

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, August 16, 2021**  
**7:00 pm**  
**2870 Jacksmith Ave**

*Public may access the meeting via video conference software Zoom*  
<https://us02web.zoom.us/j/88491894030>

**Meeting ID: 884 9189 4030**  
**By Phone: 1 (301) 715 8592**

- 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. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the August 2, 2021 Meeting**
- ARTICLE 7. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 9. Case #21-3629/Bob Morse  
Property Address: 6390 and 6420 28<sup>th</sup> St  
Requested Action: Consider recommendation to Township Board for P.U.D  
Ordinance Amendment**
- ARTICLE 10. Old Business**
- Township Email Address Update
- ARTICLE 11. Any Other Business**
- ARTICLE 12. Adjournment**

**Meeting format**

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

**Minutes**  
Cascade Charter Township  
Planning Commission  
Monday August 2, 2021  
7:00 P.M.  
2870 Jacksmith Ave SE

**ARTICLE 1.** Chairman Rissi called the meeting to order at 7:01 P.M.  
Members Present: Noordhoek, Moxley, Noordyke, Rissi, Katsma, Rapin, Korstange, and Meurlin  
Members Absent: Deering  
Others Present: Planner Brian Hilbrands and those listed on the sign-in sheet

**ARTICLE 2. Pledge of Allegiance**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Member Moxley to approve the current Agenda. Supported by Member Noordyke. Motion carried 8 to 0.**

**ARTICLE 4. Disclose any Conflicts of Interest**

Member Noordyke disclosed that he plays golf at the Golf Club at Thornapple Pointe. It was decided that this wouldn't be considered a conflict of interest and he would not be excluded from the discussion.

**ARTICLE 5. Approve the Minutes of the July 12, 2021 Meeting.**

Member Meurlin noted that on page five, about five paragraphs down, the minutes read, "Member Meurlin asked is the fire department would have to approve any heating element that is used?" and he said it should be changed to, "Member Meurlin asked if the fire department would have to approve any heating element that is used."

On page eight, paragraph two, the minutes said, "It will then be presented to the township board." Member Meurlin said there were a few sentences left out of the minutes regarding that statement. He suggested replacing that sentence with, "After they are approved by the planning commission, they will be presented to the township board."

**Motion was made by Member Katsma to approve the Minutes of July 12, 2021 with the aforementioned corrections. Supported by Member Meurlin. Motion carried 8 to 0.**

**ARTICLE 6. Approve the Minutes of the July 19, 2021 Meeting**

Member Meurlin identified that on page six, article eight, paragraph three, it said, "Director Stevenson advised that the work plan comes from the master plan." It should say, "Director Peterson advised that the work plan comes from the master plan."

**Motion was made by Member Noordyke to approve the Minutes of July 19<sup>th</sup> with the suggested correction. Supported by Member Meurlin. Motion carried 8 to 0.**

**ARTICLE 7. Acknowledge visitors and those wishing to speak to non-agenda items.**

Mr. Ron Bly (5140 Sequoia Dr.) came forward to address the excess water that is coming from the new development across the street from the Thornapple Pointe Golf Course. Excess storm water should have been flowing into collection ponds whose overflow would lead down to 48<sup>th</sup> St. 48<sup>th</sup> St had been plugged and the water was not flowing through. He understood that it takes time for developments to be completed but this development was causing water to flow out across his yard and it flooded his septic system. He had to have a septic system technician come and pump the tank for \$300+. The storm water had also washed out the banks of the river. Mr. Bly was concerned as to who will fix the washout and all the water as he knew it will have to go through a contractor under the Road Commission because they are the department that handles soil erosion.

Chair Rissi said he had been to the location and believes they need to investigate deeper than just the visible soil erosion to find out if the water is being properly contained and routed to the collection ponds. He noted that it sounds like the water is going around the drain system that was installed there. Chair Rissi remarked that he understood why Mr. Bly would like this taken care of quickly as he is the one who had to deal with the water in his yard.

Bly is concerned there will be another rain storm and his yard will flood again.

Chair Rissi said he would continue looking into it and requested Bly submit pictures of the ineffective draining if there is another storm.

Bly was concerned that the drainage issues weren't all addressed prior to the company beginning construction.

Chair Rissi believes that the problem is rather a deviation from the plan that had been approved.

Member Meurlin noted that they need to make sure that runoff during construction isn't viewed as acceptable by owners and construction crews. He thinks that the planning commission may need to make a change in the code to address this.

Member Noordhoek believes that we are going to need to require these cul-de-sacs to have a standard curb with a couple more catch basins on it to slow the water.

Chair Rissi agreed and said he wants to see the approved cul-de-sac plans before he continues investigating the problem.

**ARTICLE 8. Case #21-3652/Waugh**

**Property Address: 7630 Cascade Rd**

**Requested Action:** The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.

Planner Hilbrands said the applicant will be removing a 24'x24' accessory building and replacing it with a new 24'x50' accessory building for a total of 1,200 sq ft. The building will be used for hobby use and storage of vehicles. The building would have shingle roofing and siding to match the house. Legal counsel said there wasn't a problem with the staff's previous recommendations: firstly, the building is not used for living space or to run a business and secondly, any outdoor lighting meets regulations. Legal counsel said it also needs to be noted that the building must be in compliance with all applicable zoning laws.

Daniel Waugh (7630 Cascade Rd.), owner of the property in question, wanted to share that the building will be used only for hobbies and the storage of vehicles.

Chair Rissi asked if he knew if his septic system would come into conflict with this larger building and Waugh confirmed that he does know where it is and it will not come into conflict with the new building.

Member Noordhoek asked what the grade will be with his new building only being 10' from the lot line in regards to water runoff.

Waugh said that the 10' wouldn't affect it at all as it wouldn't cause the water to run into the neighbor's lot and he has never seen problems with water pooling in the back of his lot that leads up to a forested area.

**Motion was made by Chair Rissi to open Public Hearing. Supported by Member Rapin. Motion carried 8 to 0.**

Stan Pruski (7590 Kenrob Dr. SE) has lived there 37 years and backed up Waugh's assertions that they haven't ever had problems with water runoff in the area. The satellite renderings of this new building looked like they may be for an automotive garage and Pruski was concerned that there could be a business moving in near his home. He said there is someone on Buccaneer running a noisy business and he did not want another one nearby. He was also concerned that the garage wouldn't look good as they see three sides of it when they drive up their own driveway. He said Waugh's house looks good and it didn't prior to Waugh moving in, so he believes it will be presentable if Waugh intends to make it look like his house. After attending this meeting and receiving more information, he was no longer concerned.

Member Moxley disclosed that he visited the site that afternoon and Waugh showed him the garage. Member Moxley confirmed it was a hobby garage and not an automotive garage, adding that there was a moped and two motorcycles in the current building.

**Motion was made by Member Meurlin to close Public Hearing. Supported by Member Noordyke. Motion carried 8 to 0.**

Member Meurlin stated that the new building will match the house and wanted to verify that it was a contingency of the approval as it was in the case packet.

Chair Rissi confirmed that matching the house will be a requirement of the new building.

**Motion was made by Member Moxley to approve case #21-3652 in accordance with the application, including the requirements that the building is not used for living space or to run a business, any outdoor lighting meets regulations, and the building will be in compliance with all applicable zoning laws. Supported by Member Korstange. Motion carried 8 to 0.**

**ARTICLE 9. Case #21-3643/Golf Club at Thornapple Pointe**

**Address:** 7211 48<sup>th</sup> St

**Requested Action:** The applicant is requesting site plan approval for a 2,061 sq ft addition.

Planner Hilbrands explained that the applicant is requesting to build this addition to the existing clubhouse building, as well as an elevated deck, expansion of an existing concrete patio, and regrading of the driving range. He said that the staff are recommending approval of the plan with the condition that the applicant complies with the Township Engineer letter dated July 22, 2021 and all necessary permits are obtained before construction begins.

Member Noordhoek noted that the existing stormwater flows run into a bayou and wanted to know if that would be one of the bayous that would be filled in.

Planner Hilbrands said that he hadn't heard any concerns in that area.

Member Moxley asked how to reach the driving range as he visited to get a feel for the site and wanted to know if there will be a road added to get to the driving range as he didn't see any way of getting there. Planner Hilbrands explained that this area will be accessed by golfcart and there will not be an additional road.

Chair Rissi asked if there would be a stormwater plan submitted for this area or if it is a previously paved area that would fall under a previous plan.

Planner Hilbrands said the expansion was only a 1% increase in surface area, so they did not have to file a new stormwater plan. The way the application is written confirms that this 1% increase is a one-time allowance and the applicant cannot come back next year and request another 1% increase; they would have to file a full storm water plan.

Member Meurlin shared concerns that the golf course uses fertilizer and there is fertilizer in the storm water runoff that is already deteriorating the condition of the river. He thought that this addition may increase the fertilizer runoff and worsen river conditions.

Chair Rissi stated that he is a former board member of the Cascade-Thornapple River Association and they participated in extensive testing of the river for years. They compared testing numbers near the golf course with testing numbers upstream and the test results weren't outside of what is considered normal.

The applicant was asked if he wanted to speak on the case and the applicant declined.

**Motion was made by Member Rapin to approve case #21-3643 in line with staff recommendations and the township engineering letter dated July 22, 2021 as well as obtaining all necessary permits before construction begins. Supported by Member Katsma. Motion carries 8 to 0.**

#### **ARTICLE 10. Old Business**

**MIOSHA Complaint – Roundhill-** Chair Rissi spoke with Director Peterson who informed him that MIOSHA will not do an inspection of the location at the township's request. They have specific rules and an employee or the employer are the only ones who can issue an official complaint to MIOSHA; the township does not have standing to do so. MIOSHA won't take the complaint any further unless the employer or an employee make an official complaint.

Member Korstange asked if anyone looked into if there are state requirements for the retaining walls.

Chair Rissi spoke in detail with the building department director, Brian Wilson, about state building code and how it pertains to township building codes; the township relies on state code unless there is a sidewalk. Chari Rissi referenced Member Moxley's question about this at a previous meeting and stated that, unless there is a sidewalk or pedestrian area within 36" of the edge of that wall, state building code does not require a barrier. If a house is built on adjoining property and they have a patio that is within 36" of the barrier, that would change the situation and a barrier may be required but if the adjacent property stays as just a lawn, it won't necessitate a change in the barrier requirement.

Member Meurlin asked if that stopped the planning commission from making a ruling that was stricter than the state's building code.

Chair Rissi said that it did not but he had spoken with both staff and the building department and they both urged him that, if they start having different standards than what the state has, it can become more complicated on the enforcement side. There have been situations in the past where this came up, such as when there was a question about the fencing requirements around a swimming pool and the commission decided to follow the state building code as it is easily defensible as the rule of law. The commission can set their own rules but then the situation becomes more complicated.

Member Meurlin expressed concern that the state building code may not cover the risks involved, especially when there are houses and yards near large retaining walls.

Chair Rissi stated that he spoke with Mr. Wilson and let him know that he believed the planning commission would have different opinions on how the state building code should be interpreted. Chair Rissi let Mr. Wilson know that he would be included in the discussion if the planning commission decided to go down the road of making a ruling stricter than the state building code.

Member Meurlin asked about an 'Old Business' list that existed as a compilation of different discussions that had been put on the backburner to return to later. Chair Rissi stated that he was working on compiling that list. He welcomed the assistance of any other member who would be willing to help him in the compilation.

Meurlin expressed that he had an item of business he wanted added to that list. He said that the commission requested Fishbeck look at the safety of the aforementioned retaining wall. Member Meurlin printed a memo from Director Peterson that included some language from the Fishbeck report but he wanted to read the full report. Member Meurlin requested Director Peterson make the full report available for a future meeting and include the township engineer in the conversation.

Chair Rissi questioned if this information was in the email that he had forwarded to Member Meurlin containing two soil reports.

Member Meurlin said that there were two attachments with 'mime' at the end and he was unable to open and print them.

Chair Rissi stated that he was able to open them and would pass the information along to Member Meurlin. He also stated that the planning commission's committee was going to review the Roundhill information and bring any concerns to the full planning commission rather than rehash the information at multiple meetings.

Member Meurlin attested that he understood but thought that there was a current safety issue and they didn't have time to wait until the committee was done months down the road.

Chair Rissi said that there would be a committee meeting open to the public the next day, August 3<sup>rd</sup> 2021, from 2:00pm to 4:00pm, and the retaining wall would be discussed then.

Chair Rissi confirmed that the commission was still comfortable with the committee meeting to discuss Roundhill. Multiple members clarified that the meeting would be open to the public, information packets would be provided, and notes would be taken.

Chair Rissi mentioned that it was brought to his attention by quite a few people that, at the last Planning meeting where he was not present, Member Meurlin made a reference to being close friends with Mr. Rohde.

Member Korstange and Member Meurlin said that this was incorrect and clarified that he is close friends with Mr. and Mrs. Grunki who lives across the street from Mr. Rohde.

Member Meurlin also clarified that he has spoken with Mr. Rohde a few times when he was visiting the site.

Member Moxley stated that he worked with Mr. Rohde over 30 years ago on the Sentinel Pointe project but he hasn't spoken with him since.

Member Noordhoek disclosed that Mr. Rohde was one of his campaign contributors but there were also many others.

Member Katsma asked about the tv towers that were approved by 60th and M-6 over a year ago and asked if those towers were just for the apartments there or if they were a larger community wide project.

Chair Rissi said that they were only for the apartments.

**ARTICLE 11. Any Other Business**

Chair Rissi told the planning commission about the Thornapple development (across the street from the golf course spoken of in case #21-3643) that he visited with Trustee Noordhoek and they believe that the soil erosion makes it clear that the design of the cul-de-sac is not adequate to contain a regular rainfall. There isn't enough of a lip on the road there. Chair Rissi requested Planner Hilbrands or the Township Engineer look at the way that cul-de-sac was built at the south end of the cul-de-sac to see if the curbing of the East cul-de-sac is adequate to hold the water running down the hill and if it is indeed what they approved as the lip doesn't seem to be enough. The way the cul-de-sac is shaped, the water is running around the storm drain (rather than into it) and the secondary drain is at the top of a hill, rendering it nonfunctional. He believes the soil erosion may meet code but wants to make sure that the asphalt does.

Member Meurlin asked about how the Planning Commission communicates with the Road Commission such as when the commission brings an issue to the Road Commission's attention and they'll send someone out to inspect a site. He also asked if the Road Commission communicates the results to planning commission members.

Chair Rissi stated that the Road Commission generally sends over a copy of their findings as a courtesy but there isn't an official requirement for them doing so.

**ARTICLE 12. Adjournment**

**Motion was made by Member Meurlin to adjourn. Supported by Member Moxley. Motion carried 8 to 0. The meeting was adjourned at 7:53 p.m.**

Respectfully submitted,

Brett Katsma, Secretary

## MEMORANDUM

**To:** Cascade Charter Township Planning Commission  
**From:** Brian Hilbrands, Planner  
**Subject:** 21-3629/Bob Morse  
**Meeting Date:** August 16, 2021

After holding a public hearing at the meeting on July 19, 2021, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The applicant has made a revision to the site plan since the July 19 meeting. The applicant has asked that the square footage of the drive-up coffee shop be increased from 550 SF to 664 SF. This is reflected on the revised site plan. The Township Engineer has reviewed the plans and updated their letter to reference the revised plans. Staff do not believe that the increased building size will have a significant impact on the site.

The applicant has also submitted maintenance agreement language which has been reviewed by the Township Attorney, and revised signage plans. The signage plans are acceptable, except for three incidental signs that exceed the allowed maximum size of 8 SF. This will have to be revised before a building permit can be issued.

The PUD Ordinance has been reviewed by the applicant and addresses the approval from the July 19 meeting. I believe that the ordinance amendment accurately reflects your decision from the July 19 meeting. If you agree you should forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

**Attachments:** Proposed PUD Ordinance Amendments  
Site Plan  
Current PUD Ordinance  
Township Engineer Letter  
Signage Plans

CASCADE CHARTER TOWNSHIP  
**Ordinance #\_ of 2021**  
AN ORDINANCE TO AMEND ORDINANCE #2 OF 2005, THE  
**RIEBEL DEVELOPMENT**  
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Riebel Development PUD Ordinance

**Section II. Legal Description.**

Section II is amended to include the additional legal descriptions:

41-19-16-101-012

Lots 20 and 21 of Arden Hills Plat, part of the NW ¼ of Section 16, Cascade Township, T6N, R10W, Kent County, Michigan, according to the recorded plat thereof.

Also, that part of the NW ¼ of Section 16, T6N, R10W, Cascade Township, Kent County, Michigan, described as:

Commencing at the NW Corner of said Section 16; thence S00°39'08"W 207.20 feet along the West line of the NW ¼ of said Section 16 to the Southwest corner of Arden Hills Plat and the PLACE OF BEGINNING of this description; thence S00°39'08"W 50.00 feet along said West line; thence S88°19'04"E 182.01 feet along a line 50 feet South of and parallel with the South line of Arden Hills Plat to a point which intersects the East line of Lot 20, Arden Hills Plat, as extended; thence N01°47'50"E 50.00 feet along said extended line of Lot 20 to the Southeast corner of Lot 20, thence N88°19'04"W 183.00 feet along Arden Hills Plat to the Place of Beginning.

Portion of Arden Hills Plat Sought to be Vacated

A 33 foot wide Street, West of and adjacent to Lot 21, Part of Arden Hills Plat, Section 16, Cascade Township, Town 6 North, Range 10 West, Kent County, Michigan according to the recorded plat thereof.

**Section IV. Purpose.**

The first paragraph of the section shall be deleted and replaced with:

The Project occupies approximately 15.3 acres of land, that formally was is the site of a legal non-conforming industrial operation as well as an existing Pizza Hut restaurant. The Project is comprised of two separate areas: "Area A" and "Area B" which may be developed by separate Developers. Area A is located upon land currently comprised of Units 2, 3 and 4 in the Cascade Market Place Condominium (the "Condominium") identified in the Master Deed of Cascade Market Place recorded June 14, 2005 as Instrument No. 20050614-0069327 and amended by Amendment No. 1 to Master Deed of Cascade Market Place recorded January 2, 2007 as Instrument No. 20070102-0000046 (together, the "Master Deed"), and is proposed to be developed into a mix of different uses involving general retail, restaurant, offices, a bank, a car wash, and a drive-up coffee

shop. Area B is approximately 9.968 acres in size, located upon land currently comprised of Unit 1 of the Condominium identified in the Master Deed, and is proposed to be developed into a single story 61 unit multi-family residential apartment development. Due to its size, magnitude, mixture of land uses and the timing of development over a period of years, in which market conditions may change, special land use regulations are deemed necessary by Cascade Township to establish this Planned Unit Development (PUD) District for the Project.

**Section VI. Permitted Uses.**

This section shall be deleted and replaced with:

For land and buildings, the permitted uses for the Riebel PUD within Area A are as follows:

- A. Retail Uses;
- B. Offices/Fitness
- C. One stand alone bank identified as building F.
- D. Restaurants, not to include fast food. This includes the stand-alone restaurants identified as Building E (Culver's) on the approved PUD site plan, and the drive-up coffee shop as shown on the site plan dated 8/11/21.
- E. Drive up window service for the restaurants shall be limited to Building E (Culver's) and the drive-up coffee shop. This use will be reviewed through the Special Land Use procedures of the Township. The use will only be permitted provided that the applicant can demonstrate, to the Township's satisfaction, that the user of the drive up window will be low impact user that will not result in creating any traffic problems with the rest of the development. The Drive up window and any of its infrastructure shall only be constructed after the approval of the Special Use.
- F. Carwash

For land and buildings, the permitted uses for the Riebel PUD within Area B are as follows:

- G. 61 unit apartment complex with one manager residence

**Section VII. Master Development Plan.?**

The first paragraph of this section shall be deleted and replaced with:

The Project shall conform in as much as reasonably possible to the master development plan approved by the Township Board and signed by the Township on November 7, 2007, and the updated site plan dated August 11, 2021. The intent of the Developers is to develop the Project as 4 buildings within Area A and a 61 unit apartment project within Area B. Each building and its associated parking, landscaping, etc., will be required to submit site plans prior to any site work for each building, or site improvement, provided,

however, that the Developer of Area B may submit one site plan for all buildings within Area B. This will allow the Township to ensure that all required infrastructure is constructed with the appropriate phase and that only those areas needed to be disturbed for each phase, are the areas planned to be disturbed. The Planning Commission shall review and approve all building or site improvement plans prior to the construction of each building or site improvement.

**Section VIII. Specific Development Regulations.**

Paragraphs C, E, and G shall be deleted and replaced with:

C. Elevation Plan – The elevations for the commercial buildings shall be consistent with the elevation plans dated 10/14/07 and 8/11/21 within Area A and with the elevation plan dated 7/27/17 within Area B. This will be ensured at the time of site plan approval for each building.

E. Cross Access

- i. The Developer of Area A shall be responsible to provide and record irrevocable cross access easements for this Project within Area A. Cross access shall be provided in two locations on the Project within and adjacent to Area A, including common area of the Condominium Project, sufficient to allow the Project within Area B to obtain access to 28<sup>th</sup> Street. These cross access easement areas must be constructed so they can easily be connected to the adjoining properties (i.e. grade and location). They must also be constructed and must be open and ready for any possible connection before a building permit is issued for the third building in the Project within Area A.
- ii. On the west side of the Project within Area A, the Riebel PUD Project shall allow for an irrevocable cross access to the Cascade Centre parcel (PPN 41-19-8-17-226- 002, 6250 - 28<sup>th</sup> Street) as shown on the approved site plan.
- iii. On the east side of the Project within Area A, the Riebel PUD Project shall allow for an irrevocable cross access to (PPN 41-19-8-16-101-014, 2845 Thornhills) as shown on the approved site plan.
- iv. Once the irrevocable access drives are constructed they shall remain open at all times, including the winter months and shall be free of snow and ice for clear passage. These cross access agreements shall be recorded prior to the occupancy of any portion of the Riebel PUD

Project. This PUD Ordinance will provide the legal means to allow cross-access with these other parcels if and when the adjoining parcels are ever required to obtain Township approval.

- v. On the east side of the Project with Area A, the Riebel PUD project shall allow for an irrevocable cross access to (PPN 41-19-16-101-016, 6444 28th Street) as shown on the approved site plan.

G. 28<sup>th</sup> Street Access – Limit the number of drives to the site to a total of three. These drives to be reconstructed to meet the KCRC requirements as well as providing a deceleration lane that meets the KCRC standards for both drive entrances.

**Section IX. Design Guidelines, Requirements and Limitations.**

Paragraphs 4 and 5 will be deleted and replaced with:

- 4. Building G (Proposed Tommy’s Carwash)
  - a. Maximum Building Height – 35 feet.
  - b. Setbacks – No part of the building shall extend closer to any lot line than shown on the approved and signed site plan.
  - c. Parking – The total amount of parking for building G shall not exceed the spaces shown on the approved and signed site plan.
  - d. Lighting – shall meet Section 19.19 of the Zoning Ordinance as amended.
- 5. Proposed Drive-Up Coffee Shop
  - a. Maximum Building Height – 25 feet.
  - b. Setbacks – No part of the building shall extend closer to any lot line than shown on the approved and signed site plan.
  - c. Parking – The total amount of parking for building G shall not exceed the spaces shown on the approved and signed site plan.
  - d. Lighting – shall meet Section 19.19 of the Zoning Ordinance as amended.
  - e. This building shall be removed if it is vacated for a period of 18 months or longer.

**Section X. Signs.**

Paragraphs 2 and 3 shall be deleted and replaced with:

- 2. Culver’s, Macatawa, the carwash and the drive-up coffee shop shall be limited to the following:

- a. Wall signage or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;
  - b. Awning/canopy signage per building, not to exceed thirty-two (32) square feet in total sign area, or;
  - c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies and no sign shall have a length of more than two-thirds of the subject frontage.
  - d. Window signs and displays, provided permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.
  - e. Directory wall signage per commercial establishment, not to exceed twenty (20) square feet in total sign area.
3. In exchange for not placing a second pylon sign out by 28th St the four buildings closest to 28th St also identified as buildings E, F, G and the drive-up coffee shop, shall be permitted one ground sign limited to the following:
- a. Setback at least 80 feet from the 28th St right-of-way
  - b. No taller than 5 feet high, measured from the grade to the top of the tallest part of the sign structure.
  - c. Sign area limited to a maximum of 40 sq.ft.

**Section 2. Effective Date**

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

**Section 3. Effect**

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #2 of 2005, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member \_\_\_\_\_ supported by Board Member \_\_\_\_\_. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.

\_\_\_\_\_  
Sue Slater  
Cascade Charter Township Clerk

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Sue Slater  
Cascade Charter Township Clerk





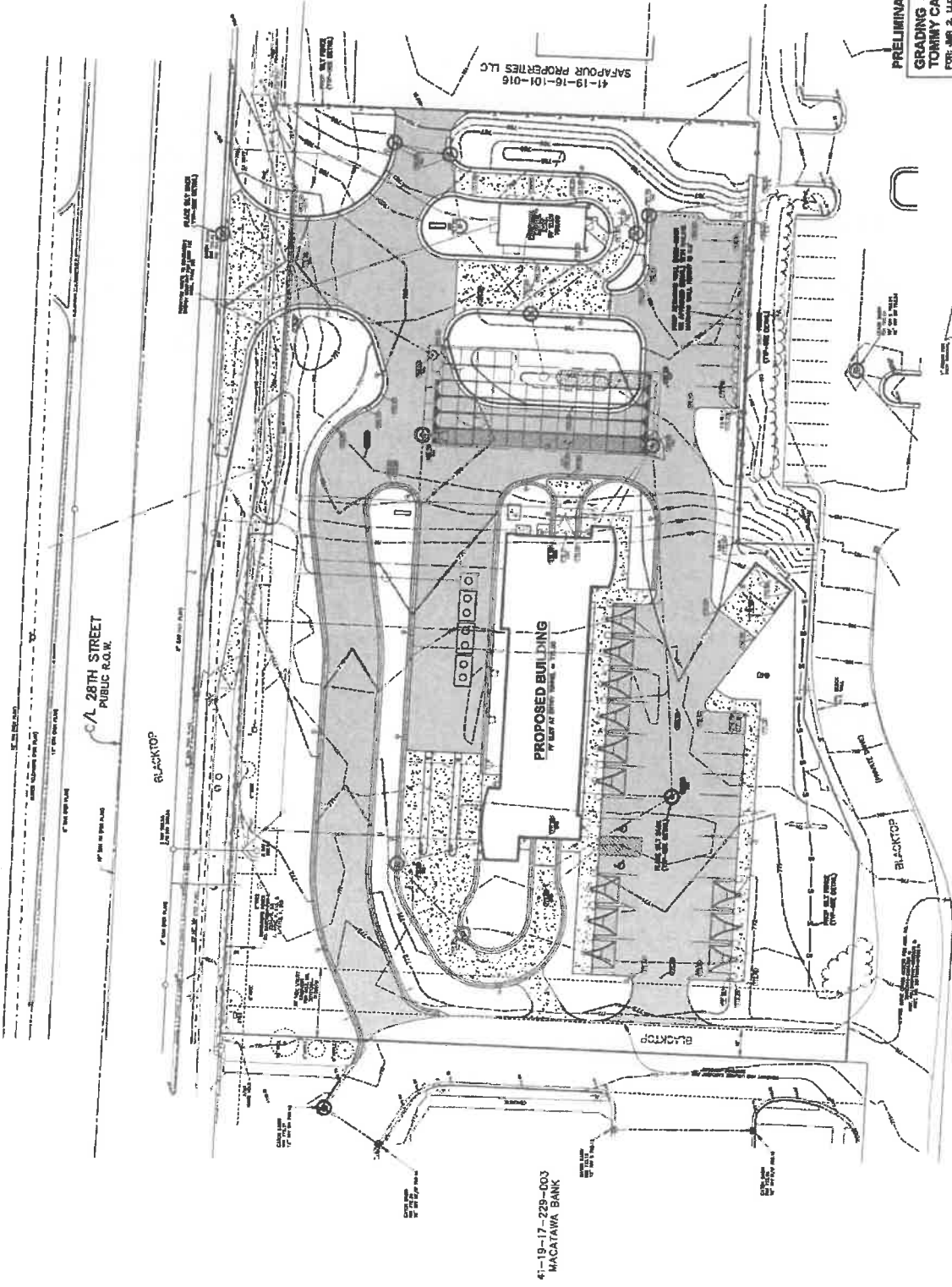






Know what's below.  
Call before you dig.

SCALE: 1" = 20'  
1" = 20' HORIZONTAL  
1" = 4' VERTICAL  
LEGEND  
--- UTILITY POLE & DUCT W/VE  
--- LIGHT POLE  
--- W/VE  
--- EXISTING MAIN  
--- EXISTING WATER  
--- EXISTING SEWER  
--- EXISTING GAS  
--- EXISTING CABLE  
--- EXISTING TELEPHONE  
--- EXISTING FIBER OPTIC  
--- EXISTING SLOPE  
--- EXISTING SPOT ELEVATION (DOTS)  
--- PROPOSED SPOT ELEVATION (LINE OF FINISHING)  
--- PROPOSED SPOT ELEVATION (DRAINAGE DRAINS)  
--- PROPOSED SPOT ELEVATION (TOP OF WALL)



- SOIL EROSION CONTROL NOTES:**
- TOTAL AREA OF DISTURBANCE IS 1.1 ACRES
  - ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
  - SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.
  - PROTECT EXISTING & ALL PROPOSED STRUCTURES WITH SILT FENCE & SLOPE PROTECTION AS SHOWN ON PLAN & PER DETAIL.
  - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF SEASIDE FOR THE CONSTRUCTION OF THE EROSION CONTROL MEASURES.
  - ON SITE SOILS CONSIST OF SAND.



**PRELIMINARY DEVELOPMENT PLAN  
GRADING & SOIL EROSION CONTROL PLAN  
TOMMY CAR WASH SYSTEMS - 28TH STREET**

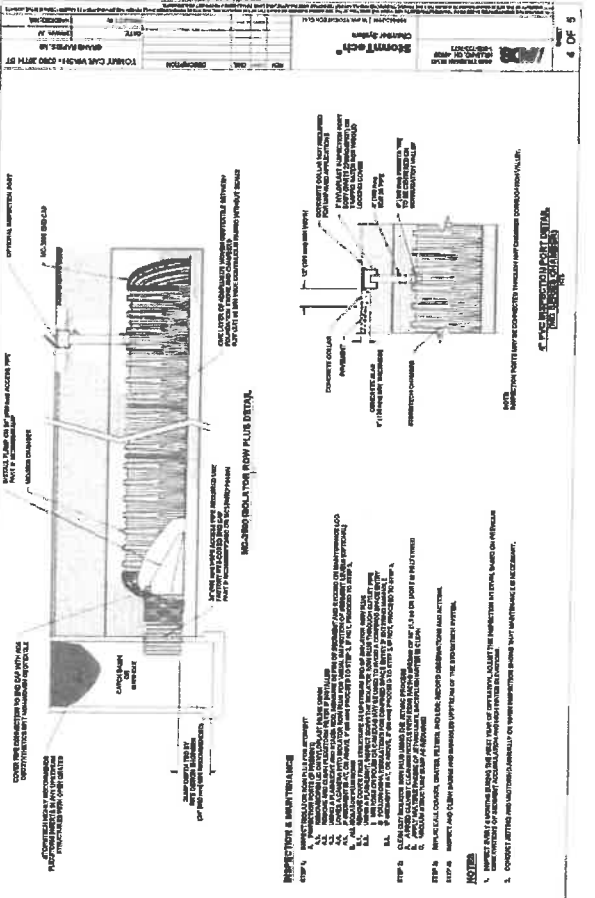
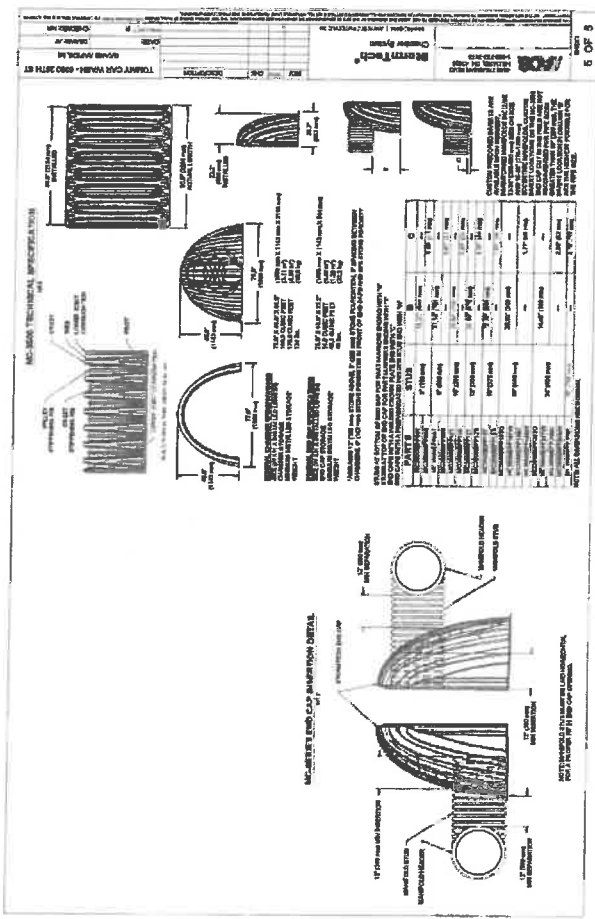
PREPARED BY: J. BOB MORSE  
ATTN: J. BOB MORSE  
CORPORATE OFFICE  
1000 N. 10TH STREET, SUITE 100  
SEASIDE, CA 92082  
TEL: (619) 435-1111  
FAX: (619) 435-1112  
WWW: www.jbmorse.com

**excel engineering, inc.**  
1000 N. 10TH STREET, SUITE 100  
SEASIDE, CA 92082  
TEL: (619) 435-1111  
FAX: (619) 435-1112  
WWW: www.exceleng.com



DATE: 08-11-11	BY: J. BOB MORSE	SCALE: 1" = 20'	SHEET: 1	TOTAL SHEETS: 7
DATE: 08-19-11	BY: J. BOB MORSE	SCALE: 1" = 20'	SHEET: 2	TOTAL SHEETS: 7
DATE: 08-22-11	BY: J. BOB MORSE	SCALE: 1" = 20'	SHEET: 3	TOTAL SHEETS: 7
DATE: 08-25-11	BY: J. BOB MORSE	SCALE: 1" = 20'	SHEET: 4	TOTAL SHEETS: 7
DATE: 08-28-11	BY: J. BOB MORSE	SCALE: 1" = 20'	SHEET: 5	TOTAL SHEETS: 7
DATE: 09-01-11	BY: J. BOB MORSE	SCALE: 1" = 20'	SHEET: 6	TOTAL SHEETS: 7
DATE: 09-04-11	BY: J. BOB MORSE	SCALE: 1" = 20'	SHEET: 7	TOTAL SHEETS: 7





**PRELIMINARY DEVELOPMENT PLAN**  
**UNDERGROUND DETENTION DETAILS**  
**TOMMY CAR WASH SYSTEMS - 28TH STREET**  
 FOR: JAY A. LLC  
 101 BOX 433  
 GRANDVILLE, MI 48418  
 IN: PART OF THE NE 1/4, SECTION 17 & NW 1/4, SECTION 18, T9N, R10E,  
 CASCADE TOWNSHIP, EAST COUNTY, MICHIGAN

**Steel Engineering, Inc.**  
 101 BOX 433  
 GRANDVILLE, MI 48418  
 TEL: 517-327-2127  
 FAX: 517-327-2127  
 WWW: STEEL-ENGINEERING.COM

DATE: 01/11/11  
 DRAWN BY: JAY A. LLC  
 CHECKED BY: JAY A. LLC  
 PROJECT NO.: 11-001  
 SHEET NO.: 7 OF 7

**CASCADE CHARTER TOWNSHIP**

**Ordinance # 2 of 2005  
Amended by Ord #7 of 2007  
Amended by Ord #7 of 2017**

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

**Cascade Charter Township Ordains:**

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

The application received from Riebel Development, or assigns (hereinafter referred to as the "Developer"), for Planned Unit Development designation for the proposed Riebel Development project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on February 7, 2005. The Project is recommended for rezoning from the existing B-2 zoning to PUD, Planned Unit Development permitting this mixed use development. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on February 23, 2005.

**Section II. Legal Description.**

The legal description of the Project is as follows:

41-19-17-226-009

S 300 FT OF N 350 FT OF E 115 FT OF E 1/2 NE 1/4 \* SEC 17 T6N R10W 0.79 A.

41-19-17-226-008

N 1000 FT OF E 250 FT OF E 1/2 NE 1/4 EX S 300 FT OF N 350  
FT OF E 115 FT \* SEC 17 T6N R10W 4.94 A.

41-19-17-226-004

E 1/2 OF FOL DESC - N 1000 FT OF E 1/2 E 1/2 NE 1/4 EX E 250 FT  
\* SEC 17 T6N R10W 4.71 A.

41-19-17-226-003

W 1/2 OF FOL DESC - N 1000 FT OF E 1/2 E 1/2 NE 1/4 EX E 250  
FT \* SEC 17 T6N R10W 4.71 A.

**Section III. General Provisions.**

The following provisions shall hereby apply to the Project, in addition to those Provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended). In the event there is a conflict between the provisions of this Ordinance and those of the Cascade Charter Township Zoning Ordinance, the provisions of this Ordinance shall control and govern.

**Section IV. Purpose.** Amended by Ord #7 of 2007; 11/7/2007; Ord #7 of 2017

The Project occupies approximately 14.5 acres of land, that formally was is the site of a legal non-conforming industrial operation as well as an existing Pizza Hut restaurant. These existing uses currently occupy a total of 4 buildings on the 14.5 acres. The Project is comprised of two separate areas: "Area A" and "Area B" which may be developed by separate Developers. Area A is located upon land currently comprised of Units 2, 3 and 4 in the Cascade Market Place Condominium (the "Condominium") identified in the Master Deed of Cascade Market Place recorded June 14, 2005 as Instrument No. 20050614-0069327 and amended by Amendment No. 1 to Master Deed of Cascade Market Place recorded January 2, 2007 as Instrument No. 20070102-0000046 (together, the "Master Deed"), and is proposed to be developed into a mix of different uses involving general retail, restaurant, offices, and a bank. Area B is approximately 9.968 acres in size, located upon land currently comprised of Unit 1 of the Condominium identified in the Master Deed, and is proposed to be developed into a single story 61 unit multi-family residential apartment development. Due to its size, magnitude, mixture of land uses and the timing of development over a period of years, in which market conditions may change, special land use regulations are deemed necessary by Cascade Township to establish this Planned Unit Development (PUD) District for the Project.

The regulations contained herein are established to define the procedures necessary to insure high quality development on the Premises. Additionally, they are designed to achieve integration of the development with adjacent land uses and the natural environment; to permit flexibility in the regulation of land development; to encourage variety in design, lay-out and type of structures constructed within the development; to achieve economy and efficiency in the use of land; to encourage the provision of useful open space; and to provide improved employment opportunities particularly suited to the needs of the residents of Cascade Township and West Michigan.

This Ordinance is further intended to permit flexibility in the regulation of land development by allowing the Developer to modify the concept and design of the proposed development as the market may dictate in the future over the course of the development of the Premises. The provisions of this Ordinance are not intended as a substitute for the Cascade Township Zoning Ordinance and General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as provided herein.

**Section V. Approval Limitations.**

- A. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.
- B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.

- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment. Provided, however, that minor or immaterial changes to the site plan shall not require formal amendment of the PUD approval and ordinance amendment if determined, by the Township Planning Director, to be minor site plan changes as defined by section 21.04 of the Zoning Ordinance as amended.
- E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

**SECTION VI. PERMITTED USES.** Amended by Ord #7 of 2007; Ord #7 of 2017  
 For land and buildings, the permitted uses for the Riebel PUD are as follows:

- A. Retail Uses;
- B. Offices/Fitness
- C. One stand alone bank identified as building F.
- D. Restaurants, not to include fast food<sup>1</sup>. The non fast food restaurant use is limited to a total of 19,588 sq.ft. This includes the stand-alone restaurants identified as buildings E and G on the approved PUD site plan as well as 11,168 sq.ft of non fast food restaurant within the rest of the development. The 11,168 sq ft should be based on seating capacity of the restaurant.
- E. Drive up window service for the restaurants shall be limited to Buildings E and G. A drive up window may also be included as a part of Building 1D . This use will be reviewed through the Special Land Use procedures of the Township. The use will only be permitted provided that the applicant can demonstrate, to the Township's satisfaction, that the user of the drive up window will be low impact user that will not result in creating any traffic problems with the rest of the development. The Drive up window and any of its infrastructure shall only be constructed after the approval of the Special Use.

For land and buildings, the permitted uses for the Riebel PUD within Area B are as follows:

- F. 61 unit apartment complex with one manager residence

**Section VII. Master Development Plan.** Amended by Ord #7 of 2007; Ord #7 of 2017

The Project shall conform in as much as reasonably possible to the master development plan approved by the Township Board and signed by the Township on November 7, 2007. The intent of the Developers is to develop the Project as 3 buildings within Area A and a 61 unit apartment project within Area B. Each building and its associated parking, landscaping, etc., will be required to submit site plans prior to any site work for each building, or site improvement, provided, however, that the Developer of Area B may submit one site plan for all buildings within Area B. This will allow the Township to ensure that all required infrastructure is constructed with the appropriate phase and that only those areas needed to be disturbed for each phase, are the areas planned to be disturbed. The Planning Commission shall review and approve all building or site improvement plans prior to the construction of each building or site improvement.

All buildings or site improvements of the Project shall comply with the Permitted Uses listed in Section VI and the Specific Development Regulations in Section VIII of this Ordinance. Site plan approval of each phase, building, or site improvement shall only be granted in accordance with Chapters 16 and 21 of the Zoning Ordinance, as may be amended.

Each building or site improvement shall be considered complete with the issuance of the required occupancy permit granted by the Township. Buildings or site improvements may be constructed concurrently with the approval of the planning commission.

**Section VIII. Specific Development Regulations.** Amended by Ord #7 of 2007; #7 of 2017

- A. The Project shall be developed in accordance with each site plan approved and signed by the Township. The site plan shall indicate where each building will be located and provide appropriate measurements demonstrating compliance with this ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting recognized, acceptable engineering standards and practices. No alterations, expansions or additions may take place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.
- B. It shall be unlawful for any person, firm or corporation to begin the construction of any building or other structure or to begin the alteration or moving of any building or structure within the Premises without receiving site plan review and approval from the Township Planning Commission.
- C. Elevation Plan – The elevations for the commercial buildings shall be consistent with the elevation plan dated 10/14/07 within Area A and with the elevation plan dated 7/27/17 within Area B. This will be ensured at the time of site plan approval for each building.
- D. Minimum Parking Requirements – Parking for each of the individual uses shall comply with the requirements of the Cascade Charter Township Zoning Ordinance Shared parking shall be allowed between all portions of the Project within Area A. Shared parking shall be allowed between all portions of the Project within Area B. There shall be no shared parking permitted between Area A and Area B of the Project.

**E. Cross Access**

- i. The Developer of Area A shall be responsible to provide and record

irrevocable cross access easements for this Project within Area A. Cross access shall be provided in two locations on the Project within and adjacent to Area A, including common area of the Condominium Project, sufficient to allow the Project within Area B to obtain access to 28<sup>th</sup> Street. These cross access easement areas must be constructed so they can easily be connected to the adjoining properties (i.e. grade and location). They must also be constructed and must be open and ready for any possible connection before a building permit is issued for the third building in the Project within Area A.

- ii. On the west side of the Project within Area A, the Riebel PUD Project shall allow for an irrevocable cross access to the Cascade Centre parcel (PPN 41-19-8-17-226- 002, 6250 - 28<sup>th</sup> Street) as shown on the approved site plan.
- iii. On the east side of the Project within Area A, the Riebel PUD Project shall allow for an irrevocable cross access to (PPN 41-19-8-16-101-014, 2845 Thornhills) as shown on the approved site plan.
- iv. Once the irrevocable access drives are constructed they shall remain open at all times, including the winter months and shall be free of snow and ice for clear passage. These cross access agreements shall be recorded prior to the occupancy of any portion of the Riebel PUD Project. This PUD Ordinance will provide the legal means to allow cross-access with these other parcels if and when the adjoining parcels are ever required to obtain Township approval.

#### F. Sidewalks

The Developer of Area A shall be responsible to design and construct a 7-foot wide, concrete sidewalk along the entire 28th Street frontage of the PUD property. The plans shall be reviewed and approved by the Township engineer prior to commencing any construction. The sidewalk along 28th St. shall be constructed prior to the issuance of the third building permit in the Project within Area A. The location of the sidewalk along 28th St. must be placed so it can easily be extended both east and west of Area A. The sidewalks within Area B shall be as shown on the approved site plan dated 4/17/17.

The interior network of sidewalks will be constructed along with each building. The sidewalks serving an apartment building within Area B must be completed before such apartment building is issued an occupancy permit. The entire interior network of sidewalks within Area B must be completed before the last apartment building within Area B is issued an occupancy permit.

#### G. 28<sup>th</sup> Street Access

Limit the number of drives to the site to a total of two. These drives to be reconstructed to meet the KCRC requirements as well as providing a deceleration lane that meets the KCRC standards for both drive entrances.

### **Section IX. Design Guidelines, Requirements and Limitations.**

With the exceptions listed below, all of the requirements of the Cascade Township Zoning Ordinance, as may be amended, must be complied with for site plan review for

any new construction within the Project. Landscaping shall be provided within each Phase consistent with the approved landscape plans for each site as their individual site plans are considered for approval.

**1. Building A, B, C and D**

This portion of the project shall be developed as follows:

- a. Maximum Building Height – 18.5 feet.
- b. Setbacks – No part of the buildings may extend closer to any lot line than shown on the approved and signed site plan dated 4/17/17.
- c. Parking – Each dwelling unit may have a 2-car enclosed garage. There may be a total of 10 guest parking spaces and 2 ADA parking spaces for the leasing office.
- d. Maximum number of dwelling units – 61; Leasing office -1.
- e. Setback Requirements – No part of the building shall extend closer to any lot line than shown on the approved and signed site plan.
- f. Pedestrian access shall be provided from the sidewalk along 28<sup>th</sup> Street into the building and through the site to the south for use in other phases per section VIII.F of this ordinance.

**2. Building E (Proposed Culvers Restaurant)**

- a. Maximum Building Height – 35 feet.
- b. Setbacks – No part of the building shall extend closer to any lot line than shown on the approved and signed site plan
- c. Parking – The total amount of parking for building E shall be a maximum of 68 parking spaces.
- d. Lighting – shall meet Section 19.19 of the Zoning Ordinance as amended.
- e. Pedestrian access shall be provided from the sidewalk along 28<sup>th</sup> Street into the building and through the site to the south for use in other phases per section VIII.F of this ordinance.
- f. No access directly to 28<sup>th</sup> Street shall be permitted for the site.

**3. Building F (Proposed Bank)**

- a. Maximum Building Height – 35 feet.
- b. Setbacks – No part of the building shall extend closer to any lot line than shown on the approved and signed site plan
- c. Parking – The total amount of parking for building F shall be a maximum of 23 parking spaces.
- d. Lighting – shall meet Section 19.19 of the Zoning Ordinance as amended..
- e. Pedestrian access shall be provided from the sidewalk along 28<sup>th</sup> Street into the building and through the site to the south for use in other phases per section VIII.F of this ordinance.
- f. No access directly to 28<sup>th</sup> Street shall be permitted for the site.

**4. Building G (Proposed Pizza Hut)**

- a. Maximum Building Height – 35 feet.

- b. Setbacks – No part of the building shall extend closer to any lot line than shown on the approved and signed site plan
- c. Parking – The total amount of parking for building G shall be a maximum of 49 parking spaces.
- d. Lighting – shall meet Section 19.19 of the Zoning Ordinance as amended..
- e. Pedestrian access shall be provided from the sidewalk along 28<sup>th</sup> Street into the building and through the site to the south for use in other phases per section VIII.F of this ordinance.
- f. No access directly to 28<sup>th</sup> Street shall be permitted for the site.

**Section X. Signs.** The following signs shall be permitted for the entire development:  
Amended by Ord #7 of 2007; #7 of 2017

- 1. One Pylon sign along 28<sup>th</sup> Street limited to the following:
  - a) This sign shall be limited to 25 feet tall. Measured from the grade to the top of the tallest part of the sign structure
  - b) Setback from the 28<sup>th</sup> Street right-of-way a minimum of 25 feet
  - c) Sign area shall be no larger than 120 sq.ft. in sign area.
  - d) One directional sign up to 10 sq ft may be used provided that the main sign is reduced by 10 sq ft.
- 2. Pizza Hut, Culvers and Macatawa shall be limited to the following:
  - a. One (1) wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;
  - b. Or, one (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area, or;
  - c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies and no sign shall have a length of more than two-thirds of the subject frontage.
  - d. Window signs and displays, provided permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.
  - e. One (1) directory wall sign per commercial establishment, not to exceed twenty (20) square feet in total sign area.

3. In exchange for not placing a second pylon sign out by 28<sup>th</sup> St the three buildings closest to 28<sup>th</sup> St also identified as buildings E, F and G. Shall be permitted one ground sign limited to the following:
  - a) Setback at least 80 feet from the 28<sup>th</sup> St right-of-way
  - b) No taller than 5 feet high, measured from the grade to the top of the tallest part of the sign structure.
  - c) Sign area limited to a maximum of 40 sq.ft.

#### **Section XI. Temporary Buildings.**

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction/ renovation of buildings or infrastructure improvements.

#### **Section XII. Land Splits**

The entire premises shall be under the control of one owner. Should the developer request smaller lots, permission to perform a Land Division must be granted by the Planning Department. The Planning Department will review the proposed land division under the criteria of the Land Division Act and the Cascade Charter Township Zoning Ordinance.

#### **Section XIII. Utilities . Amended by Ord #7 of 2007**

- A. Public Water and Sanitary Sewer - All buildings within the Project shall be served by public sanitary sewer and water at the developer's expense. No building permits will be issued for any construction within the Project until final approval of the public utility system is approved by the City of Grand Rapids and Cascade Township.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received regarding any stormwater disposal and/or wetland issues. Due to the design of the detention basin the developer shall be responsible to place guardrail along the entire perimeter of the basin.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

#### **Section XV. Soil Erosion Control Requirements.**

Prior to each phase of construction, the Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.

**Section XVI. Performance Guarantee.**

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

**Section XVII. Reimbursement of Review Fees.**

The Developer shall re-imburse the Township for all fees associated with the review of the Project. These fees may include, but not be limited to, legal, engineering, publishing, and planning review fees. The Township shall provide an itemized breakdown of the fees if requested by the applicant.

**Section XVIII. Consistency With Planned Unit Development (PUD) Standards.**

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. The conversion of a manufacturing building to a mixed use general business complex is viewed as a more compatible use to adjacent land uses.

In relation to the underlying zoning (B2, General Business) the Township finds the Project will not result in a material increase in the need for public services. Utility extensions and construction will be the responsibility of the Developer and will not place a material burden upon the subject property or the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies. All stormwater created by this development will be maintained on site.

The Project has been determined by the Township to be compatible with the General Development Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have more wetlands, green areas, and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the project until some of the buildings may be sold to other parties.

**Section XIX. Effective Date.**

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

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

YEAS: Currier, Parrish, Goodyke, Julien, Carpenter, Koessel, Beahan

NAYS: None

ABSENT: None

---

Ron Goodyke  
Cascade Charter Township Clerk

#### **CERTIFICATION**

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 23<sup>rd</sup> day of February, 2005.

---

Ron Goodyke  
Cascade Charter Township Clerk

# Chapter 17 Special Uses

- 6) Retail and wholesale sales on the premises to the general public shall be limited to nursery and/or greenhouse stock raised on site.
  - 7) No freestanding light poles shall be erected or lights placed on buildings unless deemed necessary in the special use permit review process for safety reasons. Light poles shall not exceed 20 feet in height. Light shall be directed downward and shall not reflect off the premises.
  - 8) Activities on the premises shall be limited to those associated with running a nursery or greenhouse, unless prior special approval is granted by the township.
  - 9) The storage of any fertilizer, chemical or loosely packed material shall be maintained and contained so as to prevent adverse effects upon adjacent properties. (This subsection added by Ordinance #2 of 1997)
- k. Auto repair shops and garages and car washes.**
- 1) No subject facility existing on the effective date of this Ordinance shall be altered so as to provide a lesser degree of conformance with the provisions of this section than existed on said date.
  - 2) All repair lubrication and service work shall be done within an enclosed building.
  - 3) All storage and display of equipment, materials and merchandise, with the exception of fuel shall be within the building.
  - 4) All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a six (6) foot high solid wall or fence.
  - 5) The storage of automobiles, trucks, or trailers for a period in excess of 72 hours or the sale or rental thereof is expressly prohibited without specific approval as part of the special use approval.
  - 6) Vacuuming activities shall not be located in the front yard and shall be at least 50 feet from any adjoining side or rear property line.
  - 7) No vehicle wash establishment shall permit patrons to extend lines of vehicles off the premises.
  - 8) All washing activities must be within a building.
- 9) No more than two (2) curb-cuts shall be constructed to provide ingress and egress. (This subsection amended by Ordinance #6 of 1993)
- l. New and used car sales and rentals.**
- 1) The display of new and used cars shall not be carried out within any required front yard greenstrip area.
  - 2) All outdoor vehicle display areas shall be of an improved paved surface.
  - 3) Vehicle display or storage shall not be carried out within areas required for visitor, employee or service parking.
  - 4) Vehicle service and repair shall be carried out in accordance with the provisions of Section 17.07(2k) above.
- m. Roadside stands as defined in Chapter 3.**
- 1) All structures and uses associated with the operation which are of a temporary nature shall be removed when the operation is not active.
  - 2) Adequate off-street parking maintained in a dust free condition shall be provided.
  - 3) The operation is located no less than one hundred (100) feet from any adjacent residential dwelling.
  - 4) The minimum setback for all uses and structures associated with the operation shall be in accordance with the minimum setbacks for residential buildings in the district.
  - 5) Signs shall be subject to the regulations relating to signs in the district as regulated by the Cascade Charter Township Sign Ordinance.
- n. Transitional Uses.**
- In addition to other permitted uses or special uses which may be provided for, the first ARC, R-1 or R-2 zoned lots or the first 100 feet of unplatted street frontage with a depth not to exceed 200 feet with a side yard adjoining a B-1, B-2, ES, O or I zone may be utilized for the following uses.
- 1) Two-family dwelling units.
  - 2) Offices, including administrative, architectural, engineering, accounting, law, medical, dental, real estate and other typical offices provided that there is no sale of



Definitions  
General Provisions  
Development Review

Zoning Districts  
Special Uses  
Planned Unit Development

Height, Area, & Placement  
Parking & Access  
Landscaping

August 11, 2021  
Project No. 170168

Brian Hilbrands  
Planner  
Cascade Charter Township  
2865 Thornhills Avenue, SE  
Grand Rapids, MI 49546

**Tommy Car Wash Systems  
Site Plan Review**

Dear Brian:

We have reviewed the site plan for Tommy Car Wash Systems, prepared by Exxel Engineering. The development is located on two parcels: 6390 and 6420 – 28th Street. The properties will be combined as part of the project. The current site plan and basis of this review are dated August 11, 2021. The proposed project is the demolition of two existing buildings and construction of a new car wash facility with separate coffee shop building. The site is in the Thornapple River watershed, subdrainage district Sentinel Point.

## **Stormwater and Drainage**

### **Flood Control**

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration where possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for 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 (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

The applicant provided the results of a soils investigation including soil borings and infiltration tests at the location of a proposed underground retention system. Soils were found to be primarily poorly graded sand. Two infiltration tests were performed at the retention system location. The lowest infiltration test result was 20.5 inches/hour. The soils investigation revealed the site is suitable for stormwater infiltration. The retention system was sized based one-half the lowest infiltration test result, as required by the SWO. The proposed stormwater management design is in accordance with the SWO.

### **Water Quality Control and Bank Erosion Control**

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The proposed underground retention system will infiltrate all stormwater from the site up to the 100-year storm event. The design is in accordance SWO.

## Stormwater Runoff

The applicant provided stormwater calculations to size the retention system and onsite storm sewer system. All stormwater runoff from the site will discharge to the retention system. 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 attached 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 maintenance of the retention system and cleaning of catch basin sumps.

## Utilities

The car wash facility will be serviced by a new 2-inch water service and 6-inch sanitary sewer lateral. The separate coffee shop building will be serviced by a new 1-inch water service and 6-inch sanitary sewer lateral. City of Grand Rapids permits will be required for the water and sanitary sewer connections prior to construction taking place.

## Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of clearing and grading and silt sacks in catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin.

## Summary

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

Sincerely,



**Nathan R. Torrey, PE**  
Senior Civil Engineer

Attachment

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

**Cascade Charter Township**

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

*Reviewing Engineer Comments are Italicized*

*OK – Received and Acceptable*

*NA – Not Applicable*

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

**Tommy Car Wash Systems**

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 is collected in an underground retention system.*
- 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  
*The applicant provided calculations for design of the onsite storm sewer system and retention system.*
- 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  
*Offsite drainage areas were not indicated by the applicant.*
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan  
*A construction schedule was included on the plans.*
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways  
*The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the Kent County Road Commission, 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 and retention 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

**P2623 Grand Rapids, MI**



## **Sign Detail Package**



# Sign Code Summary

Municipality: Cascade Township	County: Kent	Zoning: PUD 80	Contact: Brian Hilbrands	Phone: 616-949-0224	Email: bhilbrands@casacadetwp.com
<b>Primary Site Signage</b>					
<b>Pylon Sign:</b> Not permitted in PUD. A shared pylon would be allowed in lieu of individual monument signs for the 3 businesses along 28th St, but the two businesses already have individual monument signs.	<p><b>Monument Sign:</b> Area: 40 sq ft Height: 5 ft Setback: 80 ft from ROW of 28th St Number: 1</p>				
<b>EMC:</b> Allowed as part of sign. Brightness may not exceed .3 ft candles over ambient light levels. An ambient light monitor is required on teh sign. Certification that the sign has been factory preset to meet these standards will be required.	<p><b>Wall Signs:</b> Area: 100 sq ft Number: 1 - may be allowed to split allowed area into 2 signs. Per Brian, the Planning Commission may be receptive to allowing an increase in the number of signs allowed, but the total area should not exceed 100 sq ft. Desired wall signage should be part of the PUD amendment process.</p>				
<b>Canopy Signs:</b> May be considered either wall signs or incidental site signage. Desired signage should be part of the PUD amendment process.	<p><b>Directional Signs:</b> Area: 2 sq ft Larger signs may be approved as part of the PUD amendment process. Directional signs are typically allowed up to 10 sq ft in adjacent business districts.</p>				
<b>Area Measurement:</b> Regular geometric figure which encloses the sign excluding only structural supports.	<p><b>Notes:</b> This site is part of a PUD which will need to be amended to allow for the proposed use. The desired sign package should be included as part of this submission so that the Planning Commission may consider any changes to the PUD that would allow for Tommy's to have the signage that it desires.</p>				
<b>Type A:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. Permit required if allowed.					
<b>Type B:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. Permit required if allowed.					
<b>Type C:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. Permit required if allowed.					
<b>Type M:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. No permit required if allowed.					
<b>Type S:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. No permit required if allowed.					
<b>Type T:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. No permit required if allowed.					
<b>Type U:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. May require a permit if over 8 sq ft.					
<b>Type V:</b> May be allowed as incidental, but should be submitted with PUD amendment to ensure that it will be permitted. No permit required if allowed.					

5008 West River Drive  
Comstock Park, MI 49321  
Ph 816.784.5711 | Fx 816.784.8280  
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**SITE#**  
**P2623**  
Grand Rapids,  
Michigan

REVISIONS	INITIALS & DATE	INITIALS & DATE
<input type="checkbox"/> Rearrange side 4	TC 4/16/21	
<input type="checkbox"/> Edit entry lanes	TC 4/19/21	
<input type="checkbox"/> New site plan	TC 4/21/21	
<input type="checkbox"/> Removed sign type S	TC 5/25/21	
<input type="checkbox"/> Dropped in new site plan	JV 6/11/21	
<input type="checkbox"/> Updated wall signs	JV 7/23/21	

**CUSTOMER INFO**

Tommy's Express Car Wash  
ACCOUNT: 6420-6390 28th St. SE  
ADDRESS: 4/14/21  
INITIAL PROPOSAL DATE



**Location Map:  
6420-6390 28th St. SE,  
Grand Rapids, MI 49546**

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**CUSTOMER INFO**  
Tommy's Express Car Wash  
ACCOUNT  
6420-6390 28th St. SE  
ADDRESS  
4/14/21  
INITIAL PROPOSAL DATE

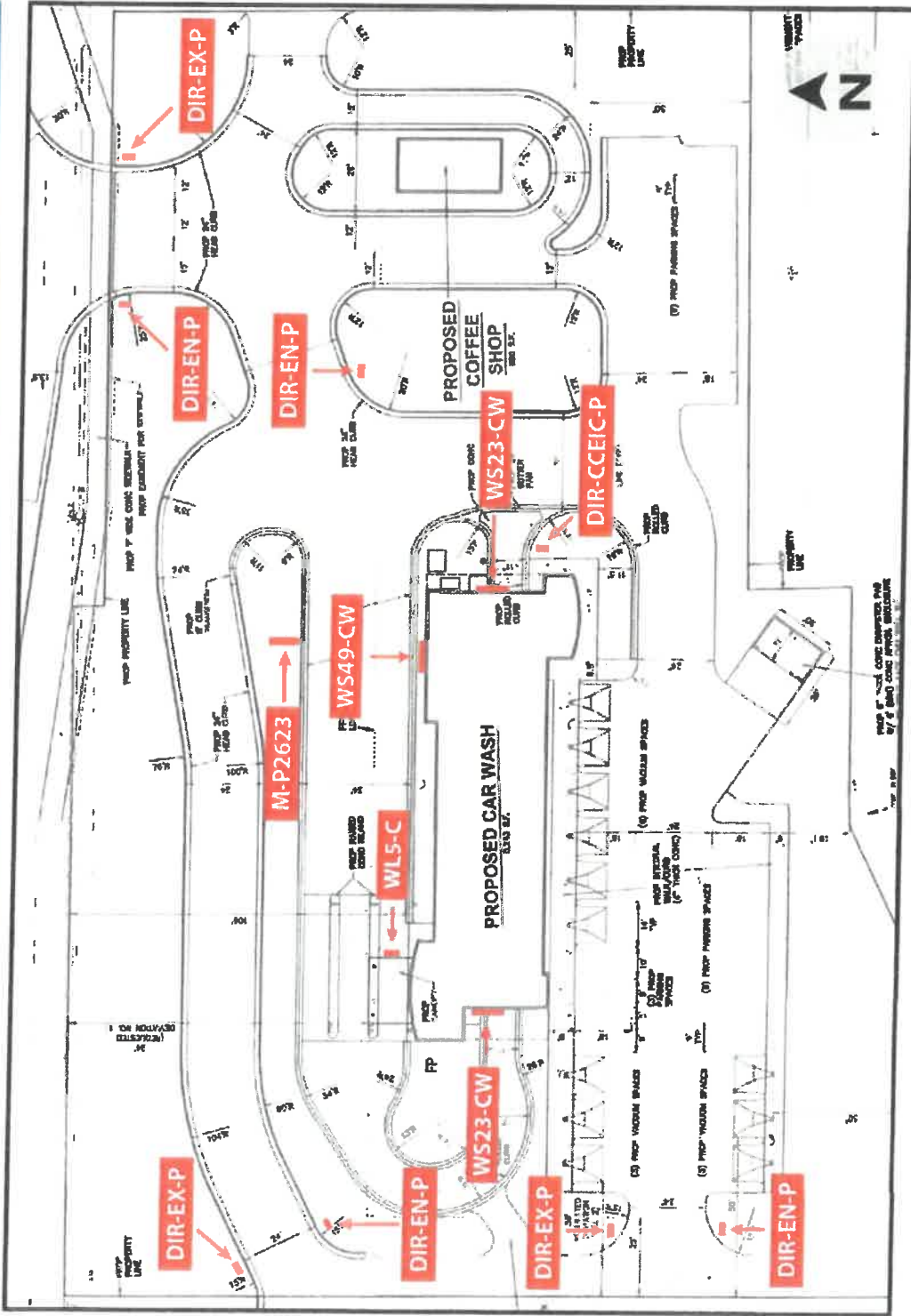
REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	JV 7/22/21

REVISIONS CONT.	INITIALS & DATE
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**SITE#  
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Michigan



# Primary Site Signage



RESPONSIBILITIES	
General Contractor	<b>M-P2623:</b> <b>DIR-EN-P:</b> <b>DIR-EX-P (2):</b> Property line staking
Electrical Contractor	<b>M-P2623:</b> <b>WS49-CW:</b> <b>WS23-CW (2):</b> <b>WLS-C:</b> Electrical Service
*** Note *** Please reference architectural plans for required installation detail.	



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CUSTOMER INFO	
ACCOUNT	Tommy's Express Car Wash
ADDRESS	6420-6390 28th St. SE
INITIAL PROPOSAL DATE	4/14/21

REVISIONS	DETAILS & DATE
1. Rearrange slide 4	TC 4/16/21
2. Edit entry lanes	TC 4/19/21
3. New site plan	TC 4/21/21
4. Removed sign type S	TC 5/25/21
5. Dropped in new site plan	JV 6/11/21
6. Updated wall signs	JV 7/22/21

REVISIONS	INITIALS & DATE

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

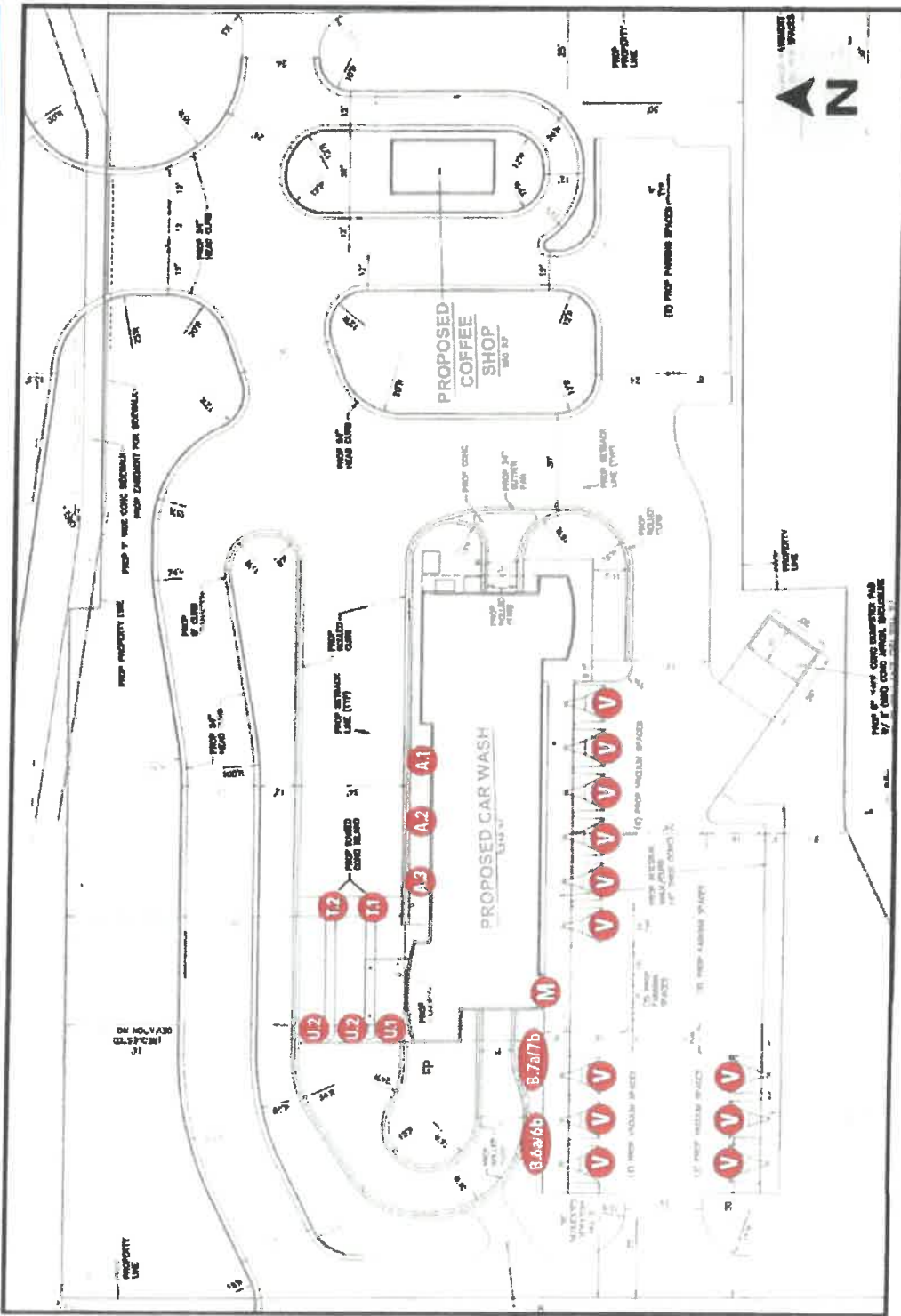
# Informational Site Signage

## RESPONSIBILITIES

General Contractor  
**None**

Electrical Contractor  
**None**

\*\*\* Note \*\*\*  
Please reference architectural plans for required installation detail.



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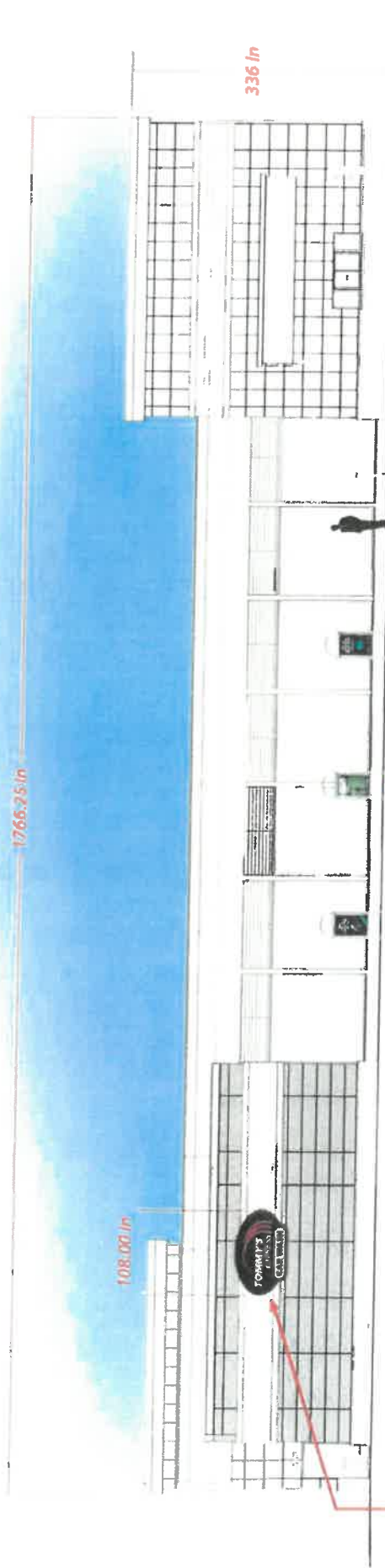


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Tommy's Express Car Wash  
ACCOUNT  
6420-6390 28th St. SE  
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4/14/21  
INITIAL PROPOSAL DATE

REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
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3 New site plan	TC 4/21/21
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6 Updated wall signs	JV 7/22/21

REVISIONS CONT.	INITIALS & DATE
7	
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Front Side Elevation | Scale: 1/16" = 1'-0"

WS49-CW

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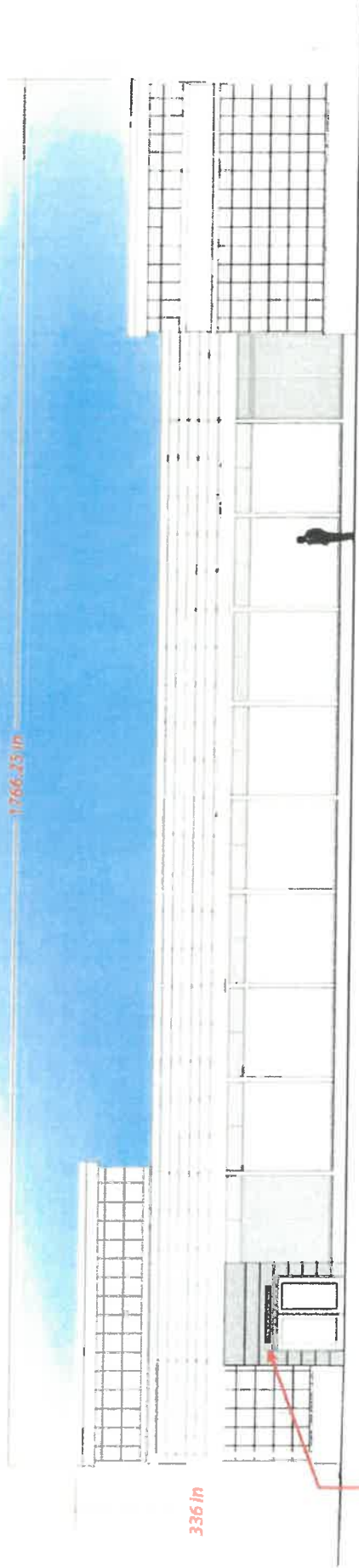
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CUSTOMER INFO	
<b>Tommy's Express Car Wash</b>	
ACCOUNT	6420-6390 28th St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

REVISIONS	INITIALS & DATE	REVISIONS CORR.	INITIALS & DATE
1	TC 4/16/21		
2	TC 4/19/21		
3	TC 4/21/21		
4	TC 5/25/21		
5	JV 6/11/21		
6	JV 7/22/21		

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Back Side Elevation | Scale: 1/16" = 1'-0"



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INITIAL PROPOSAL DATE	

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REVISIONS CONT	INITIALS & DATE
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Entry End Elevation | Scale: 3/32" = 1'-0"



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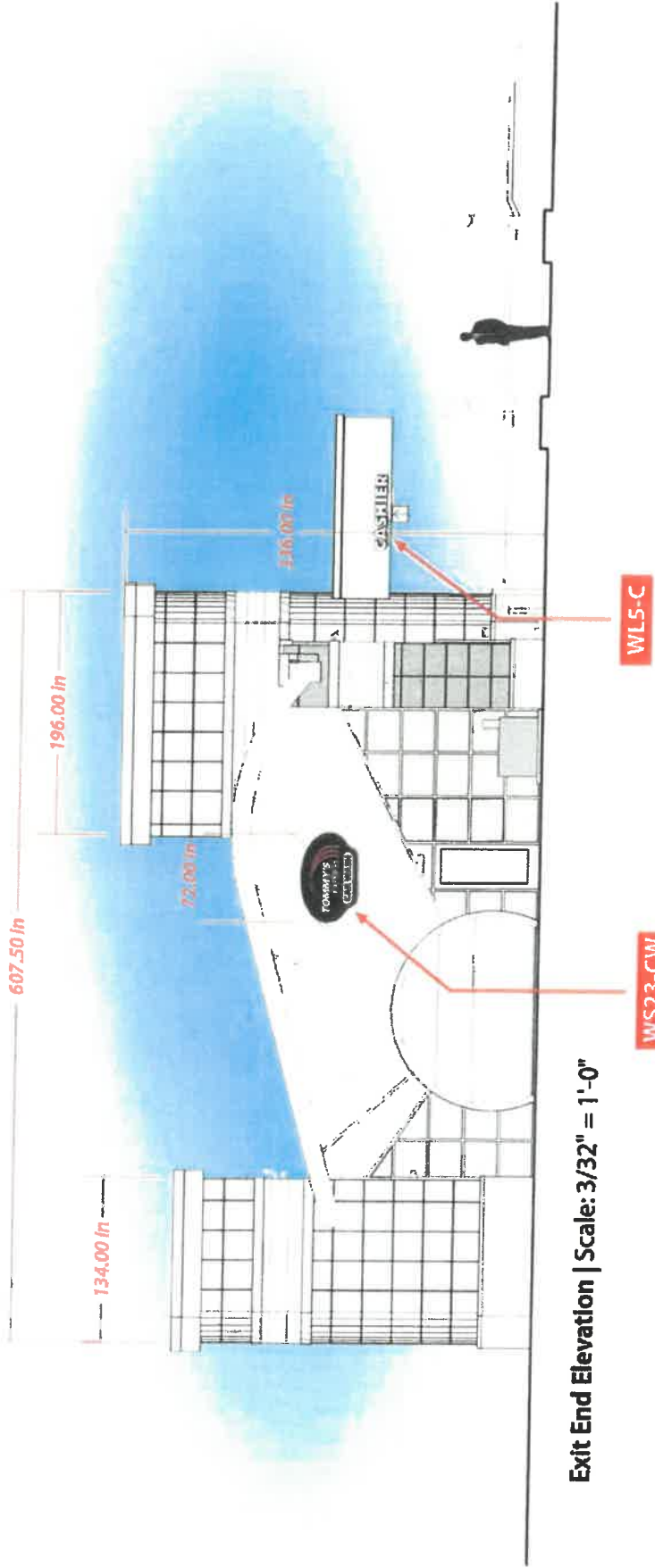
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REVISIONS CONT.	INITIALS & DATE

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Exit End Elevation | Scale: 3/32" = 1'-0"

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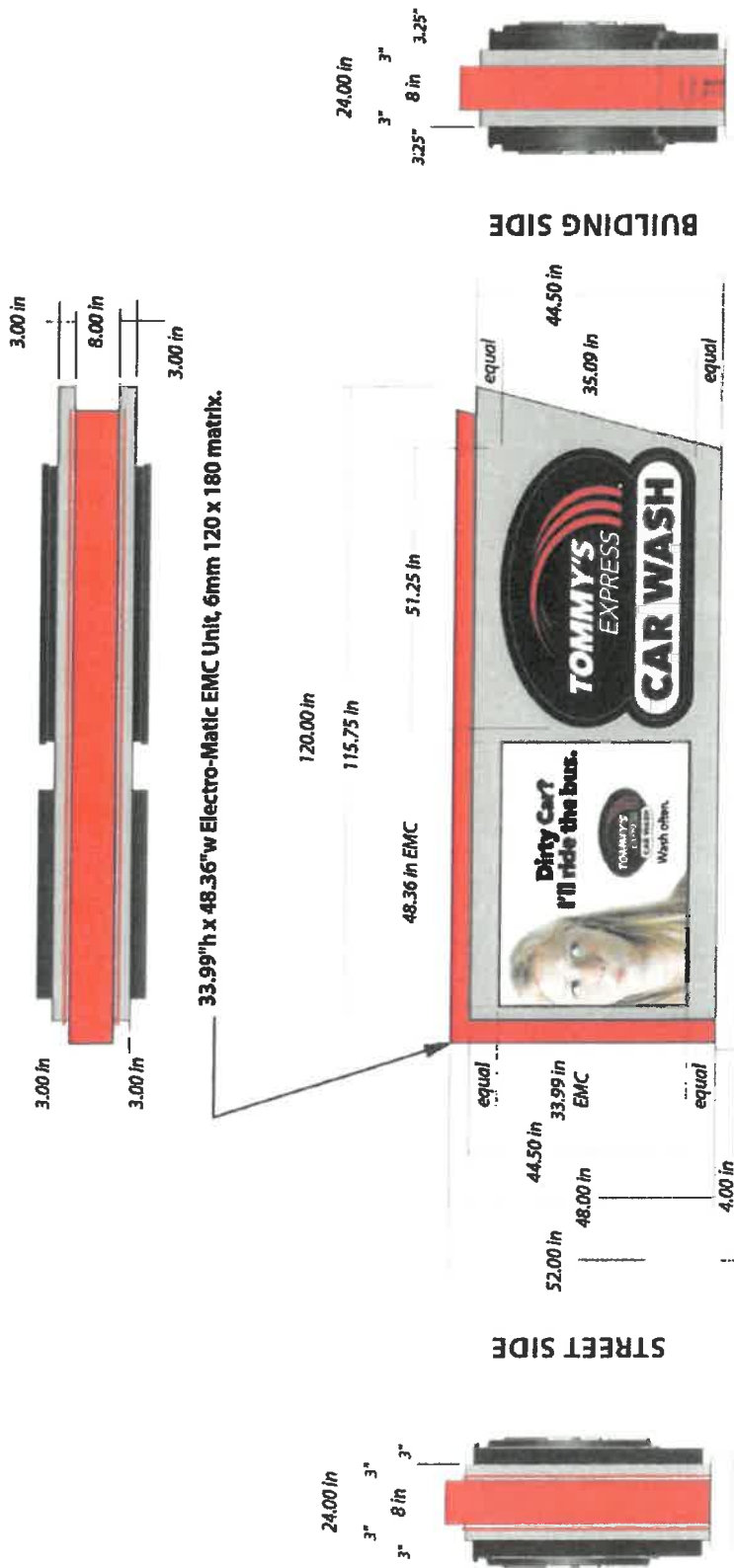
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REVISIONS	INITIALS & DATE
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REVISIONS CONT.	INITIALS & DATE

**SITE#**  
**P2623**  
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**MONUMENT SIGN**

SIGN CODE:	M-P2623
SCALE:	3/8" = 1'
DATE:	04.14.21
QUANTITY:	1

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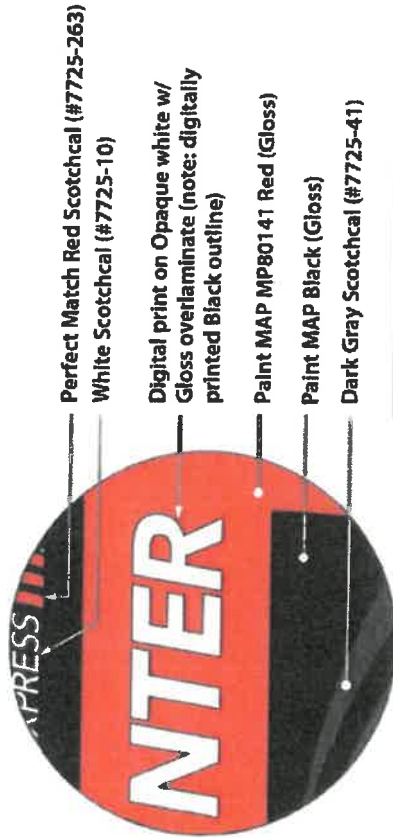
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3	TC 4/23/21
4	TC 5/25/21
5	JV 6/11/21
6	JV 7/23/21

REVISIONS	INITIALS & DATE
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3	TC 4/23/21
4	TC 5/25/21
5	JV 6/11/21
6	JV 7/23/21

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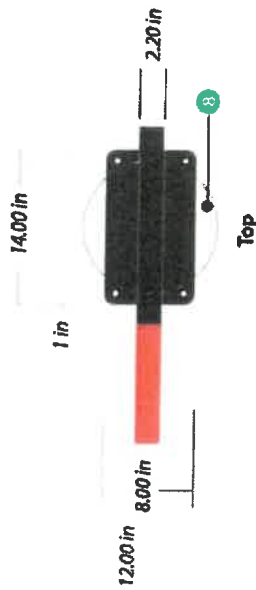
Perfect Match Red Scotchlac (#7725-263)  
White Scotchlac (#7725-10)

Digital print on Opaque white w/  
Gloss overlaminate (note: digitally  
printed Black outline)

Paint MAP MP80141 Red (Gloss)

Paint MAP Black (Gloss)

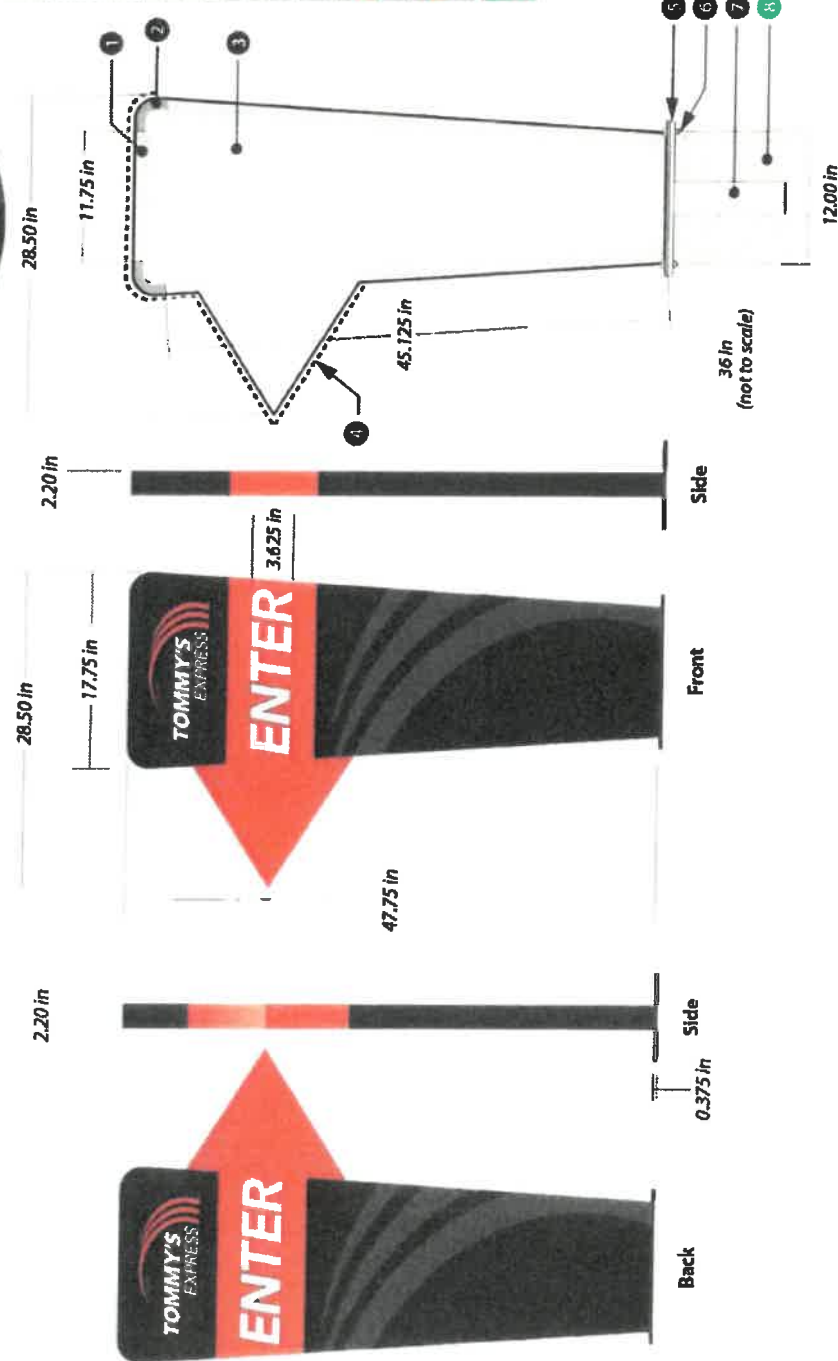
Dark Gray Scotchlac (#7725-41)



0.11 in (R) 0.20 in

Register mark actual size

DIRECTIONAL SIGN	
ITEM	CABINET STRUCTURE
1	2" X 2" X .125" ALUM. TUBE
2	.100" ROUTED ALUM. RIBS (4x - REQ.)
3	.100" ROUTED ALUM. FACES
4	.063" ROLLED ALUM. SIDEWALL SECTION
5	8" X 14" X .375" ALUM. MATCH PLATES
	2x - REQUIRED
6	4x .50" Ø HOLES
7	3.75" Ø X 1.25" GALV STEEL NUTS/BOLTS
8	3" X 4" X .1875" X 32" LONG ALUM. STUB WELD TO BOTTOM MATCH PLATE
PAINT COLORS	
	MAP BLACK (GLOSS)
	MAP MP80141 RED (GLOSS)
VINYL COLORS	
	DARK GRAY SCOTCHLAC (#7725-41)
	PERFECT MATCHED SCOTCHLAC (#7725-263)
	WHITE SCOTCHLAC (#7725-10)
INSTALLATION	
R	12" DIA. X 36" D CONCRETE FOOTING
SIGN CODE:	DIR-EN-P
SCALE:	3/4" = 1'
DATE:	6.01.20
QUANTITY:	4



**SITE#**  
**P2623**  
Grand Rapids,  
Michigan

REVISIONS	INITIALS & DATE	INITIALS & DATE
1	TC 4/16/21	
2	TC 4/19/21	
3	TC 4/21/21	
4	TC 5/25/21	
5	JV 6/11/21	
6	JV 7/22/21	

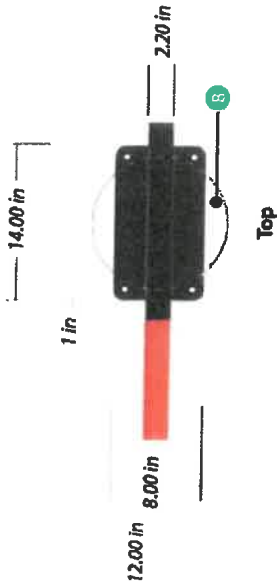
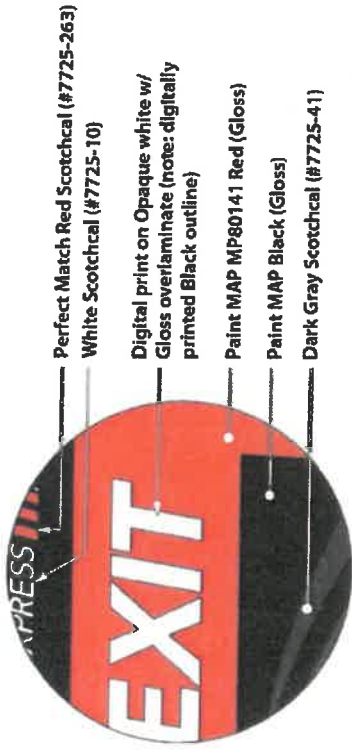
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1	TC 4/16/21
2	TC 4/19/21
3	TC 4/21/21
4	TC 5/25/21
5	JV 6/11/21
6	JV 7/22/21

CUSTOMER INFO	
ACCOUNT	Tommy's Express Car Wash
ADDRESS	6420-6990 28th St. SE
INITIAL PROPOSAL DATE	4/14/21

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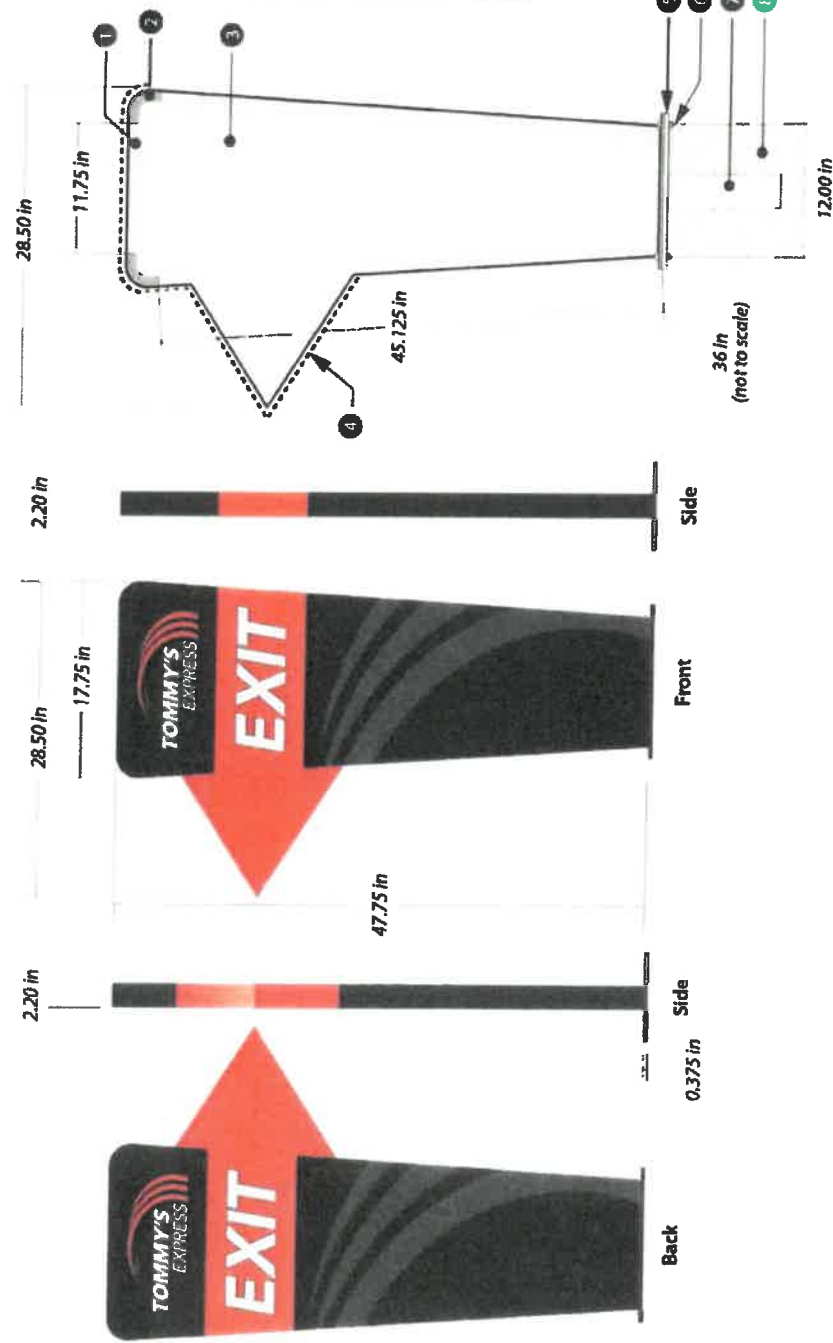




0.11 in. 0.20 in.  
Register mark actual size

DIRECTIONAL SIGN	
ITEM	CABINET STRUCTURE
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2	.100" ROUTED ALUM. RIBS (4x - REQ.)
3	.100" ROUTED ALUM. FACES
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PAINT COLORS	
11	MAP BLACK (GLOSS)
12	MAP MP80141 RED (GLOSS)
VINYL COLORS	
13	DARK GRAY SCOTCHCAL (#7725-41)
14	PERFECT MATCH RED SCOTCHCAL (#7725-263)
15	WHITE SCOTCHCAL (#7725-10)
INSTALLATION	
16	12" DIA. X 36"D CONCRETE FOOTING

SIGN CODE:	DIR-EX-P
SCALE:	3/4" = 1'
DATE:	6.01.20
QUANTITY:	3



**SITE#**  
**P2623**  
Grand Rapids,  
Michigan

REVISIONS CONT.	INITIALS & DATE
1	
2	
3	
4	
5	
6	

REVISIONS	INITIALS & DATE
1	TC 4/16/21
2	TC 4/19/21
3	TC 4/21/21
4	TC 5/25/21
5	JV 6/11/21
6	JV 7/22/21

CUSTOMER INFO	
ACCOUNT	Tommy's Express Car Wash
ADDRESS	6420-6390 28th St. SE
INITIAL PROPOSAL DATE	4/14/21

5008 West River Drive  
Comstock Park, MI 49321  
Ph 816.784.5711 | Fx 816.784.8280  
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Digital print on Opaque white w/  
Gloss overlamine (note: digitally  
printed Black outline)

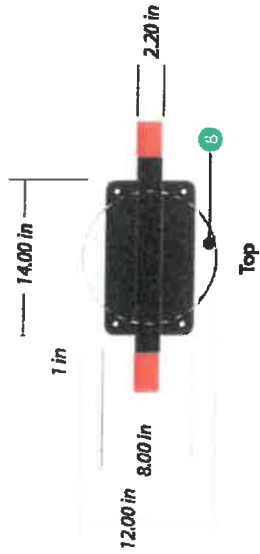
Paint MAP MP80141 Red (Gloss)

Paint MAP Black (Gloss)

White Scotchcal (#7725-10)

Perfect Match Red Scotchcal (#7725-263)

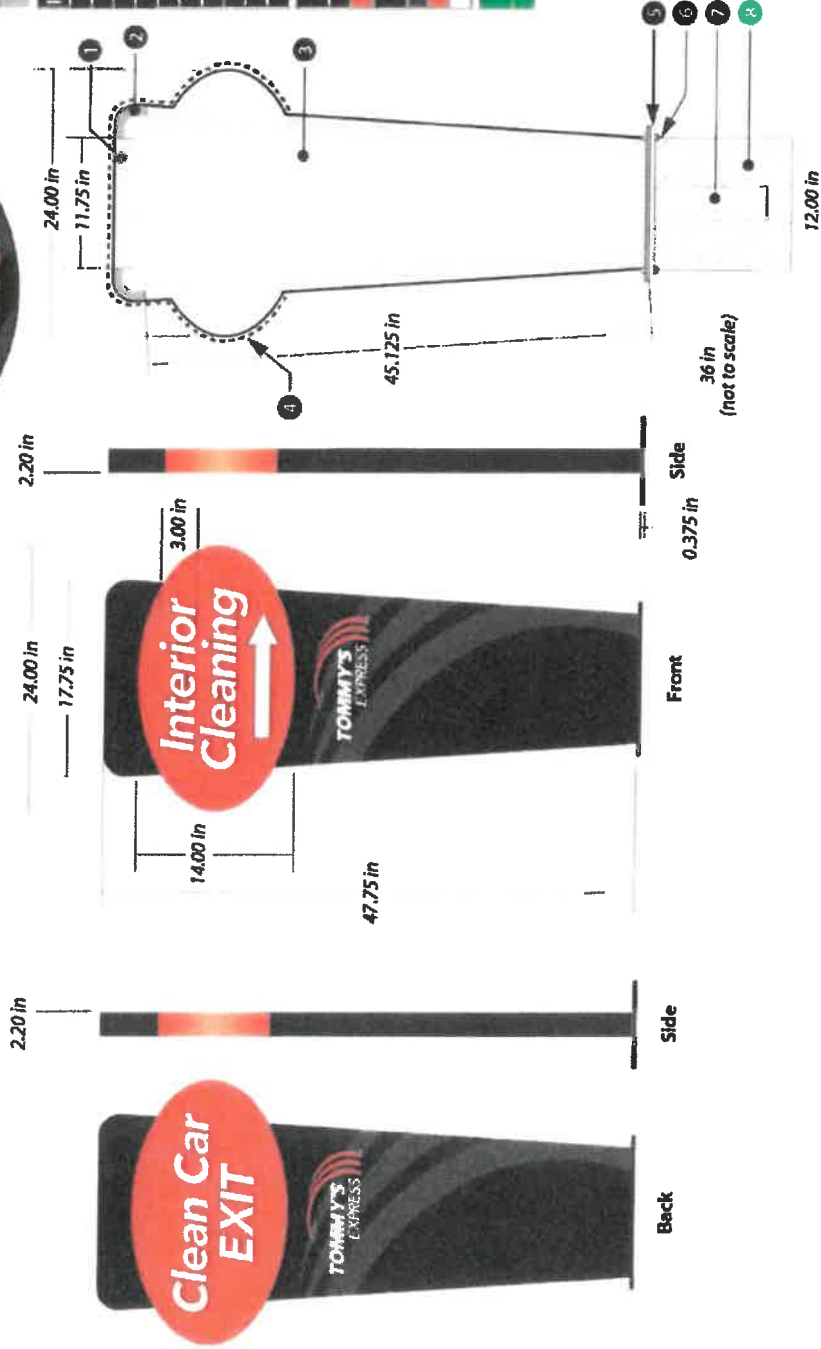
Dark Gray Scotchcal (#7725-41)



0.11 in. (R) 0.20 in

Register mark actual size

DIRECTIONAL SIGN	
ITEM	CABINET STRUCTURE
1	2" X 2" X .125" ALUM. TUBE
2	.100" ROUTED ALUM. RIBS (4x - REQ.)
3	.100" ROUTED ALUM. FACES
4	.063" ROLLED ALUM. SIDEWALL SECTION
5	8" X 14" X .375" ALUM. MATCH PLATES 2x - REQUIRED
6	4x -.50" Ø HOLES
7	.375" Ø X 1.25" GALV STEEL NUTS/BOLTS 3" X 4" X .1875" X 32" LONG ALUM. STUB WELD TO BOTTOM MATCH PLATE
PAINT COLORS	
	MAP BLACK (GLOSS)
	MAP MP80141 RED (GLOSS)
VINYL COLORS	
	DARK GRAY SCOTCHCAL (#7725-41)
	PERFECT MATCH RED SCOTCHCAL (#7725-263)
	WHITE SCOTCHCAL (#7725-10)
INSTALLATION	
	12" DIA. X 36" D CONCRETE FOOTING
SIGN CODE:	DIR-CCEIC-P
SCALE:	3/4" = 1'
DATE:	6.01.20
QUANTITY:	1



REVISIONS	INITIALS & DATE	REVISIONS COUNT	INITIALS & DATE
1	TC 4/16/21	1	
2	TC 4/19/21	2	
3	TC 4/21/21	3	
4	TC 5/25/21	4	
5	JV 6/11/21	5	
6	JV 7/22/21	6	

CUSTOMER INFO	INITIALS & DATE
Rearrange slide 4	TC 4/16/21
Edit entry lanes	TC 4/19/21
New site plan	TC 4/21/21
Removed sign type S	TC 5/25/21
Dropped in new site plan	JV 6/11/21
Updated wall signs	JV 7/22/21

CUSTOMER INFO
Tommy's Express Car Wash
ACCOUNT
6420-6390 28th St. SE
ADDRESS
4/14/21
INITIAL PROPOSAL DATE

5009 West River Drive  
Comstock Park, MI 49321  
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**SITE#**  
**P2623**  
Grand Rapids,  
Michigan

CUSTOM WALL SIGN	
ITEM	RETAINER / CABINET STRUCTURE
1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
3	.625" - 11 TAP, WELD TO BACK, 44" O.C.
4	2" - .100" ROUTED ALUM. FLANGE
5	WELDED CONSTRUCTION
6	.100" ALUM. BACK / SUPPORTS - GUSSETS
7	100" - 2" X 2" RETAINER
7	WEEP HOLES
CABINET / RETAINER PAINT COLORS	
MAP BLACK (GLOSS)	

FACE	
ITEM	FACE
8	.177" CLEAR POLY. / 1-1/4" O - 1/2" EMBOSS.
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED

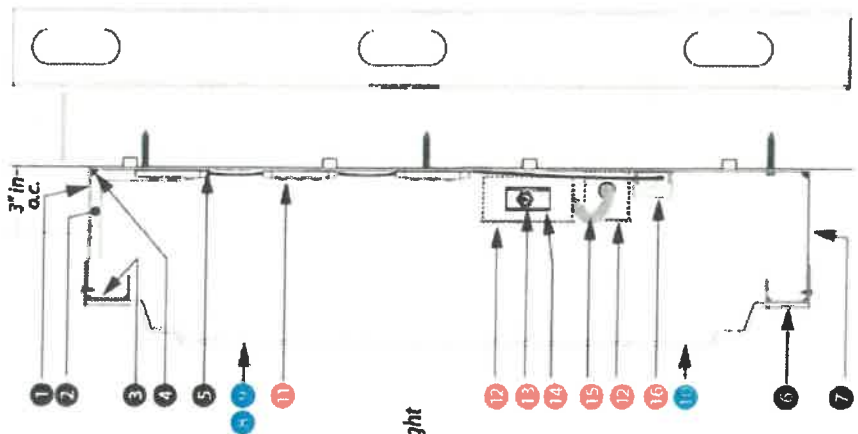
FACE PAINT COLORS	
GRIP FLEX BLACK	
GRIP FLEX TO MATCH PMS 186	
GRIP FLEX WHITE	

ITEM	ELECTRICAL: 120V
11	LED: G2G WHITE WOW
12	ELECT. BOX (PART #EL-BOX-ASSL80) 2X REQ.
13	20A TOGGLE SWITCH (EL-SW-SW20)
14	LOCKING PLATE (EL-SW-LOCKING PLATE)
15	MC CABLE* (EL-COND-AL-375FLX)
16	POWER SUPPLY: 2X 60W (ALLANSON)
ELECTRICAL BOX W/ LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL	

INSTALLATION

SIGN CODE:	WS49-CW
SCALE:	3/8" = 1'
DATE:	08.08.19H
QUANTITY:	1

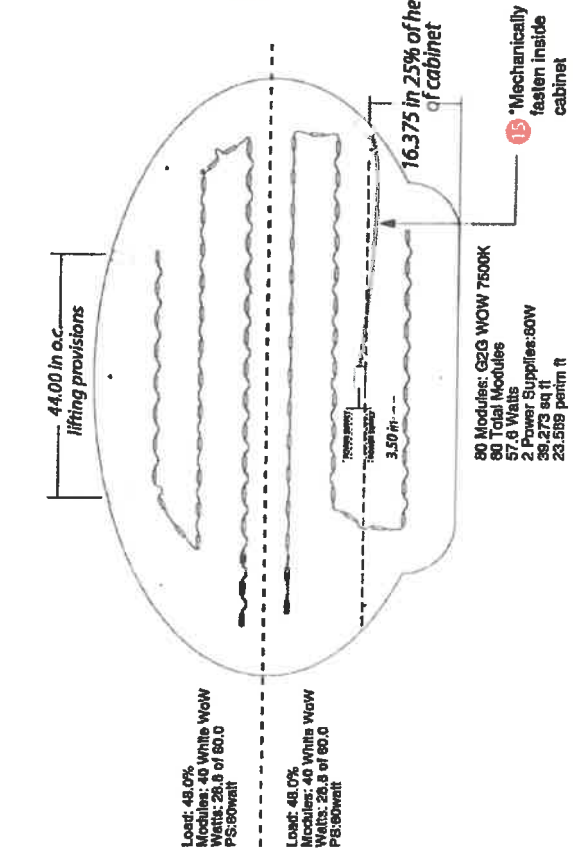
.50" emboss, back paint Grip Flex White  
 .50" emboss, back paint Grip Flex to match PMS 186  
 Not embossed, paint Grip Flex White  
 2.5" Flange, 64.73" x 107.50" trim, 61.23" x 104" v.o.  
 .50" emboss (oval only), back paint Grip Flex White  
 Back paint Grip Flex Black (Not Embossed)



Side View (not to scale)



Face Details



65.23 in  
 108.00 in  
 6.00 in



Load: 48.0%  
 Modules: 40 White Wow  
 Watts: 28.0 of 80.0  
 PS: 80watt

Load: 48.0%  
 Modules: 40 White Wow  
 Watts: 28.0 of 80.0  
 PS: 80watt

80 Modules: G2G WOW 7500K  
 80 Total Modules  
 57.6 Watts  
 2 Power Supplies: 60W  
 39.273 sq ft  
 23.589 permit ft

15 \*Mechanically fasten inside cabinet

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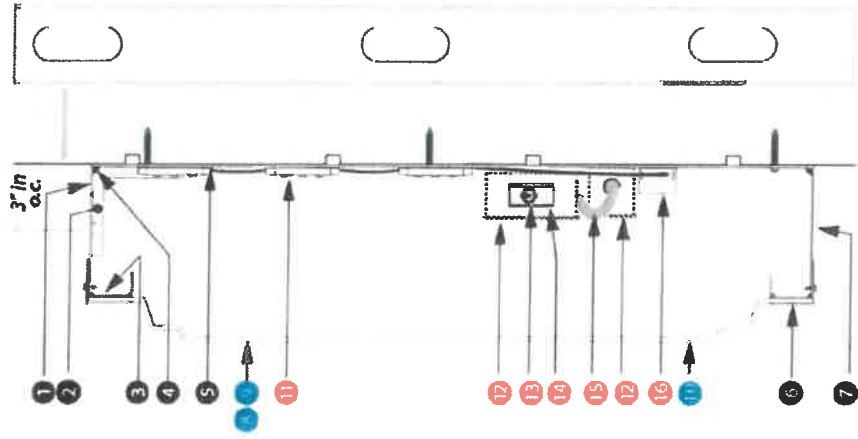
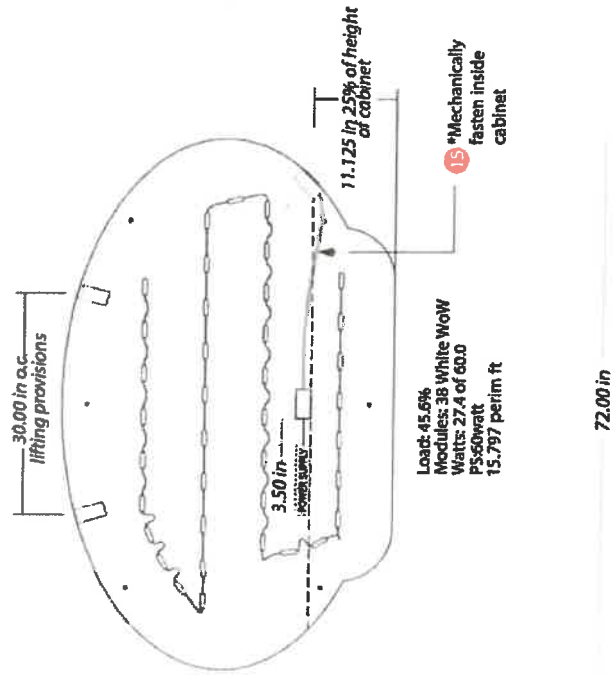
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CUSTOMER INFO	
ACCOUNT	Tommy's Express Car Wash
ADDRESS	6420-638D 28 <sup>th</sup> ST. SE
INITIAL PROPOSAL DATE	4/14/21

REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	JV 7/22/21

REVISIONS CONT.	INITIALS & DATE
7	
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SITE #  
**P2623**  
 Grand Rapids,  
 Michigan



Side View (not to scale)



- .50" emboss, back paint Grip Flex White
- .50" emboss, back paint Grip Flex to match PMS 186
- Not embossed, paint Grip Flex White
- 2.5" Flange, 43.95" x 71.50" trim, 40.45" x 68" v.o.
- .50" emboss (oval only), back paint Grip Flex White
- Back paint Grip Flex Black (Not Embossed)

CUSTOM WALL SIGN	
ITEM	RETAINER / CABINET STRUCTURE
1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
3	.625" - 1.1 TAP, WELD TO BACK, 30" O.C.
4	2" - .100" ROUTED ALUM. FLANGE
5	WELDED CONSTRUCTION
6	.100" ALUM. BACK / SUPPORTS-GUSSETS
7	.100" - 2" X 2" RETAINER
8	WEEP HOLES
CABINET / RETAINER PAINT COLORS	
MAP BLACK (GLOSS)	
FACE	
ITEM	FACE
8	.177" CLEAR POLY. / 1-1/4" D - 1/2" EMBOSS
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED
FACE PAINT COLORS	
GRIP FLEX BLACK	
GRIP FLEX TO MATCH PMS 186	
GRIP FLEX WHITE	
ELECTRICAL: 120V	
ITEM	ELECTRICAL: 120V
11	LED: GZG WHITE WOW
12	ELECT. BOX (PART NBL-BOX-ASSLKT) 2X REQ.
13	20A TOGGLE SWITCH (EL-SW-SW20)
14	LOCKING PLATE (EL-SW-LOCKING PLATE)
15	MC CABLE* (EL-COND-AL-.375PLX)
16	POWER SUPPLY: 1X 60W (ALL ANSON)
ELECTRICAL BOX W/ LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL	
INSTALLATION	

SIGN CODE:	WS23-CW
SCALE:	1/2" = 1'
DATE:	08-08-19H
QUANTITY:	2

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**VALLEY CITY SIGN**

**CUSTOMER INFO**

Tommy's Express Car Wash  
 ACCOUNT  
 6420-6390 28th St. SE  
 ADDRESS  
 4/14/21  
 INITIAL PROPOSAL DATE

**REVISIONS**

REVISIONS	INITIALS & DATE
Rearrange slide 4	TC 4/16/21
Edit entry lanes	TC 4/19/21
New site plan	TC 4/21/21
Removed sign type S	TC 5/25/21
Dropped in new site plan	JV 6/11/21
Updated wall signs	JV 7/12/21

**REVISIONS CONT.**

REVISIONS CONT.	INITIALS & DATE

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

**JEWELITE CHANNEL LETTERS**

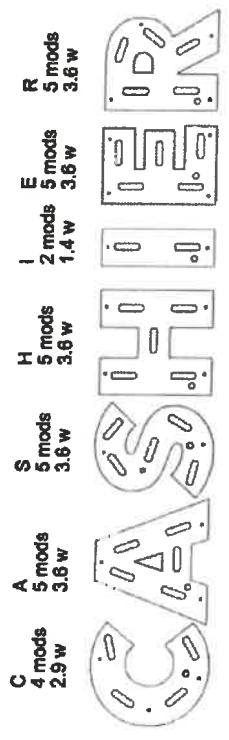
ITEM	DESCRIPTION
1	5" - .040" PREPAINTED BLACK SIDEWALLS
2	STAPLED CONSTRUCTION
3	3mm ACM PANEL
4	2.5-20 INSERT W/FASTENER
5	WEEP HOLES

ITEM	DESCRIPTION
6	1" BLACK JEWELITE / BLACK JEWELITE SCREW
7	.125" WHITE PLEX FACE (7328)

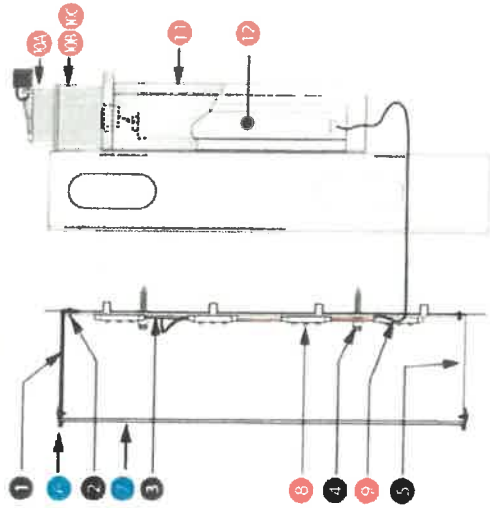
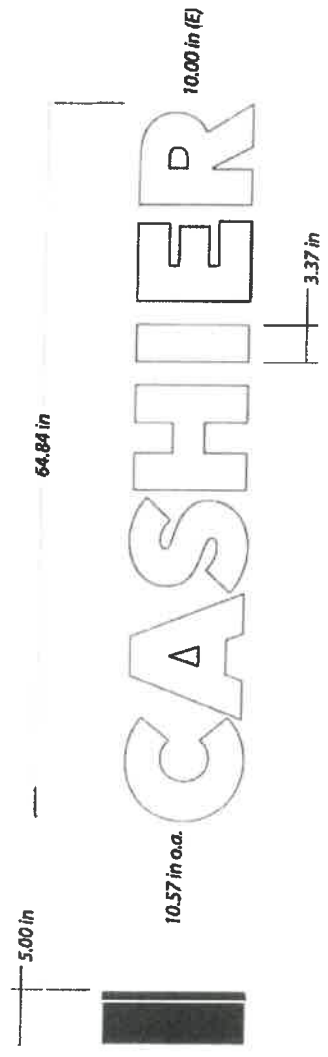
ITEM	DESCRIPTION
8	G2G WHITE WOW LED (31)
9	SLEEVED LED CABLE
10A	LOCKING COVER (EL-COVER-PTC100GY)
10B	ELECTRICAL BOX (EL-BOX-IH-ILM)
10C	120V/20A SWITCH (EL-SW-CS120-3)
11	POWER SUPPLY BOX
12	ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL.

**INSTALLATION**

SIGN CODE:	WLS-C
SCALE:	3/4" = 1'
DATE:	05.22.19B
QUANTITY:	1



Load: 37.2%  
 Modules: 31 White G2G WOW  
 Watts: 22.3 of 60.0  
 P-S: Universal 60watt  
 Perim ft: 26.56



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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	6420-6390 28th St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

REVISIONS	INITIALS & DATE
4	TC 4/16/21
3	TC 4/19/21
2	TC 4/21/21
1	TC 5/25/21
	JV 6/11/21
	JV 7/22/21

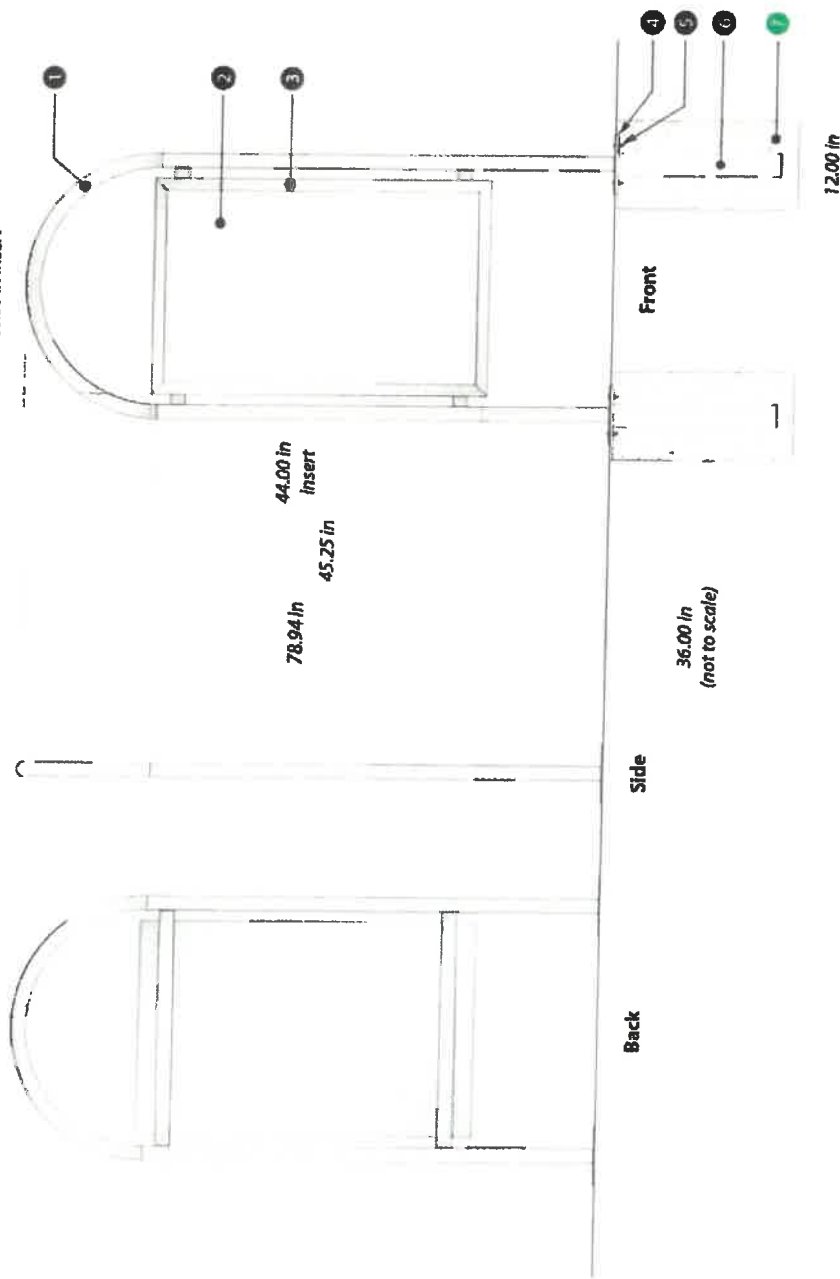
REVISIONS CONT.	INITIALS & DATE
5	
6	
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**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan





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



S/F GROUND MOUNTED SNAP FRAME	
ITEM	SIGN MATERIALS
1	2"Ø STAINLESS STEEL TUBE
2	44" h x 28" w INSERT ARTWORK (TYPE C)
3	S/F SILVER SNAP SIGN FRAME
4	8"Ø x 1.25" ALUM. MATCH PLATE
5	.375"Ø x 1.25" GALV. STEEL NUTS/BOLTS
6	3" x 4" x .1875" x 32" LONG ALUM. STUB, WELD TO BOTTOM MATCH PLATE

**INSTALLATION**  
 7 12"DIA. x 36"D CONCRETE FOOTING

**NOTES:** Sign and graphic inserts supplied by Tommy's.  
 Post stubs with match plates supplied by Valley City Sign.  
 Sign installed by Valley City Sign.

SIGN CODE:	A
SCALE:	1/2" = 1'
DATE:	3.04.21
QUANTITY:	3



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CUSTOMER INFO	INITIALS & DATE
Tommy's Express Car Wash	TC 4/16/21
ACCOUNT	TC 4/19/21
6420-6390 28 <sup>th</sup> St. SE	TC 4/21/21
ADDRESS	TC 5/25/21
4/14/21	JV 6/11/21
INITIAL PROPOSAL DATE	JV 7/22/21

REVISIONS	INITIALS & DATE
1 R Rearrange slide 4	
2 Edit entry lanes	
3 New site plan	
4 Removed sign type S	
5 Dropped in new site plan	
6 Updated wall signs	

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan



B.6a



B.6b



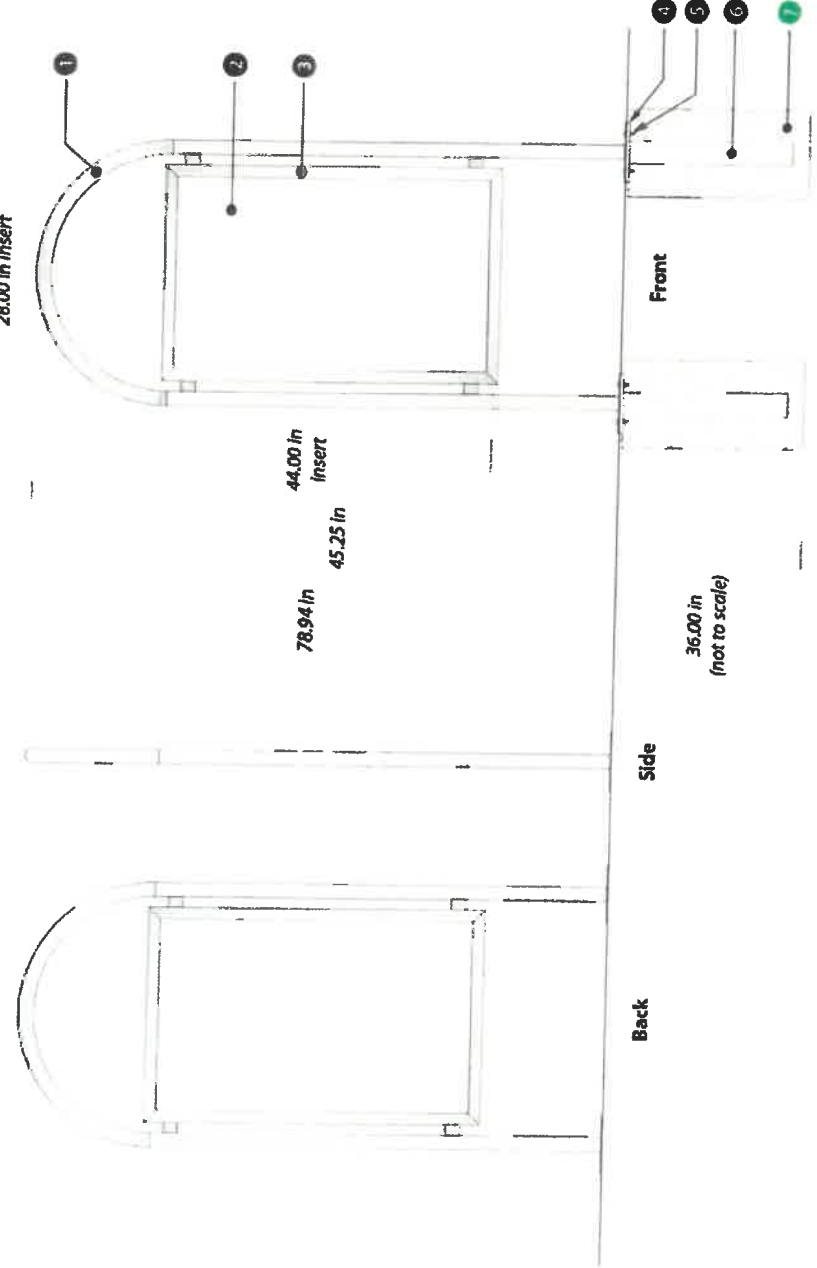
B.7a



B.7b



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



D/F GROUND MOUNTED SNAP FRAME	
ITEM	SIGN MATERIALS
1	2" Ø STAINLESS STEEL TUBE
2	44" h x 28" w INSERT ARTWORK (TYPE C)
3	S/F SILVER SNAP SIGN FRAME
4	8" Ø x 1.25" ALUM. MATCH PLATE
5	3.75" Ø x 1.25" GALV. STEEL NUTS/BOLTS
6	3" x 4" x .1875" x 32" LONG ALUM. STUB, WELD TO BOTTOM MATCH PLATE

**INSTALLATION**  
 7 12" DIA. x 36" D CONCRETE FOOTING

**NOTES:** Sign and graphic inserts supplied by Tommy's.  
 Post stubs with match plates supplied by Valley City Sign.  
 Sign Installed by Valley City Sign.

SIGN CODE:	B
SCALE:	1/2" = 1'
DATE:	3.04.21
QUANTITY:	2



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CUSTOMER INFO	
ACCOUNT	Tommy's Express Car Wash
ADDRESS	6420-6390 28th St. SE
INITIAL PROPOSAL DATE	4/14/21

REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	JV 7/22/21

REVISIONS CONT.	INITIALS & DATE
7	
8	
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11	
12	

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

72.00 in

0.125 in



7.00 in

Side

SIGN MATERIALS	
ITEM	SIGN MATERIALS
1	.125" THICK ALPHA PANEL
	1/2" RADIUS CORNERS
ITEM	VINYL COLORS
2	BLACK VINYL COPY
INSTALLATION	
SCREW MOUNT FLUSH TO WALL	

**NOTES:** Sign supplied by Tommy's.  
Sign installed by Valley City Sign.

SIGN CODE:	M
SCALE:	1" = 1'
DATE:	3.04.21
QUANTITY:	1



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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	6420-6390 28 <sup>th</sup> St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

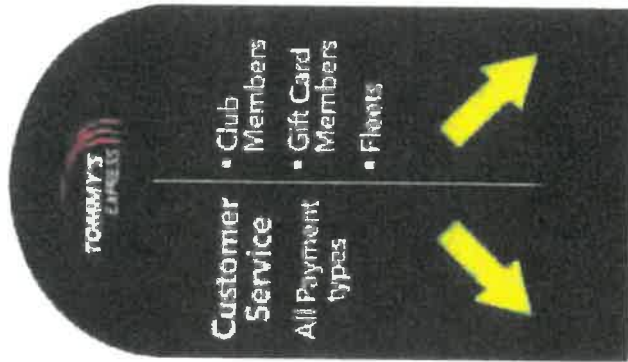
REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	JV 7/22/21

REVISIONS / DATE	INITIALS & DATE

**SITE#**  
**P2623**  
Grand Rapids,  
Michigan

24.00 in

0.125 in



42.00 in



Side

S/F LANE ID PANEL	
ITEM	SIGN MATERIALS
1	.125" THICK ALPHA PANEL
2	FULL FACE DIGITAL PRINT
INSTALLATION	
PIPE CLAMP MOUNT TO LICENSE PLATE CAMERA POST	
<b>NOTES: Sign supplied by Tommy's. Sign installed by Valley City Sign.</b>	

SIGN CODE:	T
SCALE:	1" = 1'
DATE:	3.04.21
QUANTITY:	2



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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	6420-6390 28th St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	JV 7/22/21

REVISIONS CONT.	INITIALS & DATE
7	
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11	
12	

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

S/F GATE ARM PANEL

ITEM	SIGN MATERIALS
1	.25" THICK ALPHA PANEL
2	FULL FACE DIGITAL PRINT

INSTALLATION  
SCREW MOUNT TO GATE ARM

NOTES: Sign supplied by Tommy's.  
Sign installed by Valley City Sign.

SIGN CODE:	U
SCALE:	3/4" = 1'
DATE:	3-04-21
QUANTITY:	3

0.25 in



0.25 in



Side

85.00 in



10.00 in

U.1

85.00 in



16.00 in

U.2



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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	6420-6390 28th St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

REVISIONS	INITIALS & DATE
1	TC 4/16/21
2	TC 4/19/21
3	TC 4/21/21
4	TC 5/25/21
5	JV 6/11/21
6	JV 7/22/21

REVISIONS COUNT	INITIALS & DATE
1	
2	
3	
4	
5	
6	

SITE#  
**P2623**  
Grand Rapids,  
Michigan

VACUUM STALL LETTERING	
ITEM	SIGN MATERIALS
1	10GA STAINLESS STEEL
2	4x - .28"Ø HOLES REQUIRED

**INSTALLATION**  
**U-BOLT MOUNT TO STAINLESS STEEL VACUUM STALL TUBE STRUCTURE**

**NOTES:** Sign supplied by Tommy's.  
 Sign Installed by Valley City Sign.

SIGN CODE:	V
SCALE:	1.1/2" = 1'
DATE:	3.04.21
QUANTITY:	12

46.46 in  
 0.14 in (+/-)



Side

5009 West River Drive  
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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	6420-6390 28th St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	JV 7/22/21

REVISIONS CONT.	INITIALS & DATE
7	
8	
9	
10	
11	
12	

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

Sign Type A.1 • A.2 • A.3

Single Faced Ground Mounted Snap Frame Sign



LOCATION ON OVERVIEW PHOTO



5009 West River Drive  
Comstock Park, MI 49321  
Ph 616.784.5711 | Fx 616.784.8280  
[www.valleycitysign.com](http://www.valleycitysign.com)

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**CUSTOMER INFO**  
**Tommy's Express Car Wash**  
**ACCOUNT**  
**6420-6390 28th St. SE**  
**ADDRESS**  
**4/14/21**  
**INITIAL PROPOSAL DATE**

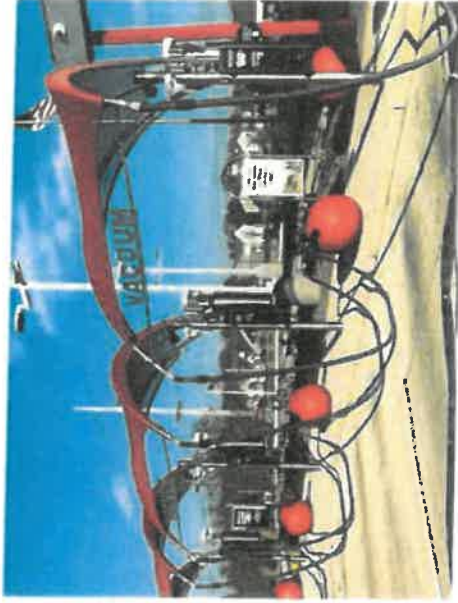
REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type S	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	JV 7/22/21

REVISIONS CONT	INITIALS & DATE
7	--
8	--
9	--
10	--
11	--
12	--

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

Sign Type B.6a/B.6b • B.7a/B.7b

Double Faced Ground Mounted Snap Frame Sign



LOCATION ON OVERVIEW PHOTO

5005 West River Drive  
 Comstock Park, MI 49321  
 Ph 616.784.5711 | Fx 616.784.8280  
[www.valleycitysign.com](http://www.valleycitysign.com)

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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6380 28<sup>th</sup> St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

REVISIONS	INITIALS & DATE
Rearrange slide 4	TC 4/16/21
Edit entry lanes	TC 4/19/21
New site plan	TC 4/21/21
Removed sign type 5	TC 5/25/21
Dropped in new site plan	JV 6/11/21
Updated wall signs	JV 7/22/21

REVISIONS CONT.

REVISIONS CONT.	INITIALS & DATE

SITE#  
**P2623**

Grand Rapids,  
 Michigan

# Sign Type M

# Single Faced Wall Panel Sign



LOCATION ON OVERVIEW PHOTO

5009 West River Drive  
Cometock Park, MI 49321  
Ph 616.784.5711 | Fx 616.784.8280  
[www.valleycitysign.com](http://www.valleycitysign.com)

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**CUSTOMER INFO**  
Tommy's Express Car Wash  
**ACCOUNT**  
6420-6390 28th St. SE  
**ADDRESS**  
4/14/21  
**INITIAL PROPOBAL DATE**

REVISIONS	INITIALS & DATE
A Rearrange slide 4	TC 4/16/21
B Edit entry lanes	TC 4/19/21
C New site plan	TC 4/21/21
D Removed sign type S	TC 5/25/21
E Dropped in new site plan	JV 6/11/21
F Updated wall signs	JV 7/22/21

REVISIONS.COM1	INITIALS & DATE
1	
2	
3	
4	
5	
6	

**SITE#**  
**P2623**  
Grand Rapids,  
Michigan



# Sign Type T.1 • T.2

# Single Faced Canopy Mounted Panel Sign



LOCATION ON OVERVIEW PHOTO



5008 West River Drive  
 Comstock Park, MI 49321  
 Ph. 616.784.8711 | Fx 616.784.8280  
[www.valleycitysign.com](http://www.valleycitysign.com)

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CUSTOMER INFO	
<b>Tommy's Express Car Wash</b>	
ACCOUNT	6420-6390 28 <sup>th</sup> St, SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

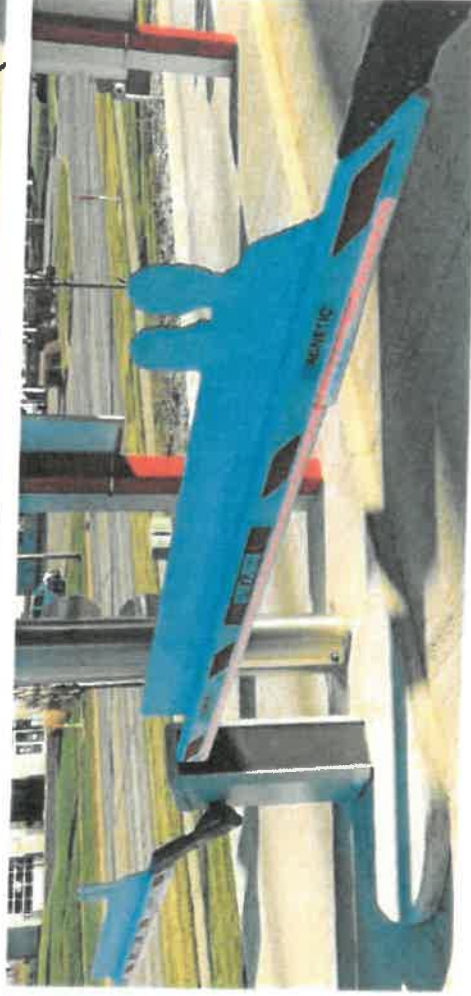
REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21
6 Updated wall signs	NV 7/22/21

REVISIONS CONT.	INITIALS & DATE

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

# Sign Type U.1 • U.2

# Single Faced Gate Arm Panel Sign



LOCATION ON OVERVIEW PHOTO

5009 West River Drive  
 Comstock Park, MI 48931  
 Ph: 616.784.5711 | Fx: 616.784.8280  
[www.valleycitysign.com](http://www.valleycitysign.com)

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**CUSTOMER INFO**  
**Tommy's Express Car Wash**  
 ACCOUNT  
 6420-6390 28<sup>th</sup> St. SE  
 ADDRESS  
 4/14/21  
 INITIAL PROPOSAL DATE

REVISIONS	INITIALS & DATE
1	TC 4/16/21
2	TC 4/19/21
3	TC 4/21/21
4	TC 5/25/21
5	JV 6/11/21
6	JM 7/22/21

REVISIONS	INITIALS & DATE
1	
2	
3	
4	
5	

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan

# Sign Type V

# Vacuum Stall Lettering



LOCATION ON OVERVIEW PHOTO

5009 West River Drive  
 Comstock Park, MI 49321  
 Ph 616.784.5711 | Fx 616.784.8280  
[www.valleycitysign.com](http://www.valleycitysign.com)

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CUSTOMER INFO	
<b>Tommy's Express Car Wash</b>	
ACCOUNT	6420-6390 28 <sup>th</sup> St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

REVISIONS	INITIALS & DATE
1. Rearrange slide 4	TC 4/16/21
2. Edit entry lanes	TC 4/19/21
3. New site plan	TC 4/21/21
4. Removed sign type 5	TC 5/25/21
5. Dropped in new site plan	JV 6/11/21
6. Updated wall signs	N 7/22/21

REVISIONS	INITIALS & DATE

**SITE#**  
**P2623**  
 Grand Rapids,  
 Michigan



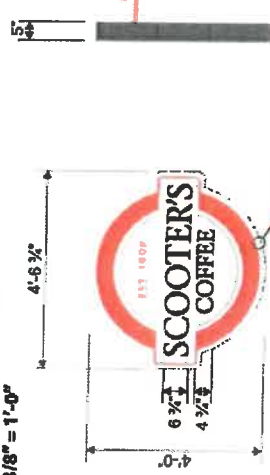
# SCOOTERS COFFEE DRIVE-THRU SPECIFICATIONS

## ILLUMINATED CHANNEL LOGO

FABRICATED FROM .050 BLACK PRE-FINISHED ALUMINUM RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACE IS TO BE 3/16" WHITE PLEXIGLAS WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH WHITE LED'S. LOGO IS TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).



**NOTE:**  
6" WHIP TO EXIT TOP CENTER, REAR OF CHANNEL LOGO (ON ROOF TOP).



**NOTE:**  
ALUM. RETAINERS. FACE OF RETAINERS ARE TO BE PAINTED WHITE AND RETURNS ARE TO BE PAINTED BLACK.

**NOTE:**  
SELF CONTAINED TRANSFORMER.



**NOTE:**  
LED MODULES ARE RIVETED TO ALUMINUM BACK AND SEALED WITH SILICONE. NUMBER OF LED MODULES WILL VARY DEPENDING ON LOGO SIZE.

**NOTE:**  
POWER TO EXIT REAR OF CHANNEL LOGO DISPLAY.

## ILLUMINATED CHANNEL LOGO SCALE: 3/8" = 1'-0"

DRAWING # :	117272
PROJECT ID :	Standards
SALES PERSON :	Andy Nelson
DRAWN BY :	Steve Connell
DATE :	10.01.18
INSPECTED BY :	
Revised:	



Various Locations

**Omaha Neon Sign Co., Inc.**

1120 N 18th Street - Omaha 68102  
402.341.5077 • 402.341.7854 fax

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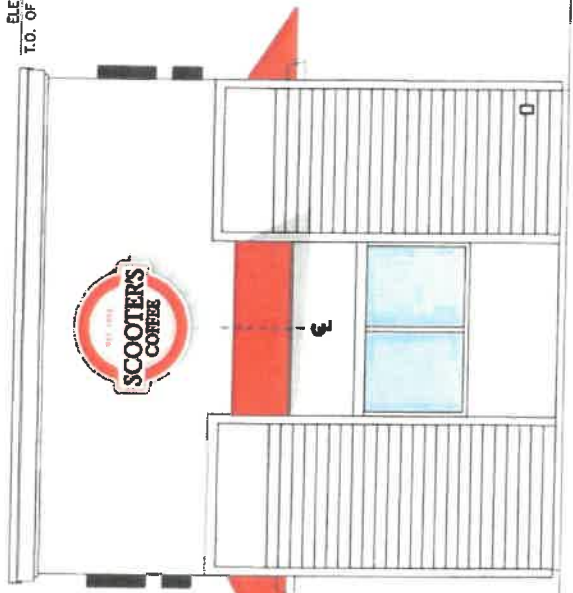
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This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



ELEV. 19'-0"  
T.O. OF PARAPET



FRONT BUILDING ELEVATION  
SCALE: 1/4" = 1'-0"

ELEV. 0'-0"  
FINISH FLOOR

**FLUSH MOUNTED CHANNEL LETTERS**  
SCALE: 1/4" = 1'-0"



DRAWING # : 117274  
PROJECT ID: Standards  
SALES PERSON: Anya Nelson  
DRAWN BY: Steve Connell  
DATE: 10.01.18  
REVISIONS: 02.21.19



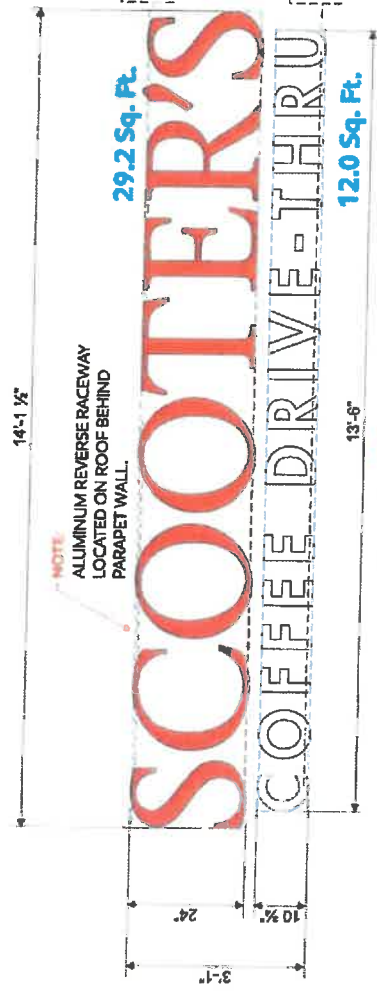
Various Locations

**Omaha Neon Sign Co., Inc.**  
1120 N 18th Street - Omaha 68102  
402.341.8077 • 402.341.7854 fax

This drawing and all materials are the property of Omaha Neon Sign Co., Inc. and shall remain the property of Omaha Neon Sign Co., Inc. until they are returned to Omaha Neon Sign Co., Inc. in writing.

**NOTICE:**  
ALL MATERIALS AND METHODS ARE SUBJECT TO APPROVAL BY THE AUTHORIZED AND DATED OFFICIALS OF THE CITY OF OMAHA, NEBRASKA. OMAHA NEON SIGN COMPANY, INC. INCLUDES ALL AGREEMENTS FORM AND TO CLIENT APPROVAL.

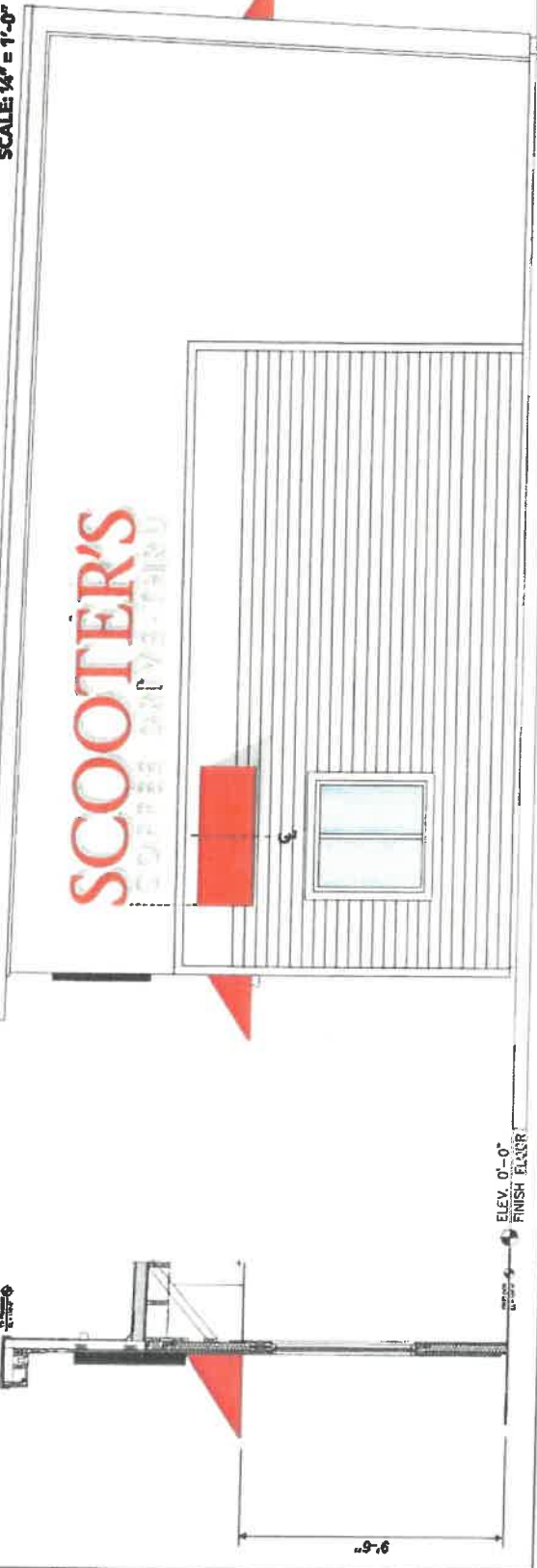
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**SCOOTERS COFFEE DRIVE-THRU SPECIFICATIONS**

CHANNEL LETTERS (SCOOTERS)	RETURNS	3" DEEP .040 PRE-FINISHED B.L.K. ALUMINUM
	BACKS	.063 WHITE ALUMINUM
	FACES	.063 WHITE ACRYLIC
	TRIM CAP	.1875 WHITE ACRYLIC
	ILLUMINATION	1" BLACK ACRYLIC
		280-43 TOMATO RED TRANSLUCENT
		1" RED LED MODULES
CHANNEL LETTERS (COFFEE DRIVE-THRU)	RETURNS	3" DEEP .040 PRE-FINISHED B.L.K. ALUMINUM
	BACKS	.063 WHITE ALUMINUM
	FACES	.1875 WHITE ACRYLIC
	TRIM CAP	.1875 WHITE ACRYLIC
	ILLUMINATION	1" BLACK ACRYLIC
		WHITE LED MODULES

**SIDE BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



**FLUSH MOUNTED CHANNEL LETTERS**  
SCALE: 1/4" = 1'-0"

**DRAWING # :** 117276  
**PROJECT ID:** Standards  
**SALES PERSON:** Andrea Nelson  
**DRAWN BY:** Steve Conzett  
**DATE:** 10.01.18  
**REVISIONS BY:**  
**Revised:** 02.21.19



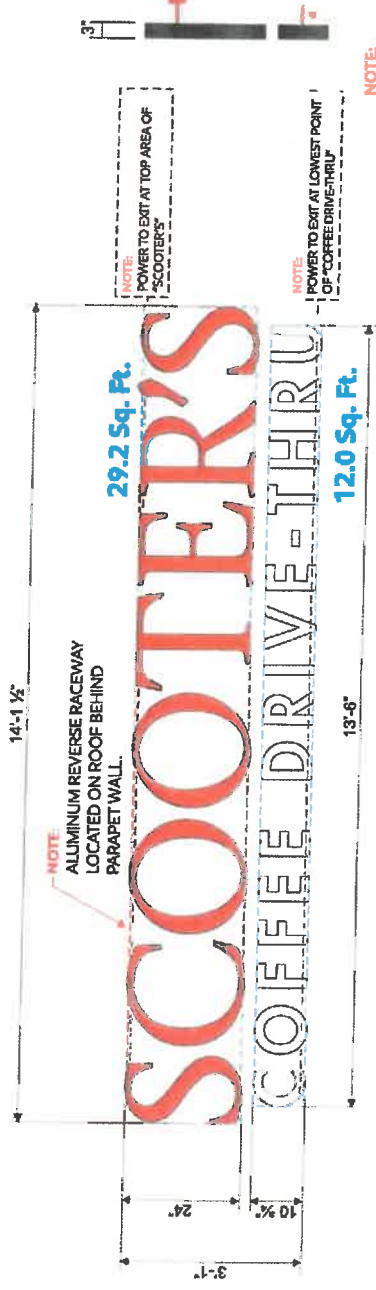
**Various Locations**  
**Omaha Neon Sign Co., Inc.**  
1120 N. 18th Street • Omaha 68102  
402.341.8077 • 402.341.7554 fax

This design and all materials representing herein, submitted in accordance with the International Building Code, Inc. and all other applicable codes, shall be subject to the approval of the local authority having jurisdiction. All materials shall be UL listed and approved for use in the intended application.

**NOTICE:**  
ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY HAVING JURISDICTION. APPROVAL BY THE UNDERSIGNED AND DATE OF SIGNATURE IS NOT A GUARANTEE OF PRODUCT PERFORMANCE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO OBTAIN APPROVAL FROM THE LOCAL AUTHORITY HAVING JURISDICTION.

Special: \_\_\_\_\_ Date: \_\_\_\_\_  
Sales Rep: \_\_\_\_\_ Date: \_\_\_\_\_

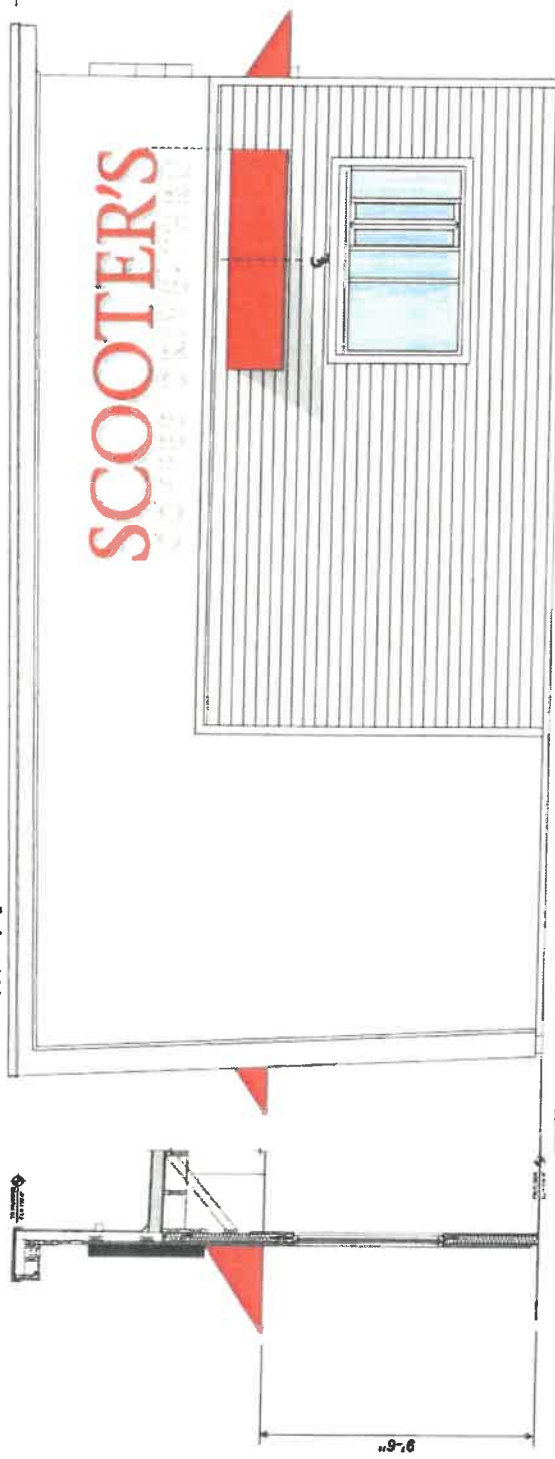
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**Total: 41.2 Sq. Ft.**



**DRIVE-THRU BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



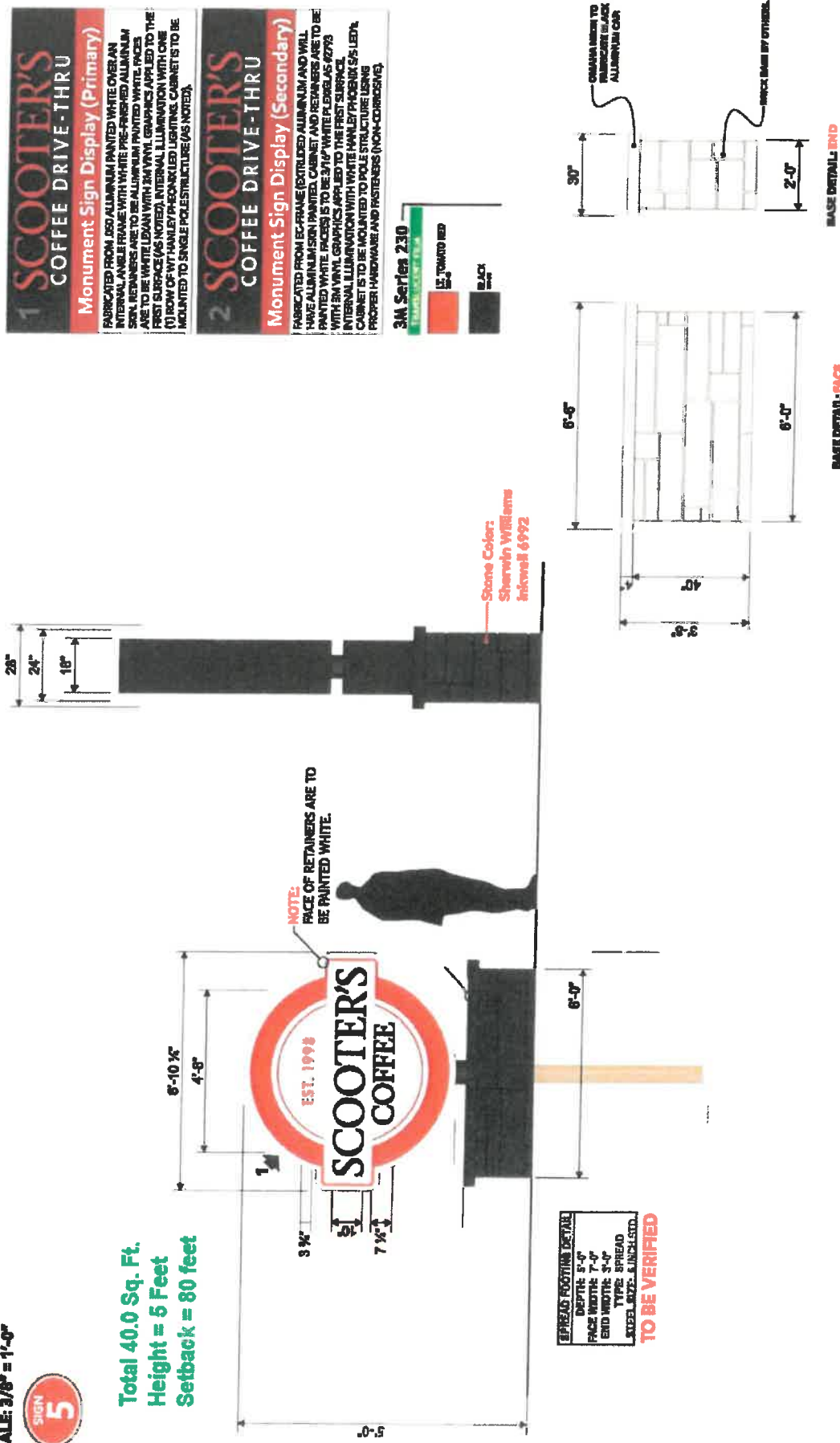
**SCOOTERS COFFEE DRIVE-THRU SPECIFICATIONS**

<b>CHANNEL LETTERS (SCOOTERS)</b>	
RETURNS	3" DEEP .040 PRE-FINISHED BLK. ALUMINUM
BACKS	.063 WHITE ALUMINUM
FACES	.1875 WHITE ACRYLIC
VINYL	230-43 TOMATO RED TRANSPARENT
TRIM/CAP	1" BLACK ACRYLIC
ILLUMINATION	RED LED MODULES
<b>CHANNEL LETTERS (COFFEE DRIVE-THRU)</b>	
RETURNS	3" DEEP .040 PRE-FINISHED BLK. ALUMINUM
BACKS	.063 WHITE ALUMINUM
FACES	.1875 WHITE ACRYLIC
TRIM/CAP	1" BLACK ACRYLIC
ILLUMINATION	WHITE LED MODULES

D/F MONUMENT SIGN DISPLAY:  
SCALE: 3/8" = 1'-0"



Total 40.0 Sq. Ft.  
Height = 5 Feet  
Setback = 80 feet

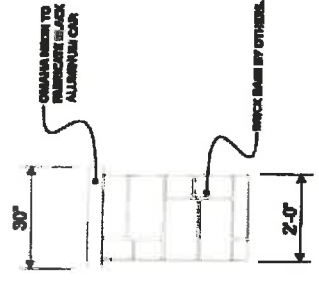


**EPUREAD FOOTING DETAIL**  
DEPTH: 5'-0"  
FACE WIDTH: 7'-0"  
END WIDTH: 3'-0"  
TYPE: SPREAD  
SIZES: 5 INCHES  
**TO BE VERIFIED**

**1 SCOOTER'S COFFEE DRIVE-THRU**  
**Monument Sign Display (Primary)**  
FABRICATED FROM 6061 ALUMINUM PAINTED WHITE OVER AN INTERNAL ANGLE FRAME WITH WHITE PRE-FINISHED ALUMINUM SKIN. RETAINERS ARE TO BE ALUMINUM PAINTED WHITE. FINISHES ARE TO BE WHITE LEAN WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH ONE (1) ROW OF WY HANLEY PH-80K LED LIGHTING. CABINET IS TO BE MOUNTED TO SINGLE POLE STRUCTURE (AS NOTED).

**2 SCOOTER'S COFFEE DRIVE-THRU**  
**Monument Sign Display (Secondary)**  
FABRICATED FROM EC-FRAME (EXTRUDED ALUMINUM AND WILL HAVE ALUMINUM SKIN PAINTED. CABINET AND RETAINERS ARE TO BE PAINTED WHITE. FINISHES TO BE 3/16" WHITE PLYER LAS 60793 WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE. INTERNAL ILLUMINATION WITH WHITE HANLEY PH-80K LED LIGHTING. CABINET IS TO BE MOUNTED TO POLE STRUCTURE USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

**3M Series 230**  
15 TOMATO RED  
BLACK



**BASE DETAIL: END**

**BASE DETAIL: FACE**

<p>Omnia Neon Sign Co., Inc. 10001 VEB Blvd • Omaha NE 68164 402.344.6777 • 402.311.1888 We design and manufacture custom signs and lighting for businesses and organizations. Our products are made in the USA and are available in a variety of colors and finishes.</p>	<p><b>DRAWING # : 127566</b> <b>PROJECT ID: 25607</b></p>	<p><b>SALES PERSON: andy neison</b> <b>DESIGN BY: wes stephens</b></p>	<p><b>DATE: 05.14.21</b> <b>REVISED: 000000</b></p>	<p><b>PROJECTED BY:</b> <b>DATE:</b></p>	<p><b>NOTICE:</b> SCOOTER'S COFFEE DRIVE-THRU 4701 Dool Hwy Lodi, NJ 08216</p>	<p><b>LISTEN</b></p>
	<p>This plan is intended to be used as a guide only. It is not to be used as a contract. The manufacturer shall be responsible for the accuracy of the information provided. The manufacturer shall be responsible for the accuracy of the information provided. The manufacturer shall be responsible for the accuracy of the information provided.</p>					