

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, September 18, 2017**  
**7:00 pm**  
**Cascade Library Wisner Center**  
**2870 Jacksmith Ave. SE**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the September 11, 2017 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 17-3404 David Teppo  
Public Hearing  
Property Address: 3777 Cherry Lane  
Requested Action: The applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq. ft.**
- ARTICLE 7. Case # 17-3402 James Hudson  
Public Hearing  
Property Address: 7447 Woodvale St SE  
Requested Action: The applicant is requesting a Type I Special Use Permit to allow for a taller fence in the rear yard.**
- ARTICLE 8. Case # 17-3401 2771 Orange Ave LLC  
Public Hearing  
Property Address: 2771 Orange Avenue SE  
Requested Action: The applicant is requesting a Type II Special Use Permit for residential development up to 9 units per acre.**
- ARTICLE 9. Case # 17-3405 Lakeland Finishing  
Property Address: 5400 36<sup>th</sup> Street SE  
Requested Action: The applicant is requesting site plan approval to construct a 13,000 sq. ft. addition.**
- ARTICLE 10. Any other business**
- ARTICLE 11. Adjournment**

**Meeting Format**

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

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, September 11, 2017  
7:00 P.M.

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

**ARTICLE 2. Pledge of Allegiance.**

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

**Motion was made by Member Mead to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.**

**ARTICLE 4. Approve the Minutes of the August 21, 2017 Meeting.**

**Motion was made by Member Mead to approve the Minutes as written. Supported by Member Sperla. Motion carried 9 to 0.**

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

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

**ARTICLE 6. Case #17-3367 Cascade One LLC**

**Public Hearing**

**Property Address: 1701 Spaulding Avenue SE**

**Requested Action:** The Applicant is requesting a Preliminary Approval to Rezone to P.U.D. to allow for a 31 lot plat.

Director Peterson stated that the Applicant is requesting Preliminary approval in order to rezone approximately 36 acres for a new Planned Unit Development called Cascade One. This rezoning request is for 31 single family lots.

This project is similar to the project Applicant applied for in 2014. At that time, the project was proposed for 27 single family lots. Due to the increase in the number of lots and the numerous layout changes, staff determined that this should move forward as a new project, rather than just an update of the old one. The developer has provided all new information for this new project.

The Applicant is requesting to cluster the homes in an open space concept with the development on the upland areas of the property.

The developer is choosing to develop the project under the township's subdivision ordinance using the 25% open space method. This allows lot sizes as small as 25,000 sq. ft. with public and sewer. Since Applicant is seeking approval with lot sizes less than 25,000 sq. ft., they are requesting P.U.D. rezoning. Lots will range in size from 15,000 to 28,000 sq. ft. The developer is also proposing smaller setbacks than normal to accommodate the smaller lot sizes.

Applicant has submitted a test plan showing how they could meet the 50% open space method with 14,500 sq. ft. lots and have 33 lots without needing P.U.D. rezoning approval.

Using the 25% open space development technique for this project, the open space or common areas need to be clearly identified on the plan, along with a plan showing how they calculated the density to make sure it fits with the township's subdivision ordinance.

These lot sizes would compare to those in the Jennydale, Abbeydale, and Tall Pines subdivisions. However, those subdivisions do not provide any open space or common areas.

The subdivision includes the use of new public roads. This is a change from the new project originally presented. The main issue was regarding the slope of the road connecting to Spaulding Avenue. The developer has now received approval from the Kent County Road Commission ("KCRC") for the new road design and will proceed as a public road. The road names will need to be approved by KCRC. This plan also includes a connection to Spaulding and Abbeydale Drive.

The development is proposed to be served by both public sewer and public water. The utility plans have been approved by the Township Engineer. The Township Engineer has also approved the storm water plan for this project.

The plan does include a pedestrian connection from our path on Spaulding through the development to Cavalcade Drive in Kentwood. This will be a private walk that will be open to the public.

The path crosses the Martin Beek Drain. The Kent County Drain Commission ("KCDC") will have to permit the work in the drainage easement. This crossing is planned to be wooden boardwalk and would be part of the general common element to be maintained by the association.

The Applicant is also proposing to connect to the Abbeydale subdivision to the South. This was contemplated when Abbeydale was constructed in the late 80's and early 90's. Due to the topography issue, the development does not plan to connect the north for future development of that area.

The site is impacted by some small wetland areas which should be evaluated for need of any MDEQ permits. As done in the past with other open space developments, the township has tried to include the most sensitive areas within the open space areas. This

helps to protect these areas from being used or disturbed by future owners. The developer has done this on the site, which required the P.U.D. rezoning to allow for some smaller lots than allowed, but this is only because they are keeping some of the drainage system in the common areas.

The plan includes an area about 3.8 acres in size that they are leaving out of the project. This area has direct connection to Cavalcade Drive in Kentwood. This area would be able to accommodate two parcels.

The Applicant has indicated the subdivision will have light poles and street trees in the development.

Director Peterson recommends approval of the plan. If approved, staff will put together the P.U.D. ordinance amendments with the Applicant for the Planning Commission's review so they can then make a recommendation to the Township Board.

Secretary Rissi asked the Applicant to come forward with any comments.

Mr. Barker, owner of Cascade One LLC, and his engineer, Mr. VanKooten, came forward and gave a brief overview and history of the project. They also added that Phase I of the project will consist of lots 1 through 9 off Abbeydale. The other phases will come in time and make their way down toward Spaulding. At that time, the driveway/pedestrian road will be put in connecting to Spaulding. They anticipate Phase I will be completed in the Spring/early Summer 2018, with approximately 1 year between phases.

**Motion was made by Member Lewis to open Public Hearing. Supported by Member Robinson. Motion carried 9-0.**

Several members of the public came forward to voice a variety of concerns concerning this project, including:

1. **Second Entrance.** There was a consensus that there should be a second road put in at the start of construction (versus later in Phase 3) off of Spaulding that could help handle the flow of construction vehicles in and out of the project. One entrance off of Abbeydale into the project will create increased traffic, traffic backups, as well as a concern for the well-being of children walking to and from school bus stops, as there are no sidewalks.
2. **Pedestrian Connection.** There was a concern about the joint driveway/pedestrian pathway. The public felt the driveway and the pedestrian sidewalk should be separate, mainly for safety reasons.
3. **3.8 Acres Not Included in Project.** There was concern from residents around the 3.8 acres being left alone.
4. **Trees.** Many were disturbed about the clearcutting of so many trees to do this project. Many felt it should be looked at again to save as many trees as possible.

**Motion was made by Member Mead to close Public Hearing. Supported by Member Robinson. Motion carried 9-0.**

Secretary Rissi invited the Applicant to come forward to address the public's concerns.

Applicant did come forward to try to address the concerns brought forward by the public.

1. **Second Entrance.** The developer agreed to install the road off from Spaulding Ave to provide for construction traffic off from Spaulding rather than using Abbeydale.
2. **Pedestrian Connection.** Applicant feels that they could easily accommodate a separate drive and sidewalk, instead of a joint one.
3. **3.8 Acres.** In reference to the two empty lots they don't plan to use, Applicant didn't feel anything needed to be done and that they would meet the township rules of setbacks.
4. **Trees.** Applicant explained that it is never a good idea to take out trees unless it was necessary. The trees that are being removed are being removed mainly because of regulations they need to follow while building. For example, a retention pond needs to go in, then trees need to be removed. Staff did remind everyone that they would be required to plant street trees with the construction of the homes.

Discussion followed between the Applicant and the board members concerning all of these topics.

**Motion was made by Member Sperla to approve Applicant's request for preliminary approval to rezone the P.U.D. to allow for a 31 lot plat, with the following conditions:**

1. **Separate driveway and pedestrian sidewalk;**
2. **When the building permit is pulled for the 25<sup>th</sup> lot, the driveways and sidewalks will be constructed to Spaulding; and**
3. **The second entrance is moved to Phase I instead of Phase II.**

**Supported by Member Robinson. Motion carried 9-0.**

**ARTICLE 7. Case #16-3309 Reibel PUD-Redwood**

**Property Address: 6370 28<sup>th</sup> Street**

**Requested Action: Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.**

Director Peterson stated that at the Public Hearing on August 7, 2017, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project.

The P.U.D. Ordinance amendment has been reviewed by the Applicant and addresses all of their comments as well as the approval from August 7.

Director Peterson recommends a positive recommendation be made to forward to the Township Board for approval of the P.U.D. amendment and site plan.

Secretary Rissi asked if the Applicant would like to come forward.

Applicant did not come forward with any comments.

**Motion was made by Member Mead to send a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Williams. Motion carried 9 to 0.**

**ARTICLE 8.**

**Case #16-3341 Oak Harbor Preserve**

**Public Hearing**

**Property Address: 7901 48<sup>th</sup>, 7735 48<sup>th</sup> & 4580 Little Harbor**

**Requested Action:** Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Director Peterson stated that at the Public Hearing on August 21, 2017, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project.

The P.U.D. Ordinance amendment has been reviewed by the Applicant and addresses all of their comments as well as the approval from August 21.

Director Peterson recommends a positive recommendation be made to forward to the Township Board for approval of the P.U.D. amendment and site plan.

Secretary Rissi asked if the Applicant would like to come forward.

Applicant did not come forward with any comments.

**Motion was made by Member Pennington to send a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Mead. Motion carried 9 to 0.**

**ARTICLE 9.**

**Case #17-3390 East Imports**

**Public Hearing**

**Property Address: 6095, 6115, 6143 28<sup>th</sup> Street SE & 6120 Charlevoix Woods Ct.**

**Requested Action:** Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Director Peterson stated that at the Public Hearing on August 21, 2017, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project.

The P.U.D. Ordinance amendment has been reviewed by the Applicant and addresses all of their comments as well as the approval from August 21.

Director Peterson recommends a positive recommendation be made to forward to the Township Board for approval of the P.U.D. amendment and site plan.

Secretary Rissi asked if the Applicant would like to come forward.

Applicant did not come forward with any comments.

**Motion was made by Member Sperla to send a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Johnson. Motion carried 9 to 0.**

**ARTICLE 10. Any other business**

Next meeting will be September 18, 2017

**ARTICLE 11. Adjournment**

**Motion was made by Member Mead to adjourn. Supported by Member Katsma. Motion carried 9 to 0. The meeting was adjourned at 8:35 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary

**STAFF REPORT:** Case # 17-3404  
**REPORT DATE:** August 29, 2017  
**PREPARED FOR:** Cascade Charter Township Planning Commission  
**MEETING DATE:** September 18, 2017  
**PREPARED BY:** Steve Peterson, Community Development Director

**APPLICANT:**  
David Teppo  
3777 Cherry Lane  
Cascade MI 49301

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**STATUS**

**OF APPLICANT:** Property Owner

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

**EXISTING ZONING OF  
SUBJECT PARCEL(S):** ARC

**GENERAL LOCATION:** West side of Cherry Lane just south of 36<sup>th</sup> st.

**PARCEL SIZE:** Approximately 8.3 acre.

**EXISTING LAND USE  
ON THE PROPERTY:** Residential

**ADJACENT AREA  
LAND USES:** Residential

**ZONING ON  
ADJOINING PARCELS:** ARC

**STAFF COMMENTS:**

1. The applicant is requesting permission to construct a 40' x 68' accessory building (2,720 sq ft). The building will be 17 feet tall as measured to the midpoint. This requires a minimum of a 40 foot setback from the side and 40 feet from the rear property lines. The applicant shows the nearest setback of 87 feet to the side property line.
2. They have indicated that they want the building as a hobby barn and the owner has indicated that they will not be running a business from the building.
3. With more than 3 acres they are allowed to have three accessory buildings. This would be the third.
4. The building is planned to be to have metal siding and metal roofing.
5. A review of past accessory building in the ARC zone on lots of similar size shows that this is "normal" size.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Hobby Barn
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be of similar materials to others in the area.
The size of the building in relation to the house, lot and zoning district.	The property is about 8.3 acres. The home has approximately 3,000 sq. ft. of finished living space.

The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are a few other detached buildings in the immediate area. This size and type of building is consistent with others of similar size in the Township.
The topography and vegetation in the area.	wooded
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The most impacted home will be the home to the west.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

#### **STAFF RECOMMENDATION**

I would recommend that you approve the request to construct the new building under the following conditions;

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

Attachments:      Application package





# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: DAVID TEPPA  
 Address: 3777 CHERRY LANE AVE. SE  
 City & Zip Code: ADA 49301  
 Telephone: 616-481-0006  
 Email Address: dteppa@sbcglobal.net

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

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

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

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

**BRIEFLY DESCRIBE YOUR REQUEST:\*\***  
CONSTRUCT 40' X 68' BUILDING WEST OF  
EXISTING HOME - HOBBY BARN

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

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 - 23 - 100 - 032

**ADDRESS OF PROPERTY:** 3777 CHERRY LANE AVE. SE ADA

**PRESENT USE OF THE PROPERTY:** RESIDENTIAL

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

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

**SIGNATURES**

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

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

DAVID TEPPA

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

\* \_\_\_\_\_

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

DAVID TEPPA

Applicant – Print or Type Name

*David Teppa* 8/16/17

Applicant’s Signature & Date

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

Rev. 7/24/14

Project No. 170980

Date: July 24, 2017

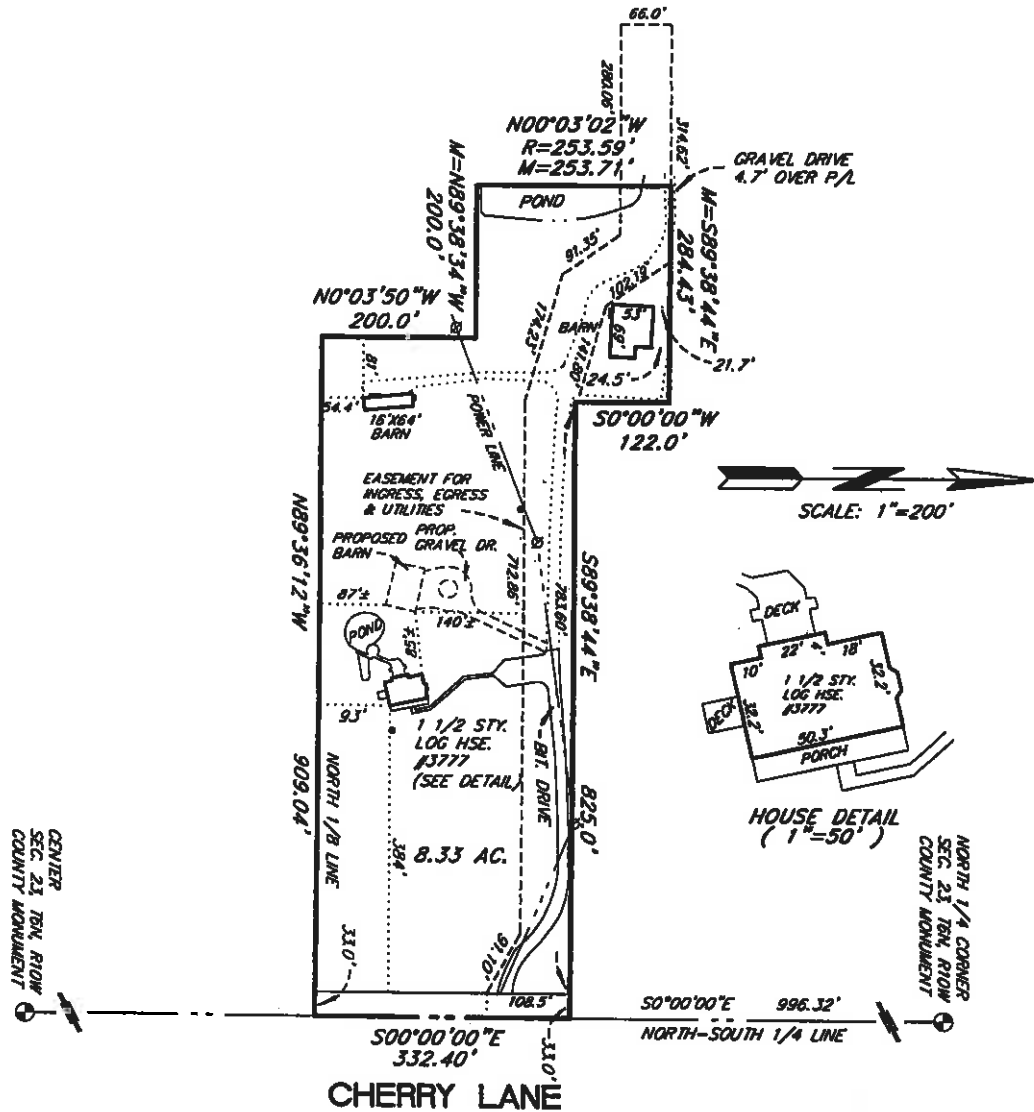
For: Dave Teppo  
3777 Cherry Lane SE  
Ada, MI 49301

Prop. Address: 3777 Cherry Lane Se

Sheet 1 of 2

Prev. 130280

LEGAL DESCRIPTION  
(See Sheet 2 of 2)



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

- LEGEND**
- - IRON STAKE - SET
  - - IRON FOUND
  - ◻ - WOOD STAKE
  - R - RECORDED DIMENSION
  - D - DEED DIMENSION
  - P - PLATTED DIMENSION
  - M - MEASURED DIMENSION
  - ⊕ - CENTERLINE
  - - FENCE LINE




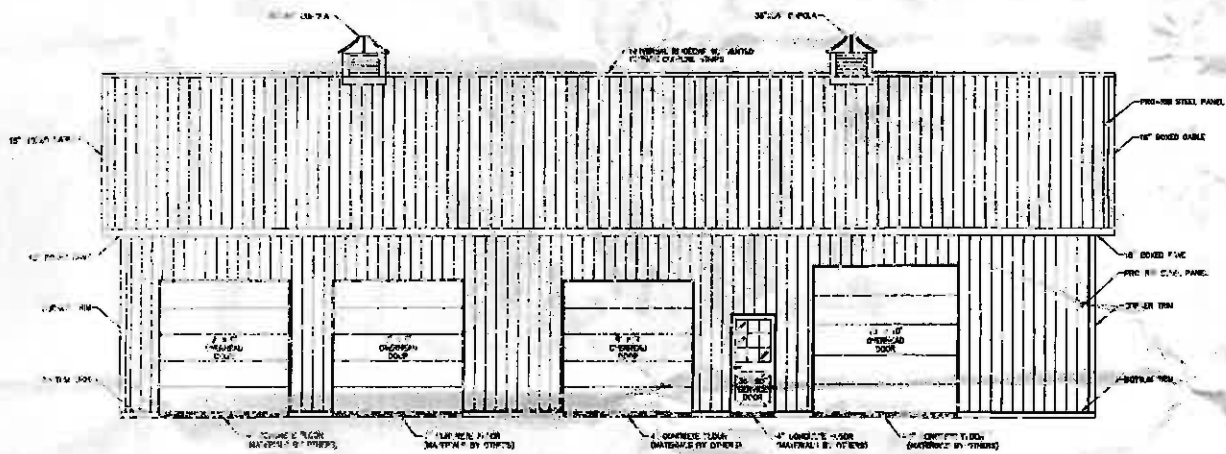
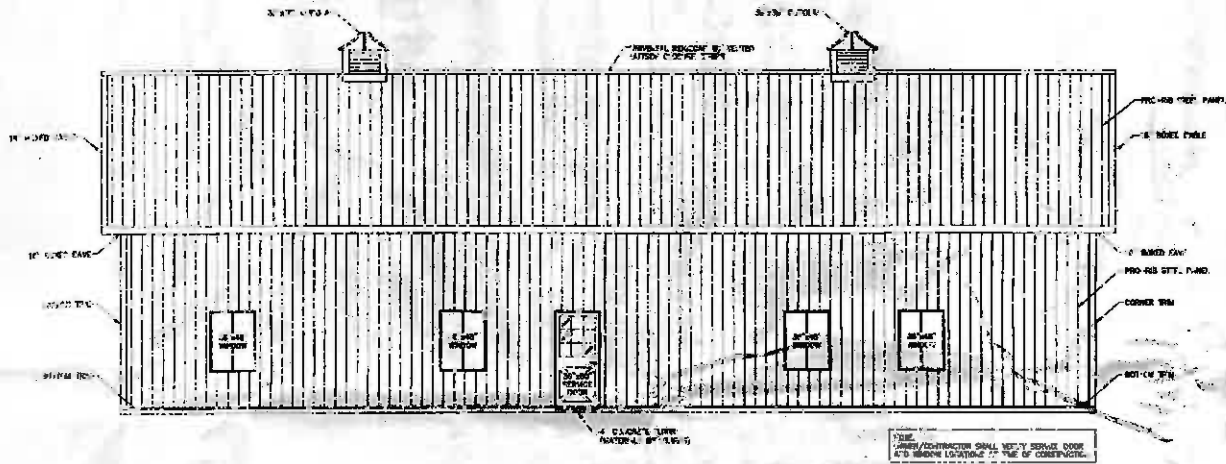
**Roosien & Associates**  
SURVEYING AND ENGINEERING

5055 PLAINFIELD AVENUE, NE  
GRAND RAPIDS, MICHIGAN 49525  
TELE. (616) 361-7220  
FAX (616) 361-1822



STATE OF MICHIGAN  
KEVIN ROOSIEN  
LAND SURVEYOR  
No. 31604  
PROFESSIONAL SURVEYOR

BY 

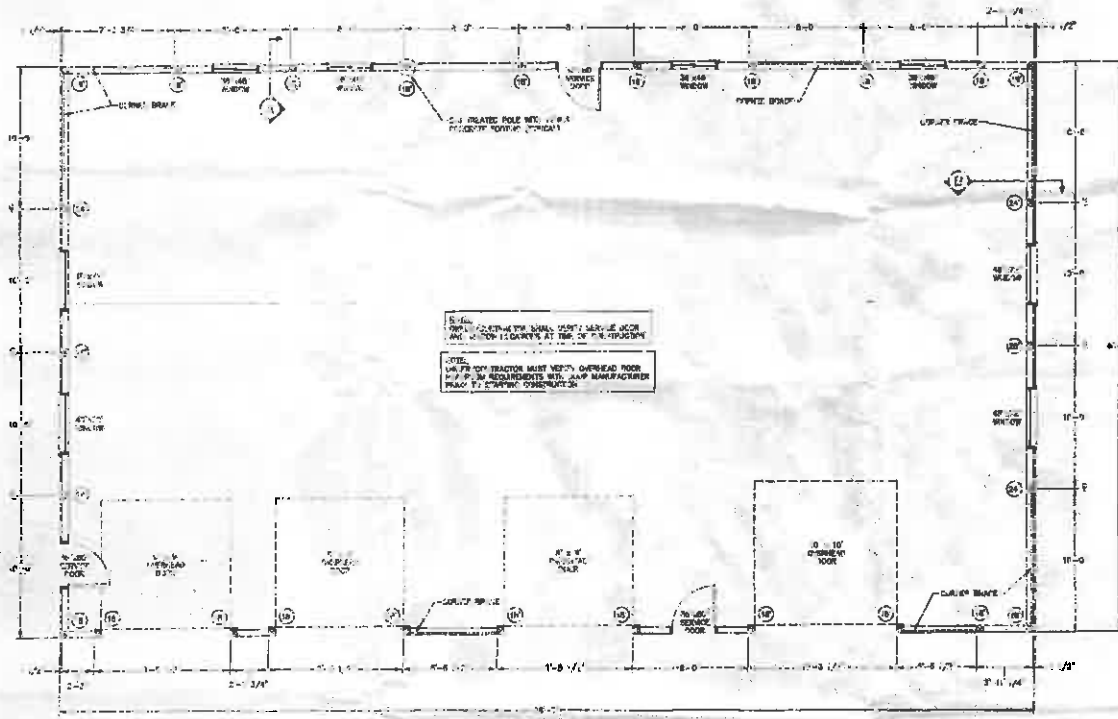


ELEVATIONS  
BASE 1'-0" = 1'

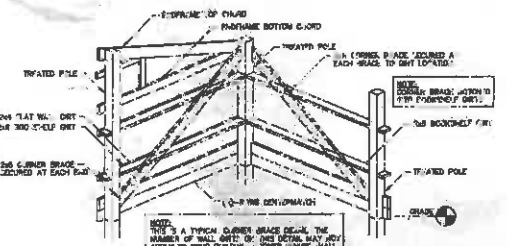
**AAA**  
**CODE EXEMPT PRINT**  
 100 SOUTH 100 WEST STREET, SUITE 100, SALT LAKE CITY, UT 84115  
 PROJECT FILE:  
**DAVID**  
**TREPO**  
 ADA, MI  
 FILE NAME: 144-501 (0821)

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

ADAPTATION & UTILIZATION OF THE PLAN  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



NOTE:  
 2x4 TRUSS WITH 1/2\"/>



CORNER BRACE DETAIL  
 1/2\"/>

FLOOR PLAN  
 100-100-100

**MM**  
 CODE EXEMPT PRINT  
 PROJECT TITLE:  
**DAVID  
 TEPPA**  
 ADA, MI  
 FILE NAME: 144 S&S100A.7

DISCLAIMER: THE USER OF THIS PRINTED COPY IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE PROPER USE OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**STAFF REPORT**

TO: Cascade Charter Township Planning Commission  
FROM: Stephanie Fast, Community Development Assistant  
REPORT DATE: September 11, 2017  
MEETING DATE: September 18, 2017  
CASE: #17-3402/Hudson

**GENERAL INFORMATION**

**APPLICANT:**

James Hudson  
7447 Woodvale St SE  
Cascade MI 49546

- A. **Status of Applicant:** Property Owner
- B. **Property Location:** Woodvale St SE northeast of Pinoak Ct SE
- C. **Requested Action:** Allow a 7-foot-tall fence in the rear yard.
- D. **Existing Zoning on Subject Parcel:** R-2, Residential
- E. **Zoning on Adjoining Parcels:** All R-2
- F. **Existing Land Use on Subject Parcel:** Residential.
- G. **Adjacent Area Land Uses:** All Residential

**STAFF ANALYSIS**

- A. The applicant is requesting a Type I special use permit to allow for a taller fence in the rear yard. They are asking for 3 panels of their 6-foot-tall wooden dog ear fence to be 7-foot-tall in the rear yard along the northeast corner of the property
- B. I received a complaint from a neighbor indicating part of the fence was taller than 6 feet. My inspection revealed that 3 panels of the fence were between 6 and 7 feet tall. The applicant indicated the average grade was slightly lower on the northeast corner and he desired to keep the top fence line even. The applicant agreed to apply for a special use permit.
- C. Fences do not require a building permit but are required to comply with Section 4.30 of the Zoning Ordinance.

- D. We have granted other permits for taller fences in the rear yard due to differences in topography. I found two instances on Windcrest SE (approx. 1 mile north) where a taller fence was permitted in the backyard.
- E. The applicant is only asking for 3 panels to be allowed to be between 6 and 7 feet, leaving most of the fence at the permitted height of 6 feet.
- F. With a Type I special use permit the Planning Commission may allow the height of the fence to increase to 8 feet, however they are only asking to increase 3 panels to between 6 and 7 feet. I have copied for you the section from our ordinance that provides the criteria for you to evaluate the taller fence request.

**Conditions for Special Use Permit Approval**

Amended by Ord No 5 of 2012 (7/25/12)

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following.

Standard	Comment
To what extent the impact of additional height has on adjoining neighbors.	Little if any for a 7-foot-tall fence. The portion of the fence that is 7 feet tall is not on the property line of the complainant, the neighbor to the east where the fence is 7 feet has expressed support of this permit.
Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties.	I do not believe this would be an issue for a 7-foot-tall fence.
Whether the increased height creates a traffic hazard.	The additional height of a 7-foot-tall fence would not create a traffic hazard.
Whether the increased height creates a fire, safety hazard.	Lt. Venema of the Cascade Fire Department has indicated that the increase in height would not create a fire hazard.
Whether the increased height violates any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.).	The Township is unaware of any deed restrictions that would prohibit this fence.

Staff recommends that the Planning Commission approve the 3 panels being between 6 and 7 feet.





# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: James C. Hudson  
 Address: 7447 Woodvale St.  
 City & Zip Code: Grand Rapids, 49546  
 Telephone: 513-260-5579  
 Email Address: jameschudson2@yahoo.com

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Allow 7' height on 3 panels of fence line.

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

LEGAL DESCRIPTION OF PROPERTY\*\*:

see attached site description

NOTE: The variance area (see site plan) is bordered by 2 neighbors. Both have agreed to leave the fence at it's current height and to allow additional top soil/plants to be added at the base.

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-15-330-007

ADDRESS OF PROPERTY: 7447 Woodvale St.

PRESENT USE OF THE PROPERTY: Primary Residence

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

Name(s)

Address(es)

James & Rachelle Hudson Trust

same as above

**SIGNATURES**

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

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

James C. Hudson

James C. Hudson

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

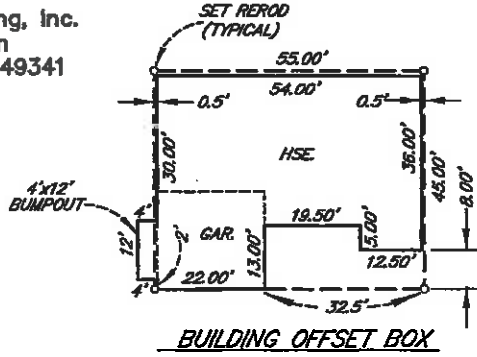
Applicant – Print or Type Name

*James C. Hudson* 8-15-17  
Owner's Signature & Date  
(\*If different from Applicant)

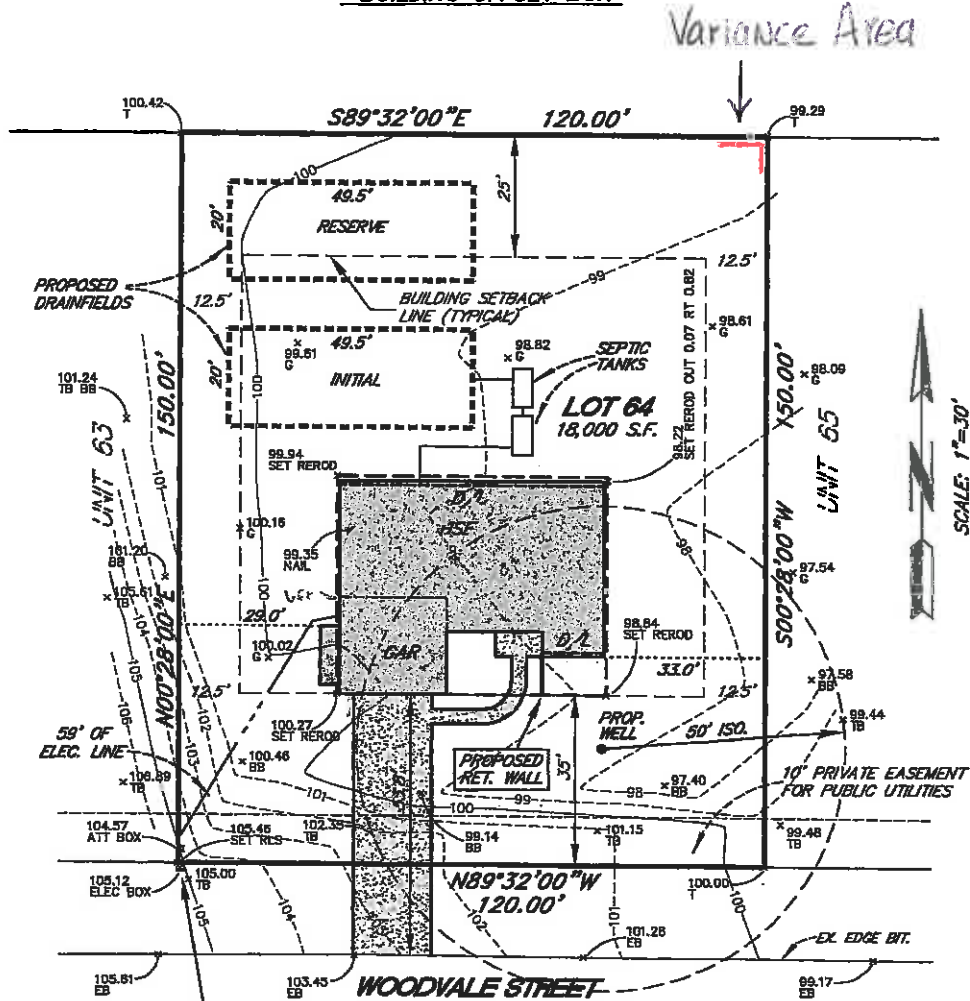
*James C. Hudson* 8-15-17  
Applicant's Signature & Date

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

Project No. 120978  
 Date: Oct. 23, 2012  
 For: John Bitely  
 Sable Developing, Inc.  
 11575 Edgerton  
 Rockford, MI 49341



"BAYBERRY" HOME  
 LOT 64 - HIDDEN HILLS #3  
 7447 WOODVALE SE  
 T.O.W. EL. = 105.0  
 DAYLIGHT EL. = 100.5  
 DRIVEWAY = 860 SQ. FT.  
 ELEC. LINE = 59 LF.




BENCHMARK ELEV. = 105.46  
 TOP OF CAPPED REROD LOCATED  
 AT THE SW CORNER OF LOT 64  
 HIDDEN HILLS NO. 3

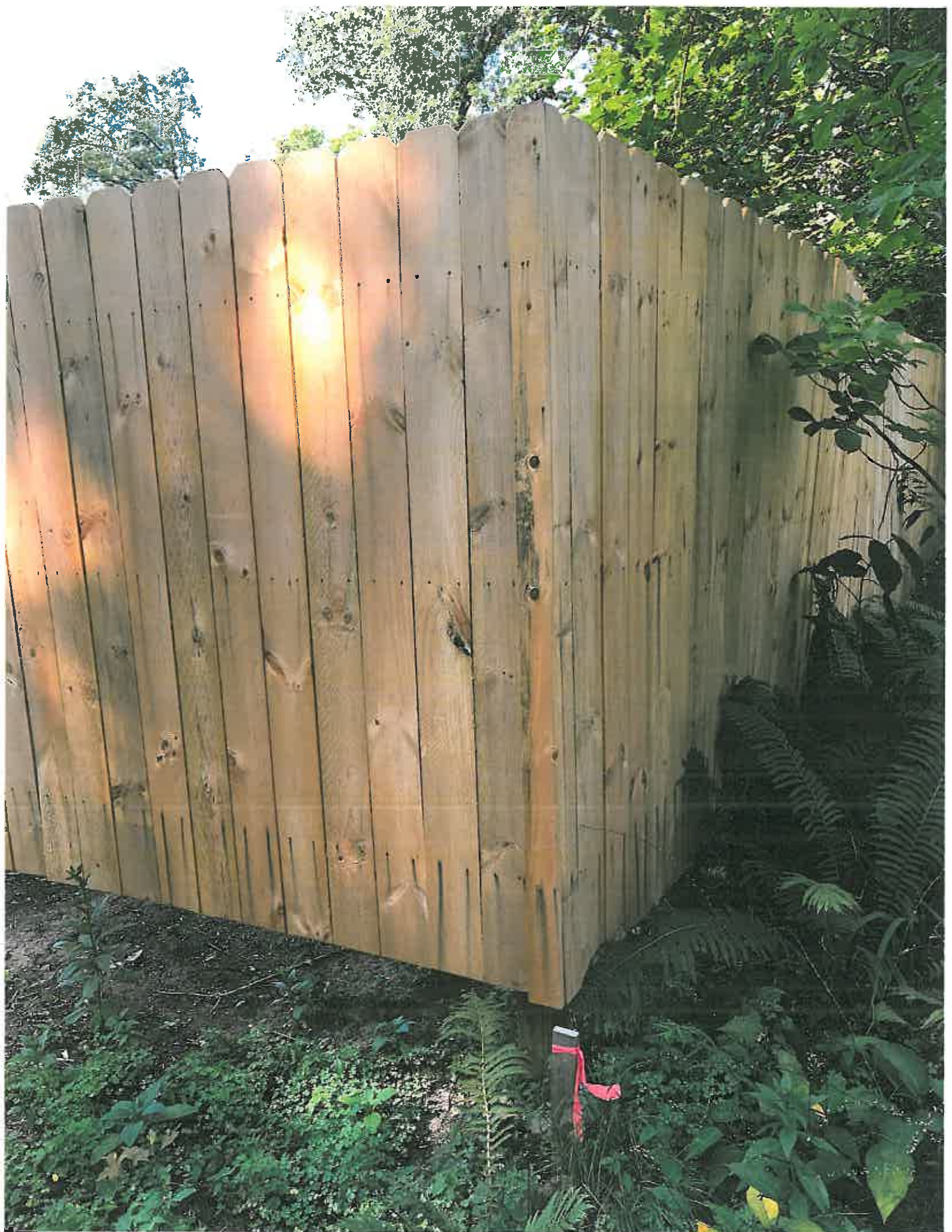
- LEGEND**
- - IRON STAKE - SET
  - - IRON FOUND
  - - WOOD STAKE
  - R - RECORDED DIMENSION
  - D - DEED DIMENSION
  - P - PLATTED DIMENSION
  - M - MEASURED DIMENSION
  - ⊕ - CENTERLINE
  - \*\* - FENCE LINE



Roosien & Associates  
 SURVEYING AND ENGINEERING  
 5055 PLAINFIELD AVENUE, NE  
 GRAND RAPIDS, MICHIGAN 49525  
 TELE: (616) 361-7220  
 FAX: (616) 361-1822

BY 







**From:** David Hegg [[mailto:david\\_hegg@comcast.net](mailto:david_hegg@comcast.net)]  
**Sent:** Tuesday, September 05, 2017 12:35 PM  
**To:** Steve <[Steve@cascadetwp.com](mailto:Steve@cascadetwp.com)>  
**Subject:** Case 17-3402, application for special permit

Good Morning Steve,

My name is David Hegg, and I am the homeowner at 7465 Woodvale SE. I have lived here for 16 years, and my property borders Mr. Hudson's property on the east side. I wanted to take a moment and share my opinion on this application, as I am unable to attend the hearing.

I am 100% in support of Mr. Hudson's efforts to improve his property, including this fence variance. His property was completely unimproved before Mr. Hudson purchased it, and he has systematically been adding value to our neighborhood by upgrading features over the last 18 months.

The fence, as it stands today, is mostly compliant with building restrictions, with the exception being where the irregular topography slopes downward in the northeast corner of his property (directly adjacent to my lot). In my opinion, if he were to modify his fence height to follow the downward sloping topography, it would look ugly and poorly built, especially over such a small distance, in one corner of the lot, and with such a small variation of height. Right now, the top line of the fence is straight and neat.

As I understand, this process began due to a complaint received from the St. John (7440 Leyton) household, directly behind the Hudson property. Ironically, this fence construction would not even be necessary if the St. John family had been respectful of their neighbors. In fact, there is no fence being built on the east or west border of the property in question...just the rear, to obscure the mess on the St. John's property. A few examples:

- up until May 2017, the St. John family had a large, lighted, hockey rink in their yard. It was left up all year round. In the snow and ice, it looked like a winter playscape for kids. In the spring, summer, and fall, it was a hideous eyesore. The St. John family was politely asked to remove it when not in use. Mr. Hudson only decided to build a fence, when the St. John family refused to remove this hockey rink.
- The St. John family has bright halogen lights affixed to trees in their back yard, facing away from their home. When the lights are powered, they shine through the windows of 3 neighboring homes, including mine (7465), The Hudson's (7447), and the Vanderzand's (7427). These halogen lights are shop lights from a home improvement store, literally strapped to trees and fed with extension cords.
- The St. John family likes to entertain on their back deck with loud music and lights, late in the evening when families are trying to get their children down to sleep. At times, this can be heard from 5-6 properties away.

Lastly, the non-compliant section of fence is the last two panels, in the eastern most corner of the lot. This section is adjacent to my property and that of the Boshoven household (7458 Leyton). Neither of us has any issues with this slight variation.

Best Regards,

# CHAPTER 4 General Provisions

of all excavation sites shall be sloped at a grade of not less than 2.5 feet horizontal to 1 foot vertical.

- b. Complete extent of areas which will be backfilled and depth of backfill shown with spot elevations.
  - c. Areas and depth of areas to be restored with top soil and other overburden.
  - d. Areas which will contain either standing or runoff water and measures which will be taken to avoid stagnation and erosion.
  - e. Phasing diagram(s) for reclamation.
  - f. A complete landscape plan indicating location and type of proposed and existing landscape features.
  - g. Description of the proposed final use of the site, with discussion of how the proposed use relates to the General Development Plan and zoning districts within the vicinity of the property.
  - h. Estimated timetable clearly expressing the maximum time required for various phases of the reclamation plan.
9. **Financial Guarantee** The Township may require the posting of a financial guarantee consistent with Section 21.09 of this Ordinance.
10. **Existing Mineral Resource Extraction Sites-** Mineral Resource Extraction sites which are actively mined or which have been actively mined within 180 days of enactment of this Section shall be limited to the lot on which the activity exists at the date of enactment of this Section. Further, all existing mineral resource extraction sites which are currently being mined shall be required to submit a reclamation plan consistent with the requirements of this Section within one hundred eighty (180) days following the adoption of this Section. (New Section added by Ordinance #19 of 1990)

## Section 4.29 Traffic Visibility Across Corners:

In any residential, business, or industrial district on any corner, no fence, structure or planting over thirty (30) inches in height shall be erected or planted within a twenty foot radius of the corner property lines so as to interfere with traffic visibility across the corner.

## Section 4.30 Walls and Fences:

This Section shall apply to all boundary fences, walls, hedges, gatehouses and entrance gates which are not specifically exempted herein. This Section shall not apply to seawalls as regulated by the Michigan Department of Natural Resources.

### 1. Construction

- a. All fences and walls shall be of sound construction.
- b. No barbed wire, spire tips, sharp objects, or electrically charged fences shall be erected in or abutting any residentially zoned district.
- c. Bona fide agricultural uses may use barbed wire or charged fences to control livestock when located in the ARC, Agricultural Rural Conservation zoning district.
- d. Fence posts and vertical supports must be inside of the fence and facing inside of the property on which the fence is located.

### 2. Location and Height

- a. Agricultural, Office and Residential Zoning Districts - Unless specifically exempted by a Type I special Use Permit, all walls or fences in the front yard shall be limited to a maximum height of four (4) feet at final grade. The maximum fence or wall height in the side yard or rear yard shall be limited to six (6) feet in height as measured from average grade.
- b. All Other Zoning Districts - Unless specifically exempted by a Type I special Use Permit, all walls or fences in these zoning districts shall be limited to a maximum heights of eight (8) feet. The use of barbed wire strands is permitted provided the strands be restricted to the uppermost portion of the fence and shall not extend lower than a height of six (6) feet from the average grade.
- c. Architectural Features - Fences, walls and hedges for residential, office or commercial use may include architectural features such as columns, cupolas, fountains, parapets, etc. at a height not exceeding 1.5 times the permitted height wall or fence height. Such features must be compatible with the project and abutting properties.



# CHAPTER 4 General Provisions

3. **Location Requirements** - Except as specified below, fences, walls and hedges may be erected, placed and maintained along any property line provided:
  - a. It shall be unlawful to construct any wall or fence in any public right-of-way or within the right-of-way easement for private roads.
  - b. No wall, fence, structure or planting over thirty (30) inches in height shall be erected or planted within a twenty (20) foot radius of the corner property lines so as to interfere with traffic visibility across the corner.
4. **Additional Requirements for Commercial, Office and Industrial Areas** - All commercial, office and industrial uses shall provide a continuous visual screen of at least eight (8) feet in height along any lot line abutting a residential use. Such screen shall be installed by the non-residential user and shall be maintained in a sightly manner.
  - a. An entrance gate or gatehouse not approved as part of a Planned Unit Development (PUD) may be permitted by right for security purposes to any development provided the gate or gatehouse is:
    - 1) Not located on a public street or right-of-way; and
    - 2) Located a minimum of one hundred (100) feet back from any public right-of-way or easement; or
    - 3) Designed in such a manner that a minimum of three (3) vehicles can pull safely off the public street while waiting to enter; or
    - 4) The development provides a deceleration-turning lane adjacent to the existing pavement for a minimum distance of three hundred (300) feet leading into the access road, unless more stringent requirements are specified by the Kent County Road Commission.
  - b. Access for emergency vehicles shall be provided. Should an emergency necessitate the breaking of an entrance gate, the costs of repairing the gate and the emergency vehicle (if applicable) shall be the responsibility of the owner and/or operator of the gates.
5. **Conditions for Special Use Permit Approval**  
Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office

and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following:

- a. To what extent the impact of additional height has on adjoining property owners.
- b. Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties.
- c. Whether the increased height creates a traffic hazard.
- d. Whether the increased height creates a fire, safety hazard.
- e. Whether the increased height violates any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.). (New Section added by Ordinance #5 of 2012).

### Section 4.31 Residential Front Yard Averaging:

In any ARC, R1 or R2 zoning district where the average front yard setback of two (2) or more buildings within two hundred (200) feet of the lot or parcel in question and on the same side of the street is less than, or greater than, the minimum front yard setback prescribed for the specific zoning district, then the required front yard setback of such lot or parcel shall not be less than the average existing front yard setback or such buildings. In any event, the front yard setback on any lot or parcel shall not be less than ten (10) feet. (New Section added by Ordinance #14 of 1989).

### Section 4.32 Resubmission of Applications

No application for a rezoning, planned unit development, special use permit, site plan approval, variance or other zoning approval or project shall be submitted to the Township or be formally considered by a Township board or official (i.e. Township Board, Zoning Board of Appeals, Planning Commission or Planning Director) where such application or project has been previously denied or turned down by the Township unless the new application or project is substantially changed from the prior one. With regard to whether or not substantial changes have occurred since the prior application or project was denied, the Planning Director shall make the determination in the first instance. If the applicant disagrees with the Planning Director's determination, the applicant shall have thirty (30) days to appeal the Planning Director's determination



Definitions  
General Provisions  
Development Review

Zoning Districts  
Special Uses  
Planned Unit Development

Height, Area, & Placement  
Parking & Access  
Landscaping

STAFF REPORT: Case # 17-3401  
REPORT DATE: September 7, 2017  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 18, 2017  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
2771 Orange Ave LLC  
102 S Main Street  
Mt Pleasant MI 48858

---

**STATUS**

**OF APPLICANT:** Owner.

**REQUESTED ACTION:** Type II Special Use Permit for residential development up to 9 units per acre.

**EXISTING ZONING OF SUBJECT PARCEL:** B1

**GENERAL LOCATION:** north side of Orange Ave just east pf Cascade Rd.

**PARCEL SIZE:** Approximately 2.02\_ Acres

**EXISTING LAND USE ON THE PARCEL:** vacant

**ADJACENT AREA LAND USES:**  
N – Commercial  
S – Multifamily Residential  
E – Single Family Residential  
W – Commercial

**ZONING ON ADJOINING PARCELS:**  
N – PUD 19 – Thornapple Center  
S – PUD 20 – Cascade Christian Church  
E – PUD 19  
W – PUD 19

## STAFF COMMENTS:

1. The applicant is requesting a Type II Special Use Permit to construct 18 new apartments.
2. The property is zoned B1 and we allow residential densities up to 9 d.u per acre as a SUP.
3. This development is at 9 d.u. per acre.
4. A review of the zoning map shows the property included in PUD 19. However after reviewing the legal description for the PUD we found that it was never part of that development and therefore should be shown as B1.
5. The B1 zone allows residential uses and we have tried to encourage that use in and around the village. We have also developed some design standards for development in that area which they are meeting. Most notably is the inclusion of a sidewalk though the project to connect to the sidewalks on Orange Ave.
6. The development also includes a vehicle connection from Orange Ave through to the commercial property in the Thornapple center. This will allow for multiple points of access to the site as well as assist with emergency vehicle access.
7. Access into the site is through the Gaylord house property. There is an existing recorded easement that allows for the access. I have been informed by the KCRC that they are OK with the access to Orange Ave, they are requiring the new driveway to be named for addressing purposes.
8. This property is zoned residential but is identified as mixed use PUD in the Master Plan. This designation is mainly a recognition of the Watermark mixed use PUD that surrounds this area.
9. An Airport noise disclosure statement will be required to be recorded as we have done with all residential projects in Cascade..
10. The Township fire dept has reviewed and approved the plan.
11. The Township engineer has also reviewed the plan and provided comments. The plan has already been revised to address some of their comments.
12. Section 17.06 as well as 17.07 of the zoning ordinance requires the Planning Commission to review several factors before making a recommendation to the Township Board. I have listed those items for your consideration followed by my comments for each. I have also followed that with the recommendations from the Cascade Rd Corridor study.

<i>Factors</i>	<i>Comments</i>
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	Residential use is a permitted use in the village area. It's being developed between single family, commercial and multi-family residential. I would consider this to be harmonious with the area.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	This development would be connected to public sewer and water. Providing the through vehicular connection is the best access we could get.
Not create excessive additional requirements at public cost for public facilities and services.	This site would not cause excessive additional requirements at the expense of the public.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	As a permitted use with the allowed density I would not consider traffic generated from this site to be of greater proportion than normal.
Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	This is an accepted residential use.

**STAFF RECOMMENDATION**

Staff recommends that this project receive a positive recommendation to the Township Board under the following conditions.

1. Compliance with the comments from the Township Engineer.
2. Recording of an airport recognition statement
3. Naming of the access drive to satisfy the KCRC.

Attachments:            Application  
                                   Site Plan  
                                   Twp Engineer letter



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: 2771 Orange Street, LLC - Phil Seybert  
Address: 102 South Main Street  
City & Zip Code Mt. Pleasant, MI 48858  
Telephone: (989) 772-3261  
Email Address: pseybert@psequities.com

**OWNER: \* (If different from Applicant)**  
Name: Cascade Christian Church  
Address: 2829 Thornapple River Drive SE  
City & Zip Code: Grand Rapids, MI 49546  
Telephone: (616) 949-1360  
Email Address: \_\_\_\_\_

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

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

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

B-1 Special Land Use - 18 Unit Apartment Complex

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

LEGAL DESCRIPTION OF PROPERTY\*\*:

See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-09-451-053

ADDRESS OF PROPERTY: 2771 Orange Avenue SE, Grand Rapids 49546

PRESENT USE OF THE PROPERTY: Vacant

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

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

**SIGNATURES**

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

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

2771 ORANGE Avenue LLC

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

 7-31-17

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

2771 ORANGE Avenue L.L.C.

Applicant – Print or Type Name

 -Member

Applicant's Signature & Date

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



September 14, 2017  
Project No. G080322

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

Re: 2771 Orange Avenue  
Site Plan Review

Dear Steve:

We have reviewed the site plan for 2771 Orange Avenue, prepared by Nederveld. The current site plan and basis of this review are dated September 6, 2017. The proposed project is an 18-unit multi-family residential development with associated site improvements. The site is located in the Thornapple River watershed, sub-drainage district Middle Thornapple.

## 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 to the greatest extent 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 proposed stormwater management design is to collect and discharge stormwater runoff to an existing detention basin located just to the southwest of the site. Information researched and provided by the applicant indicates the existing detention basin and surrounding drainage infrastructure was developed in phases as part of the D&W Planned Unit Development (PUD). The existing detention basin currently collects stormwater runoff from the surrounding area, a total tributary area of 7.27 acres as calculated by the applicant. The detention basin outlet pipe connects directly to the storm sewer in Cascade Road. The Township and FTCH are unaware of any issues or problems with the existing detention basin and it appears to drain dry following rain events.

The proposed stormwater management design is to convert the existing detention basin into a 100-year infiltration basin for the surrounding area. The proposed design includes an outlet control structure placed on the existing outlet pipe designed to retain and infiltrate the 100-year storm event runoff from the 7.27 acre drainage area, including the proposed development at 2771 Orange Avenue. The applicant is also proposing to restore the existing detention basin by removing sediment, debris, trees, and brush from the basin. The basin bottom will be excavated and left bare to promote stormwater infiltration.

The applicant provided two hand auger samples and infiltration tests in the bottom of the detention basin to determine the suitability of the existing soils for infiltration. The soils were found to be mostly silty sand over coarse gravel with infiltration rates exceeding 50 inches/hour, suitable for stormwater infiltration.



Further research by the applicant revealed the detention basin outlet pipe has a sag, or low area, in it which could reduce the conveyance capacity of the pipe. The sag occurs at a drainage structure buried 6 feet below existing grade. The proposed project will raise the buried drainage structure and repair the pipe joint.

The applicant provided stormwater calculations demonstrating the proposed infiltration basin has the capacity to retain and infiltrate the 100-year runoff volume from the 7.27 acre drainage area. The proposed project benefits the surrounding area and will reduce stormwater flows to Cascade Road. The proposed 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 infiltrated where conditions permit, or released over a 24-hour period, and the 2-year storm event release rate be limited to 0.05 cfs/acre. The proposed stormwater management design will infiltrate all stormwater runoff up to the 100-year storm event. The proposed design is in accordance with the SWO.

### **Stormwater Runoff**

The applicant provided stormwater calculations to demonstrate the infiltration basin has the capacity to retain and infiltrate the 100-year storm event runoff for the drainage area. Therefore, the site will not see an increase in rate of stormwater leaving the site.

### **Drainage Plan**

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum sediment and debris removal from the retention basin and landscape maintenance of the basin to maintain the design volume and ensure it operates as it was designed.

### **Utilities**

New public water and sanitary sewer utilities are not proposed for the site. The development will connect to existing water and sanitary sewer mains located adjacent to the site. 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 disturbance and mulch blanket on steeper slopes. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Mr. Steve Peterson  
Page 3  
September 14, 2017



## Summary

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

If you have any questions or require additional information, please contact me at 616.464.3786 or [nrtorrey@ftch.com](mailto:nrtorrey@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

Nathan R. Torrey, PE

jlk  
Attachment  
By email



**Cascade Charter Township**

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

*Reviewing Engineer Comments are Italicized*

*OK – Received and Acceptable*

*NA – Not Applicable*

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

**2771 Orange Avenue**

**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 discharged to a retention basin and infiltrated onsite.*
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map  
*Existing and proposed contours have been provided.*
- OK (3) Development tributary area to each point of discharge from the development  
*Stormwater calculations and tributary areas were provided by the applicant.*
- OK (4) Calculations for the final peak discharge rates  
*Applicant provided calculations in design of the onsite storm sewer system and retention basin.*
- OK (5) Calculations for any facility or structure size and configuration  
*Stormwater runoff calculations were provided by the applicant.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The applicant provided a utility plan showing all proposed stormwater runoff facilities.*
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map  
*The drainage map did not indicate any major offsite drainage routes flowing into the site.*
- 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 KCRC and a permit is needed before construction can begin.*



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance  
*The applicant provided calculations and design details for construction of the onsite storm sewer system.*
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense  
*Maintenance agreement was not provided and is required.*
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)  
*This is a privately owned system and will not be uploaded to REGIS.*
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

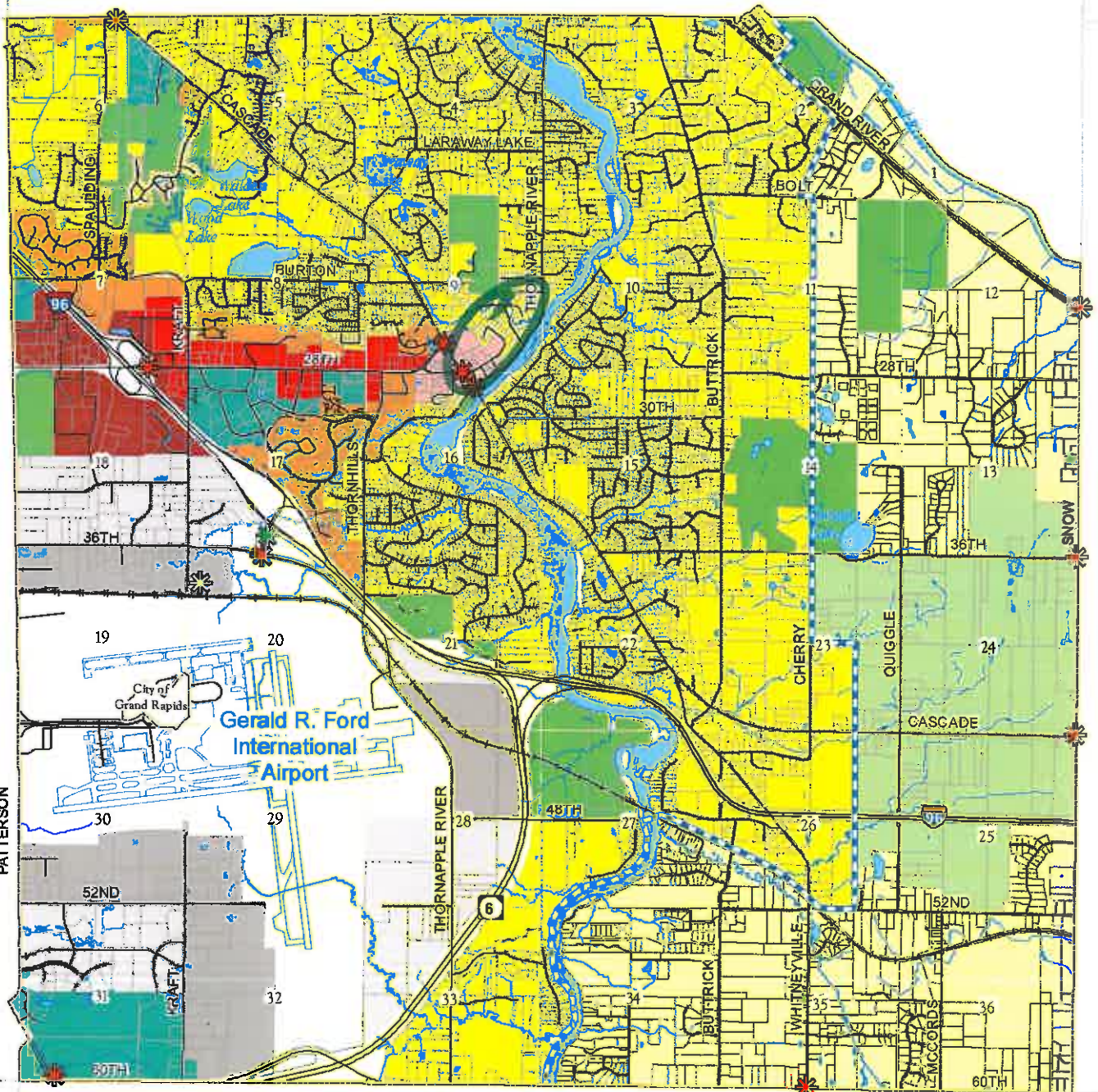


Ada Twp

City of Kentwood

Lowell Twp

Caledonia Twp



# Cascade Charter

## Township

Kent County, Michigan

### Map 15

### Future Land Use

#### Legend

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

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



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 This map is a representation of future land use and is not intended to be used as a legal document. It is based on the best available information and is subject to change without notice. The information on this map is for informational purposes only and should not be used for any other purpose. Williams & Works, Inc. is not responsible for any errors or omissions on this map. The information on this map is for informational purposes only and should not be used for any other purpose.

**Williams & Works**

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 547 Osborn Avenue NW • Grand Rapids, MI 49503

April 22, 2009

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

#### COMMUNITY RESIDENTIAL

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

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

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



#### VILLAGE COMMERCIAL

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

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

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

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

#### GENERAL COMMERCIAL

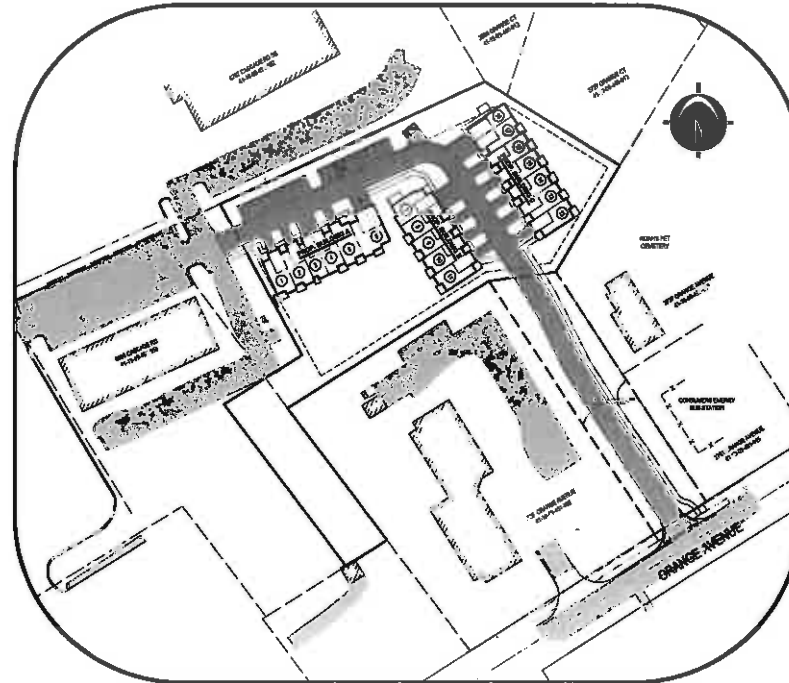
**Description:** This land use designation is intended to provide goods and services to meet the needs of the immediate neighborhood and the larger region. Facilities will be developed in harmony with the area's natural features and in a scale and form to encourage pedestrian access and to minimize auto-pedestrian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

# 2771 ORANGE AVENUE

## CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN



### SITE PLAN



#### UTILITY COMPANY CONTACTS

Gas	DTE	Brian Reed	(810) 654-4511
Electric	Consumers Energy	Doug Green	(810) 530-4326
Telephone	AT&T	Sharon Taylor	(810) 246-1256
Cable	Comcast	Jim Zawacki	(810) 675-6601

#### SHEET INDEX

Index / Cover Sheet	C-100	Page 1
Existing Site Conditions Plan	C-201	Page 2
Demolition Plan	C-203	Page 3
Site Layout Plan	C-205	Page 4
S.E.S.C. & Grading Plan	C-300	Page 5
Utility Plan	C-400	Page 6
Details and Specifications	C-500	Page 7
Landscape Plan	L-201	Page 8

#### LEGAL DESCRIPTION

The part of the West 1/2 of the Section 16, Section 9, Town 6 North, Range 10 West, described as: Commencing at the South 1/4 corner of said Section; thence East 200.4 feet along the South line of said Section to the centerline of Cascade Road; thence North 30 degrees 00 minutes West 207.24 feet along the centerline of Cascade Road to a point on the centerline of Cascade Road, which is 200.1 feet Northwesterly from the Northeastly line of Orchard Street; thence North 57 degrees 54 minutes East (formerly described as N 57 degrees 50 minutes East) 511.5 feet; thence North 30 degrees 00 minutes West 30.0 feet; to the place of beginning of this description; thence North 28 degrees 30 minutes West 237.07 feet; thence North 68 degrees 37 minutes 20 seconds East 380.92 feet; thence South 08 degrees 15 minutes East 172.68 feet; thence South 51 degrees 51 minutes West 123.10 feet; thence South 22 degrees 50 minutes East 200.0 feet (formerly described as South 21 degrees 50 minutes East 207.10 feet) to the North line of Orange Street (Orchard Street); thence South 07 degrees 54 minutes West 521.34 feet (formerly described as South 57 degrees 00 minutes West 270.00 feet); to a point which is 511.5 feet North 07 degrees 54 minutes East from the centerline of Cascade Road; thence North 30 degrees 00 minutes West (formerly described as North 11 degrees 00 minutes West) 200.50 feet to the place of beginning; Subject to a 66 foot non-exclusive right-of-way for ingress and egress as depicted in Lot 2160, page 1043.

That part of the West 1/2 of the Section 16, Section 9, Town 6 North, Range 10 West, described as: Commencing at the North 1/4 corner of said Section; thence East 100.4 feet along the South line of said Section to the centerline of Cascade Road; thence North 28 degrees 30 minutes West 207.24 feet along the centerline of Cascade Road to a point on the centerline of Cascade Road, which is 200.1 feet Northwesterly from the Northeastly line of Orchard Street; thence North 57 degrees 54 minutes East (formerly described as North 57 degrees 00 minutes East) 511.5 feet to the place of beginning of this description; thence North 30 degrees 00 minutes West 30.0 feet; thence North 57 degrees 54 minutes East 258.10 feet; thence North 68 degrees 37 minutes 20 seconds East 72.99 feet; thence South 12 degrees 00 minutes East 290.2 feet (formerly described as South 51 degrees 30 minutes East 282.48 feet) to the North line of Orange Street (Orchard Street); thence South 57 degrees 54 minutes West 1301.24 feet (formerly described as South 57 degrees 00 minutes West 270.10 feet) to a point which is 511.5 feet North 17 degrees 54 minutes East from the centerline of Cascade Road; thence North 30 degrees 00 minutes West (formerly described as North 24 degrees 00 minutes West) 200.50 feet to the place of beginning; Subject to a non-exclusive right-of-way for ingress and egress over the Northwesterly 66 feet thereof.

ALSO EXCEPT the following parcel:  
That part of the South 1/2, Section 9, Town 6 North, Range 10 West, described as: Commencing at the South 1/4 corner of Section 9, thence North 03 degrees 20 minutes 41 seconds West 407.78 feet along the North-South 1/4 line of said Section 9 to a point on the centerline of Cascade Road; thence Northwesterly 44.11 feet along said centerline and a 5' x 10' foot 1866 sq ft to the right, the center angle being 90 degrees 28 minutes 28 seconds, the chord bearing North 04 degrees 40 minutes 27 seconds West 44.11 feet; thence North 02 degrees 54 minutes 31 seconds East 311.70 feet to the place of beginning; thence North 62 degrees 54 minutes 31 seconds East 15.26 feet; thence South 30 degrees 00 minutes East 185.11 feet; thence South 55 degrees 33 minutes 07 seconds West 111.11 feet; thence North 30 degrees 18 minutes 12 seconds West 165.81 feet to the place of beginning.

AND  
That part of the South 1/2, Section 9, Town 6 North, Range 10 West, described as: Commencing at the South 1/4 corner of Section 9, thence North 03 degrees 20 minutes 41 seconds West 407.78 feet along the North-South 1/4 line of said Section 9 to a point on the centerline of Cascade Road; thence Northwesterly 44.11 feet along said centerline and a 5' x 10' foot 1866 sq ft to the right, the center angle being 90 degrees 28 minutes 28 seconds, the chord bearing North 04 degrees 40 minutes 27 seconds West 44.11 feet; thence North 02 degrees 54 minutes 31 seconds East 311.70 feet to the place of beginning; thence North 62 degrees 54 minutes 31 seconds East 15.26 feet; thence South 30 degrees 00 minutes East 185.11 feet; thence South 55 degrees 33 minutes 07 seconds West 111.11 feet; thence North 30 degrees 18 minutes 12 seconds West 165.81 feet to the place of beginning.

PREPARED FOR:  
2771 Orange Avenue, LLC  
c/o P.S. Saylor, Inc.  
805 W. Broadway  
Suite 1  
Mt. Pleasant, MI 48859

#### REVISIONS:

No.	By	Date	Description
1	CS	08/28/18	Issue for Permit
2	CS	09/11/18	Issue for Construction
3	CS	09/11/18	Issue for Construction
4	CS	09/11/18	Issue for Construction

2771 Orange Avenue SE  
Cover Sheet

PART OF THE SOUTH 1/2 OF SECTION 9, TOWN 6 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP: PROFESSIONAL ENGINEER, STATE OF MICHIGAN, NORTH & CENTER, LICENSE NO. 41509, EXPIRES 12/31/2024.

PROJECT NO: 1740108  
SHEET NO: C-100



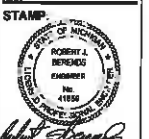
**NEDERVELD**  
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**GRAND RAPIDS**  
 117 Fremont, Suite 100  
 Grand Rapids, MI 49503  
 Phone: 616.455.1100  
 ANN ARBOR  
 CHICAGO  
 COLLIERVILLE  
 HOLLAND  
 INDIANAPOLIS  
 ST. LOUIS

**PREPARED FOR:**  
 Prime Development Company  
 625 Parchment Drive SE  
 Suite 400  
 Grand Rapids, MI 49506

**REVISIONS:**

NO. 01	DATE	BY	REVISION
1	11/11/11	RB	ISSUED FOR PERMIT
2	11/11/11	RB	REVISED TO REFLECT COMMENTS
3	11/11/11	RB	REVISED TO REFLECT COMMENTS
4	11/11/11	RB	REVISED TO REFLECT COMMENTS

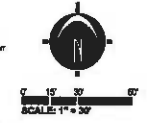
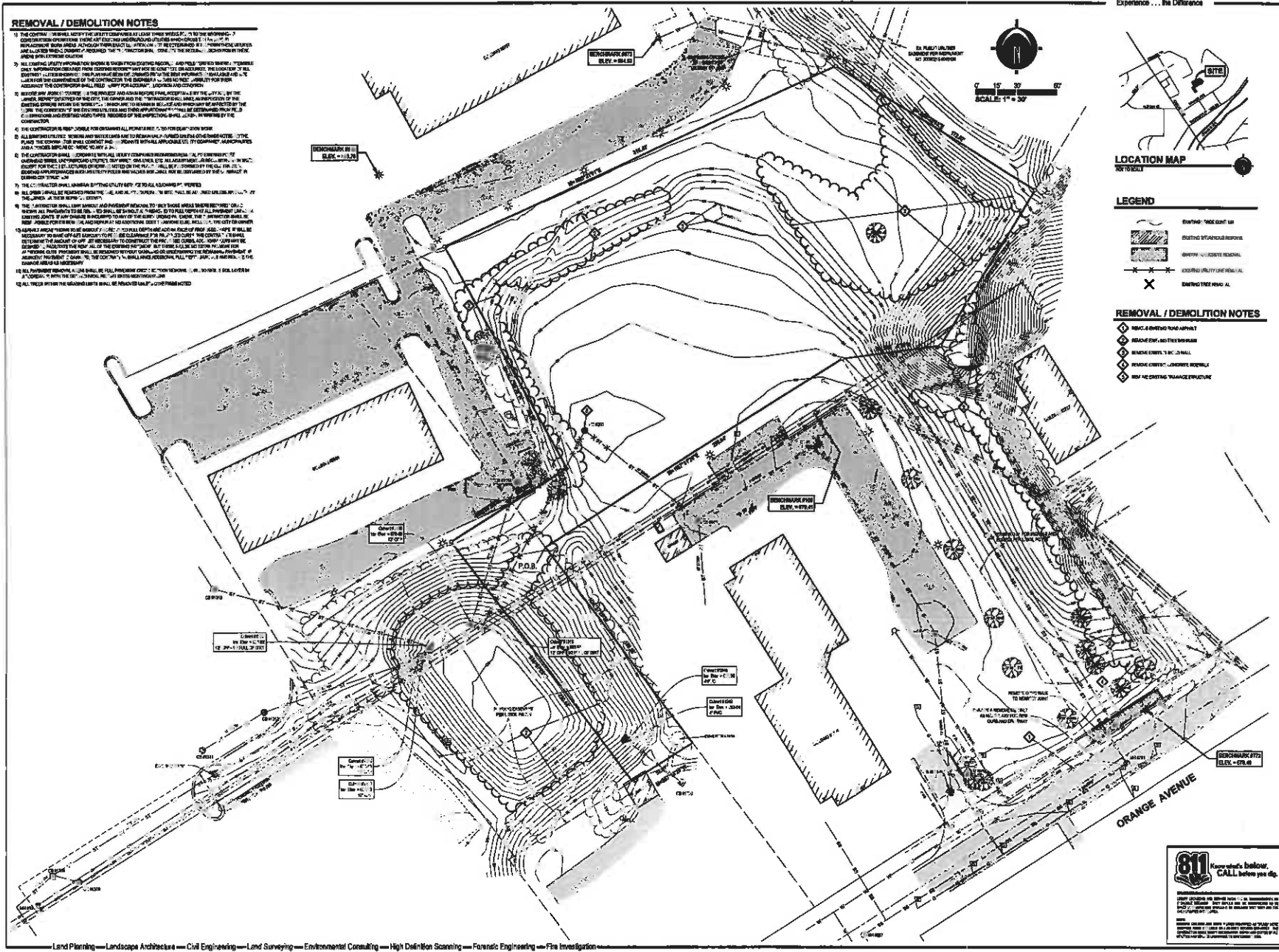
**2771 Orange Avenue SE**  
 Demolition Plan  
 PART OF THE SOUTHWEST 1/4 OF SECTION 16, T19N, R10W,  
 CROFOOD TOWNSHIP, ICHT COUNTY, MICHIGAN



**PROJECT NO:**  
17400105  
**SHEET NO:**  
**C-203**

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- REMOVAL / DEMOLITION NOTES**
- 1) THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 2) ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE, ETC.) SHALL BE LOCATED AND MARKED PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 3) BEFORE ANY WORK COMMENCES, THE PROJECT AND ADJACENT AREAS SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 4) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 5) ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE, ETC.) SHALL BE LOCATED AND MARKED PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 6) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 7) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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  - 11) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 12) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 13) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 14) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



- LEGEND**
- DEMOLITION AREA
  - EXISTING UTILITIES
  - EXISTING STRUCTURES
  - EXISTING TRAIL

- REMOVAL / DEMOLITION NOTES**
- REMOVE EXISTING ROAD ASPHALT
  - REMOVE EXISTING TRAIL ASPHALT
  - REMOVE EXISTING STRUCTURES
  - REMOVE EXISTING TRAIL

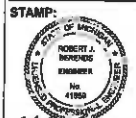


PREPARED FOR: 2771 Orange Avenue, LLC db F.S. Taylor, Inc. 805 W. Broadway Suite 1 M.E. Pleasant, MI 48852

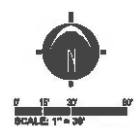
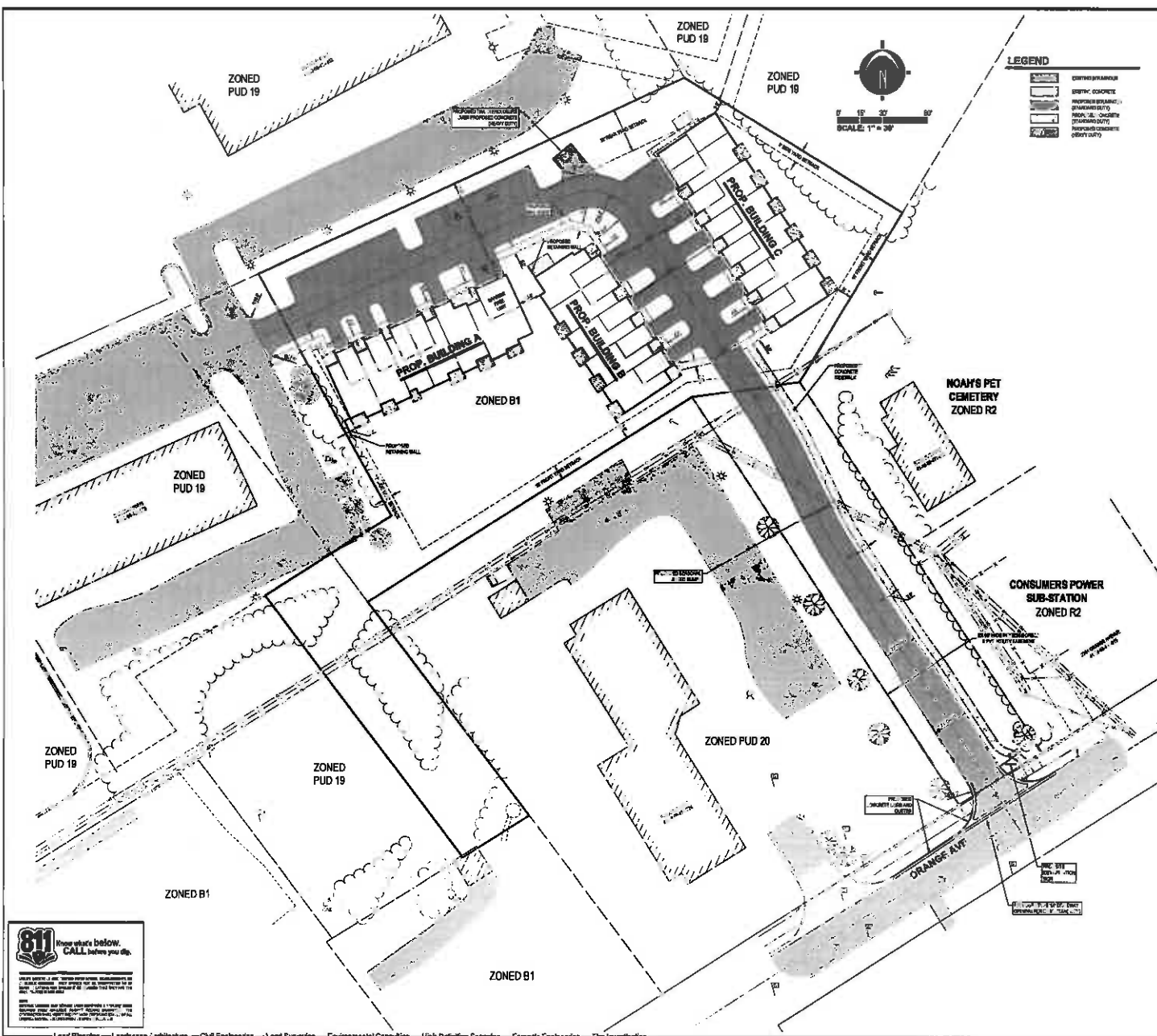
REVISIONS: Table with columns for No., Description, and Date.

2771 Orange Avenue SE Site Layout Plan

PART OF THE SOUTHWEST 1/4 OF SECTION 16, T8N, R17W, CASCADE TOWNSHIP, OSHT COUNTY, MICHIGAN



PROJECT NO: 17400105 SHEET NO: C-205



LEGEND table with symbols for existing structures, proposed concrete, proposed structures, parking, etc.



- GENERAL NOTES: 1. ZONING... 2. UTILITIES... 3. ADJACENT... 4. RECORD... 5. SETBACKS... 6. UTILITIES... 7. UTILITIES... 8. UTILITIES... 9. UTILITIES... 10. UTILITIES...

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ST. LOUIS

PREPARED FOR:  
2771 Orange Avenue, LLC  
c/o P.S. Spillars, Inc.  
605 W. Broadway  
Suite 1  
Mt. Pleasant, MI 48859

REVISIONS:

Rev. No.	Description	Date
1	Issue for Review	09/15/2009
2	Issue for Review	09/22/2009
3	Issue for Review	10/01/2009
4	Issue for Review	10/08/2009
5	Issue for Review	10/15/2009
6	Issue for Review	10/22/2009
7	Issue for Review	10/29/2009
8	Issue for Review	11/05/2009
9	Issue for Review	11/12/2009
10	Issue for Review	11/19/2009
11	Issue for Review	11/26/2009
12	Issue for Review	12/03/2009
13	Issue for Review	12/10/2009
14	Issue for Review	12/17/2009
15	Issue for Review	12/24/2009
16	Issue for Review	12/31/2009
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182	Issue for Review	03/05/2013
183	Issue for Review	03/12/2013
184	Issue for Review	03/19/2013
185	Issue for Review	03/26/2013
186	Issue for Review	04/02/2013
187	Issue for Review	04/09/2013
188	Issue for Review	04/16/2013
189	Issue for Review	04/23/2013
190	Issue for Review	04/30/2013
191	Issue for Review	05/07/2013
192	Issue for Review	05/14/2013
193	Issue for Review	05/21/2013
194	Issue for Review	05/28/2013
195	Issue for Review	06/04/2013
196	Issue for Review	06/11/2013
197	Issue for Review	06/18/2013
198	Issue for Review	06/25/2013
199	Issue for Review	07/02/2013
200	Issue for Review	07/09/2013
201	Issue for Review	07/16/2013
202	Issue for Review	07/23/2013
203	Issue for Review	07/30/2013
204	Issue for Review	08/06/2013
205	Issue for Review	08/13/2013
206	Issue for Review	08/20/2013
207	Issue for Review	08/27/2013
208	Issue for Review	09/03/2013
209	Issue for Review	09/10/2013
210	Issue for Review	09/17/2013
211	Issue for Review	09/24/2013
212	Issue for Review	10/01/2013
213	Issue for Review	10/08/2013
214	Issue for Review	10/15/2013
215	Issue for Review	10/22/2013
216	Issue for Review	10/29/2013
217	Issue for Review	11/05/2013
218	Issue for Review	11/12/2013
219	Issue for Review	11/19/2013
220	Issue for Review	11/26/2013
221	Issue for Review	12/03/2013
222	Issue for Review	12/10/2013
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224	Issue for Review	12/24/2013
225	Issue for Review	12/31/2013
226	Issue for Review	01/07/2014
227	Issue for Review	01/14/2014
228	Issue for Review	01/21/2014
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234	Issue for Review	03/04/2014
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239	Issue for Review	04/08/2014
240	Issue for Review	04/15/2014
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261	Issue for Review	09/09/2014
262	Issue for Review	09/16/2014
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271	Issue for Review	11/18/2014
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273	Issue for Review	12/02/2014
274	Issue for Review	12/09/2014
275	Issue for Review	12/16/2014
276	Issue for Review	12/23/2014
277	Issue for Review	12/30/2014
278	Issue for Review	01/06/2015
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280	Issue for Review	01/20/2015
281	Issue for Review	01/27/2015
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283	Issue for Review	02/10/2015
284	Issue for Review	02/17/2015
285	Issue for Review	02/24/2015
286	Issue for Review	03/02/2015
287	Issue for Review	03/09/2015
288	Issue for Review	03/16/2015
289	Issue for Review	03/23/2015
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291	Issue for Review	04/06/2015
292	Issue for Review	04/13/2015
293	Issue for Review	04/20/2015
294	Issue for Review	04/27/2015
295	Issue for Review	05/04/2015
296	Issue for Review	05/11/2015
297	Issue for Review	

**811** Know what's below. CALL before you dig.

811 is a national service that provides a free, 24-hour, toll-free number to call to locate underground utilities. It is a service that is available in all 50 states, the District of Columbia, and Puerto Rico. For more information, visit [www.811.com](http://www.811.com).

**NEDERVELD**

www.nederveld.com  
800.222.1888

GRAND RAPIDS  
3000 West 14th Street, N.E.  
Grand Rapids, MI 49508

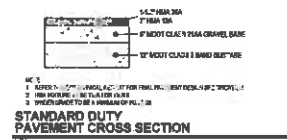
ANN ARBOR  
CHICAGO  
COLUMBUS  
HOLLAND  
INDIANAPOLIS  
ST. LOUIS

PREPARED FOR:  
2771 Orange Avenue LLC  
66 P & G Circle, Inc.

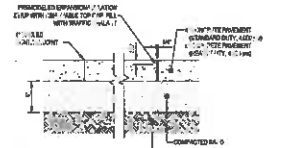
805 W. Broadway  
Suite 1  
Mt. Pleasant, MI 49680

REVISIONS:

NO.	DATE	DESCRIPTION
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2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT
5	08/11/11	ISSUED FOR PERMIT

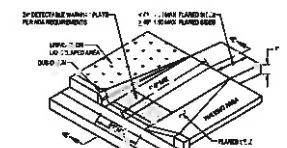


**STANDARD DUTY PAVEMENT CROSS SECTION**

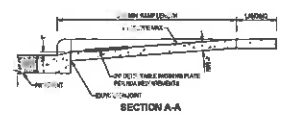


**CONCRETE PAVEMENT DETAIL**

**24\"/>**



**DUB-DOWN OR FLARED SIDE OPTION**



**DETECTABLE WARNING SIDEWALK RAMP**



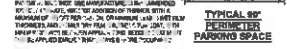
**TYPICAL 8'-0\"/>**



**TYPICAL 8'-0\"/>**



**TYPICAL 8'-0\"/>**

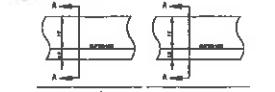


**TYPICAL 8'-0\"/>**

**PAVEMENT MARKING DETAILS**

**GRADING NOTES:**

1. All grading shall be in accordance with the approved grading plan.
2. All grading shall be in accordance with the approved grading plan.
3. All grading shall be in accordance with the approved grading plan.
4. All grading shall be in accordance with the approved grading plan.



**EROSION CONTROL BLANKET**

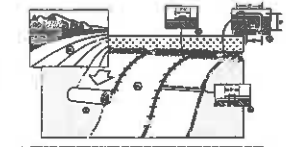
**24\"/>**



**FLEXSTORM INLET FILTER DETAIL**



**SILT FENCE DETAIL**



**SEWER CLEANOUT DETAIL**



**TYPICAL UTILITY TRENCH AND BACKFILL DETAILS**

**CONSTRUCTION NOTES**

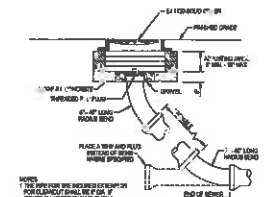
**STORM SEWER**

1. All storm sewer shall be installed in accordance with the approved storm sewer plan.
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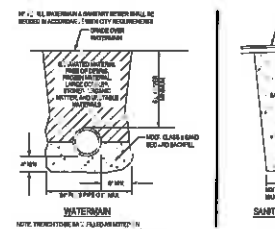
**WATERMAIN AND SANITARY SEWER**

**GENERAL**

1. All construction shall be in accordance with the approved construction plan.
2. All construction shall be in accordance with the approved construction plan.
3. All construction shall be in accordance with the approved construction plan.
4. All construction shall be in accordance with the approved construction plan.



**TEMPORARY CRUSHED ROCK TRACKING PAD**



**WATERMAIN and SANITARY SEWER MAN**

**CONSTRUCTION NOTES**

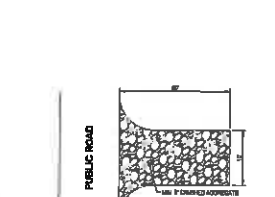
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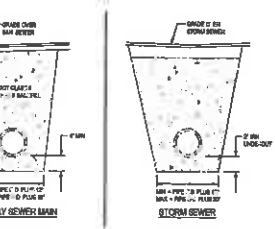
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4. All construction shall be in accordance with the approved construction plan.

**2771 Orange Avenue SE**

**Details & Specifications**

STATE OF MICHIGAN

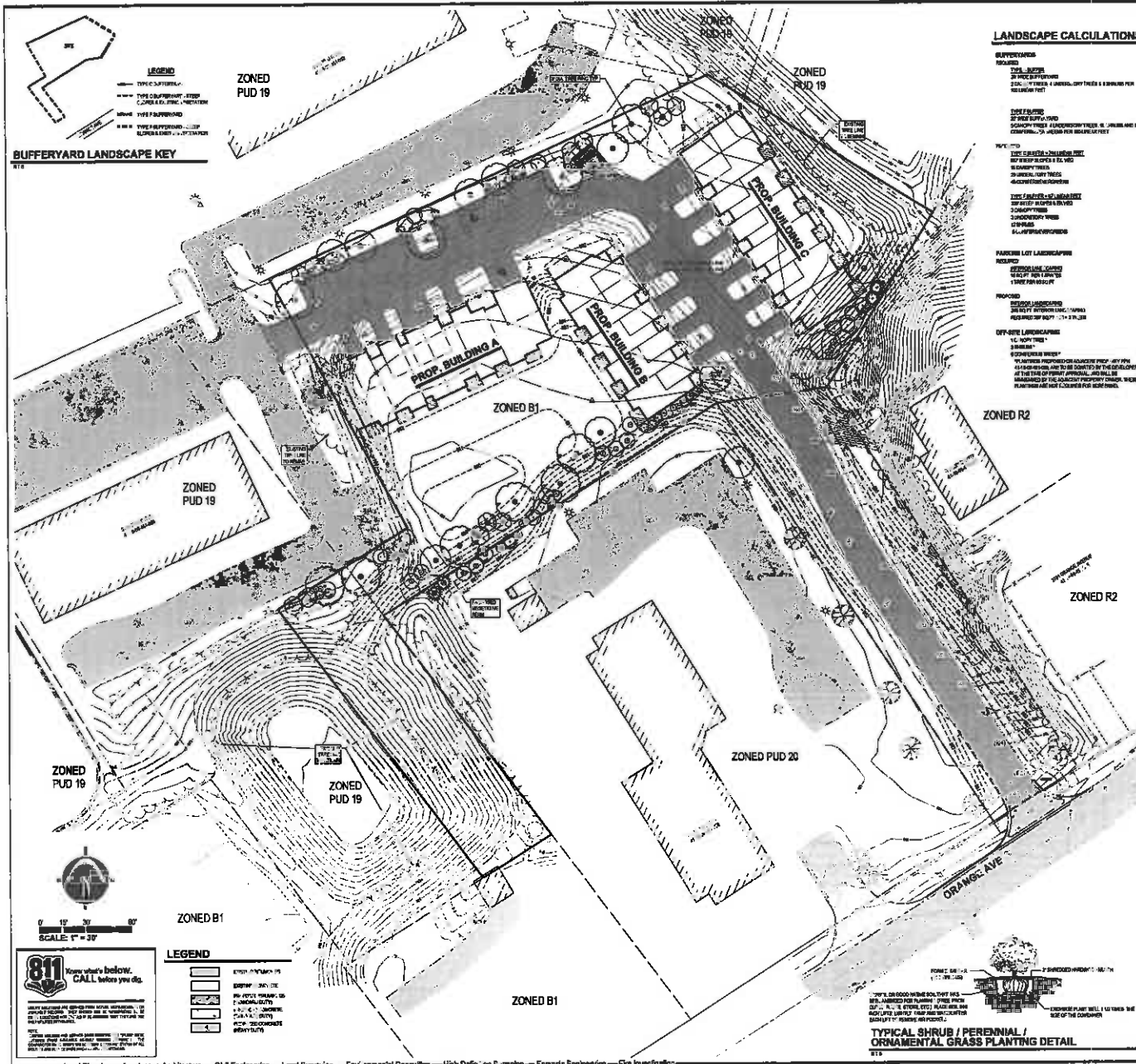
ROBERT J. HENNINGER

REGISTERED PROFESSIONAL ENGINEER

NO. 41006

PROJECT NO:  
17400105

SHEET NO:  
**C-500**



LANDSCAPE CALCULATIONS

**SURVEYING REQUIRED**

**TYPE: BUSH**  
 20' PACE EQUIVALENT  
 10% OF TOTAL AREA TO BE SURVEYED FOR 10' BUSHES PER 100' SQUARE FEET

**TYPE: TREE**  
 20' PACE EQUIVALENT  
 10% OF TOTAL AREA TO BE SURVEYED FOR 10' TREES PER 100' SQUARE FEET

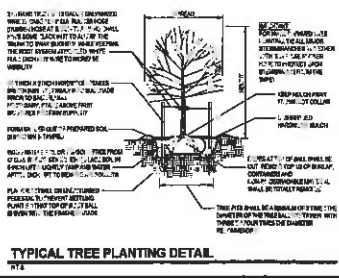
**NOTES:**  
 (1) ALL PLANT MATERIAL SHALL BE LOCAL TO THE AREA AND SHALL BE PLANTED ACCORDING TO THE PLANTING SCHEDULE.  
 (2) ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO THE PLANTING SCHEDULE.  
 (3) ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO THE PLANTING SCHEDULE.  
 (4) ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO THE PLANTING SCHEDULE.

LANDSCAPE LEGEND / SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
(Symbol)	10	Amelanchier	Winged	12" x 12"
(Symbol)	10	Amelanchier	Winged	12" x 12"
(Symbol)	10	Amelanchier	Winged	12" x 12"
(Symbol)	10	Amelanchier	Winged	12" x 12"
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LANDSCAPE NOTES

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- TOPSOIL AND TREE NOTES:**
- TOPSOIL SHALL BE PLANTED ACCORDING TO THE PLANTING SCHEDULE.
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- IRRIGATION NOTES:**
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**REDERVELD**  
 www.rederveld.com  
 303.225.4889  
**GRAND RAPIDS**  
 11100 Grand Rapids Blvd.  
 Grand Rapids, MI 49508  
**ANN ARBOR**  
 11100 Ann Arbor Blvd.  
 Ann Arbor, MI 48106  
**CHICAGO**  
 11100 Chicago Blvd.  
 Chicago, IL 60642  
**COLUMBUS**  
 11100 Columbus Blvd.  
 Columbus, OH 43260  
**INDIANAPOLIS**  
 11100 Indianapolis Blvd.  
 Indianapolis, IN 46204  
**ST. LOUIS**  
 11100 St. Louis Blvd.  
 St. Louis, MO 63104

**PREPARED FOR:**  
 2771 Orange Avenue, LLC  
 400 P.O. Box 100  
 East Lansing, MI 48825

**PREPARED BY:**  
 2771 Orange Avenue, LLC  
 400 P.O. Box 100  
 East Lansing, MI 48825

**2771 Orange Avenue SE**  
 Landscape Plan

PART OF THE SOUTHWEST QUARTER SECTION 16, T14N, R17W, DEARBORN TOWNSHIP, LEBANON COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
17400105

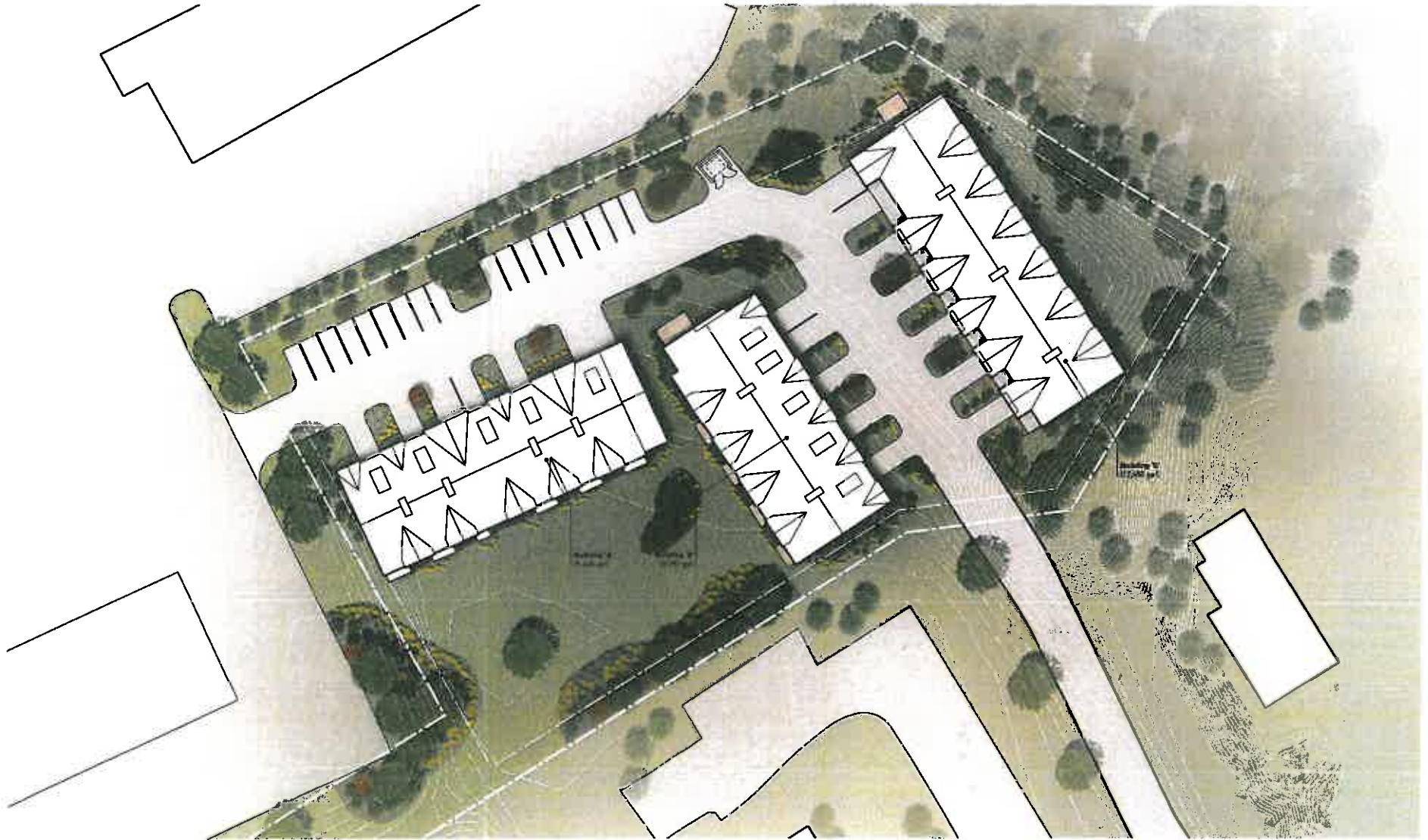
**SHEET NO:**  
L-201

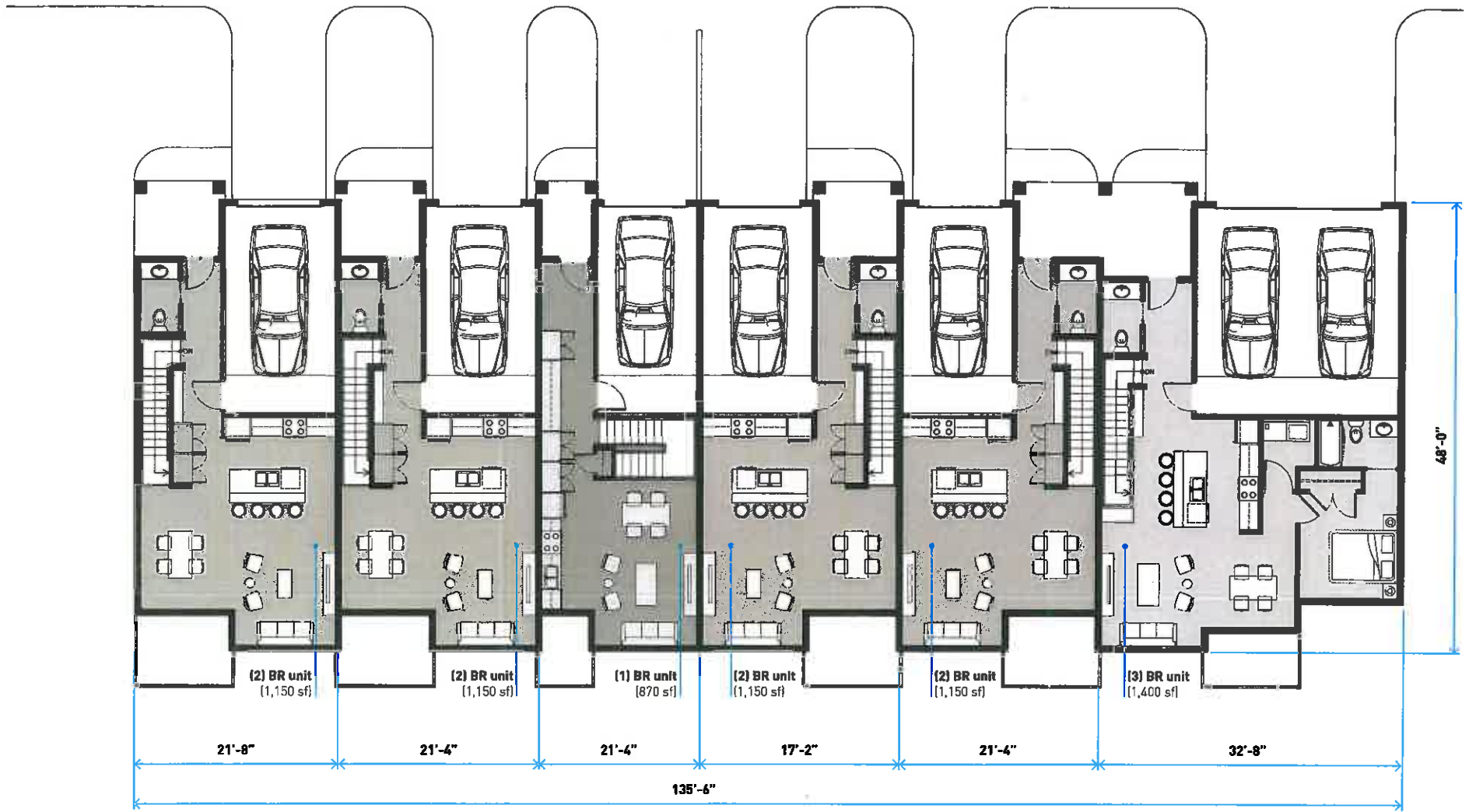
**811** Know what's below. CALL before you dig.

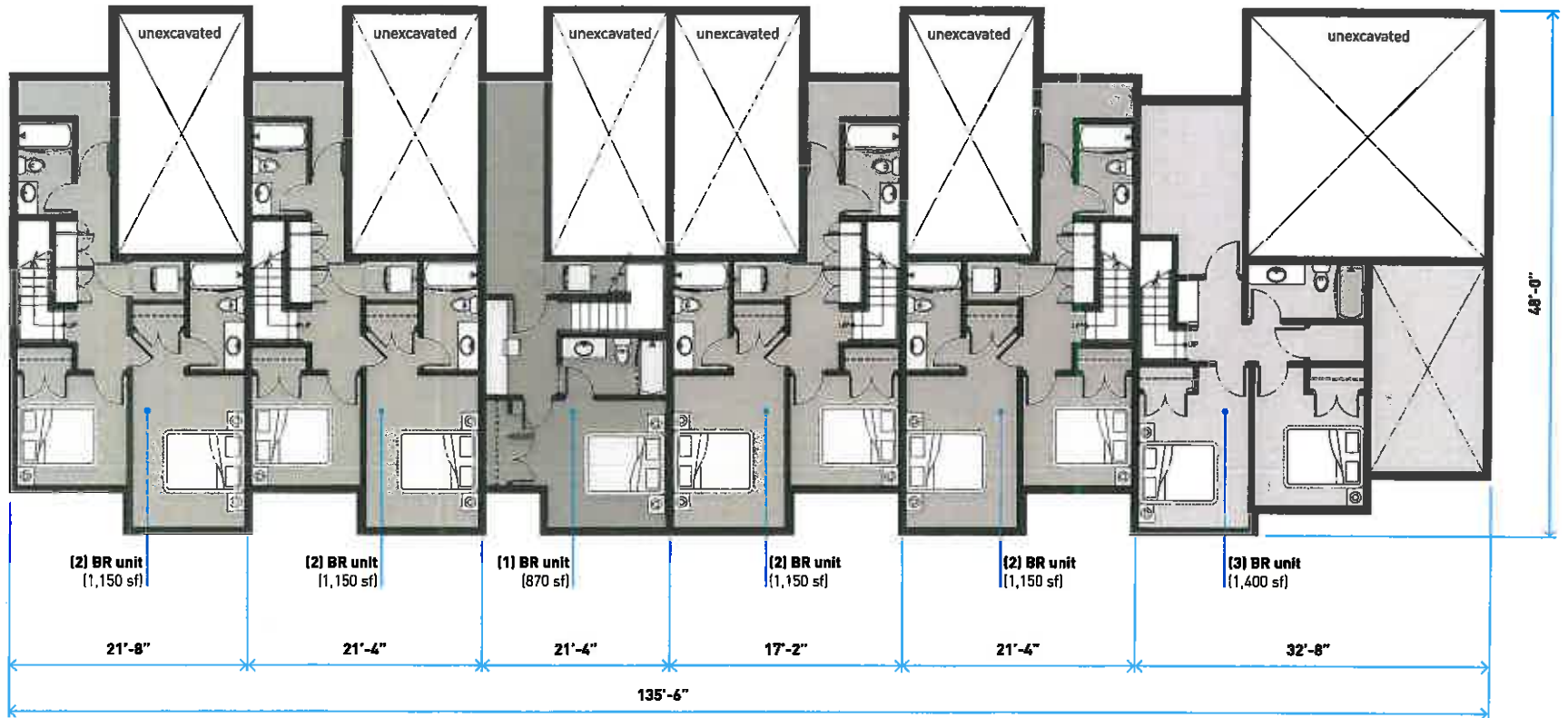
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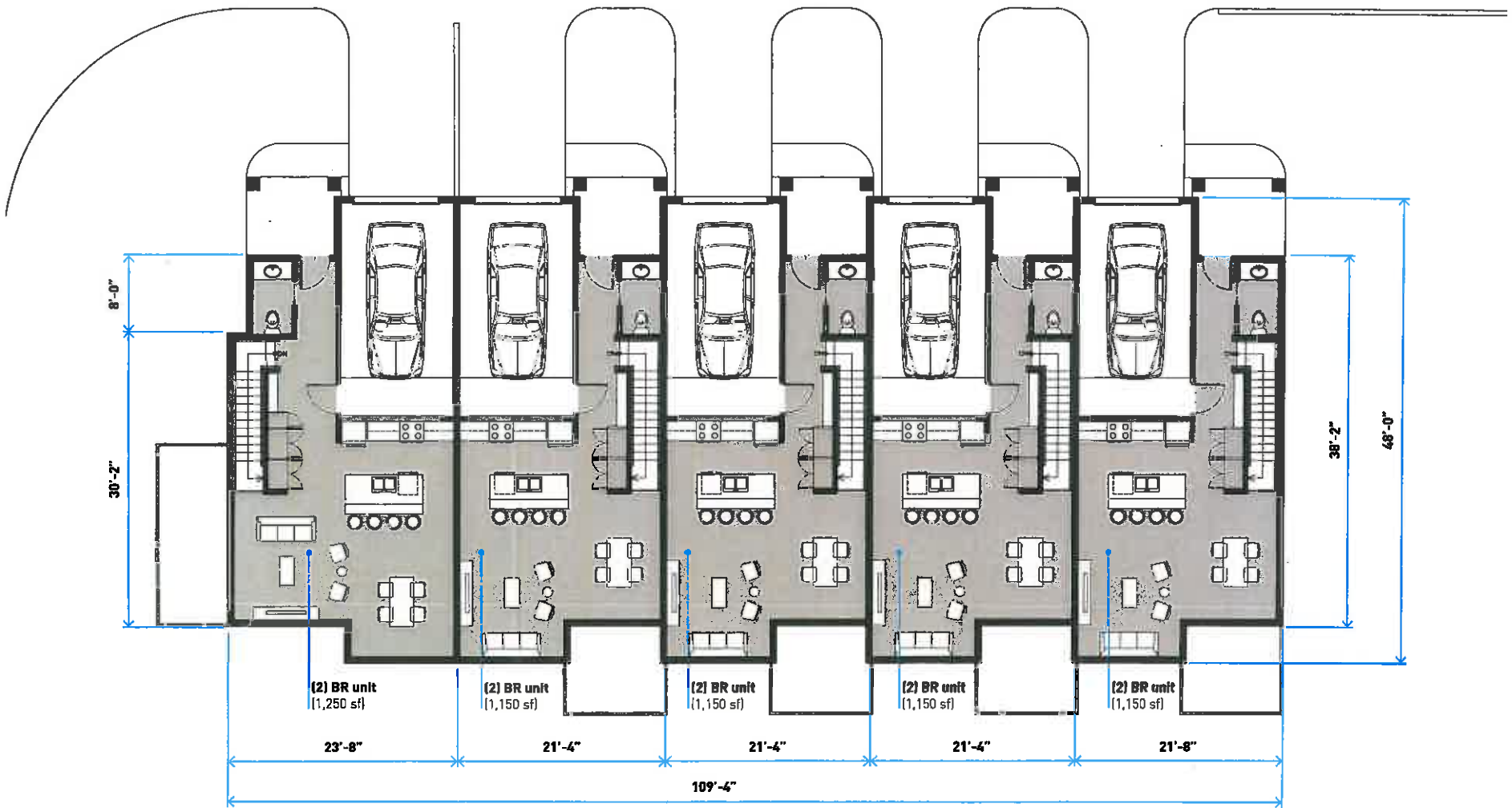
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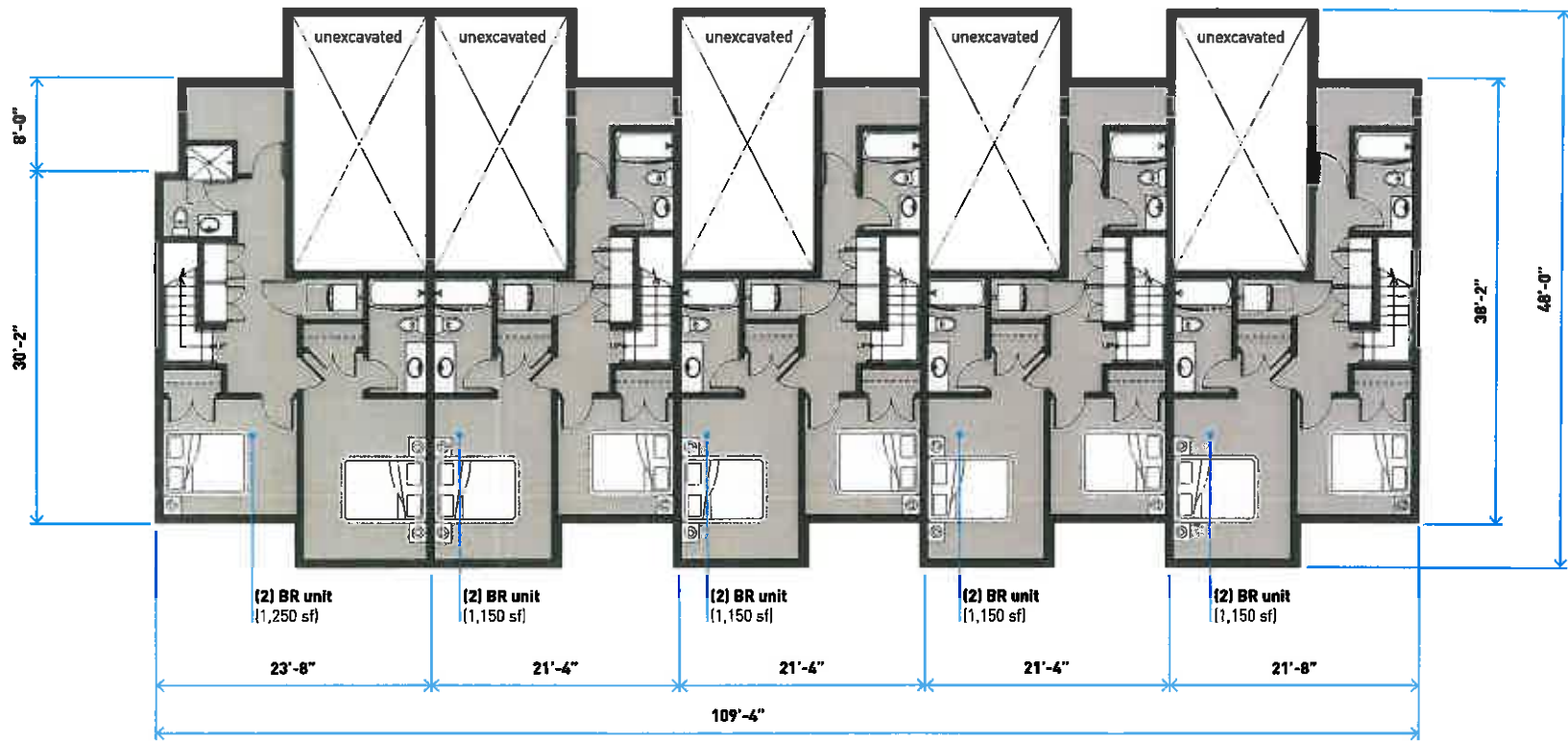
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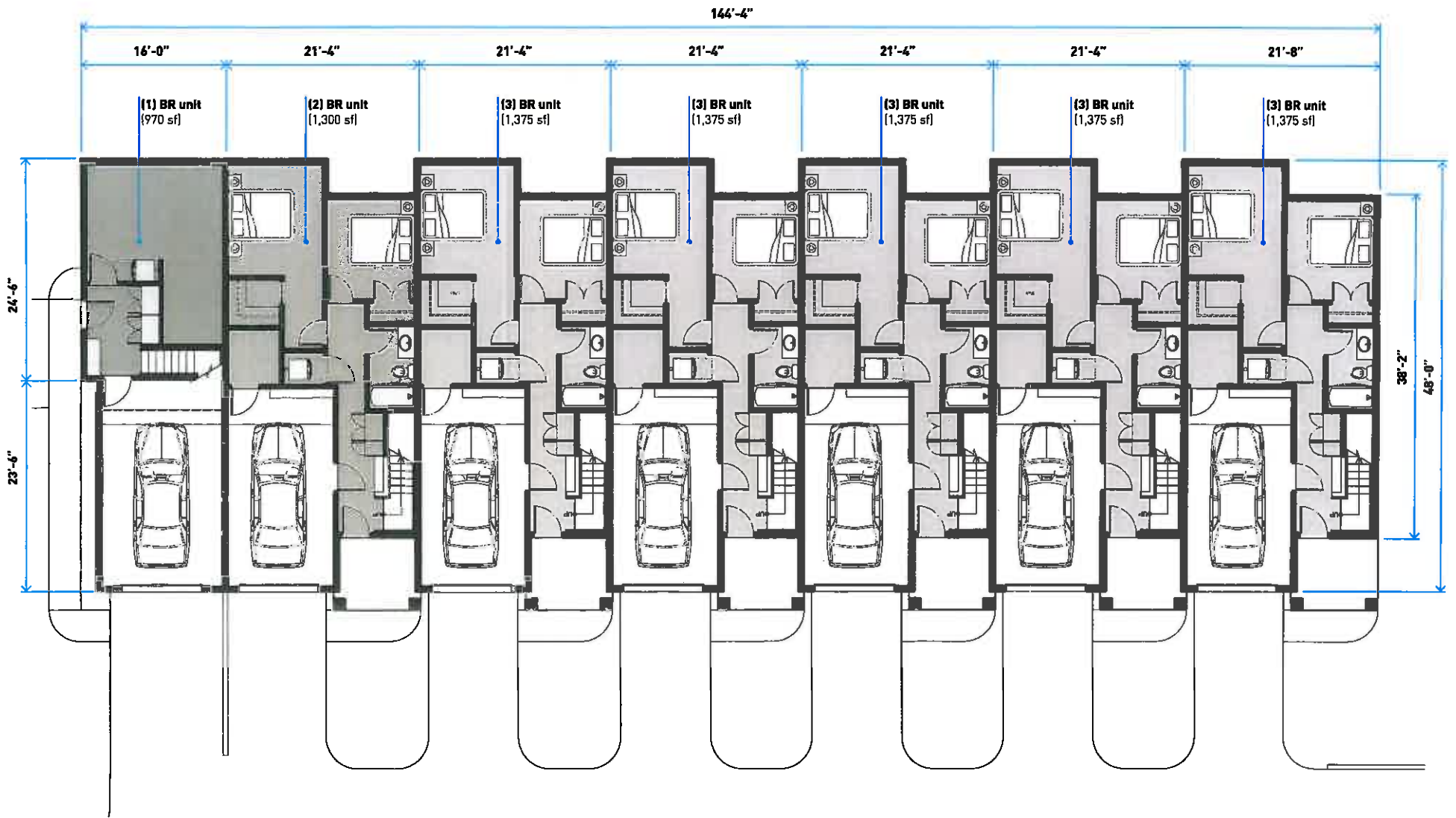


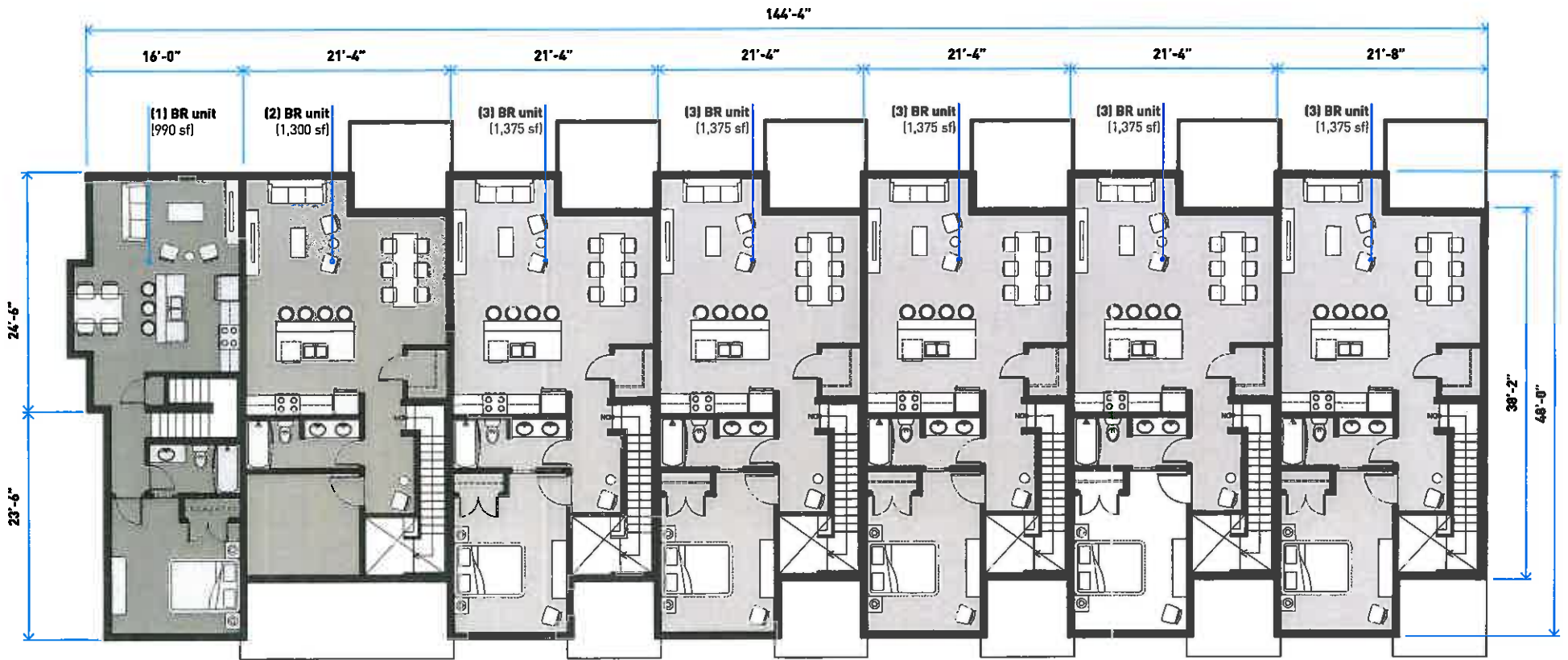


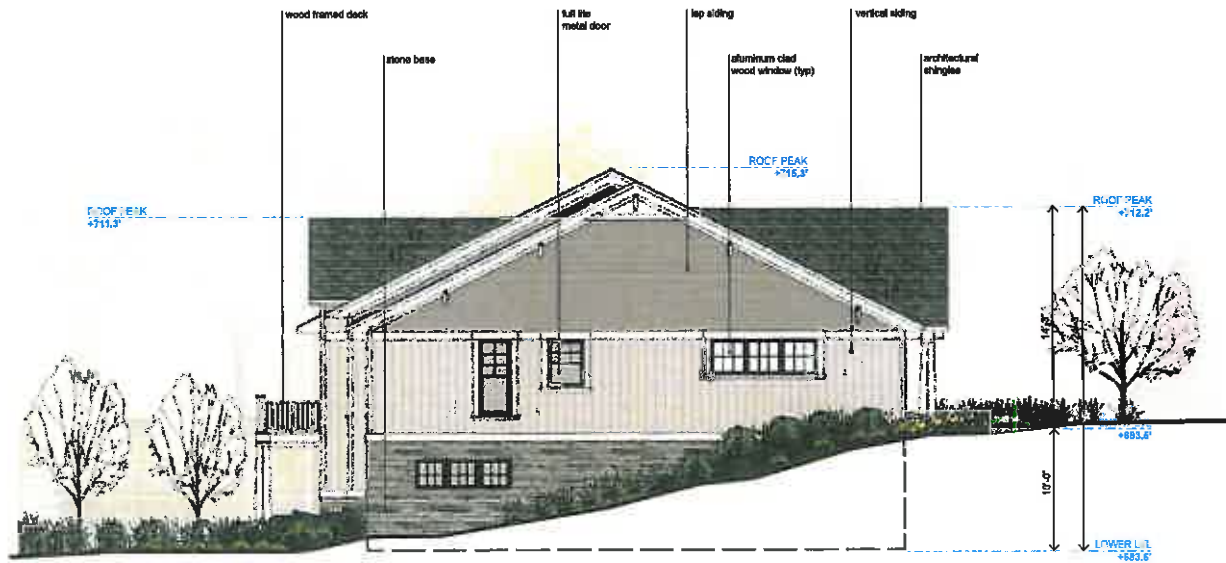


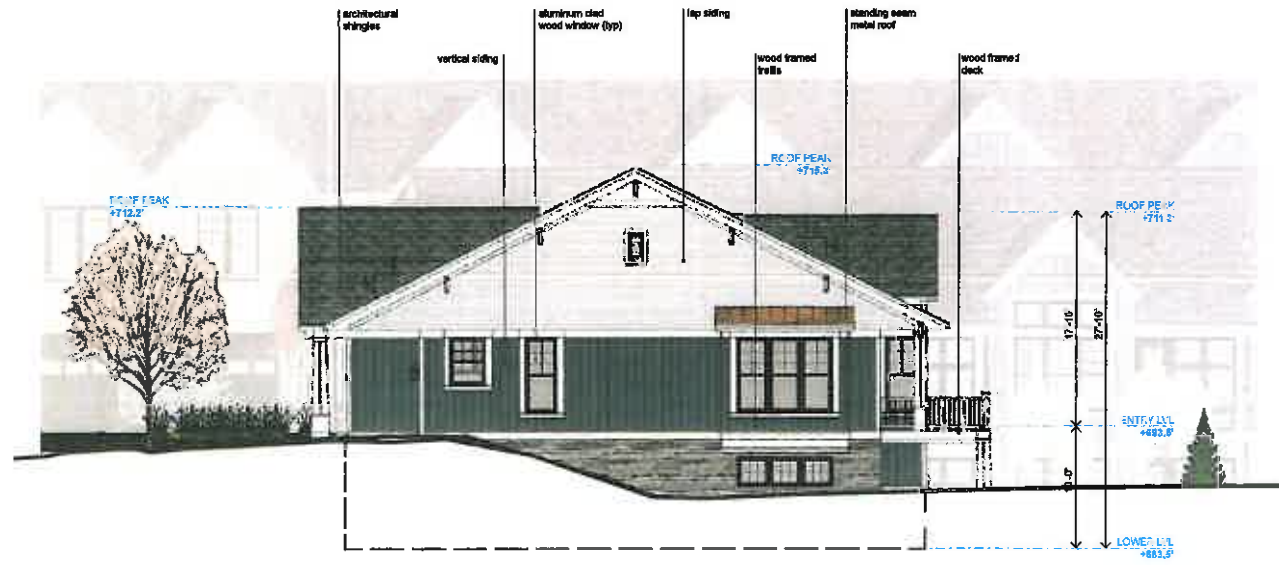


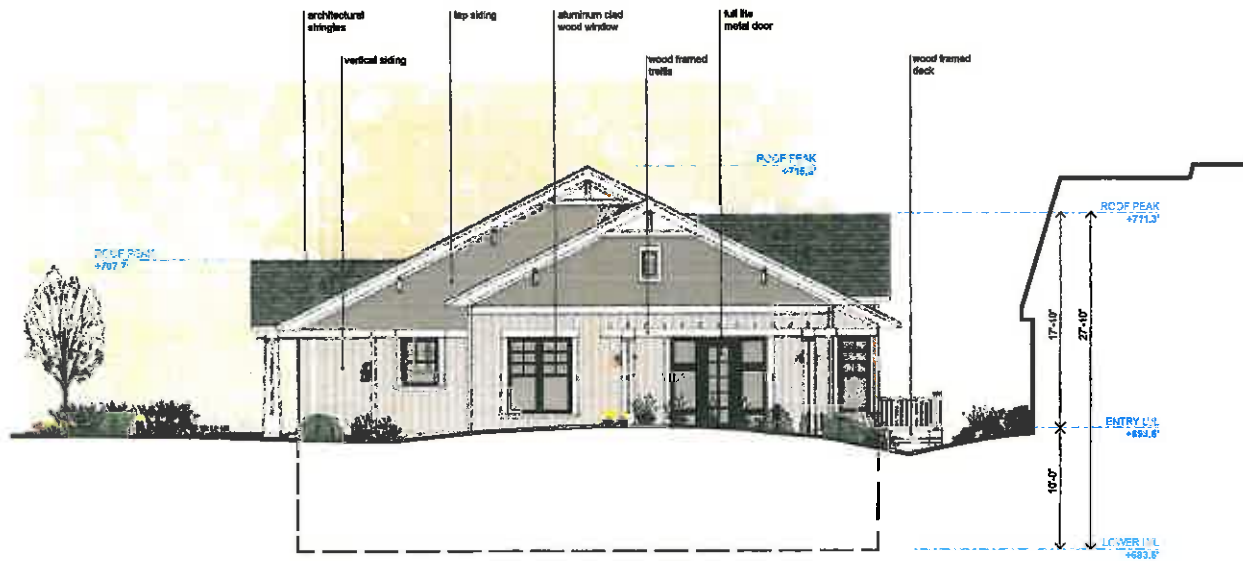


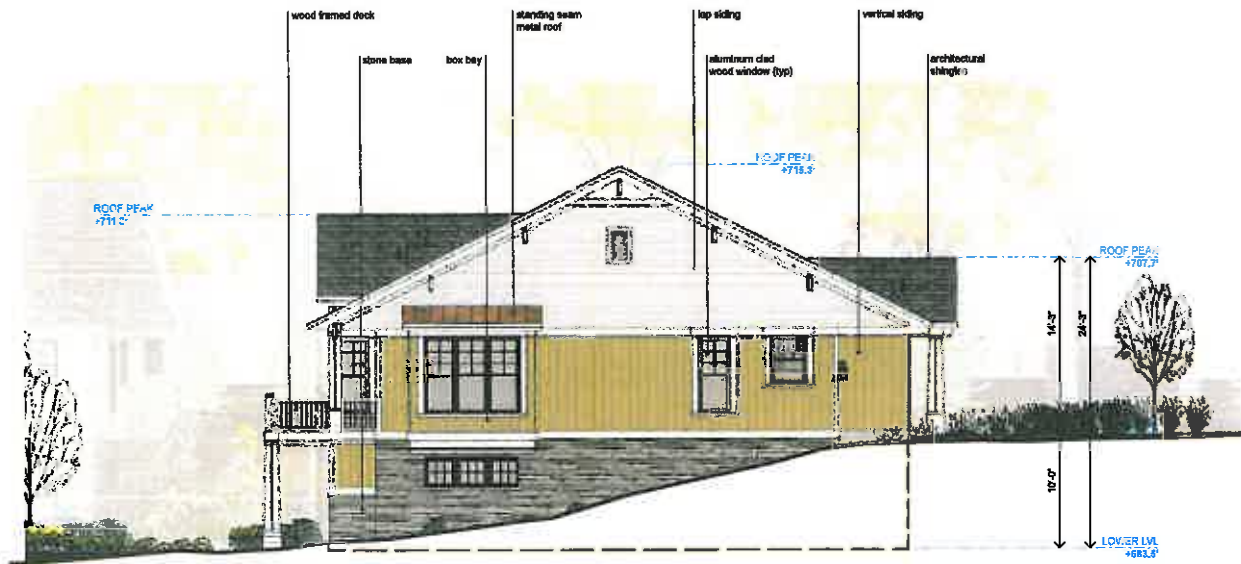


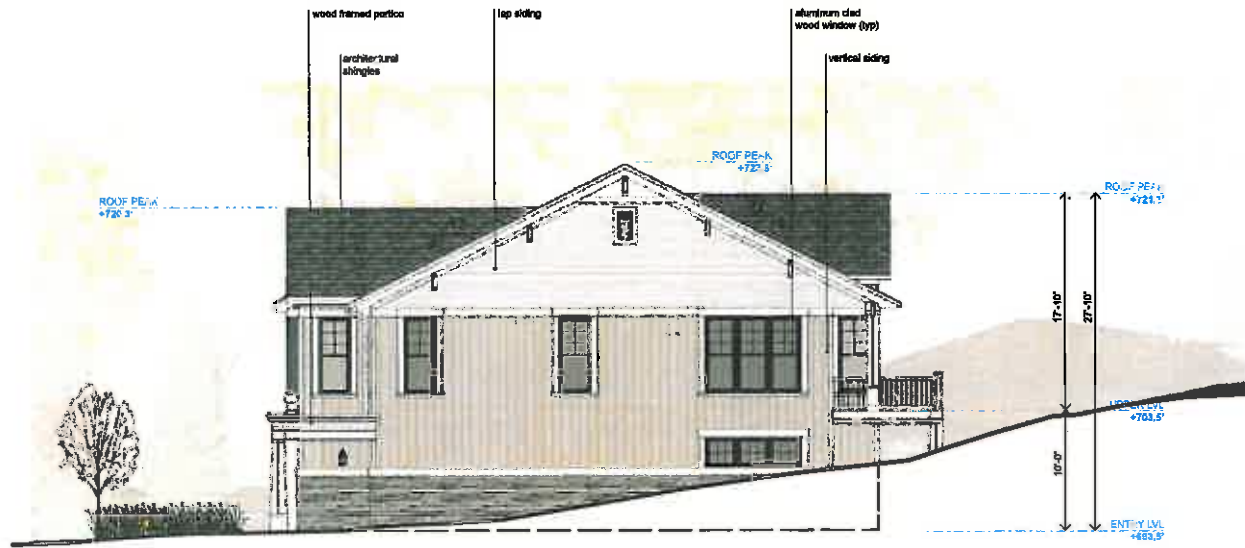


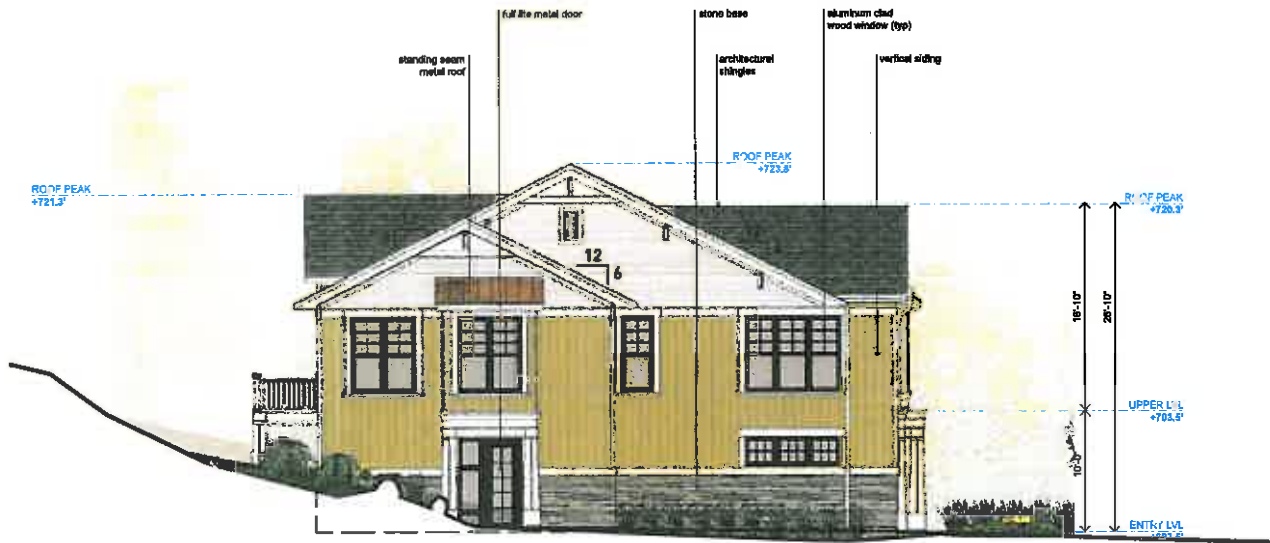
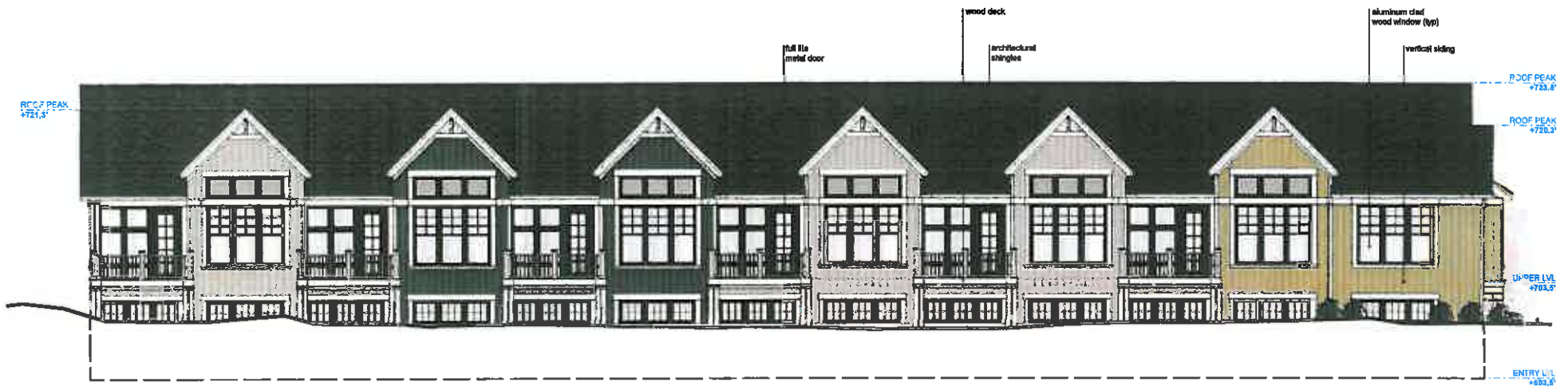






































STAFF REPORT: Case # 17-3405  
REPORT DATE: September 1, 2017  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 18, 2017  
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:  
Kyle Wilson  
Nederveld Engineering  
217 Grandville Ave SW Suite 302  
Grand Rapids MI 49503

---

STATUS

OF APPLICANT: Agent for the owner.

REQUESTED ACTION: Site Plan Review for a 13,000 sq ft addition.

EXISTING ZONING OF  
SUBJECT PARCEL: Industrial

GENERAL LOCATION: South side of 36<sup>th</sup> St just west of Kraft Ave.

PARCEL SIZE: 5.87 Acres

EXISTING LAND USE  
ON THE PARCEL: Industrial Warehouse

ADJACENT AREA  
LAND USES: All Industrial

ZONING ON ADJOINING  
PARCELS: All Industrial

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 13,000 sq ft addition. The site plan was reviewed under the criteria of the I zoning district, Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The building complies with all of the required height, area and setback regulations of the Industrial Zoning. However, some of the existing parking area is inside the landscape buffer area. In addition, some of the parking area is also inside the landscape buffer area. The applicant received a variance for those issues as part of the 2007 project.
3. They are not changing any of that as part of this new project.

4. The site plan has been reviewed and approved by the Fire Department.
5. The site plan has been reviewed and approved by the Township Engineer. Because they are not changing the storm water on site there is no need for any new storm water provisions. As a part of the 2007 project they worked out an agreement with the neighbor for storm water issues. A copy of that easement is in the 2007 file.
6. The applicant would like to use employee count for parking, which we allow. They have provided a breakdown by shift, showing that the maximum parking needed is 82 spaces. They have 89 parking spaces on site.
7. This does require the applicant to obtain a formal easement from the adjacent property owner for this project. This has been communicated to the applicant who has indicated that this will not be a problem. The Township will need to review and approve of the easement language before it is recorded.
8. The applicant has submitted a photometric plan. However, they have light levels above 5.0 and it will have to be revised..

**STAFF RECOMMENDATION:**

Staff is recommending Site Plan Approval for the 13,000 sq. ft. addition under the following conditions:

- a. Photometric site plan in compliance with our lighting regulations

Attachments:           Application  
                                  Site Plan  
                                  Location Map



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Nederveld, attn: Kyle Wilson  
Address: 217 Grandville Avenue SW, Suite 302  
City & Zip Code: Grand Rapids, MI 49503  
Telephone: (616)575-5190  
Email Address: kwilson@nederveld.com

**OWNER: \* (if different from Applicant)**  
Name: Lakeland Finishing attn: Tom Smith  
Address: 5400 36th Street SE  
City & Zip Code: Grand Rapids, MI 49512  
Telephone: (616) 949-8001  
Email Address: tsmith@lakelandfinishing.com

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

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

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

Addition to the already existing Lakeland Finishing building located at 5400 36th Street SE.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

Included on Site Plan Drawing

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 -19-200-048

**ADDRESS OF PROPERTY:** 5400 36th Street SE, Grand Rapids, MI 49512

**PRESENT USE OF THE PROPERTY:** Commercial Building; Manufacturing Company

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

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

**SIGNATURES**

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

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

Tom Smith

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

\* *Tom Smith* 8/18/17

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

Kyle D. Wilson

Applicant – Print or Type Name

*Kyle D. Wilson* 8/18/17

Applicant's Signature & Date

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



9/12/17

Thomas Smith  
Lakeland Finishing Corp  
5400 36<sup>th</sup> Street SE  
Grand Rapids, MI 49512

Cascade Township Planning Commission  
2865 Thornhills Ave SE  
Grand Rapids, MI 49546

Dear Cascade Township Planning Commission:

I'm writing you today to provide additional details on Lakeland Finishing's employee shift rotation structures in an effort to satisfy the Planning Commissions review of our current and proposed parking capacity at our facility located at 5400 36<sup>th</sup> Street SE.

Lakeland Finishing's operations are 24 hours a day, 5 days a week, utilizing 8 hour shifts. What makes our shift structure unique are the "sub-shifts" which utilize rolling start times based on various job responsibilities within the plant. Below I've provided a table which shows the various start times throughout the day and the approximate head-count of employees that fall under each start time. The greatest shift overlap will occur from 5:30am to 2pm, which will have a maximum of 82 employees.

Start	5:30a	6:00a	7:00a	7:30a	7:45a	1:30p	2:00p	3:00p	3:30p	9:30p	10:00p	11:00p	11:30p
Count	8	21	14	15	14	2	8	7	4	5	17	7	10

Lakeland Finishing has utilized this type of rotating shift structure for just over 2 years which has allowed us to optimize the flow of our production activities and minimize the impact on our available parking spaces. I will also be available at the September 18<sup>th</sup> meeting for any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Smith", written in a cursive style.

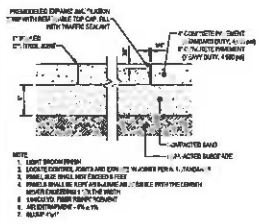
9/12/17

Thomas Smith

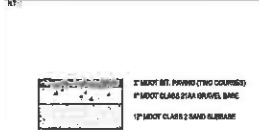
5400 36th St., S.E. • Grand Rapids, MI 49512 • PH. (616) 949-8001 • FAX (616) 949-0918

www.lakelandfinishing.com • OPEN SPRAY AND MASK FINISHING • ISO 9001:2000 CERTIFIED

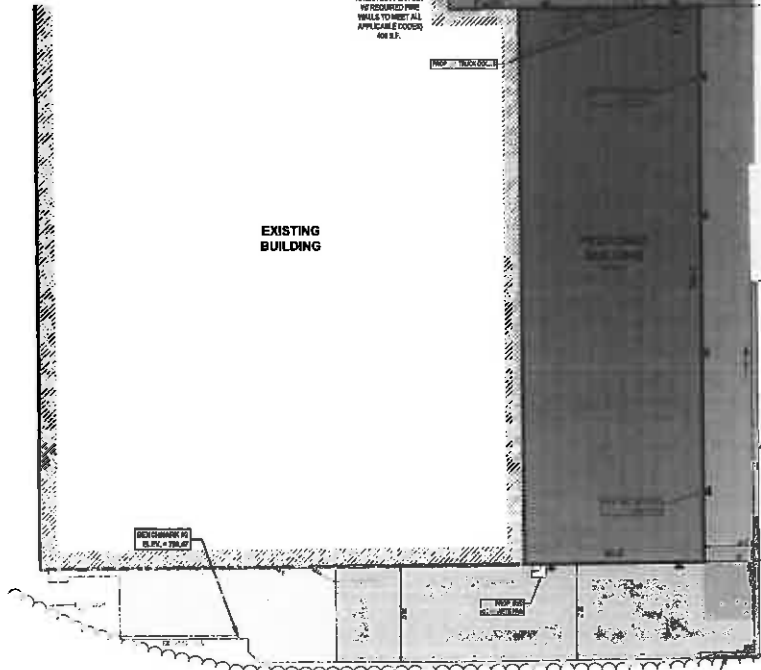




CONCRETE PAVEMENT DETAIL



STANDARD DUTY PAVEMENT CROSS SECTION



**BENCHMARKS**  
**BENCHMARK #1** ELEV = 102.04 (GATION MATHS)  
 Found N. 40' E. of West 1/4 of Section 16, 1/4\"/>



**LEGEND**

[Symbol]	EXISTING BUILDINGS
[Symbol]	PROPOSED BUILDINGS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	PROPOSED SIDEWALKS
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED FENCE

**GENERAL NOTES**

1. OWNER OF PROPERTY IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
3. THE PROPOSED DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
4. THE PROPOSED SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
5. THE PROPOSED PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
6. THE PROPOSED FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

**NEDERVELD**  
 www.nederveld.com  
 800.222.1899  
**GRAND RAPIDS**  
 2100 South Street  
 Grand Rapids, MI 49508  
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**  
**ST. LOUIS**

**PREPARED FOR:**  
 Dixon Architecture  
 2100 South Street  
 P.O. Box 404  
 Suite 200-523 Ada Drive SE  
 Ada, MI 49301  
 Phone: 616.886.4670

**REVISIONS:**

No.	Date	By	Description
1	08/20/2018	JD	Initial Design
2	08/20/2018	JD	Final Design
3	08/20/2018	JD	Final Design
4	08/20/2018	JD	Final Design
5	08/20/2018	JD	Final Design
6	08/20/2018	JD	Final Design
7	08/20/2018	JD	Final Design
8	08/20/2018	JD	Final Design
9	08/20/2018	JD	Final Design
10	08/20/2018	JD	Final Design

**LAKELAND FINISHING ADDITION PHASE 2**  
 Site Layout Plan  
 5403 34TH STREET SE  
 PART OF THE NORTHWEST 1/4 OF SECTION 16, T14N, R17W,  
 CASSIOPHE TOWNSHIP, WEST COUNTY, MICHIGAN

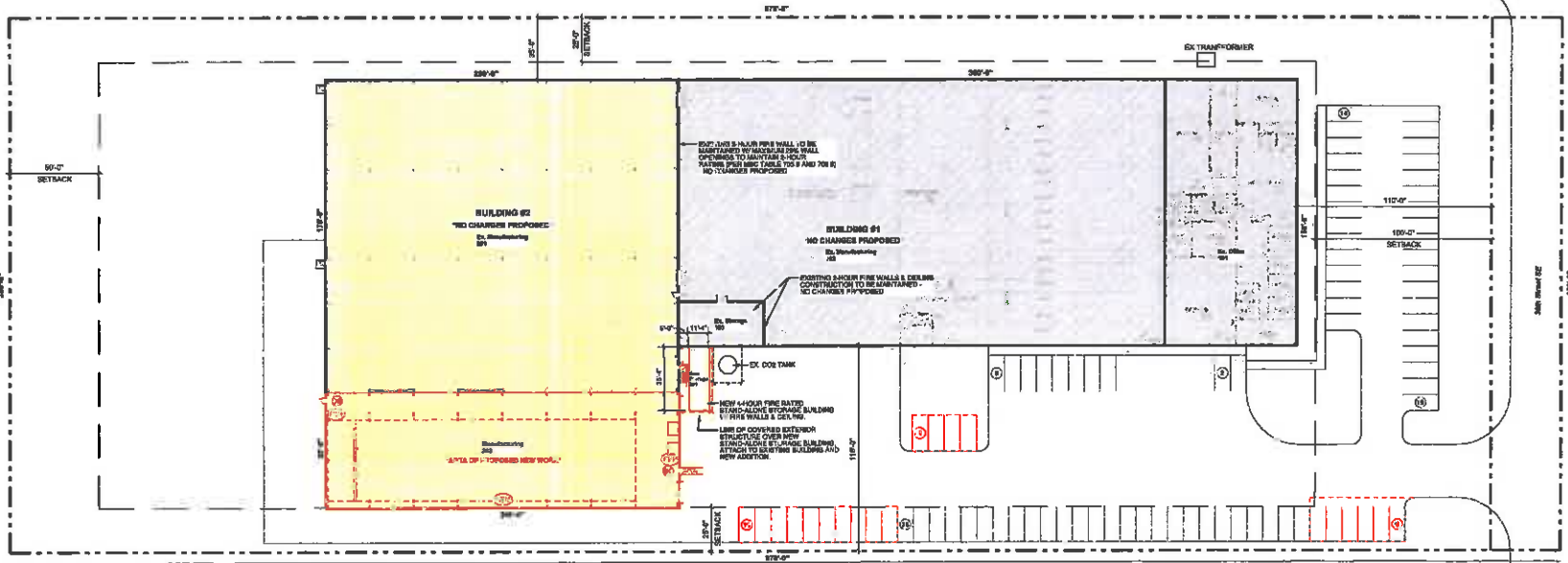


**PROJECT NO:**  
17408642

**SHEET NO:**  
**C-205**

**SHEET: 2 OF 3**





**1. Fire-Life Safety Plan**  
SCALE: 1" = 30'-0"

**Plan Legend**

BUILDING #1	EXISTING STRUCTURE	EXISTING ELEMENT TO BE REMOVED
BUILDING #2	EXISTING ELEMENT TO REMAIN	PROPOSED NEW ELEMENT

**Fire-Life-Safety Legend**

EXISTING EMERGENCY EXIT SIGNAGE	NEW EMERGENCY EXIT SIGNAGE
EXISTING FIRE EXTINGUISHER HANDKER	NEW FIRE EXTINGUISHER HANDKER

**Wall Destination**

FIRE RATED ASSEMBLY (RATING) INDICATE RATING IN HOUR(S)	STUD WALLS	CHAIR WALLS
---	------------	-------------

**Cixon**  
212 Air Drive SE, Suite 100  
PO Box 404  
Auburn, WA 99001  
P: (509) 885-4300  
www.cixon.com

**W&B**  
2000 W. Main St.  
Grand Rapids, MI 49503  
P: (616) 957-3721  
www.wandb.com

**LAKELAND FINISHING**

1400 10th Street SE  
Grand Rapids, MI 49503  
P: (616) 948-2001  
F: (616) 948-0318  
www.lakelandfinishing.com

**Lakeland Finishing Addition  
5400 30th Street SE  
Grand Rapids, Michigan 49512  
Fire-Life Safety Plan**

Revisions:  
 Review Set: 8/18/17  
 SPR: 8/17/17  
 SPR Rev. #1: 9/6/17  
 SPR Rev. #2: 9/12/17

Project No: 202093B  
 Issue Date: 4/1/17  
 Reviewer: KGD  
 Drawn By: JSS

**A1.1**



**ixon**  
 221 Ash Drive SE, Suite 300  
 PO Box 664  
 Ada, MI 49601  
 p. 616 965-6278  
 www.ixon.com

**ALL VENDOR/ISSUES**  
 1888 Randolph St. SE  
 Grand Rapids, MI 49512  
 P. 616 965-4731  
 www.mfc.com

**LAKELAND FINISHING**  
 5400 24th Street SE  
 Grand Rapids, MI 49512  
 P. 616 945-0918  
 www.lakelandfinishing.com

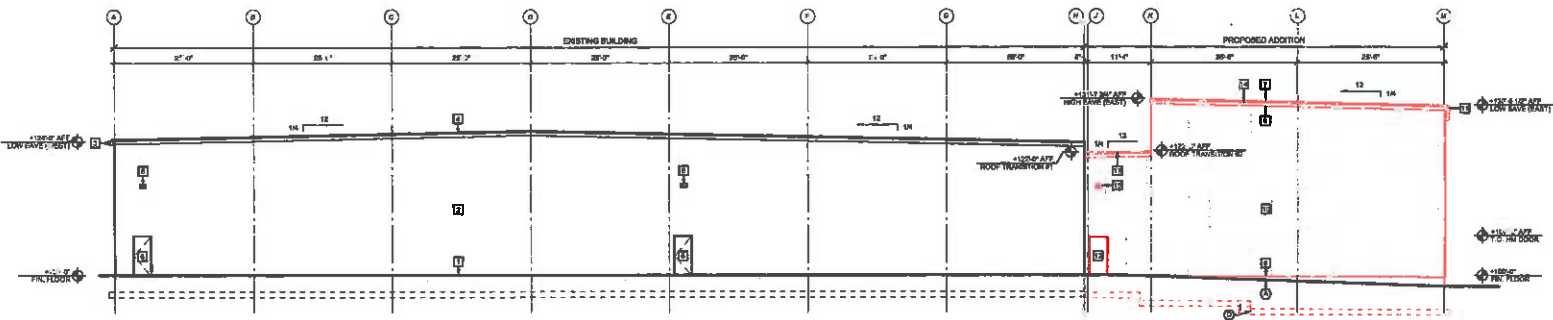
**Lakeland Finishing Addition**  
 5400 24th Street SE  
 Grand Rapids, Michigan 49512  
**Exterior Elevations**

Revised: 11/27/17  
 Review Set: 9/7/17  
 SPR Rev: #1: 6/6/17  
 SPR Rev: #2: 8/1/17

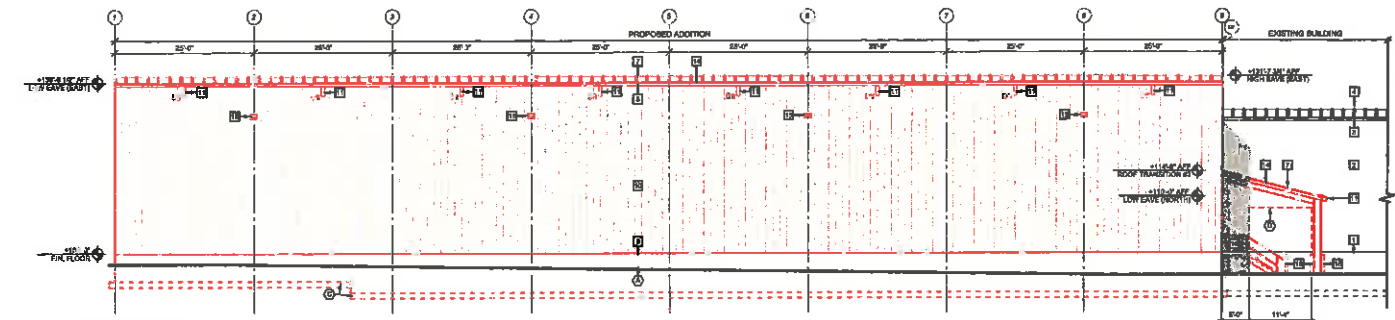
Project No: 2078828  
 Issue Date: 4/4/17  
 Reviewer: KCD  
 Drawn By: JSS

**A4.1**

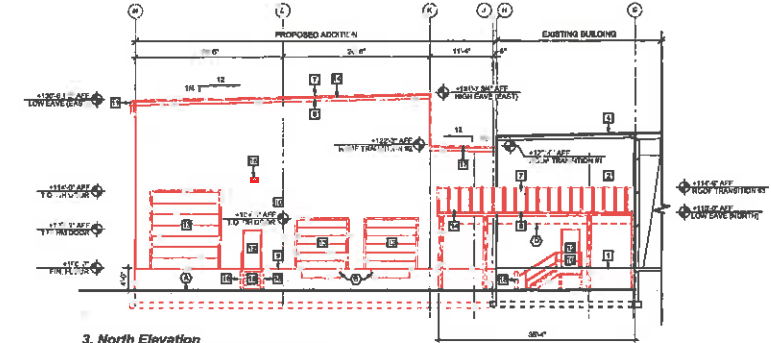
©2017 Dixon Environmental Architects, Inc.



**1. South Elevation**  
 SCALE: 1" = 10'-0"



**2. East Elevation**  
 SCALE: 1" = 10'-0"



**3. North Elevation**  
 SCALE: 1" = 10'-0"

**Material Legend** ALL ELEVATIONS TO BE CONSIDERED BASE OF DESIGN (ALL COLORS TO BE VERIFIED BY OWNER)

MARK	MATERIAL	MANUFACTURER	STYLE	COLOR
1	EXISTING CONCRETE FOUNDATION WALL	-	-	-
2	EXISTING METAL PANEL	-	-	-
3	EXISTING CUTTER & DON NIPPOINTS	-	-	-
4	EXISTING METAL ROOFING	-	-	-
5	EXISTING EXTENSION LIGHT FIXTURE	-	-	-
6	EXISTING HOLLOW METAL DOOR	-	-	-
7	NEW METAL ROOFING	TBD	MATCH EXISTING	MATCH EXISTING
8	NEW LOW EAVE FLASHING	TBD	MATCH EXISTING	MATCH EXISTING
9	NEW CONCRETE PC-INSULATION WALL	TBD	MATCH EXISTING	MATCH EXISTING
10	NEW METAL PANEL	TBD	MATCH EXISTING	MATCH EXISTING
11	NEW CUTTER & DON NIPPOINTS	TBD	MATCH EXISTING	MATCH EXISTING
12	NEW HOLLOW METAL DOOR	TBD	MATCH EXISTING	MATCH EXISTING
13	NEW STEEL OVERHEAD DOOR	TBD	MATCH EXISTING	MATCH EXISTING
14	NEW PRE-ENGINEERED ROOF TRIM	TBD	MATCH EXISTING	MATCH EXISTING
15	NEW EXTENSION LIGHT FIXTURE	TBD	-	-
16	NEW EXTENSION STEEL STAIR RAILING	TBD	TBD	TBD
17	NEW SPDM ROOF W/ BALUSPARA	TBD	TBD	TBD
18	NEW CONC. FILLED STEEL BEAMS	TBD	MATCH EXISTING	MATCH EXISTING

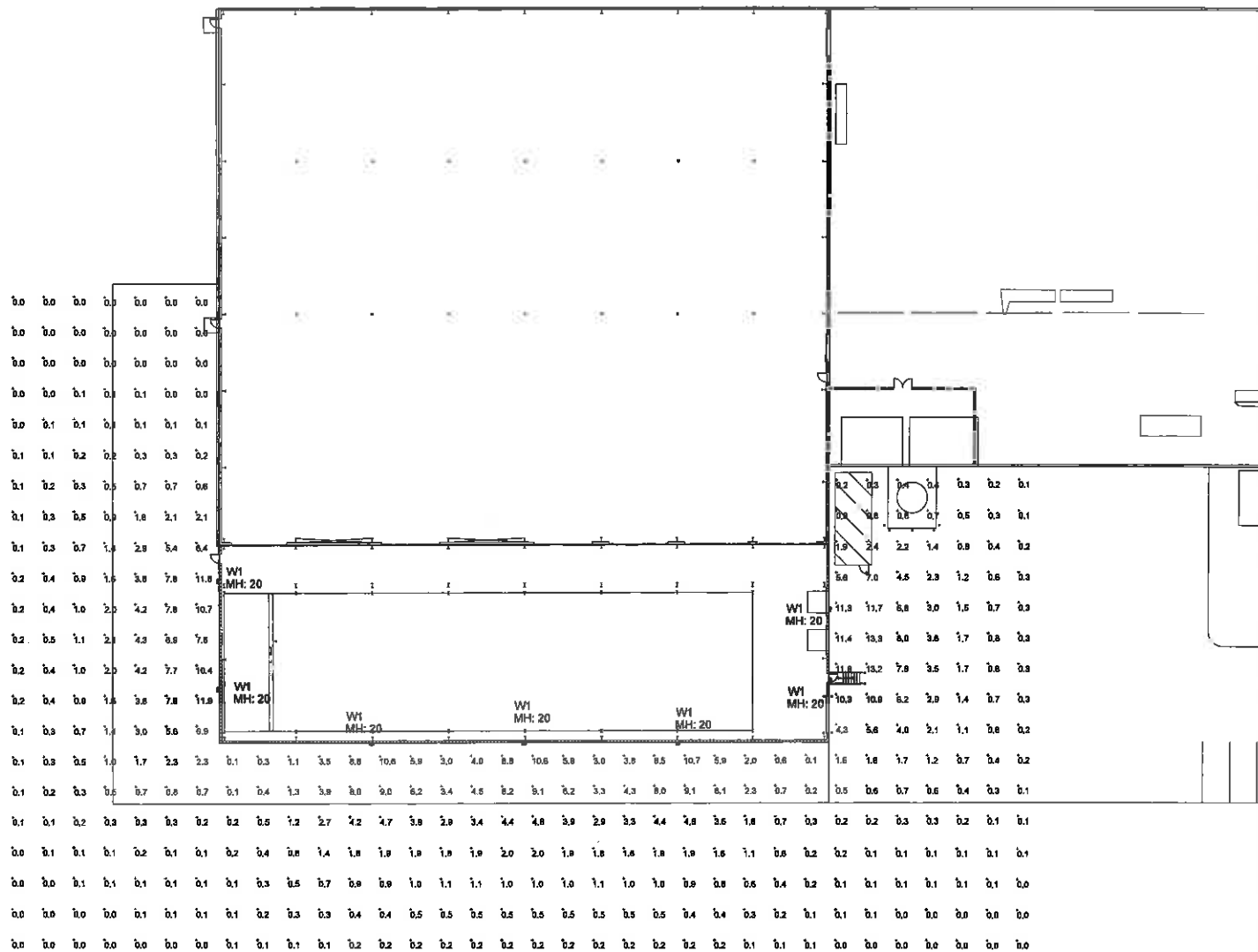
ALL MASONRY: FINISH: CONCRETE, AND MORTAR SHALL USE INTEGRAL WATER REPELLANT & EFFLORESCENCE CONTROL (KODAPAR, EX. EQUAL) - PFD. TRM - COATS OF POST-APPLIED MASONRY WATER BEARANT (PROPER) (SAL BRAND PC-5-H OR EQUAL) ON ALL MASONRY PER MANUFACTURER'S RECOMMENDATIONS

**Exterior Elevation Keynotes**

- 1. VERIFY NEW EXTERIOR BRICKS WITH EXL. BUSINESS. PROVIDE PROPER DOWNSHAFT FOR NEW FOOTINGS, REFER TO STRUCTURAL DRAWINGS FOR DETAILS & SPECIFICATIONS.
- 2. TWO (2) NEW DOOR LEVELERS - MATCH EXISTING LEVELER SIZE & STYLE - VERIFY IN FIELD & COORDINATE WITH OWNER.
- 3. STEPPED CONC. FOOTINGS & FOUNDATION WALLS - REFER TO STRUCTURAL DRAWINGS FOR DETAILS & SPECIFICATIONS.
- 4. NEW STAINLESS STEEL STORAGE STRUCTURE - FINAL SIZE, STYLE & LOCATION TBD BY OWNER.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPt_1	Luminance	Fc	1.75	13.3	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	L1D	L2D	BF	(MANUFAC)	Description	Pole Height
☐	7	W1	SINGLE	0.900	0.950	1.000	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR12B-W-BZ	



## SITE LIGHTING PLAN

1/16"=1'-0"

**Crites, Tolley & Assoc., Inc.**  
 800C West River Center Dr.  
 Cornsack Park, MI 49821  
 PH: 616-547-2400  
 www.ctasid.com



**DISCLAIMER**  
 The information shown on this lighting plan is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided.

# Lakeland Finishing

Issued Date  
06.08.17

Revisions

Drawn by  
Alan Searcy

Sheet  
EL1