EXECUTIVE APRKWAY
DATE: JULY 13, 2015
CC: DOUG POOLMAN – FIRE INSPECTOR

After reviewing the submitted site plans and information we have the following comments.

- The fire department may determine that fire lanes will be needed.
- Fire Department Connection (FDC) must be adjacent to a maintained paved surface no more than 20 feet from access road. Must be a 5 inch Stortz with a 30 degree elbow.
- Address must be posted so it is visible from the roadway. Six (6) inches or larger in a contrasting color.
- Supra box installed to allow Fire Department 24 hour access. Prior approval from Fire Chief and/or Fire Inspector for location on building of the Supra box. Provide key (s) for all doors and areas of builing.

Minutes
MEADOWBROOKE BUSINESS PARK
REVIEW BOARD MEETING

Date: July 9th, 2015.

Time: 1:30 p.m.

Place: First Companies Office, 4380 Brookton Ave SE, GR 49512

Present: Review Board: Craig Baker, Steve Delaney, Jon Loux. Absent with notice: Chuck King.
Advantage Label: Zach Voogt (Moore & Bruggink), Brandon Hartel (Wolverine), TJ & Brad from Advantage Label.

Plans: Site plan dated 6/18/15 Three sheets (including the site plan, landscape plan, and a grading/utility Sheet). An architectural plan set from Wolverine Building dated 7/1/15. Photometric plan from Crites Tidey dated 7.1.15. Facility is a 28,782 SF facility with future expansion to the North West.

1. Site Plan Review
 - a. Site plan reviewed, noting future expansion on the site.
 - b. Ingress/Egress: Newly constructed driveway at the East of the site will connect to Executive Parkway. An existing curb-cut and back-in for the road commission will be removed during construction.
 - c. Utilities: Approved as submitted and reviewed.
 - d. Setbacks: noted and approved per plan.
2. Building
 - a. Construction Materials/Architecture: The front of the building includes an architectural panel (similar to a dri-design panel), glass and masonry. The South and North elevations show masonry and standard steel siding – The Review board is requiring that a concealed fastener panel be used at these North and South elevations and approved the West expansion wall to remain as standard, steel siding. The review board has approved these elevations subject to submittal of final exterior siding, masonry, glass and concealed fastener panel samples prior to construction.
 - b. Elevations: See note above.
 - c. Roof: Approved as submitted.
 - d. Roof Drainage – Downspouts/Gutters: External downspouts indicated on the plans – the review board approves the elevation as submitted but recommended the applicant consider internal down spouts to improve the appearance and assist with freeze/thaw issues in the winter.
 - e. Parking/Asphalt Requirements: Approved as submitted.
 - f. Curb/Gutter/Sidewalks: Approved as submitted.
 - g. Loading Areas: Approved as submitted.
 - h. HVAC Equipment: The building will have mechanical roof top units and the proposed roof parapet will provide screening. A ground mounted unit is proposed for the North elevation – applicant to provide additional landscaping for screening mechanical unit at this location.
 - i. Exterior lighting for building and parking areas approved, subject to compliance with Cascade ordinance.
 - j. Landscaping/Berms/Fencing: Approval granted subject to the following conditions; North lot line plantings to be centered in the setback easement (not crowding the lot line), North lot line plantings need to be spread out over the entire length of the property to provide uniform screening (the review board recommends the applicant strategically place these plantings to cover openings in the North property plantings that are existing).
 - k. Snow Removal Plan: acceptable.
 - l. Signs: Ground mounted signage location approved – subject to Township ordinance, approval and permitting.

- m. Construction Staging/Ingress, Egress/Clean-up. All construction traffic to occur at the existing curb-cut that will be removed. The road is to be swept regularly of dirt and debris during the entire construction project.
- n. Dumpster location. Dumpsters to be located in the south-west building elevation. Additional landscaping to be installed to screen the dumpster area for both a compactor and standard dumpster.

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

Respectfully Submitted

Craig Baker

ADVANTAGE LABEL + PACKAGING

5575 EXECUTIVE PARKWAY SE

GRAND RAPIDS, MICHIGAN 49512

GENERAL CONTRACTOR:
WOLVERINE BUILDING GROUP
 4045 BARDEN SE
 GRAND RAPIDS, MI 49512

PROJECT MANAGER: BRANDON HARTTEL
 616-949-3360 hartel@wolvgroup.com

SUPERINTENDENT: TRAVIS TURNES
 616-437-6923 tturnes@wolvgroup.com

CIVIL ENGINEER:
MOORE & BRUGGINK, INC.
 2020 MONROE AVE, NW
 GRAND RAPIDS, MI 49505
CONTACT: ZACHARY VOOGT, P.E.
 616-363-9801 zvoogt@mbce.com

PLUMBING & HVAC CONTRACTOR:
SEAMENS
 2360 OAK INDUSTRIAL DRIVE NE
 GRAND RAPIDS, MI 49505
CONTACT: CJ FOX
 616-458-1544 cj@seamanscc.com

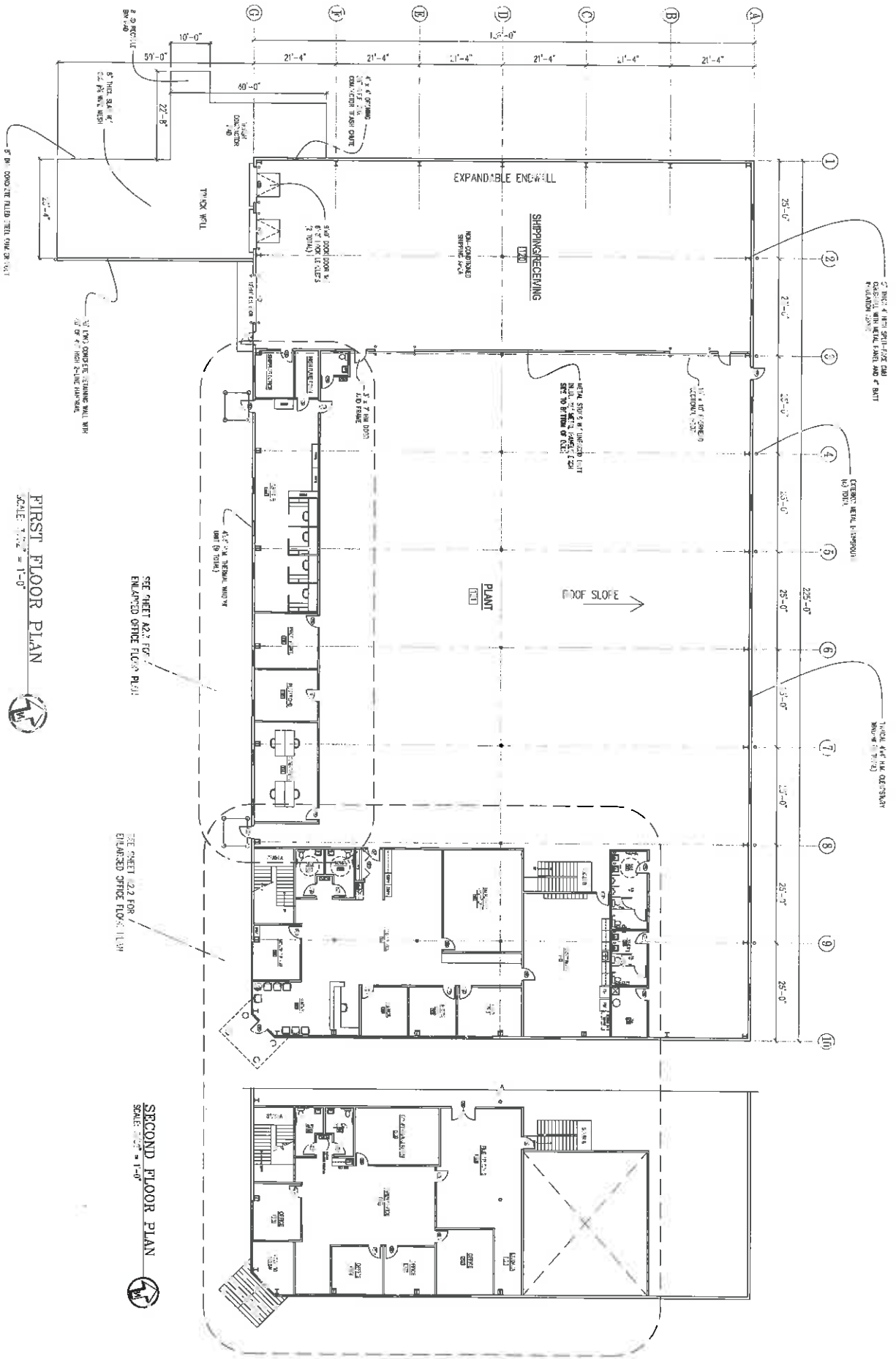
FIRE PROTECTION CONTRACTOR:
TOTAL FIRE PROTECTION
 5062 KENDRICK CT.
 GRAND RAPIDS, MI 49512
CONTACT: RYAN GOOSENS
 616-735-2300 rgoosens@totalfire.biz

ELECTRICAL CONTRACTOR:
LUMEN ELECTRIC
 5225 52ND STREET SE
 GRAND RAPIDS, MI 49512
CONTACT: BRAD HARMON
 616-250-7005 bharmon@lumenelectric.net

NOTE: ENTIRE BUILDING IS TO BE PROTECTED BY A WET PIPE SPRINKLER SYSTEM.

SHEET INDEX

Sheet #	Sheet Description	Sheet #	Sheet Description
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2 OF 3	SITE LAYOUT & LANDSCAPE	A4.3	WALL DETAILS
3 OF 3	GRADING, UTILITY & S.E.C. PLAN	A5.1	DOOR & ROOM FINISH SCHEDULES
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	Architectural		
A2.1	OVERALL FLOOR PLAN		
A2.2	ENLARGED OFFICE PLAN	F1.1	FOUNDATION PLAN
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A4.1	WALL SECTIONS		
	Structural		
			Plumbing
			Fire Protection
			Mechanical
			Electrical



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



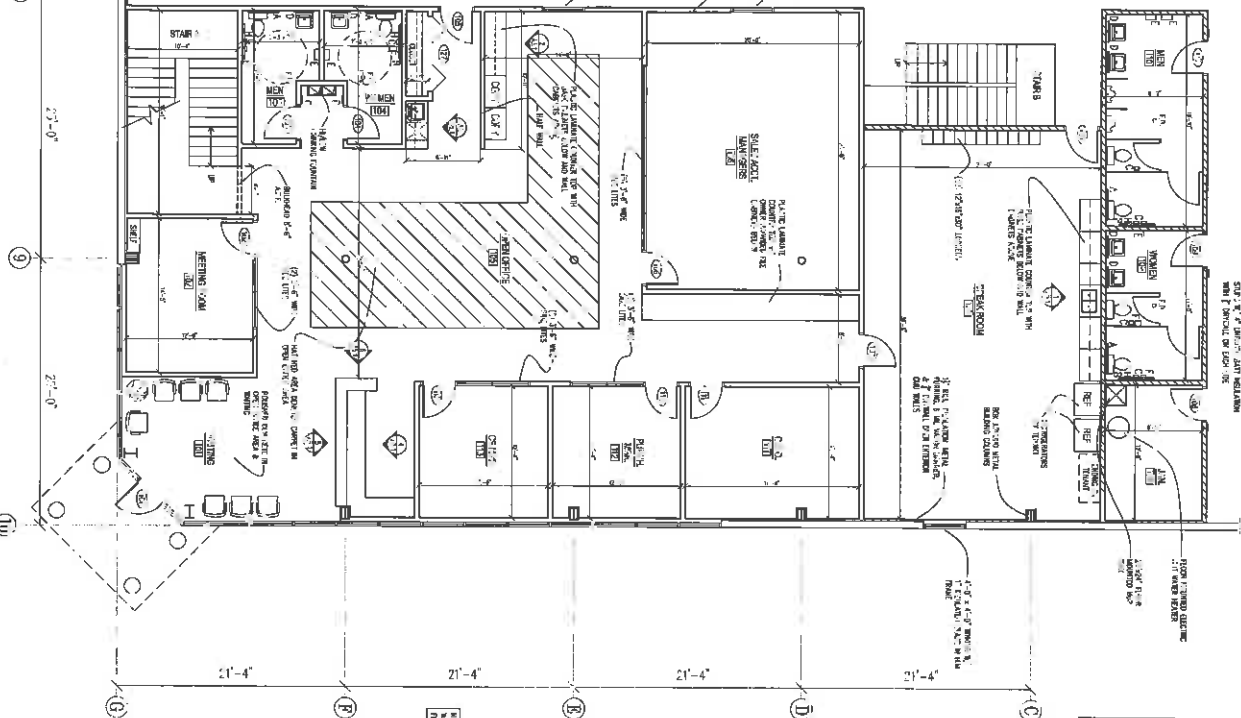
ADVANTAGE LABEL BUILDING

WOLVERINE BUILDING GROUP
 10000 Garden Lane
 Detroit, Michigan 48212
 Phone: (313) 246-3300
 Fax: (313) 246-3300

DATE: 11/11/03
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 03-001
 SHEET NO: A2.1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/03

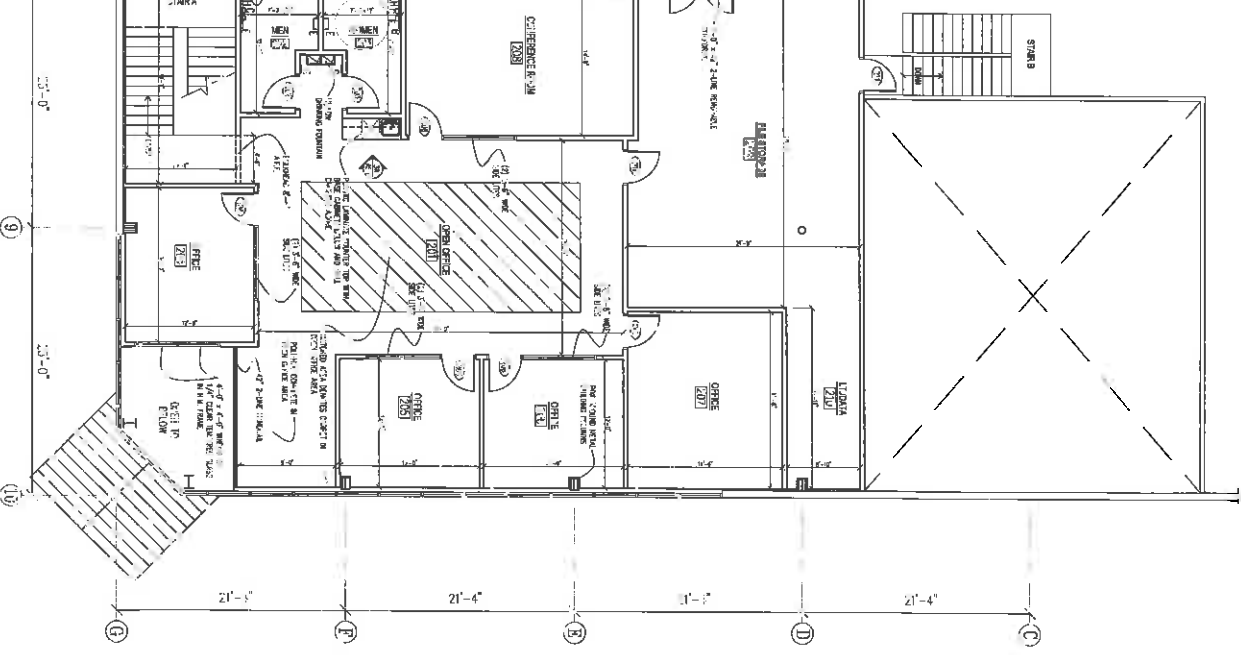
ENLARGED OFFICE 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ENLARGED OFFICE 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE: 10/15/10
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

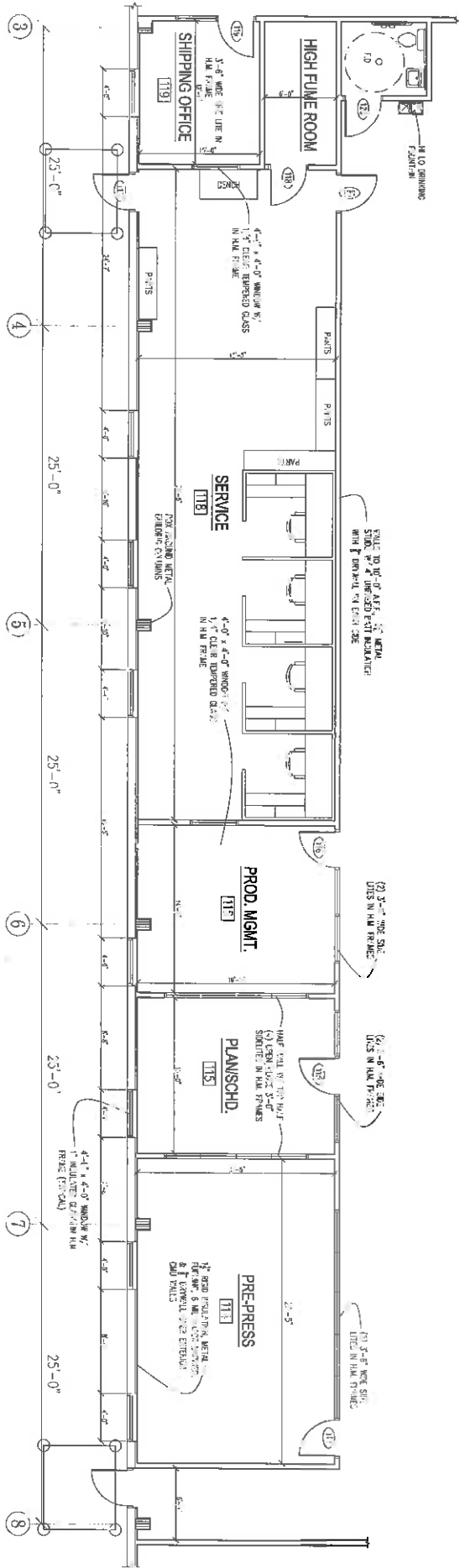
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1	10/15/10	ISSUED FOR PERMIT	[Name]	[Name]

ADVANTAGE LABEL BUILDING
 10000 W. 10th Ave., Suite 100
 Golden, CO 80401
 Phone: (303) 440-1111
 Fax: (303) 440-1112
 Website: www.advantage-label.com



WOLVERINE BUILDING GROUP
 4445 S. Parker Rd., Suite 100
 Aurora, CO 80014
 Phone: (303) 440-1111
 Fax: (303) 440-1112
 Website: www.wolverinebuilding.com
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NOTE: UNLESS NOTED ALL INTERIOR WALLS
 FINISH ARE 4" HIGH STUCCO, 1/2" GYP.
 FINISH FLOOR IS 1/2" GYP. TYPICALLY 6'-0" x 6'-0"



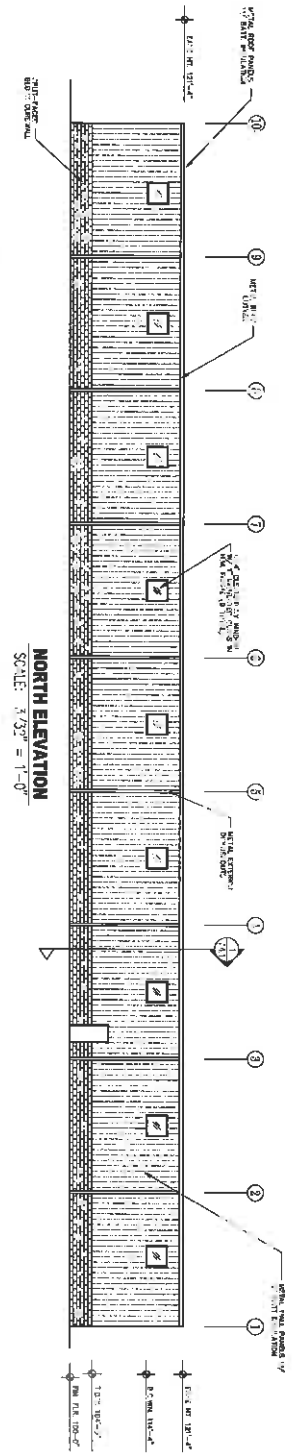
ENLARGED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DATE: 11-10-10
 PERMIT: 10-10-10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

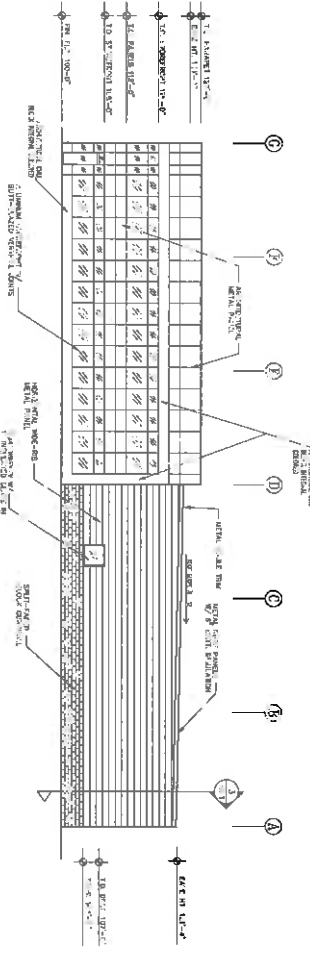
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ADVANTAGE LABEL BUILDING

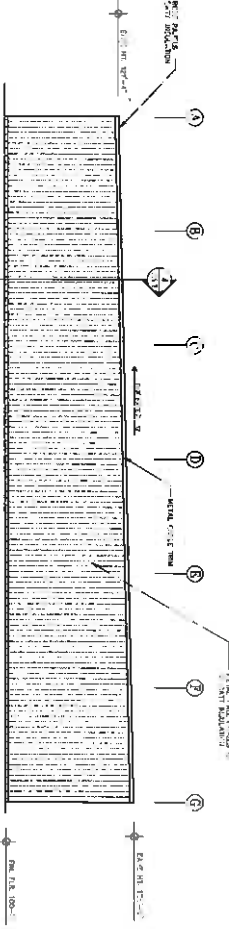
WOLVERINE BUILDING GROUP
 4512 14th St. N. Grand Rapids, MI 49508
 Phone: 616-941-3000 Fax: 616-941-3001
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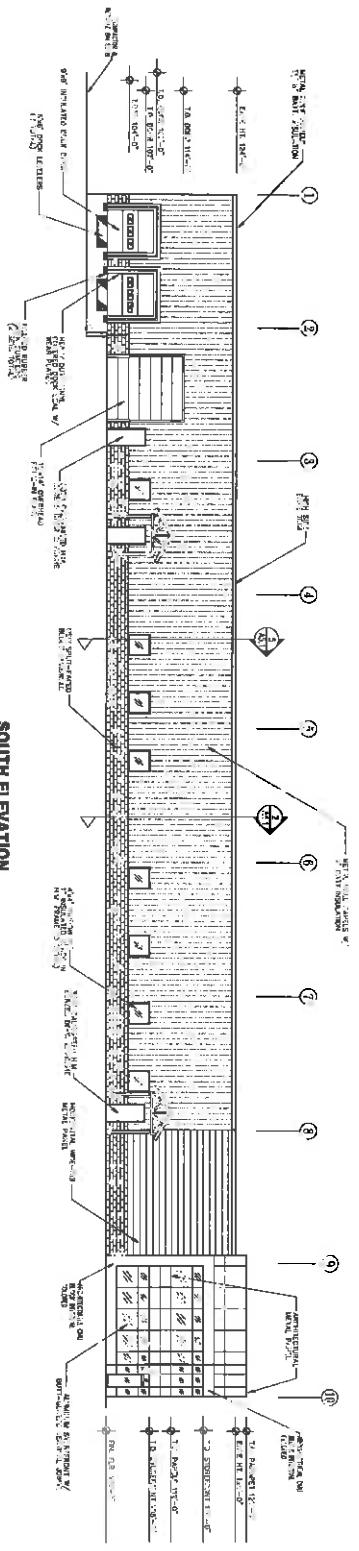
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



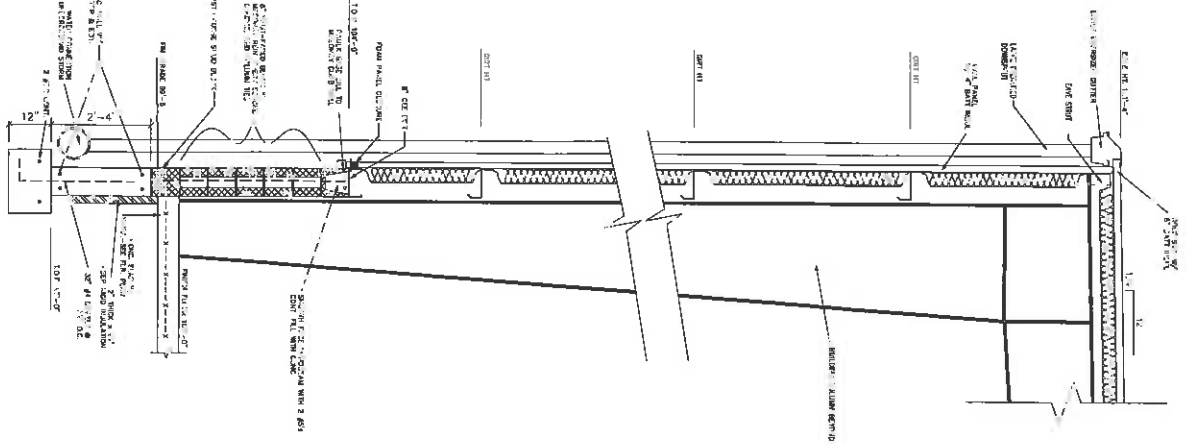
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SAFETY FIRST
A3.1

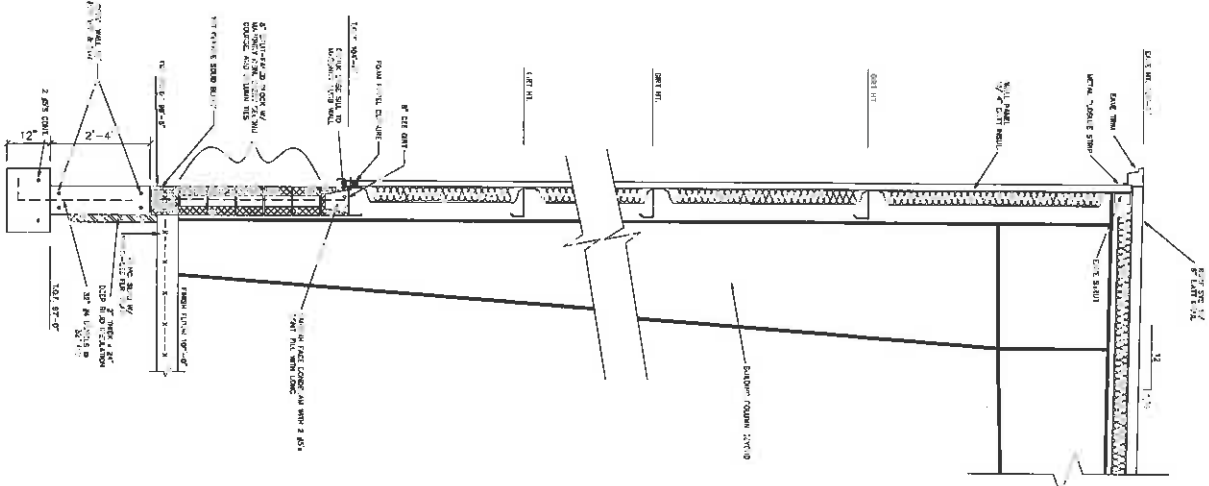
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ADVANCE LABEL BUILDING
1000 W. 10th St. Suite 100
Wichita, KS 67202
Tel: 781-333-3333
Fax: 781-333-3333

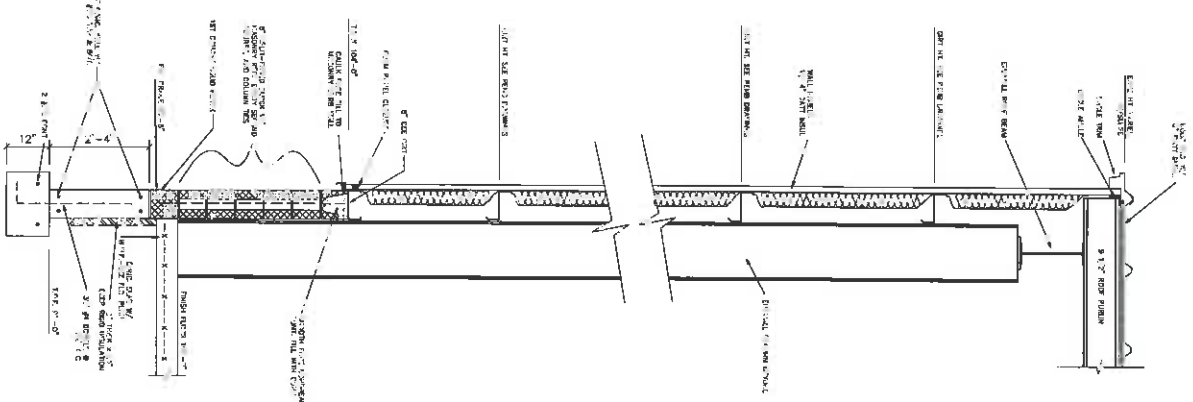
WOLVERINE BUILDING GROUP
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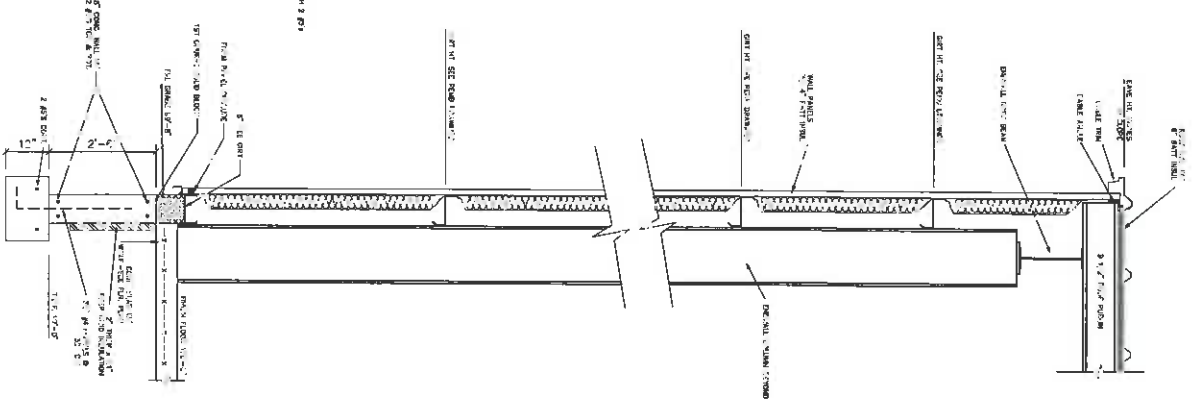
SIDEWALL SECTION 1



SIDEWALL SECTION 2

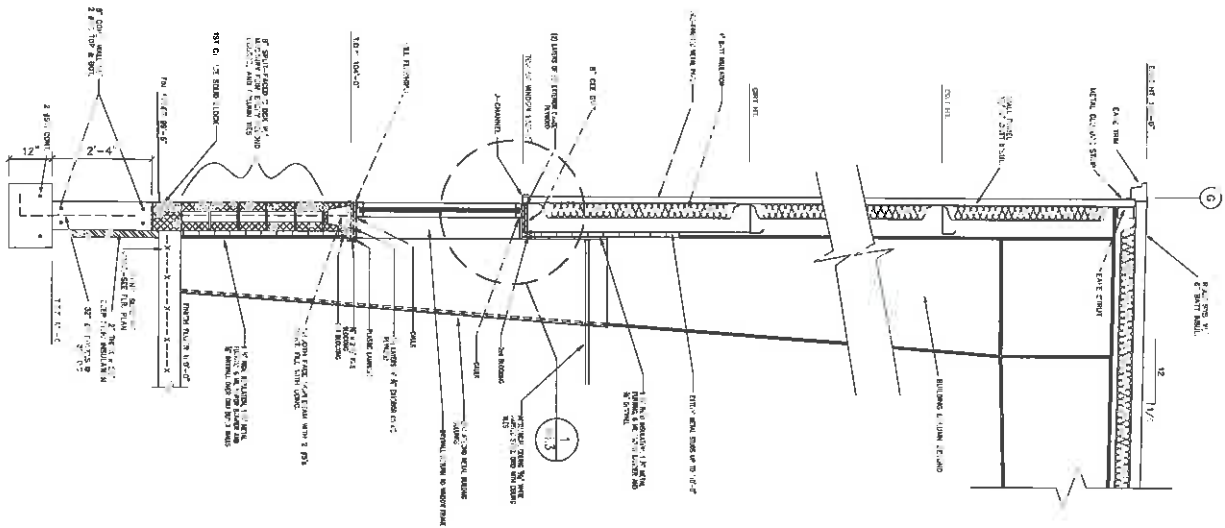


ENDWALL SECTION 3



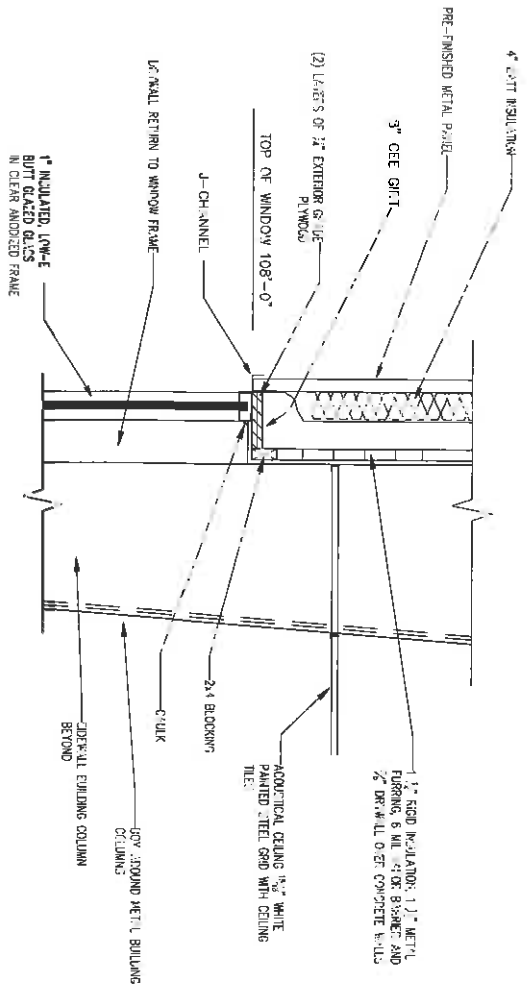
ENDWALL SECTION 4

NO.	DATE	BY	REVISION



SIDEWALL SECTION
SCALE: 3/8\"/>

44.2 <small>SCALE: 3/8\"/> </small>	ADVANTAGE LABEL BUILDING <small>WOLVERINE BUILDING GROUP</small>	WOLVERINE BUILDING GROUP <small>10000 Greenway Blvd., Detroit, MI 48204 Phone: (313) 486-2000 Fax: (313) 486-2001 www.wolverinebuildinggroup.com</small>
--	--	---



1
A4.3
DETAIL
 SCALE: 1 1/2" = 1'-0"

DATE	PROJECT	BY	CHKD

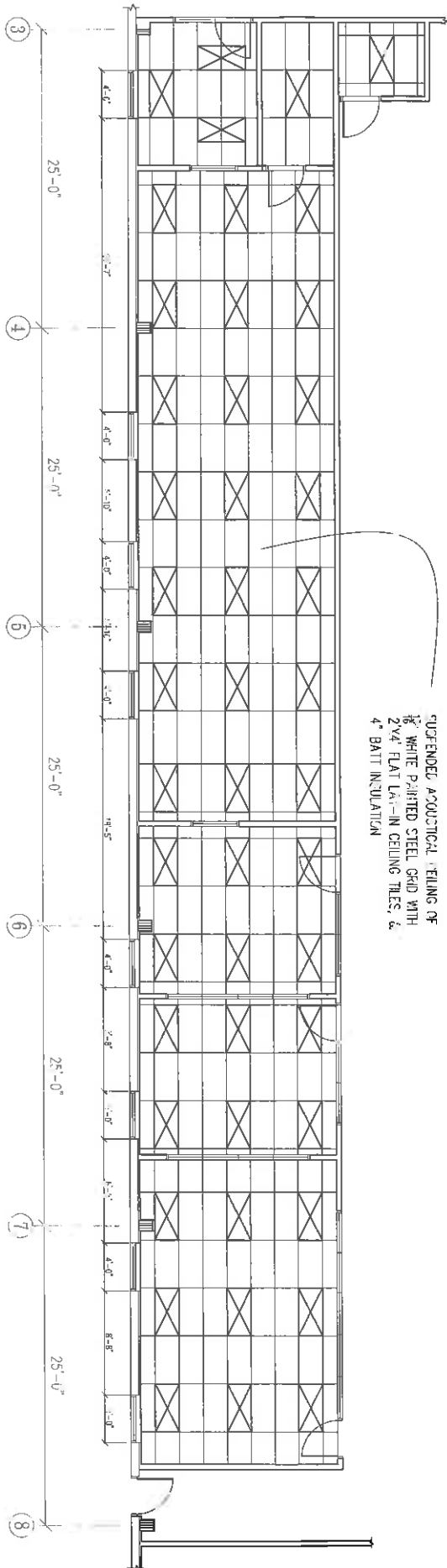
ADVANTAGE LABEL BUILDING

WOLVERINE
BUILDING GROUP

4000 S. Green St.
Grand Rapids, Michigan
49508-1714
Phone: 616-999-3211
Fax: 616-999-3211

A4.3
 SAFETY FRAME

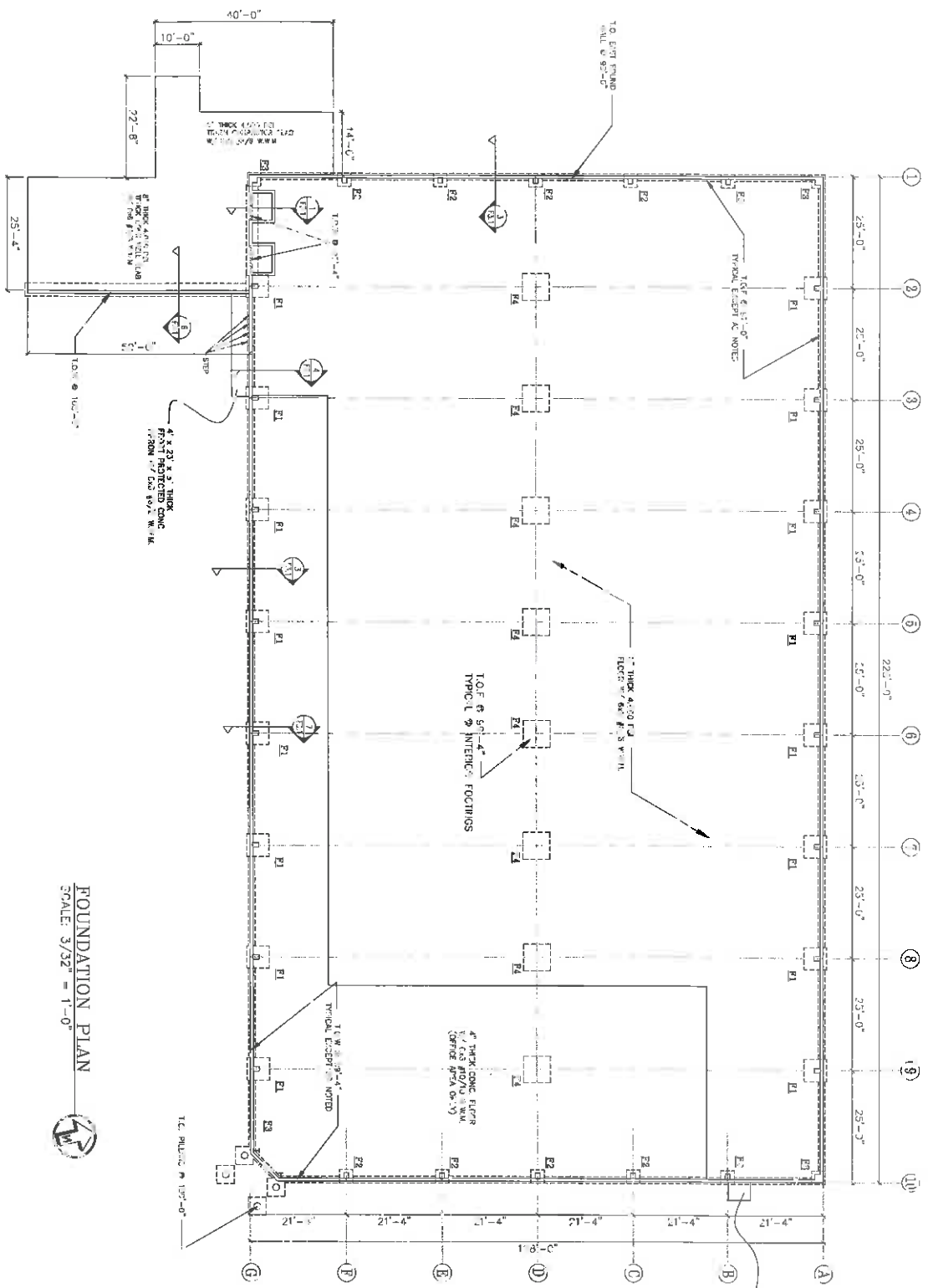
NOTE: UNLESS NOTED CEILING HEIGHT IS 9'-0"
 A.F.F. WALL TO 10'-0" A.F.F. STEEL GRID TO
 HUNG FROM RISE PURING -30.0'



SUSPENDED ACOUSTICAL CEILING OF
 18" WHITE PAINTED STEEL GRID WITH
 2x4" FLAT LAY-IN CEILING TILES, &
 4" BATT INSULATION

OFFICE REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"





FOUNDATION PLAN
SCALE 3/32" = 1'-0"



NOT FOR CONSTRUCTION

DATE	REVISED	BY	CHKD
PROJECT			
DRAWN BY			
CHECKED BY			
SCALE			
SHEET NO.			
TOTAL SHEETS			

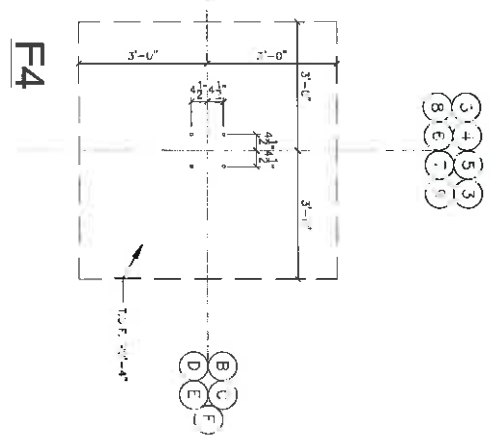
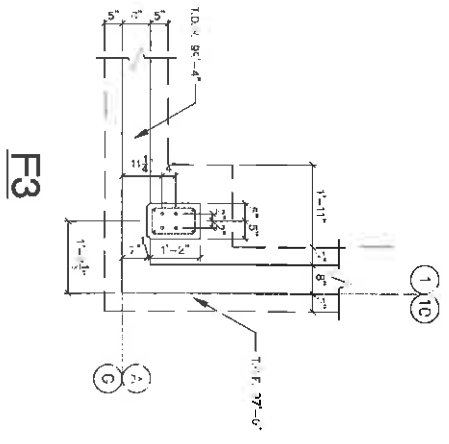
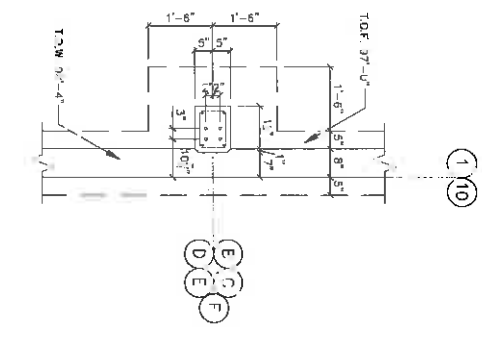
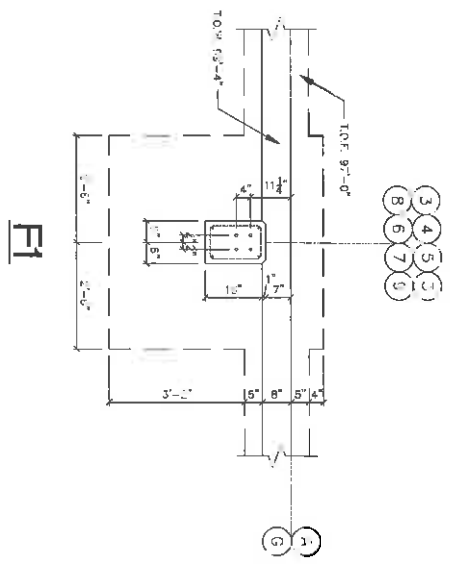
ADVANTAGE LABEL BUILDING

WOLVERINE BUILDING GROUP
 4015 Brown St.
 Grand Rapids, Michigan
 49503
 Phone: (616) 952-1212
 Fax: (616) 952-1211
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SAFETY FIRST
 F1.1

FOOTING and PIER SCHEDULE

Mark	Footing Size	Footing Rein.	Pier El.	Pier Rein.	A. B.	Proj.
F1	5'-0" x 5'-0" x 12"	(5) # 6. ELY. WAY	93'-4"	(4) #5S. ERT. W/ #3 TIE @ 10" O.C.	(4) 3/4" x 10"	5"
F2	3'-0" x 3'-0" x 12"	(3) # 5S. ELY. WAY	93'-4"	(4) #5S. ERT. W/ #3 TIE @ 10" O.C.	(4) 3/4" x 18"	5"
F3	3'-0" x 3'-0" x 12"	(3) # 5T. ELY. WAY	99'-4"	(4) #5S. ERT. W/ #3 TIE @ 10" O.C.	(4) 3/4" x 18"	5"
F4	5'-0" x 5'-0" x 18"	(7) # 6T. EA. WAY	NO. PIER	NONE	(4) 3/4" x 18"	5"



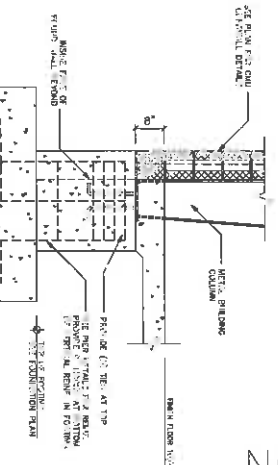
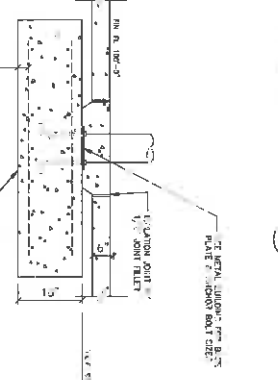
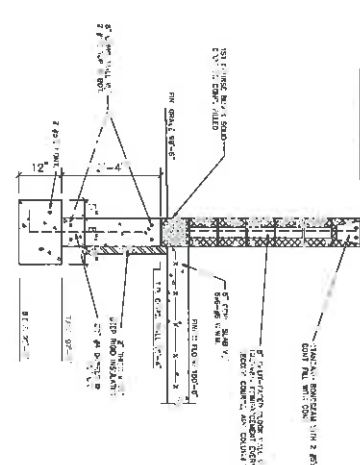
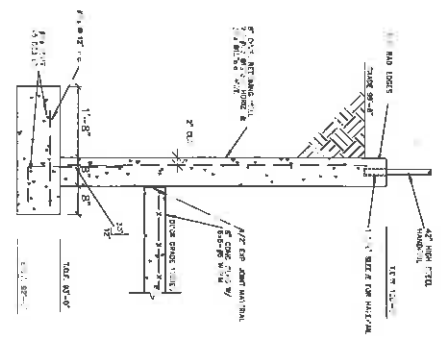
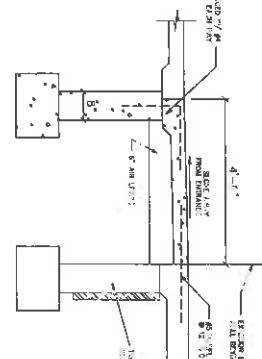
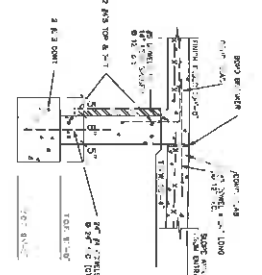
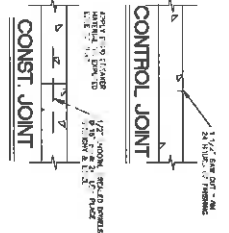
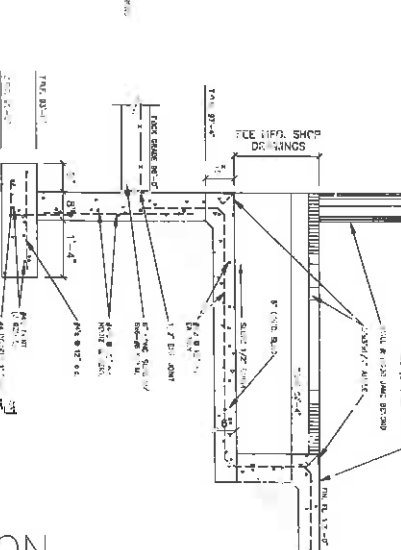
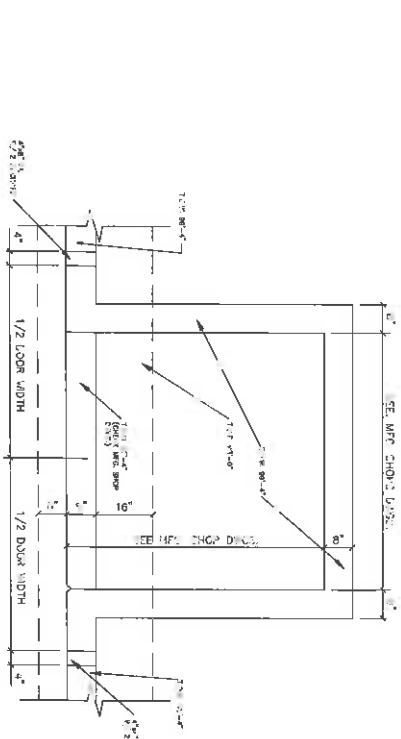
NOT FOR CONSTRUCTION

FOUNDATION NOTES:

1. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
2. ALL FOUNDATION CONSTRUCTION SHALL BE DONE BY A LICENSED CONTRACTOR.
3. ALL FOUNDATION CONSTRUCTION SHALL BE DONE BY A LICENSED CONTRACTOR.
4. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
5. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
6. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
7. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
8. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
9. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
10. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
11. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
12. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
13. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
14. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
15. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
16. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
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19. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.
20. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.

CONCRETE SPECIFICATIONS:

CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL. ALL CONCRETE SHALL BE TESTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL. ALL CONCRETE SHALL BE TESTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL. ALL CONCRETE SHALL BE TESTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE ACI 308R-10 CONCRETE MANUAL.



NOT FOR CONSTRUCTION

ADVANTAGE LABEL & PACKAGING
 800-368-2662
 WWW.AVANTAGE.COM

WOLVERINE BUILDING GROUP
 4945 Danville S.E. Michigan
 Grand Rapids, MI 49508
 Phone: 616-242-1211
 Fax: 616-242-1211
 www.wolverinebuildinggroup.com

F3.1
 SHEET 1 OF 1

BENCHMARKS

ELEVATION 783.01
PAINT MARK ON WEST SIDE OF 2" DIA CONCRETE BASE TO LIGHT POLE, LOCATED AT THE END OF BUILDING #5570 EXECUTIVE PARKWAY, (1.3' ABOVE GROUND)

CONTROL POINTS

CP#42
M&S RED CAP
N 4938.3430
E 1708.8280
ELEV 781.14

CP#43
M&S RED CAP
N 5178.8940
E 1884.8250
ELEV 780.67

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RM 778.40
LOCATION ONLY

SANITARY MH#2
RM 779.85
10" PVC INV N 760.50
10" PVC INV S 760.45
2" DIA RM,
2" TALL CONC RING NECK,
4" DIA PRECAST STRUCTURE

STORM MH#3
RM 780.03
15" CONC INV NW 773.03
54" CONC INV N 770.63
54" CONC INV S 770.63
1.8' TALL NECK,
FLAT TOP,
6" DIA PRECAST STRUCTURE

SANITARY MH#4
RM 778.13
10" PVC INV N 759.33
10" PVC INV S 759.33
15" PVC INV E 759.15
18" PVC INV W 759.08
2" DIA RM,
1.7' TALL CONC RING NECK,
4" DIA PRECAST STRUCTURE

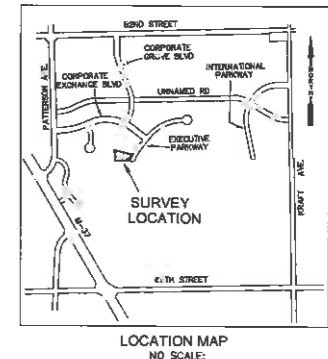
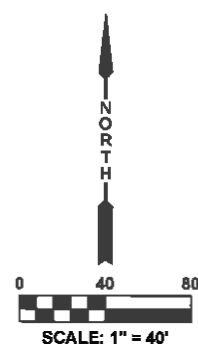
STORM MH#5
RM 780.79
6" CONC INV NE 770.49
54" CONC INV SE 770.49
24" CONC INV NW 770.50
2" DIA RM,
10" DIA PRECAST STRUCTURE

SANITARY MH#6
RM 773.89
10" PVC INV N 768.94
18" PVC INV E 768.59
18" PVC INV W 758.54
2" DIA RM,
CONC RING NECK,
4" DIA PRECAST STRUCTURE

SANITARY MH#7
RM 773.81
15" PVC INV E 757.81
15" PVC INV W 757.81
2" DIA RM

SANITARY MH#9
RM 778.91
10" PVC INV N 760.21
15" PVC INV E 760.01
15" PVC INV W 759.91
2" DIA RM,
1.8' TALL CONC RING NECK,
4" DIA PRECAST STRUCTURE

STORM CB#10
RM 779.52
18" CONC INV NW 773.02
18" CONC INV ESE 772.82
4" DIA PRECAST STRUCTURE



PROPERTY DESCRIPTION

Lot 21 of Meadowbrooke Business Park according to the plot thereof recorded in Liber 91 of Plats, Page 21, of Kent County Records.

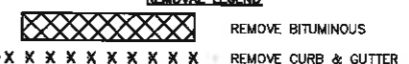
FLOOD ZONE

The property shown hereon lies within Zone X an area determined to be outside the 500 year flood plain, according to the Flood Insurance Rate Map issued by the Federal Insurance Administration Department of Housing and Urban Development. (Community-Panel Number 260814 0025 A, Effective Date: November 6, 1991.)

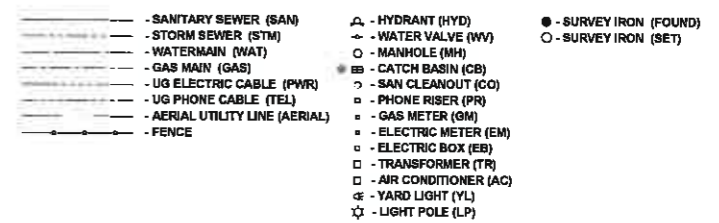
GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1977, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL OBTAIN ABANDONMENT PERMITS AND FOLLOW THE CITY OF GRAND RAPIDS SPECIFICATIONS FOR THE REMOVAL OF THE WATER SERVICE, FIRE WATER SERVICE AND SANITARY SEWER LATERAL.
8. THE CONTRACTOR SHALL COORDINATE AND REMOVE ALL PRIVATE UTILITIES IN ACCORDANCE WITH CITY AND STATE CODE.
9. THE CONTRACTOR SHALL FILL ALL UNDERGROUND EXCAVATIONS WITH M.D.O.T. CL-2 SAND, C.I.P.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL SAFETY AND WARNING EQUIPMENT.

REMOVAL LEGEND



SURVEY LEGEND



- SHEET SCHEDULE**
- 1 BOUNDARY & TOPOGRAPHIC SURVEY & REMOVAL PLAN
 - 2 SITE LAYOUT AND LANDSCAPE PLAN
 - 3 GRADING, UTILITIES AND SOIL EROSION CONTROL PLAN

PLAN REVISIONS

NO.	DATE	DESCRIPTION
07-02-15	REVISED	
07-14-15	REVISED AND RESUBMITTED TO TOWNSHIP	

BOUNDARY & TOPOGRAPHIC SURVEY AND REMOVAL PLAN

ADVANTAGE LABEL

CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbec.com

FIELD SURVEY / DATE: M & B

DESIGNED BY: ZSV

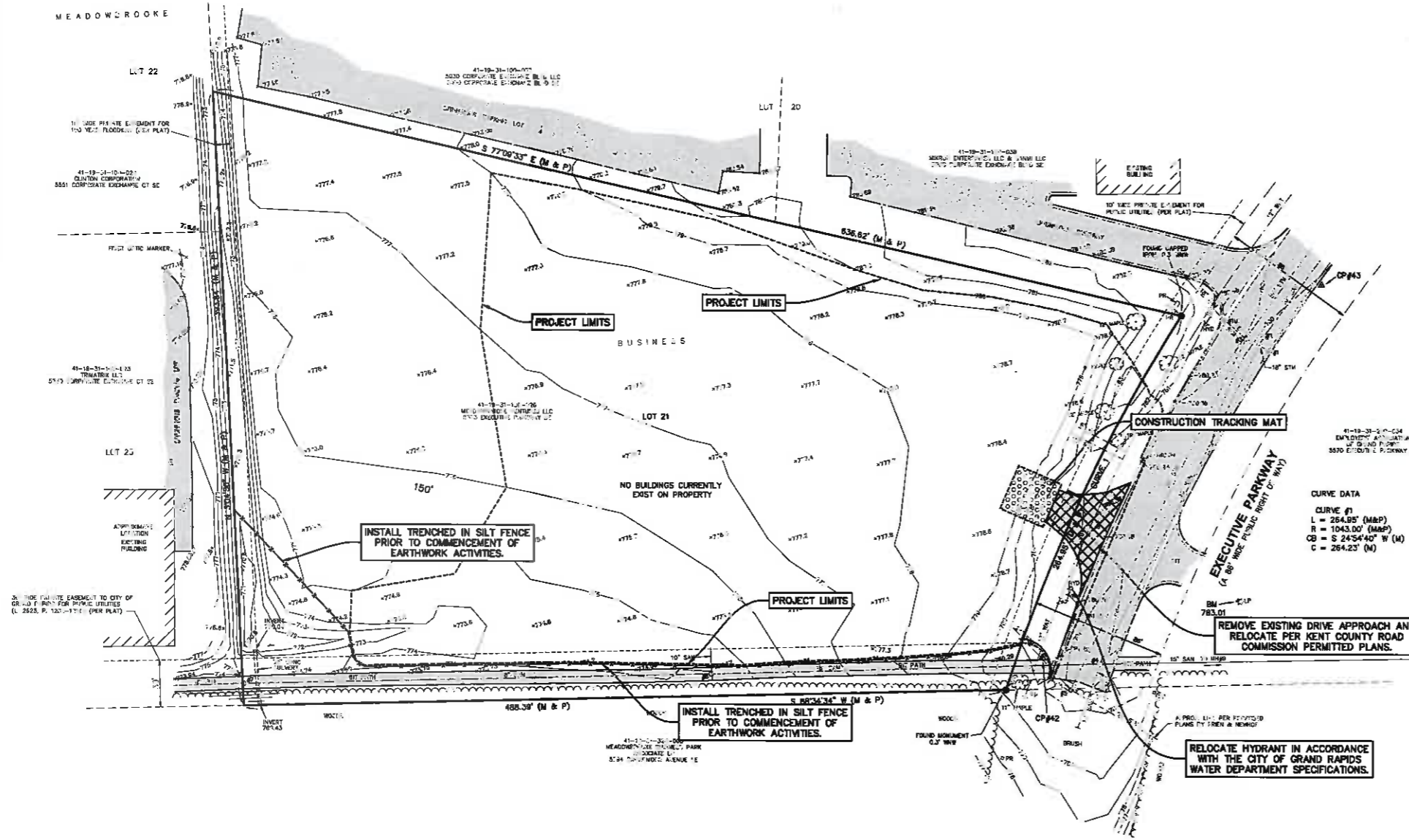
DESIGN DRAWN BY: ESP

CHECKED BY: ZSV

PLAN DATE: 06-18-15

PROJECT NO.: 150155

SHEET NUMBER: **1 OF 3**



CURVE DATA
CURVE #1
L = 254.95' (M&P)
R = 1043.00' (M&P)
CB = S 24°54'40" W (M)
C = 264.23' (M)

CONSTRUCTION SCHEDULE

ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

SOIL EROSION CONTROL LEGEND

- 5 SEEDING
- 6 SEEDING W/ MULCH
- 13 RIP-RAP
- 15 PAVING
- 16 CURBING
- 33 SEDIMENT TRAP
- 35 STORM SEWER
- 36 CATCH BASIN
- 53 SILT FENCE
- P PERMANENT
- T TEMPORARY
- M MODIFIED



Know what's below.
Call before you dig.

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

BENCHMARKS

ELEVATION 783.01
PAINT MARK ON WEST SIDE OF 2" DIA. CONCRETE BASE TO LIGHT POLE, LOCATED AT THE END OF BUILDING #8570 EXECUTIVE PARKWAY, (1.3' ABOVE GROUND)

CONTROL POINTS

CP#42 M&S RED CAP N 4838.3430 E 1708.8280 ELEV 781.14
CP#43 M&S RED CAP N 5176.8940 E 1884.8230 ELEV 780.87

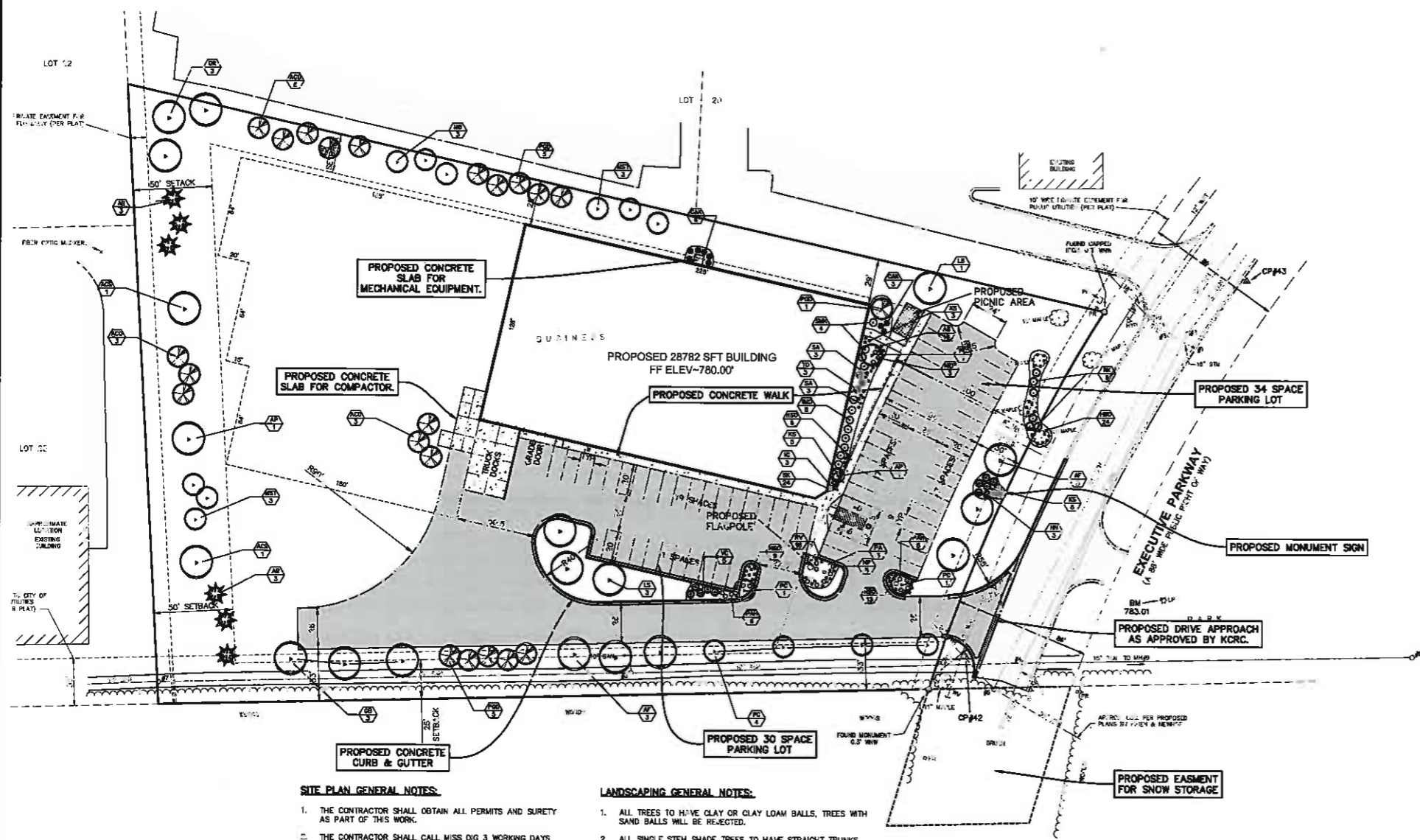
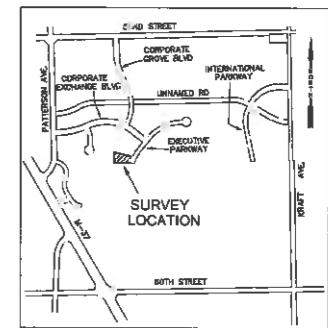
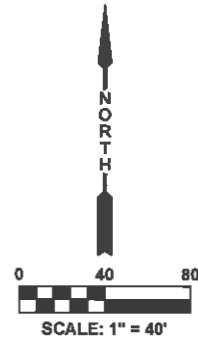
EXISTING UNDERGROUND UTILITY DATA

STORM CB#1 RM 773.89
10" PVC INV N 759.33
10" PVC INV S 758.59
18" PVC INV E 759.13
18" PVC INV W 759.08
2" DIA. RIM
1.7" TALL CONC RING NECK, 4" DIA PRECAST STRUCTURE
STORM MH#3 RM 780.78
54" CONC INV NE 770.49
54" CONC INV SE 770.49
24" CONC INV NW 770.50
2" DIA RIM
1.8" TALL CONC RING NECK, 4" DIA PRECAST STRUCTURE

SANITARY MH#4 RM 773.89
10" PVC INV N 759.33
10" PVC INV S 758.59
18" PVC INV E 759.13
18" PVC INV W 759.08
2" DIA. RIM
CONC RING NECK, 4" DIA PRECAST STRUCTURE
SANITARY MH#5 RM 773.89
10" PVC INV N 759.33
10" PVC INV S 758.59
18" PVC INV E 759.13
18" PVC INV W 759.08
2" DIA. RIM
CONC RING NECK, 4" DIA PRECAST STRUCTURE

SANITARY MH#6 RM 773.89
10" PVC INV N 759.33
10" PVC INV S 758.59
18" PVC INV E 759.13
18" PVC INV W 759.08
2" DIA. RIM
CONC RING NECK, 4" DIA PRECAST STRUCTURE
SANITARY MH#7 RM 773.89
10" PVC INV N 759.33
10" PVC INV S 758.59
18" PVC INV E 759.13
18" PVC INV W 759.08
2" DIA. RIM
CONC RING NECK, 4" DIA PRECAST STRUCTURE

SANITARY MH#8 RM 773.89
10" PVC INV N 759.33
10" PVC INV S 758.59
18" PVC INV E 759.13
18" PVC INV W 759.08
2" DIA. RIM
CONC RING NECK, 4" DIA PRECAST STRUCTURE
STORM CB#10 RM 779.52
18" CONC INV NW 773.02
18" CONC INV ESE 772.92
4" DIA PRECAST STRUCTURE



SITE PLAN GENERAL NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
- THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH KENT COUNTY ROAD COMMISSION STANDARD CONSTRUCTION SPECIFICATIONS.
- THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
6" 22-A GRAVEL BASE (C.I.P.)
1 1/2" 30 HMA LEVELING COURSE
1 1/2" 40 HMA WEARING COURSE
- ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
6" 22-A GRAVEL BASE (C.I.P.)
1 1/2" 30 HMA LEVELING COURSE
1 1/2" 40 HMA WEARING COURSE
- 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.
- 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.
- 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 CONTRACTOR'S RESPONSIBILITY.

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, SHREKED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUNK, 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.

EXISTING ZONING: OFFICE PLANNED UNIT DEVELOPMENT
MAX BLDG HEIGHT: 2 STORIES/35'
MIN LOT AREA: 50,000 SFT
MIN LOT WIDTH: 200'
MIN FRONT SETBACK: 30'
MIN SIDE SETBACK: 25'
MIN REAR SETBACK: 50'
MIN 25' GREENBELT ALL AROUND
MEADOWBROOKE OFFICE PARK COVENANTS APPLY

PARKING REQUIREMENTS:
1.5 SPACES/1000 SFT LIGHT INDUSTRIAL USE

28782 SFT IND/1000 = 28.78 X 1.5 = 43.17 = 43
TOTAL SPACES REQUIRED: 43
TOTAL SPACES PROVIDED: 64

PLANT LIST

CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AP	1	Acer Platanoides 'Emerald Queen'	Norway Maple	2-2 1/2"	B&B
AF	8	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Red Maple	2-2 1/2"	B&B
ACS	2	Acer Platanoides 'Crimson Sentry'	Crimson Sentry Maple	2-2 1/2"	B&B
GB	3	Quercus Bicolor	White Oak	2-2 1/2"	B&B
LS	4	Liquidambar styraciflua	Sweetgum	3"	B&B
OR	3	Quercus Rubra	Red Oak	3"	B&B
EVERGREEN TREES					
ACC	11	Abies Concolor	Concolor Fir	6"	B&B
AB	5	Abies balsamea	Balsam Fir	6"	B&B
PGB	11	Picea Glauca densata	Black Hills Spruce	6"	B&B
ORNAMENTAL TREES					
AP	1	Acer palmatum dissectum 'Tamukiyama'	Tamukiyama Japanese Maple	36"-42"	B&B
MB	3	Malus 'Red Barron'	Red Barron Crabapple	2-2 1/2"	B&B
MST	6	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	2-2 1/2"	B&B
PC	7	Pyrus calleryana 'Redspire'	Redspire Flowering Pear	2"	B&B
DECIDUOUS SHRUBS					
RK	6	Rosa 'Knock Out'	Knock Out Shrub Rose	24"	B&B
HN	6	Hydrangea 'Nikko Blue'	Nikko Blue Hydrangea	2-2 1/2"	B&B
VC	5	Viburnum cerasifolium	Korean Spice Viburnum	36"	B&B
SMK	4	Syringa 'Miss Kim'	Miss Kim Lilac	24"	B&B
EVERGREEN SHRUBS					
FA	3	Picea abies nordiformis	Bird's Nest Spruce	24"	B&B
TMD	8	Taxus x. media densiformis	Dense Yew	24"	B&B
TO	3	Thuja occidentalis Techni	Techni Arborvitae	5'	B&B
ORNAMENTAL GRASSES					
CAK	3	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	#5	Pot
IC	3	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	#1.5	Pot
PAH	11	Pennisetum alopecuroides 'Hancei'	Hancei Fountain Grass	1.5	Pot
PERENNIALS					
AS	18	Allium asarum subsp. montanum	Mountain Garlic	#1 Pot	18" o.c.
HSD	52	Heimerocallis 'Stella De Oro'	Stella De Oro Daylily	#1	18" o.c.
KS	35	Hosta 'Great Expectations'	Great Expectations Hosta	#1	Pot
NP	5	Nepeta x. faassenii 'Walkers Low'	Walkers Low Catmint	#3	Pot
RV	18	Rudbeckia 'Mitta's Little Suzy'	Little Suzy Dwarf Orange Coneflower	#1	14" o.c.
SA	6	Sedum 'Autumn Joy'	Autumn Joy Sedum	#3	Pot
SK	24	Sedum 'Lamtschatum'	Kamtschatka Sedum	#3	Pot

SHEET SCHEDULE

- BOUNDARY & TOPOGRAPHIC SURVEY & REMOVAL PLAN
- SITE LAYOUT AND LANDSCAPE PLAN
- GRADING, UTILITIES AND SOIL EROSION CONTROL PLAN

<p>PLAN REVISIONS</p> <p>07-02-15 REVISED</p> <p>07-14-15 REVISED AND RESUBMITTED TO TOWNSHIP</p>	<p>SITE LAYOUT & LANDSCAPE</p> <p>FOR</p> <p>ADVANTAGE LABEL</p> <p>CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN</p> <p>MOORE & BRUGGINK, INC.</p> <p>Consulting Engineers</p> <p>2020 Monroe Avenue N.W.</p> <p>Grand Rapids, Michigan 49505-6298</p> <p>Phone: (616) 363-9801 Web: www.mbec.com</p>	<p>FIELD SURVEY / DATE: M & B</p> <p>DESIGNED BY: ZSV</p> <p>DESIGN DRAWN BY: ESP</p> <p>CHECKED BY: ZSV</p> <p>PLAN DATE: 08-18-15</p> <p>PROJECT NO.: 150155</p> <p>SHEET NUMBER: 2 OF 3</p>
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Utility locations are approximate only. Please contact 'Miss Dig' three working days prior to the start of construction for exact locations. (1-800-482-7171)

BENCHMARKS

ELEVATION 783.01
PAINT MARK ON WEST SIDE OF 2" DIA. CONCRETE BASE TO LIGHT POLE, LOCATED AT THE END OF BUILDING 65570 EXECUTIVE PARKWAY, (1.3' ABOVE GROUND)

CONTROL POINTS

CP#42 M&B RED CAP N 4838.3430 E 1706.8260 ELEV 781.14
CP#43 M&B RED CAP N 5176.8940 E 1884.8250 ELEV 780.87

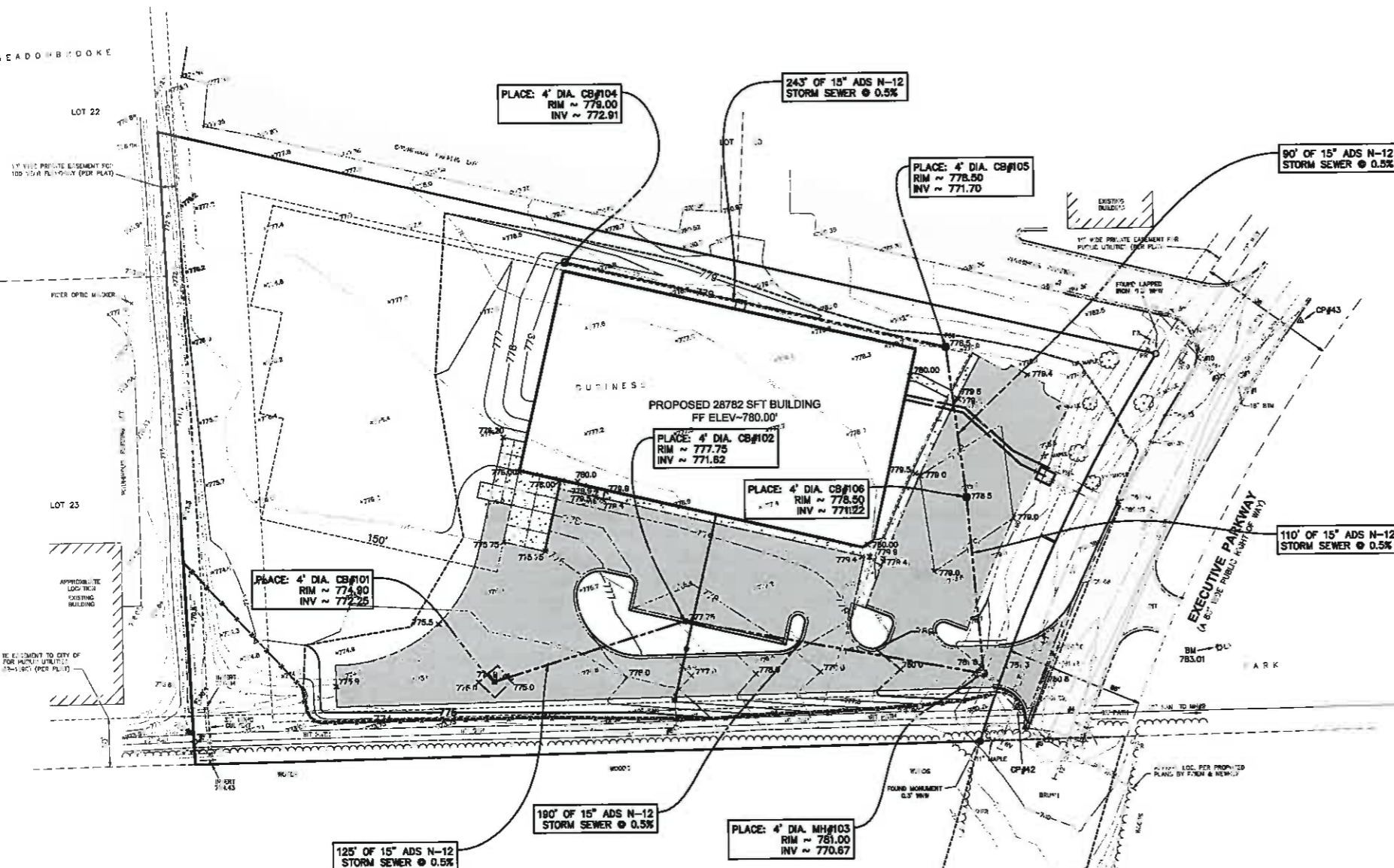
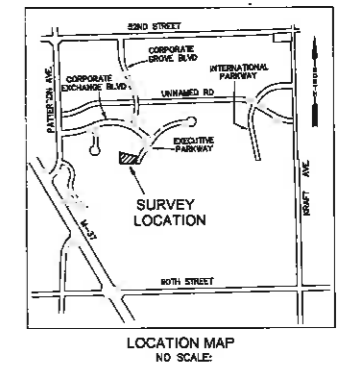
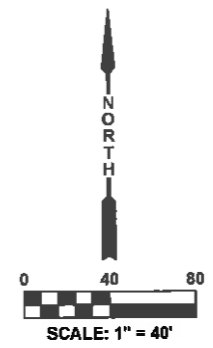
EXISTING UNDERGROUND UTILITY DATA

STORM CB#1 RIM 775.46 LOCATION ONLY
SANITARY MH#2 RIM 778.65
10" PVC INV N 780.50
10" PVC INV S 780.45
2" DIA. RIM
2" TALL CONC RING NECK,
4" DIA. PRECAST STRUCTURE
STORM MH#3 RIM 780.03
15" CONC INV NW 773.03
54" CONC INV N 770.83
54" CONC INV S 770.63
1.6' TALL NECK,
FLAT TOP,
6" DIA. PRECAST STRUCTURE

SANITARY MH#4 RIM 781.13
10" PVC INV N 759.33
10" PVC INV S 758.33
15" PVC INV E 756.13
18" PVC INV W 759.08
2" DIA. RIM,
1.7' TALL CONC RING NECK,
4" DIA. PRECAST STRUCTURE
STORM MH#5 RIM 780.79
54" CONC INV NE 770.49
54" CONC INV SE 770.49
24" CONC INV NW 770.50
2" DIA. RIM,
10" DIA. PRECAST STRUCTURE

SANITARY MH#6 RIM 773.89
10" PVC INV N 758.54
10" PVC INV E 758.52
18" PVC INV W 758.54
2" DIA. RIM,
CONC RING NECK,
4" DIA. PRECAST STRUCTURE
SANITARY MH#7 RIM 773.91
15" PVC INV E 757.81
15" PVC INV W 757.81
2" DIA. RIM

SANITARY MH#8 RIM 776.91
10" PVC INV N 780.21
10" PVC INV E 760.01
15" PVC INV W 759.98
2" DIA. RIM,
1.8' TALL CONC RING NECK,
4" DIA. PRECAST STRUCTURE
STORM CB#10 RIM 779.52
18" CONC INV NW 773.02
18" CONC INV SE 772.92
4" DIA. PRECAST STRUCTURE



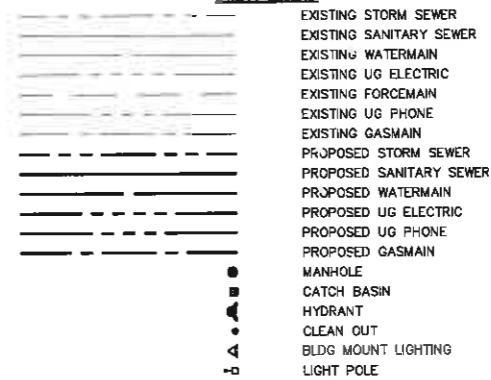
UTILITY PLAN GENERAL NOTES:

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 COLLECTION SYSTEM 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.

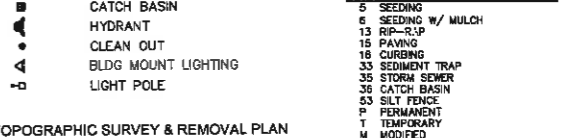
SOIL EROSION CONTROL NOTES:

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 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.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS, GASINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DG-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
17. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM EXECUTIVE PARKWAY.

UTILITY LEGEND

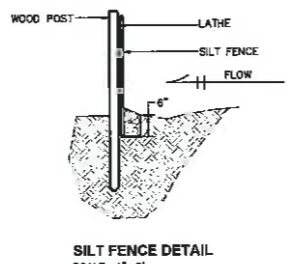


SOIL EROSION CONTROL LEGEND



SHEET SCHEDULE

1. BOUNDARY & TOPOGRAPHIC SURVEY & REMOVAL PLAN
2. SITE LAYOUT AND LANDSCAPE PLAN
3. GRADING, UTILITIES AND SOIL EROSION CONTROL PLAN



SILT FENCE DETAIL
SCALE: 1"=2'



SPLICE DETAIL

CONSTRUCTION SCHEDULE

ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

PLAN REVISIONS

NO.	DESCRIPTION

GRADING, UTILITY & S.E.C PLAN
FOR
ADVANTAGE LABEL
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN
MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbcc.com

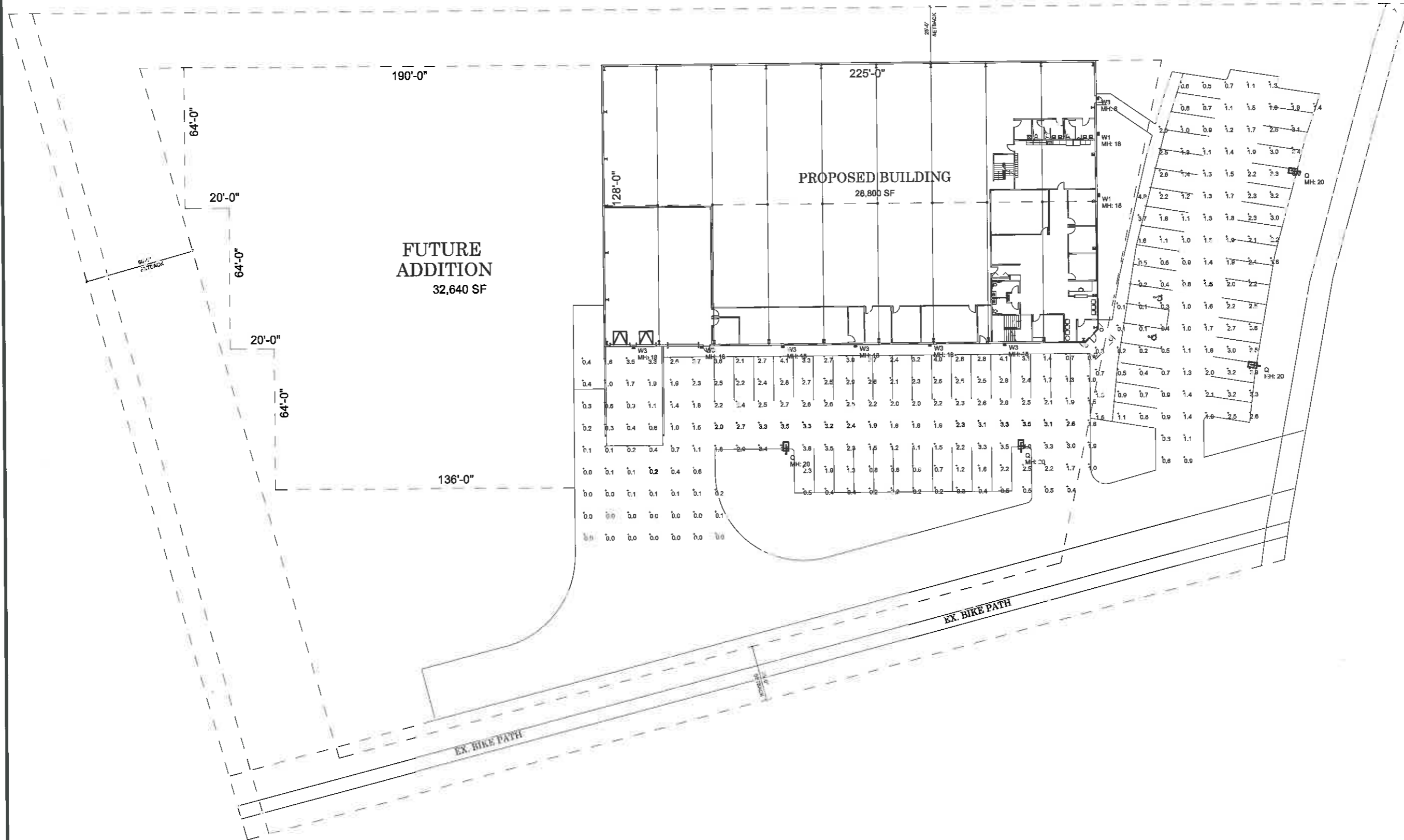
FIELD SURVEY DATE: M & B
DESIGNED BY: ZS/Y
DESIGN DRAWN BY: ESP
CHECKED BY: ZS/Y
PLAN DATE: 06-18-15
PROJECT NO.: 150156
SHEET NUMBER: 3 OF 3



Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST LOT	Illuminance	Fc	1.69	4.0	0.1	15.90	48.00
SOUTH LOT	Illuminance	Fc	1.63	4.1	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLD	LDD	BF	[MANUFAC]	Description
☐	4	Q	SINGLE	0.960	0.960	1.000	U.S. ARCHITECTURAL LIGHTING	LUM-SEG-III-60LED-CY-700
☐	2	W1	SINGLE	0.960	0.960	1.000	COOPER LIGHTING	XTOR®
☐	7	W3	SINGLE	0.960	0.960	1.000	COOPER LIGHTING - LUM-ARK	XTOR®



SITE LAYOUT

Crites, Tidley & Assoc., Inc.
 998C West River Center Dr
 Conestock Park MI 48321
 PH: 616-847-2400
 www.critestidley.com



DISCLAIMER
 Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidley & Assoc. used in laboratory conditions. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting energy codes. Any change to the room reflectance and/or observations not noted will alter the light levels. Please verify the data listed to ensure the accuracy of the report. All measurements and calculations were conducted at the end of the life of the lamp and ballast.

ADVANTAGE LABEL

Issued Date

07.01.15

Revisions

Drawn by:
 Alan Searcy

Sheet

EL1

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: July 16, 2015
MEETING DATE: July 20, 2015
CASE: #15-3232

GENERAL INFORMATION

- A. **Applicant:** Cascade Township
- B. **General Location:** NE corner of Patterson and 60th
- C. **Requested Action:** Rezone property to Planned Unit Development to allow for a mixed use zoning designation.
- D. **Existing Zoning on Subject Parcels:** Industrial
- E. **Zoning on Adjoining Parcels:**
N – City of Kentwood I-PUD
S – Caledonia Twp I-1/R-1
E – M-37 – Meadowbrooke PUD
W – City of Kentwood I-PUD
- F. **Parcel Size:** Approximately 14.42 acre
- G. **Existing Land Use on Subject Parcel:** Vacant/nonconforming billboard
- H. **Adjacent Area Land Uses:**
North - Vacant portion of industrial use
East - Vacant
South - house
West - vacant portion of industrial use/ storm water retention

STAFF ANALYSIS

- A. The Planning Commission identified this property for study as part of our annual work plan of the master plan. The reason for the study was to see if the township could assist in making the property more attractive for development by removing the industrial zoning and creating a more attractive zoning designation.
- B. After some discussion with the owner we came up with a “hybrid” designation for a new Planned Unit Development. The new PUD would essentially be an office zoning district with the allowance for restaurants, which is a use allowed in the B2, general business use zone and the allowance for athletic uses that are not permitted in the office zoning district.
- C. Given the location of the expanding Davenport University campus as well as other changes in the area the inclusion of the restaurants and the expanded athletic uses makes good sense and may allow for a good mix of uses that could help to support the property and the area immediately around the property.
- D. The PUD does not have a site plan associated with it so it would essentially just create a new zoning district and would then allow someone to come in and ask for site plan approval.
- E. After meeting with the owner of the property they were interested in removing the industrial zoning designation and going to more of an office use but did ask for the additional uses which is why I am recommending the PUD rather than straight office zoning.
- F. This designation is consistent with the surrounding uses as well as the surrounding zoning in the area and I believe is also consistent with our master plan as well as the surrounding plans and the recent 4 corners study that was done by Steelcase.

Standards

Section 16.03 of the Zoning Ordinance requires that a proposed Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	Granting the PUD rezoning allows for the property to be developed under a more realistic designation and removes a few obstacles that may make it easier to develop.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property	The proposed change is consistent with the current master plan and would not place a greater burden on the need for services than what the current zoning would allow for.

owners and occupants or the natural environment	
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The project is consistent with the master plan, and appears consistent with the other plans in the surrounding communities.
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	Since the project complies with the master plan it would not result in an unreasonable negative economic impact
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	The site plans would still need to be developed and would be meeting the minimum setback and landscape requirements at that time. these standards are the same as our office zoning district.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	met

Staff Recommendation

Staff recommends approval of the PUD ordinance and rezoning and forwarding a recommendation to the Township board for the same.

ATTACHMENTS:

APPLICATION
LOCATION MAP
PUD ORDINANCE

CASCADE CHARTER TOWNSHIP

Ordinance #_ of 2015

**AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE
AND ZONING MAP TO ESTABLISH THE
5905 Broadmoor
PLANNED UNIT DEVELOPMENT PROJECT.**

Cascade Charter Township Ordains:

Section I. An Amendment to The Cascade Charter Township Zoning Ordinance

Cascade Township initiated this rezoning to help facilitate the development of the property. In order to do so, it was felt that coming up with a new Planned Unit Development designation for the 5905 Broadmoor property would be the best fit to allow a mix of office, recreational and restaurant uses for the property. At the _____ meeting the Cascade Charter Township Planning Commission recommended the rezoning to PUD. The Project is recommended for rezoning from I, Industrial to PUD, Planned Unit Development. This recommendation requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees action on _____, 2015.

Section II. Legal Description.

The legal description of the Project is as follows:

Insert

Section III. General Provisions

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

Section IV. Purpose.

1. The Project occupies approximately 14 acres of land. The project is intended to allow a mix of office, recreational and restaurant uses.

2. Because the Township initiated the rezoning of the property the developer or owner of the property will be required to obtain site plan and or special use approval for the development of the parcel(s) in the future. This would be done consistent with the zoning ordinance regulations that are in place at the time the development is being requested.
3. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township except as provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.

Section V. Approval Limitations.

- A. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.
- B. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- C. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment.
- D. **This approval document shall be recorded with the Kent County Register of Deeds and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.**
- E. Failure to comply with the site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

Section VI. Uses Permitted By Right:

The uses permitted by right are as follows:

1. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
2. Professional offices for medical doctors, dentists, architects, engineers, accountants, attorneys and similar professions.

3. Medical and dental laboratories.
4. Radio and television stations, not including towers and antennas.
5. Funeral homes, not including crematories, subject to the following restrictions:
 - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
 - b. Loading and unloading areas used by ambulances, hearses, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six (6) feet in height.
6. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.
7. Banks, credit unions, savings and loan institutions, not including drive-in and outdoor automatic teller facilities.
8. Restaurants, excluding drive-in or drive through service
9. The following personal service establishments when located within an office building and provided that;
 - a. Such establishments are limited to basement and ground floors of the building.
 - b. The total gross floor area collectively occupied by personal service establishments shall not exceed ten (10) percent of the gross floor area of the building's ground floor.
 - c. The gross floor area occupied by any single personal service establishment shall not exceed ten (10) percent of the gross floor area of the building's ground floor or 1500 square feet, whichever is the lessor amount.
 - 1) News Stands, tobacco stands and confectioneries
 - 2) Barber and beauty shops
 - 3) Tailor and dressmaker shops
 - 4) Shoeshine and shoe repair shops
 - 5) Dry Cleaning and laundry pickup stations
 - 6) Photographic studios and print shops

- 7) Cafeterias or food services operated during normal business hours and primarily catering to on premises employees.
 - 8) Other personal service establishments including child care and day nurseries which are compatible with, subservient to and which cater to, on premises or neighboring businesses and employees.
10. Accessory structures and uses customarily incidental to the uses permitted, subject to the provisions of Section 4.08.
 11. Signs are regulated by the Cascade Charter Township Sign Ordinance.
 12. Temporary buildings, structures and uses and essential public services as provided in Section 4.25.
 13. Churches

Section VII Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Athletic clubs and health spas and other indoor and outdoor recreation facilities including tennis, racquetball and handball courts and similar facilities, including bowling alleys, ice rinks, and athletic fields.
2. Drive-in banking, loan and finance facilities.
3. Roof and ground mounted communications antennas, excluding towers.
4. Medical clinics and veterinarian clinics excluding emergency services.
5. Restaurants having drive- in or drive through service.
6. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4.
7. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h)
8. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 12.03 and 12.04 hereof.

Section VII. Design Guidelines, Requirements and Limitations

The development within the Project shall conform to the Office zoning district regulations that are in effect at the time site plan approval is requested.

Section VIII. Cross Access

1. If the property is split into multiple properties each property will allow for cross access between properties. This will be reviewed during site plan approval. This PUD Ordinance will provide the legal means to allow cross-access with these other parcels.

Section IX. Signs

1. Signs will be permitted as dictated under the office zoning district regulation of the sign ordinance as amended.
2. The billboard on site will also be treated under the rules of the sign ordinance.

Section X. Landscaping Bufferyard Requirements:

1. As dictated by the Landscape section of the zoning ordinance as amended.

Section XI. Parking

1. The number of parking spaces and design of the parking lot will be dictated based on the zoning ordinance in affect at the time.

Section XII. Site Plan

1. The site plans shall provide appropriate measurements demonstrating compliance with Chapters 16 and 21 of the Zoning Ordinance. Engineering plans and/or documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting recognized, acceptable engineering standards and practices.

Section XIII. Utilities

1. The Project shall be served with public water and public sewer. The on-site water and sewer design and the connection to the public water and sewer systems shall be approved by the Township and the City of Grand Rapids prior to installation. Said improvements shall be consistent with the Sewer and Water Master Plans for Cascade Township.
2. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. In the event the Township requires additional sewer and water service easements in the future, the Developer shall provide them at all reasonable locations. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

Section XIV. Miscellaneous Development Requirements

1. The applicant shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.
2. The applicant shall submit a stormwater disposal plan showing all measures to be taken on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.
3. The Township Planning Department shall receive a copy of all permits from any other governmental agency regarding this project.

Section XV. Performance Guarantee

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

Section XVI. Effective Date

This Ordinance shall become effective upon publication in The Grand Rapids Press, a newspaper of general circulation within the Cascade Charter Township.

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

YEAS:
NAYS:
ABSENT:

Ron Goodyke
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___ day of _____, 2015.

Ron Goodyke
Cascade Charter Township Clerk

Owner Statement:

“William Azkuil has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all requirements and conditions contained in the same,

on behalf of it and its assigns, successors and transferees in
and to the property involved.”

Owner Signature _____
Printed Name _____ Date _____

5905 Broadmoor Ave





Google earth



MEMORANDUM

TO: CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
FROM: STEVE PETERSON, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONSIDER REZONING 5905 BROADMOOR AVE
MEETING DATE: MARCH 2, 2015

Attached to this memo is a chart with possible rezoning options for the property at 5905 Broadmoor Ave. This is one of the items on our annual work plan. Staff would like to consider a township initiated rezoning after studying our options. We believe that the property may be difficult to develop under the current Industrial zoning category and believe that with it rezoned it may be a little easier to develop.

Some of the challenges to the property include:

1. The large low area long 60th St.
2. The property would require the removal of a billboard in order to be redeveloped. We know that this can be very difficult.
3. The property is fronted on all sides by a road.
4. The KCRC would probably not permit direct access to M-37.

General Location: NW corner of M-37 and 60th

Existing Zoning on Subject Parcels: Industrial

Zoning on Adjoining Parcels:

N – City of Kentwood I-PUD
S – Caledonia Twp I-1/R-1
E – M-37 – Meadowbrooke PUD
W – City of Kentwood I-PUD

Parcel Size: Approximately 14.42 acres

Existing Land Use on Subject Parcel: Vacant/non-conforming billboard

Adjacent Area Land Uses:

North	-	Vacant portion of industrial use
East	-	Vacant
South	-	house
West	-	vacant portion of industrial use/ storm water retention

Any changes would require a public hearing. I would recommend that we review this material and get familiar with the area and our options and then invite the property owner in to discuss before we schedule a public hearing.

Options for 5905 Broadmoor Ave

Possible zoning	Zoning requirements	comments
I	2 acres 45 feet high 100' front 25' side 50' rear	Currently zoned
TI	1 acre 45 feet high 100' front 25' side 25' rear	Would require a zoning amendment to allow the retail uses that are allowed in the TI zone. Otherwise the uses are the same as the I.
ES	1 acre 48 feet high 100' 25' 50'	Allows for all the commercial uses in the B2. Would not allow for the industrial uses.
PUD	flexible	Would make more sense to wait until applicant approached township.
B2	3 acres 35 feet high 100' 25' 50'	These re the uses along 28 th St. Probably the most consistent with what Caledonia Township has planned for M-37.
New zoning district	flexible	May still require changes for future user
O	50,000 sq ft 35 feet high 30' 25' 50'	May be the most consistent with the four corners report by moving away from the industrial or commercial aspect.

CHAPTER 18

Zoning District Height, Area and Placement Standards

Section 18.12 Applicability:

Within the B-1, B-2, ES, VO, O, AC and I districts, except as otherwise provided in this Ordinance, no building or structure shall be erected or placed and no parcel of land created or used unless in accordance with the provisions of this Chapter.

The provisions contained in this Chapter are not intended to overly limit or restrict development but are intended to regulate short-range development in a manner that will assure the orderly long-range development of the area. While the majority of the land in these districts can be developed in accordance with these requirements, it is recognized that strict enforcement might preclude the use of a few smaller parcels of land. In these instances, it is envisioned that land will be developed by complying with the Planned Unit Development provisions of this Ordinance or where appropriate by the granting of necessary variances and Special Use Permits so that the intent of districts requirements can be satisfied without unduly restricting reasonable development.

Section 18.13 Height Lot Area and Building Placement Standards – Table 18-C: (Amended by Ord No 5 of 2010; 3/10/10) (Amended by Ord No 7 and 8 of 2011; 6/22/11)

Notes to Table 18-C

1. **Maximum Building Height:** See Section 4.14
2. **Minimum Lot Widths:** Minimum lot widths shall be

provided at the front right-of-way line or in the case of cul-de-sac or curved streets at the nearest point of building setback, and in any event within 150 feet of the public street right-of-way or private street easement on which the lot has frontage.

3. **Minimum Front Yard Building Setback:** See Section 4.15.
4. **Minimum Rear Yard Building Setbacks:** Where the rear lot line of any non-residential use lot in a B-1, B-2, ES, O, AC, TI or I District abuts upon a side or rear yard of a lot in any residential district there shall be rear yard setback requirements as follows:
 - a. B-1, B-2, ES, VO, O and AC Districts: 60 feet.¹
 - b. I District¹:
 - 1) "A" Groupings: 400 feet.
 - 2) "B" Groupings: 200 feet.
 - c. TI District: 200 feet

¹Table Notes Amended by Ordinance #4 of 1993

5. **The following apply to the AC zone:**
 - a. **Maximum Stories/Height:** The maximum height in the Subzone 1 shall be limited to the maximum height permitted by the FAA. The maximum height in Subzone 2 shall be 45 feet.
 - b. **Minimum Lot Width:** There shall be no minimum lot width in the subzone 1. The Subzone 2 area shall have a minimum lot width of 200 feet.
 - c. **Setbacks:** There shall be no minimum setback requirement in Subzone 1. The table on the following page setbacks shall apply to Subzone 2:

	B-1 & VO [†]	B-2	ES ^{**}	O	AC ^{##}	I	TI
Maximum Stories	2	3	4	2		2	2
Maximum Structure Height (feet)	25 for non-residential uses 30 feet for residential uses	35 ft	48 ft	35 ft		45 ft ^{***}	45 ft
Min. Lot Area AC= Acres SF=square feet	None, with approved site plan, otherwise 20,000 SF	3 AC	1 AC	50,000 SF		2 AC	1 AC
Min. Lot Widths	100 ft, unless waived per Section 8.06	300 ft	300 ft	200 ft		200ft	100 ft
Min. Bldg. Front Yard Setback	See Table 8-A	100 ft	100 ft	30 ft		100 ft	50 ft
Min. Bldg. Side Yard Setback	See Table 8-A	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Min. Bldg. Rear Yard Setback	30 ft	50 ft	50 ft	50 ft	50 ft	50 ft	25 ft
<p>^{**}Section Amended by Ordinance 7 of 2011; Special Use permit allows for additional height. Increased setbacks are required for additional height. See Section 17.07.s</p> <p>^{***}Section Amended by Ordinance 12 of 1997</p> <p>[†]Section Amended by Ordinance 8 of 2011</p> <p>^{##}Section Amended by Ord. 10 of 2002</p>							



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CHAPTER 10 B-2 General Business District

Section 10.01 Title:

Use Regulations Relating to the "B-2" General Business District

Section 10.02 Intent:

This district is intended to satisfy the land needs for a wide range of business uses and to cater to needs of a larger consumer population than is served by the "B-1" Village Business District. This district recognizes the economic value or potential value of these lands as well as various problems often encountered in the development of these areas, including hazardous traffic conditions, traffic congestion, over development of lands, shopper inconvenience, and potential lack of amenities necessary to maintain long-range property values. Additionally, this district can be a suitable area for mobile home park development due to it being served by adequate public facilities such as access streets, public water, sanitary sewer and storm water drainage.

Section 10.03 Uses Permitted By Right:

In any "B-2" General Business District no building structure or premises shall be erected, altered or used except as one or more of the following specified uses unless otherwise provided in this Ordinance.

1. Any retail business or service establishment allowed as a use permitted by right in the "B-1" Village District (Chapter 8).
2. Amusement Enterprises.
3. Appliance Stores.
4. Athletic Clubs and Health Spas.
5. Automobile Supply, Parts and Accessories.
6. Business or Trade Schools.
7. Building Trades, excluding heavy equipment.
8. Emergency Medical Clinics.
9. Funeral Homes.
10. Furniture Stores.
11. Laundromats and Dry Cleaners.
12. Lodge Hall, Private Clubs, Veteran's Clubs.
13. Musical Instruments Sales and Lessons.
14. Office Machines & Computers Sales and Service.
15. Theaters.
16. Veterinary Clinics.

17. Adult Oriented Business subject to the provisions of Section 21.05.7 (Amended by Ord. # 5 of 2001)
18. Massage Establishments Section 21.05.7 (Amended by Ord. # 5 of 2001)
19. Shopping Centers & Department Stores containing one or more permitted or special uses, excluding sale at wholesale level.
20. Accessory structures and uses customarily incidental to the uses permitted in this district Section 4.08.*
21. Mobile Home Parks Section 21.05.6 (amended by Ord. #3 of 2000).*
22. Churches Section 17.07.2.a (Ord. #10 of 2001).*
23. Brew Pub
24. Restaurant with brew pub as accessory use
25. Tavern

*Section renumbered as a result of Ord #3 of 2006; 5/10/06

Section 10.04 Uses Permitted by Special Use Permit:

The following uses may be permitted, but are subject to the provisions and conditions outlined in Chapter 17.

1. Any use that may be allowed by Special Use Permit in the "B-1" Village District.
2. Lumber Yards and new building material sales.
3. Outdoor Recreation Centers excluding amusement parks Section 17.07.2.d
4. Sign Painting and Service Shops.
5. New Or Used Automobile Sales and Service Section 17.07.2.l
6. Recreational Vehicle Sales and Service.
7. Restaurants having drive in or drive through service.
8. Any permitted use if all business, storage, service or processing is not conducted wholly within a completely enclosed building, except for automobile parking for customers or employees, off-street loading spaces and signs.
9. Boarding houses, motels, hotels and transient lodging facilities not including trailer camps or tent sites. (New Section added by Ordinance #14 of 1989).
10. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
11. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning



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CHAPTER 10 B-2 General Business District

Commission subject to conformance with the standards of Section 17.03(h). (This subsection added by Ordinance #11 of 1996)

12. Other uses determined by the Planning Commission to be similar to the uses listed in Section 10.03 and Section 10.04 hereof. (Section added by Ord. #3 of 2006; 5/10/06)
13. Microbrew
14. Micro distillery



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CHAPTER 11 ES Expressway Service District

Section 11.01 Title:

Use Regulations Relating To The "ES" Expressway Service District

Section 11.02 Intent:

The Expressway Service District is designed to provide for servicing the needs of automobile highway traffic at certain interchange areas of feeder roads and expressway facilities.

The avoidance of undue congestion on feeder roads, the promotion of smooth traffic flow at the interchange areas of the expressway and the protection of adjacent properties in other zones from adverse influences of traffic are prime considerations in the creation of the "ES" District.

Section 11.03 Uses Permitted By Right:

In an ES, Expressway Service District, no building, structure or premises, shall be erected, altered or used except for one or more of the following uses, unless otherwise provided in this Ordinance.

1. Any retail business or service establishment allowed as a use permitted by right in the "B-2" General Business District, Chapter 10.
2. Boarding houses, motels, hotels and transient lodging facilities not including trailer camps or tent sites.
3. Accessory structures and uses customarily incidental to the uses permitted in this district, subject to the provisions of Section 4.08.
4. Churches (Ord #10 of 2001)*

*Section renumbered by Ord. #3 of 2006; 5/10/06

Section 11.04 Uses Permitted By Special Use Permit: (Ord No 7 of 2011; 6/23/11)

The following uses may be permitted, but are subject to the provisions and conditions outlined in Chapter 17.

1. All uses that may be allowed by Special Use in the "B-2" General Business District, Chapter 10.
2. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
3. Antenna tower and masts for cellular phone and other personal communication services, when

authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h). (This subsection added by Ordinance #11 of 1996)

4. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 11.03 and 11.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)
5. Buildings in excess of maximum height standards.



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CHAPTER 12

O Office District

Section 12.01 Title:

Use Regulations Relating to the "O" Office District

Section 12.02 Intent:

The "O" Office District is intended to provide for the development of a variety of office uses of a business and professional nature as well as to provide for the development of certain related activities in proximity to office uses. It is also the intent of this district to locate office uses in proximity to expressways and major arterial streets. The regulations contained in this Section are designed to ensure a harmonious relationship between the Office District and abutting land uses and to promote efficient functioning for uses located within the Office District.

Section 12.03 Uses Permitted By Right:

The uses permitted by right in the "O" District are as follows:

1. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
2. Professional offices for medical doctors, dentists, architects, engineers, accountants, attorneys and similar professions.
3. Medical and dental laboratories.
4. Radio and television stations, not including towers and antennas.
5. Funeral homes, not including crematories, subject to the following restrictions:
 - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
 - b. Loading and unloading areas used by ambulances, hearses, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six (6) feet in height.
6. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.

7. Banks, credit unions, savings and loan institutions, not including drive-in and outdoor automatic teller facilities.
8. The following personal service establishments when located within an office building and provided that;
 - a. Such establishments are limited to basement and ground floors of the building.
 - b. The total gross floor area collectively occupied by personal service establishments shall not exceed ten (10) percent of the gross floor area of the building's ground floor.
 - c. The gross floor area occupied by any single personal service establishment shall not exceed ten (10) percent of the gross floor area of the building's ground floor or 1500 square feet, whichever is the lesser amount.
 - 1) News Stands, tobacco stands and confectioneries
 - 2) Barber and beauty shops
 - 3) Tailor and dressmaker shops
 - 4) Shoeshine and shoe repair shops
 - 5) Dry Cleaning and laundry pickup stations
 - 6) Photographic studios and print shops
 - 7) Cafeterias or food services operated during normal business hours and primarily catering to on premises employees.
 - 8) Other personal service establishments including child care and day nurseries which are compatible with, subservient to and which cater to, on premises or neighboring businesses and employees.
 - 9) Accessory structures and uses customarily incidental to the uses permitted in this Section, subject to the provisions of Section 4.08.
 - 10) Signs are regulated by the Cascade Charter Township Sign Ordinance.
 - 11) Temporary buildings, structures and uses and essential public services as provided in Section 4.25.
 - 12) Churches (Ord. #10 of 2001)



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Section 12.04 Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Athletic clubs and health spas and other indoor and outdoor recreation facilities including tennis, racquetball and handball courts and similar facilities, but not including bowling alleys, ice rinks, and athletic fields.
2. Drive-in banking, loan and finance facilities.
3. Roof and ground mounted communications antennas, excluding towers.
4. Medical clinics and veterinarian clinics excluding emergency services.
5. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
6. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h). (This subsection added by Ordinance #11 of 1996)
7. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 12.03 and 12.04 hereof. (Section added by Ord #3 of 2006; 5/10/06).



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CHAPTER 13 I Industrial District

Section 13.01 Title:

Use Regulations Relating to the "I" Industrial District

Section 13.02 Intent:

This zone is intended to permit industrial uses which are not unreasonably offensive, hazardous, or debilitating to surrounding property or the community through the effects of noise, smoke, odor, dust, dirt, noxious gases, vibration, glare, heat, fire hazards, industrial wastes, or traffic. In those instances where there may be doubt regarding the effect of the operation, the Planning Commission may require the prospective operator to demonstrate, through the use of qualified technical persons and acceptable testing techniques, that protective devices shall be utilized that will categorically assure the control of the questioned factor.

All outdoor storage facilities for fuel, raw materials, and products for every use, as enumerated and limited herein, located less than one hundred (100) feet from any other district, shall be enclosed by a solid fence or wall, not less than eight (8) feet in height.

Section 13.03 Uses Permitted by Right: Amended by Ord #5 of 2010; 3/10/10

Land and/or buildings in this district may be used for the following purposes:

1. "A" Grouping Basic Manufacturing: Manufacturing, compounding, processing and/or fabrication of the following materials provided that any structure used therefor shall not be located less than four hundred (400) feet from any residential district or use:
 - a. Agricultural products.
 - b. Food and kindred products.
 - c. Chemicals and chemical products such as plastics, synthetic fibers and cosmetics.
 - d. Wood and wood products, including sawmills and planing mills.
 - e. Metals and metal products, including metal plating.
 - f. Glass and glass products.
 - g. Paper and paper products.
 - h. Foundries and forge plants.
 - i. Insulation manufacture.
 - j. Rubber and rubber products.
2. "B" Groupings - Non-Basic Manufacturing: Facilities for manufacturing, processing fabrication, packaging treating or assembling from previously prepared materials provided that any structure used therefor shall be located not less than two hundred (200) feet from any residential district or use.
 - a. Automotive and aircraft parts (not including tires) and metal working.
 - b. Automotive assembly, including major repair.
 - c. Textile mill products such as woven fabric, knitted goods, floor coverings, yarn and thread.
 - d. Apparel and similar products made from fabrics, leather, fur, canvas and similar materials.
 - e. Prefabricated structural wood products, containers and lumber yards but excluding sawmills.
 - f. Furniture and fixtures.
 - g. Paper and paperboard containers and products.
 - h. Printing, publishing, and allied industries.
 - i. Chemical products such as plastics, synthetic fibers, and cosmetics.
 - j. Drugs and pharmaceutical products.
 - k. Electrical machinery, equipment, and supplies.
 - l. Fabricated metal products.
 - m. Glass products.
 - n. Tool and die shop and screw machine products.
 - o. Metal bending and welding.
 - p. Central dry cleaning or laundry.*
 - q. Building trades contractors.*
 - r. Research and development, and testing laboratories.*
 - s. Warehousing and general storage.*
 - t. Truck and trailer and heavy equipment sales, leasing and rental.*
 - u. Mini warehouses and self storage.*
 - v. Wholesale establishments.*
 - w. Retail sales where such use is clearly incidental to the primary use and where the area devoted to retail sales does not exceed fifteen (15) percent of the total floor area, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use.*



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- x. Offices, provided they are incidental to an industrial use located on the same site.*
- y. Churches* (Ord. #10 of 2001)
- 3. Accessory buildings and uses: As provided in Section 4.08.
- 4. Signs As provided in the Cascade Charter Township Sign Ordinance.
- 5. Temporary structures and essential public services: As provided in Section 4.25.
- 12. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
- 13. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03 (h). (This subsection added by Ordinance #11 of 1996)
- 14. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 13.03 and 13.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)

*Sections renumbered by Ord #3 of 2006; 5/10/06

Section 13.04 Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17, Special Use:

- 1. Auction houses if operation ceases before midnight and is wholly enclosed within a building.
- 2. Contractor's yards for vehicles, equipment, materials and/or supplies, provided that such yards shall be not less than five hundred (500) feet from any residential district or residential use.
- 3. Gasoline service stations, provided building used for such purposes shall not be nearer than five hundred (500) feet to any residential district or residential use.
- 4. Kennels not nearer than five hundred (500) feet to any residential district or residential use.
- 5. Livestock auctions not closer than five hundred (500) feet to any residential district or residential use.
- 6. Parking and/or storage yards for motor vehicles (excluding junked vehicles) and including transport equipment, provided such yards shall be not less than five hundred (500) feet from any residential district.
- 7. Trucking freight terminal and yards, provided such yards shall not be less than five hundred (500) feet from any residential district.
- 8. Veterinary clinic not less than five hundred (500) feet from any residential district.
- 9. Free standing office buildings located on substandard parcels or lots in existence prior to the effective date of this Ordinance.
- 10. Temporary cement or asphalt batch plants.
- 11. Billboard signs as provided in the Cascade Charter Township Sign Ordinance.



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CHAPTER 13a

TI Transitional Industrial District

Section 13.01a Title:

Use Regulations Relating to the "TI" Transitional Industrial District

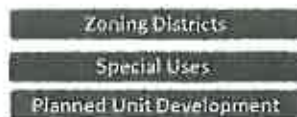
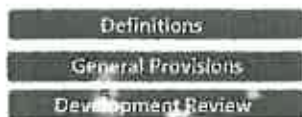
Section 13.02a Intent:

The Transitional Industrial District is intended to allow for low-impact industrial uses and supportive, ancillary service and commercial activities. This zoning district is meant to provide the transition from more conventional, heavy industrial uses to commercial, retail, and other uses. Land use activity in the TI District will be compatible with uses in adjacent zoning districts and will accommodate appropriate non-industrial uses in specified locations. The TI District is designed specifically for three potential redevelopment areas within Cascade Township: north of 36th Street and west of I-96; the Meadowbrook industrial area southwest of 52nd Street and Kraft Avenue; and south of 48th Street and west of M-6.

Section 13.03a Uses Permitted by Right:

Land and/or buildings in this district may be used for the following purposes:

1. Facilities for manufacturing, processing fabrication, packaging treating or assembling from previously prepared materials provided that any structure used therefor shall be located not less than two hundred (200) feet from any residential district or use, and certain other uses, including the following:
 - a. Automotive and aircraft parts (not including tires) and metal working.
 - b. Automotive assembly, including major repair.
 - c. Textile mill products such as woven fabric, knitted goods, floor coverings, yarn and thread.
 - d. Apparel and similar products made from fabrics, leather, fur, canvas and similar materials.
 - e. Prefabricated structural wood products, containers and lumber yards but excluding sawmills.
 - f. Furniture and fixtures.
 - g. Paper and paperboard containers and products.
 - h. Printing, publishing, and allied industries.
 - i. Chemical products such as plastics, synthetic fibers, and cosmetics.
 - j. Drugs and pharmaceutical products.
2. Churches (Ord. #10 of 2001)
3. Retail sales where such use is clearly incidental to the primary use and where the area devoted to retail sales does not exceed fifteen (15) percent of the total floor area, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use.
4. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
5. Professional offices for medical doctors, dentists, architects, engineers, accountants, attorneys and similar professions.
6. Medical and dental laboratories.
7. The following uses shall be permitted when the front yard is located in the Transitional Industrial Zoning District and along Kraft Ave or within 1000' of 36th and Patterson Ave., and when the area devoted to such uses does not exceed thirty (30) percent of the site, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use. If any portion of a property falls within the 1000 feet of the intersection it shall be deemed to have met the requirement.
 - a. Generally recognized retail businesses, which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
 - b. Personal service establishments, which perform services on the premises, such as, but not limited to:
 - k. Electrical machinery, equipment, and supplies.
 - l. Fabricated metal products.
 - m. Glass products.
 - n. Tool and die shop and screw machine products.
 - o. Metal bending and welding.
 - p. Central dry cleaning or laundry.
 - q. Building trades contractors.
 - r. Research and development, and testing laboratories.
 - s. Warehousing and general storage.
 - t. Truck and trailer and heavy equipment sales, leasing and rental.
 - u. Mini warehouses and self storage.
 - v. Wholesale establishments.



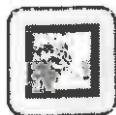
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- to, repair shops (watches, radios, television, shoes, etc), tailor shops, beauty parlors or barber shops, photographic studios, flower shops and print shops.
- c. Restaurants, including drive-in or drive through service.
 - d. Business establishments which perform services on the premises, such as, but not limited to, banks, insurance offices and real estate offices.
 - e. Brew Pub
 - f. Restaurant with brew pub as accessory use
 - g. Tavern
8. Accessory buildings and uses: As provided in Section 4.08.
 9. Signs As provided in the Cascade Charter Township Sign Ordinance.
 10. Temporary structures and essential public services: As provided in Section 4.25.
 11. Microbrew
 12. Micro distillery
 7. Trucking freight terminal and yards, provided such yards shall not be less than five hundred (500) feet from any residential district.
 8. Veterinary clinic not less than five hundred (500) feet from any residential district.
 9. Free standing office buildings located on substandard parcels or lots in existence prior to the effective date of this Ordinance.
 10. Temporary cement or asphalt batch plants.
 11. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03 (h).
 12. Public, parochial and other private elementary, intermediate and high schools not operated for profit excluding colleges and universities.
 13. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 13.03 and 13.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)

Section 13.04a Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17, Special Use:

1. Auction houses if operation ceases before midnight and is wholly enclosed within a building.
2. Contractor's yards for vehicles, equipment, materials and/or supplies, provided that such yards shall be not less than five hundred (500) feet from any residential district or residential use.
3. Gasoline service stations, provided building used for such purposes shall not be nearer than five hundred (500) feet to any residential district or residential use.
4. Kennels not nearer than five hundred (500) feet to any residential district or residential use.
5. Livestock auctions not closer than five hundred (500) feet to any residential district or residential use.
6. Parking and/or storage yards for motor vehicles (excluding junked vehicles) and including transport equipment, provided such yards shall be not less than five hundred (500) feet from any residential district.



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