

AGENDA
Cascade Charter Township Planning Commission
Monday, December 18, 2017
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 December 4, 2017 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 # 17-3395 Restaurant Holdings LLC
Public Hearing
Property Address: 5039 28th St.
Requested Action: The applicant is requesting to rezone the property to a
Planned Unit Development to allow two separate buildings.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting Format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, December 4, 2017
7:00 P.M.

ARTICLE 1. Vice Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Katsma, Johnson, Lewis, Mead, Pennington, Rissi, Robinson 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 Lewis. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the November 20, 2017 Meeting.

Motion was made by Member Rissi to approve the Minutes. Supported by Member Mead. Motion carried 7 to 0.

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

None.

ARTICLE 6. Case #17-3418 Bill Bos

Public Hearing

Property Address: 1674 Spaulding

Requested Action: The Applicant is requesting a Type I Special Use Permit to allow for a taller fence around the perimeter of the farm to keep deer out.

Director Peterson stated that the Applicant is requesting a Type I Special Use Permit to allow for a taller fence around the perimeter of the farm in order to keep deer out. Applicant is allowed to have a 4 feet tall fence in the front yard and 6 feet elsewhere, but would like to go to the maximum of 8 feet. Because Applicant would like to go over 4 and 6 feet respectively, they need a special use permit. Fences do not require a building permit, but are required to comply with Section 4.30 of the Zoning Ordinance.

Director Peterson went on to state that the Township has granted other permits for taller fences, including the need to keep deer out. The Township has tried to preserve what little agricultural use it has and have identified the farm uses on Spaulding as our "farmers markets." Allowing the farmer to have a taller fence to keep the deer out would be consistent with that goal.

Applicant has indicated that it would be a wire fence.

The fence would only be permitted on the property lines and would not be able to be placed in the Kent County Road right-of-way along Spaulding.

With a Type 1 Special Use Permit, the Planning Commission may allow the height of the fence to increase to 8 feet.

Director Peterson recommends that the Type I Special Use Permit for an eight feet tall fence in the front yard as proposed.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Bill Bos came forward to explain that his need for the fence was to keep deer out of his property because they destroy/damage his crops.

Motion was made by Member Lewis to open public hearing. Supported by Member Robinson. Motion carried 9 to 0.

No members of the public came forward.

Motion was made by Member Mead to close public hearing. Supported by Member Johnson. Motion carried 9 to 0.

Motion was made by Member Rissi to approve Applicant's request for a Type I Special Use Permit to allow for an 8 feet fence around the perimeter of the property. Supported by Member Robinson. Motion carried 9 to 0.

ARTICLE 7. Case #17-3425 Alpha Lima Ventures

Property Address: 3009 Thornhills Avenue S.E.

Requested Action: The Applicant is requesting to amend the Centennial P.U.D. to allow for 9 additional residential units at the corner of Thornhills and Tahoe.

Director Peterson stated that the Applicant is requesting Basic Plan Review to amend the Centennial Park P.U.D. to allow 9 more residential units.

Originally, this location was planned for a child or adult day care facility. This has obviously never been built. They are now asking that this location be permitted for 3 buildings of 3 units each for a total of 9 units.

A lot of discussion went into the total number of units permitted on the redevelopment of the golf course. We permitted a total of 252 units on the redevelopment of the golf course, on about 43 acres, plus the day care, lawn maintenance operation, and the recreational uses, including the catering operation at the clubhouse.

This new amendment would bring the total amount of new residential units for the redevelopment of the golf course to 259 units. On 43 acres, this comes to about 6.06 units per acre.

Amending the plan to eliminate the day care and go with 9 new units seems like a reasonable request. During the redevelopment of the golf course, the developer originally asked that this corner be allowed some commercial uses and the day care was a compromise from what they originally wanted.

The property is zoned PUD #39 Centennial Park and is Master Planned Community Residential. The community residential designation reflects the existing mix use nature of the park.

The site plan shows the setback off from Thornhills at 35 feet. Since Thornhills is a collector road, the setback is 43 feet. The plan should be revised to show the correct setback.

The project would be serviced by public sewer and water. Some concern was expressed by the City of Grand Rapids relative to the current plan in regards to the pump station that services this development. A new review will need to be done to determine if this change causes a concern for the city.

The development of this corner also required the development of a sidewalk along Thornhills. Since that time, there has been some interest by the DDA to extend sidewalks on Tahoe and Thornhills.

Curb cut locations and a new street name will need to be approved by the Kent County Road Commission ("KCRC").

The size of each condominium is about 1,500 – 1,600 sq. ft.

The traffic study report from the redevelopment in 2014 indicated that the existing roadways have capacity to handle the redevelopment. The only improvement noted was to clear some vegetation looking North on Thornhills to help sight distance.

The KCRC has indicated that a typical two-lane road has the capacity for about 8-10,000 trips per day. The current road system has plenty of capacity to handle the traffic from this development. The KCRC has also indicated that they will continue to monitor signal operations around the area.

The Township Engineer will need to review the revised plans and provide a report.

Director Peterson stated that if the Planning Commission finds that all of the procedural information has been provided by the Applicant, then this matter would 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.

Therefore, before proceeding to the Preliminary Development Plan review (Public Hearing), Director Peterson recommends that the Applicant address the following:

1. Review and approval by the Township Engineer;
2. Provide review comments from the City of Grand Rapids relative to the pump station;
3. KCRC review of curb cut location and street name approval;
4. Pathway on Thornhills and sidewalk on Tahoe; and
5. Revise the site plan to show the correct setback off from Thornhills.

Once these items are satisfied, a public hearing will be set to consider the amendments.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Rick Palaskey of Nederveld came forward on behalf of Applicant to give a presentation/overview of the project and to answer any questions the Planning Commission may have in regards to the project.

No formal action is required at this time. Planning Commission members gave Applicant their feedback and this will proceed towards the next step in the process which is the public hearing.

ARTICLE 8. Case #16:3424 Bentineau Residential
Property Address: 2768 Orange Avenue

Requested Action: The Applicant is requesting to rezone the property from R2 to B1. The Applicant is offering a conditional rezoning for three new homes.

Director Peterson stated that the Applicant is requesting a conditional rezone from R2 to B1. Since the township has not done this before, there are a few things that are important to point out for a conditional rezoning.

The Applicant must offer the conditions. The Township cannot place additional conditions on the rezone. This is not a P.U.D. It is essentially reviewed as a straight rezoning request with conditions the Applicant has offered.

The advantage to the Township for this process is to know what we are getting when the property is rezoned. This is the only way to do this because the property is not eligible for a P.U.D. rezoning due to the fact that it is less than 2 acres.

Because the Township has not done this before (and neither has Applicant), the Applicant has agreed with the following process:

1. Plan introduction;
2. Public Hearing;
3. Review of contract offered by the Applicant and recommendation to the Township Board;
4. Township Board public hearing.

The standards used to make the decision will be the conventional rezoning criteria. The rezoning would allow three single family detached homes. The homes would be about

3,000 sq. ft. of finished living space and an attached 2 car garage. Very typical in terms of size for Cascade.

The property is zoned R2, but is identified in the Master Plan as B1.

Applicant has supplied a site plan showing the three homes and does meet the minimum setback requirements.

The property is on the corner of Orange Avenue and Peace Street. Orange Avenue is a public street until Peace Street is changed to a private road.

Anytime there are additional lots added to a private street, we need to evaluate the private road. While the staff evaluation of the road indicates that the road itself meets out standards, we need to see the private road maintenance agreement, as well.

We do not have driveway spacing standard for residential homes. The homes are coming off from the private road section of Orange Avenue.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Messrs. Joel Peterson and Rick Palaskey came forward on behalf of Applicant to give a brief overview of the project. These units will be single family, one-story homes with a walk-out.

A brief discussion followed mostly concerning storm water and roads. Director Peterson reminded the Planning Commission that the storm water ordinance does not apply since these are single family homes and no road is being built.

Formal action was not required. The Planning Commission asked staff to advertise the project for the public hearing.

ARTICLE 9. Any other business

ARTICLE 10. Adjournment

Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: December 11, 2017
MEETING DATE: January 8, 2018
CASE: #17-3395/Remark Real Estate PUD rezoning

GENERAL INFORMATION

- A. **Applicant:** Restaurant Holdings LLC
45 Ottawa Ave
Suite 600
Grand Rapids MI 49503

- B. **Status of Applicant:** Developer - purchaser

- C. **General Location:** NW corner of 28th st and Northern Industrial Dr.

- D. **Requested Action:** Rezone the property to a Planned Unit Development to allow two separate buildings.

- E. **Existing Zoning on Subject Parcels:** B2, General Business

- F. **Zoning on Adjoining Parcels:**

N – B2
S – PUD 76
E – ES
W – B2

- G. **Parcel Size:** Approximately 2.8 acres

- H. **Existing Land Use on Subject Parcel:** two restaurants in one building.

- I. **Adjacent Area Land Uses:**
North - commercial
East - McDonalds
South - Waterfall Shoppes
West - Auto parts store

STAFF ANALYSIS

- A. The applicant is requesting Preliminary Plan Approval in order to develop the site into two separate restaurants.
- B. Currently an occupied IHOP and an unoccupied Don Julio restaurant are on site.
- C. They would like to maintain the IHOP portion of the building and remove the Don Julio portion of the building to accommodate a new Wendy's restaurant.
- D. The site was originally developed in 2002 and allowed for one large building that could meet our requirements and allow for two restaurant sites. Much like a strip mall has multiple uses.
- E. The proposal now would allow two small restaurants on their own parcel. This change would require several exceptions from our ordinance requirements, which seems to be driven by the need to have a drive thru.
- F. The site has adequate parking for the two proposed restaurants. A total of 162 parking spaces are planned and 81 would be required. The total sizes of the buildings are roughly the same as it was when it was one building. The purchase agreement includes a shared parking agreement. They have provided documentation of this agreement.
- G. The township did hold a meeting with the property owners in the area to see what type of interest they had in making Northern Drive a public road and connecting it to Starr St to give through access from 28th St and Patterson. The DDA has it on their plan to assist with traffic flow in the area. The plan would include a connection and extension of Starr St to make this happen. If this plan were to move forward, I would insist on an agreement that they participate in a SAD for the extension and conversion of the road to connect to Starr St and become public. At this point they do not object to the idea but have concerns over what that might cost. Only preliminary engineering and cost estimates were developed in 2012. A more complete study would need to be done to determine cost and a cost sharing method.
- H. They also show an addition curb cut to Northern drive with a right in only movement. This would also require an exception.
- I. The plan no longer includes a sidewalk along Northern Industrial Dr.
- J. The new plan does not meet some of the underlying zoning regulations. These deviations from the ordinance are:

	Underlying zoning	Proposed	Comments
Parcel Size	Minimum of 3 acres	IHOP 1.24 acres Wendy's 1.63 Acres	We have allowed other outlots on smaller than 3 acres, if satisfied with the rest of the development. Most recently the Christian Brothers

			project in front of the Meijer store and the new Taco bell site.
Setbacks	100 foot front	55 foot front setback for Wendy's from Northern Ind Dr	The proposed front setback (from Norther Ind Dr.) does not comply as the result of going to a separate building.
Signs	25 feet setback 30 feet tall 125 sq ft for Wendy's 56 sq ft for IHOP Wall signage limited to 100 sq ft total	25 feet 30 feet tall 125 sq ft for Wendy's 125 sq ft for IHOP Wendy's proposing 158 sq ft of wall signage	New sign for IHOP. With only 141 feet of street frontage IHOP is only allowed 56 sq ft of pylon sign. The only time we have permitted larger wall signs were for large building that are well off the road, i.e. Meijer, Dick's, Target, etc and/or with some type of reduction in pylon signs. For the recently approved Taco bell site we allowed 108 sq ft of wall signage in exchange for lowering the sign height and gave no exception for additional sq ft for the pylon sign.
Curb cut	150 feet	68 feet	Appears to be driven by the traffic flow need of the drive through
Lighting plan	5 foot candles	7.2	No exceptions should be allowed.

- K. The Master Plan designation for this property is Highway commercial. This designation is in line with the B2 zoning district.
- L. Storm water will have to be reviewed by the engineer to make sure it is in compliance.
- M. It should be understood that the access to the neighboring property (McDonalds) is allowed to be open at all times and must be in good repair. This will be part of the PUD Ordinance if this project is approved.
- N. This project was introduced to the Planning Commission at our August 7 meeting this year. At that meeting we gave the applicant a list of items to complete in order to proceed. Unfortunately, it does not appear that they were able to respond to all if those items as I had wanted. Below is a table of those items and their response

Issue	Applicant response	Staff comment
Elimination of the new curb cut.	Maintained the curb cut and moved by moving it north approximately 18 feet	Staff does not support the additional curb cut
Have the applicant provide the required site plan information.	Completed plans provided	met

Approval from the township engineer for storm water.	completed	Township engineer has provided letter of support
Provide a sign plan.	Indicated that they will meet current sign regulations	satisfactory
Clarify shared parking to include all of the parking on the property.	Provided recorded documents	met
Agree to participate in a SAD for the extension and conversion of the road to connect to Starr St and become public.	Unwilling to agree without knowing costs	We have several developments that have agreed to similar SAD's without knowing the costs.

A. Standards

Section 16.03 of the Zoning Ordinance requires that a 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.	The applicant is asking for some exceptions from our regulations in order to develop the property as a PUD. While we have granted an exception to accommodate smaller lot size development where it made sense and provided a better plan, I don't believe this is a better plan.
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 owners and occupants or the natural environment	The type and density of the proposed uses are no issue.
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 development of Northern Dr as a public street is a goal of the Township. The applicant appears to be willing to participate if costs are identified. We have other SAD agreements that did not include costs since it is hard to determine when the improvement will

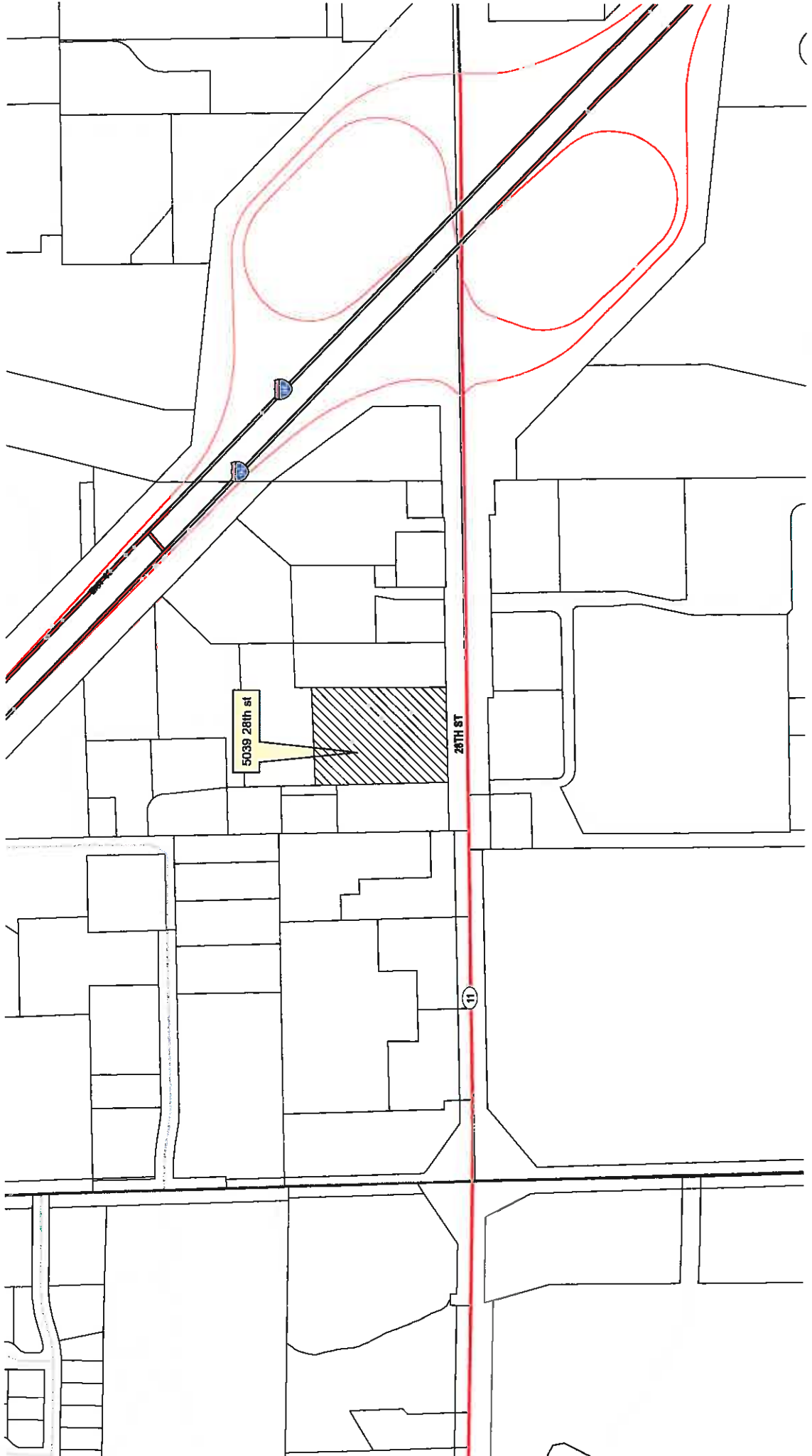
	take place. If they are only concerned about the certainty of costs we could resurrect the 2012 project and develop a proposed SAD agreement cost for today. The elimination of the sidewalk on Northern Dr is inconsistent with township planning goals.
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	The proposed development should not result in a negative economic impact to the surrounding properties. However, if the site is developed with all of the exceptions that they are asking for some of the surrounding properties may feel negatively impacted.
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	Met
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 the plan be denied. Given the number and amount of exceptions they are seeking it is not possible for staff to support the project. If they are interested in trying to develop a better plan I would be open to tabling the project to work out the signage plan, lighting plan, sidewalk, SAD agreement and curb cut.

If you want to approve the plan you should indicate how they meet all of the PUD standards and indicate how you want each of the exceptions dealt with. If approved, we will put together the P.U.D. ordinance with the applicant for your review so you can make a recommendation to the Township Board.

Attachments: Application
 Site plan





November 8, 2017
Project No. 170168

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

Re: Wendy's
Site Plan Review

Dear Steve:

We have reviewed the site plan for Wendy's, located at 5039 - 28th Street, prepared by Paradigm Design, Inc. The current site plan and basis of this review is dated October 31, 2017. The proposed project is the construction of a new Wendy's restaurant and associated site improvements. The 3.5-acre site contains two parcels and was originally developed in 2002. The existing site contains two connected restaurants, parking lot and a stormwater detention basin. The proposed project will demolish one of the existing restaurants and construct a new stand-alone Wendy's restaurant. The site is located in the Plaster Creek watershed, sub-drainage district Cascade West.

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 and a direct connection (overland or underground) of the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period.

Stormwater runoff from the existing site is collected by a series of catch basins and discharged to a stormwater detention basin located at the northwest corner of the site constructed with the 2002 development. The detention basin drains to the Kent County Drain Commissioner (KCDC) Patterson Drain, a 48-inch storm sewer located along the north side of 28th Street. The Patterson Drain ultimately discharges to a County regional detention basin. The applicant contacted the KCDC to verify if this connection to the county drain is acceptable. Their response was this particular property was not included in the County's regional detention basin's drainage area. Therefore onsite stormwater detention, in accordance with Cascade Township requirements, would be required.

The applicant provide stormwater calculations that showed the existing onsite detention basin was undersized based on the current SWO. The proposed stormwater management design is to enlarge the existing detention basin, and install a new outlet control device to meet the requirements of the SWO.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The applicant is proposing to install a new outlet control device that will restrict the release of the water quality control volume in accordance with the SWO. This requirement has been satisfied.



Stormwater Runoff

The applicant provided stormwater calculations to size the onsite detention basin. All stormwater runoff from the impervious areas of the site will discharge to the detention basin. Therefore, the site will not see an increase in 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. The maintenance agreement and plan should include at a minimum, cleaning of catch basin sumps, sediment and debris removal from the detention basin, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

Utilities

The proposed project includes a new 6-inch sanitary sewer service and 1-1/2-inch water service. No new public water or sanitary sewer main extensions are proposed for the site.

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, and silt sacks in catch basins. SESC falls under the review and approval of the KCRC, and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate, given the expected 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 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 below the company name.

Nathan R. Torrey, PE

jc2

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



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

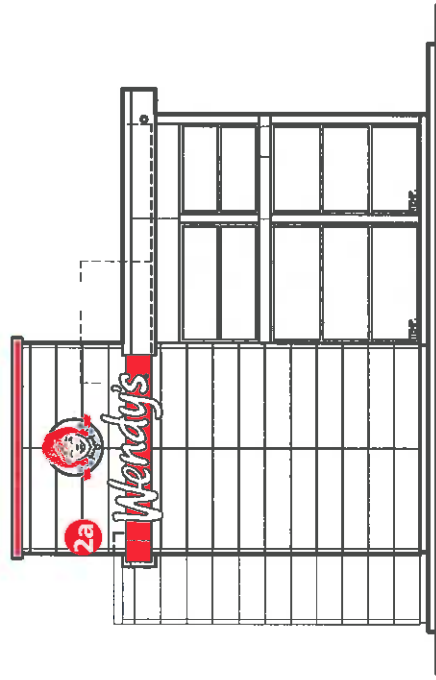
Wendy's

Drainage Plan Checklist

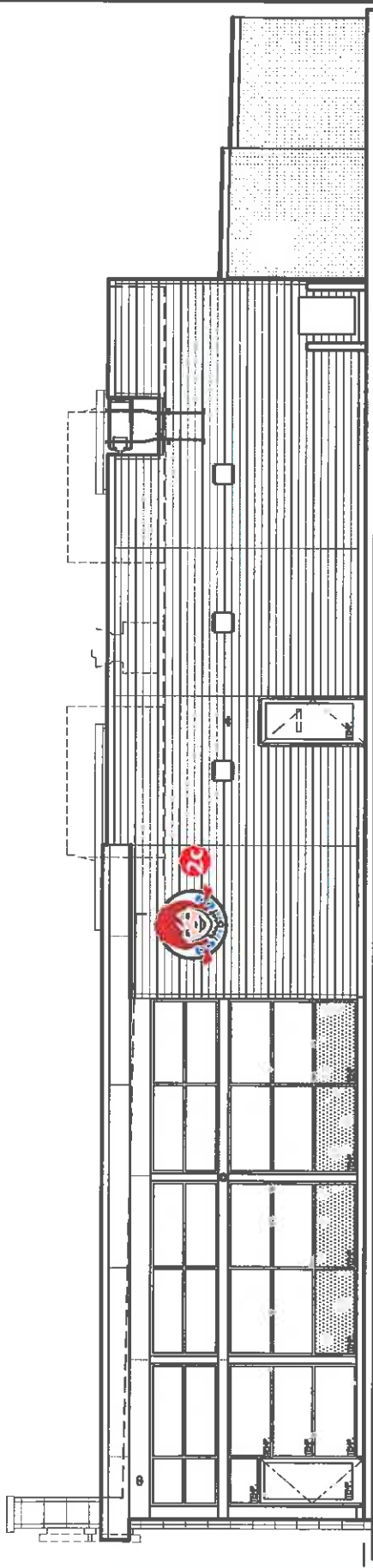
- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site will be discharged to an existing detention basin located onsite. The detention basin will be enlarged to meet the requirements of the current Township Stormwater Ordinance.
- 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 have been provided.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
Applicant provided calculations in design of the onsite storm sewer system and detention basin.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- 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
The drainage map did not indicate any major offsite drainage routes flowing into the site.
- NR (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
The applicant indicated this was a 2018 construction project and a schedule has not been established yet.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided calculations and design details for construction of the onsite storm sewer system.
- 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



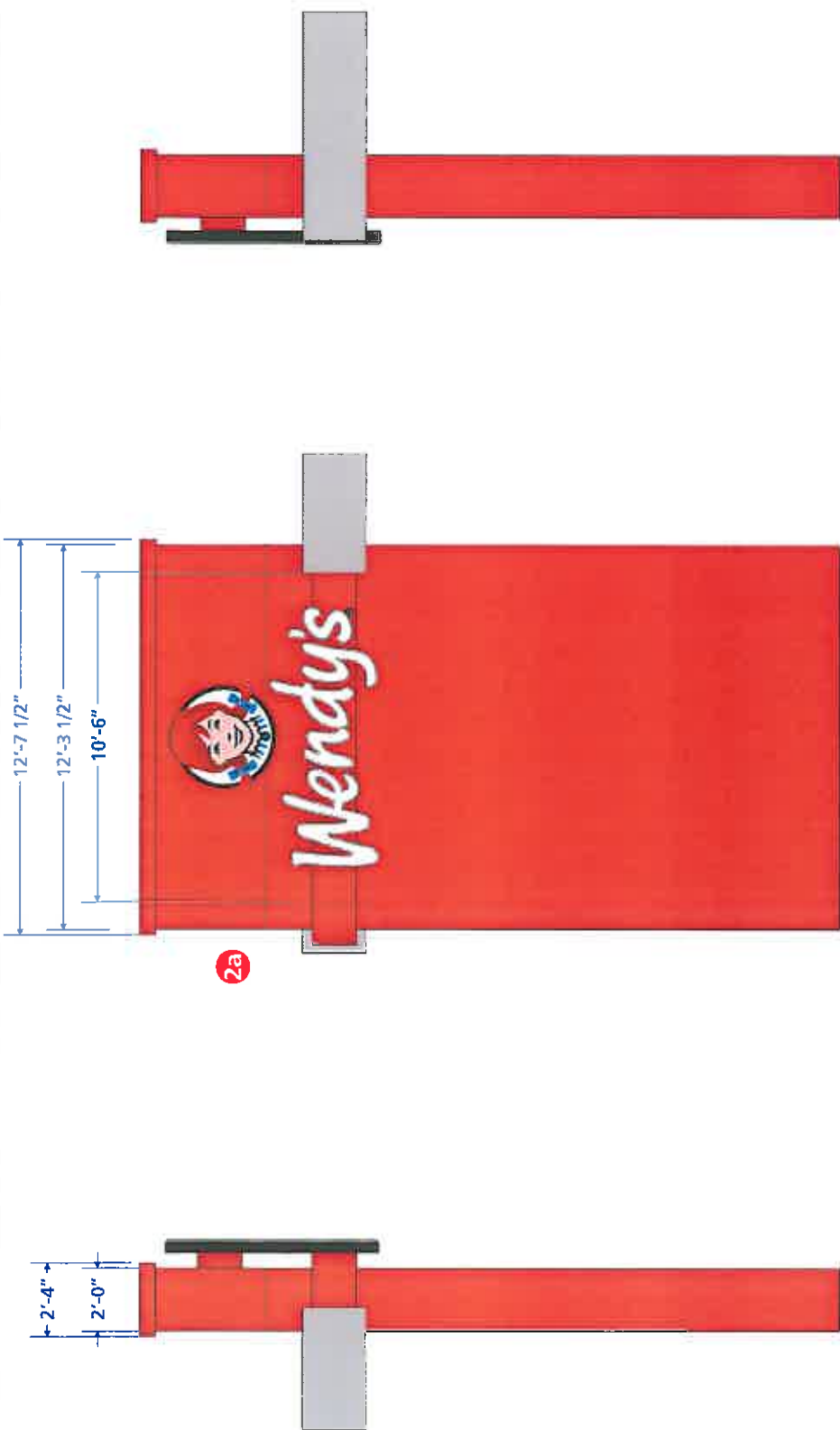
NORTH ELEVATION
SCALE 3/32"=1'-0"



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



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

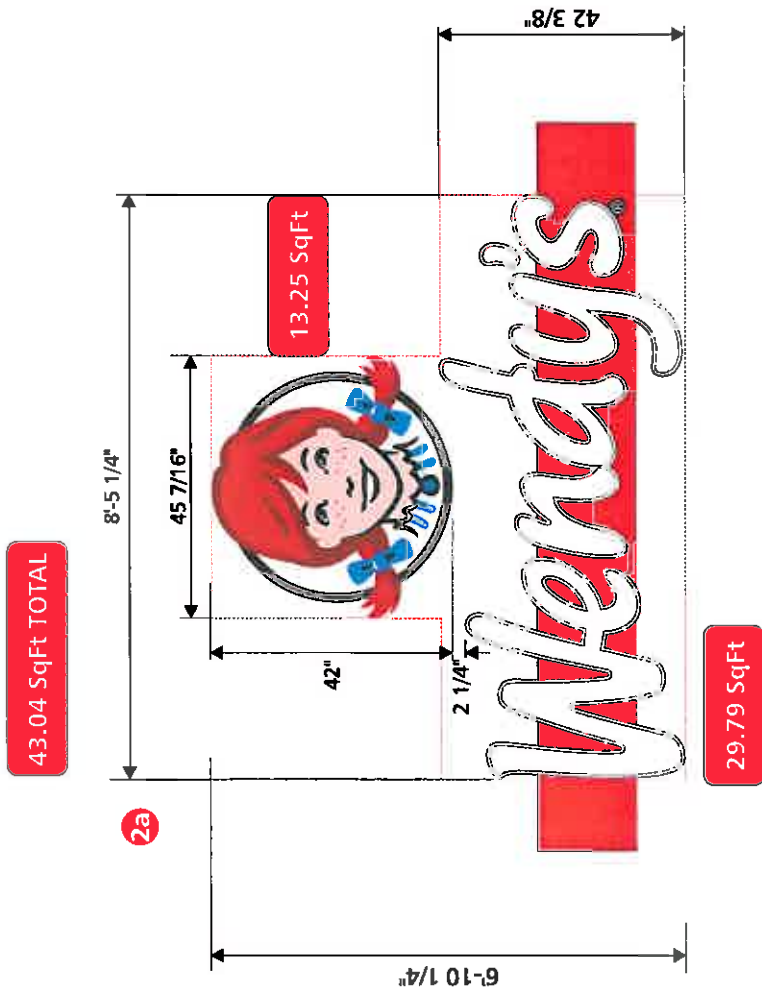


2a

USB BLADE

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<ul style="list-style-type: none"> ■ SINGLE FACE ■ ILLUMINATED ■ WALL 	RACEWAY CHANNEL LETTERS WITH ILLUMINATED RACEWAY - .040" ALUMINUM SIDES AND BACKS - .150" FORMED POLYCARBONATE FACES WITH SECOND SURFACE GRAPHICS ILLUMINATED RACEWAY - FABRICATED ALUMINUM RACEWAY WITH LED DOWN LIGHTING FINISHED WENDY'S RED ILLUMINATED TOP CAP - FABRICATED ALUMINUM CAP WITH LED DOWN LIGHTING FINISHED WENDY'S RED - SEE ADDITIONAL SHEETS FOR DETAILS.	<input type="checkbox"/> COLOR	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If needed, contact us to provide artwork to Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
FILENAME: WEN_USB BLADE DATE: 3/7/17 REV: 3/16' : 1' DGNR: JLB SALES: TS	CUSTOMER: _____ DATE: _____ LANDLORD: _____ DATE: _____	<div style="text-align: center;"> <p>custom SIGN Center, Inc. Full Service Sign Company Columbus, OH 43204 PH: 614-278-0700 FX: 614-278-7525</p> </div> <p style="font-size: small;">This original sign and all information herein is the property of Custom Sign Center, Inc. Approval is subject to return of this information. Any unauthorized use is prohibited. © 2017 Custom Sign Center, Inc.</p>		

U1201-JA-42RW-WHT-RC-STK



ALL WIRING MEETS NEC 2014 SPECIFICATIONS.
SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

E122574



SIGN TYPE SPECIFICATIONS

- SINGLE FACE
- ILLUMINATED
- WALL

COLORS

- 313 DARK BRONZE
- 7328 WHITE POLYCARBONATE
- WHITE
- PMS 186 RED HAIR
- PMS 201 BURGUNDY HAIR
- PMS 299 BLUE
- PMS 698 PINK
- PMS 439 BROWN

FACE TRIMS

- FASCIA COLOR
- RADIUS DIM.
- BUILDING DIM.
- FACADE ANGLE
- OTHER

ARTWORK

- PROVIDED
 - REQUIRED
- If required, customer to provide artwork to Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meet customer & landlord approvals.

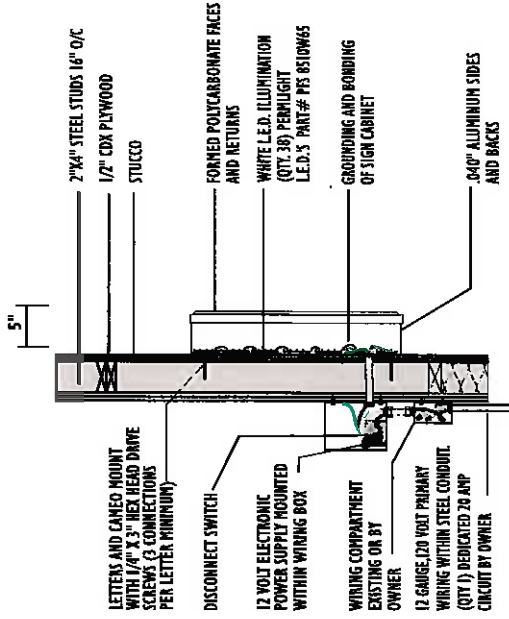
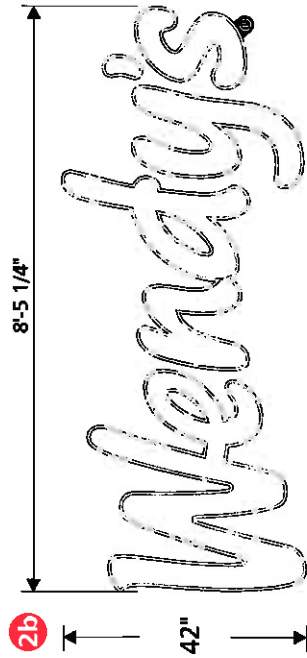
FILENAME: U1201-JA-42RW-WHT-RC-STKREV# SCALE: 3/8" = 1'
DATE: 2/16/16 REV: DATE: _____ DGNR: THW SALES: I. SHEEHY

CUSTOMER: _____ LANDLORD: _____
DATE: _____ DATE: _____



This sign and all parts and all information herein are the property of Custom Sign Center, Inc. All rights reserved. Custom Sign Center, Inc. and its products are subject to patent and trademark. Any unauthorized use is prohibited. © 2016 Custom Sign Center, Inc.

U1201-IA-42NR-WHT-NC



SECTION/MOUNTING DETAILS

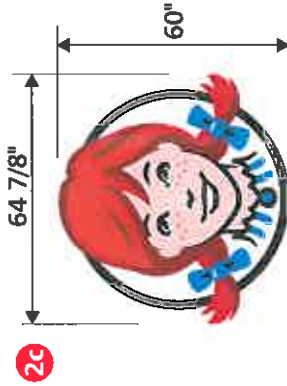
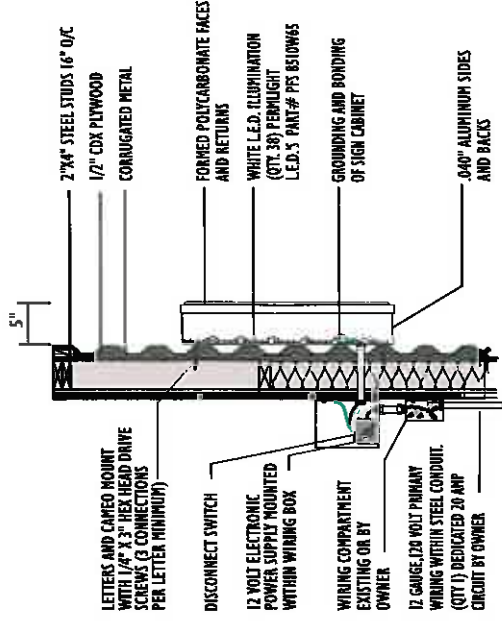


E122574

ALL WIRING MEETS NEC 2014 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input type="checkbox"/> WALL	.040" ALUMINUM SIDES AND BACKS PAINTED 315 DARK BRONZE "WENDY'S" - EMBOSSED #7328 WHITE POLYCARBONATE FACES WITH WHITE L.E.D. ILLUMINATION	<input checked="" type="checkbox"/> 315 DARK BRONZE <input type="checkbox"/> 7328 WHITE POLYCARBONATE	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital submission or Design Staff for appropriate file types.
FILENAME: U1201-IA-42NR-WHT-NC DATE: 6/30/14	REV#: SCALE: 3/8" = 1' DGNR: MDA SALES: T. SHEEHY REV: DATE:	CUSTOMER: LANDLORD: DATE:	<p>2200 Valleyview Drive Columbus, OH 43204 P: 614.299.2700 F: 614.299.2705</p> <p>The sign and all materials herein are the property of Custom Sign Center, Inc. and will be returned to us if not paid for. Any unauthorized use is prohibited.</p>	

U1201-IA-60NR-WHT-RC



27.03 SqFt

SECTION/MOUNTING DETAILS



E122574

ALL WIRING MEETS NEC 2014 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE	- .040" ALUMINUM SIDES AND BACKS PAINTED 313 DARK BRONZE - CAMEO - FORMED POLYCARBONATE FACE WITH PRINTED GRAPHICS SECOND SURFACE WITH WHITE LED ILLUMINATION.	<input checked="" type="checkbox"/> 313 DARK BRONZE <input type="checkbox"/> 7328 WHITE POLYCARBONATE <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 RED HAIR <input checked="" type="checkbox"/> PMS 201 BURGUNDY HAIR <input type="checkbox"/> PMS 299 BLUE <input type="checkbox"/> PMS 688 PINK <input type="checkbox"/> PMS 439 BROWN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If needed, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or design staff for appropriate file types.
<input checked="" type="checkbox"/> ILLUMINATED				
<input type="checkbox"/> WALL				
FILENAME: U1201-IA-60NR-RC DATE: 10/5/16	REV# DGNR: THW	CUSTOMER: DATE:	LANDLORD: DATE:	SCALE: 1/4" = 1' SALES: I. SHEEHY

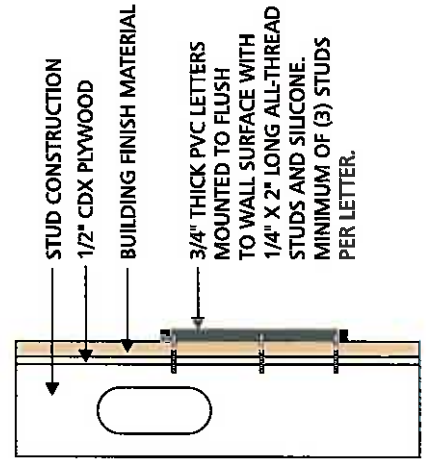
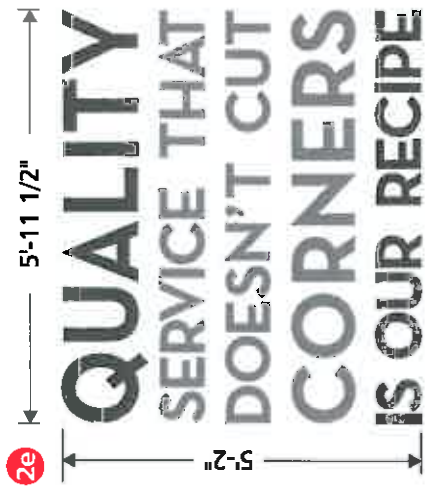
Approved Electrical Required. To insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approval.

custom SIGN center, inc.
Full Service Sign Company
2200 Valleyview Drive
P.O. Box 4176
Columbus, OH 43204
Tel: 614-276-6700

This sign(s) is made and all intermediate turns are the property of Custom Sign Center, Inc. (hereinafter referred to as "sign") and all other rights are reserved. Any reproduction of this sign(s) without the written consent of Custom Sign Center, Inc. is prohibited.

U1201-IA-QIOR-PVC62-SVR

30.78 SqFt



MOUNTING DETAIL
SCALE 1"=1'-0"

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE	- 3/4" THICK CUT OUT PVC LETTERS STUD MOUNTED FLUSH TO WALL SURFACE. - "QUALITY" & "IS OUR RECIPE" PAINTED TO MATCH MATTHEWS SEMI GLOSS #MP18214 - "SERVICE THAT DOESN'T CUT CORNERS" PAINTED TO MATCH MATTHEWS SEMI GLOSS #MP18140 - WHITE VINYL ON FLAT ALUMINUM DISK PAINTED TO MATCH LETTER "E"	<input checked="" type="checkbox"/> TO MATCH MATTHEWS SEMI GLOSS #MP18214 <input checked="" type="checkbox"/> TO MATCH MATTHEWS SEMI GLOSS #MP18140	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital submission or Design Staff for appropriate file types.
<input checked="" type="checkbox"/> NON-ILLUM.				
<input checked="" type="checkbox"/> WALL				
FILENAME: U1201-IA-QIOR-PVC62-SVR REV#1 SCALE: AS NOTED DATE: 1/1/13 REV. DATE: 12/13/13 DGNER: THW SALES: T. SHEEHY		CUSTOMER: _____ LANDLORD: _____ DATE: _____ DATE: _____		<p>3200 Valleyview Drive P.O. Box 270 Columbus, OH 43204 PH: 614.276.6700</p> <p>This sign was designed and all information herein is the property of Custom Sign Center, Inc. All rights reserved. It is subject to change without notice. Any unauthorized use is prohibited. © Custom Sign Center, Inc.</p>





Wendy's

WELCOME TO
REAL
WELCOME TO
FRESH
WELCOME TO
WENDY'S
DELIGHT



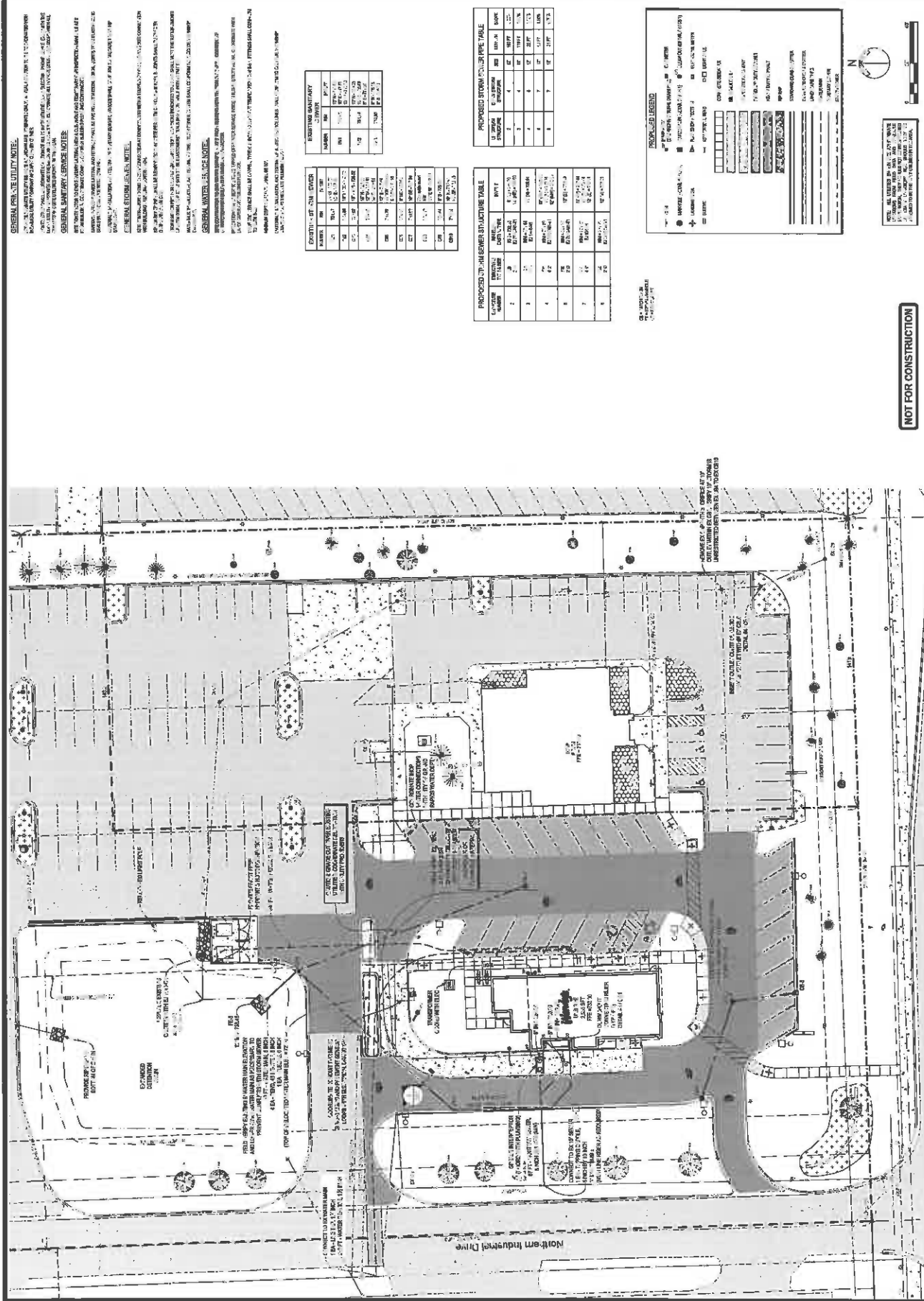
SHEET NO. 0210
 DATE: 08/15/17
 PROJECT: 17-001
 CLIENT: WENDY'S
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: K. BROWN

paradigm
 ENGINEERS
 5039 28th Street, SE
 Grand Rapids, MI 49512
 Phone: (616) 755-8947
 Fax: (616) 755-8948
 Email: info@paradigm-engineers.com

Wendy's
 5039 28th Street, SE
 GRAND RAPIDS, MI 49512

CIVIL UTILITY PLAN
 SHEET 0210
 PROJECT: 17-001
 DATE: 08/15/17

C3.1



GENERAL PRELIMINARY NOTE:
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEMS SHOWN ON THIS PLAN.

GENERAL SANITARY SERVICE NOTE:
 THE SANITARY SYSTEMS SHOWN ON THIS PLAN ARE BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED BELOW. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES CONDUCTED BY OTHER PROFESSIONALS.

EXISTING SANITARY CHIMNEY

NO.	DIAMETER (IN)	DEPTH (FT)	LOCATION
1	18"	10'	100'-0" E, 100'-0" N
2	18"	10'	100'-0" E, 100'-0" N
3	18"	10'	100'-0" E, 100'-0" N
4	18"	10'	100'-0" E, 100'-0" N

PROPOSED STORM WATER PIPE TABLE

NO.	DIAMETER (IN)	DEPTH (FT)	LOCATION
1	18"	10'	100'-0" E, 100'-0" N
2	18"	10'	100'-0" E, 100'-0" N
3	18"	10'	100'-0" E, 100'-0" N
4	18"	10'	100'-0" E, 100'-0" N

PROPOSED SANITARY PIPE TABLE

NO.	DIAMETER (IN)	DEPTH (FT)	LOCATION
1	18"	10'	100'-0" E, 100'-0" N
2	18"	10'	100'-0" E, 100'-0" N
3	18"	10'	100'-0" E, 100'-0" N
4	18"	10'	100'-0" E, 100'-0" N

NOT FOR CONSTRUCTION

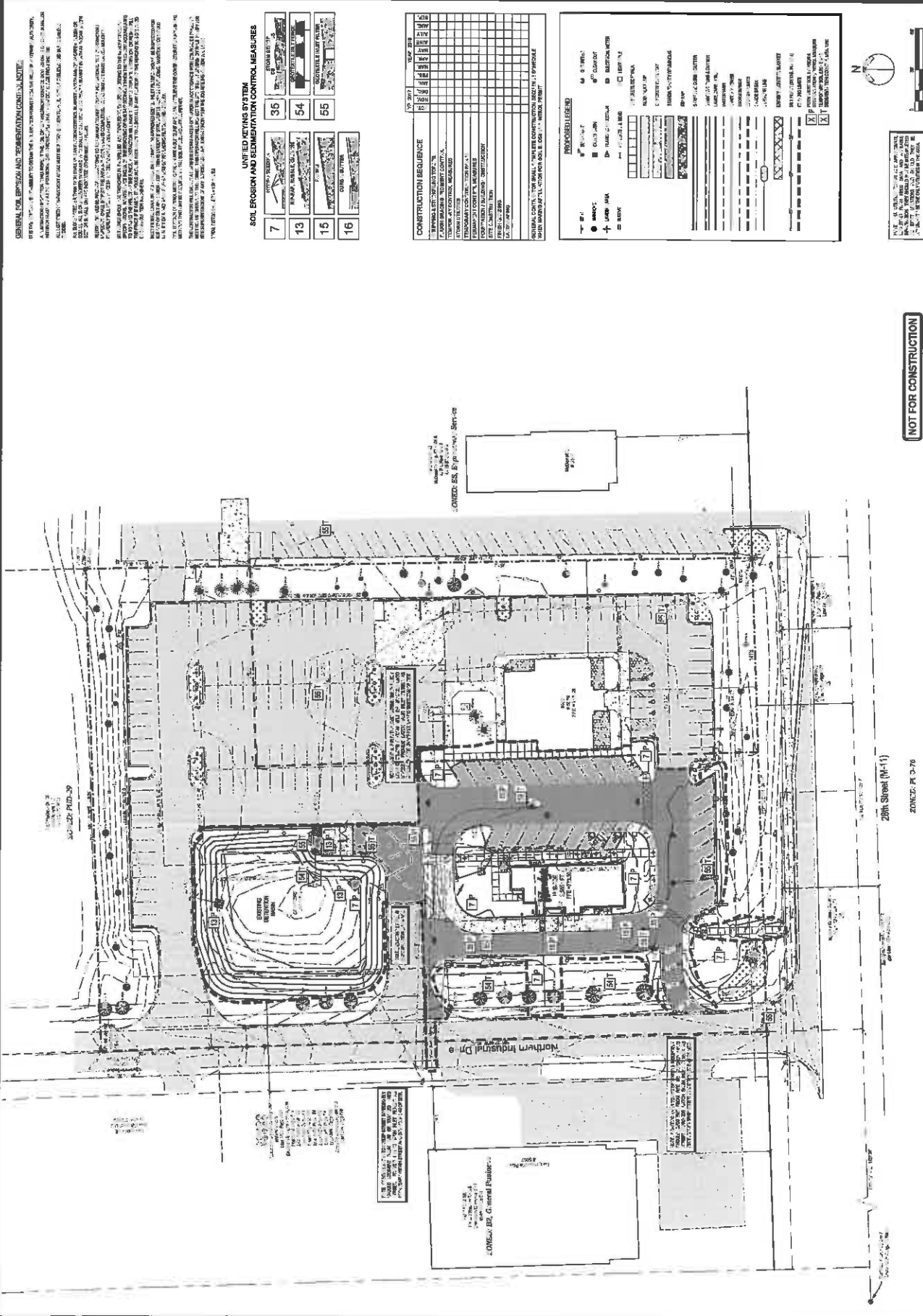
1.118
 1.119
 1.120
 1.121
 1.122
 1.123
 1.124
 1.125
 1.126
 1.127
 1.128
 1.129
 1.130
 1.131
 1.132
 1.133
 1.134
 1.135
 1.136
 1.137
 1.138
 1.139
 1.140
 1.141
 1.142
 1.143
 1.144
 1.145
 1.146
 1.147
 1.148
 1.149
 1.150
 1.151
 1.152
 1.153
 1.154
 1.155
 1.156
 1.157
 1.158
 1.159
 1.160
 1.161
 1.162
 1.163
 1.164
 1.165
 1.166
 1.167
 1.168
 1.169
 1.170
 1.171
 1.172
 1.173
 1.174
 1.175
 1.176
 1.177
 1.178
 1.179
 1.180
 1.181
 1.182
 1.183
 1.184
 1.185
 1.186
 1.187
 1.188
 1.189
 1.190
 1.191
 1.192
 1.193
 1.194
 1.195
 1.196
 1.197
 1.198
 1.199
 1.200
 1.201
 1.202
 1.203
 1.204
 1.205
 1.206
 1.207
 1.208
 1.209
 1.210
 1.211
 1.212
 1.213
 1.214
 1.215
 1.216
 1.217
 1.218
 1.219
 1.220
 1.221
 1.222
 1.223
 1.224
 1.225
 1.226
 1.227
 1.228
 1.229
 1.230
 1.231
 1.232
 1.233
 1.234
 1.235
 1.236
 1.237
 1.238
 1.239
 1.240
 1.241
 1.242
 1.243
 1.244
 1.245
 1.246
 1.247
 1.248
 1.249
 1.250
 1.251
 1.252
 1.253
 1.254
 1.255
 1.256
 1.257
 1.258
 1.259
 1.260
 1.261
 1.262
 1.263
 1.264
 1.265
 1.266
 1.267
 1.268
 1.269
 1.270
 1.271
 1.272
 1.273
 1.274
 1.275
 1.276
 1.277
 1.278
 1.279
 1.280
 1.281
 1.282
 1.283
 1.284
 1.285
 1.286
 1.287
 1.288
 1.289
 1.290
 1.291
 1.292
 1.293
 1.294
 1.295
 1.296
 1.297
 1.298
 1.299
 1.300
 1.301
 1.302
 1.303
 1.304
 1.305
 1.306
 1.307
 1.308
 1.309
 1.310
 1.311
 1.312
 1.313
 1.314
 1.315
 1.316
 1.317
 1.318
 1.319
 1.320
 1.321
 1.322
 1.323
 1.324
 1.325
 1.326
 1.327
 1.328
 1.329
 1.330
 1.331
 1.332
 1.333
 1.334
 1.335
 1.336
 1.337
 1.338
 1.339
 1.340
 1.341
 1.342
 1.343
 1.344
 1.345
 1.346
 1.347
 1.348
 1.349
 1.350
 1.351
 1.352
 1.353
 1.354
 1.355
 1.356
 1.357
 1.358
 1.359
 1.360
 1.361
 1.362
 1.363
 1.364
 1.365
 1.366
 1.367
 1.368
 1.369
 1.370
 1.371
 1.372
 1.373
 1.374
 1.375
 1.376
 1.377
 1.378
 1.379
 1.380
 1.381
 1.382
 1.383
 1.384
 1.385
 1.386
 1.387
 1.388
 1.389
 1.390
 1.391
 1.392
 1.393
 1.394
 1.395
 1.396
 1.397
 1.398
 1.399
 1.400
 1.401
 1.402
 1.403
 1.404
 1.405
 1.406
 1.407
 1.408
 1.409
 1.410
 1.411
 1.412
 1.413
 1.414
 1.415
 1.416
 1.417
 1.418
 1.419
 1.420
 1.421
 1.422
 1.423
 1.424
 1.425
 1.426
 1.427
 1.428
 1.429
 1.430
 1.431
 1.432
 1.433
 1.434
 1.435
 1.436
 1.437
 1.438
 1.439
 1.440
 1.441
 1.442
 1.443
 1.444
 1.445
 1.446
 1.447
 1.448
 1.449
 1.450
 1.451
 1.452
 1.453
 1.454
 1.455
 1.456
 1.457
 1.458
 1.459
 1.460
 1.461
 1.462
 1.463
 1.464
 1.465
 1.466
 1.467
 1.468
 1.469
 1.470
 1.471
 1.472
 1.473
 1.474
 1.475
 1.476
 1.477
 1.478
 1.479
 1.480
 1.481
 1.482
 1.483
 1.484
 1.485
 1.486
 1.487
 1.488
 1.489
 1.490
 1.491
 1.492
 1.493
 1.494
 1.495
 1.496
 1.497
 1.498
 1.499
 1.500
 1.501
 1.502
 1.503
 1.504
 1.505
 1.506
 1.507
 1.508
 1.509
 1.510
 1.511
 1.512
 1.513
 1.514
 1.515
 1.516
 1.517
 1.518
 1.519
 1.520
 1.521
 1.522
 1.523
 1.524
 1.525
 1.526
 1.527
 1.528
 1.529
 1.530
 1.531
 1.532
 1.533
 1.534
 1.535
 1.536
 1.537
 1.538
 1.539
 1.540
 1.541
 1.542
 1.543
 1.544
 1.545
 1.546
 1.547
 1.548
 1.549
 1.550
 1.551
 1.552
 1.553
 1.554
 1.555
 1.556
 1.557
 1.558
 1.559
 1.560
 1.561
 1.562
 1.563
 1.564
 1.565
 1.566
 1.567
 1.568
 1.569
 1.570
 1.571
 1.572
 1.573
 1.574
 1.575
 1.576
 1.577
 1.578
 1.579
 1.580
 1.581
 1.582
 1.583
 1.584
 1.585
 1.586
 1.587
 1.588
 1.589
 1.590
 1.591
 1.592
 1.593
 1.594
 1.595
 1.596
 1.597
 1.598
 1.599
 1.600
 1.601
 1.602
 1.603
 1.604
 1.605
 1.606
 1.607
 1.608
 1.609
 1.610
 1.611
 1.612
 1.613
 1.614
 1.615
 1.616
 1.617
 1.618
 1.619
 1.620
 1.621
 1.622
 1.623
 1.624
 1.625
 1.626
 1.627
 1.628
 1.629
 1.630
 1.631
 1.632
 1.633
 1.634
 1.635
 1.636
 1.637
 1.638
 1.639
 1.640
 1.641
 1.642
 1.643
 1.644
 1.645
 1.646
 1.647
 1.648
 1.649
 1.650
 1.651
 1.652
 1.653
 1.654
 1.655
 1.656
 1.657
 1.658
 1.659
 1.660
 1.661
 1.662
 1.663
 1.664
 1.665
 1.666
 1.667
 1.668
 1.669
 1.670
 1.671
 1.672
 1.673
 1.674
 1.675
 1.676
 1.677
 1.678
 1.679
 1.680
 1.681
 1.682
 1.683
 1.684
 1.685
 1.686
 1.687
 1.688
 1.689
 1.690
 1.691
 1.692
 1.693
 1.694
 1.695
 1.696
 1.697
 1.698
 1.699
 1.700
 1.701
 1.702
 1.703
 1.704
 1.705
 1.706
 1.707
 1.708
 1.709
 1.710
 1.711
 1.712
 1.713
 1.714
 1.715
 1.716
 1.717
 1.718
 1.719
 1.720
 1.721
 1.722
 1.723
 1.724
 1.725
 1.726
 1.727
 1.728
 1.729
 1.730
 1.731
 1.732
 1.733
 1.734
 1.735
 1.736
 1.737
 1.738
 1.739
 1.740
 1.741
 1.742
 1.743
 1.744
 1.745
 1.746
 1.747
 1.748
 1.749
 1.750
 1.751
 1.752
 1.753
 1.754
 1.755
 1.756
 1.757
 1.758
 1.759
 1.760
 1.761
 1.762
 1.763
 1.764
 1.765
 1.766
 1.767
 1.768
 1.769
 1.770
 1.771
 1.772
 1.773
 1.774
 1.775
 1.776
 1.777
 1.778
 1.779
 1.780
 1.781
 1.782
 1.783
 1.784
 1.785
 1.786
 1.787
 1.788
 1.789
 1.790
 1.791
 1.792
 1.793
 1.794
 1.795
 1.796
 1.797
 1.798
 1.799
 1.800
 1.801
 1.802
 1.803
 1.804
 1.805
 1.806
 1.807
 1.808
 1.809
 1.810
 1.811
 1.812
 1.813
 1.814
 1.815
 1.816
 1.817
 1.818
 1.819
 1.820
 1.821
 1.822
 1.823
 1.824
 1.825
 1.826
 1.827
 1.828
 1.829
 1.830
 1.831
 1.832
 1.833
 1.834
 1.835
 1.836
 1.837
 1.838
 1.839
 1.840
 1.841
 1.842
 1.843
 1.844
 1.845
 1.846
 1.847
 1.848
 1.849
 1.850
 1.851
 1.852
 1.853
 1.854
 1.855
 1.856
 1.857
 1.858
 1.859
 1.860
 1.861
 1.862
 1.863
 1.864
 1.865
 1.866
 1.867
 1.868
 1.869
 1.870
 1.871
 1.872
 1.873
 1.874
 1.875
 1.876
 1.877
 1.878
 1.879
 1.880
 1.881
 1.882
 1.883
 1.884
 1.885
 1.886
 1.887
 1.888
 1.889
 1.890
 1.891
 1.892
 1.893
 1.894
 1.895
 1.896
 1.897
 1.898
 1.899
 1.900
 1.901
 1.902
 1.903
 1.904
 1.905
 1.906
 1.907
 1.908
 1.909
 1.910
 1.911
 1.912
 1.913
 1.914
 1.915
 1.916
 1.917
 1.918
 1.919
 1.920
 1.921
 1.922
 1.923
 1.924
 1.925
 1.926
 1.927
 1.928
 1.929
 1.930
 1.931
 1.932
 1.933
 1.934
 1.935
 1.936
 1.937
 1.938
 1.939
 1.940
 1.941
 1.942
 1.943
 1.944
 1.945
 1.946
 1.947
 1.948
 1.949
 1.950
 1.951
 1.952
 1.953
 1.954
 1.955
 1.956
 1.957
 1.958
 1.959
 1.960
 1.961
 1.962
 1.963
 1.964
 1.965
 1.966
 1.967
 1.968
 1.969
 1.970
 1.971
 1.972
 1.973
 1.974
 1.975
 1.976
 1.977
 1.978
 1.979
 1.980
 1.981
 1.982
 1.983
 1.984
 1.985
 1.986
 1.987
 1.988
 1.989
 1.990
 1.991
 1.992
 1.993
 1.994
 1.995
 1.996
 1.997
 1.998
 1.999
 2.000

paradigm
 ARCHITECTS
 5039 28th Street, SE
 Grand Rapids, MI 49512
 Tel: 616.235.2828
 Fax: 616.235.2829
 www.paradigmarchitect.com
 ENGINEERS
 5039 28th Street, SE
 Grand Rapids, MI 49512
 Tel: 616.235.2828
 Fax: 616.235.2829
 www.paradigmarchitect.com

Wendy's
 5039 28th STREET, SE
 GRAND RAPIDS, MI 49512

CIVIL ENGINEER
 5039 28th Street, SE
 Grand Rapids, MI 49512
 Tel: 616.235.2828
 Fax: 616.235.2829
 www.paradigmarchitect.com

C4.2
 CIVIL ENGINEER
 5039 28th Street, SE
 Grand Rapids, MI 49512
 Tel: 616.235.2828
 Fax: 616.235.2829
 www.paradigmarchitect.com



GENERAL CONSTRUCTION AND PERMITS/REGULATORY NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN BUILDING CODE (MBC) AND THE MICHIGAN RESIDENTIAL CODE (MRC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ELECTRICAL CODE (MEC) AND THE MICHIGAN MECHANICAL CODE (MHC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN PLUMBING CODE (MPC) AND THE MICHIGAN GAS CODE (MGC).
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN FIRE CODE (MFC) AND THE MICHIGAN SAFETY CODE (MSC).
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ENVIRONMENTAL CODE (MEC) AND THE MICHIGAN WASTE CODE (MWC).
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LAND USE CODE (MLUC) AND THE MICHIGAN ZONING CODE (MZC).
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN HISTORIC PRESERVATION CODE (MHPC) AND THE MICHIGAN ARCHITECTURAL CODE (MAC).
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ANTI-CORRUPTION CODE (MAC) AND THE MICHIGAN PUBLIC EMPLOYEES CODE (MPEC).
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LABOR CODE (MLC) AND THE MICHIGAN UNEMPLOYMENT COMPENSATION CODE (MUC).
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN TAX CODE (MTC) AND THE MICHIGAN INCOME TAX CODE (MITC).
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ESTATE CODE (MEC) AND THE MICHIGAN PROBATE CODE (MPC).
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN WILLS AND TESTAMENTS CODE (MWT) AND THE MICHIGAN TRUSTS CODE (MTC).
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN BANKING AND FINANCIAL SERVICES CODE (MBFSC) AND THE MICHIGAN SECURITIES CODE (MSC).
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN INSURANCE CODE (MIC) AND THE MICHIGAN REINSURANCE CODE (MRC).
 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN REAL ESTATE CODE (MREC) AND THE MICHIGAN TITLE INSURANCE CODE (MTIC).
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN PROFESSIONAL SERVICES CODE (MPC) AND THE MICHIGAN FREELANCE AND GIG ECONOMY CODE (MFGEC).
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN EMPLOYMENT AND LABOR RELATIONS CODE (MELRC) AND THE MICHIGAN WORKERS COMPENSATION CODE (MWC).
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN RETIREMENT AND PENSION CODE (MRPC) AND THE MICHIGAN SOCIAL SECURITY CODE (MSSC).
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN HEALTH CARE AND MEDICAL SERVICES CODE (MHCMSC) AND THE MICHIGAN PHARMACEUTICALS CODE (MPC).
 21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN EDUCATION AND TRAINING CODE (METC) AND THE MICHIGAN HIGHER EDUCATION CODE (MHEC).
 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN CULTURAL AND RECREATION CODE (MCR) AND THE MICHIGAN ARTS AND HERITAGE CODE (MAC).
 23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ENVIRONMENTAL AND NATURAL RESOURCES CODE (MENRC) AND THE MICHIGAN WILDLIFE AND FISH CODE (MWF).
 24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ENERGY AND UTILITIES CODE (MEUC) AND THE MICHIGAN POWER AND ENERGY CODE (MPEC).
 25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN TRANSPORTATION AND INFRASTRUCTURE CODE (MTIC) AND THE MICHIGAN AVIATION CODE (MAC).
 26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN TELECOMMUNICATIONS AND INFORMATION TECHNOLOGY CODE (MTITC) AND THE MICHIGAN DATA PROTECTION CODE (MDPC).
 27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN MEDIA AND ENTERTAINMENT CODE (MMEC) AND THE MICHIGAN FILM AND VIDEO CODE (MFC).
 28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN SCIENCE AND TECHNOLOGY CODE (MSTC) AND THE MICHIGAN SPACE AND AEROSPACE CODE (MSAC).
 29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN AGRICULTURE AND RURAL DEVELOPMENT CODE (MARDC) AND THE MICHIGAN FORESTRY CODE (MFC).
 30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN FISHERY AND AQUACULTURE CODE (MFA) AND THE MICHIGAN WILDLIFE AND FISH CODE (MWF).

UNIT TESTING SYSTEM
SOIL BROKEN AND SUBSTITUTION CONTROL MEASURES
 7. UNIT TESTING SYSTEM
 13. SOIL BROKEN
 15. SUBSTITUTION CONTROL MEASURES
 16. SOIL BROKEN
 35. UNIT TESTING SYSTEM
 54. SOIL BROKEN
 55. SUBSTITUTION CONTROL MEASURES

NO.	DATE	DESCRIPTION
1	01/15/2017	ISSUED FOR PERMITS
2	01/20/2017	REVISIONS TO PERMITS
3	02/01/2017	ISSUED FOR CONSTRUCTION
4	02/15/2017	REVISIONS TO CONSTRUCTION
5	03/01/2017	ISSUED FOR AS-BUILT
6	03/15/2017	REVISIONS TO AS-BUILT
7	04/01/2017	ISSUED FOR FINAL
8	04/15/2017	REVISIONS TO FINAL
9	05/01/2017	ISSUED FOR ARCHIVE
10	05/15/2017	REVISIONS TO ARCHIVE

CONSTRUCTION SEQUENCE
 1. EXISTING CONDITIONS
 2. DEMOLITION
 3. FOUNDATION
 4. CONCRETE SLAB
 5. ROOFING
 6. MECHANICAL
 7. ELECTRICAL
 8. PLUMBING
 9. INTERIORS
 10. EXTERIORS
 11. LANDSCAPE
 12. FINAL INSPECTION

NOT FOR CONSTRUCTION
 This drawing is for informational purposes only and is not to be used for construction. It is subject to change without notice.

