

AGENDA
Cascade Charter Township Planning Commission
Monday, July 19, 2021
7:00 pm
2870 Jacksmith Ave

- ARTICLE 1. Call the meeting to order**
Record the attendance
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 6. Case #21-3629/Bob Morse**
Public Hearing
Property Address: 6390 and 6420 28th St
Requested Action: The applicant is requesting preliminary plan approval to amend the existing P.U.D. to allow for the construction of a new car wash and coffee shop.
- ARTICLE 7. Old Business**
 - Rules of Conduct Discussion
- ARTICLE 8. Any Other Business**
- ARTICLE 9. Adjournment**

Meeting format

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

STAFF REPORT

STAFF REPORT: Case #21-3629/Bob Morse
REPORT DATE: July 14, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 19, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Bob Morse
PO Box 633
Grandville, MI 494

STATUS OF APPLICANT: Owner

ADDRESS OF PROPERTY: 6390 and 6420 28th Street, Grand Rapids, MI 49546

REQUESTED ACTION: Preliminary plan approval to amend the existing P.U.D. to allow for the construction of a new car wash and coffee shop

EXISTING ZONING OF SUBJECT PARCEL(S): PUD 80, B-2

GENERAL LOCATION: South side of 28th St, west of Thornhills Ave

PARCEL SIZE: Approximately 2.1 acres

EXISTING LAND USE ON THE PROPERTY: Commercial – a Pizza Hut and a motel

ADJACENT AREA LAND USES: N – Commercial, 28th Street
S – Commercial & Residential
E – Commercial
W – Commercial – Macatawa Bank

ZONING ON ADJOINING PARCELS: N,E – B-2
S,W – PUD 80

STAFF COMMENTS:

1. The applicant is requesting Preliminary Plan Approval to amend the existing Planned Unit Development to allow for the development of a new 5,243 sq ft car wash and 550 sq ft coffee shop.
2. The site is currently the location of a Pizza Hut at 6390 28th Street which is part of the PUD, and a motel at 6420 28th Street which is currently zoned B-2.
3. The site was rezoned to PUD in 2005 to permit a variety of commercial uses and amended to the current PUD in 2017 to also permit a 61-unit multi-family residential apartment development in the south of the PUD.
4. The developer is proposing a 5,243 sq ft car wash and a 550 sq ft coffee shop, with 32 parking spaces, including the vacuum spaces. The zoning ordinance requires a minimum of 22 spaces. Our zoning ordinance only allows one building with a primary use on a parcel, so adding the coffee shop would be an exception. The car wash will have a height of approximately 28' and the coffee shop will have a height of approximately 19'.
5. There are 12 vacuums shown on the plan. Vacuums must be setback 50' from any property line, and the applicant notes that they are asking for an exception for two vacuums to be located 36' from the west property line.
6. The proposed plan shows a setback of 94' for the car wash building to the front property line. This is below the 100' setback required in the B2 zoning district, but is consistent with the other buildings along 28th Street in the PUD. The coffee shop actually has a smaller setback since the property line jogs in approximately 10', but it is in line with the other buildings.
7. The proposed plan allows for cross access to the parcel to the east (6444 28th Street) as requested. A cross access easement will need to be recorded.
8. The plan provides one new curb cut to 28th St as well as internal access from the existing drive along the west property line between the applicant and Macatawa Bank. The curb cut will be aligned with a curb cut directly across 28th Street. KCRC staff have indicated that they are agreeable to the proposed curb cut location. The applicant will need to comply with any additional comments received from the KCRC.
9. A photometric plan has been submitted that complies with our lighting regulations.
10. The applicant has begun the process to vacate the abandoned right-of-way between the two parcels and then combine all of those parcels, along with the small piece purchased from the parcel to the south. The right-of-way abandonment and lot combination will need to be finalized.

11. The plans show a proposed retaining wall along the south property line with a maximum height of 6.5'. It notes that it will have a railing.
12. The application includes a sign plan for both the car wash and coffee shop buildings. Currently both buildings have wall signage that exceeds the allowed 100 sq ft per building, so the plans will need to be revised to meet the signage requirements in the PUD ordinance.
13. The township engineer has reviewed and approved the plans, and their comments are included in your packet. The applicant will need to apply for and obtain several permits such as SESC, KCRC and water and sanitary sewer from the city before beginning construction, along with submitting a stormwater maintenance agreement to the Township.
14. The fire department has reviewed and approved the plans.
15. The applicant has provided a demolition agreement for the coffee shop building, where they agree to remove the building if it is vacated for a period of 18 months or longer. This would be written into the PUD ordinance.
16. There have been discussions between the applicant and the other members of the PUD regarding membership of the condo association and maintenance of shared areas. A maintenance plan or agreement for the shared private streets and access drives will need to be provided to the Township and recorded.
17. Car washes are subject to the special use requirements found in Section 17.07(2)(k) of the Zoning Ordinance.
18. The zoning ordinance requires a 25' wide bufferyard along all property lines. There are areas along the south property line that are less than the required 25'. However, what they are requesting is consistent with other bufferyards within the PUD, and there is extensive landscaping included.
19. The application includes an extensive landscaping plan with plantings around the perimeter of the site as well as islands in the parking lot. A landscape bond in the amount of \$20,000 will be required prior to obtaining a building permit.
20. If Preliminary Plan Approval is given, then a PUD amendment will be written and brought back before the Planning Commission for a recommendation to the Township Board.

21. Standards

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	Half of the property is already zoned PUD. A car wash and a coffee shop are both allowed uses in the underlying zoning. The PUD allows for the car wash and coffee shop to be located on the same parcel.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.	The proposed use would not result in an increase in the need of public services.
The proposed development shall be compatible with the General Development Plan of the Township and shall be consistent with the intent and spirit of this Chapter.	The proposed use is consistent with the master plan.
In relation to the underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.	The proposed use should not result in an unreasonable economic impact.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.	Met
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.	Met

Staff Recommendation

Staff recommends approval of the preliminary plan with the following conditions:

1. The applicant complies with the Township Engineer’s letter dated July 14, 2021, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Submit a landscape bond of \$20,000.

4. Record a cross access easement to the parcel to the east (6444 28th Street).
5. The applicant complies with any additional comments received from the Kent County Road Commission.
6. The right-of-way vacation and lot combination are completed.
7. Revise the sign plans so that they meet the signage requirements in the PUD ordinance. These should be revised before the application can come back before the Planning Commission.
8. A maintenance agreement is recorded for the shared private streets and access drives within the PUD. The agreement will need to be provided to the Township before the application can come back before the Planning Commission.

ATTACHMENTS:

Application
Demo Agreement
Site Plan
Landscape Plan
Photometric Plan
Architectural/Sign Plan
Township Engineer Letter
Current PUD Ordinance Riebel Development #2 of 2005
Zoning Ordinance Section 17.07(2)(k)



SANTIGO CT

SANT

SAN ANTONIO DR

MAGELLAN DR

28TH ST

JACKSMITH AVE

THORNBOK ST

THORNHILL ST AVE

TAHOE DR



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Bob Morse
Address: PO Box 633
City & Zip Code Grandville, MI 49418
Telephone: (616) 889-0373
Email Address: bob@creativeproducts.com

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 checked="" 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 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:**

We are proposing a new car wash and new coffee shop located at 6390 and 6420 28th Street SE, including removal of two existing buildings, removal of two existing curb-cuts and construction of one new curb cut. We are requesting an Amendment to an existing PUD and a Special Use Permit.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

Four parcels have been assembled for this project and Legal Descriptions are currently in progress. They will be submitted to the Township as soon as they are completed. See Site Plan for Property Dimensions.

PERMANENT PARCEL (TAX) NUMBER: 41-19-17-229-004 & 41-19-16-101-012

ADDRESS OF PROPERTY: 6390 and 6420 28th Street SE

PRESENT USE OF THE PROPERTY: Former Pizza Hut Restaurant (vacant)
and Strip Retail (old motel building)

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

Name(s)

Address(es)

JMR PROPERTY 2 LLC

PO Box 633, Grandville, MI 49418

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.)

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

Robert Morse

Applicant – Print or Type Name

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

 _____
Applicant's Signature & Date
3-11-21

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

RJM Design Inc.

Land Planning • Landscape Architecture

Transmittal

Date: July 14, 2021

To: Brian Hilbrands, Planner
Cascade Charter Township
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7192

From: R. James Morgan
RJM Design, Inc.

Project: Tommy Car Wash / Scooters Coffee Shop PUD

Enclosed please find one copy (24x36) of our Revised Preliminary Plans for PUD Amendment/Approval.

- Civil Plans (sheets 1-7)
- Storm Water Calculations
- Landscape Plan
- Lighting Plans (2 sheets)
- Signage Plans (7 sheets)
- Agreement Letter from Owner regarding the Coffee Shop

Electronic copies of these same plans will be emailed to you.

It is our understanding that this item will be reviewed at the Monday, July 19, 2021 Planning Commission Meeting.

Cc: Bob Morse, w/ e-attachments
Doug Stalsonburg, w/ e-attachments

*JMR Property 2, LLC
2283 44th Street SE
Grand Rapids, Michigan 49508*

June 10, 2021

Cascade Township Planning Commission
Attn: Brian Hilbrands
2865 Thornhills Ave. SE
Grand Rapids, MI 49546

RE: Demo Agreement

Dear Brian:

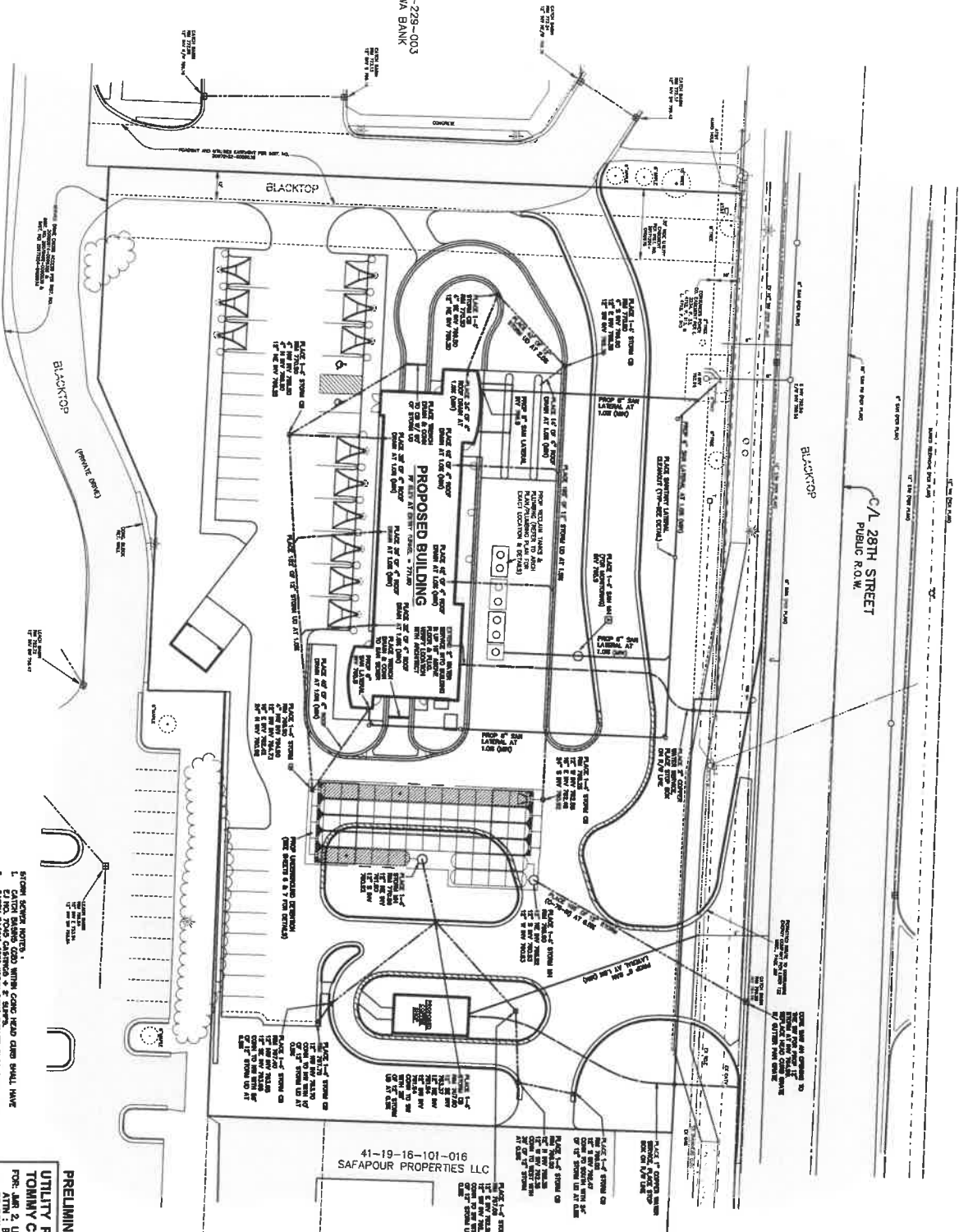
We agree to remove the building that is to be built on our property, commonly referred to as the Scooter's Coffee Shop, if the building is vacated for a period of 18 months or longer.

Sincerely,

Robert Morse

JMR PROPERTY 2, LLC

41-19-17-29-003
MACHANA BANK



1. CATCH BASIN COED WITH CONC HEAD CAMP SHALL HAVE
2. (1) NO. 100 CASTINGS & 2 SUPPLEMENTARY CATCH SHALL HAVE
3. (1) NO. 100 CASTINGS WITH 10 GALLONS & 13 BARS & 2
4. CATCH BASIN COED WITH CONC GUTTER TRN & CONC LEGS
5. SHALL HAVE (1) NO. 100S CASTINGS & 2 BARS
6. WITH SLOD COVERS
7. ROOF DRAIN SHALL BE 10" DIA. WITH 10" DIA. SLOD COVERS
8. SYSTEM SHALL BE ADS HOLE ON ADVANCED DRAIN UNITS
9. ROOF DRAIN SHALL BE PVC 800-301

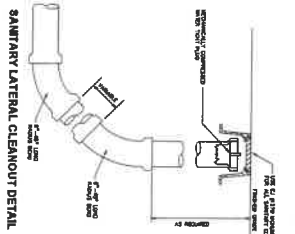
41-19-16-101-016
SAFAPOUR PROPERTIES LLC



SCALE : 1"=20'

LEGEND

- 1" = 10' UTILITY POLE & 50' W.C.
- 1" = 10' SAN
- 1" = 10' WATER
- 1" = 10' GAS
- 1" = 10' FENCE LINE
- 1" = 10' OBSTACLE MARK



PRELIMINARY DEVELOPMENT PLAN

UTILITY PLAN
TOMMY CAR WASH SYSTEMS - 28TH STREET

FOR: AMT & LLC
1700 S. 10TH ST.
GRANDVILLE, MI 49418

RE: PART OF THE NE 1/4, SECTION 17 & NW 1/4, SECTION 16, T8N, R10W,
CASCADE TOWNSHIP, WENT COUNTY, MICHIGAN



DATE	DESCRIPTION	BY	CHK	DATE
05-21-18	REV FOR PLANNING	JK	JK	05-21-18
05-21-18	REV FOR PERMITS	JK	JK	05-21-18

ANSI	CFE	Label	Description
1	200	000-000000	000-000000
2	200	000-000000	000-000000
3	200	000-000000	000-000000
4	200	000-000000	000-000000
5	200	000-000000	000-000000
6	200	000-000000	000-000000
7	200	000-000000	000-000000
8	200	000-000000	000-000000
9	200	000-000000	000-000000
10	200	000-000000	000-000000

ANSI	CFE	Label	Description
1	200	000-000000	000-000000
2	200	000-000000	000-000000
3	200	000-000000	000-000000
4	200	000-000000	000-000000
5	200	000-000000	000-000000
6	200	000-000000	000-000000
7	200	000-000000	000-000000
8	200	000-000000	000-000000
9	200	000-000000	000-000000
10	200	000-000000	000-000000

000 Series

Product Description: The 000 Series is a line of high-performance, energy-efficient lighting fixtures designed for commercial and industrial applications. It features a sleek, modern design and is available in various sizes and finishes to suit different environments.

Technical Specifications:

Model	Power (W)	Beam Angle	Mounting
000-000000	100	30°	Recessed
000-000001	150	30°	Recessed
000-000002	200	30°	Recessed
000-000003	250	30°	Recessed
000-000004	300	30°	Recessed
000-000005	350	30°	Recessed
000-000006	400	30°	Recessed
000-000007	450	30°	Recessed
000-000008	500	30°	Recessed
000-000009	550	30°	Recessed
000-000010	600	30°	Recessed

CEC® LIGHTING

Cree Edge® Series

Product Description: The Cree Edge Series is a line of high-performance, energy-efficient lighting fixtures designed for commercial and industrial applications. It features a sleek, modern design and is available in various sizes and finishes to suit different environments.

Technical Specifications:

Model	Power (W)	Beam Angle	Mounting
Cree Edge-000000	100	30°	Recessed
Cree Edge-000001	150	30°	Recessed
Cree Edge-000002	200	30°	Recessed
Cree Edge-000003	250	30°	Recessed
Cree Edge-000004	300	30°	Recessed
Cree Edge-000005	350	30°	Recessed
Cree Edge-000006	400	30°	Recessed
Cree Edge-000007	450	30°	Recessed
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Cree Edge-000005	350	30°	Recessed
Cree Edge-000006	400	30°	Recessed
Cree Edge-000007	450	30°	Recessed
Cree Edge-000008	500	30°	Recessed
Cree Edge-000009	550	30°	Recessed
Cree Edge-000010	600	30°	Recessed

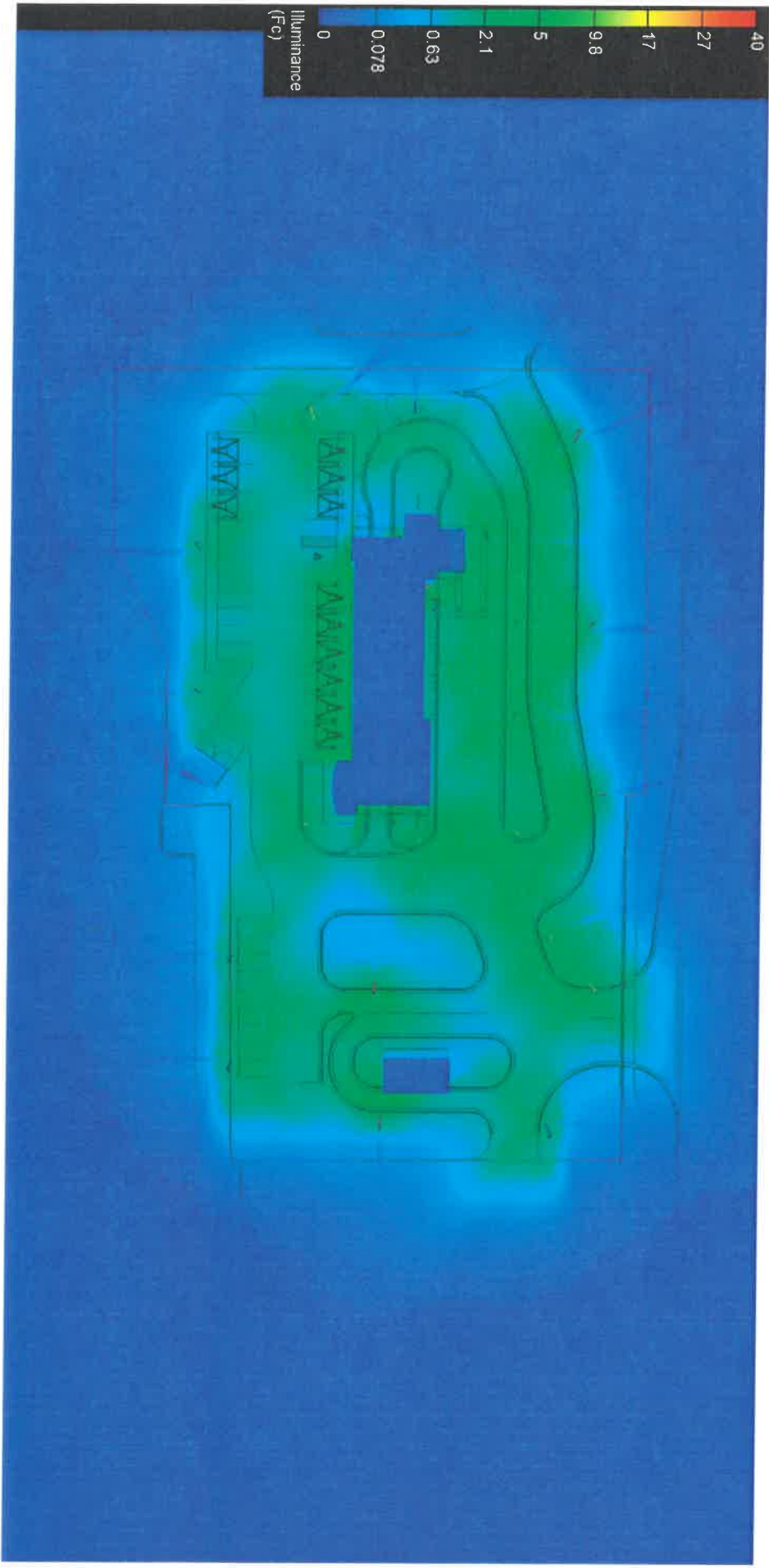
CEC® LIGHTING



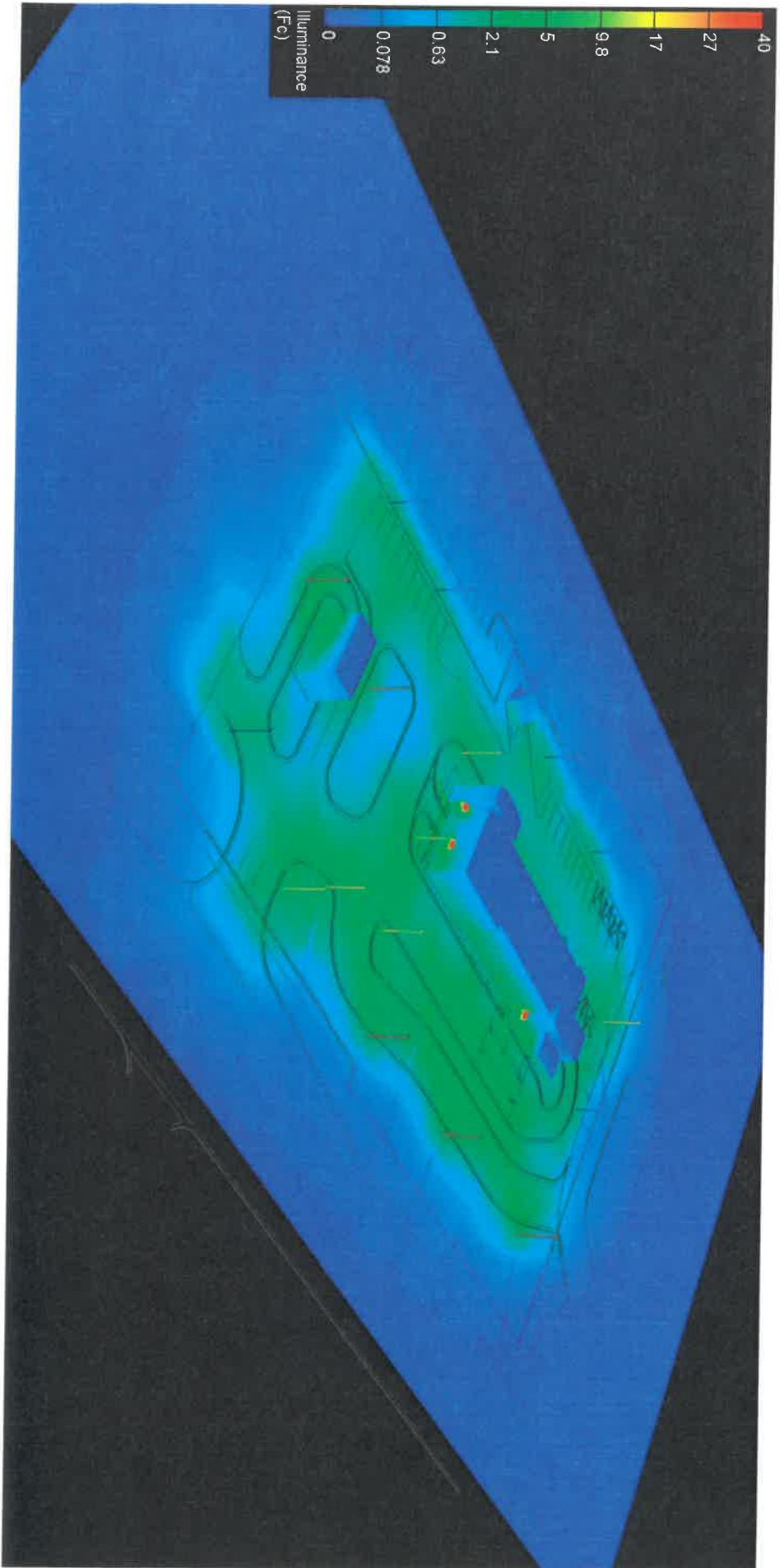
RED LEONARD ASSOCIATES
1500 University Avenue, Suite 100, San Diego, CA 92108
313.541.4800 | redleonard.com

TOMMY CARWASH
CASCADIA, MI
R1-7281-S1-R4

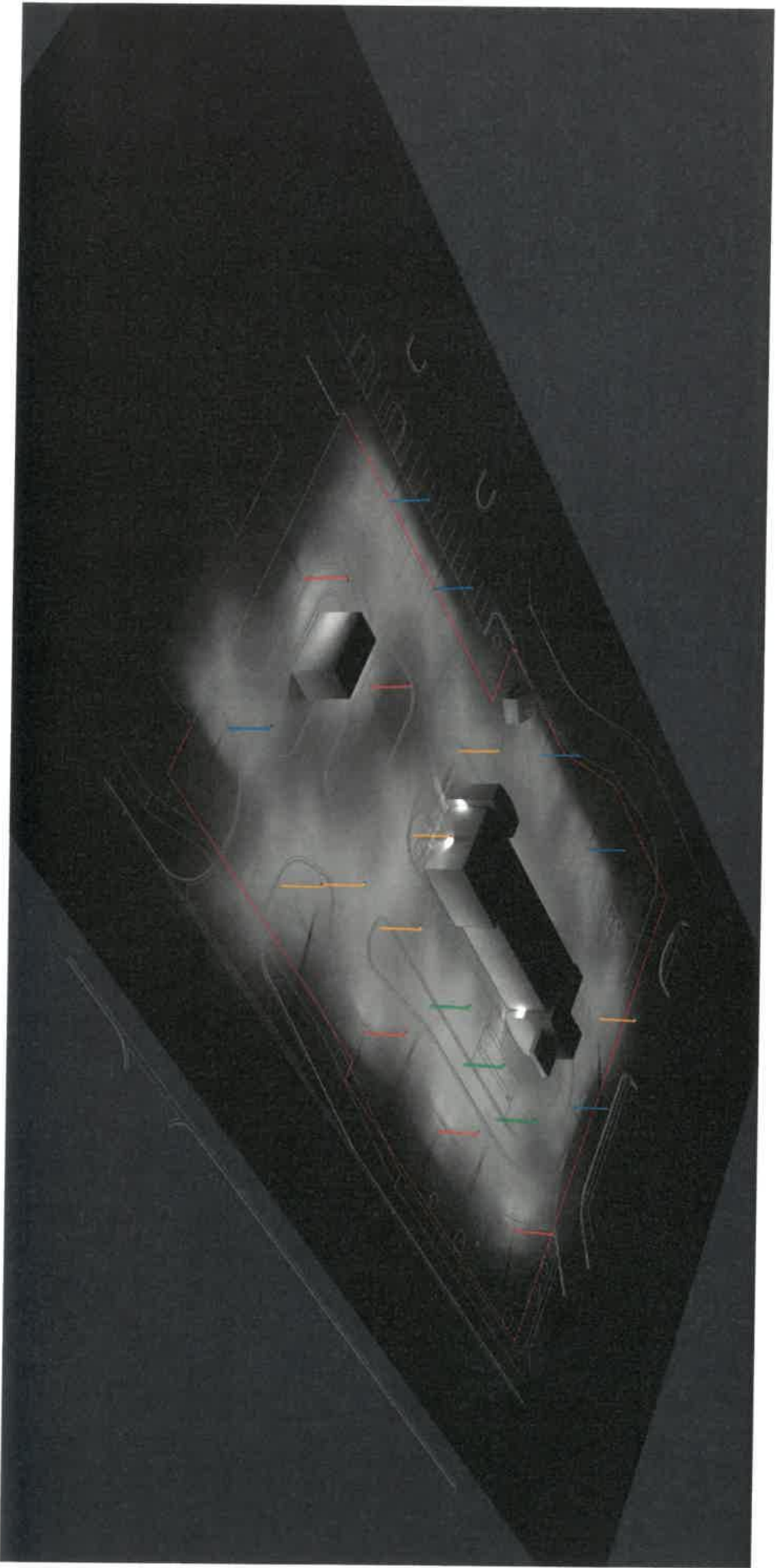




DISCLAIMER
 This document is intended to provide a general overview of the project and is not intended to be a contract. The information contained herein is for informational purposes only and should not be used as a basis for any legal or financial decisions. The information contained herein is subject to change without notice. The information contained herein is not intended to be a substitute for professional advice. The information contained herein is not intended to be a substitute for professional advice. The information contained herein is not intended to be a substitute for professional advice.

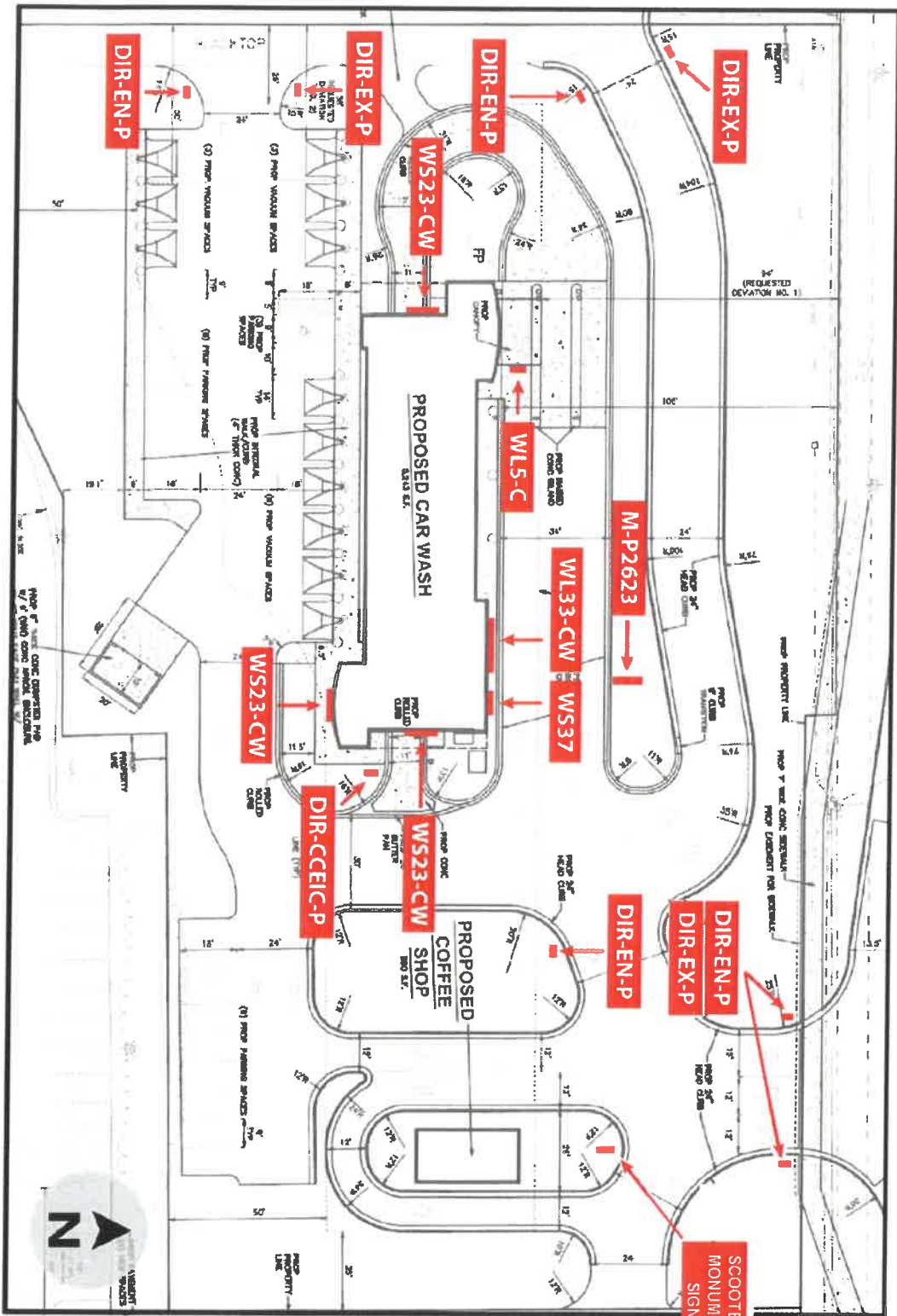


DISCLAIMER
 This rendering is a computer-generated image and does not represent an actual photograph of the project. The lighting levels shown are based on a computer simulation and may vary from actual conditions. The rendering is for informational purposes only and should not be used for any other purpose. The rendering is the property of Roleonard Associates and is not to be reproduced without written permission. The rendering is not a contract and does not constitute an offer of any services. The rendering is not a guarantee of any results and should not be relied upon for any decision-making. The rendering is not a substitute for a professional consultation and should not be used as such. The rendering is not a representation of any specific results and should not be used for any other purpose. The rendering is not a contract and does not constitute an offer of any services. The rendering is not a guarantee of any results and should not be relied upon for any decision-making. The rendering is not a substitute for a professional consultation and should not be used as such. The rendering is not a representation of any specific results and should not be used for any other purpose.



DISCLAIMER
 This rendering is a conceptual illustration of the proposed project. It is not intended to represent an actual construction or to be used for any other purpose. The rendering is provided for informational purposes only and should not be relied upon for any other purpose. The rendering is the property of Red Leonard Associates and is not to be reproduced or distributed without the written consent of Red Leonard Associates. All rights reserved.

Primary Site Signage



RESPONSIBILITIES

General Contractor

M-P-2623:
DIR-EN-P:
DIR-EX-P (2):
 Property line staking

Electrical Contractor

M-P-2623:
WS37:
WS23-CW (3):
WL33-CW:
WL5-C:
 Electrical Service

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



6009 West River Drive
 Corrocock Park, MI 49821
 Ph 616.764.5711 | Fx 616.764.8290
www.valleycitysign.com

The designs, details and plans represented herein are the property of Valley City Sign, specifically developed for your project in connection with the project listed below and for your use only. They are not to be shown to anyone outside of your location, nor are they to be used, reproduced, withheld or copied in any fashion whatsoever.

CUSTOMER INFO	
Account	Tommy's Express Car Wash
Address	6420-6390 28th St. SE
Date	4/14/21
Initial	INITIAL PROPOSAL DATE

REVISIONS	INITIALS & DATE
<input checked="" type="checkbox"/> Rearrange slide 4	TC 4/16/21
<input checked="" type="checkbox"/> Edit entry lanes	TC 4/19/21
<input checked="" type="checkbox"/> New site plan	TC 4/21/21
<input checked="" type="checkbox"/> Removed sign type S	TC 5/25/21
<input checked="" type="checkbox"/> Dropped in new site plan	IV 6/11/21

REVISIONS CONT.	INITIALS & DATE
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

SITE#
P2623
 Grand Rapids,
 Michigan

Sign Code Summary

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

6009 West River Drive
Cornstock Park, MI 49821
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com



The design, details and plans represented herein are the property of Valley City Sign, specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be given to anyone outside of your organization, nor are they to be used, reproduced, withheld or copied in any fashion whatsoever.

CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

Rearrange slide 4

TC 4/16/21

Edit entry lanes

TC 4/19/21

New site plan

TC 4/21/21

Removed sign type S

TC 5/25/21

Dropped in new site plan

JV 6/11/21

REVISIONS CONT.

INITIALS & DATE

..

..

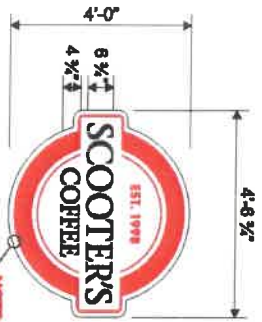
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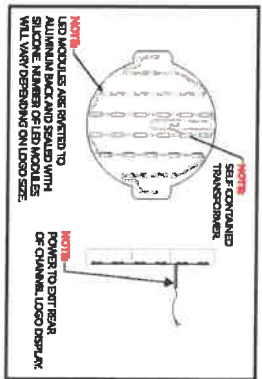
..

SITE#
P2623
Grand Rapids,
Michigan



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

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



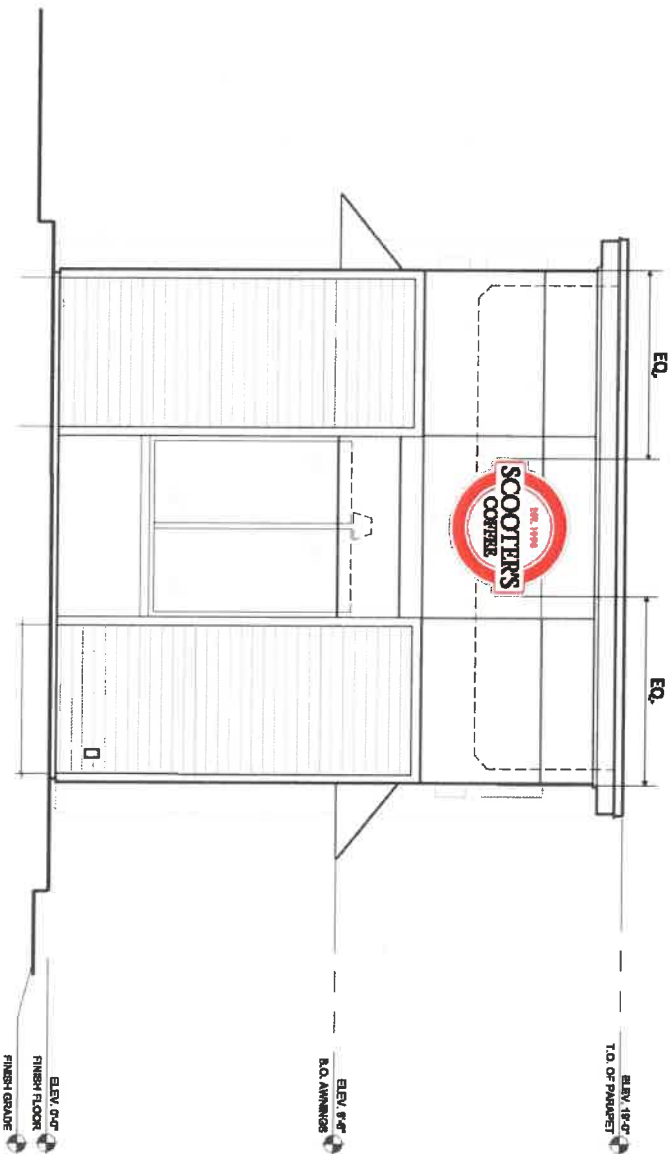
Total: 13.2 Sq.Ft.

SCOOTERS
COFFEE DRIVE-THRU
Illuminated Channel Logo
RETURNS: 5 inch Deep, 050 Blk. Pre-Finished Aluminum
BACKS: .063 White Pre-Finished Aluminum
FRAMES: 3/16 inch White Acrylic
VINYL: (as noted)
RETAINERS: Alum. Pwd. Two Tone, White Face - Black Return
ILLUMINATION: White Harley LEDs



2 EXTERIOR ELEVATIONS

scale: 1/4" = 1'-0"



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

Orraha Neon Sign Co., Inc.
1991 N. 10th Street, Chicago, IL 60642
402.341.1277 • 402.341.1288
The design and/or installation of illuminated signs is subject to the applicable codes and regulations of the local, state, and federal government. We warrant that our signs and lighting will be installed, used or maintained in accordance with the applicable codes and regulations.

DRAWING # : 127558
PROJECT ID : 25607

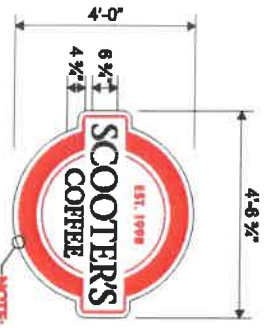
SALES PERSON: andy melson
DRAWN BY: wes stephens

DATE: 05.14.21
Revised: 05.19.21

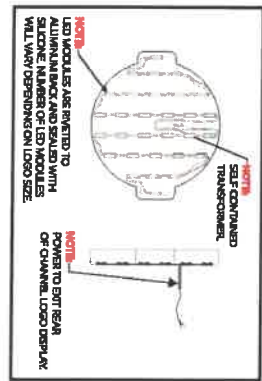
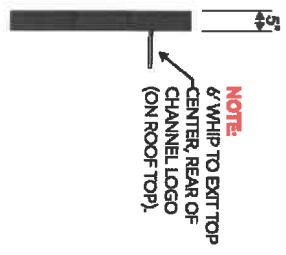
SCOOTERS COFFEE DRIVE-THRU
4703 Dicks Hwy
Ludwigsville, NY 40216

NOTICE:
This sign is required to be installed in accordance with the applicable codes and regulations of the local, state, and federal government. We warrant that our signs and lighting will be installed, used or maintained in accordance with the applicable codes and regulations.

LISTEN



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



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

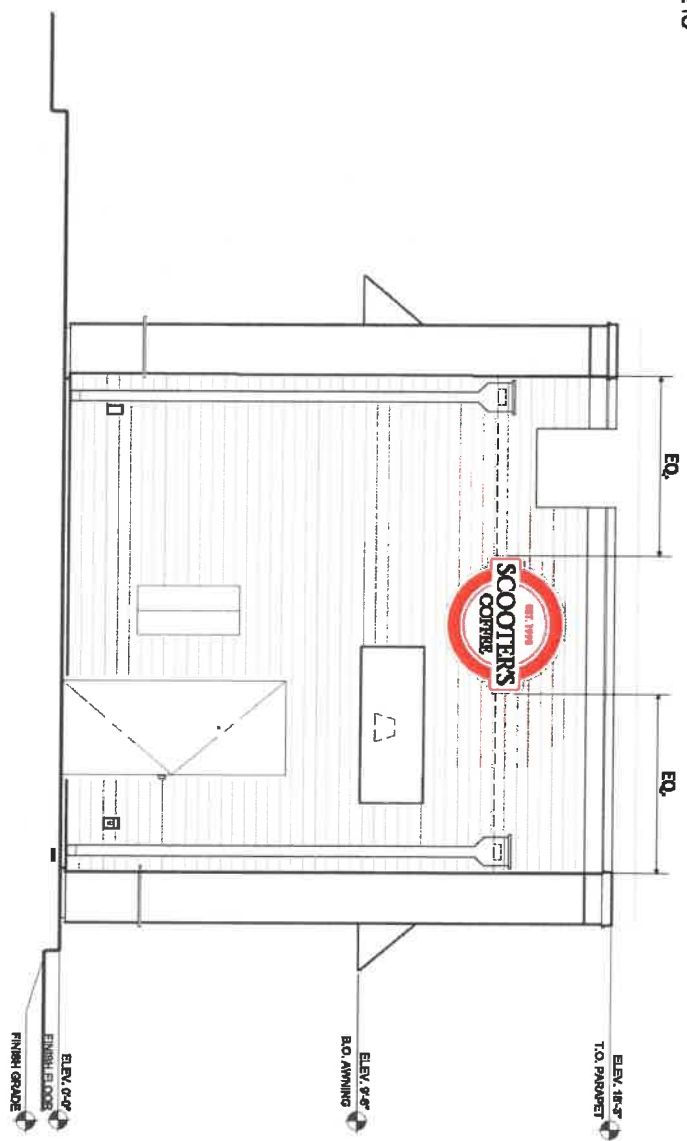
Total: 13.2 Sq.Ft.

SCOOTER'S
COFFEE DRIVE-THRU
Illuminated Channel Logo

RETURNS:	5 Inch Deep, 050 Blk. Pre-Finished Aluminum
FRACES:	063 White Pre-Finished Aluminum
FRACES:	3/16 Inch White Acrylic
VINYL:	(see notes)
RETAINERS:	Alum. Post Two Tone White Face - Black Return
ILLUMINATION:	White Harley LED's



1 EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"



Orraha Neon Sign Co., Inc.
1228 N. 11th Street, Columbia, MS 39201
601-725-1111
The design and construction of this sign is subject to the approval of the local authority having jurisdiction. The sign must be installed in accordance with the applicable code of the local authority having jurisdiction. The sign must be installed in accordance with the applicable code of the local authority having jurisdiction.

DRAWING # : 127560
PROJECT ID: 25607

SALES PERSON: andy nelson
DRAWN BY: wes stephens

DATE: 05.14.21
REVIEWED: 05.20.21

SCOOTER'S COFFEE DRIVE-THRU
4703 Drove Hwy
Louisville, KY 40216

NOTICE: THE SIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY HAVING JURISDICTION. THE SIGN MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODE OF THE LOCAL AUTHORITY HAVING JURISDICTION. THE SIGN MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODE OF THE LOCAL AUTHORITY HAVING JURISDICTION.

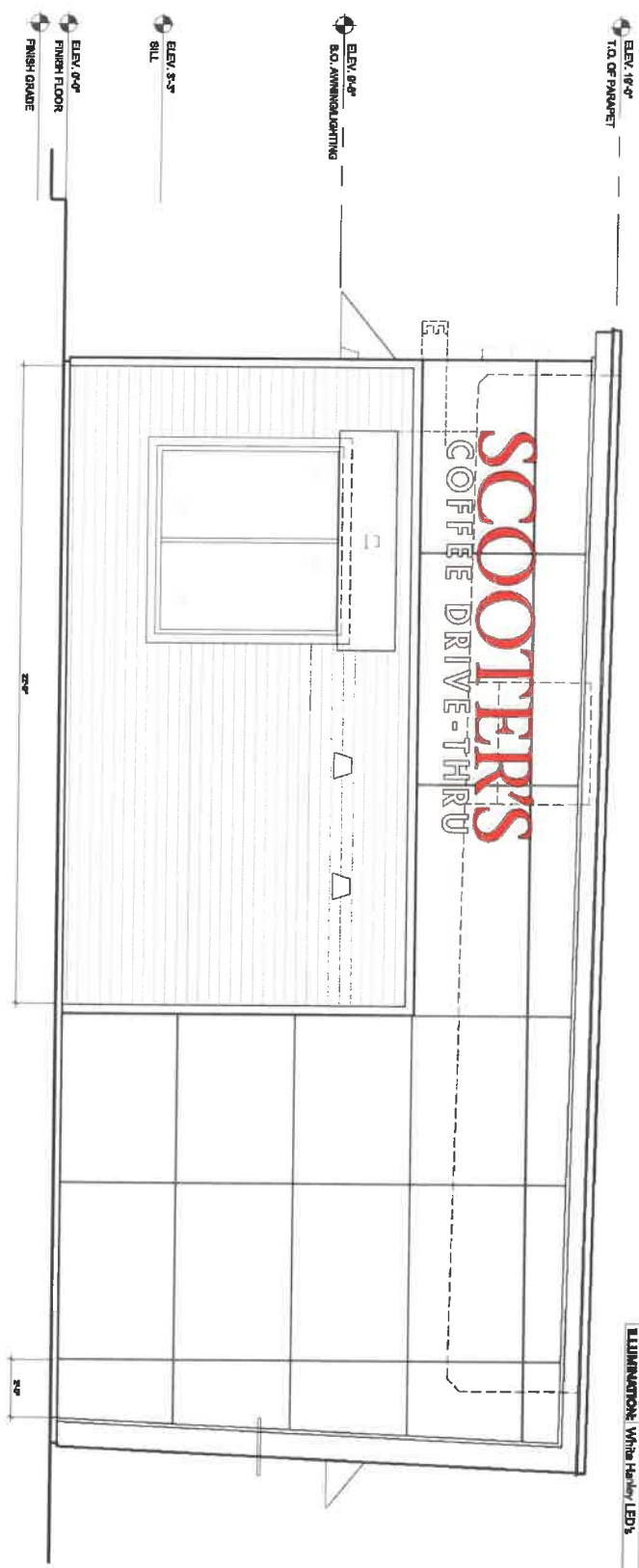
LISTED



FLUSH MOUNTED CHANNEL LETTERS
SCALE: 3/8" = 1'-0"

SCOOTERS
COFFEE DRIVE-THRU
Channel Letter Specifications

SCOOTERS	RETURNS: 3 InCh Deep, 0.040 BRK, Pre-Finished Aluminum
	BACKS: .063 White Pre-Finished Aluminum
	FRONTS: .1875 White Acrylic
	VINYL: 250-48 Tomson Red - Translucent
	TRIM-CAP: 1 InCh Black
	ILLUMINATION: Red Highbay LEDs
COFFEE DRIVE-THRU	RETURNS: 3 InCh Deep, 0.040 BRK, Pre-Finished Aluminum
	BACKS: .063 White Pre-Finished Aluminum
	FRONTS: .1875 White Acrylic
	TRIM-CAP: 1 InCh Black
	ILLUMINATION: White Highbay LEDs



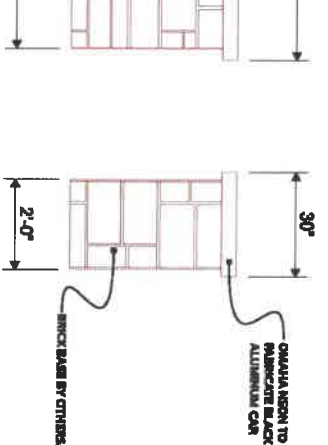
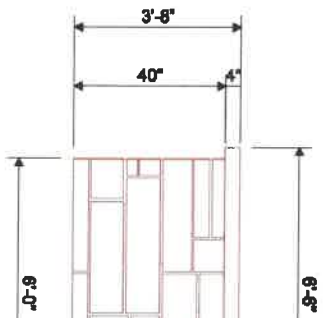
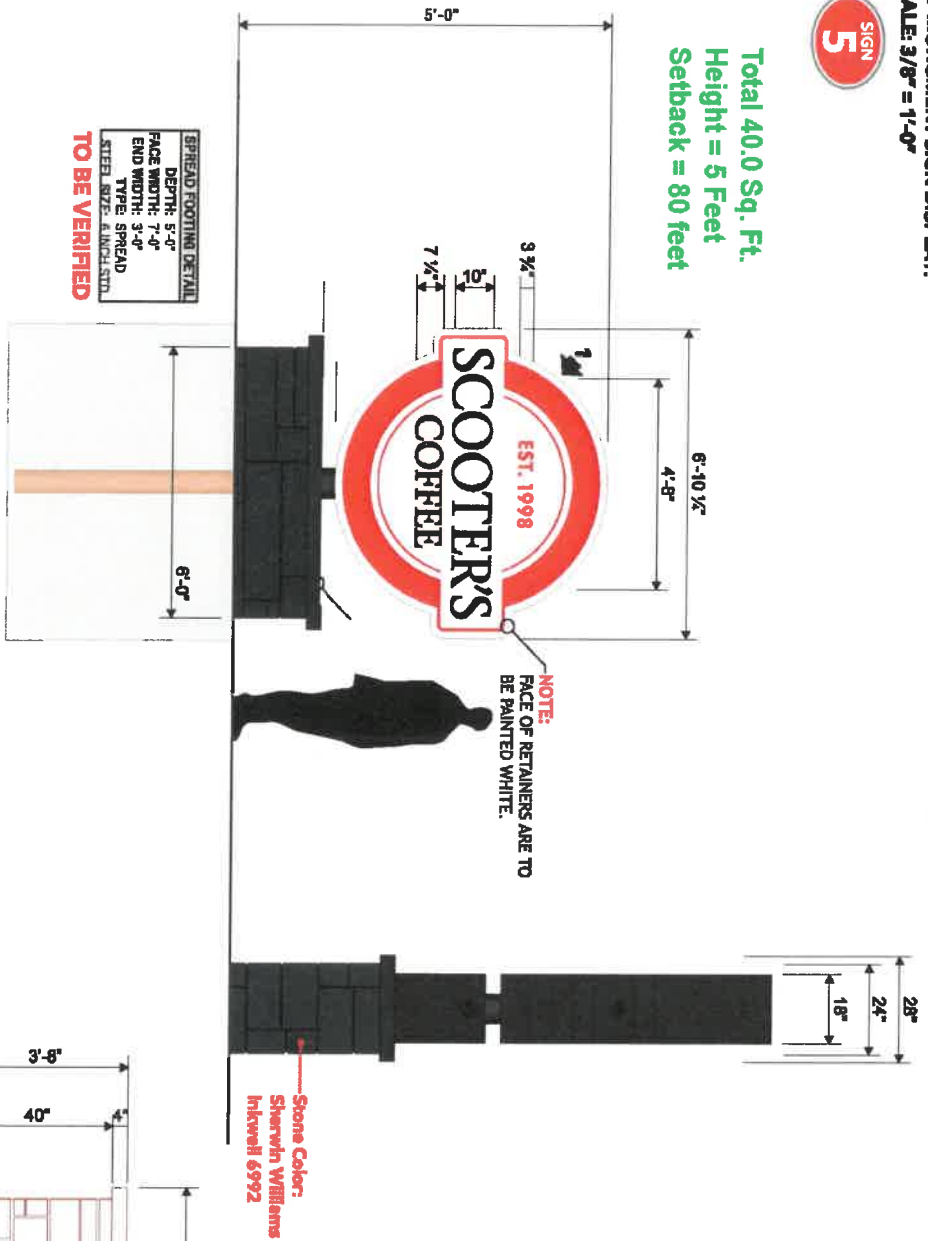
1 EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"

<p>Omaha Neon Sign Co., Inc. 1328 N. 15th Street - Omaha, NE 68102 402.461.1877 - 402.461.1904 This design and detailing represents the intended design and construction of the sign. The client is responsible for obtaining all necessary permits and approvals from the local authorities.</p>	<p>DRAWING #: 1227564</p> <p>PROJECT ID: 25607</p>	<p>SALES PERSON: andy nelson</p> <p>DRAWN BY: wes stephens</p>	<p>DATE: 05.14.21</p> <p>Revised: 05.20.21</p>	<p>APPROVED BY:</p> <p>SCOOTERS COFFEE DRIVE-THRU 4703 Dodge Hwy Louisville, KY 40216</p>	<p>NOTICE: This sign is intended to be installed in accordance with the requirements of Article 200 of the Louisville Zoning Ordinance. The client is responsible for obtaining all necessary permits and approvals from the local authorities.</p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>THIS SIGN IS LISTED IN THE REGISTERED SIGNAGE AND LIGHTING SYSTEMS OF THE STATE OF MISSOURI.</p> <p>MS LISTED</p>
	<p>1328 N. 15th Street - Omaha, NE 68102 402.461.1877 - 402.461.1904 This design and detailing represents the intended design and construction of the sign. The client is responsible for obtaining all necessary permits and approvals from the local authorities.</p>							

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

5 SIGN

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



1 SCOOTER'S COFFEE DRIVE-THRU Monument Sign Display (Primary)

FABRICATED FROM .050 ALUMINUM PAINTED WHITE OVER AN INTERNAL ANGLE FRAME WITH WHITE PRE-FINISHED ALUMINUM SKIN. RETAINERS ARE TO BE ALUMINUM PAINTED WHITE. FACES ARE TO BE WHITE LED. WITH 3M VINYL GRAPHICS APPLIED TO THE FRONT SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH ONE (1) ROW OF W/7 FAMILY PRKSNK LED LIGHTING CABINET IS TO BE MOUNTED TO SINGLE POLE STRUCTURE (AS NOTED).

2 SCOOTER'S COFFEE DRIVE-THRU Monument Sign Display (Secondary)

FABRICATED FROM EC-FRAME EXTRUDED ALUMINUM AND WILL HAVE ALUMINUM SKIN PAINTED. CABINET AND RETAINERS ARE TO BE PAINTED WHITE. FACES IS TO BE 3M VINYL GRAPHICS AS NOTED. INTERNAL ILLUMINATION WITH WHITE HANLEY PRKSNK S/S LED. CABINET IS TO BE MOUNTED TO POLE STRUCTURE USING PROPER HARDWARE AND FASTENERS (NON-CORROSIWE).

3M Series 230 STAINLESS STEEL

15' TOWER RED
BLACK

SPREAD FOOTING DETAIL
DEPTH: 5'-0"
FACE WIDTH: 7'-0"
END WIDTH: 3'-0"
TYPE: SPREAD
STEEL: A36/A572-50

TO BE VERIFIED

Omaha Neon Sign Co., Inc.
1128 N. 19th Street - Omaha, NE 68102
The design and construction of this sign is the responsibility of Omaha Neon Sign Co., Inc. and may not be reproduced, copied or otherwise used without permission.

DRAWING # : 127566
PROJECT ID: 25607

SALES PERSON: andye nelson
DRAWN BY: wesa stephens

DATE: 05.14.21
Revised: 000000

APPROVED BY:

SCOOTER'S COFFEE DRIVE-THRU
4703 Dede Hwy
Louisville, KY 40216

NOTICE:
THESE SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KY ORDINANCE 100.010.001. THE SIGN SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KY ORDINANCE 100.010.001. THE SIGN SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KY ORDINANCE 100.010.001.

ILLUSTRATED

P2623 Grand Rapids, MI



Sign Detail Package



5009 West River Drive | Cornstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

Sign Code Summary

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

Phone: 616-949-0224 Email: bnhilbrands@cascaedetwp.com



5009 West River Drive
Cornstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com



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CUSTOMER INFO

Tommy's Express Car Wash
ACCOUNT

6420-6390 28th St. SE

ADDRESS
4/14/21

INITIAL PROPOSAL DATE

REVISIONS

Rearrange slide 4

Edit entry lanes

New site plan

Removed sign type 5

Dropped in new site plan

INITIALS & DATE

TC 4/16/21

TC 4/19/21

TC 4/21/21

TC 5/25/21

IV 6/11/21

REVISIONS CONT.

INITIALS & DATE

SITE#
P2623

Grand Rapids,
Michigan



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

5009 West River Drive
 Cornstock Park, MI 49321
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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

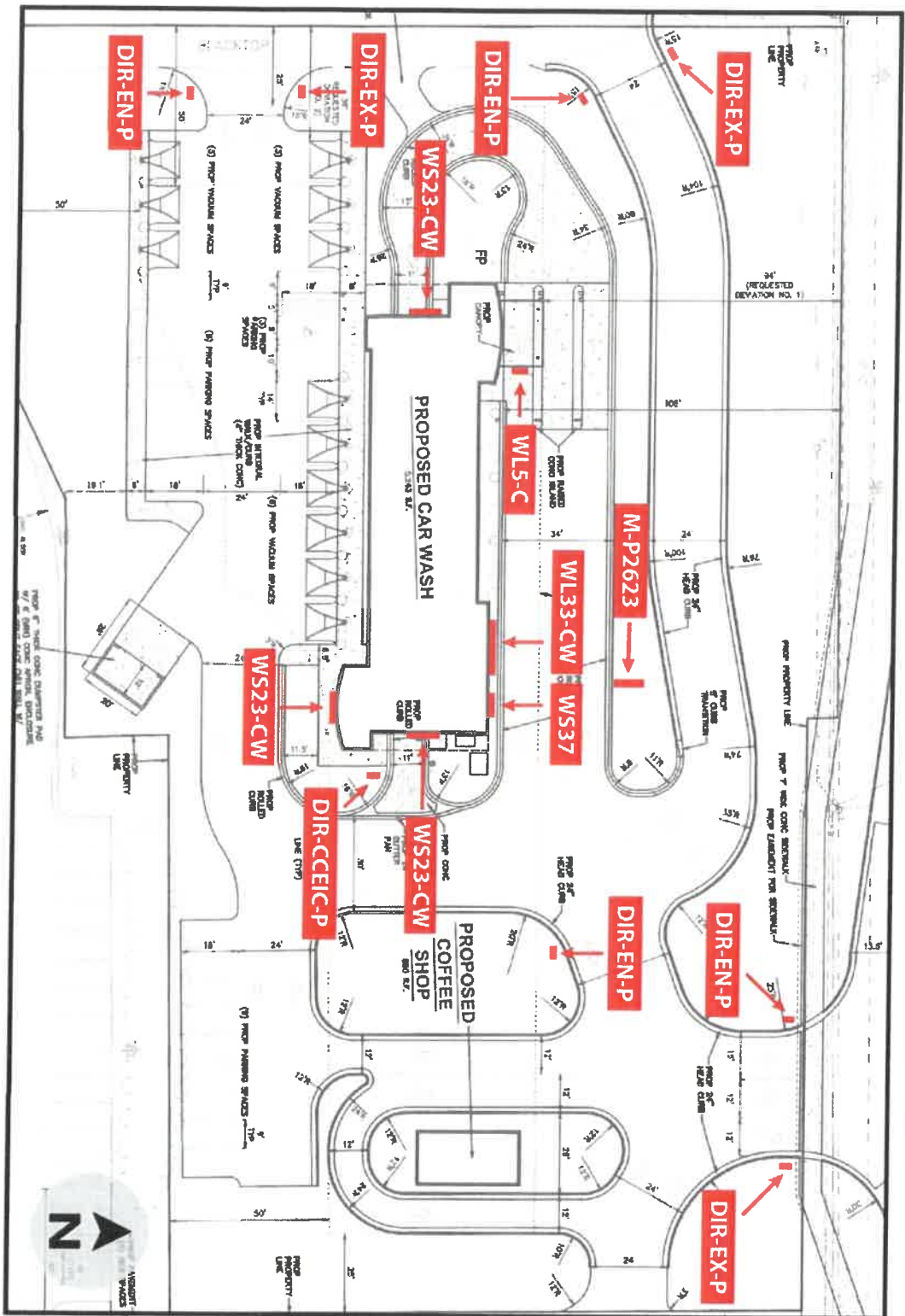
REVISIONS		INITIALS & DATE	
1	Rearrange side 4	TC	4/16/21
2	Edit entry lanes	TC	4/19/21
3	New site plan	TC	4/21/21
4	Removed sign type 5	TC	5/25/21
5	Dropped in new site plan	IV	6/11/21

REVISIONS CONT.		INITIALS & DATE	
6			
7			
8			
9			
10			

SITE#
P2623
 Grand Rapids,
 Michigan



Primary Site Signage



RESPONSIBILITIES

General Contractor

M-P2623:
DIR-EN-P:
DIR-EX-P (2):
 Property line staking

Electrical Contractor

M-P2623:
WS37:
WS23-CW (3):
WL33-CW:
WL5-C:
 Electrical Service

*** Note ***

Please reference architectural plans for required installation detail.



5009 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

REVISIONS CONT.

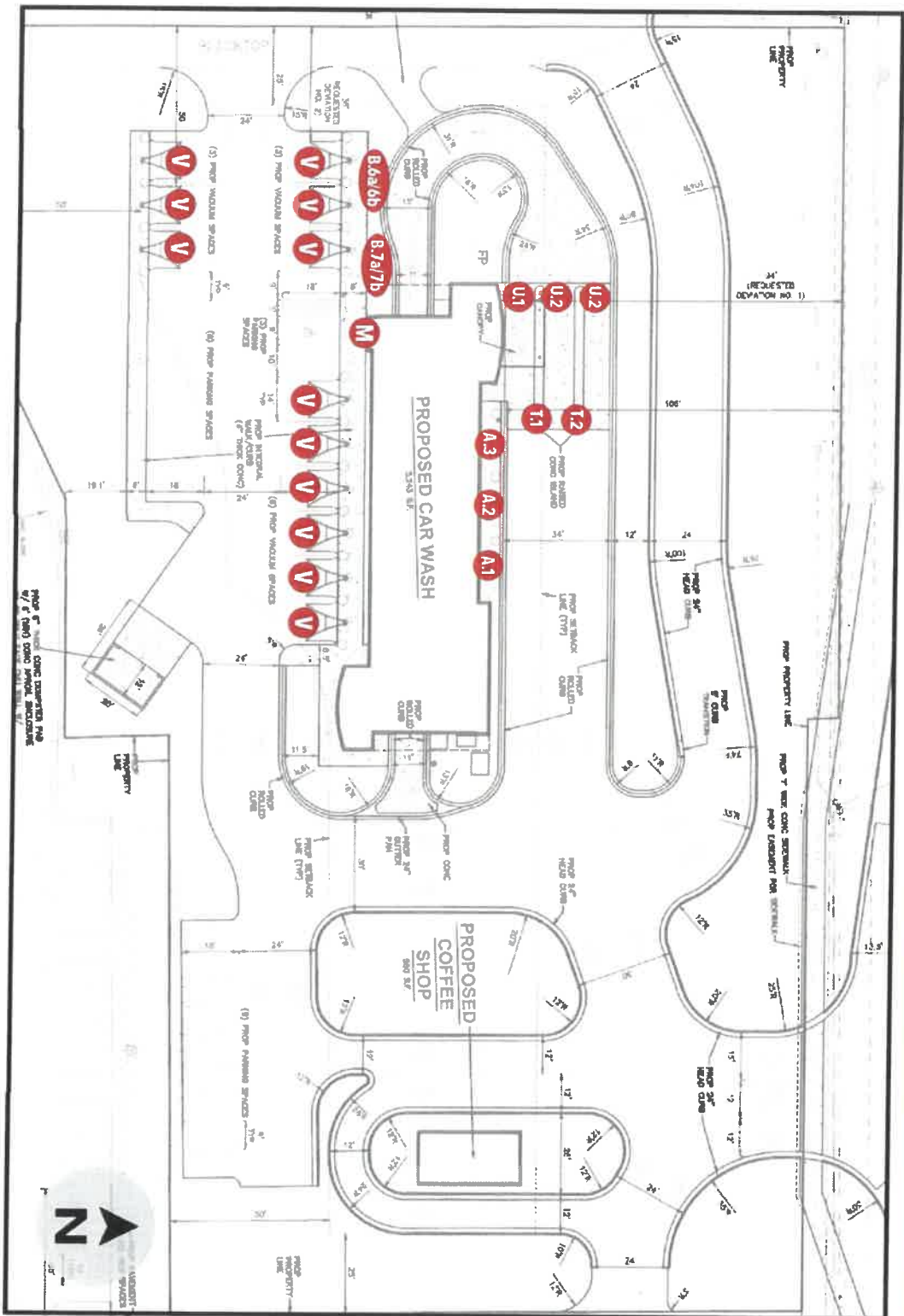
INITIALS & DATE

REVISIONS	INITIALS & DATE
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<input checked="" type="checkbox"/> Edit entry lanes	TC 4/19/21
<input checked="" type="checkbox"/> New site plan	TC 4/21/21
<input checked="" type="checkbox"/> Removed sign type 5	TC 5/25/21
<input checked="" type="checkbox"/> Dropped in new site plan	JV 6/11/21

REVISIONS CONT.	INITIALS & DATE

SITE#
P2623
 Grand Rapids,
 Michigan

Informational Site Signage



RESPONSIBILITIES

General Contractor

None

Electrical Contractor

None

*** Note ***

Please reference architectural plans for required installation detail.



5009 West River Drive
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Ph 616.784.5711 | Fx 616.784.8280
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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

A Rearrange slide 4 TC 4/16/21

B Edit entry / lanes TC 4/19/21

C New site plan TC 4/21/21

D Removed sign type 5 TC 5/25/21

E Dropped in new site plan IV 6/11/21

REVISIONS CONT.

INITIALS & DATE

F --

G --

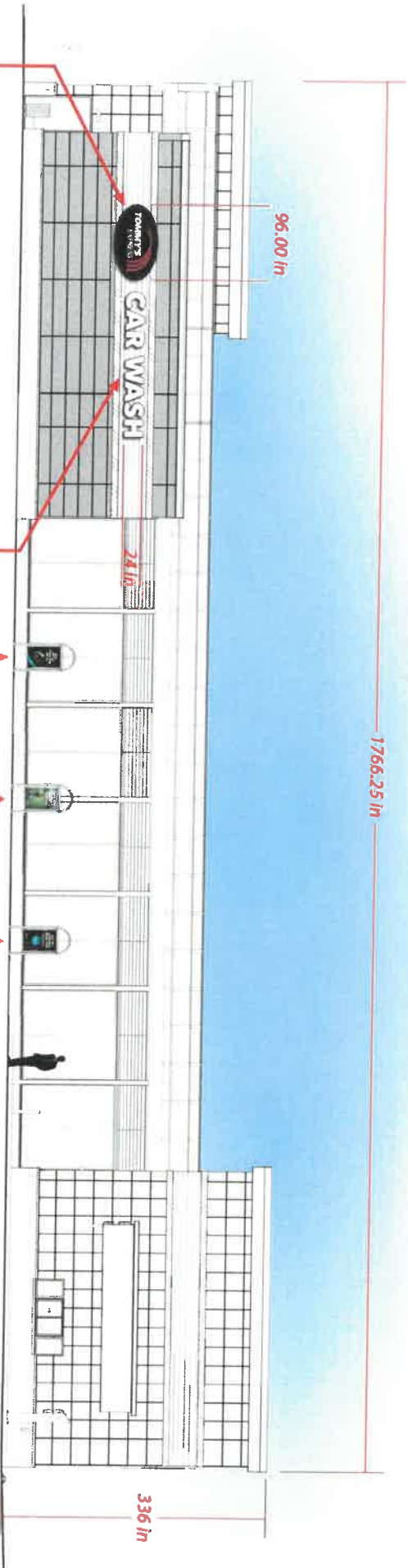
H --

I --

J --

SITE#
P2623

Grand Rapids,
Michigan



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

WS37

WL33-CW

A.1

A.2

A.3

96.00 in

1766.25 in

336 in



VALLEY CITY SIGN

5009 West River Drive

Cornstock Park, MI 49921

Ph 616.784.5711 | Fx 616.784.8280

www.valleycitysign.com

The designs, details and plans represented herein are the property of Valley City Sign, specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown, copied, reproduced, exhibited or copied in any fashion whatsoever.

CUSTOMER INFO

ACCOUNT TOMMY'S Express Car Wash

ADDRESS

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

A Rearrange slide 4 TC 4/16/21

B Edit entry lanes TC 4/19/21

C New site plan TC 4/21/21

D Removed sign type 5 TC 5/25/21

E Dropped in new site plan JV 6/11/21

REVISIONS CONT.

INITIALS & DATE

G --

H --

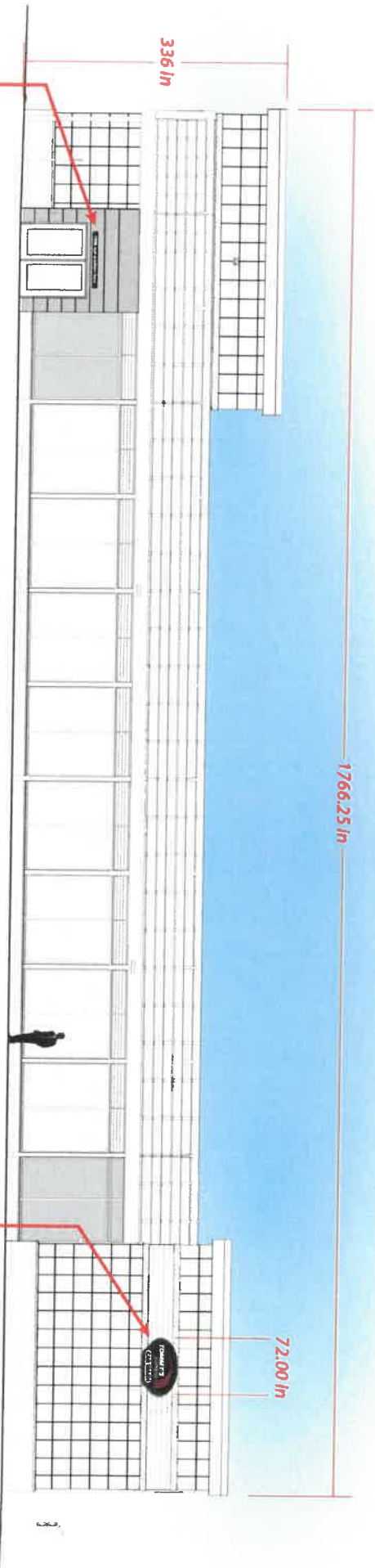
I --

J --

K --

L --

SITE#
P2623
Grand Rapids,
Michigan



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



5009 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

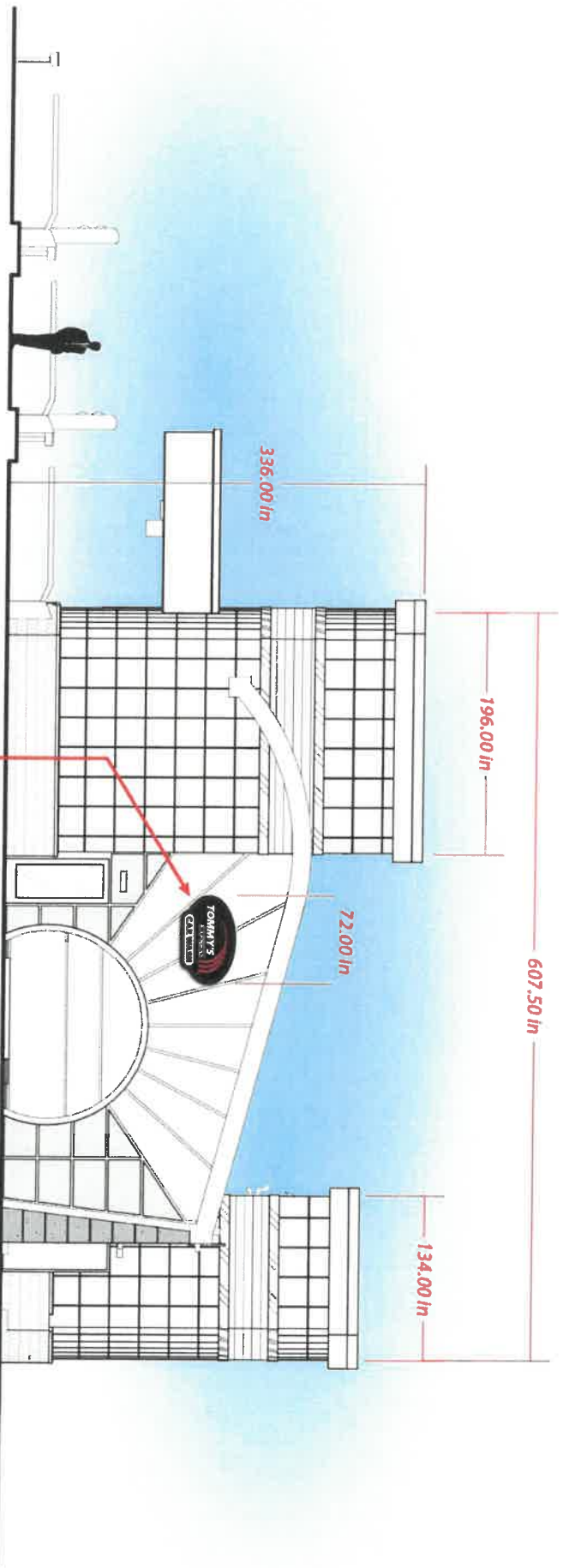
The designs, details, and plans represented herein are the property of Valley City Sign, specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be copied, altered, reproduced, exhibited or copied in any fashion whatsoever.

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

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

REVISIONS CONT.	INITIALS & DATE
G --	--
H --	--
I --	--
J --	--
K --	--
L --	--

SITE#
P2623
 Grand Rapids,
 Michigan



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

WS23-CW



5009 West River Drive
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www.valleycitysign.com

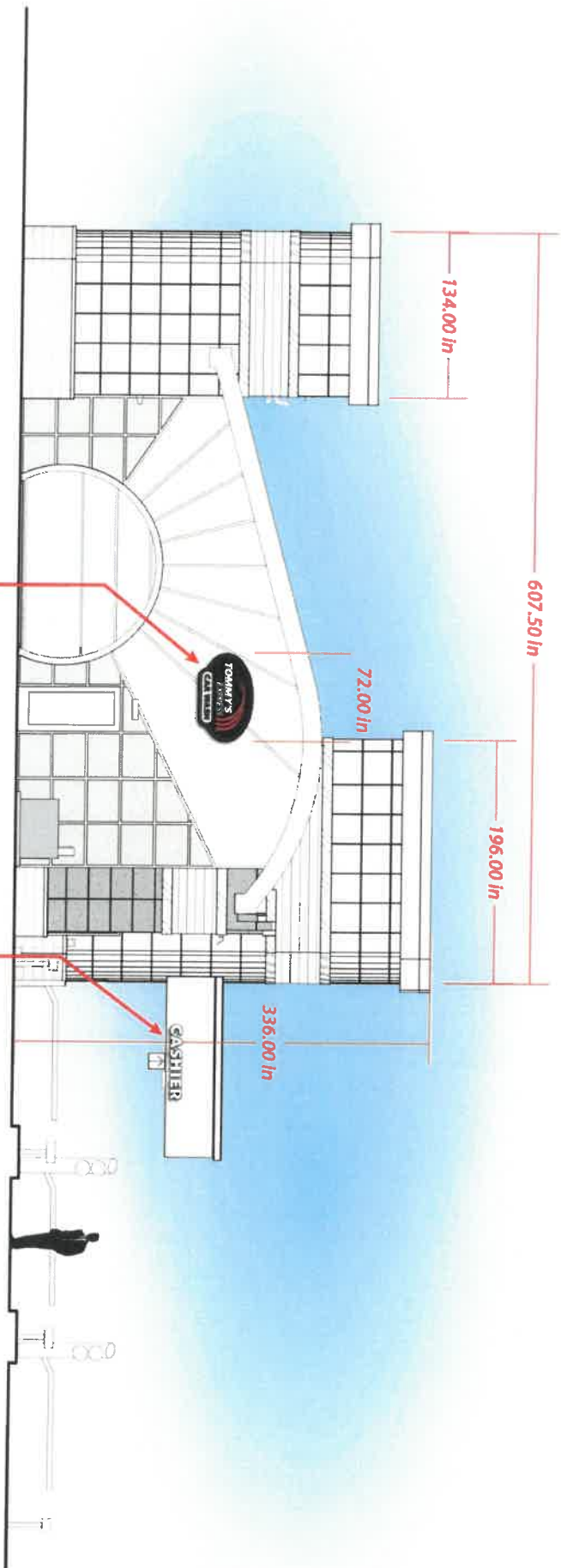
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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	6420-6390 28th St. SE
ADDRESS	4/14/21
INITIAL PROPOSAL DATE	

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

REVISIONS CONT.		INITIALS & DATE	
6			
7			
8			

SITE#
P2623
Grand Rapids,
Michigan



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

5009 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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

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

REVISIONS CONT.	INITIALS & DATE
6	
7	
8	

SITE#
P2623
 Grand Rapids,
 Michigan





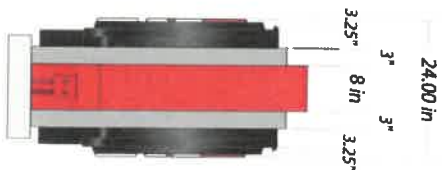
33.99" h x 48.36" w Electro-Matic EMC Unit, 6mm 120 x 180 matrix.



STREET SIDE



BUILDING SIDE



SIDE B

MONUMENT SIGN

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

5009 West River Drive
 Comstock Park, MI 49321
 Ph 616-784-5711 | Fx 616-784-8280
www.valleycitysign.com



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

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

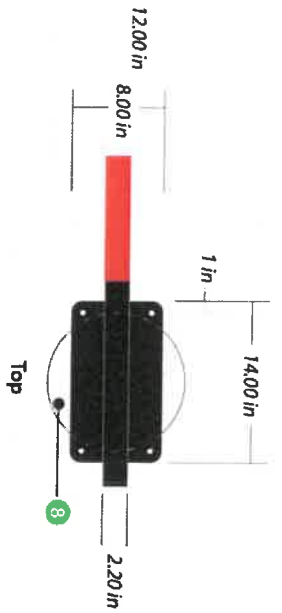
REVISIONS CONT.		INITIALS & DATE	
6			
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8			

SITE#
P2623
 Grand Rapids,
 Michigan

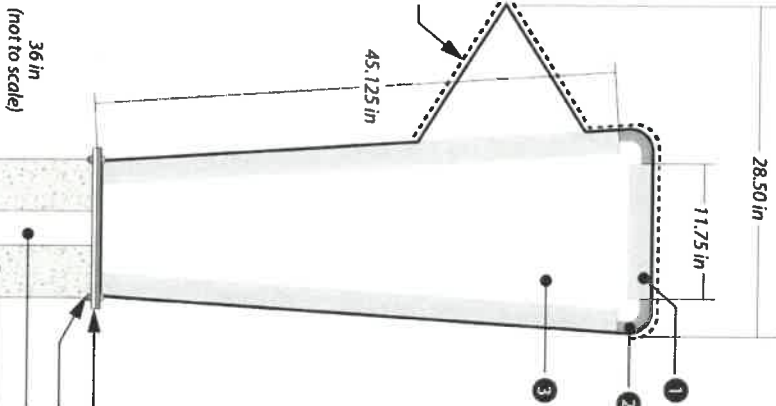
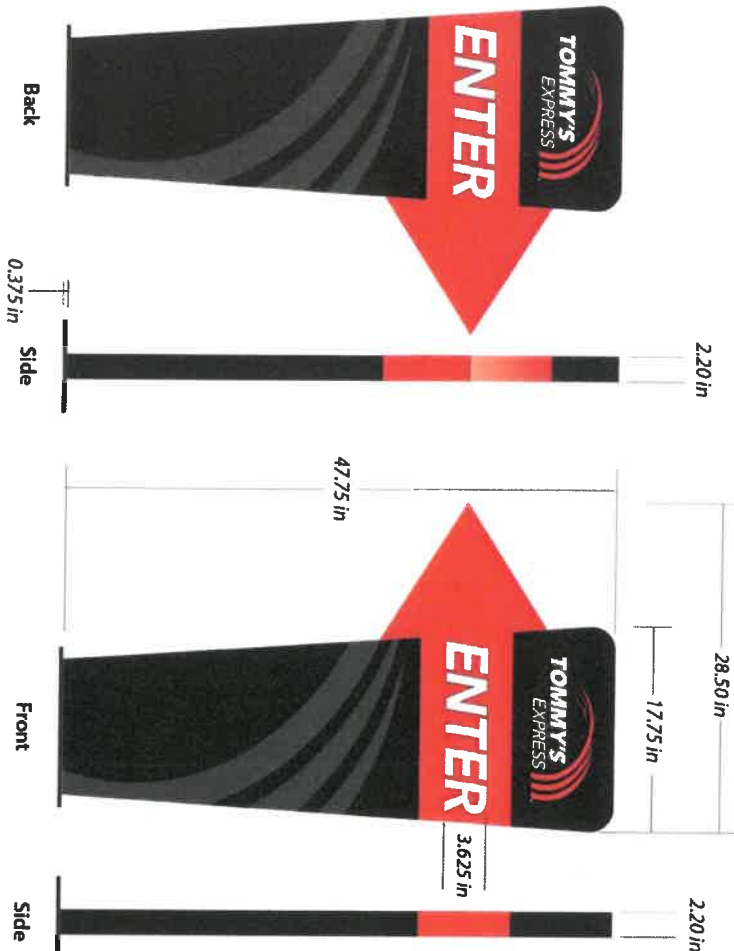
0.11 in

 0.20 in

Register mark actual size



- Perfect Match Red Scotchcal (#7725-263)
- White Scotchcal (#7725-10)
- Digital print on Opaque white w/ Gloss overlaminate (note: digitally printed Black outline)
- Paint MAP MP801 41 Red (Gloss)
- Paint MAP Black (Gloss)
- Dark Gray Scotchcal (#7725-41)



DIRECTIONAL SIGN	
ITEM	CABINET STRUCTURE
1	2" X 2" X .125" ALUM. TUBE
2	.100" ROUTED ALUM. RIBS (4x - REQ.)
3	.100" ROUTED ALUM. FACES
4	.063" ROLLED ALUM. SIDEWALL SECTION
5	8" X 14" X .375" ALUM. MATCH PLATES
	2x - REQUIRED
	4x - .50" Ø HOLES
6	.375" Ø X 1.25" GALV STEEL NUTS/BOLTS
7	3" X 4" X .1875" X .32" LONG ALUM. STUB WELD TO BOTTOM MATCH PLATE
PAINT COLORS	
	MAP BLACK (GLOSS)
	MAP MP801 41 RED (GLOSS)
VINYL COLORS	
	DARK GRAY SCOTCHCAL (#7725-41)
	PERFECT MATCH RED SCOTCHCAL (#7725-263)
	WHITE SCOTCHCAL (#7725-10)
INSTALLATION	
8	12" DIA. X 36"D CONCRETE FOOTING
SIGN CODE:	DIR-EN-P
SCALE:	3/4" = 1'
DATE:	6.01.20
QUANTITY:	4



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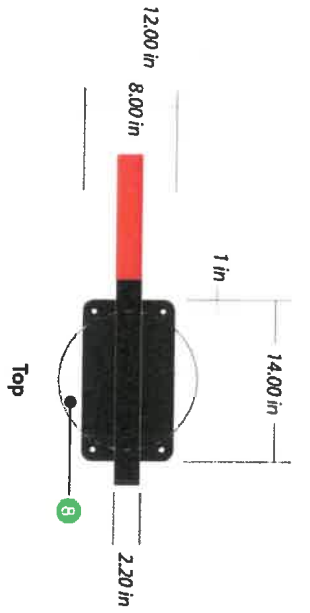
CUSTOMER INFO	
Account	Tommy's Express Car Wash
ADDRESS	6420-6390 28th St. SE
INITIAL PROPOSAL DATE	4/14/21

REVISIONS		INITIALS & DATE	
A	Rearrange slide 4	TC	4/16/21
B	Edit entry lanes	TC	4/19/21
C	New site plan	TC	4/21/21
D	Removed sign type 5	TC	5/25/21
E	Dropped in new site plan	IV	6/11/21

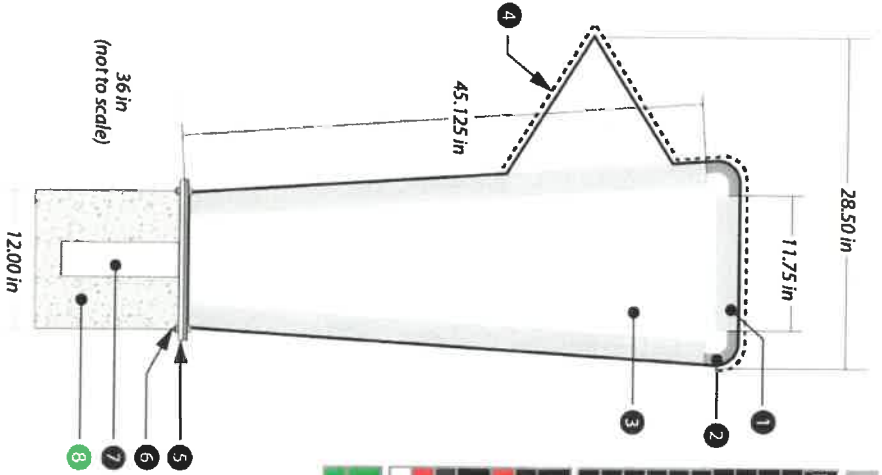
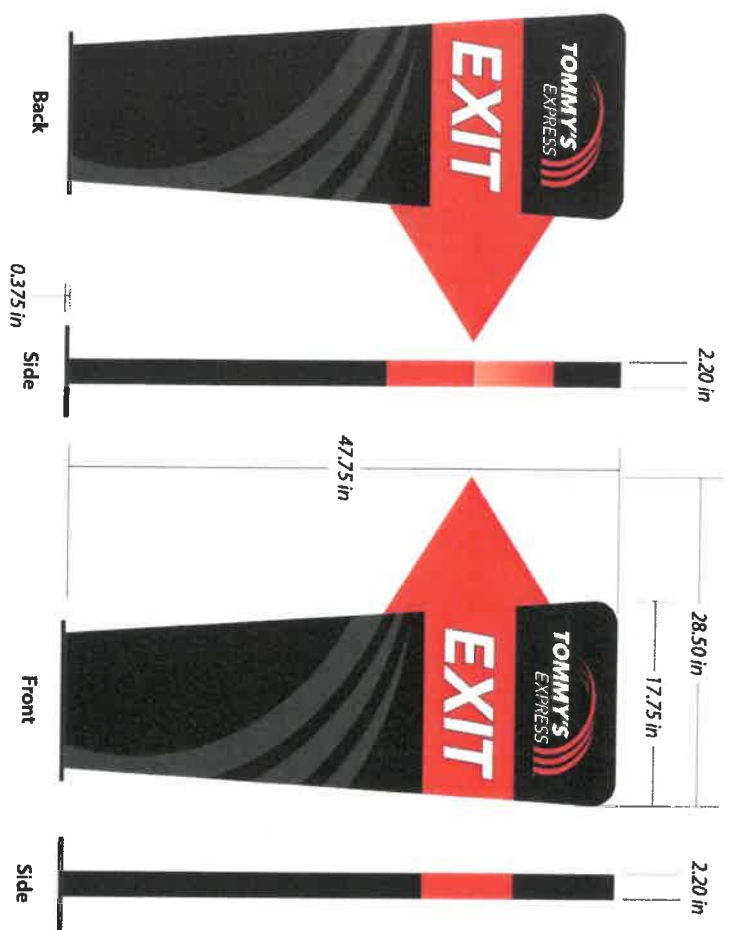
REVISIONS CONT.		INITIALS & DATE	
G			
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L			

SITE#
P2623
 Grand Rapids,
 Michigan

Register mark actual size
 0.11 in 0.20 in



- Perfect Match Red Scotchcal (#7725-263)
- White Scotchcal (#7725-10)
- Digital print on Opaque white w/ Gloss overlaminate (note: digitally printed Black outline)
- Paint MAP MP80141 Red (Gloss)
- Paint MAP Black (Gloss)
- Dark Gray Scotchcal (#7725-41)



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

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



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

REVISIONS		
1	Rearrange slide 4	TC 4/16/21
2	Edit entry lanes	TC 4/19/21
3	New site plan	TC 4/21/21
4	Removed sign type 5	TC 5/25/21
5	Dropped in new site plan	JV 6/11/21

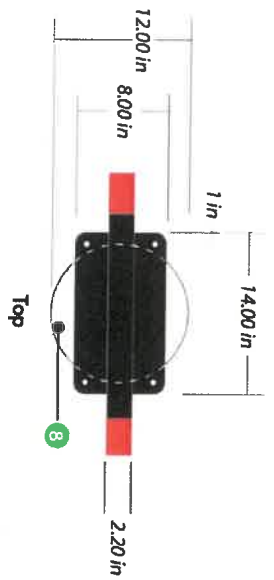
REVISIONS CONT.		
6		
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8		

SITE#
P2623

Grand Rapids,
 Michigan

0.11 in (R) 0.20 in

Register mark actual size



- Digital print on Opaque white w/ Gloss overlaminate (note: digitally printed Black outline)
- Paint MAP MP80141 Red (Gloss)
- Paint MAP Black (Gloss)
- White Scotchcal (#7725-10)
- Perfect Match Red Scotchcal (#7725-263)
- Dark Gray Scotchcal (#7725-41)

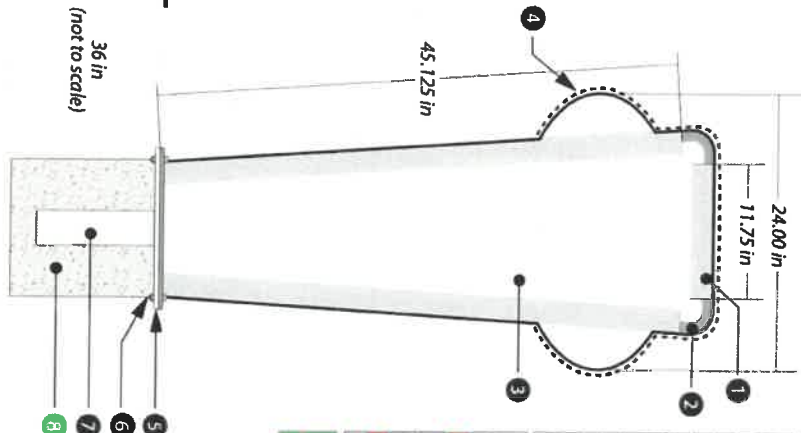
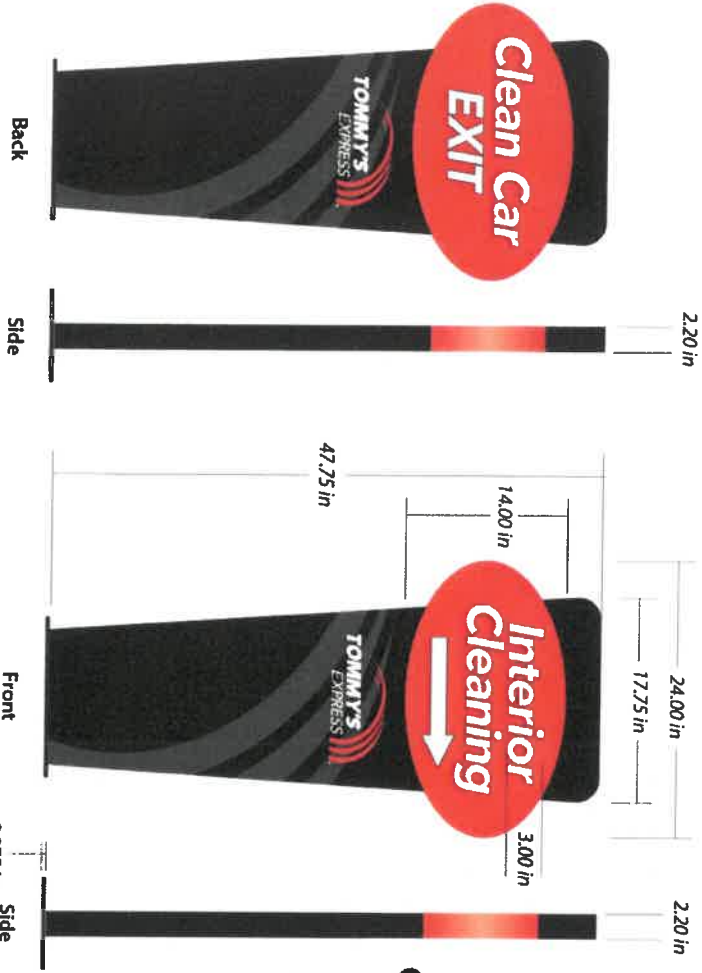
DIRECTIONAL SIGN

ITEM	CABINET STRUCTURE
1	2" X 2" X .125" ALUM. TUBE
2	.100" ROUTED ALUM. RIBS (4x - REQ.)
3	.100" ROUTED ALUM. FRGES
4	.063" ROLLED ALUM. SIDEWALL SECTION
5	8" X 14" X .375" ALUM. MATCH PLATES 2x - REQUIRED
6	4x - .50" Ø HOLES .375" Ø X 1.25" GALV STEEL NUTS/BOLTS
7	3" X 4" X .1875" X 32" LONG ALUM. STUB WELD TO BOTTOM MATCH PLATE

PAINT COLORS	
MAP BLACK (GLOSS)	
MAP MP80141 RED (GLOSS)	
VINYL COLORS	
DARK GRAY SCOTCHCAL (#7725-41)	
PERFECT MATCH RED SCOTCHCAL (#7725-263)	
WHITE SCOTCHCAL (#7725-10)	

INSTALLATION	
8	12" DIA. X 36" D CONCRETE FOOTING

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



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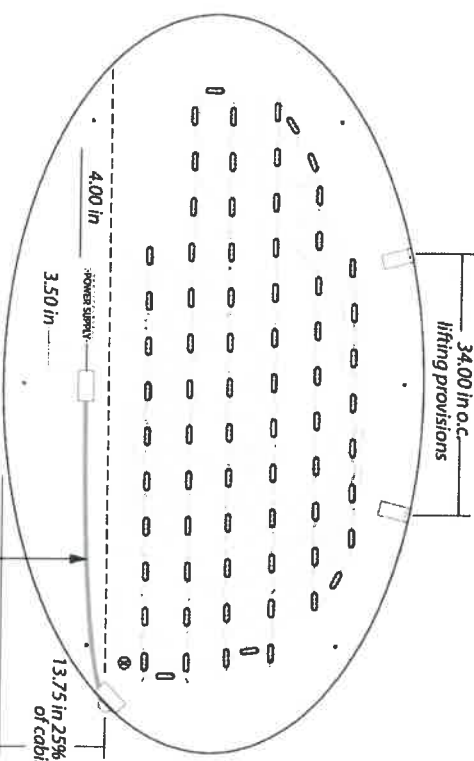
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CUSTOMER INFO	
Tommy's Express Car Wash	ACCOUNT
6420-6390 28th St. SE	ADDRESS
4/14/21	INITIAL PROPOSAL DATE

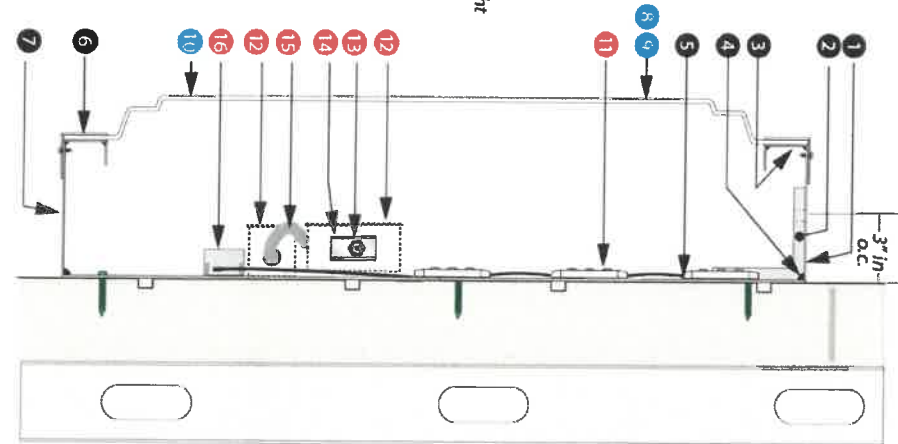
REVISIONS		INITIALS & DATE	
1	Rearrange slide 4	TC	4/16/21
2	Edit entry lanes	TC	4/19/21
3	New site plan	TC	4/21/21
4	Removed sign type 5	TC	5/25/21
5	Dropped in new site plan	JV	6/11/21

REVISIONS CONT.		INITIALS & DATE	
6			
7			
8			

SITE#
P2623
Grand Rapids,
Michigan



Load: 86.4%
 Modules: 72 White WOW
 Watts: 51.8 of 60.0
 PS: 60watt
 20.192 perlin ft



Side View (not to scale)



Face Details

CUSTOM WALL SIGN	
ITEM RETAINER / CABINET STRUCTURE	
1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
3	.625" - 11 TAP WELD TO BACK, 34" O.C.
4	2" - .100" ROUTED ALUM. FLANGE
5	WELDED CONSTRUCTION
6	.100" ALUM. BACK / SUPPORTS - GUSSETS
7	1.00" - 2" X 2" RETAINER
8	WEEP HOLES
CABINET / RETAINER PAINT COLORS	
MAP BLACK (GLOSS)	
FACE	
8	.177" CLEAR POLY. / 1-1/4" D - 1/2" EMBOSS.
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED
FACE PAINT COLORS	
GRIP FLEX BLACK	
GRIP FLEX TO MATCH PMS 186	
GRIP FLEX WHITE	
ITEM	
11	ELECTRICAL: 120V
12	LED: G2G WHITE WOW
13	ELECT. BOX (PART #EL-BOX-45SLLEN) 2X REQ.
14	20A TOGGLE SWITCH (EL-SW-SW20)
15	LOCKING PLATE (EL-SW-LOCKING PLATE)
16	MC CABLE* (EL-COND-AL-.375FLX)
POWER SUPPLY: 1X 60W (ALLANSON)	
ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL	
INSTALLATION	
SIGN CODE:	WS37
SCALE:	1/2" = 1'
DATE:	08.08.19H
QUANTITY:	1

- .50" emboss, back paint Grip Flex to match PMS 186
- .50" emboss, back paint Grip Flex White
- Not embossed, paint Grip Flex White
- Back paint Grip Flex Black
- 2.5" Flange, 54.50" x 95.50" trim size, 51" x 92" v.o.



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

REVISIONS		
A	Rearrange slide 4	TC 4/16/21
B	Edit entry lanes	TC 4/19/21
C	New site plan	TC 4/21/21
D	Removed sign type 5	TC 5/25/21
E	Dropped in new site plan	IV 6/11/21

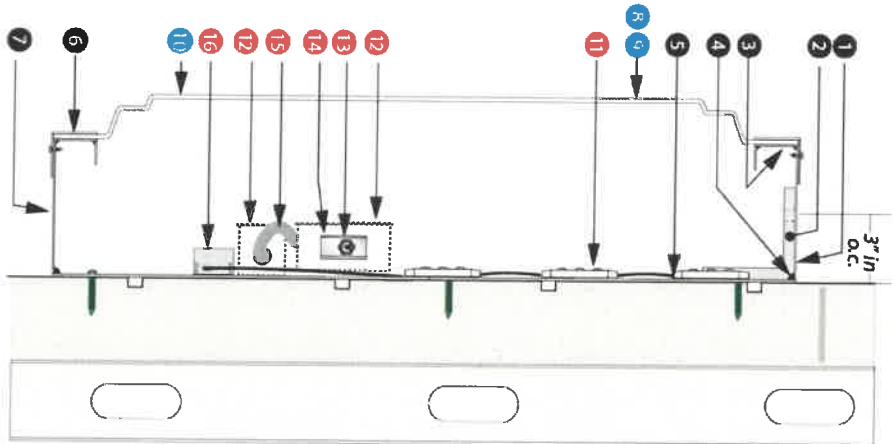
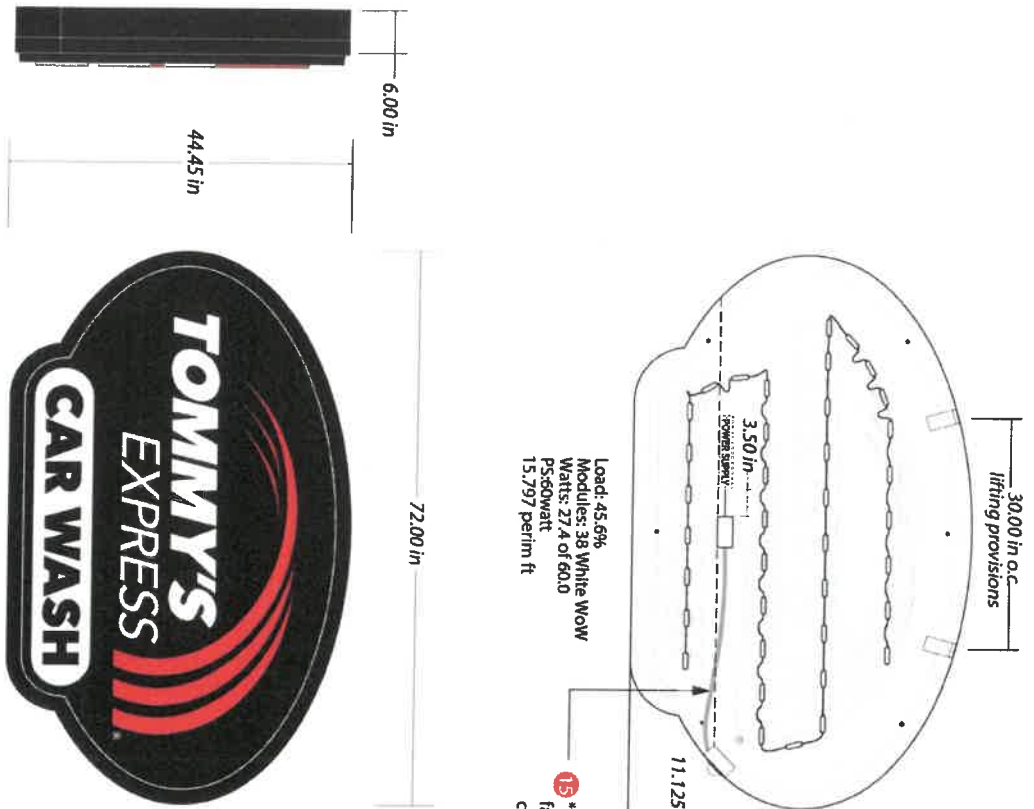
REVISIONS CONT.		
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SITE#
P2623
 Grand Rapids,
 Michigan



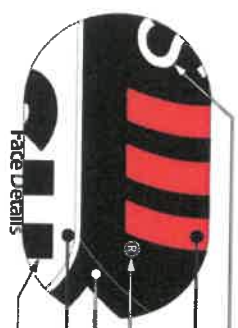
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CUSTOM WALL SIGN	
ITEM	RETAINER / CABINET STRUCTURE
1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
3	.625" - .11 TAP, WELD TO BACK, 30" O.C.
4	2" - .100" ROUTED ALUM. FLANGE
5	WELDED CONSTRUCTION
6	1.00" ALUM. BACK / SUPPORTS - GUSSETS
7	1.00" - 2" X 2" RETAINER
8	WEEP HOLES
CABINET / RETAINER PAINT COLORS	
MAP BLACK (GLOSS)	
ITEM	FACE
8	.177" CLEAR POLY. / 1-1/4" D - 1/2" EMBOSS.
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED
FACE PAINT COLORS	
GRIP FLEX BLACK	
GRIP FLEX TO MATCH PMS 186	
GRIP FLEX WHITE	
ITEM	ELECTRICAL: 120V
11	LED: G2G WHITE WOW
12	ELECT. BOX (PART #EL-BOX-45SLER) 2X REQ.
13	20A TOGGLE SWITCH (EL-SW-SW20)
14	LOCKING PLATE (EL-SW-LOCKING PLATE)
15	MC CABLE* (EL-COND-AL-.375FLX)
16	POWER SUPPLY: 1X 60W (ALLANSON)
ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL	
INSTALLATION	

SIGN CODE:	WS23-CW
SCALE:	1/2" = 1'
DATE:	08.08.19H
QUANTITY:	3



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

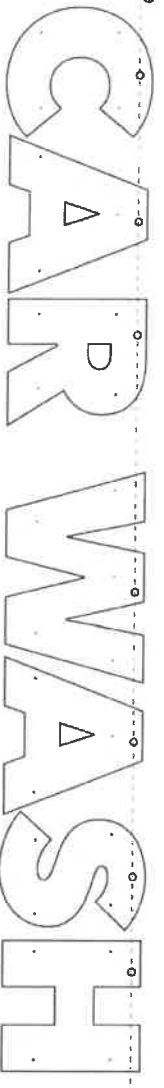
CUSTOMER INFO	
TOMMY'S Express Car Wash	ACCOUNT
6420-6390 28th St. SE	ADDRESS
4/14/21	INITIAL PROPOSAL DATE

REVISIONS		
A	Rearrange site 4	TC 4/16/21
B	Edit entry lanes	TC 4/19/21
C	New site plan	TC 4/21/21
D	Removed sign type 5	TC 5/25/21
E	Dropped in new site plan	JV 6/11/21

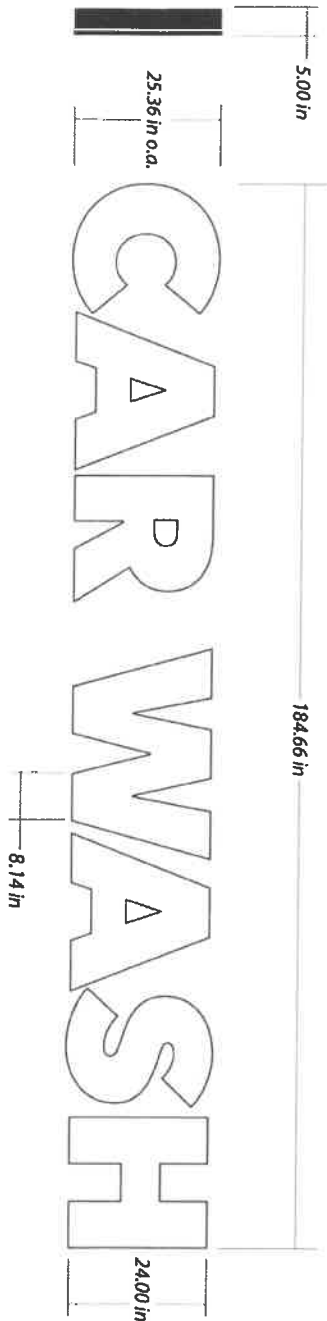
REVISIONS CONT.		
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SITE#
P2623
 Grand Rapids,
 Michigan

C	A	R	W	A	S	H
8 mods	11 mods	12 mods	17 mods	11 mods	8 mods	10 mods
5.8 w	7.9 w	8.6 w	12.2 w	7.9 w	5.8 w	7.2 w
3.4 mod/ft ²	4.1 mod/ft ²	4.3 mod/ft ²	4.2 mod/ft ²	4.1 mod/ft ²	3.4 mod/ft ²	3.4 mod/ft ²
2,346 sq ft	2,652 sq ft	2,811 sq ft	4,033 sq ft	2,652 sq ft	2,368 sq ft	2,945 sq ft
8,395 perim ft	8,997 perim ft	9,793 perim ft	14,435 perim ft	8,997 perim ft	9,121 perim ft	10,565 perim ft

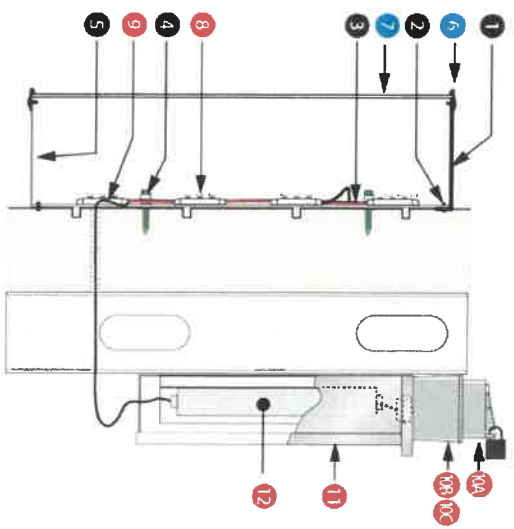


Load: 92.4%
 Modules: 77 White G2G WOW
 Watts: 55.4 of 60.0
 PS: 60watt
 19,807 sq ft
 70,303 perim ft



JEWELITE CHANNEL LETTERS	
ITEM	CABINET STRUCTURE
1	5" - .040" PREPAINTED BLACK SIDEWALLS
2	STAPLED CONSTRUCTION
3	3mm ACM PANEL
4	2.5-20 INSERT W/FASTER
5	WEEP HOLES
ITEM	FACE / RETAINER
6	1" BLACK JEWELITE / BLACK JEWELITE SCREW
7	1.25" WHITE PLEX FACE (7328)
ITEM	ELECTRICAL: 120V
8	G2G WHITE WOW LED (77)
9	SLEEVED LED CABLE
10A	LOCKING COVER (EL-COVER-PTC100GY)
10B	ELECTRICAL BOX (EL-BOX-4H3-4LM)
10C	120V/20A SWITCH (EL-SW-CS120-2)
11	POWER SUPPLY BOX
12	POWER SUPPLY (1X - 60W REQ.) ALLANSON ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL
INSTALLATION	

SIGN CODE:	WL33-CW
SCALE:	3/8" = 1'
DATE:	02.27.21E
QUANTITY:	1



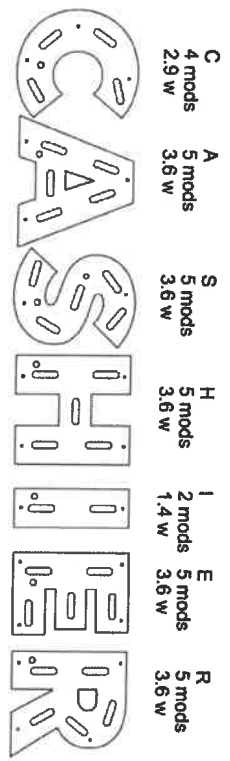
5009 West River Drive
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 www.valleycitysign.com

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

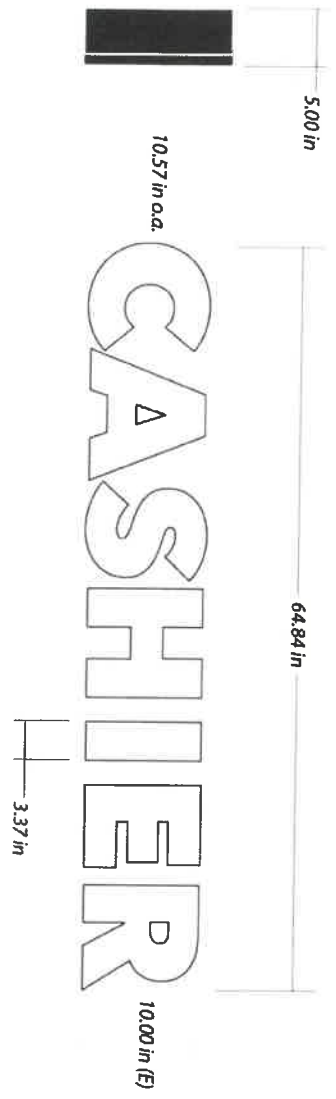
REVISIONS		INITIALS & DATE	
A	Rearrange slide 4	TC	4/16/21
B	Edit entry lanes	TC	4/19/21
C	New site plan	TC	4/21/21
D	Removed sign type 5	TC	5/25/21
E	Dropped in new site plan	JV	6/11/21

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

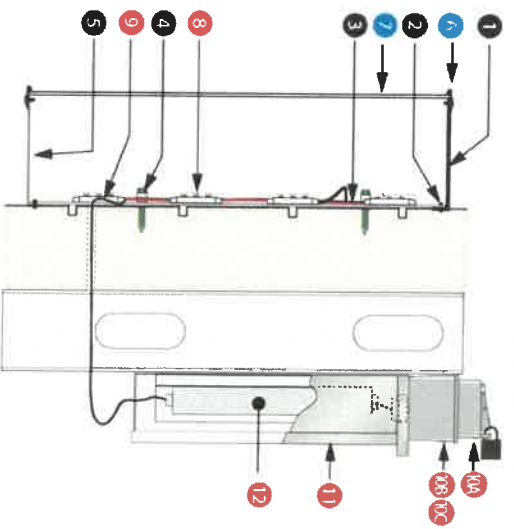


Load: 37.2%
 Modules: 31 White G2G WOW
 Watts: 22.3 of 60.0
 P.S: Universal 60watt
 Perfm ft: 26.56



JEWELITE CHANNEL LETTERS	
ITEM	CABINET STRUCTURE
1	5" - .040" PREPAINTED BLACK SIDEWALLS
2	STAPLED CONSTRUCTION
3	3mm ACM PANEL
4	25-20 INSERT W/FASTENER
5	WEEP HOLES
ITEM	FACE / RETAINER
6	1" BLACK JEWELITE / BLACK JEWELITE SCREW
7	.125" WHITE PLEX FACE (7328)
ITEM	ELECTRICAL: 120V
8	G2G WHITE WOW LED (31)
9	SLEEVED LED CABLE
10A	LOCKING COVER (EL-COVER-PTC100GY)
10B	ELECTRICAL BOX (EL-BOX-IH3-ILM)
10C	120V/20A SWITCH (EL-SW-CS120-2)
11	POWER SUPPLY BOX
12	POWER SUPPLY (1X - 60W (REQ.) ALLANSON ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL
INSTALLATION	

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



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

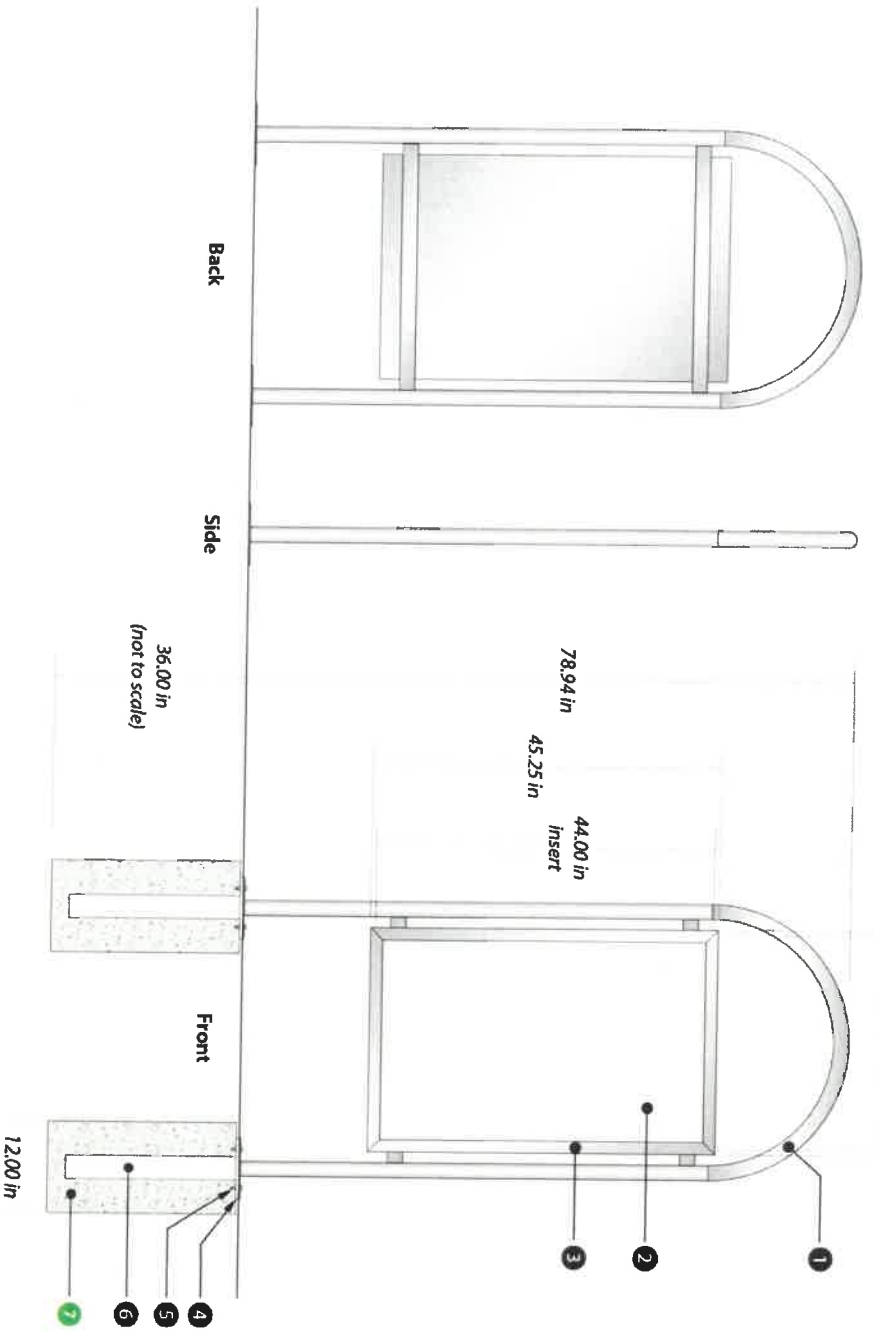
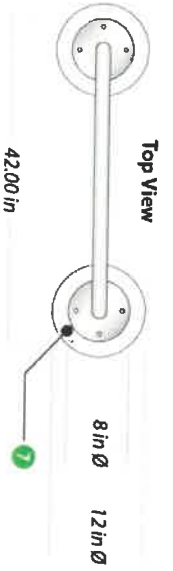
REVISIONS	INITIALS & DATE
1 Rearrange slide 4	TC 4/16/21
2 Edit entry lanes	TC 4/19/21
3 New site plan	TC 4/21/21
4 Removed sign type 5	TC 5/25/21
5 Dropped in new site plan	JV 6/11/21

REVISIONS CONT.	INITIALS & DATE
6	
7	
8	
9	
10	
11	
12	

SITE#
P2623
 Grand Rapids,
 Michigan



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



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

7 12" DIA. x 36" D CONCRETE FOOTING

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

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



5009 West River Drive
 Cornstock Park, MI 49921
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CUSTOMER INFO
 Tommy's Express Car Wash
 ACCOUNT
 6420-6390 28th St. SE
 ADDRESS
 4/14/21
 INITIAL PROPOSAL DATE

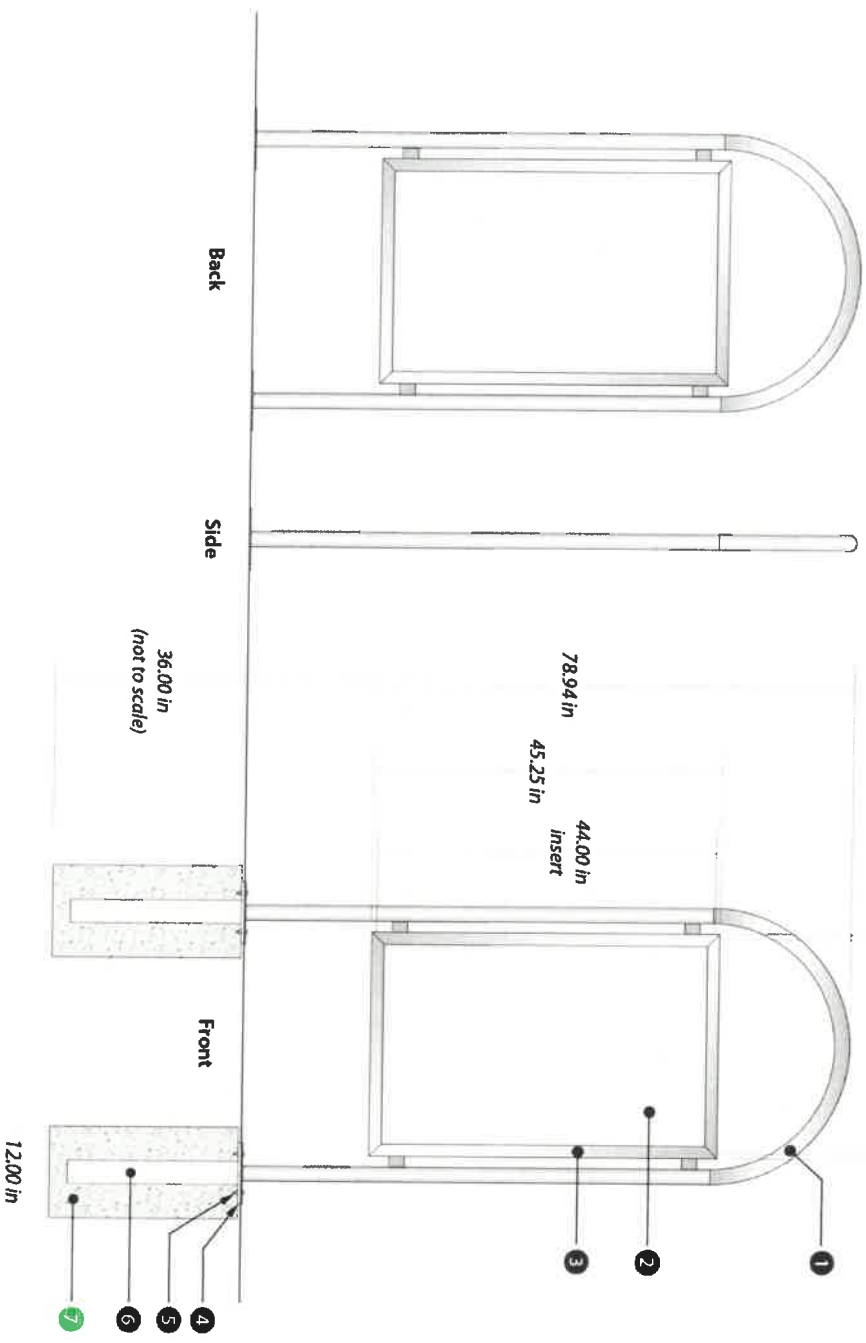
REVISIONS	INITIALS & DATE
A Rearrange slide 4	TC 4/16/21
B Edit entry lanes	TC 4/19/21
C New site plan	TC 4/21/21
D Removed sign type 5	TC 5/25/21
E Dropped in new site plan	JV 6/11/21

REVISIONS CONT.	INITIALS & DATE
G	
H	
I	
J	
K	
L	

SITE#
P2623
 Grand Rapids,
 Michigan



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



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

7 12" DIA. x 36"D CONCRETE FOOTING

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

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



5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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

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

REVISIONS CONT.	INITIALS & DATE
6 --	--
7 --	--

SITE# P2623
Grand Rapids, Michigan



72.00 in

7.00 in

0.125 in

Side

S/F WALL PANEL	
ITEM	SIGN MATERIALS
1	.125" THICK ALPHA PANEL
	1/2" RADIUS CORNERS

VINYL COLORS	
ITEM	BLACK VINYL COPY
INSTALLATION	
SCREW MOUNT FLUSH TO WALL	

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

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



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Comstock Park, MI 49321
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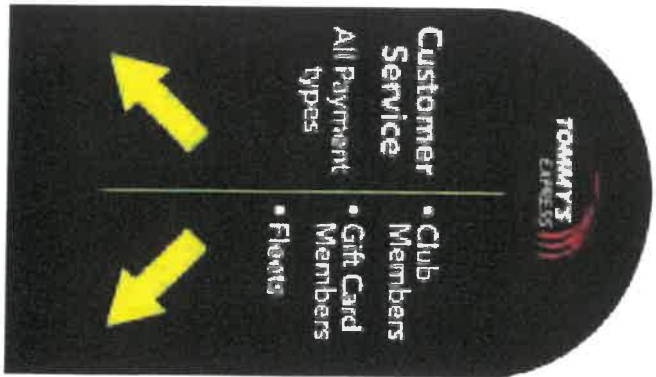
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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	
6420-6390 28th St. SE	
ADDRESS	
4/14/21	
INITIAL PROPOSAL DATE	

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

REVISIONS CONT.	INITIALS & DATE
G --	--
H --	--
I --	--
J --	--
K --	--
L --	--

SITE#
P2623
Grand Rapids,
Michigan



T.1



T.2

24.00 in

0.125 in

Side

S/F LANE ID PANEL	
ITEM	SIGN MATERIALS
1	1.25" THICK ALPHA PANEL
2	FULL FACE DIGITAL PRINT

INSTALLATION
PIPE CLAMP MOUNT TO LICENSE PLATE
CAMERA POST

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

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



VALLEY CITY SIGN

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Comstock Park, MI 49321
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www.valleycitysign.com

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

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

REVISIONS CONT.		INITIALS & DATE	
G	--		
H	--		
I	--		
J	--		
K	--		
L	--		

SITE#
P2623
Grand Rapids,
Michigan

85.00 in

10.00 in

Join TommyClub to get unlimited washes.
Download the Tommy's Express app to get started.



1
2

0.25 in

85.00 in

U.1

0.25 in

16.00 in



Welcome back.
Relax... we'll have you washing in a moment.



U.2

side

S/F GATE ARM PANEL

SIGN MATERIALS

ITEM	DESCRIPTION
1	2.5" THICK ALPHA PANEL
2	FULL FACE DIGITAL PRINT

INSTALLATION

SCREW MOUNT TO GATE ARM

NOTES: Sign supplied by Tommy's.

Sign installed by Valley City Sign.

SIGN CODE:	U
SCALE:	3/4" = 1'
DATE:	3.04.21
QUANTITY:	3

5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com



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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

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

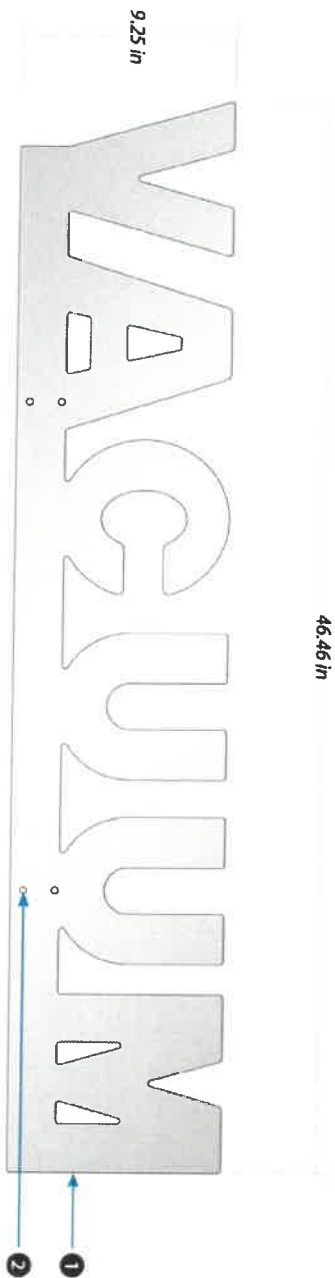
REVISIONS CONT.

INITIALS & DATE

REVISIONS CONT.	INITIALS & DATE
G --	--
H --	--
I --	--
J --	--
K --	--
L --	--

SITE#
P2623

Grand Rapids,
Michigan



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

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

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

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



5009 West River Drive
 Cornstock Park, MI 49821
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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

REVISIONS		
1	Rearrange slide 4	TC 4/16/21
2	Edit entry lanes	TC 4/19/21
3	New site plan	TC 4/21/21
4	Removed sign type 5	TC 5/25/21
5	Dropped in new site plan	JV 6/11/21

REVISIONS CONT.		
6		
7		
8		
9		
10		

SITE#
P2623
 Grand Rapids,
 Michigan

Sign Type A.1 • A.2 • A.3

Single Faced Ground Mounted Snap Frame Sign



LOCATION ON OVERVIEW PHOTO



VALLEY CITY SIGN

5009 West River Drive

Comstock Park, MI 49921

Ph 616.784.5711 | Fx 616.784.8280

www.valleycitysign.com

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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

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

REVISIONS CONT.

INITIALS & DATE

REVISIONS CONT.	INITIALS & DATE
▶ -	-
▶ -	-
▶ -	-
▶ -	-
▶ -	-
▶ -	-

SITE#
P2623
Grand Rapids,
Michigan

Sign Type B.6a/B.6b • B.7a/B.7b

Double Faced Ground Mounted Snap Frame Sign



LOCATION ON OVERVIEW PHOTO



5009 West River Drive
 Cornstock Park, MI 49921
 Ph 616.784.5711 | Fx 616.784.8290
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VALLEY CITY SIGN

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CUSTOMER INFO

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

REVISIONS

REVISIONS	INITIALS & DATE
<input checked="" type="checkbox"/> Rearrange slide 4	TC 4/16/21
<input checked="" type="checkbox"/> Edit entry lanes	TC 4/19/21
<input checked="" type="checkbox"/> New site plan	TC 4/21/21
<input checked="" type="checkbox"/> Removed sign type 5	TC 5/25/21
<input checked="" type="checkbox"/> Dropped in new site plan	JV 6/11/21
<input type="checkbox"/> --	--

REVISIONS CONT.

REVISIONS CONT.	INITIALS & DATE
<input type="checkbox"/> --	--
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<input type="checkbox"/> --	--
<input type="checkbox"/> --	--

SITE#
P2623
 Grand Rapids,
 Michigan

Sign Type M

Single Faced Wall Panel Sign



LOCATION ON OVERVIEW PHOTO

5009 West River Drive
 Cornstock Park, MI 48921
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com



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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

REVISIONS	INITIALS & DATE
<input checked="" type="checkbox"/> Rearrange slide 4	TC 4/16/21
<input type="checkbox"/> Edit entry lanes	TC 4/19/21
<input type="checkbox"/> New site plan	TC 4/21/21
<input type="checkbox"/> Removed sign type 5	TC 5/25/21
<input type="checkbox"/> Dropped in new site plan	JV 6/11/21
<input type="checkbox"/>	--

REVISIONS CONT.

INITIALS & DATE

REVISIONS CONT.	INITIALS & DATE
<input type="checkbox"/>	--
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SITE#
P2623

Grand Rapids,
 Michigan

Sign Type T.1 • T.2

Single Faced Canopy Mounted Panel Sign



LOCATION ON OVERVIEW PHOTO

5009 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com



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

REVISIONS		INITIALS & DATE	
<input checked="" type="checkbox"/>	Rearrange slide 4	TC	4/16/21
<input checked="" type="checkbox"/>	Edit entry lanes	TC	4/19/21
<input checked="" type="checkbox"/>	New site plan	TC	4/21/21
<input checked="" type="checkbox"/>	Removed sign type 5	TC	5/25/21
<input checked="" type="checkbox"/>	Dropped in new site plan	JV	6/11/21

REVISIONS CONT.		INITIALS & DATE	
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

SITE#
P2623
 Grand Rapids,
 Michigan

Sign Type U.1 • U.2

Single Faced Gate Arm Panel Sign



LOCATION ON OVERVIEW PHOTO



VALLEY CITY SIGN

5009 West River Drive

Comstock Park, MI 49321

Ph 616.784.5711 | Fx 616.784.8280

www.valleycitysign.com

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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

A	Rearrange slide 4	TC 4/16/21
B	Edit entry lanes	TC 4/19/21
C	New site plan	TC 4/21/21
D	Removed sign type 5	TC 5/25/21
E	Dropped in new site plan	IV 6/11/21
F	--	--

REVISIONS CONT.

INITIALS & DATE

G	--	--
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L	--	--

SITE#
P2623

Grand Rapids,
Michigan

Sign Type V

Vacuum Stall Lettering



LOCATION ON OVERVIEW PHOTO



VALLEY CITY SIGN

5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

6420-6390 28th St. SE

ADDRESS

4/14/21

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

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

REVISIONS CONT.

INITIALS & DATE

REVISIONS CONT.	INITIALS & DATE
G --	--
H --	--
I --	--
J --	--
K --	--
L --	--

SITE#
P2623

Grand Rapids,
Michigan

July 14, 2021
Project No. 170168

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

Tommy Car Wash Systems Site Plan Review

Dear Brian:

We have reviewed the site plan for Tommy Car Wash Systems, prepared by Exxel Engineering. The development is located on two parcels: 6390 and 6420 – 28th Street. The properties will be combined as part of the project. The current site plan and basis of this review are dated July 12, 2021. The proposed project is the demolition of two existing buildings and construction of a new car wash facility with separate coffee shop building. The site is in the Thornapple River watershed, subdrainage district Sentinel Point.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration where possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

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

Water Quality Control and Bank Erosion Control

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

Stormwater Runoff

The applicant provided stormwater calculations to size the retention system and onsite storm sewer system. All stormwater runoff from the site will discharge to the retention system. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted drawings, calculations and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the attached checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum maintenance of the retention system and cleaning of catch basin sumps.

Utilities

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

Soil Erosion and Sedimentation Control

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

Summary

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

Sincerely,



Nathan R. Torrey, PE
Senior Civil Engineer

Attachment

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

Cascade Charter Township

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

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

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

Tommy Car Wash Systems

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site is collected in an underground retention system.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours have been provided.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for design of the onsite storm sewer system and retention system.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Offsite drainage areas were not indicated by the applicant.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the Kent County Road Commission, a permit is needed before construction can begin.

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

CASCADE CHARTER TOWNSHIP

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

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

Cascade Charter Township Ordains:

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

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

Section II. Legal Description.

The legal description of the Project is as follows:

41-19-17-226-009

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

41-19-17-226-008

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

41-19-17-226-004

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

41-19-17-226-003

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

Section III. General Provisions.

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

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

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

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

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

Section V. Approval Limitations.

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

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

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

- A. Retail Uses;
- B. Offices/Fitness
- C. One stand alone bank identified as building F.
- D. Restaurants, not to include fast food¹. The non fast food restaurant use is limited to a total of 19,588 sq.ft. This includes the stand-alone restaurants identified as buildings E and G on the approved PUD site plan as well as 11,168 sq.ft of non fast food restaurant within the rest of the development. The 11,168 sq ft should be based on seating capacity of the restaurant.
- E. Drive up window service for the restaurants shall be limited to Buildings E and G. A drive up window may also be included as a part of Building 1D . This use will be reviewed through the Special Land Use procedures of the Township. The use will only be permitted provided that the applicant can demonstrate, to the Township's satisfaction, that the user of the drive up window will be low impact user that will not result in creating any traffic problems with the rest of the development. The Drive up window and any of its infrastructure shall only be constructed after the approval of the Special Use.

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

- F. 61 unit apartment complex with one manager residence

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

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

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

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

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

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

E. Cross Access

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

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

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

F. Sidewalks

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

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

G. 28th Street Access

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

Section IX. Design Guidelines, Requirements and Limitations.

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

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

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

This portion of the project shall be developed as follows:

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

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

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

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

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

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

- a. Maximum Building Height – 35 feet.

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

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

- 1. One Pylon sign along 28th Street limited to the following:
 - a) This sign shall be limited to 25 feet tall. Measured from the grade to the top of the tallest part of the sign structure
 - b) Setback from the 28th Street right-of-way a minimum of 25 feet
 - c) Sign area shall be no larger than 120 sq.ft. in sign area.
 - d) One directional sign up to 10 sq ft may be used provided that the main sign is reduced by 10 sq ft.

- 2. Pizza Hut, Culvers and Macatawa shall be limited to the following:
 - a. One (1) wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;
 - b. Or, one (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area, or;
 - c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies and no sign shall have a length of more than two-thirds of the subject frontage.
 - d. Window signs and displays, provided permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.
 - e. One (1) directory wall sign per commercial establishment, not to exceed twenty (20) square feet in total sign area.

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

Section XI. Temporary Buildings.

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

Section XII. Land Splits

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

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

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

Section XV. Soil Erosion Control Requirements.

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

Section XVI. Performance Guarantee.

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

Section XVII. Reimbursement of Review Fees.

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

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

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

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

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

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

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

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

Section XIX. Effective Date.

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

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

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

NAYS: None

ABSENT: None

Ron Goodyke
Cascade Charter Township Clerk

CERTIFICATION

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

Ron Goodyke
Cascade Charter Township Clerk

Chapter 17 Special Uses

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



Definitions

General Provisions

Development Review

Zoning Districts

Special Uses

Planned Unit Development

Height, Area, & Placement

Parking & Access

Landscaping