

AGENDA
Cascade Charter Township Planning Commission
Monday, August 15, 2016
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 August 9, 2016 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 #16:3324 Bob Verburg**
Property Address: 6915 Cascade
Requested Action: The applicant is requesting site plan approval for a 700 sq ft addition.
- ARTICLE 7. Case #16:3321 Growney Mixed Use P.U.D. amendment**
Property Address: 2899 Thornapple River Dr
Requested Action: The applicant is requesting a base plan review to rezone property at 2899 Thornapple River from B-1, and add it to the Thornapple Hilltop P.U.D.
- ARTICLE 8. Case #16-3318 Wolverine Building Group**
Property Address: 5505 52nd Street
Requested Action: The applicant is requesting a site plan approval for a 30,000 sq ft warehouse addition.
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, August 8, 2016
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the July 11, 2016 Meeting.

Motion was made by Member Lewis to approve the Minutes as presented. Supported by Member Robinson. Motion carried 9 to 0.

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

No visitors who were present wished to speak about non-agenda items.

**ARTICLE 6. Case #16:3309 Riebel/PUD Redwood
Public Hearing**

Property Address: 6370 28th Street

Requested Action: Preliminary Plan to amend the Riebel Development to all 60-unit apartment complex.

Director Peterson stated that the Applicant is requesting a Preliminary Plan Review in order to construct a 60-unit apartment complex and one manager unit. The original project allowed for the area behind Pizza Hut, Macatawa Bank and Culvers to be developed into a mix of office, restaurant and retail. That portion of the project has never been done. They are now asking to modify the PUD to allow the multifamily development. The original office mix use project allowed for up to approximately 120,000 sq. ft. The current Master Plan designation for this property is Mixed Use. This designation is a reflection of the uses that are already there and suggests that residential uses would be in the range of 6-8 units per acre. This project would be consistent with the Master Plan. Traffic capacity is well within the range for a 5 lane road. Traffic count can be as high as 35,000, currently it is 19,000.

This project is still under review by the Township Engineer. When this was slated for Public Hearing, it was with the thought that all reports by the engineer would already be completed. Unfortunately, that was not the case. Although it does not appear that any of the issues will not be able to be addressed, the Applicant has yet to answer all of the Township Engineers concerns.

Director Peterson recommends holding the Public Hearing today, but table the Board's decision until the Township Engineer is satisfied that the Applicant has addressed his concerns. Once the Township Engineer is satisfied, it will come back to the Planning Commission for a decision. If needed, it can be scheduled for another Public Hearing at that time.

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

Ms. Kelly McIver, with Redwood Acquisition, came forward and gave a presentation about the development. The units will be single story, 2 bedroom, 2 bath, attached garage homes. Residents would be primarily young professionals and retirees. Modifications have been made to the plan to add more sidewalks with connectivity to 28th St. and speed limit signs. Ms. McIver spoke about the general aesthetics of the homes, the sanitary and water issues and the condo association located near the proposed project. Rent will range approximately from \$1,300 - \$1,900.

Motion was made to open the public hearing by Member Robinson and supported by Member Rissi. Motion to open was carried 9 to 0.

Several members of the public came forward with concerns about the project. Some of the issues/concerns were the definition of mixed use, the need for yet more rental property, increased traffic, the impact of this development on the Forest Hills Condominiums near the project, flow of water, potential possibility of flooding, and general overall aesthetics of the landscape from the condos.

Ms. McIver and the Board discussed and tried to address all of the concerns.

Motion was made to close the public hearing by Member Rissi and supported by Member Sperla. Motion to close was carried 9 to 0.

Motion was made by Member Robinson to table a decision until all issues could be addressed and was supported by Member Rissi. Motion was carried 9 to 0.

**ARTICLE 7. Case #16-3297 Cascade Township
Access Management Regulations Discussion**

Director Peterson stated that one of the items on the Board's work plan this year was to review the Access Management regulations (essentially driveway spacing). In March, this was presented and at that time an idea was reviewed to modify the standards by moving away from using speed limits and move towards road classifications. This has been reviewed by a traffic engineer who has provided a different suggestion. That is to not have any specific standards, but rather have a person review each request on a case

by case basis. Director Peterson believes this not a workable approach for Cascade Township because we do not have the staffing expertise, nor the time to review each driveway cut on a case by case basis.

Director Peterson concluded by recommending it would be better to stay with the current system rather than go with the changes suggested by the traffic engineer.

A brief discussion commenced.

A Motion was made by Member Rissi and supported by Member Sperla to make no changes at this time to the Access Management Regulations.

ARTICLE 8. Any other business.

There was no other business.

ARTICLE 9. Adjournment.

Motion was made by Member Rissi to adjourn. Supported by Member Williams. Motion carried 9 to 0. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT

STAFF REPORT: Case #16-3324
REPORT DATE: August 10, 2016
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 15, 2016
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Bob Verburg
6915 Cascade Rd
Ada MI 49301

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting site plan approval for a 700 sq ft addition.

EXISTING ZONING OF
SUBJECT PARCEL(S): B1

GENERAL LOCATION: east side of Cascade rd just north of the bridge over the river

PARCEL SIZE: Approximately .4 acres. (17,424 sq ft)

EXISTING LAND USE
ON THE PROPERTY: Auto repair

ADJACENT AREA
LAND USES: Commercial

ZONING ON
ADJOINING PARCELS: B1

STAFF COMMENTS:

1. The applicant wants to construct a new addition on to the building to accommodate additional car storage. This project will also include the removal of the existing 573 sq ft shed to the north. Neither project will increase the amount of impervious space since the area is paved now.
2. Because the site is in the B1 zoning district and due to the fact that the addition is valued at over \$60,000 the design requirements of the B1 zone must also be met.
3. The owner has already asked and has received three variances to accommodate his addition

issue	Result
Front setback	16 feet
Roof style	Mansard
Chain link	Wrought iron in front and vinyl coated chain link in back

4. The township engineer has reviewed the plans and does not require any changes due to the fact that they are in storm zone C and they are not increasing the impervious area.

STAFF RECOMMENDATION

Approve the site plan addition. Obtain SESC from KCRC

Attachments: Application
 Site Plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: WOLFFIS CONSTRUCTION, INC.
Address: 4111 HILTON AVE. SE
City & Zip Code: LOWELL MI 49331
Telephone: 616 291.3139
Email Address: TWOLFFIS@SBCGLOBAL.NET

OWNER: * (if different from Applicant)
Name: BOB VERZURE VERZURE AUTOMOTIVE
Address: 6915 CASCADE ROAD
City & Zip Code: GRAND RAPIDS MI. 49546
Telephone: 616 949.2940
Email Address: _____

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

- | | |
|--|--|
| ☐ Administrative Appeal | ☐ Administrative Site Plan Review |
| ☐ Deferred Parking | ☐ P.U.D. - Rezoning * |
| ☐ P.U.D. - Site Condominium * | ☐ Rezoning |
| ☒ Site Plan Review * | ☐ Sign Variance |
| ☐ Special Use Permit | ☐ Subdivision Plat Review * |
| ☐ Zoning Variance | ☐ Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

ADD ~~WORK~~ BAY - TEAR DOWN EXISTING BLDG. OUT.

(** Use Attachments if Necessary)

-SEE OTHER SIDE-

Building
949 3765

Buildings & Grounds
682 4836

Clerk
949-1508

re
949-1390

Manager
949 1500

Planning
949-0224

Treasurer
949 6944

LEGAL DESCRIPTION OF PROPERTY**:

* SEE VARIANCE PAPER WORK *

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 6915 CASCADE ROAD 49546

PRESENT USE OF THE PROPERTY: AUTOMOTIVE REPAIR

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.)

Robert W. Weakling

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

Troy Wolff

Applicant - Print or Type Name

Robert W. Weakling
Owner's Signature & Date
(*If different from Applicant) 8-10-16

Troy Wolff 8/10/16
Applicant's Signature & Date

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

Rev. 7/24/14

Addressing
949-1176

Building
949-3765

Buildings & Grounds
949-4836

City
949-5500

Fire
949-1320

Manager
949-1500

Planning
949-0224

VERBURG AUTOMOTIVE SERVICES

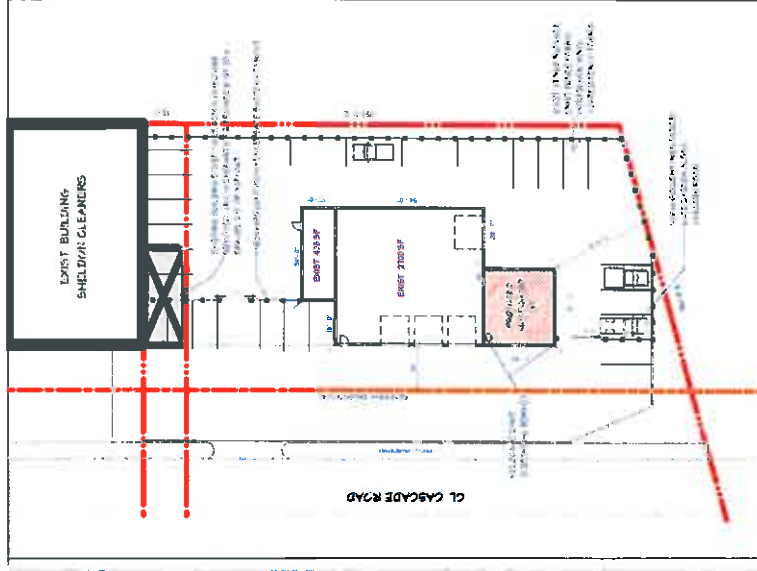
NEW SERVICE BAY ADDITION

6915 CASCADE ROAD, GRAND RAPIDS, MI 49546



DRAWING INDEX

- A-1 TITLE SHEET/ SITE PLAN
- A-2 FOUNDATION/ FLOOR AND ROOF PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 SITE PLAN REVIEW PICTURES



SITE PLAN

1" = 20'-0"

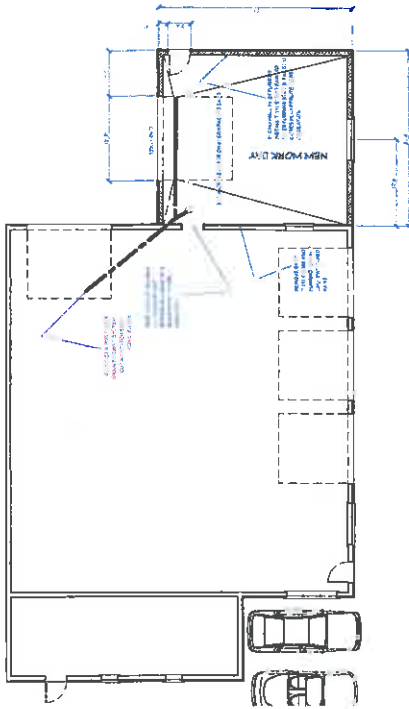


PROJECT LOCATION:
VERBURG AUTOMOTIVE- STORAGE ADDITION
6915 CASCADE ROAD
GRAND RAPIDS, MI 49546

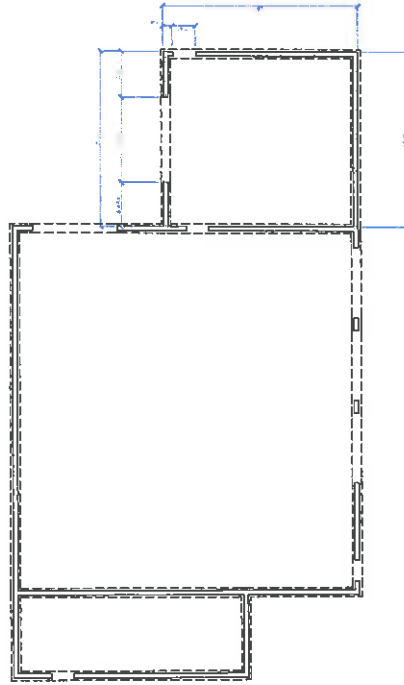
SHEET TITLE:
TITLE SHEET/
SITE PLAN

WOLFFIS CONSTRUCTION, INC.
4111 HILTON AVE SE LOWELL, MI 49331
616.241.3134 email: twolffis@wccglobal.net

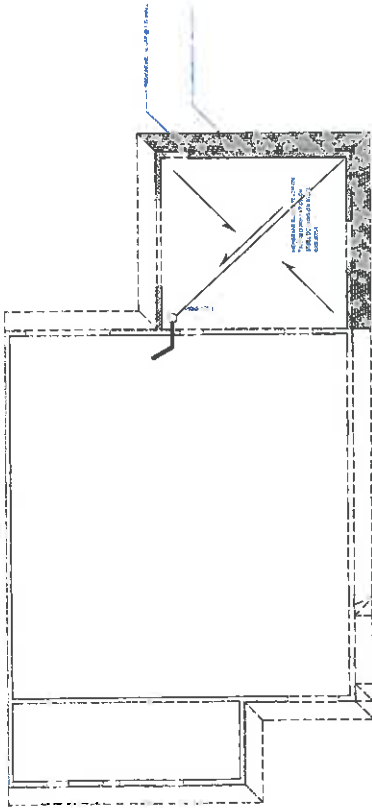
DATE: 8/10/2016
SCALE:
SHEET: A-1



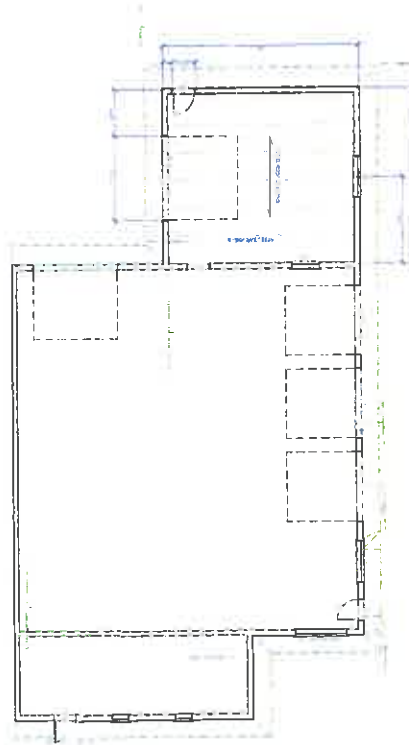
FLOOR PLAN



FOUNDATION PLAN



ROOF PLAN



FRAMING PLAN



WOLFFIS CONSTRUCTION, INC.
4111 HILTON AVE SE
LOWELL, MI 49321
email: wolffis@bbccbbell.net
616.291.3139

EXTERIOR ELEVATIONS
SHEET TITLE:

VERBURG AUTOMOTIVE- STORAGE ADDITION

PROJECT LOCATION:
1055 FARM ROAD 2000
LOWELL, MI 49321
OWNER: VERBURG AUTOMOTIVE

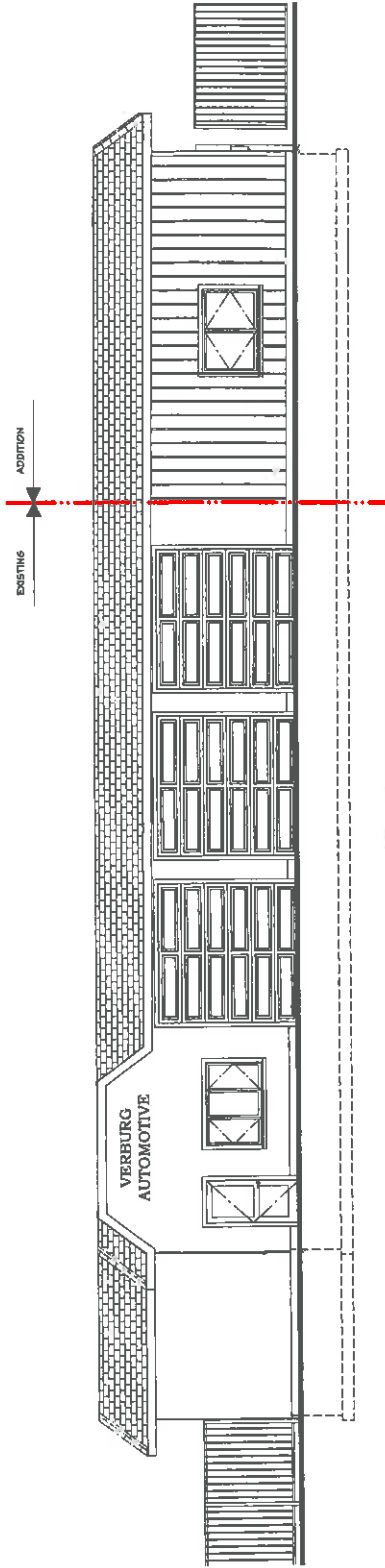
DATE:

8/10/2016

SCALE:

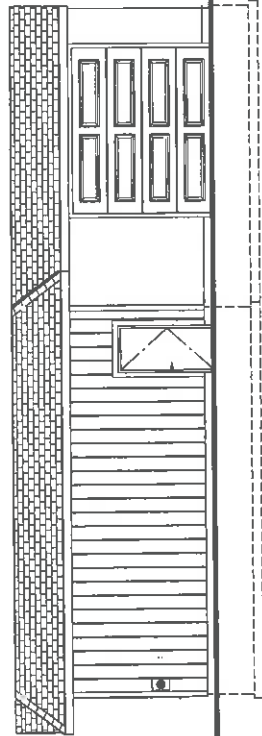
SHEET:

A-3



WEST ELEVATION

1/4" = 1'-0"

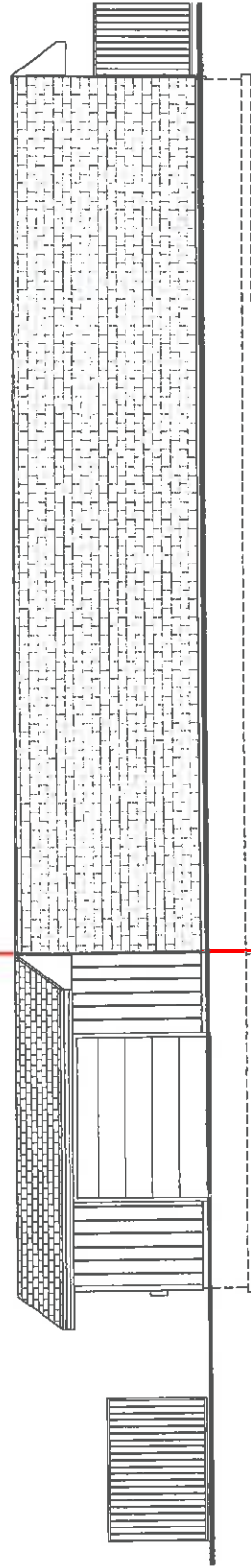


SOUTH ELEVATION

1/4" = 1'-0"



EXISTING
ADDITION



EAST ELEVATION

1/4" = 1'-0"





EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING BUILDING TO BE REMOVED



PROPOSED ADDITION

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: August 4, 2016
MEETING DATE: August 15, 2016
CASE: #16-3321/ Growney Mixed Use P.U.D amendment

GENERAL INFORMATION

- A. **Applicant:** G Place LLC
5723 Mancheter Hills Dr
Grand Rapids MI 49512
- B. **Status of Applicant:** Owner
- C. **General Location:** North Side of Thornapple River Dr across street from Tassell Park.
- D. **Requested Action:** Rezone property at 2899 Thornapple River Dr from B-1, and add it to the Thornapple Hilltop P.U.D.
- E. **Existing Zoning on Subject Parcels:** B1
- F. **Zoning on Adjoining Parcels:**
- N – P.U.D.
S – R2
E – B-1
W – B-1
- G. **Parcel Size:** Approximately .7 acres
- H. **Existing Land Use on Subject Parcel:** Commercial
- I. **Adjacent Area Land Uses:**
- | | | |
|-------|---|--------------|
| North | - | Residential |
| East | ↔ | Commercial |
| South | ↔ | Tassell Park |
| West | ↔ | Commercial |

STAFF ANALYSIS

- A. The applicant is requesting Basic Plan Review in order to construct a new mixed use building. This building would include about 5,000sq ft of retail/restaurant space with 7 residential units.
- B. This would come to about 8 units per acre. The B-1 zoning district allows for up to 9 units per acre.
- C. The applicant has designed the building at about 35 feet tall. This is an exception of 5 feet. The B-1 zone allows for 30 feet tall for mixed use projects that include residential. With the height they are proposing it will be important to understand how this will look. The developer should provide perspective of the building from Thornapple River Dr.
- D. The current Master Plan designation for this property is Village Commercial. This designation is a reflection of the current B1 zoning district.
- E. We should discuss whether or not to require a traffic study given the change in the project. In general, we require a study when something is either inconsistent with our master plan or we are aware of some outstanding issues that need to be addressed/studied. I am not aware of any such concern here, and do not think a traffic study is needed.
- F. Current traffic counts in this area are about 4,000 trips. In general, a two lane road can handle about 10,000 trips per day.
- G. The project includes a path to the north connecting to the residential uses in the Thornapple Hilltop PUD. It also shows sidewalk along Thornapple river dr. this sidewalk would ultimately provide a connection to Cascade Rd. this pedestrian connection would be consist with the Mater Plan.
- H. The storm water design for the site will need to be meet our storm water ordinance. The developer has also been working on plans to address sewer and water to accommodate the project. These will all need to be approved prior to scheduling the Planning Commission public hearing.
- I. Any outdoor lighting will need to meet our lighting regulations.
- J. While we don't have a landscaping requirement for residential uses, the project does include commercial uses and they should have to include landscaping plantings that would be consistent with a type C plantings.
- K. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
- L. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits* of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the Planning Commission address the following:

1. Have the applicant provide the required site plan information.
2. Provide elevation drawings of all proposed buildings.
3. Revise the site plan to include the necessary storm water information.
4. Revise the plans to provide the required sewer and water system as approved by the Township Engineer.
5. Provide a sidewalk along the Thronapple River Drive frontage that is at least 7 feet wide.
6. Supply the township with building prospective drawings from Thornapple River Dr.

Attachments: Application
 Site plan
 Master plan excerpts



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: G Place, LLC; attn: Sean Growney
Address: 5723 Machester Hills Drive, SE
City & Zip Code Grand Rapids, MI 49546
Telephone: (616) 405-3226
Email Address: _____

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

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

- | | |
|--|--|
| ☐ Administrative Appeal | ☐ Administrative Site Plan Review |
| ☐ Deferred Parking | ☒ P.U.D. – Rezoning * |
| ☐ P.U.D. – Site Condominium * | ☐ Rezoning |
| ☐ Site Plan Review * | ☐ Sign Variance |
| ☐ Special Use Permit | ☐ Subdivision Plat Review * |
| ☐ Zoning Variance | ☐ Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

See attached.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached and site plan.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-16-201-015

ADDRESS OF PROPERTY: 2899 Thornapple River Dr. SE

PRESENT USE OF THE PROPERTY: House currently on property

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

Name(s)

Address(es)

None that we are aware of

SIGNATURES

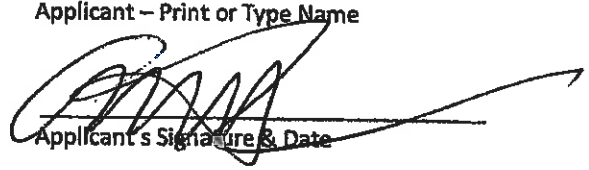
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this 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. plot restrictions, deed restrictions, covenants, etc.)

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

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

Sean Growney
Applicant – Print or Type Name


Applicant's Signature & Date

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

Rev. 7/24/14



Growney Mixed-Use PUD

REQUEST: G Place, LLC is proposing to construct a mixed use building at 2899 Thornapple River Drive. The building will have three stories and will have a partial basement. The use of the building will be storage in the partial basement, commercial on the first floor, and residential on the second and third floors. It is envisioned that there will be three commercial users and a total of seven residential units. The residential units will primarily be 2-bedroom units, with the exception of one of the units will be a 3-bedroom unit. The building will be a very attractive building, consisting primarily of modular brick, fiber cement shingle siding, window, and asphalt shingled roof.

The site will be accessed via a single driveway off Thornapple River Drive. Sufficient on-site parking is provided on the property. The building will be serviced by public sanitary sewer and watermain – both of which are available in Thornapple River Drive. And the storm water runoff from the site will be collected and retained/detained on site with the use of oversized storm sewer pipe.

Last, note that as part of the PUD approval, a lot line adjustment is being requested for the Thornapple Hilltop PUD (Parcel Number 41-19-16-201-017), which is located immediately to the north of this site. The intent is to reduce the area of the Thornapple Hilltop property – giving some of that property to this property and some of that property to 6820 Old 28th Street SE (Parcel Number 41-19-16-201-019).

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

Parcel Number: 41-19-16-201-015

Property Address: 2899 Thornapple River Dr SE

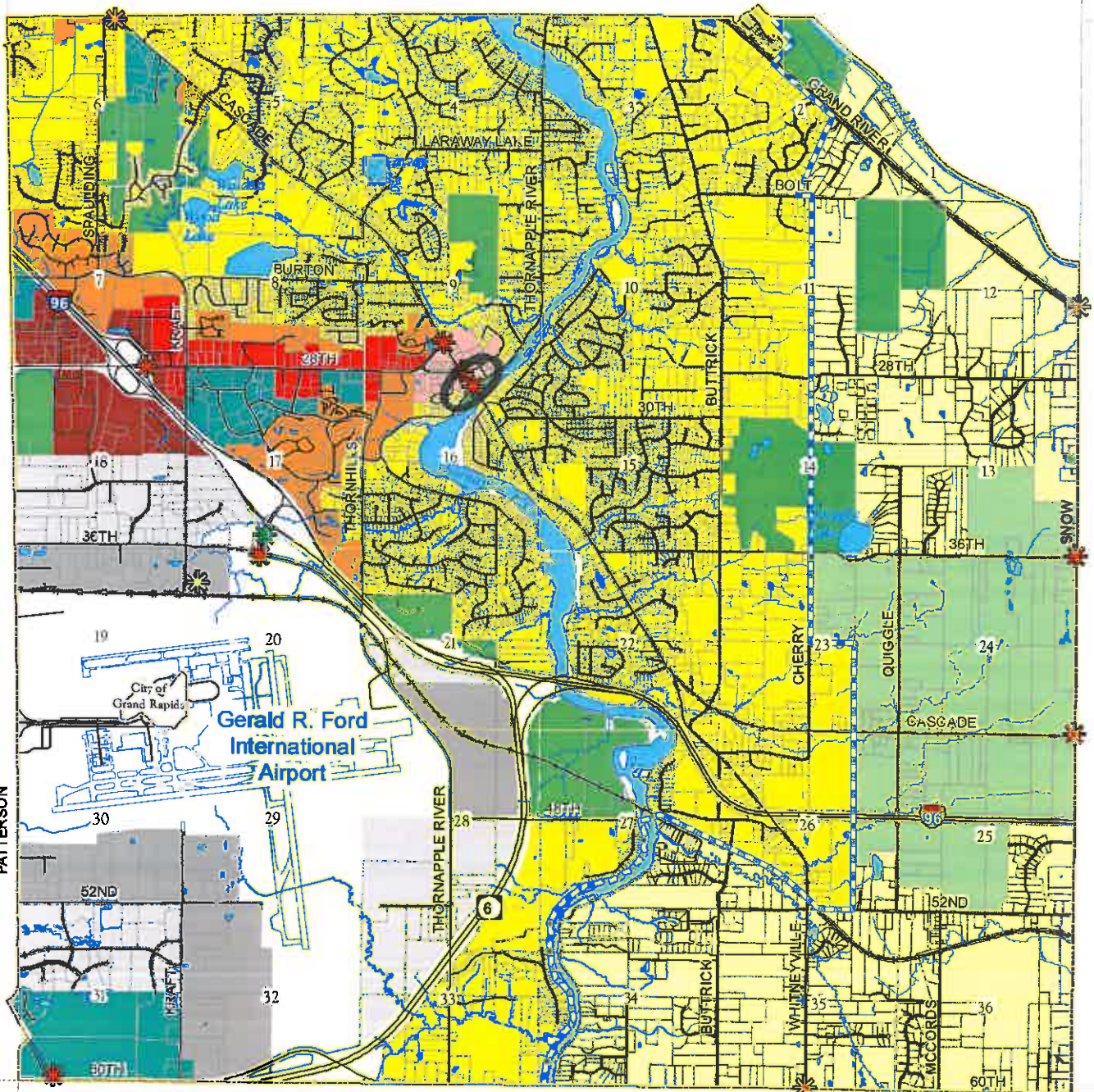
PART OF GOVT 8 COM AT N 1/4 COR TH S ALONG N&S 1/4 LINE 589.35 FT TH S 54D 16M E 157 FT TH N 39D E 120 FT TO BEG OF THIS DESC - TH N 39D E 168 FT TH S 49D 15M E 202.65 FT TO A PT ON CL OF THORNAPPLE RIVER DR WHICH IS 208.1 FT SWLY ALONG SD CL FROM CL OF CASCADE RD TH S 35D 18M W ALONG CL OF SD DR 150.25 FT TO A LINE BEARING S 54D 06M E FROM BEG TH N 54D 06M W TO BEG * SEC 16 T6N R10W 0.75 A.

Ada Twp

City of Kentwood

Lowell Twp

Caledonia Twp



Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area

- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



Williams & Works
 Planning, Design, Construction
 416.324.1100 phone • 416.324.1101 fax
 549 Cherry Avenue NW • Grand Rapids, MI 49503

Williams & Works
 Planning, Design, Construction

April 22, 2009

Cascade Charter Township

Kent County, Michigan

Map 15 Future Land Use

neighborhoods is a primary concern and measures should be taken periodically to assure proper coverage of these services. Private roads should be considered under certain circumstances, such as for the preservation of large stands of trees, or to preserve steep slopes, where drainage and run-off is a concern, or where important natural features have been identified in the Natural Feature Inventory.

COMMUNITY RESIDENTIAL

Description: The community residential land use designation is intended for attached or detached single family and multi-family housing. A project should be designed and developed to provide attractive, up-scale master planned living environments with amenities such as open spaces, walking paths, street trees, street lighting and attractive architectural style. Buildings and structures should be designed to minimize bulk and massing of attached living units.

Location: The community residential land use area primarily serves as a transition from commercial/mixed use and suburban residential uses along 28th Street. However, there are two areas where this use is proposed along the south side of Cascade Road north of Burton.

Desired Uses and Densities: Uses may include attached and detached residential dwellings, including projects that incorporate a variety of housing options, as well as assisted living and retirement communities. Master-planned retirement communities may also incorporate low-impact commercial uses internal and integrated within the development such as personal service establishments (barber shop or hair salon), post office, financial institution and other necessary uses for the convenience of the residents but not available for use by the general public. Development within the community residential area should include a walking system that connects to any existing or planned non-motorized pathway. The Township desires for the community residential areas to be served by mass transit in the future. Water and sewer must be available for new development or redevelopment in this land use category. Additionally, any natural features should be preserved and protected in projects located in the community residential land use area. Only public roads would be permitted in the community residential land use category. Allowable densities would range between 4-6 dwelling units to the acre.



VILLAGE COMMERCIAL

Description: This land use designation is intended to foster a pedestrian-scale, local shopping district confined to the parcels currently zoned for commercial use. It is not the intent of this land use plan to expand commercial uses either north or south along Cascade Road.

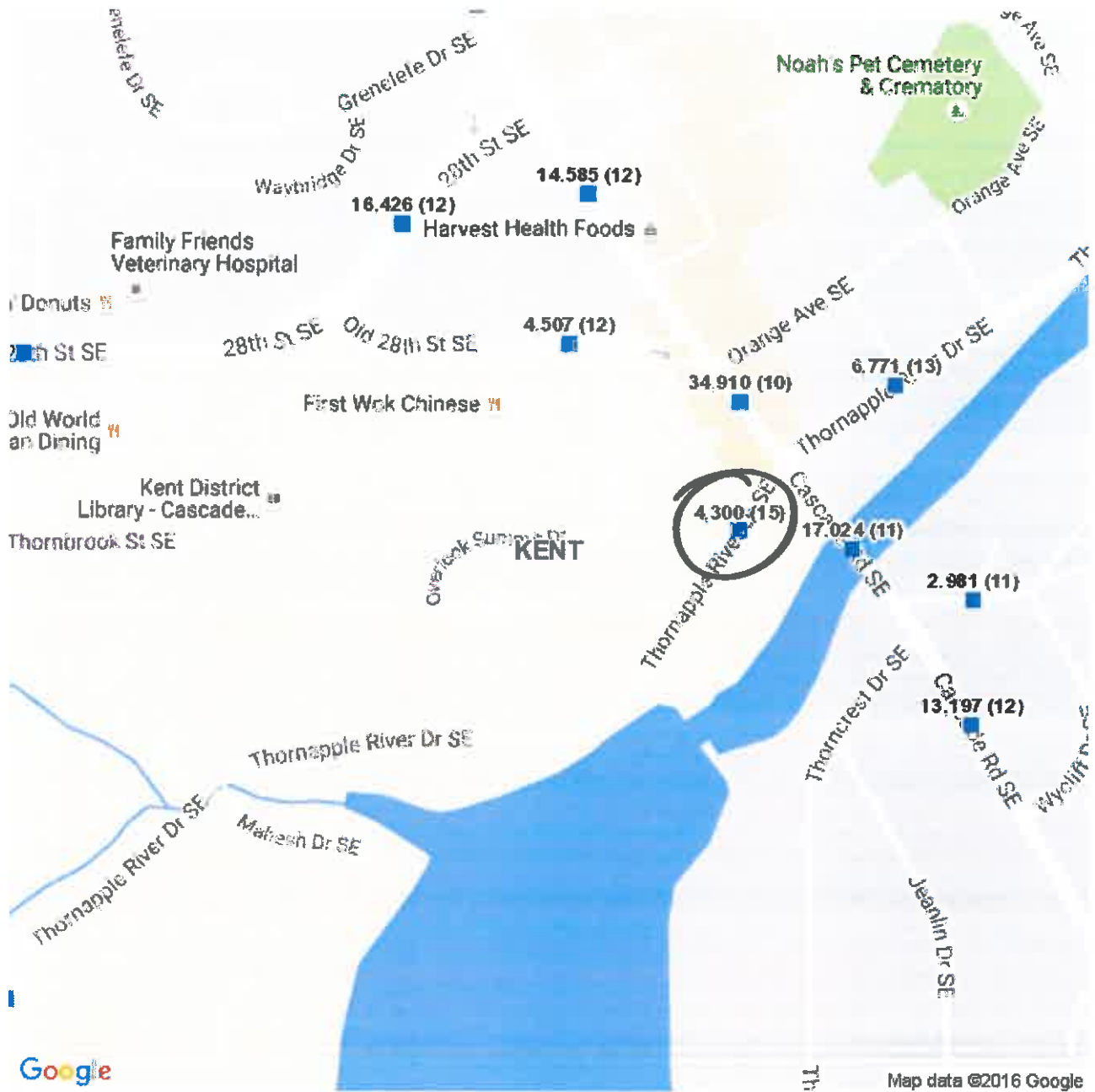
The village commercial area is intended to be a walkable commercial district, where architectural style is paramount, but not rigid. Low shrubbery, picket fences and other features should be in place along the roadway to delineate the use and create interest for pedestrians.

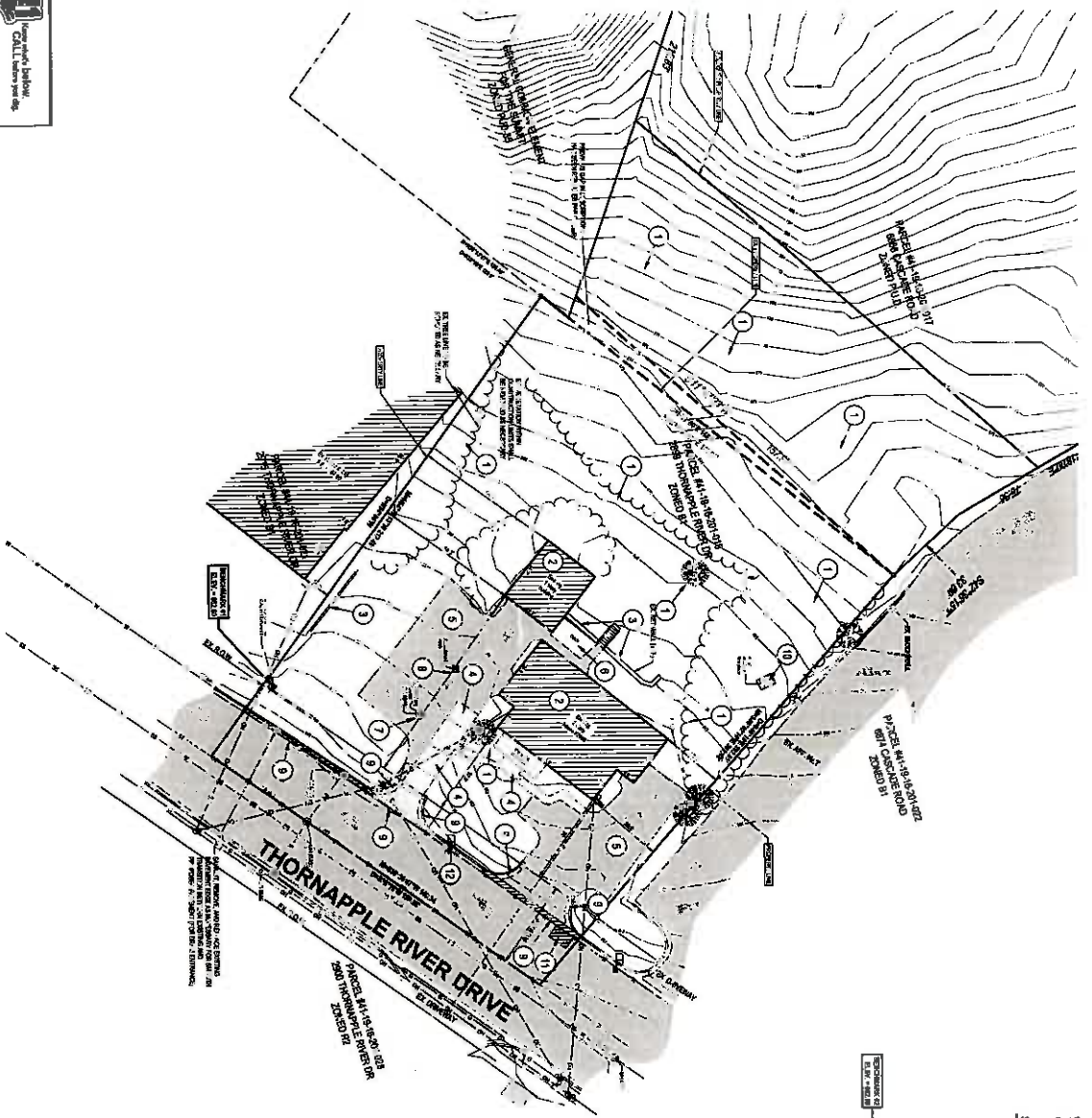
Location: The village commercial land use category is located at the heart of Cascade Charter Township where Cascade Road, 28th Street and the Thornapple River converge. It is not the intent of this land use category to expand beyond the current commercially-zoned properties along Cascade Road.

Desired Uses and Densities: Desired uses include retail commercial, personal service establishments, eating and drinking establishments, financial institutions, and convenience stores with or without fuel stations. Residential uses are also planned, including above retail or office uses. Townhome, retirement centers, assisted living, and other elderly care facilities are also recommended. Other uses should be phased out and encouraged to locate to a more automobile-oriented commercial corridor. Residential densities would be 6-8 dwelling units to the acre. Pedestrian/bicycle circulation plans should be prepared for new development that includes access from sidewalks and non-motorized paths to any building entry. Bicycle racks are encouraged. Traffic calming, crosswalk demarcations, countdown walk signs, plantings and signage are encouraged at 28th Street and Cascade Road at the Village to create a sense of place for shopping, strolling, biking, and walking. Water and sewer must be available for development in this land use category. Additionally, any natural features should be preserved and protected in projects located in the village commercial land use area. The Township hopes that the village commercial area is served by mass transit in the future.

GENERAL COMMERCIAL

Description: This land use designation is intended to provide goods and services to meet the needs of the immediate neighborhood and the larger region. Facilities will be developed in harmony with the area's natural features and in a scale and form to encourage pedestrian access and to minimize auto-pedestrian conflicts. Cross-access easements and access roads will be encouraged to reduce the proliferation of curb-cuts. In addition, landscape standards and signage limitations will be utilized to promote attractive and functional developments. The current three acre minimum lot area requirement may be reduced for projects that incorporate certain green/eco-friendly building technologies, or provide a specific amount of green space, such as 35%.



[illegible]

BENCHMARKS

RENDERING: 41 MAF = 60.66 MAFD 375

544 benchmark on top of loop: loop had 1745 mil., 47s above ground level at Southwold property corner

STRUCTURE INFORMATION

✓ CR 1000 CR 1000 = \$84.11 17' 10" = 10.5' = 10.5' 0.00 ✓ CR 1000 = \$84.11	✓ CR 1000 CR 1000 = \$84.11 17' 10" = 10.5' = 10.5' 0.00 ✓ CR 1000 = \$84.11
✓ CR 1000 CR 1000 = \$84.11 17' 10" = 10.5' = 10.5' 0.00 ✓ CR 1000 = \$84.11	✓ CR 1000 CR 1000 = \$84.11 17' 10" = 10.5' = 10.5' 0.00 ✓ CR 1000 = \$84.11

LOCATION MAP



REMOVAL / DEMOLITION NOTES

- [illegible]

LEGEND

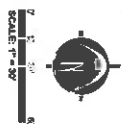
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REMOVAL / DEMOLITION NOTES

[illegible]**DESCRIPTION**[illegible]

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Know what's below.
CALL before you dig.

SHEET NO: C-201	PROJECT NO: 16405580		STAMP: 	NEDERVELD  www.nederfeld.com 871-1122-1898 561 Main Street, Suite 200 Portland, OR 97201-4770	
				PREPARED FOR: GRAND RAPIDS 415 N. 7th St. CHICAGO CO. ILL. 60607 HEDIN & FIELDS 1111 E. 1st St. CHICAGO, IL 60605	REVISIONS: 1. Drawn: 10/1/04 2. Check: 10/1/04 3. Issue: 10/1/04 4. Issue: 10/1/04 5. Issue: 10/1/04 6. Issue: 10/1/04 7. Issue: 10/1/04 8. Issue: 10/1/04 9. Issue: 10/1/04 10. Issue: 10/1/04



LAND FROM 6802 OLD 28TH S
GIVEN TO 6868 CASCADE ROAD

SEE FOLLOWING SHEETS FOR
BLOW UP DETAIL OF THE
PROJECT AREA

STAMP:



SHEET NO:

C-205

SHEET: 2 OF 5

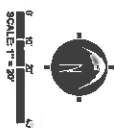
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RIVERS EDGE OF CASCADE

Overview Site Layout Plan

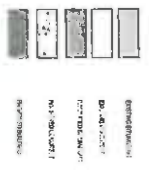
PART OF THE NORTHEAST 1/4 OF SECTION 16, T8N, R10W,
G. 36 TO 40TH, DEUT COUNTY, MICHIGAN

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Know what's below?
CALL Before you dig.



0 50 250 400
SCALE: 1" = 20'

- ## LEGEND



Site Layout Plan

PART OF THE NORTHEAST 1/4 • SECTION 16, T24, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
RECEIVED
JUN 1 1964
WASHINGTON, D.C.

PROJECT NO:

18400560
SHEET NO:
C-206
SHEET: 3 OF 5



LANDSCAPE LEGEND / SCHEDULE

SYMBOL	NAME	QUANTITY	NOTES
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LANDSCAPE NOTES

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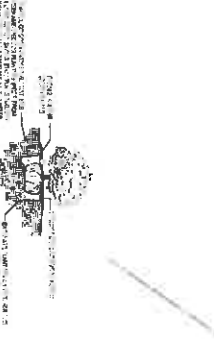
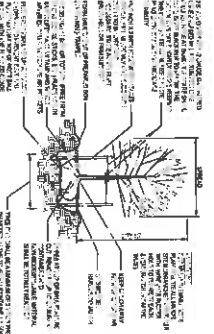
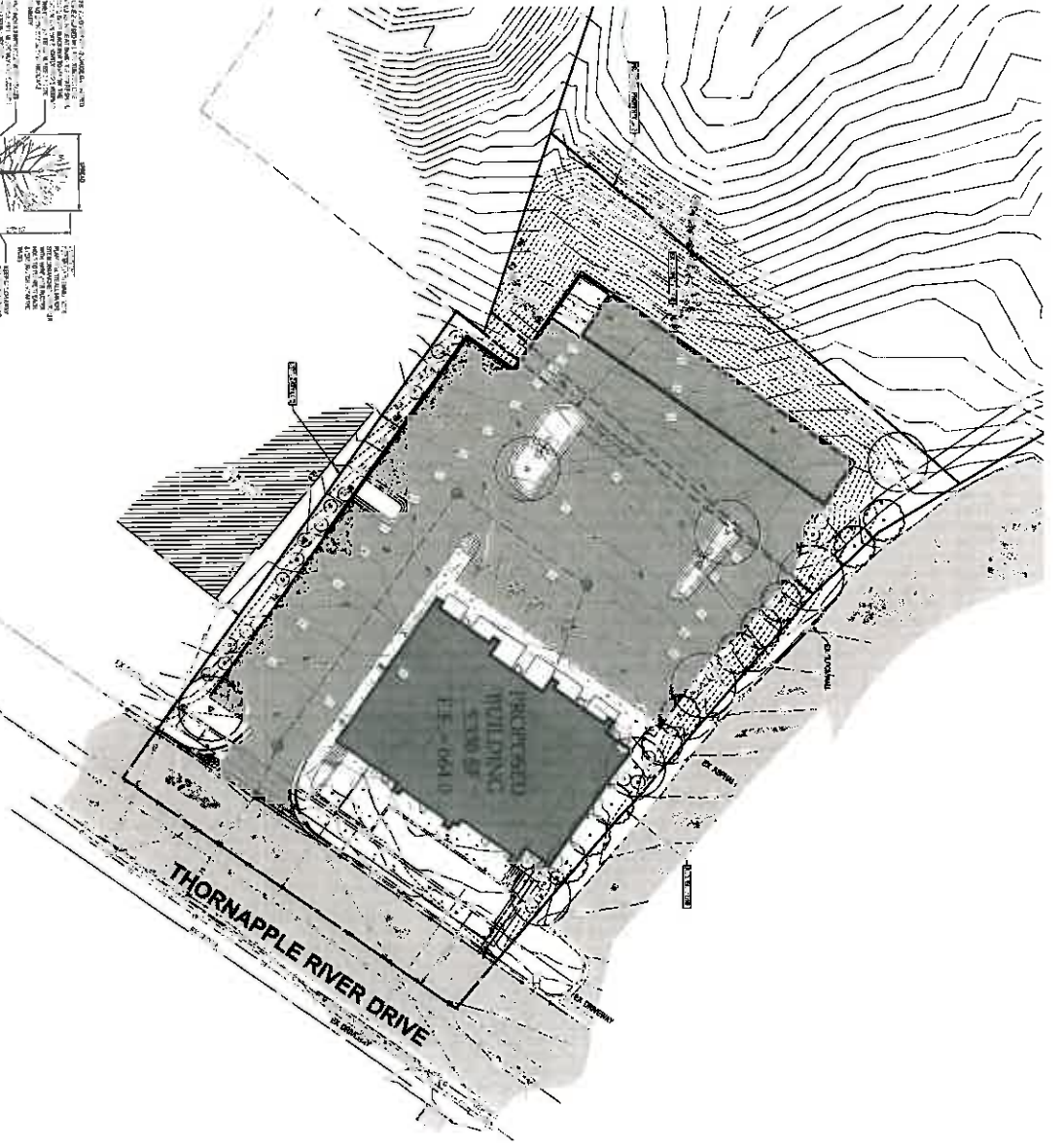
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TYPICAL TREE PLANTING DETAIL

TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Environmental Consulting — Site Design — Planning — Financial Engineering — Fire Investigation



NEDERVELD
 1111 10th Ave NW
 Grand Rapids, MI 49503
 Phone: 616.455.1111
 Fax: 616.455.1112
 Email: info@nederfeld.com

PREPARED FOR:
 David H. Hoyer
 1111 10th Ave NW
 Grand Rapids, MI 49503
 Phone: 616.455.1111
 Fax: 616.455.1112
 Email: info@nederfeld.com

REVISIONS:
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RIVERS EDGE OF CASCADE
 Landscape Plan
 2800 Thornapple Drive
 PART OF THE NORTHLY 61.17 SECTION OF T2N, R10E,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN



PROJECT NO:
 1600950
SHEET NO:
 L-201
SHEET: 5 OF 6

STAFF REPORT: Case # 16-3318
REPORT DATE: August 5, 2016
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 15, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Wolverine Building Group
4045 Barden SE
Kentwood MI 49512

STATUS
OF APPLICANT: Contractor for owner

REQUESTED ACTION: Site plan approval for 30,000 sq ft warehouse addition.

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

GENERAL LOCATION: North Side of 52nd St just west of Kraft Ave.

PARCEL SIZE: approximately 13 acres

EXISTING LAND USE
ON THE PARCEL: Industrial

ADJACENT AREA
LAND USES: Industrial

ZONING ON ADJOINING
PARCELS: PUD 50
W – Industrial

STAFF COMMENTS:

1. The applicant is requesting site plan approval in order to construct a 30,000 sq.ft. addition to the building.
2. The building conforms to the setback, building height and parking regulations of the Meadowbrooke PUD zoning district.
3. The original building was approved in 2002 and is part of the larger Grooters development. During that process the developer placed the areas outside the building and parking area was placed in a conservation easement.
4. While this is generally a good practice one of the results of this is that the storm sewer system that was originally designed and approved by the engineer has not been maintained and is no longer functions as originally designed.
5. As a result, the neighbor to the west has experienced some storm water problems coming from this site. The applicant has a couple of options. Modification of the conservation easement, other storm water redesign the storm sewer system to address the, or possibly the modification of the wetland pond along 52nd. The MDEQ inspected the site on 8/10 and has yet to issue their report if a modification of the wetland area would be allowed which could alleviate the problem.
6. While the MDEQ admits that amending the conservation is a difficult and time consuming effort it is possible. The MDEQ also admits that they no longer accept storm sewer systems as part of the conservations easements for this very reason.
7. I have discussed the project with our attorney and we both feel that we should not approve the site plan for a new project without the existing problem being corrected. As a matter of fact, even if the applicant were to decline to do the project we will need to pursue the owner fixing the site to the satisfaction of the township engineer.
8. The applicant has submitted a lighting plan that complies with the township regulations. The only lighting they propose is on the building.
9. No new access is being created to serve the site
10. No new landscaping is needed.
11. The Township Fire Department has reviewed and approved the plans.
12. The Gerald R Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.

13.The Meadowbrooke Review Board has reviewed and approved the project.

14.The applicant will need to obtain a SESC permit from the KCRC prior to grading.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission Deny or Table the case until the site plan can be addressed to the satisfaction of the Township engineer.

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



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: WOLVERINE BUILDING GROUP
Address: 4045 BARDEN S.E.
City & Zip Code: KENTWOOD MI 49512
Telephone: MIKE KELLY 616-949-3360
Email Address: MKELLY@WOLVGROUP.COM

OWNER: * (If different from Applicant)

Name: MCCARTHY GROUP
Address: 5505 - 52ND STREET S.E.
City & Zip Code: CASCADE MI 49546
Telephone: DERRICK MCCARTHY
Email Address: DMCCARTHY@MCCARTHYGRP.COM

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

- | | |
|--|--|
| ☐ Administrative Appeal | ☐ Administrative Site Plan Review |
| ☐ Deferred Parking | ☐ P.U.D. - Rezoning * |
| ☐ P.U.D. - Site Condominium * | ☐ Rezoning |
| ☒ Site Plan Review * | ☐ Sign Variance |
| ☐ Special Use Permit | ☐ Subdivision Plat Review * |
| ☐ Zoning Variance | ☐ Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

CONSTRUCT A 30,000 SQUARE FOOT

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

ADDITION ON TO THE WEST END
OF THE EXISTING 70,000 SQUARE FOOT
INDUSTRIAL FACILITY

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19

PROPERTY DESCRIPTION IS ON
THE ATTACHED SITE PLAN

ADDRESS OF PROPERTY:

5505 52ND STREET

PRESENT USE OF THE PROPERTY:

LIGHT INDUSTRIAL

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

Name(s)

Address(es)

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.)

Derrick J. McCarthy

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

* Derrick J. McCarthy

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

MICHAEL KELLY

Applicant – Print or Type Name

Michael J. Kelly 6-27-2014

Applicant's Signature & Date

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

Minutes
MEADOWBROOKE BUSINESS PARK
REVIEW BOARD MEETING

Date: August 2, 2016.
Place: First Companies Office. 4380 Brockton Ave SE, GR 49512 – Teleconference.
Present: Review Board: Craig Baker, Steve Delanoy, Jon Loux, Chuck King.
Plans: Plan packet from Wolverine Building Group dated: 7/7/16. Including site plan dated 5/5/16. Nine sheets (including architectural, foundation, mechanical, plumbing, electrical).
This project represents a 30,000 SF addition located at the rear of the existing building.

1. Site Plan Review

- a. Site plan reviewed, noting this addition was planned for previously with the site.
- b. Ingress/Egress: All ingress and egress is from existing drives at the current building.
- c. Utilities: Approved as submitted and reviewed.
- d. Setbacks: noted and approved per plan.

2. Building

- a. Construction Materials/Architecture. This project represents an addition at the rear of an existing building. Proposed materials are consistent with those of the existing building.
- b. Elevations: See note above.
- c. Roof: Approved as submitted.
- d. Roof Drainage – Downspouts/Gutters: Consistent with existing building.
- 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 interior gas fired unit heaters, no exterior equipment is proposed.
- i. Exterior lighting for building and parking areas approved, subject to compliance with Cascade ordinance.
- j. Landscaping/Berms/Fencing: Additional grass areas are developed with this addition, the addition is to be located behind (to the east) the existing building – the front of the building is screened by existing trees and forest area.
- k. Snow Removal Plan: acceptable.
- l. Signs: No new signage is proposed.
- m. Construction Staging/Ingress, Egress/Clean-up. All construction traffic to occur at the existing driveways. The road is to be swept regularly of dirt and debris during the entire construction project.
- n. Dumpster location. No new dumpsters are proposed.

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

Respectfully Submitted


Craig Baker



July 19, 2016

Wolverine Building Group
4045 Barden SE
Grand Rapids, MI 49512

Attn: Michael G Kelly

Mike,

As of Monday July 18, 2016, Pioneer Molded Products has a current employee count at: 54 full time team members. Based on business growth; we expect to permanently hire approximately 10 to 15 additional team members in the next 30 days.

Please do not hesitate to contact me if you require additional information.

Thank you,

A handwritten signature in blue ink that reads 'Teresa Henderson'.

Teresa Henderson
Finance / HR Manager
Pioneer Molded Products Inc.

616-881-3040 (cell)

thenderson@pionermoldedproducts.com



August 11, 2016
Project No. G080322

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

Re: 5505 52nd Street
Site Plan Review

Dear Steve:

We reviewed the site plan for 5505 52nd Street, prepared by Moore and Bruggink, Inc. The current site plan and the basis of this review are dated August 2, 2016. The proposed project includes a 30,000 square-foot building addition to the existing building located onsite, parking lot improvements, and storm sewer improvements.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Storm Water Management Zone B, which requires onsite detention or retention of the 25-year storm event.

A 30,000 square-foot building addition is proposed for the property. Stormwater runoff from the site discharges to two existing detention basins located onsite. The two basins are hydraulically connected with a pipe crossing under the drive entrance. The existing detention basins were originally designed for full buildout of the site. The applicant provided the original calculations. The detention basins discharge to an existing Michigan Department of Environmental Quality (MDEQ) conservation easement located in the southwest corner of the site, described later in this report.

The applicant provided an as-built survey of the existing detention basins to verify the current storage capacity. At the time of the survey, there was approximately two feet of water in the ponds. It was discovered the pond outlet pipe was plugged and the obstruction was removed. It was also discovered the pond embankment was eroded and at a lower elevation than originally designed. The site plan was revised to repair the embankment to the original design elevations.

The applicant updated the original stormwater calculations to reflect existing conditions and the proposed building addition. It was shown that with the proposed pond embankment repair, the detention basins are adequately sized for the existing site and proposed building addition in accordance with the SWO.



MDEQ Conservation Easement

An MDEQ conservation easement is located in the southwest corner of the property and extends along the west side of the site. The easement continues to the north and wraps around the north side of the property. The conservation easement was established as part of the original site development and contains areas of ponded water and wetland vegetation. The MDEQ conservation easement prohibits encroachment or disturbance of any kind without permission of the MDEQ.

The MDEQ conservation easement along the west side of the property is 40 feet wide, extends the length of the property, and is located adjacent to the property line. This area of the easement has caused nuisance ponding of water on the adjacent property to the west. The applicant's site plan indicates at the time of the topographic survey, the water level in the easement is only a few inches below the parking lot to the west.

The original site plan for the development, dated 2004, established the existing MDEQ conservation easement. The 2004 site plan provided proposed contours for the easement along the west side of the property that indicated a positive channel slope from north to south. However, the current site plan and topographic survey show this area to be very flat, no slope from north to south. It is unclear if this area was not constructed to plan originally, if accumulated sediment and vegetation filled it in over time, or other factors influenced the drainage patterns.

The existing stormwater detention basins are not located in the conservation easement, but discharge stormwater to the wetland located in the easement as originally designed and approved. The detention basins have a controlled release rate to reduce the peak flow leaving the basins. However, the basins are not designed, and were not required to, reduce the volume of stormwater leaving the site. Over time, the development and additional impervious area likely increased the volume of water to the MDEQ conservation easement.

The Township requested the applicant address the nuisance ponding along the west side of the property. Work within an MDEQ conservation easement requires a permit from the MDEQ. The MDEQ recently visited the site to investigate and observe the drainage issues. At the time of this letter, they have not released their findings or recommendations and the matter remains unresolved.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The first 0.5 inch of runoff from the building addition will be captured by the existing detention basins. This requirement has been satisfied.

Stormwater Runoff

The applicant provided stormwater calculations to verify the capacity of the existing detention basins. All stormwater runoff from the impervious areas of the site will be captured by the detention basins. Therefore, the site will not see an increase in peak flow rate of stormwater leaving the site.

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.



Utilities

No new utility services are proposed for the building addition. The new building addition will tie-in to the existing building's water and sanitary sewer services.

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 limits of clearing and grading, silt sacks in catch basins, and seeding with mulch at all disturbed areas of the site. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Summary

The applicant provided information indicating the existing detention basins located onsite are adequately sized for the existing site and proposed building addition in accordance with the SWO. However, the MDEQ conservation easement and nuisance ponding concerns along the west side of the property remain unresolved. These concerns will need to be resolved before we can recommend engineering approval.

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'.

Nathan R. Torrey, PE

jlk
Attachment
By email



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

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

5505 52nd Street

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site discharges to two existing detention basins located onsite. The detention basins discharge to an MDEQ conservation easement onsite. The conservation easement contains ponded water and wetland vegetation.
- 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 shown on Sheet 2 of 2 of the site plan. Soil map information is not required for this project.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
Stormwater calculations were provided by the applicant.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided an as-built survey of the existing detention basins to verify storage capacity.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
This information is shown on Sheet 2 of 2 of 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 off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
An MDEQ conservation easement is located onsite, extending from north of the property, along the west property line, and into the southwest corner of the site. The easement contains ponded water and wetland vegetation.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.



- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
Sheet 2 of 2 includes the proposed SESC measures. 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 storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
This information is shown on Sheet 2 of 2 of the site plan.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water 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 that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water 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 that designed the drainage plan and that will inspect final construction of the storm water 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 that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

BENCHMARK
ELEVATION 793.05
TOP WNW BOLT ON TOP FLANGE TO
HYDRANT, LOCATED AT THE SE CORNER
OF BUILDING #5353 52ND STREET.
ELEVATION 801.83
TOP NW CORNER OF A 8" CONCRETE WALL
TO WEST SIDE OF TRUCK DOCKS, LOCATED
AT THE NW CORNER OF BUILDING #5505
52ND STREET. (4' ABOVE BIT)

CONTROL POINTS

CP#133
MAC NAIL
N 10363.6870
E 8634.6410
ELEV 791.31

CP#134
MAC NAIL
N 10675.5590
E 8915.7320
ELEV 797.84

EXISTING UNDERGROUND UTILITY DATA

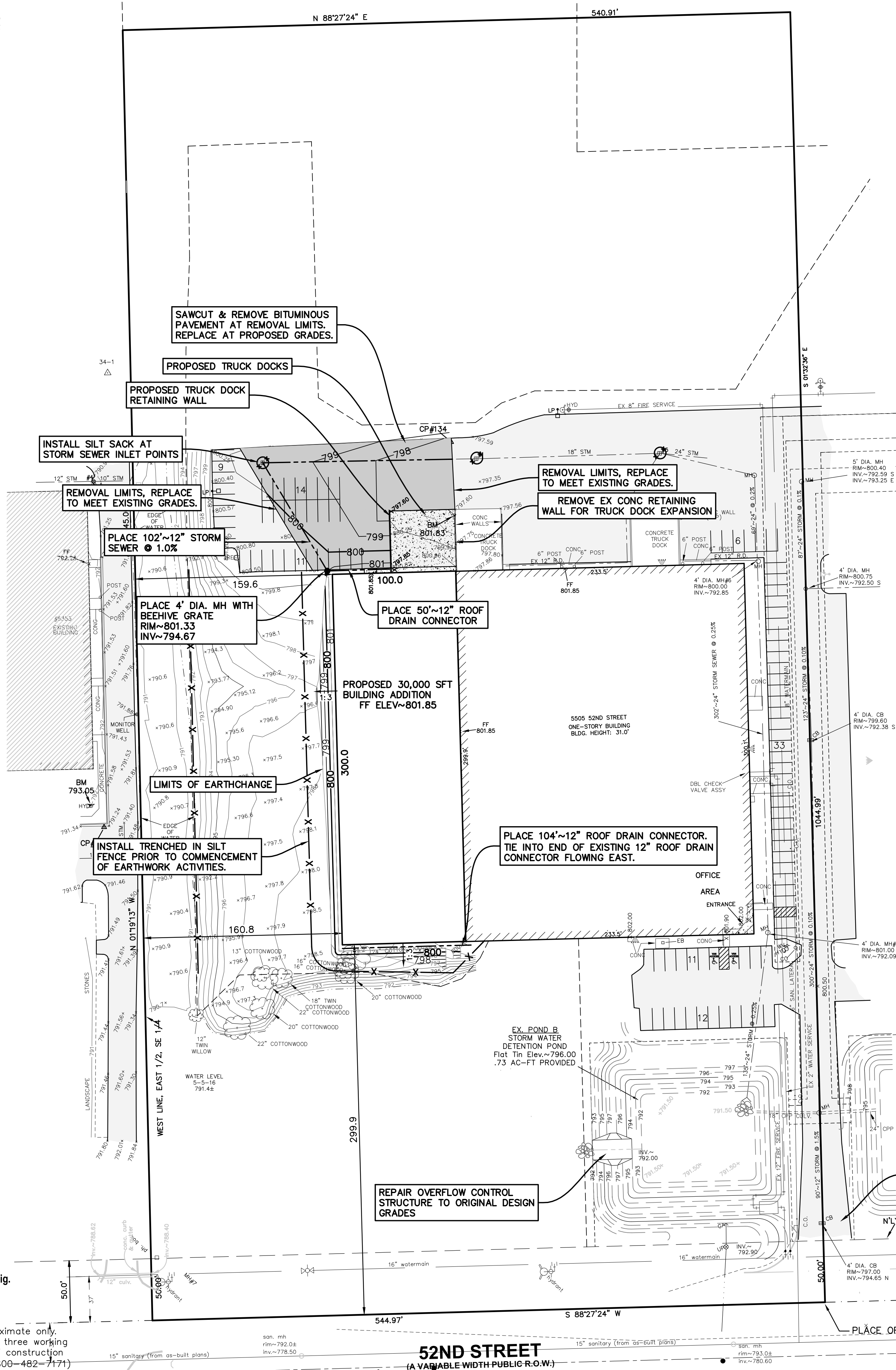
STORM CB#1
RIM 797.05
15" CPP INV W 793.20
18" CPP INV E 793.20
2" SQ RIM
4" DIA PRECAST STRUCTURE

STORM CB#2
RIM 799.55
15" CPP INV E 793.65
2" SQ RIM
4" DIA PRECAST STRUCTURE

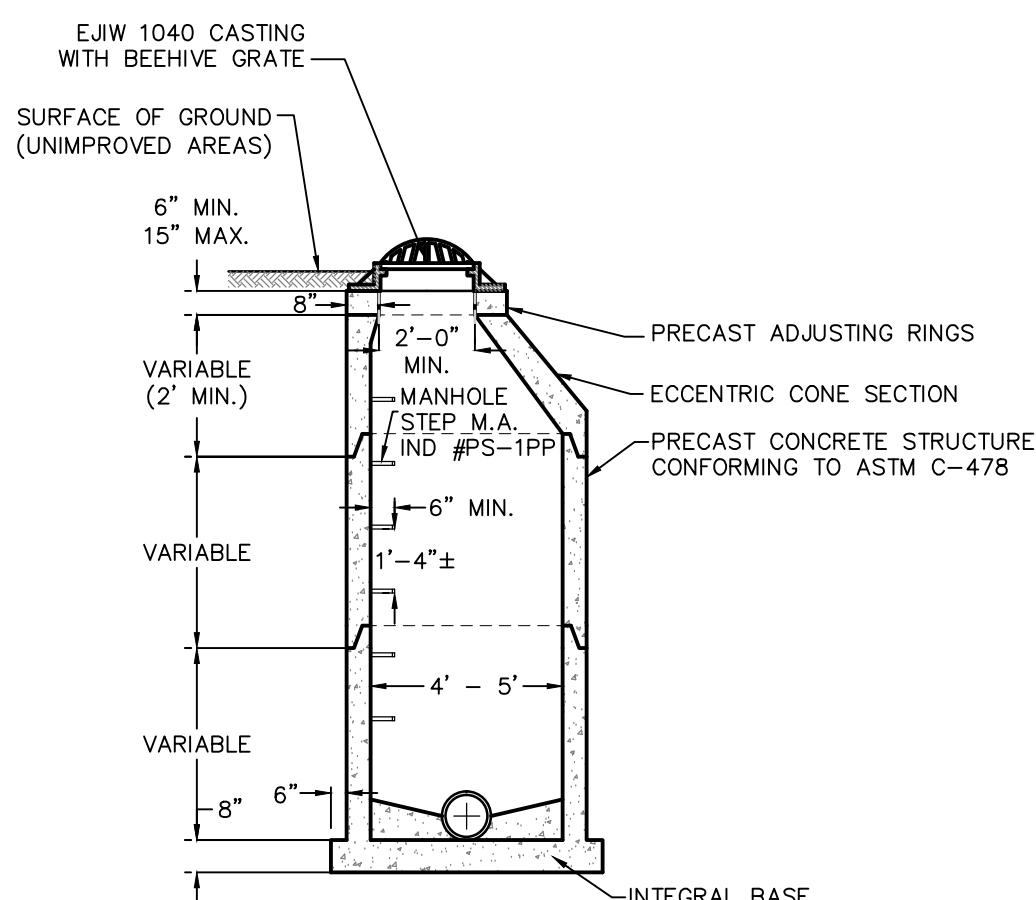
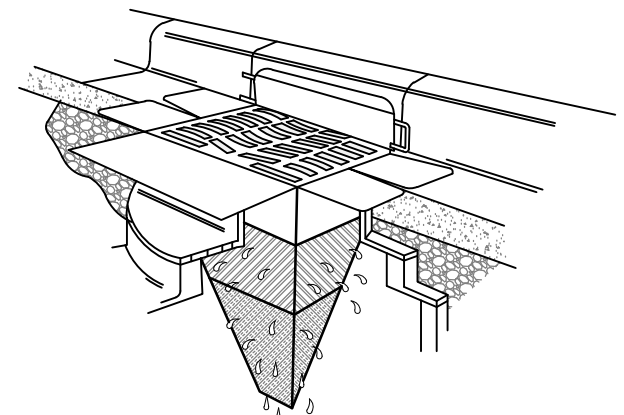
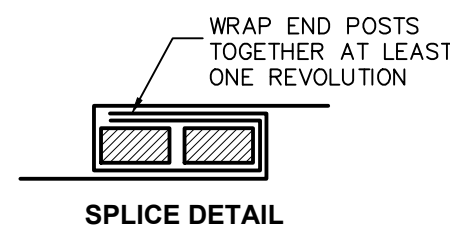
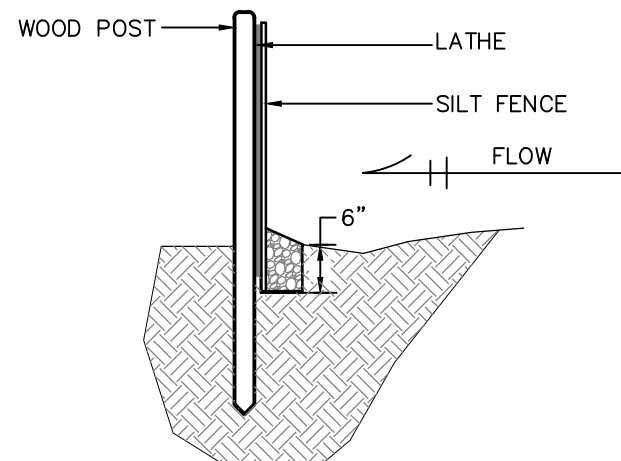
STORM CB#3
RIM 791.02
12" CONC INV W 788.17
12" CONC INV N 788.17
TOP OF DEBRIS 787.92
2" DIA RIM
12" N DOES NOT GO TO CB#4,
2" DIA CONC BLOCK STRUCTURE

STORM CB#4
RIM 790.89
10" CONC INV E 787.29
12" CONC INV SE 787.24
12" CONC INV W 786.99
BOTTOM STRUCTURE 786.09
2" DIA RIM
10" E PLUGGED W/SLODGE,
12" SE NOT TO CB#3,
FLOWS WEST,
4" DIA CONC BLOCK STRUCTURE

STORM CB#5
RIM 797.11
12" CPP INV SW 793.41
18" CPP INV W 793.16
24" CPP INV E 792.91
2" SQ RIM
4" DIA PRECAST STRUCTURE



PARKING CALCULATION
EXISTING EMPLOYEES: 54
ADDED EMPLOYEES: 15
VISITOR PARKING: 6
TOTAL REQUIRED SPACES: 75
SPACES PROVIDED: 107
FUTURE SPACES AVAILABLE: 44



- 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.
 - ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
 - ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
 - THE PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P)
8" 22-A GRAVEL BASE (C.I.P)
2"-3C HMA LEVELING COURSE
2"-4C HMA WEARING COURSE
 - 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.
 - 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.
 - ALL DISTURBED AREAS ARE TO BE RESTORED WITH 4" MIN. TOPSOIL, SEED, FERTILIZER AND MULCH.
 - SLOPES OF 1 ON 4 OR GREATER SHALL BE STABILIZED WITH MULCH BLANKETS PER MANUFACTURERS SPECIFICATIONS.
 - THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE EXISTING STORM WATER COLLECTIN SYSTEM AS SHOWN.
 - 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.

CONSTRUCTION SCHEDULE		2016											
ITEM	NO	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL													
TOPSOIL STRIPPING													
SITE GRADING													
SITE UTILITIES													
DETENTION POND													
BUILDING CONSTRUCTION													
PERM. EROSION CONTROL													
LANDSCAPING													
PAVING													
REMOVE TEMP. EROSION CONTROL													

PREPARED FOR:
WOLVERINE BUILDING GROUP
4045 BARDEN SE
GRAND RAPIDS, MI 49512
616-281-6107
616-949-3211 FX

PLAN REVISIONS		SITE PLAN		FIELD SURVEY / DATE:	
SITE PLAN SUBMISSION		FOR		RECORDS	
05-10-16		5505 52ND STREET ADDITION		DESIGNED BY: JFL	
				DESIGN DRAWN BY: FEF	
				CHECKED BY: JFL	
				PLAN DATE: 05-05-16	
				PROJECT NO.: 160161.01	
				SHEET NUMBER	
				2 OF 2	

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



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)

52ND STREET
(A VARIABLE WIDTH PUBLIC R.O.W.)