



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Executive Order 2020-75, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, September 14th, 2020 at 7:00pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with Executive Order 2020-77 and the Michigan Department of Health and Human Services recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

<http://www.Michigan.gov/coronavirus> or <http://www.CDC.gov/coronavirus>

## INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85417812502>

Or iPhone one-tap :

US: +13126266799,,85417812502 # or +19292056099,,85417812502#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 854 1781 2502

International numbers available: <https://us02web.zoom.us/j/85417812502>

*\*\*Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities please contact the Township Deputy Clerk, Padley Gallagher, at [pgallagher@cascadetwp.com](mailto:pgallagher@cascadetwp.com) or 616-949-1500 at least 24 hours prior to the meeting\*\**

## PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Planning Commission,; and all official materials for this meeting prepared for the Planning Commission

will be included in the meeting packet and available to the public on the Township website, [www.cascadetwp.com](http://www.cascadetwp.com).

Individuals will be permitted to speak during public comment periods in accordance with the Township Remote Public Meeting Procedure Policy.

If you would like to contact the Township about any matter, on the agenda or otherwise, please do so via email at the addresses below a minimum of 8 hours prior to the meeting. If you wish comments to be read into the public record during the public comment period, you must indicate so and draft communication that can be read in the allotted 3-minute timeframe.

Clerk Sue Slater: [sslater@cascadetwp.com](mailto:sslater@cascadetwp.com)

Manager Ben Swayze: [bswayze@cascadetwp.com](mailto:bswayze@cascadetwp.com)

Community Dev. Director: [speterson@cascadetwp.com](mailto:speterson@cascadetwp.com)

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, September 14, 2020**  
**7:00 pm**  
**Virtual Zoom Meeting**

- 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 10, 2020 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 # 20-3595/Mayton  
Public Hearing  
Property Address: 1468 Buttrick Ave SE  
Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. Case # 20-3600/Grzywacz  
Public Hearing  
Property Address: 8683 Cascade Rd SE  
Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 8. Case # 20-3602/Robert Grooters Development Co.  
Property Address: 5400 International Pkwy/Kraft Ave  
Requested Action: Site Plan Review for a new 112,188 sq ft distribution/warehouse facility building.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

**Meeting format**

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

**MINUTES**

Cascade Charter Township Planning Commission

Monday, August 10, 2020

7:00 P.M.

Virtual Zoom Meeting

**ARTICLE 1.** Chairman Rissi called the meeting to order at 7:00 P.M via online Zoom Meeting  
Members Present: Rissi, Johnson, Katsma, Moxley, Slater, Krieter, Noordyke, Deering, and Rapin  
Members Absent: None  
Others Present: Community Development Director Steve Peterson, Planner Brian Hilbrands.

**ARTICLE 2.** Pledge of Allegiance.

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

Motion was made by Member Moxley to approve the Agenda. Supported by Member Johnson. Motion carried 9 to 0.

**ARTICLE 4.** Approve the Minutes of the July 13, 2020 Meeting.

Motion was made by Member Katsma to approve the Minutes of the July 13, 2020 Meeting. Supported by Member Rapin. Motion carried 9 to 0.

**ARTICLE 5.** Approve the Minutes of the July 20, 2020 Meeting.

Motion was made by Member Katsma to approve the minutes of the July 20, 2020 Meeting. Supported by Member Slater. Motion carried 9 to 0.

**ARTICLE 6.** Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

**ARTICLE 7.** Case #20-3589/Dykhouse

**Public Hearing**

**Property Address: 2650 Meadow Crossing**

**Requested Action:** The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Planner Brian Hilbrands stated that Applicant is requesting a Type 1 special use permit to allow for an accessory building that is over 832 sq ft. The building is 26x59 ft with a small bump out, so will total a little over 1,600 sq ft, with a height of 18 ½ ft tall measured to the midpoint of the roof. Mr. Hilbrands states that that height requires a setback of 60 feet, and the closest setback the applicant has is 300 ft to the south property line. Mr. Hilbrands states the Applicant can have three accessory buildings since the property is over 6 acres, this will be the first one shown on the property.

The Applicant intends to use this building for a garage and storage, and Mr. Hilbrands states this building is normal in size and appearance for the area. Mr. Hilbrands states that the Applicant is combining the lots of 2645 and 2650 Meadow Crossing.

Mr. Hilbrands states that the Applicant appears to meet township standards for an accessory building, and is recommending approval of the special use permit under the following conditions;

1. The building may not be used to run a business or for any type of living space.
2. Any outdoor lighting will meet Township regulations.
3. The lot combination of 2546 and 2659 Meadow Crossing is completed.

Member Moxley asked where on the site plan the storage building will be located, Mr. Hilbrands replied that it is to the east of the house about 75 feet.

Member Noordyke asked what the combined lot acreage will be, and why it is required that the two lots be combined. Mr. Hilbrands replied that the combined lots will be over 13 acres, and the lot combination is required as the building sits on each lot line.

Member Rapin asked for clarification as to what the building can be used for since living space is not allowed and there is a sizeable second story on the Applicant's plan. Mr. Hilbrands clarified that as long as there is not obvious living spaces such as sleeping quarters or bathrooms in the building, any other use (such as a tv lounge area) is typically ok by Township definition.

Member Slater asked if the Applicant owns both parcels, Mr. Hilbrands stated that the Applicant does own both parcels.

Chairman Rissi invited the Applicant to come forward with any comments.

Mr. Rich came forward on behalf of the Applicant to state that everything has been properly covered, and that the building is intended to be used for extra storage.

Member Moxley asked the Applicant if there will be plumbing in the building, the Applicant replied that there will not be with the exception of drains for the garage floor.

**Motion was made by Member Johnson to open public hearing. Supported by Member Deering. Motion carried 9 to 0.**

Chairman Rissi invited members of the public to come forward with any comment.

No member of the public came forward.

Chairman Rissi asked Mr. Hilbrands if any comment was made to the Township Office regarding this case, Mr. Hilbrands stated there was none.

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

**Motion was made by Member Moxley to approve the special use permit of Case #20-589 with the conditions previously outlined by Mr. Hilbrands. Supported by Member Rapin. Motion carried 9 to 0.**

**ARTICLE 8. Case #20-3594 Golden Valley Phase 2**

**Property Address: 7069 60th St**

**Requested Action:** Develop into 15 detached single-family site condominium project.

Director Peterson stated this was originally applied for the entire subdivision (around 31 lots), but because of Health Department regulations, the project was only approved for the “west half” of the development. Director Peterson said that this application is for Phase 2 (“eastern half”) of the development, which is 15 units. Director Peterson stated because of the Health Department approval, some of the lots in Phase 1 have to be slightly reconfigured, however that is a separate process. There has not been any other changes to the site plan. Director Peterson stated the Health Department has now given their approval for the entire subdivision.

Director Peterson stated this is for the final preliminary plan, and that Members will forward a recommendation to the Township Board for a consideration of final preliminary plan approval. Director Peterson stated that this is an R1 Zone property, and they are asking to do a by right plan (which means they are not asking for any exceptions) and have chosen to do a “no open space model” which requires a minimum of 80,000 sq ft lots (about 2 acres), and all of their lots meet this requirement.

Director Peterson stated that this development is in the Utility Service Area, and it is expected that the Township receives an agreement that they will participate in a special assessment district if and when sewer and water are ever available in the area. Director Peterson the required pedestrian connection between Phase 1 and Phase 2 to be completed before the first building is occupied in Phase 2 carries over to this plan approval. The Kent County Road Commission has approved the drive location and private roads, which have also met Township Engineer requirements.

Director Peterson states that light poles in street trees were not required in Phase 1, Director Peterson states that not requiring it in Phase 2 either is appropriate. This would eliminate item number two in Director Peterson's Staff Recommendation.

Director Peterson recommends approval of this project, with a recommendation to the Township Board that they do the same.

Member Moxley asked where the proposed septic system is located on the plan, Director Peterson replied that it is in the southwest corner of Phase 1 near Lot 10. Member Moxley asked if the septic system could be connected to sewer if/when it's ever available, Director Peterson stated that yes, it would be an easy process to connect the two.

Member Slater asked when the maintenance agreement is provided, Director Peterson stated that the maintenance agreement is typically received after final approval.

Chairman Rissi invited the Applicant to come forward with any comment.

Mr. Don DeGroot stated that Director Peterson summarized the project well, and confirmed that they would prefer to not put light poles up in this second phase of the project as they were not required in the first phase.

**Motion was made by Member Noordyke to make a favorable ruling to the Township Board with Staff recommendations with the exception of the requirement for light poles. Supported by Member Katsma. Motion carried 9 to 0.**

**ARTICLE 9. Any other business**

Director Peterson stated that the August 17th, 2020 Meeting is cancelled.

**ARTICLE 10. Adjournment**

**Motion was made by Member Deering to adjourn. Supported by Member Rapin. Motion carried 9 to 0. The meeting was adjourned at 7:24 P.M.**

Respectfully submitted,  
Brett Katsma, Secretary

## STAFF REPORT

STAFF REPORT: Case #20-3595/Mayton  
REPORT DATE: September 8, 2020  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 14, 2020  
PREPARED BY: Brian Hilbrands, Planner

### APPLICANT:

Adam and Annette Mayton  
1468 Buttrick Ave SE  
Ada, MI 49301

### STATUS OF APPLICANT:

Property Owner

### REQUESTED ACTION:

The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

### EXISTING ZONING OF SUBJECT PARCEL(S):

R-1, Residential

### GENERAL LOCATION:

Near the corner of Buttrick Ave and Loral Pines Dr.

### PARCEL SIZE:

Approximately 1.8 acres

### EXISTING LAND USE ON THE PROPERTY:

Residential

### ADJACENT AREA LAND USES:

All Residential

### ZONING ON ADJOINING PARCELS:

All R-1

### STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. This building will be 26' x 41', with a 13' x 20' covered patio (1,326 sq ft).
2. The building will be 16' feet tall as measured to the midpoint of the roof.
3. This requires a minimum of a 40-foot setback from the side and rear property lines. The applicant shows a setback of 40'2" to the side property line, and a setback of 100'7" to

the rear property line. The building will also need to be a minimum of 10 feet away from the house.

4. With less than 3 acres this is the only accessory building permitted.
5. The applicant has indicated that the building will be used as a garage, as well as a kitchen and bathroom for their new pool.
6. The size of the building is “normal” for the area.
7. The building is planned to have asphalt roofing and cement board siding. This is normal for the area.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.
10. The building is shown to be located over an existing well. A well permit will need to be obtained from the Kent County Health Department to move the well before a Building Permit can be issued.

**Conditions for Special Use Permit Approval**

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

Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used as a garage and as a bathroom and kitchen for their new pool.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have cement board siding and asphalt roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 1.8 acres and the home has about 4,686 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the area.
The topography and vegetation in the area.	Wooded.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.

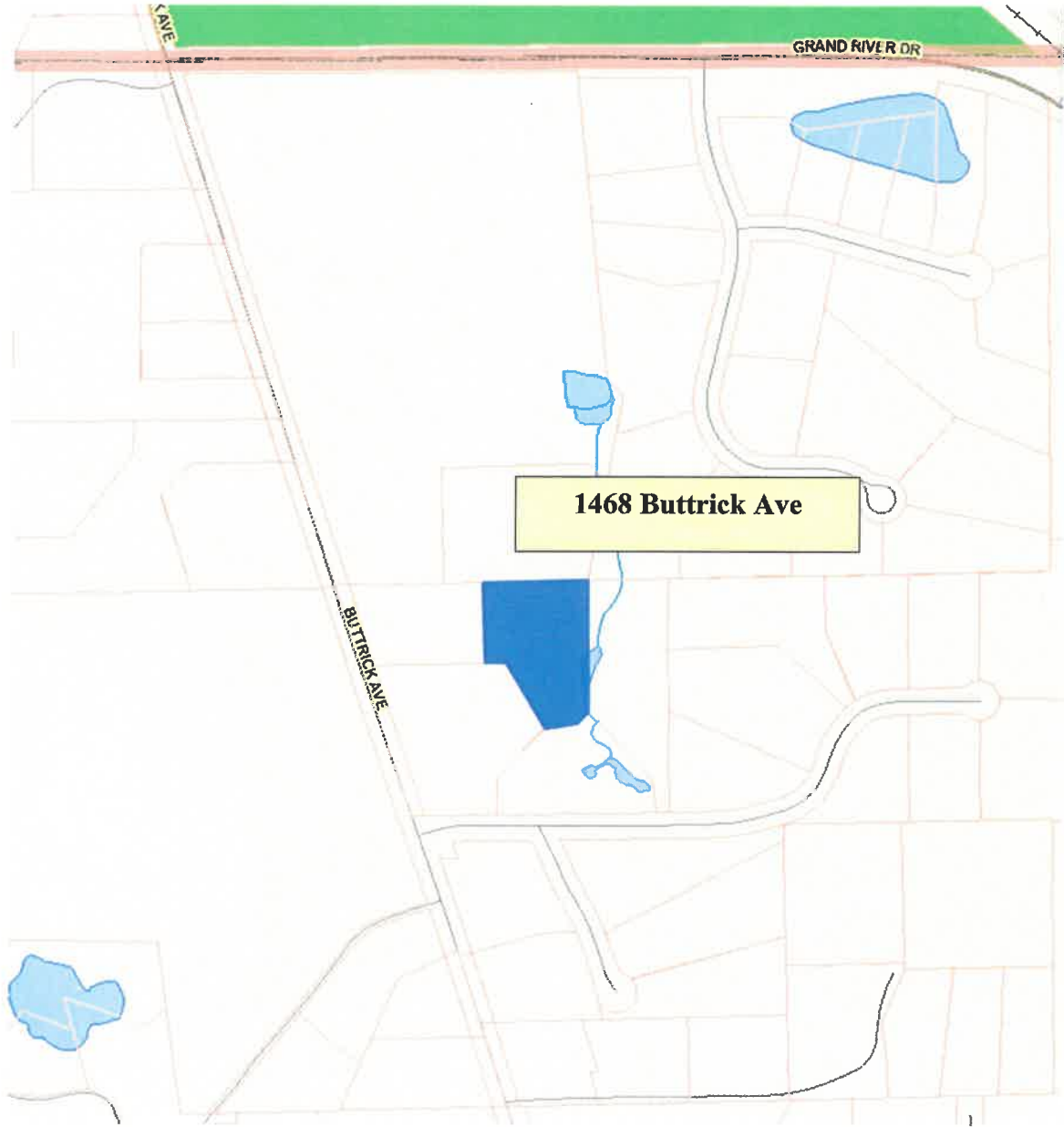
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

**STAFF RECOMMENDATION:**

I recommend that you approve the special use permit as requested with the following conditions:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.
3. A well permit is obtained from the Kent County Health Department to move the existing well.

Attachments: application package, accessory building inventory



1468 Buttrick Ave



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

APPLICANT: Name: ADAM ANNETTE MAYTON  
Address: 1468 Buttrick Ave SE  
City & Zip Code: ADA, MI 49301  
Telephone: 616 540-0100  
Email Address: Annette15@comcast.net

### OWNER: \* (If different from Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City & Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

- |  |  |
|--|--|
| <input type="checkbox"/> Administrative Appeal         | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking              | <input type="checkbox"/> P.U.D. - Rezoning *             |
| <input type="checkbox"/> P.U.D. - Site Condominium *   | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Site Plan Review *            | <input type="checkbox"/> Sign Variance                   |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review *       |
| <input type="checkbox"/> Zoning Variance               | <input type="checkbox"/> Other: _____ *                  |

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

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

outBuilding being built PLANS ATTACHED.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*

See Attachment / Survey

(\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER 41-19-03-276-009

ADDRESS OF PROPERTY: 1468 Rutledge Ave SE ADA MT 49701

PRESENT USE OF THE PROPERTY: Single Family Residence

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.)

ADAM MAYTON

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

[Signature]

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

ADAM MAYTON

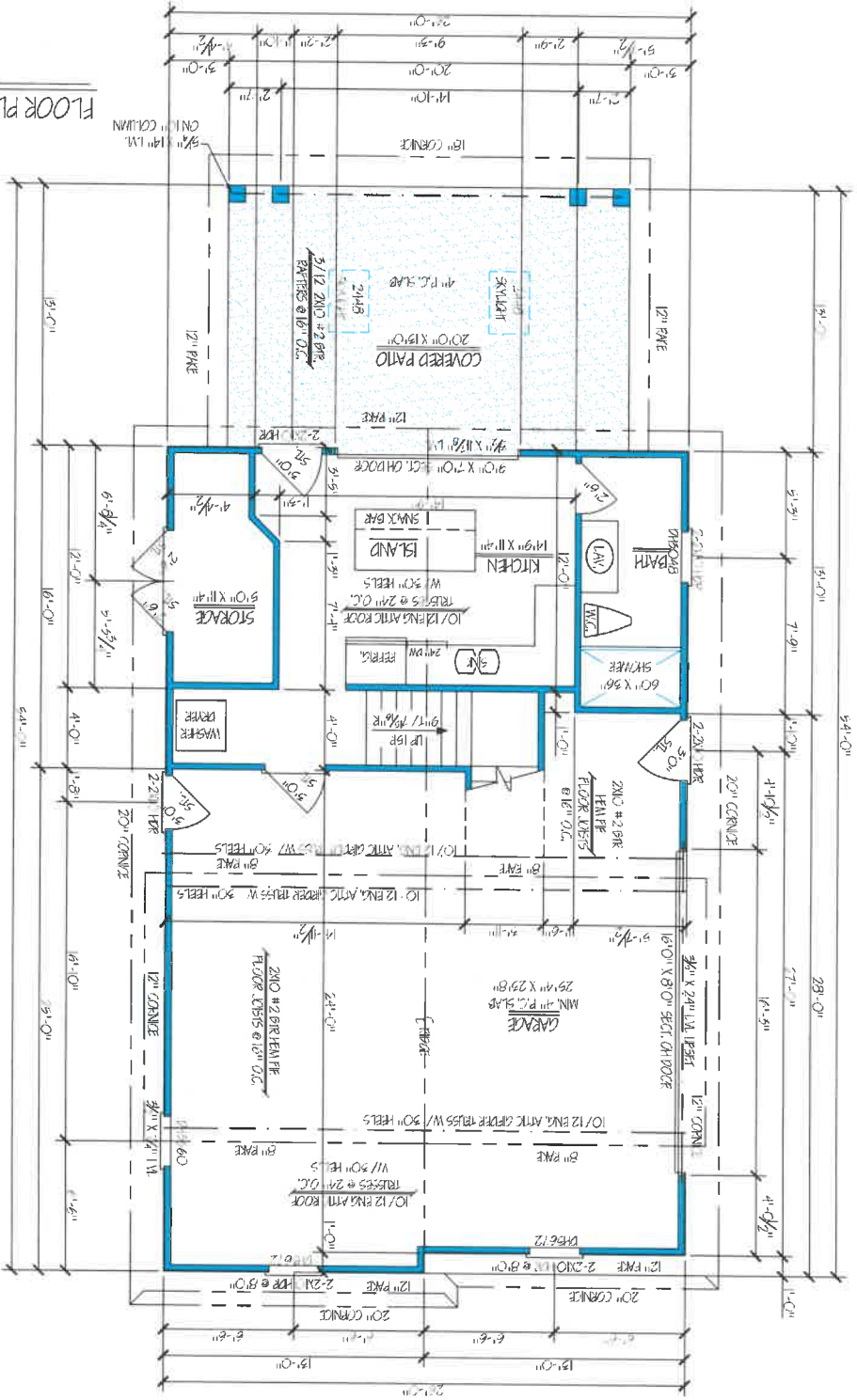
Applicant - Print or Type Name

[Signature]

Applicant's Signature & Date

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





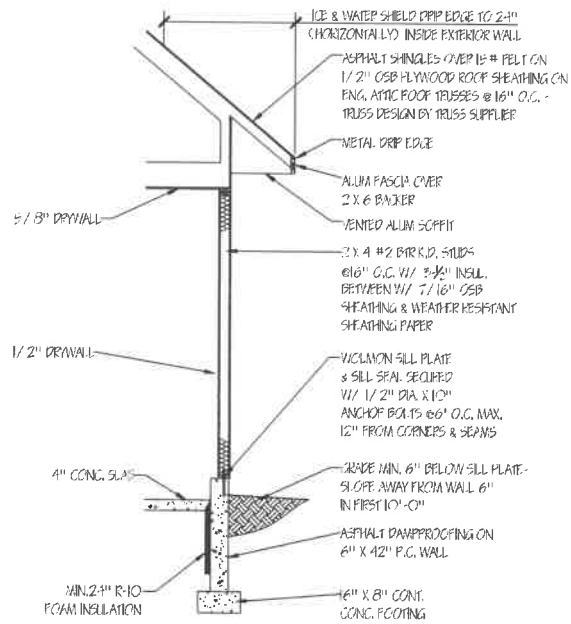
FLOOR PLAN

1/4" = 1'-0"

- NOTES:**
- 9'-0" PLATE HEIGHT
  - ⊖ SMOKE DETECTORS - INTERCONNECTED
  - ⊕ BATTERY BACKUP
  - ⊙ CARBON MONOXIDE DETECTOR
  - ⊖ UNLESS OTHERWISE NOTED, ALL DIMENSIONAL HEADERS SHALL BE #2 OR CENTER FROM FIRE & ALL WINDOW AND DOOR HEADERS & BEAMS ARE CALCULATED TO HAVE A MAXIMUM DEFLECTION OF .25"
  - WINDOWS WITH GREENGLASS LOCATED MORE THAN 12" ABOVE FINISHED FLOOR SHALL BE EQUIPPED WITH WINDOW OPENING LIMITING DEVICES OR APPROVED FALL PROTECTION DEVICES.
  - EXTERIOR WALLS FINISHED AS 4" x 6" (3 1/2" STUD & 2" SHEATHING OR 5 1/2" STUD & 2" SHEATHING) ALL ANTC ACCESS DOORS TO BE WEATHER STRIPPED AND INSULATED TO MEET REQUIRED INSULATION R-VALUE OR SURROUNDING SURFACES.

SHEET	PLAN	
1	220034	
OF 1	334 SQFT. 1108 SQFT. TOTAL	
<b>HOUSE PLANS FOR:</b>		
Mr & Mrs. Adam Mayton		
<b>THE DRAWING BOARD, INC.</b>		
10000 PARKWAY, SUITE 100, GREENSBORO, NC 27409 616-875-0RAW (3729) hannah@drawingboardinc.com		
NOTE: If any dimension has been made in the production of this plan to avoid conflict, the maker of the same shall not be held responsible for any error and all dimensions are figured as noted. 2' x 4" studs @ 16" o.c. Guyard © 2020 The Drawing Board, Inc. Unaltered reproduction of these plans is prohibited by law.		

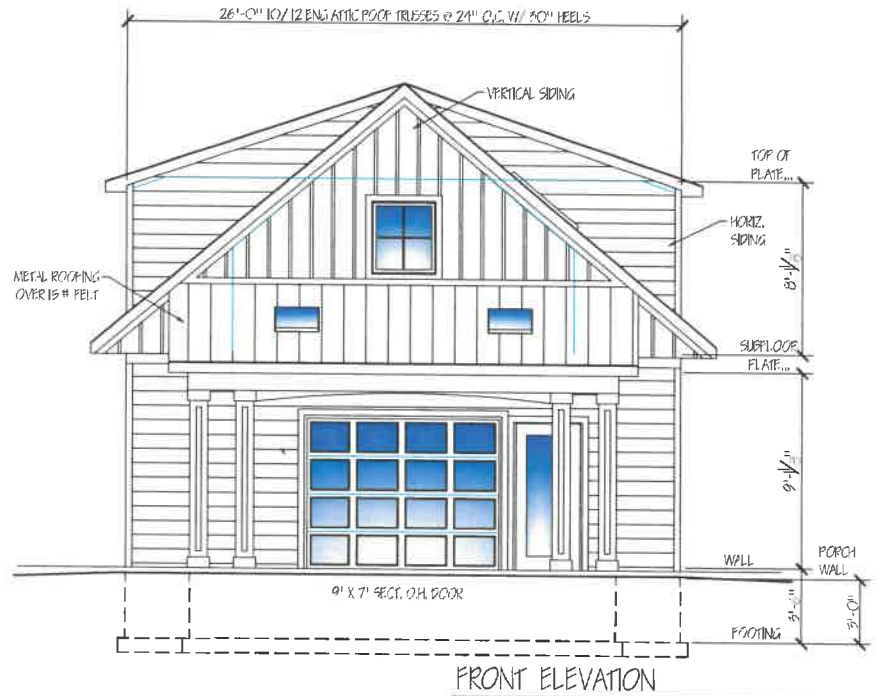




SOIL TYPE: SP SAND  
LOAD BEARING CAPACITY  
ASSUMED AT 2000 PSF

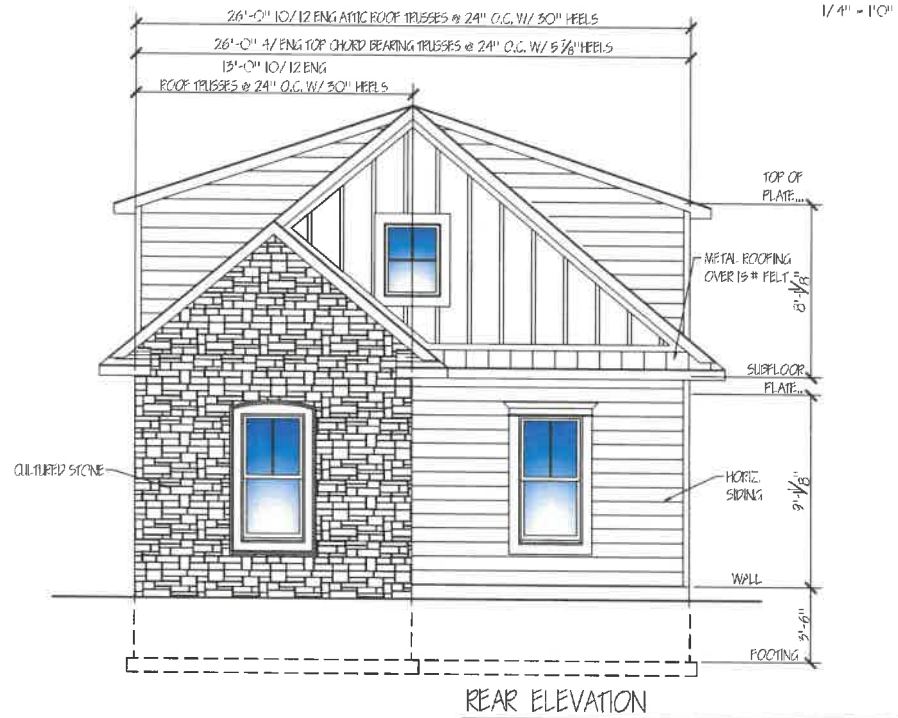
**GARAGE WALL SECTION**

5' 8" = 1'-0"



**FRONT ELEVATION**

1/4" = 1'-0"



**REAR ELEVATION**

1/4" = 1'-0"

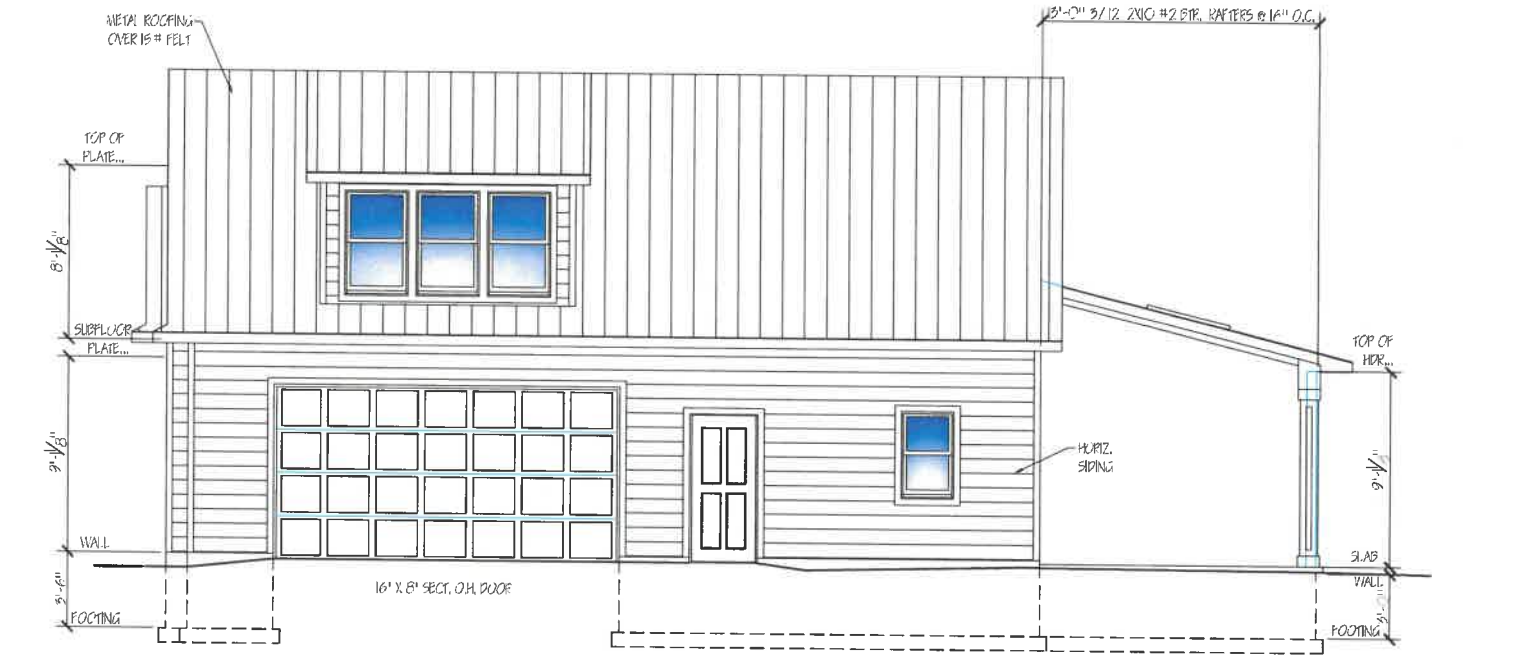
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**REVISIONS:**

**THE DRAWING BOARD, INC.**  
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 RESIDENTIAL DESIGN - PERMITS - COMMERCIAL ARCHITECTURAL DRAWING  
 616-875-DRAW (5729)  
 t@thedrawingboard.com

HOUSE PLANS FOR:  
**MR. & MRS. ADAM MAYTON**

PLAN  
 22002A  
 SHEET  
 3  
 OF 4



LEFT ELEVATION

1/4" = 1'0"



RIGHT ELEVATION

1/4" = 1'0"

NOTES: Every attempt has been made in the preparation of these plans to avoid mistakes. However, the reader cannot guarantee against human error. Designer and subcontractor shall be responsible for all errors. All dimensions are shown in feet and inches. © Copyright 2020 The Drawing Board, Inc. Unlawful reproduction of these plans is prohibited by law.

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 RESIDENTIAL DESIGN - REVISIONS - COMMERCIAL ARCHITECTURE - DRAFTING  
 616-875-DRAW (5729)  
 tim@thedrawingboard.us

HOUSE PLANS FOR:  
 MR. & MRS. ADAM MAYTON

PLAN  
 220034

SHEET  
 4  
 OF 4

Accessory Building Inventory 2010-2019 (11/4/19)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500

Accessory Building Inventory 2010-2019 (11/4/19)

18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,187	12.709	3,370
Avg ARC				2,407	19.818	2,664
Avg FP				1,994	8.6	2,300
Avg PUD				2,094	3.0225	3,955
Avg R1				2,115	7.0281	4,557

## STAFF REPORT

STAFF REPORT: Case #20-3600/Grzywacz  
REPORT DATE: September 8, 2020  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 14, 2020  
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:  
Daniel Grzywacz  
8683 Cascade Rd SE  
Ada, MI 49301

STATUS  
OF APPLICANT:

Property Owner

REQUESTED ACTION:

The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF  
SUBJECT PARCEL(S):

FP, Farmland Preservation

GENERAL LOCATION:

Near the corner of Cascade Rd and Quiggle Ave.

PARCEL SIZE:

Approximately 3.7 acres

EXISTING LAND USE  
ON THE PROPERTY:

Residential

ADJACENT AREA  
LAND USES:

N – Agriculture/Open Fields  
S,E,W – Residential

ZONING ON  
ADJOINING PARCELS:

All FP

### STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. This building will be 30' x 40', with a 6' x 40' covered deck (1,440 sq ft).
2. The building will be 13' feet tall as measured to the midpoint of the roof.
3. This requires a minimum of a 10-foot setback from the side property line and a 25-foot setback from the rear property line. The applicant shows a setback of 10' to the side

property line, and a setback of approximately 216' to the rear property line. The building will also need to be a minimum of 10 feet away from the house.

4. With between 3-6 acres the applicant is permitted to have two accessory buildings on the property.
5. The applicant has indicated that the building will be used for storage.
6. The size of the building is "normal" for the area.
7. The building is planned to have metal roofing and siding. This is not unusual in the more agricultural areas of the township.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

**Conditions for Special Use Permit Approval**

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

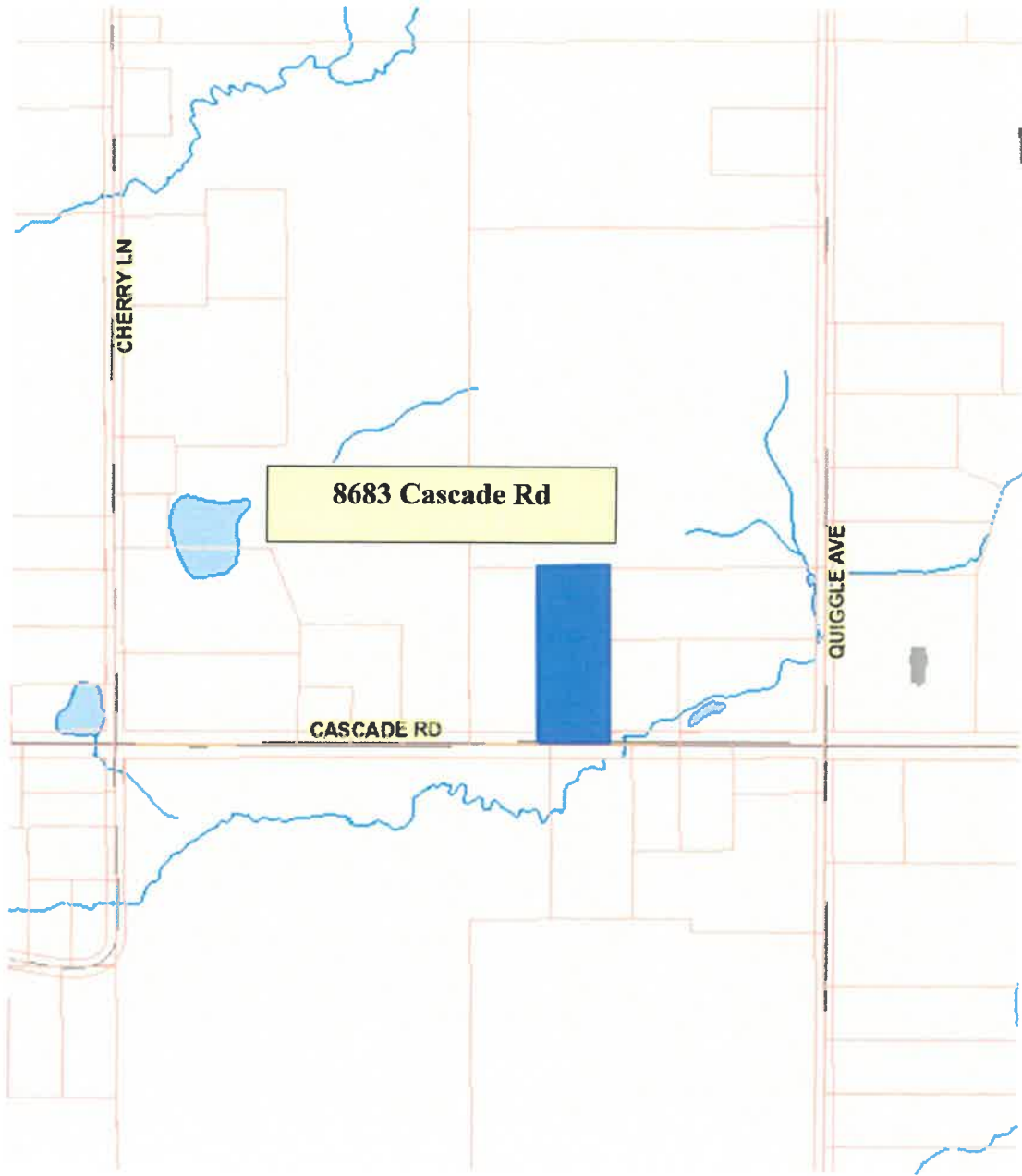
Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used for storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have metal siding and roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 3.7 acres and the home has about 3,960 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area.
The topography and vegetation in the area.	Open/flat with a wooded area along the street.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

**STAFF RECOMMENDATION:**

I recommend that you approve the special use permit as requested with the following conditions:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: application package, accessory building inventory



8683 Cascade Rd

CASCADE RD

CHERRY LN

QUIGGLE AVE



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

APPLICANT:

Name: Daniel GRZYWACZ  
Address: 8683 CASCADE RD SE  
City & Zip Code: ADA MI 49301  
Telephone: 616 915 1734  
Email Address: dan @ mortgageone.com

OWNER: \* (If different from Applicant)

Name: SAME  
Address: \_\_\_\_\_  
City & Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

- |  |  |
|--|--|
| <input type="checkbox"/> Administrative Appeal         | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking              | <input type="checkbox"/> P.U.D. – Rezoning *             |
| <input type="checkbox"/> P.U.D. – Site Condominium *   | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Site Plan Review *            | <input type="checkbox"/> Sign Variance                   |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review *       |
| <input type="checkbox"/> Zoning Variance               | <input type="checkbox"/> Other: _____ *                  |

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Pole Barn 30' X 40' = 1200 sq ft.

This is above The 800 sq ft needed w/out the Special use.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

SEE ATTACHED SURVEY & SITE PLAN.

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 23 400 024

ADDRESS OF PROPERTY: 8683 CASCADE RD SE ADA 99301

PRESENT USE OF THE PROPERTY: RESIDENTIAL

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	

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.)

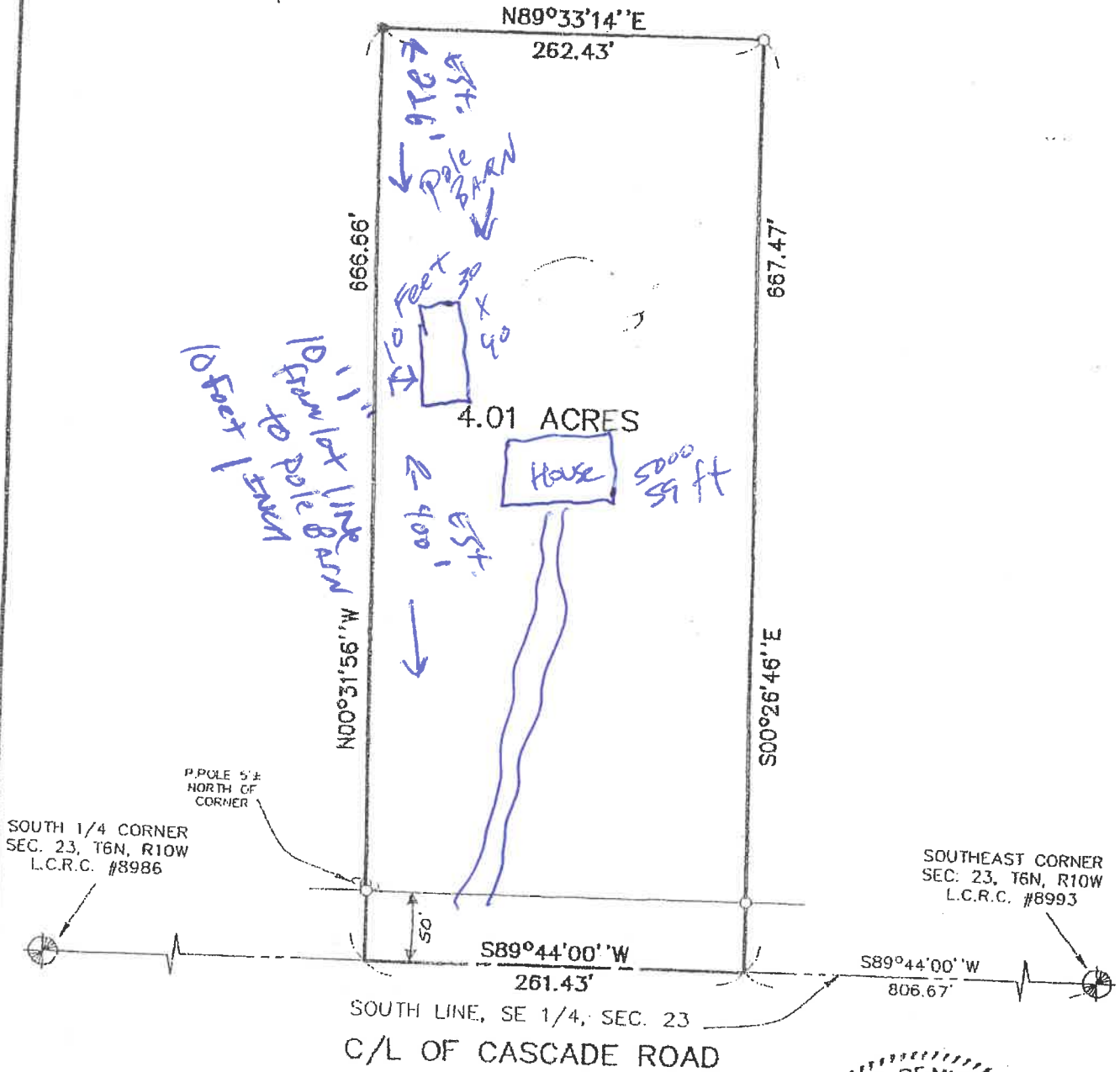
Daniel Grzywacz	Same
Owner - Print or Type Name (*If different from Applicant)	Applicant - Print or Type Name
* [Signature] 8/12/2020	[Signature] 8/12/2020
Owner's Signature & Date (*If different from Applicant)	Applicant's Signature & Date

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

That part of the Southeast 1/4 of Section 23, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing 806.67 feet S89°44'00"W along the South Section line from Southeast Corner of said Section; thence S89°44'00"W along South Section line 261.43 feet; thence N00°31'56"W 666.66 feet; thence N89°33'14"E 262.43 feet; thence S00°26'46"E 667.47 feet to the place of beginning. Subject to the South 50 feet for highway purposes. Also subject to easements, restrictions and rights-of-way of record.

**LEGEND**

- = Found Iron Stake
- = Set Iron Stake
- ⊙ = Monument
- = Wood Stake
- ⊞ = Power Pole
- P = Platted Dimension
- D = Deeded Dimension
- M = Measured Dimension
- C = Calculated Dimension
- X—X = Fence Line
- C/L = Centerline



CERTIFICATION: To:  
 We hereby certify that we have surveyed the premises herein described, and that there are no apparent encroachments, except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.  
*Randall J. Jonker*

**YOUR LOGO  
HERE**

## Big L Quotation Package

Construction  
**Maestro**  
Engineering Software  
Pole Barns, Garages & More

### QUOTATION FOR:

Dan Grzywacz  
Customer Address Not Provided  
Grand Haven, MI 00000  
Customer Phone Not Provided

### CONTACT:

Richard Stricking  
5981 S. Greenville Rd  
Greenville, MI 48838  
616-754-9339

CONSTRUCTION:  
DIMENSIONS:  
EAVEZ PORCH

Post Frame  
30' X 40' X 12'  
6' X 40' X 10'

*total height  
MAX*

*14'*

### SPECIFICATIONS FOR 30' X 40' X 12' POST FRAME PACKAGE:

#### • MATERIAL PACKAGE

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 6 x 6 Treated Eave Posts (8' O/C)
- 6 x 6 Treated Gable Posts (10' O/C)
- 2 x 10 Treated Skirt Boards (1 Row)
- 2 x 4 Wall Girts (24" O/C)
- 2 x 12 Double Top Girt Truss Carrier
- 1/2" OSB on Roof
- Light Blue Grandrib 3 Steel Siding
- Dark Blue Steel Wainscot on All Four Sides
- White Grandrib 3 Steel Roof
- One Concrete Pad per Post Hole

#### • DOORS & WINDOWS

- One Chh 10X8 Overhead Door Ins. Std Trk w/o Opener
- Two 3' 9" Lite Entry Doors
- Two Modernview 2' x 4" Standard Windows

#### • TRANSLUCENT PANEL ON EAVE 1

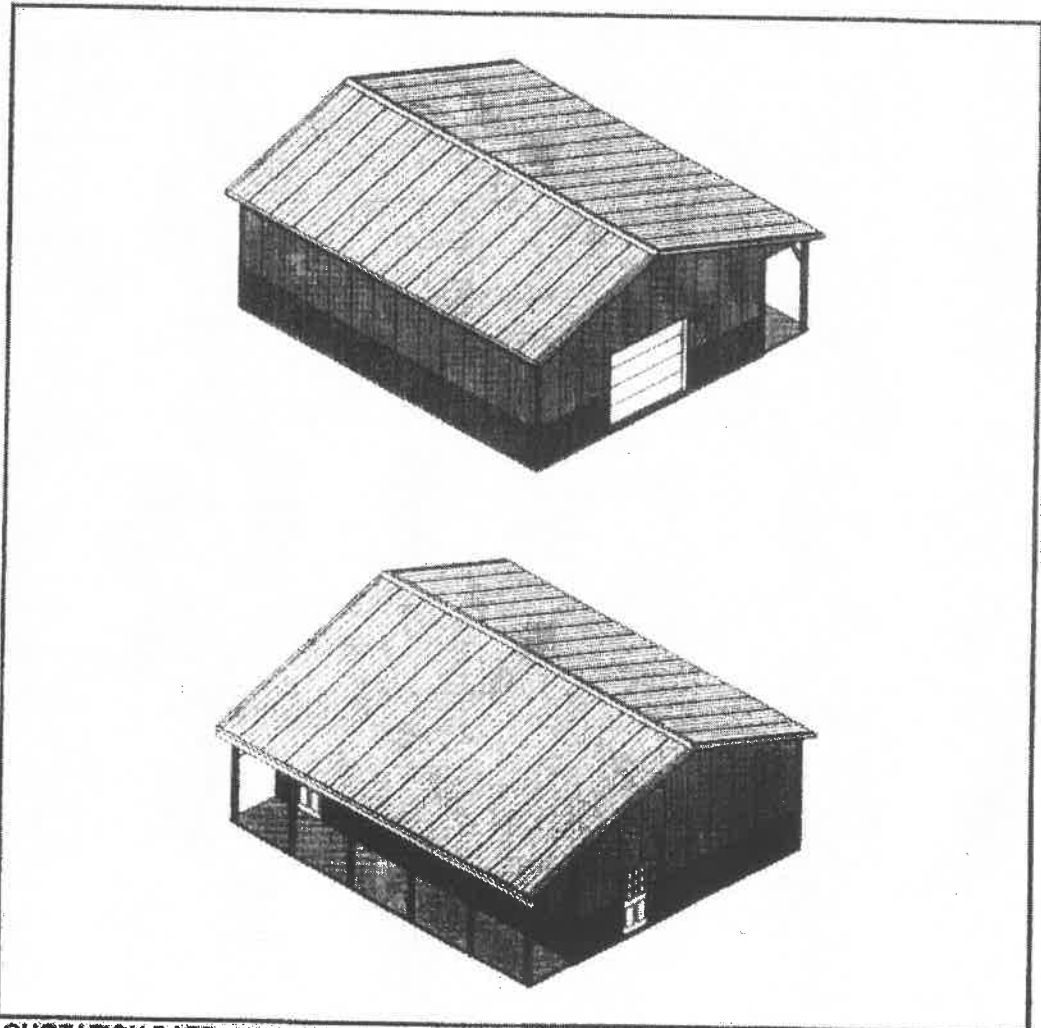
#### • 6' X 10' X 40' CONTINUOUS PITCH PORCH, EAVE 2

#### • 12" OVERHANG ON ALL SIDES W/ VENTED VINYL SOFFIT

#### • FASTENERS

- 1 In. Siding Screws for Steel Wall, Roof Panels
- 5/16 X 4 Structural Screw for Truss Carrier
- 4 In. Galv. Pole Barn Nails for Skirt Board
- Galvanized Steel Framing Nails

#### • DETAILED BUILDING PLANS



Subtotal	\$14,019.57
Tax	\$841.17
<b>GRAND TOTAL</b>	<b>\$14,860.74</b>

QUOTATION DATE: 3/25/2020

ESTIMATE NUMBER: 1700

Prices are good for 7 days, until 4/1/2020

## GABLE1 CROSS SECTION

ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD  
 ROOF LAYER 2: #15 FELT PAPER  
 ROOF LAYER 3: WHITE GRANDRIB 3 STEEL PANEL

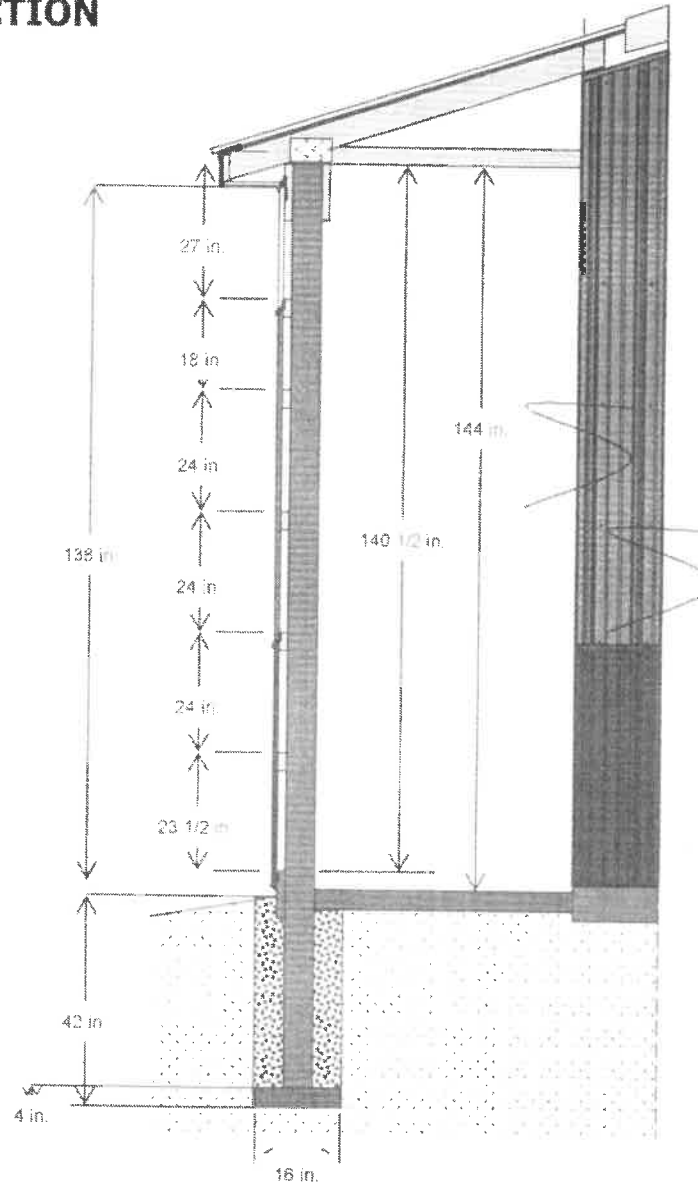
SUB FACIA: 2 X 6 CONSTRUCTION GRADE  
 FACIA COVERING: AMERIMAX WHITE 6 IN X 12 FT ALUMINUM FACIA  
 UNDEREAVE: AMERIMAX WHITE VINYL SOFFIT 12 IN X 12 FT

CORNER POSTS: TREATED 6 X 6  
 INTERMEDIATE POSTS: TREATED 6 X 6 SPACING 8 FT O.C.  
 EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12  
 INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12  
 EXTERIOR WALL CIRTS: CONSTRUCTION GRADE 2 X 4  
 WALL LAYER 1: 9 X 100 TYVEC  
 WALL LAYER 2: LIGHT BLUE GRANDRIB 3 STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 10

SIDING BEGINS 2 1/4 IN. BELOW THE TOP OF SKIRT BOARD

EARTH GRADE BEGINS 5 IN. BELOW THE TOP OF SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL  
 (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)  
 TRUSS SPACING: 24 IN. O.C.  
 TRUSS LOADING INFORMATION:  
 TOLL/TCDL/BCLL/BCDL 47-7-0-10  
 TOTAL TRUSS LOADING = 64 P.S.F.  
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 1/2 in.  
 BELOW THE TOP OF THE SKIRT BOARD  
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH = 3500 P.S.I.  
 UNDISTURBED SOIL OR COMPACTED SAND FILL  
 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL, FILL & COMPACT  
 PIER FOOTING: PRECAST 5000 P.S.I. 16 IN. X WIDE 4 IN. THICK CONCRETE PAD

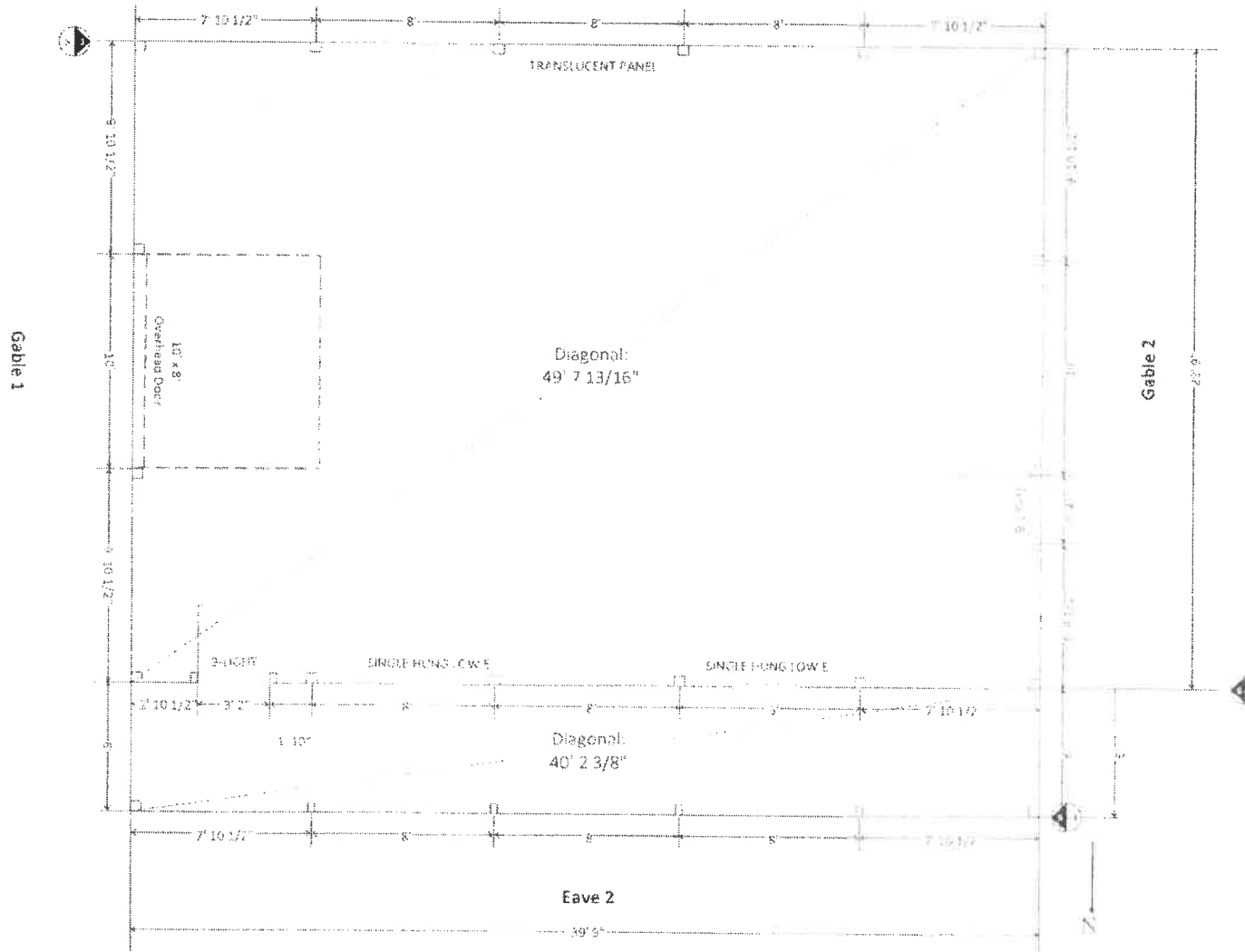
"Dan Grzywacz  
 Estimate Number: 1700  
 3/25/2020"

**YOUR LOGO  
HERE**

**POLE LAYOUT**  
Personal Use, 1200 sq ft.

Countertops  
**Maestro**  
Building Division  
P.O. Box 100000 • North

**Eave 1**



Accessory Building Inventory 2010-2019 (11/4/19)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500

Accessory Building Inventory 2010-2019 (11/4/19)

18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
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18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
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Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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Avg FP				1,994	8.6	2,300
Avg PUD				2,094	3.0225	3,955
Avg R1				2,115	7.0281	4,557

STAFF REPORT: Case # 20-3602  
REPORT DATE: August 28, 2020  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 14, 2020  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Robert Grooters Development Co  
4460 44<sup>th</sup> St Suite C200  
Grand Rapids MI 49512

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STATUS

OF APPLICANT: owner.

REQUESTED ACTION: Site Plan Review for a new 112,188 sq.ft  
distribution/warehouse facility building.

EXISTING ZONING OF  
SUBJECT PARCEL: PUD 50

GENERAL LOCATION: On Kraft Ave just south of International Parkway.

PARCEL SIZE: 6.8 Acres

EXISTING LAND USE  
ON THE PARCEL: Vacant

ADJACENT AREA  
LAND USES: Industrial

ZONING ON ADJOINING  
PARCELS: Meadowbrooke PUD  
Industrial to the east

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a new 112,188 Sq ft industrial building. The site plan was reviewed under the criteria of the Meadowbrooke PUD and Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. This is the same building the Planning Commission approved about a year and a half ago. Since the applicant did not pursue the project the site plan expires in one year if not acted on.
3. The odd size of the building reflects the applicant maximizing the size of the building on an odd-shaped lot. The building complies with all of the required height, area and setback regulations of the Meadowbrooke PUD.
4. The lot has road frontage on three sides and the Railroad corridor on the other. Therefore, the lot is essentially a corner lot with front setbacks on the three sides.
5. The KCRC has already approved the access location to the site. Although some modifications will need to be made to the medians, this will be taken care of by the County as the road is public.
6. The site plan has been reviewed and approved by the Fire Department. The applicant was made aware that they will have to add a private hydrant.
7. The site plan has been reviewed and approved by the Township Engineer. Drainage from the site is being accommodated by the regional detention system which is under the jurisdiction of the KCDC. This has already been approved by the KCDC.
8. The Gerald R Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.
9. The project has also received approval from the Meadowbrooke Association.

**Section 21.07: Criteria For Site Plan Approval:**

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

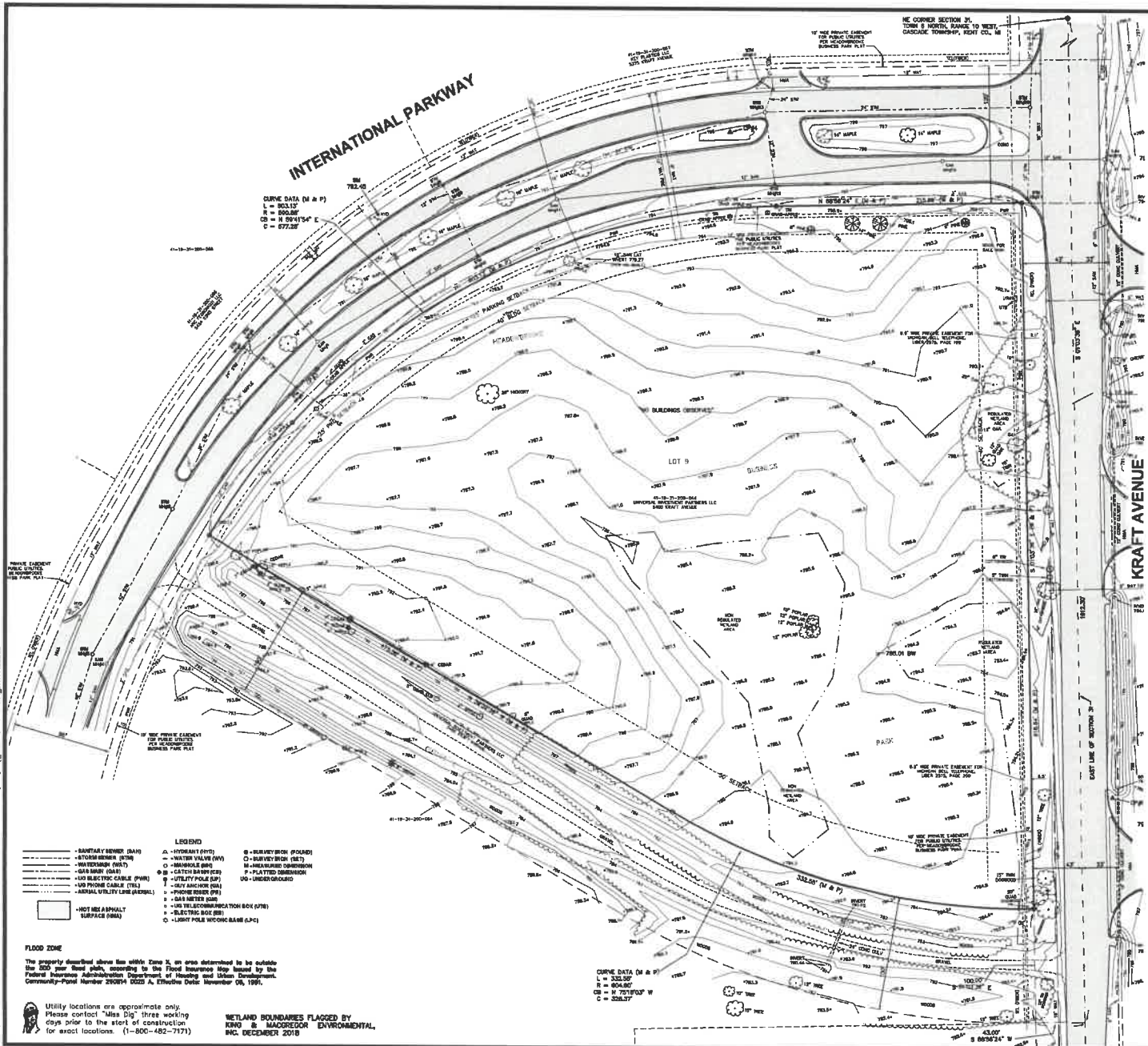
1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

**STAFF RECOMMENDATION:**

Staff is recommending Site Plan Approval for the 112,188 sq. ft. under the following

conditions:

1. Provide a photometric site plan in compliance.
2. Record the storm water maintenance agreement



**CURVE DATA (M & P)**  
 L = 303.12  
 R = 900.00  
 CB = N 50°47'54" E  
 C = 577.22

**LEGEND**

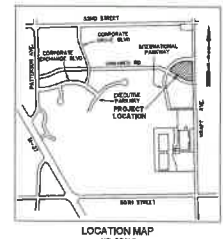
--- SANITARY SEWER (SWS)	▲ HYDRANT (HYD)	○ SURVEY (SOL) (P)
--- WATER MAIN (WM)	▲ WATER VALVE (WV)	○ MEASURED DIMENSION
--- GAS MAIN (GM)	○ CATCH BASIN (CB)	▲ PLATTED DIMENSION
--- 480 ELECTRIC CABLE (E480)	○ UTILITY POLE (UP)	--- UNDERGROUND
--- 480 PHONE CABLE (PC480)	○ GAS METER (GM)	○ PHONE RISER (PR)
--- 480 FIBER OPTIC CABLE (FO480)	○ GAS METER BOX (GMB)	○ US TELECOMMUNICATION BOX (UTB)
--- 480 FIBER OPTIC CABLE (FO480)	○ US TELECOMMUNICATION BOX (UTB)	○ ELECTRIC BOX (EB)
--- 480 FIBER OPTIC CABLE (FO480)	○ LIGHT POLE W/CONC. BASE (LPC)	

**CURVE DATA (M & P)**  
 L = 303.12  
 R = 900.00  
 CB = N 50°47'54" W  
 C = 577.22

**FLOOD ZONE**  
 The property described above lies within Zone S, an area determined to be outside the 100-year flood plain, according to the Flood Insurance Map issued by the Federal Emergency Administration Department of Housing and Urban Development. Community-Plan Number 262814 UG25 A, Effective Date: November 05, 1991.

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)

**WETLAND BOUNDARIES FLAGGED BY**  
 KNOX & MACKENZIE ENVIRONMENTAL, INC. DECEMBER 2018



**LOCATION MAP**  
 NO SCALE

PPWL 41-19-31-200-044  
 PROPERTY DESCRIPTION:  
 LOT 8, MEADOWBROOK BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 91 OF PLATS PAGES 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 AND 31 OF KENT COUNTY RECORDS.

**7.0918 ACRES**  
 ADDRESS: 5400 INTERNATIONAL PARKWAY, SE  
 GRAND RAPIDS, MI 49512

**SETBACKS:**  
 FRONT: 30 FEET  
 SIDE: 25 FEET  
 REAR: 50 FEET

**BENCHMARKS**  
 ELEVATION = 790.81  
 SET SQUARE CUP IN WEST SIDE OF 24" CONCRETE LIGHT POLE BASE - LOCATED 80'S EAST & 80'S SOUTH OF THE NE CORNER OF 5400 DRIVE TO 5000 KRAFT AVENUE.  
 ELEVATION = 790.45  
 NORTH SIDE TOP FLANGE TO BOLT UNDER ONE "X" MARK LOCATED 72' NORTH OF NORTH BACK OF CURB OF INDUSTRIAL DRIVE & 80'S WEST OF 5400 AVENUE.  
 ELEVATION = 790.38  
 SET SQUARE CUP IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE - LOCATED 80'S EAST & 80'S SOUTH OF THE NE CORNER OF BUILDING 6648 INDUSTRIAL PARKWAY.  
 ELEVATION = 790.45  
 NORTH SIDE TOP FLANGE TO 24" CONCRETE LIGHT POLE BASE - LOCATED 80'S EAST 5400 AVENUE & 20'S NORTH OF 5400 SOUTH DRIVE TO BUILDING 6648 KRAFT AVENUE.

**CONTROL POINTS**

CP10	CP11	CP12	CP13
480 RED CAP	480 RED CAP	480 RED CAP	480 RED CAP
N 21368.8201	N 21518.1204	N 21308.0225	N 20938.1811
E 18218.8889	E 18875.8877	E 20008.2222	E 20908.2222
ELEV 798.80	ELEV 795.53	ELEV 792.45	ELEV 795.47

**EXISTING UNDERGROUND UTILITY DATA** REVISION 07-19-2019 MAB

12" CLAY PIPE 772.87	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.88	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.89	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.90	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.91	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.92	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.93	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.94	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.95	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.96	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.97	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.98	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 772.99	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.00	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.01	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.02	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.03	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.04	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.05	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.06	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.07	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.08	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.09	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.10	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.11	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.12	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.13	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.14	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.15	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.16	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.17	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.18	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.19	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.20	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.21	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.22	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.23	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.24	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.25	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.26	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.27	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.28	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.29	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.30	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.31	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.32	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.33	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.34	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.35	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.36	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.37	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.38	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.39	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.40	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.41	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.42	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.43	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.44	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.45	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.46	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.47	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.48	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.49	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.50	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.51	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.52	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.53	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.54	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.55	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.56	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.57	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.58	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.59	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.60	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.61	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.62	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.63	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.64	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.65	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.66	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.67	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.68	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.69	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.70	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.71	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.72	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.73	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.74	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.75	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.76	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.77	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.78	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.79	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.80	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.81	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.82	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.83	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.84	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
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12" CLAY PIPE 773.86	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.87	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.88	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.89	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.90	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
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12" CLAY PIPE 773.92	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.93	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.94	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 773.95	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
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12" CLAY PIPE 773.97	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
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12" CLAY PIPE 773.99	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE
12" CLAY PIPE 774.00	SANITARY SEWER	4" DIA CONCRETE BLOCK STRUCTURE

PLAN SCALE: 1" = 40'

811  
 Have your utilities called before you dig.

PPWL 41-19-31-200-044  
 CONSTRUCTION PLAN SET  
 07-19-2019

**Moore + Bruggink**  
 Professional Engineers  
 2020 Moore Ave., Grand Rapids, MI 49503  
 (616) 776-2033  
 www.mbrinc.com

**ME**

**SURVEY PLAN**  
 FOR  
**5400 INTERNATIONAL PKY**  
 CASCADE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE  
 MAB

PROJECT NO.  
 100434.01

DESIGNED BY  
 JPL

CHECKED BY  
 JPL

DATE  
 04-12-19

SHEET NUMBER  
**1** OF **8**

PREPARED FOR:  
 ROBERT GROTTERS DEVELOPMENT COMPANY  
 4450 44TH STREET, SE #200  
 GRAND RAPIDS, MI 49512  
 (616) 776-2033  
 WWW.RDCC.COM

EXISTING UNDERGROUND UTILITY DATA REVISION 07-13-2009 ADD

**BENCHMARKS**

ELEVATION = 796.81  
 SET SQUARE COT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 78' EAST OF C/A KRAFT AVENUE AND 80' NORTH OF C/A DRIVE TO #3000 KRAFT AVENUE.

ELEVATION = 796.43  
 NORTH SIDE TOP FLANGE TO BOLT UNDER THE "H" LOCATED 78' NORTH OF NORTH BACK CURB OF INDUSTRIAL DRIVE IN 80' WEST OF C/A KRAFT AVENUE.

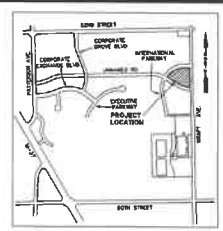
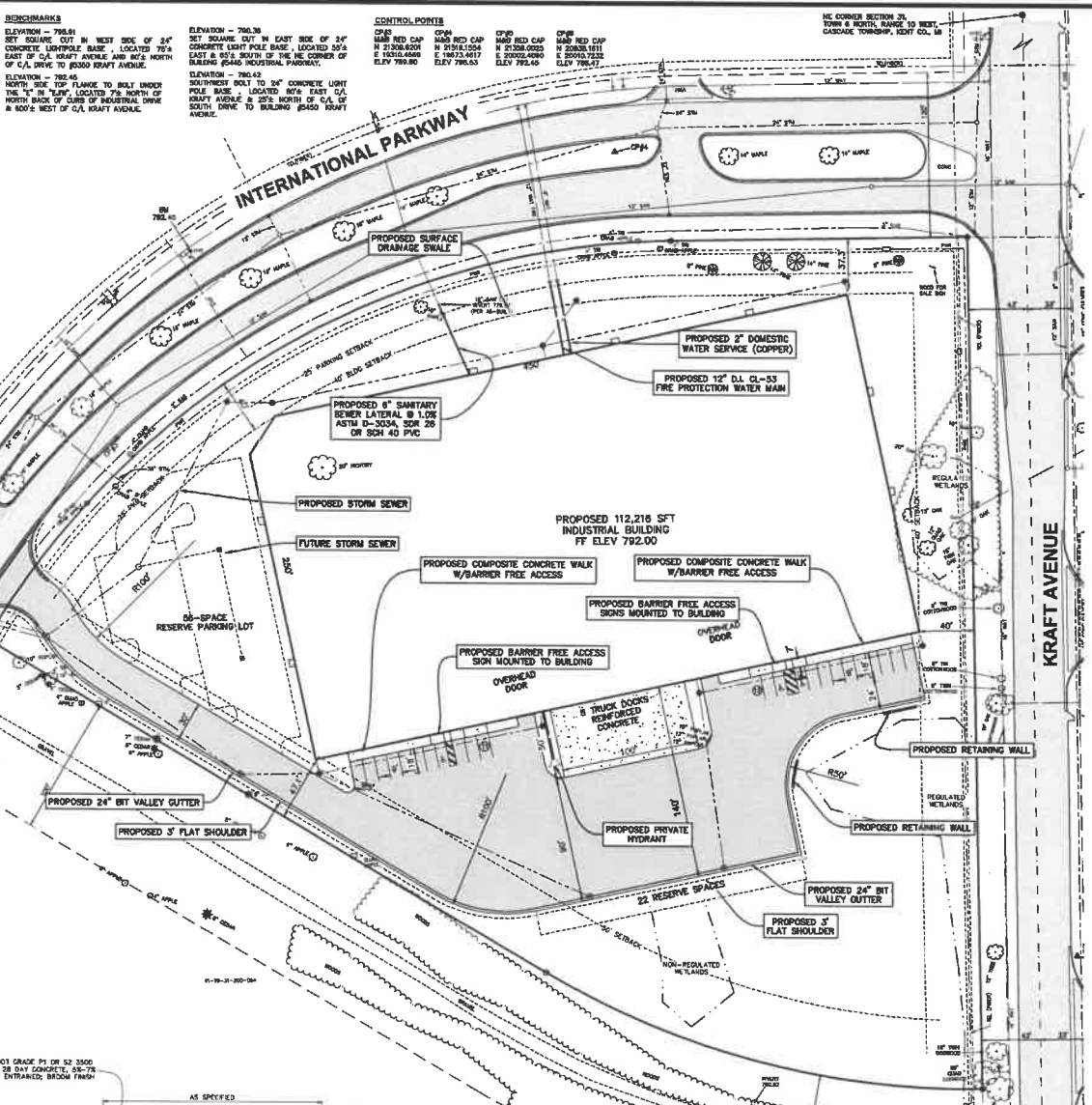
ELEVATION = 796.38  
 SET SQUARE COT IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE, LOCATED 20' EAST & 80' SOUTH OF THE NE CORNER OF BUILDING #5405 INDUSTRIAL PARKWAY.

**CONTROL POINTS**

CP#	MARK	RED CAP	ELEVATION
CP#1	MARK RED CAP	N 21306.0200	E 1933.6400 ELEV 799.90
CP#2	MARK RED CAP	N 20181.056	E 1972.1417 ELEV 796.63
CP#3	MARK RED CAP	N 20308.0200	E 2000.7200 ELEV 792.45
CP#4	MARK RED CAP	N 20088.1911	E 2000.7200 ELEV 796.47

**BENCHMARKS**

BM#	MARK	RED CAP	ELEVATION
BM#1	MARK RED CAP	N 21306.0200	E 1933.6400 ELEV 799.90
BM#2	MARK RED CAP	N 20181.056	E 1972.1417 ELEV 796.63
BM#3	MARK RED CAP	N 20308.0200	E 2000.7200 ELEV 792.45
BM#4	MARK RED CAP	N 20088.1911	E 2000.7200 ELEV 796.47



- SITE PLAN GENERAL NOTES:**
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURVEY AS PART OF THIS WORK.
  - THE CONTRACTOR SHALL CALL US8 DIG 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATIONS.
  - 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.
  - UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
    - 8" HOOT CL-2 SAND SUBBASE (CLP)
    - 1" HOOT GRADE P1 OR EQ, 3300 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH
    - 2 LAYERS, 60#/818 WOVEN WIRE FABRIC.
  - THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:
    - 12" HOOT CL-3 SAND SUBBASE (CLP)
    - 1" 22-4 GRAVEL BASE (CLP)
    - 2-30 MHA LEVELING COURSE
    - 2-40 MHA LEVELING COURSE
  - ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
    - 12" HOOT CL-3 SAND SUBBASE (CLP)
    - 6" 22-4 GRAVEL BASE (CLP)
    - 1 1/2" 30 MHA LEVELING COURSE
    - 1 1/2" 40 MHA LEVELING COURSE
  - THE CONTRACTOR SHALL BFD AND BACKFILL ALL UNDERGROUND PIPING WITH HOOT CL-2 SAND TO A MINIMUM OF 90% MAXIMUM DRY DENSITY PER ASTM-1537.
  - 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-1537. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
  - THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
  - THE CONTRACTOR SHALL REQUIST CONSTRUCTION STAKING BY ELMAS USING THE MOORE & BRIDGES. NO CONTRACTORS CONSTRUCTION STAKING PRODUCT FROM ONLY COMPLETED PROJECTS 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.

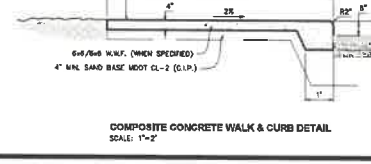
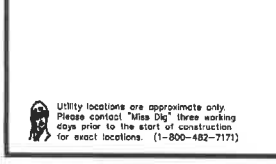
**SETBACKS:**  
 FRONT: 30 FEET  
 SIDE: 30 FEET  
 REAR: 30 FEET

**PARKING REQUIRED:** 0.67 SPACE/1,000 SFT (WAREHOUSE)  
 0.87/1,000 SFT = 112,200 SFT = 76 SPACES

**PARKING SPACES PROVIDED:**  
 PROPOSED = 23 (INCL. 3 R/P)  
 RESERVE = 78  
 TOTAL = 101

**CONSTRUCTION SCHEDULE**

ITEM	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												



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)

PLAN SCALE: 1" = 40'

811  
 Now when you call, Call before you dig.

PLAN RECORDS  
 07-28-13 CONSTRUCTION PLAN SET

MOORE & BRIDGES  
 Consulting Engineers  
 2020 McKean Ave., Suite 200  
 Grand Rapids, MI 49512  
 (616) 963-0033  
 mbr@mb.com

ME

SITE PLAN C FOR 5400 INTERNATIONAL PKY CASCADE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY DATE: MEB  
 PROJECT NO.: 190124.01  
 DESIGN DRAWN BY: J.F.  
 CHECKED BY: J.F.  
 PLAN DATE: 04-12-19  
 SHEET NUMBER: 2 OF 8



EXISTING UNDERGROUND UTILITY DATA REVISION 07-18-2018 MJD

**BENCHMARKS**

ELEVATION - 798.99  
SET SQUARE COY IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 78.5' EAST OF C/O KRAFT AVENUE AND 80.5' NORTH OF C/O DRIVE TO #3500 KRAFT AVENUE.

ELEVATION - 798.43  
NORTH SIDE TOP FLANGE TO BOLT UNDER THE 12" W/ 12" TYPICAL LOCATED 7.5' NORTH OF NORTH SIDE OF CORN OF INDUSTRIAL DRIVE & 80.5' WEST OF C/O KRAFT AVENUE.

ELEVATION - 798.43  
SET SQUARE COY IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE, LOCATED 206.5' EAST & 80.5' SOUTH OF THE NE CORNER OF BUILDING #5445 INDUSTRIAL PARKWAY.

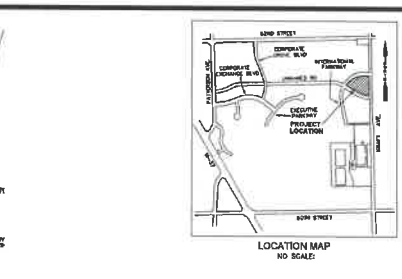
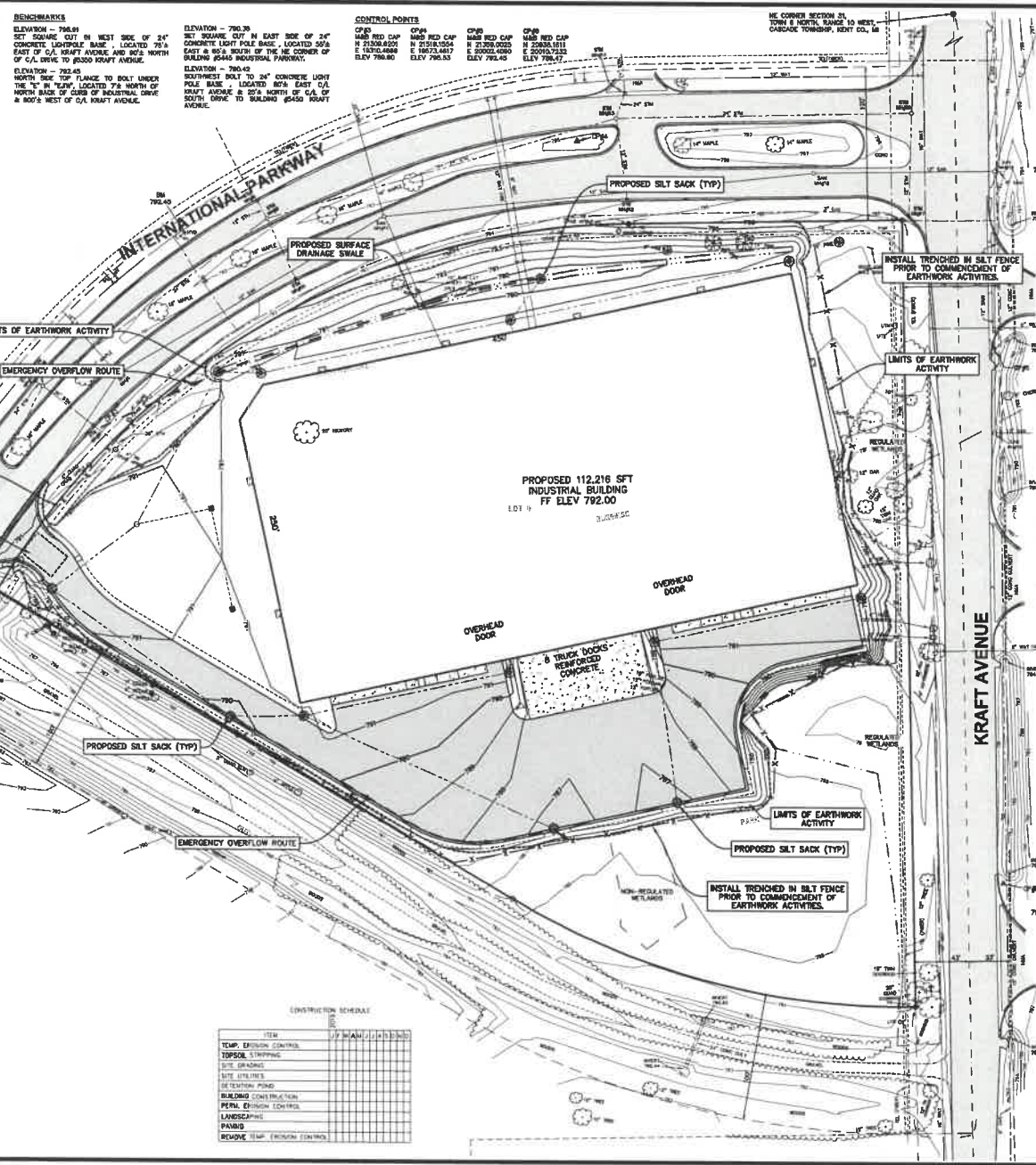
ELEVATION - 798.43  
SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE, LOCATED 87.5' EAST C/O KRAFT AVENUE & 20.5' NORTH OF C/O OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.

**CONTROL POINTS**

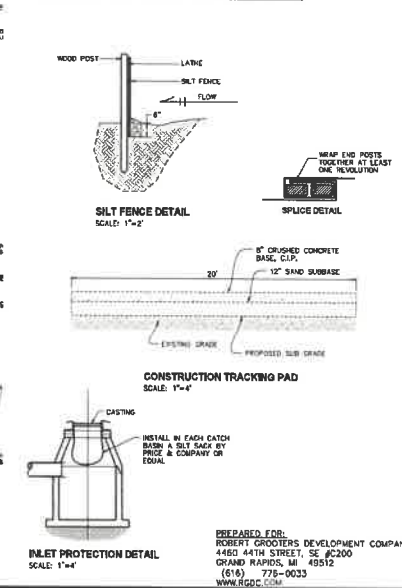
CP#	MARK	RED CAP	N	E	ELEV
CP#1	MARK	RED CAP	N 21300.0000	E 18073.0000	ELEV 798.80
CP#2	MARK	RED CAP	N 18073.0000	E 21300.0000	ELEV 798.83
CP#3	MARK	RED CAP	N 21300.0000	E 20000.0000	ELEV 798.43
CP#4	MARK	RED CAP	N 20000.0000	E 21300.0000	ELEV 798.47

**EXISTING UNDERGROUND UTILITY DATA**

ITEM	DESCRIPTION
1	TEMP. EROSION CONTROL
2	TOPSOIL SHIPPING
3	THE GRADING
4	SITE UTILITIES
5	DE-TERMINATION PILING
6	BUILDING CONSTRUCTION
7	PERM. EROSION CONTROL
8	LANDSCAPE
9	PAVING
10	BEYOND TEMP. EROSION CONTROL



- SOIL EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS D&S 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE: THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE, ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
  4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STONE BENCH STRUCTURES, STONE BENCH PIER, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR EROSION CONTROL MEASURES. ALL EXISTING UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
  5. NORTH AMERICAN GREEN DS-150 SOIL EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
  6. ALL SOIL FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
  7. SOIL FENCING IS REQUIRED ALONG ALL CONSTRUCTION EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
  9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH MILEY FABRIC DROP (SILT SACK).
  10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
  11. ALL EXCESS SPILLS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
  12. IF EDGES DRY IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
  13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
  15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL, THIS SHEET.
  16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRACKING OPERATIONS.
  17. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM INTERNATIONAL PARKWAY.



PLAN SCALE: 1" = 40'

811  
Have safety. Get help. Call 811 before you dig.

PLANNING/DESIGN  
07-25-18 CONSTRUCTION PLAN SET

MOORE & BRUGGINK  
FOR  
5400 INTERNATIONAL PKY  
CASCOE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY/DATE  
MJD

PROJECT NO.  
190154.01

DESIGNED BY  
JFL

CHECKED BY  
JFL

PLANNING/DATE  
04-12-18

SHEET NUMBER  
4 OF 8

PREPARED FOR:  
ROBERT GROTTERS DEVELOPMENT COMPANY  
4480 44TH STREET, SE #C200  
GRAND RAPIDS, MI 49512  
(616) 778-9033  
WWW.RGDC.COM

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7177)

P:\100184 (4) Grotters - International\CD\DWG\0190154.01 (Grotters) International DESIGN (2018) (Imp.) & 18/07/2018 8:38:14 AM LISA TIZZELL

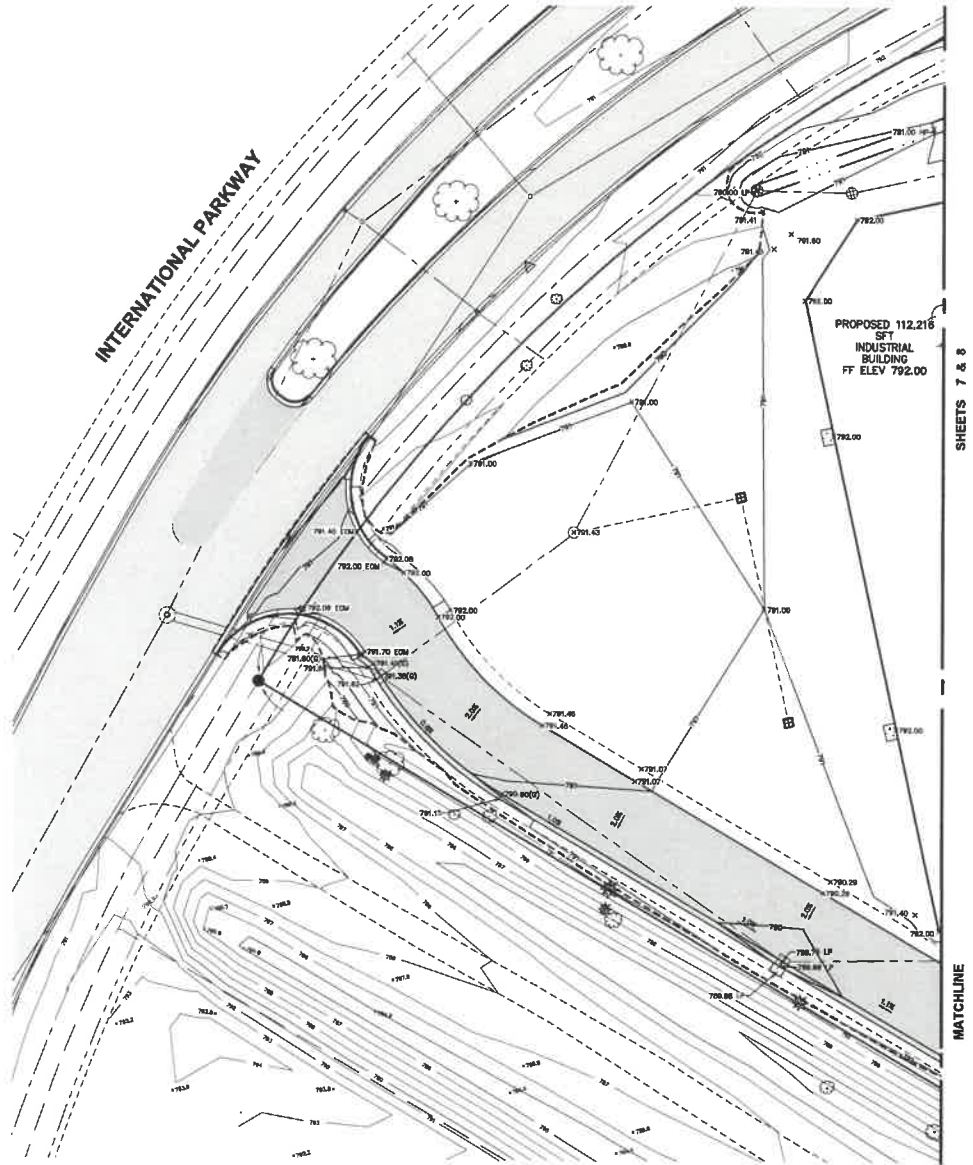
**BENCHMARKS**

ELEVATION - 795.81  
 SET SQUARE CUT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 76' EAST OF C/A KRAFT AVENUE AND 97'2" NORTH OF C/A DRIVE TO #500 KRAFT AVENUE.  
 ELEVATION - 792.45  
 NORTH SIDE TOP FLANGE TO BOLT UNDER THE "X" IN PLUMB, LOCATED 7'2" NORTH OF NORTH SIDE OF CURB OF INDUSTRIAL DRIVE & 80'2" WEST OF C/A KRAFT AVENUE.

ELEVATION - 790.36  
 SET SQUARE CUT IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE, LOCATED 82'2" EAST & 65'2" SOUTH OF THE NE CORNER OF BUILDING #540 INDUSTRIAL PARKWAY.  
 ELEVATION - 790.42  
 SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE - LOCATED 80'2" EAST C/A KRAFT AVENUE & 25'2" NORTH OF C/A OF SOUTH DRIVE TO BUILDING #540 KRAFT AVENUE.

**CONTROL POINTS**

CP#	CP#4	CP#5	CP#6
MASS RED CAP	MASS RED CAP	MASS RED CAP	MASS RED CAP
N 21326.8203	N 21316.1534	N 21306.6025	N 20426.9171
E 10970.6488	E 10973.4817	E 20202.4080	E 20016.7328
ELEV 796.60	ELEV 794.83	ELEV 792.45	ELEV 795.47



PLAN SCALE: 1" = 30'



PLAN REVISIONS  
 07-28-18 CONSTRUCTION PLAN SET



WEST GRADING PLAN  
 FOR  
 5400 INTERNATIONAL PKY  
 CASCADE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	MSB
PROJECT NO.	190134.01
DESIGN DRAWN BY:	MSB
DESIGNED BY:	MSB
CHECKED BY:	MSB
PLAN DATE:	04-12-19

PREPARED FOR:  
 ROBERT BROOKERS DEVELOPMENT COMPANY  
 4460 44TH STREET, SE #2200  
 GRAND RAPIDS, MI 49512  
 (616) 778-7033  
 WWW.R2IC.COM

SHEET NUMBER  
 5 OF 8

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UHKLY locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (516-600-4822-7171)

**BENCHMARKS**

ELEVATION - 785.81  
 SET SQUARE CUT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE - LOCATED 70' EAST OF C/A KRAFT AVENUE AND 102' NORTH OF C/A DRIVE TO #3300 KRAFT AVENUE.

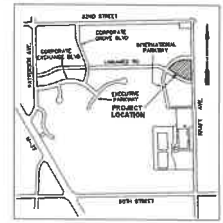
ELEVATION - 784.45  
 NORTH SIDE TOP FLANGE TO BOLT UNDER THE "X" IN "T" - LOCATED 72' NORTH OF NORTH BACK CORNER OF INDUSTRIAL DRIVE & 800' WEST OF C/A KRAFT AVENUE.

ELEVATION - 786.28  
 SET SQUARE CUT IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE - LOCATED 80' EAST & 80' SOUTHWEST OF THE NE CORNER OF BUILDING #5448 INDUSTRIAL PARKWAY.

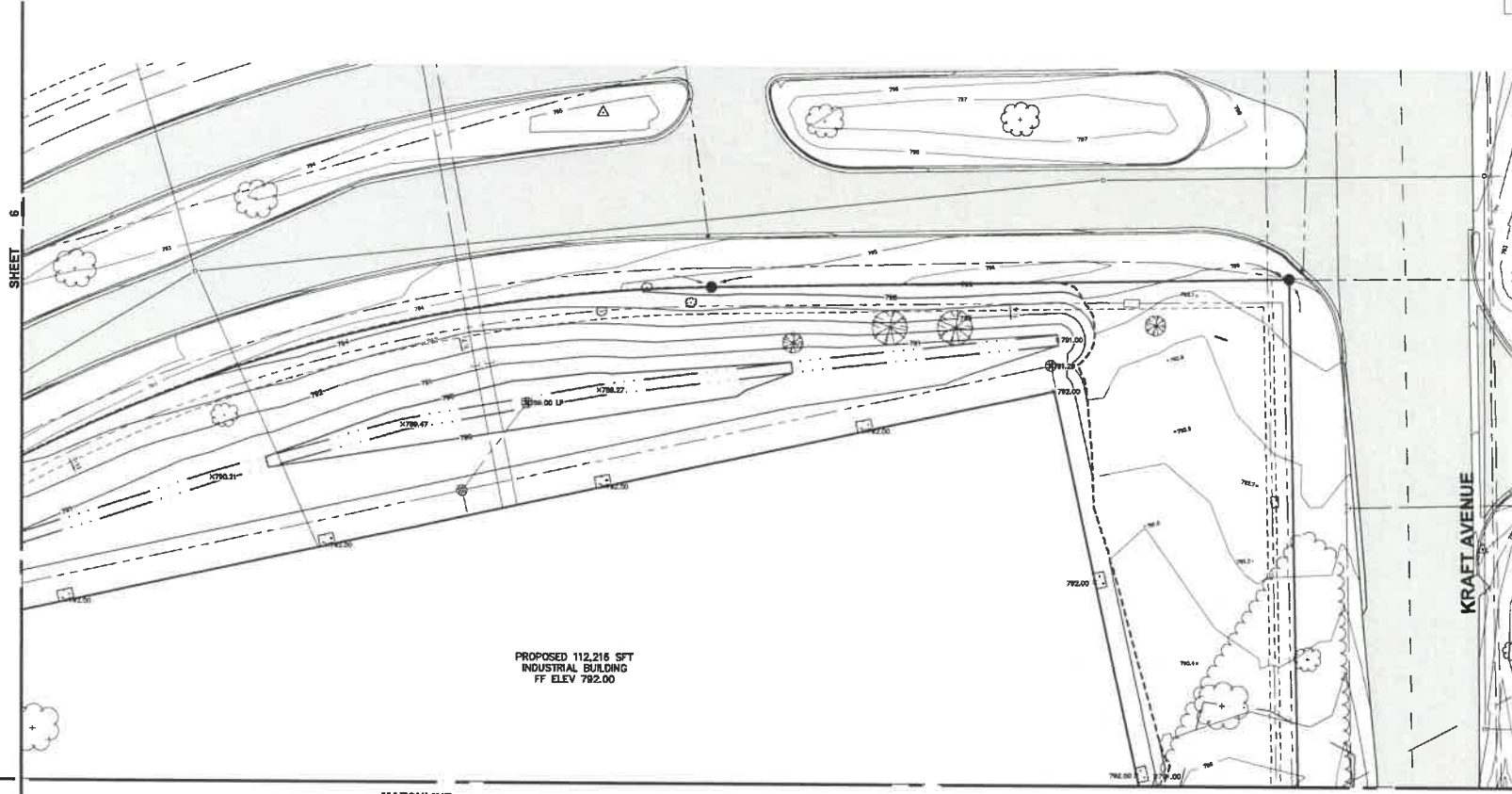
ELEVATION - 786.45  
 SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE - LOCATED 80' EAST C/A KRAFT AVENUE & 59' NORTH OF C/A OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.

**CONTROL POINTS**

CPI#	CPI#	CPI#	CPI#
148 RED CAP	148 RED CAP	148 RED CAP	148 RED CAP
N 21309.8200	N 21615.1064	N 21309.0025	N 20635.1811
E 10713.6469	E 10713.4417	E 20023.4080	E 20002.7232
ELEV 786.90	ELEV 786.53	ELEV 792.46	ELEV 786.47



LOCATION MAP  
NO SCALE



PROPOSED 112,216 SFT  
 INDUSTRIAL BUILDING  
 FT ELEV 792.00

KRAFT AVENUE

SHEET 6

MATCHLINE

SHEET 8

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Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-492-7171)



PLAN SCALE: 1" = 20'



PLAN REVISIONS

**Moors+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave. SE  
 Grand Rapids, MI 49507  
 (616) 783-5001  
 mbr@moors.com

**NORTH GRADING PLAN**  
 FOR  
**5400 INTERNATIONAL PKY**  
 CASCADE TWP., WENT COUNTY, MICHIGAN

FIELD SURVEY/DATE: MAB  
 PROJECT NO.: 180134-01  
 DESIGN DRAWN BY: JPL  
 DESIGNED BY: JPL  
 CHECKED BY: JPL

PREPARED FOR:  
 ROBERT GROETERS DEVELOPMENT COMPANY  
 4450 44TH STREET, SE #200  
 GRAND RAPIDS, MI 49512  
 (616) 776-2033  
 WWW.RDCM.COM

PLAN DATE: 04-12-19  
 SHEET NUMBER  
**6** OF **8**

**BENCHMARKS**  
 ELEVATION = 780.00  
 SET SQUARE OUT IN WEST SIDE OF 34" CONCRETE LIGHT POLE BASE, LOCATED 70' EAST OF C.A. KRAFT AVENUE AND 100' NORTH OF C.A. DRIVE TO #5500 KRAFT AVENUE.  
 ELEVATION = 780.42  
 NORTH SIDE TOP FLANGE TO BOLT UNDER THE "B" IN "BUSH" LOCATED 7'6" NORTH OF NORTH BACK OF CURB OF INDUSTRIAL DRIVE & 100' WEST OF C.A. KRAFT AVENUE.

ELEVATION = 780.36  
 SET SQUARE OUT IN EAST SIDE OF 34" CONCRETE LIGHT POLE BASE, LOCATED 25' EAST & 60' SOUTH OF THE NE CORNER OF BUILDING #5445 INDUSTRIAL PARKWAY.  
 ELEVATION = 780.42  
 SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE, LOCATED 10' EAST C.A. KRAFT AVENUE & 20' NORTH OF C.A. OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.

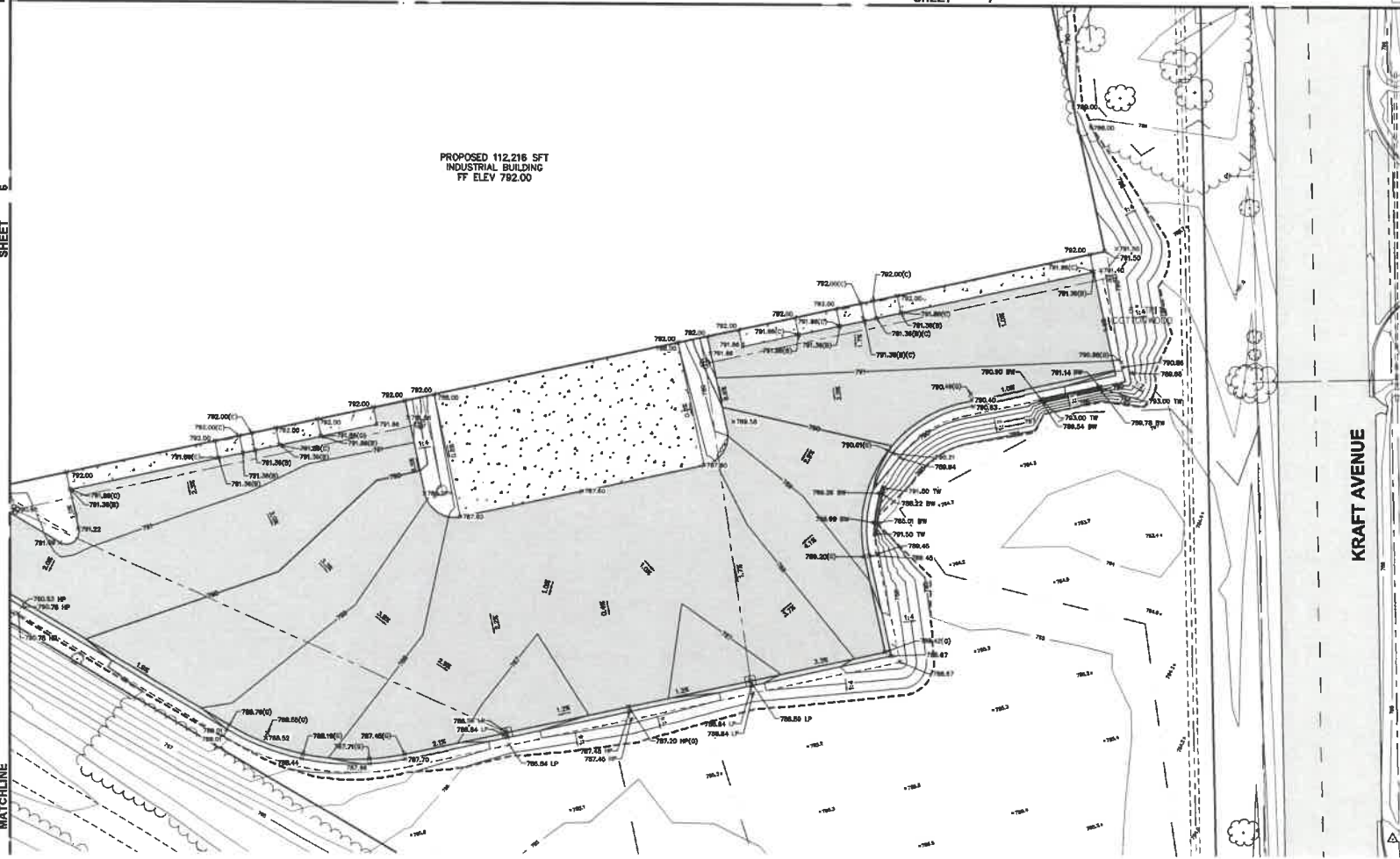
**CONTROL POINTS**  
 CP#3 M&S RED CAP N 210004207 E 18370.4488 ELEV 780.80  
 CP#4 M&S RED CAP N 210004207 E 18370.4488 ELEV 780.80  
 CP#5 M&S RED CAP N 210004205 E 18370.4488 ELEV 780.45  
 CP#6 M&S RED CAP N 210004211 E 18370.4488 ELEV 780.47



PLAN SCALE: 1" = 30'

MATCHLINE SHEET 7

PROPOSED 112,216 SFT INDUSTRIAL BUILDING FF ELEV 792.00



KRAFT AVENUE

SHEET 6

MATCHLINE

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-492-7171)

PREPARED FOR:  
 ROBERT GROTTOS DEVELOPMENT COMPANY  
 4450 44TH STREET, SE #C200  
 GRAND RAPIDS, MI 49512  
 (616) 776-0033  
 WWW.RGDC.COM

CLASS RECORDS  
 07-25-15 CONSTRUCTION PLAN SET

**Moore + Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49503  
 (616) 325-8800  
 mbr@moorebruggink.com

**SE GRADING PLAN**  
 FOR  
**5400 INTERNATIONAL PKY**  
 CASCADIA TWP., WEST COUNTY, MICHIGAN

FIELD SURVEY DATE	M&S
PROJECT NO.	100734.01
DESIGN DRAWN BY:	JLH/ST
CHECKED BY:	JLH
DATE:	04-12-19
SHEET NUMBER	7 OF 8

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