

AGENDA
Cascade Charter Township Planning Commission
Monday, March 06, 2017
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the February 06, 2017 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 17-3367 Cascade One LLC
Property Address: 1701 Spaulding Ave SE
Requested Action: The Applicant is requesting a Basic Plan Review to Rezone to P.U.D to allow for a 31 lot plat.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting Format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, February 6, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Katsma, Mead, Pennington, Sperla and Williams
Members Absent: Lewis, Rissi, and Robinson (all excused)
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Sperla to approve the Agenda. Supported by Member Pennington. Motion carried 6 to 0.

ARTICLE 4. Approve the Minutes of the January 16, 2017 Meeting.

Motion was made by Member Sperla to approve the Minutes. Supported by Member Mead. Motion carried 6 to 0.

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

Residents came forward to voice their opposition and/or concern about a new business which is going in at the old Family Fare site not far from their neighborhood called the "Fowling Warehouse."

Each resident that came forward spoke to the potential problems they felt a business of this kind would bring. First, no one felt it was an appropriate family-friendly business and was not a good fit for the area. Next, was the consumption of alcohol and all that might imply. Residents were worried about possible intoxicated drivers and general rowdiness and how that would affect neighboring businesses that are frequented by the residents. Another aspect that was of concern was the noise level. There is an aspect of the fowling game where a bull horn sounds three times.

Director Peterson explained that the Planning Commission does not have a role in this project since it is a permitted use. Any business which moves into the township is required to adhere to all of the township ordinances, such as the noise ordinance. He also explained that the Township Board passed a resolution of support for the redevelopment liquor license for this particular business, but it was the State of Michigan that ultimately will decide whether or not to grant the liquor license. It was suggested that they might address the Township Board which was meeting on Wednesday, February 8, 2017 at 7:00 p.m., because the owner of the business will be at that meeting to answer questions.

ARTICLE 6.

Case #16:3348 Edward Rose/Meadowbrook P.U.D. Amendment
Public Hearing

Property Address: 5794 Broadmoor Avenue & 5201 60th Street

Requested Action: The Applicant is requesting a preliminary plan review to amend the Meadowbrooke P.U.D. to allow for multifamily residential and commercial development.

Director Peterson stated that the Applicant is requesting Preliminary Plan Approval in order to amend the existing Planned Unit Development. The amendment is needed because they would like to add a residential use to the development. The proposal is to add 492 apartments to the PUD. They are also reserving approximately 37 acres for commercial retail uses. Although the retail is already permitted in the PUD the residential use is not, thus the need for the amendment. The area is master planned as Mixed Use which can accommodate the residential use up to 8 units per acre. The proposal is at about 6.8 units per acre after taking out the commercial portion of the development. This development will be known as Phase III of Meadowbrooke. This will be important moving forward with the PUD amendments in identifying the changes to accommodate this development.

The developer has provided a traffic study. Their study was done as approved by the KCRC and MDOT. The study assumes the apartments and commercial sites are developed and occupied by 2022. MDOT has asked that developer amend the study to include additional mitigation of their project on 60th Street. Once completed, the new study will be evaluated by MDOT and KCRC to determine if the new alternative(s) are better for the system than the original alternatives. If so, they can be incorporated into the final approval. In addition, the developer has had the traffic engineer include in the analysis a second drive to 60th Street. While not part of the project now, it is possible that a second drive to 60th could be desirable depending on what the future uses are. It should be noted that the second drive did not change the results of the study as it also recommends that any new drive to 60th also include a center turn lane. Any future access to 60th St. should be evaluated by a future traffic study when the use is known. No individual access will be allowed on 60th or M37. The development will be served by public utilities and sewer and water will be provided by the City of Grand Rapids. The servicing of the commercial area with sewer and water needs to be addressed, as it could have an impact on how the apartment phase is completed.

The development has been reviewed and approved by the Township engineer.

Director Peterson recommends approval of the preliminary plan with the following conditions:

1. Provide an amended traffic study to evaluate the alternative mitigation methods on 60th Street.
2. Address the 4th item in the traffic study to the Commission's satisfaction.
3. The sidewalk and pathway connections shall be provided as indicated by staff. Ten (10) foot side paths on M-37 and 60th and five (5) foot sidewalks elsewhere. The developer will also be responsible to provide an easement to the township for the pathways and the paths and sidewalks shall be constructed to township standards.

The developer will be responsible to grade their property to allow the pathways to connect to any adjacent property.

4. All sidewalks and pathways shall be built no later than 5 years after the first building permit is issued.
5. The developer shall agree to a vehicular connection with the properties along 60th Street to the east.
6. Comply with the Township engineer's memo dated February 1, 2017.
7. Create Phase III of the Meadowbrooke review board to review future projects in this portion of the development.

Director Peterson noted that a letter was submitted by Edward Rose Development dated February 6, 2017 addressing the conditions brought by staff.

Chairman Waalkes asked the Applicant to come forward with any comments.

Ms. Rimes came forward on behalf of Edward Rose Development Co. and gave a brief overview of the project and to answer any questions the members may have.

A brief discussion followed.

Motion was made by Member Sperla to open the public hearing. Supported by Member Williams. Motion carried 6-0.

Mr. VanSolkema came forward to inquire what type of residents would move in and what school district this development would be in (Caledonia). He expressed some concern it might be an overload to the schools in the area.

Mr. Liscom came forward. He resides on 60th Street and was concerned about the need to acquire some of his property for the left turn lane on 60th st. Peterson explained that it would be within the right-of-way or would be taken from the developers property.

Discussion followed.

Motion was made by Member Sperla to close the public hearing. Supported by Member Mead. Motion carried 6-0.

Motion was made by Member Sperla to approve the preliminary plan to amend the Meadowbrooke P.U.D. with the conditions set forth above by Director Peterson and the response from the applicant dated 2/6/17, and with the added condition that if the amended traffic study warrants the 60th st improvements that those be incorporated into the final plan. Supported by Member Pennington. Motion carried 6-0.

**ARTICLE 7. Case #16:3329 Spees P.U.D. Amendment
Property Address: 6010 28th Street**

Requested Action: Recommendation of P.U.D. Amendment to allow two fast food restaurants along 28th Street and a third building in the rear of the site.

Director Peterson stated at the Planning Commission approved the preliminary plan for this project at the December 5, 2016 meeting. The plan was approved with conditions. The PUD Ordinance amendment has been written to reflect that decision and the Applicant has had an opportunity to review and approve the language. In addition, they have amended their plans to reflect the conditions.

Director Peterson recommends a positive recommendation to the Township Board for the approval of the P.U.D. amendment and revised site plan. The Township Board will then hold an additional public hearing to consider your recommendation.

Discussion followed.

Motion was made by Member Sperla to send a positive recommendation to the Township Board for approval of the P.U.D. amendment and revised plan with one change. On page 2, the paragraph numbered 2 should read: “. . . not to exceed one-hundred eight (108) square feet in total sign area per building.” Supported by Member Pennington. Motion carried 6-0.

ARTICLE 8. Any other business.

No other business was presented.

ARTICLE 9. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Pennington. Motion carried 6 to 0. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: February 28, 2017
MEETING DATE: March 6, 2017
CASE: #17-3367 -Cascade One

GENERAL INFORMATION

- A. Applicant: Cascade One LLC
Dave Barker
2721 Arbor Chase NE
Grand Rapids MI 49525

- B. Status of Applicant: Owner

- C. General Location: The property is located on the west side of Spaulding north of Abbeydale – 1701 Spaulding.

- D. Requested Action: Rezone to P.U.D. to allow for 31 lot plat.

- E. Existing Zoning on Subject Parcels: ARC, Agricultural Rural Conservation

- F. Zoning on Adjoining Parcels: North – ARC
South – R2 and PUD Abbeydale and Tall Pines
East – R1 frontage along Spaulding Ave
West – City of Kentwood

- G. Parcel Size: Approximately 36 acres

- H. Existing Land Use on Subject Parcel: Vacant

- I. Adjacent Area Land Uses:
North – Koetsier’s Greenhouse/Wetland Mitigation for M-6
South – Residential
East – Residential
West – Residential

STAFF ANALYSIS

- A. The applicant is requesting Basic Plan Review in order to rezone approximately 36 acres for a new Planned Unit Development called Cascade One. This rezoning request is for 31 single-family lots.
- B. This project is similar to the project they applied for in 2014. At that time the project was proposed for 27 single family lots. Due to the increase in the number of lots and the numerous layout changes I have determined that this should move forward as a new project rather than just an update of the old one. The developer will be required to provide all new information for this new project.
- C. The property is currently zoned ARC, and the master plan recommends this area for Low Density single family residential.
- D. The applicant is requesting to cluster the homes in an open space concept with the development on the upland areas of the property.
- E. The subdivision includes the use of new private roads. This is a change from the old project. The main reason for the change is the KCRC design standards could not be met while still meeting the drainage requirements (However, as late as 3/1/17, the KCRC still thinks that their design can be met). The Township's private road design standards will still have to be met. There is a section of the road that exceeds our 6 % limit. Our engineer has the ability to recommend up to 8% grade. You will be asked to evaluate this. The road names will need to be approved by KCRC.
- F. The development is proposed to be served by both public sewer and public water. The utility plans will need to be approved by the Township Engineer.
- G. The Township Engineer will also need to review and approve the Storm water plan for this project.
- H. They do include access to Spaulding and Abbeydale. As a private street development we require a second access point to a public street after 19 home sites. With private street the new development may wish to use gates to restrict access. We should discuss this as a connection from Abbeydale to Spaulding is desirable for not only the new subdivision but also those in the existing subdivision. It would make sense to restrict the ability of the developer to cut off access and allow access from Abbeydale to Spaulding Ave.
- I. The plan does include a pedestrian connection to our path from Spaulding using the new private roads. We should discuss whether or not to allow the connection using the private roads or if a new sidewalk should be built. This connection is important but we need to talk about the best way to make the connection and the long term maintenance plan for the path. According to the City of Kentwood, the Kent County Drain Commission and the designing engineers of the subdivision in Kentwood, the stub street was designed to connect to this property in Cascade. This would provide an excellent connection from Cascade into Kentwood.

- J. The plans do not include sidewalk for the project, which is a requirement of our subdivision ordinance. A separated sidewalk similar to Manchester/Stoneshire and Watermark that would connect from Spaulding Ave to the walk going to Kentwood should be included.
- K. The path crosses the Martin Beek Drain. The KCDC will have to permit the work in the drainage easement. We will need their input to ensure that they would allow the sidewalk.
- L. The applicant is also proposing to connect to the Abbeydale subdivision to the south. This was contemplated when Abbeydale was constructed in the late 80's and early 90's. Due to the topography issue the development does not plan to connect the north for future development of that area.
- M. The developer is choosing to develop the project under our subdivision ordinance using the 25% open space method. This allows lot sizes as small as 25,000 sq ft. with public sewer and water. Since they are seeking approval with lots sizes less than that they are requesting PUD rezoning.
- N. They have NOT submitted a test plan showing how they could do the same 31 lots without needing PUD rezoning approval. This plan will need to be submitted and evaluated ensure that the number of lots they are proposing is actually possible.
- O. The site is impacted by some small wetland areas which should be evaluated for need of any MDEQ permits.
- P. The applicant is attempting to use the 25% open space development technique for this project. The open space or common areas need to be clearly identified on the plan, along with a plan showing how they calculated the density to make sure it fits with our subdivision ordinance.
- Q. As we have done with other open space developments we have tried to include the most sensitive areas within the open space areas. This helps to protect these areas from being used or disturbed by future owners. The developer has done this on the site as well which requires the PUD rezoning to allow for some smaller lots than allowed, but this is only because they are keeping some the drainage system in the common areas.
- R. The plan includes an area about 3.8 acres in size that they are leaving out of the project. This area has direct connection to Cavaclade Dr in Kentwood. This area would be able to accommodate two parcels. Similar to the subdivision portion it appears that the connection is being made using a driveway rather than a separated sidewalk. I would prefer a connected sidewalk.
- S. Given the topography and the fact that the property is close to wetlands areas the soil erosion control plan will be very critical.
- T. The applicant has indicated the subdivision will have light poles and street trees in the development. Our subdivision ordinance requires them in every subdivision.
- U. The developer is also proposing smaller setbacks than normal to accommodate the small er lot sizes. This is something that has been done with other projects, i.e. Watermark, Manchester, Burton Pointe.

- V. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
- W. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the merits of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the applicant submit the following information:

1. Review by KCRC, including the possibility of utilizing public streets.
2. Provide a test plan.
3. Revise the plans to show a sidewalk connecting from Spaulding Ave to the walk going to Kentwood, including the exception area.
4. Address stormwater, sanitary sewer and public water supply issues with the Township Engineer.
5. Have plans reviewed by the KCDC
6. Provide comments from the MDEQ regarding the need for any permits from the State.
7. Provide comments from the City of Kentwood regarding your connection to Cavalcade.

Attachments: Site Plan
Application
Location Map



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: CASCADE ONE LLC (DAVE BARKER)
 Address: 2721 ARBOR CHASE N.E.
 City & Zip Code: GRAND RAPIDS MI 49525
 Telephone: ED PYNNOGEN 616-437-4286
DAVE BARKER 605-400-7875
 Email Address: ED PYNNOGEN : EPYNN@COMCAST.NET
DAVE BARKER : DJB6886@COMCAST.NET

OWNER: * (If different from Applicant)

Name: SAME
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

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

- | | |
|--|---|
| <input type="checkbox"/> Administrative Appeal | <input checked="" 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 type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

APPROVAL OF REZONING FOR 3rd LOT PRELIMINARY PLAT AND 2 PARCELS

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

PART OF N 1/2 OF THE SW 1/4 SECTION 6 T6N-R10W
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -06-302-001

ADDRESS OF PROPERTY: VACANT LAND - SPAULDING [70] SPAULDING

PRESENT USE OF THE PROPERTY: VACANT LAND

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

Name(s)

Address(es)

JAMES WICKSTRA

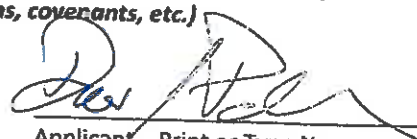
2925 HILLCREST DR
NEW ERA, MI 49446

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.)

CASCADE ONE LLC
Owner - Print or Type Name
(*If different from Applicant)


Applicant - Print or Type Name
DAVE J BAWLER 2/27/17

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

Applicant's Signature & Date

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

Rev. 7/24/14

Assessing
949-6176

Building
949-3745

Buildings & Grounds
949-4636

Clerk
949-6519

File
949-1820

Manager
949-1400

Planning
949-1400

Treasurer
949-1400

R1 SETBACK REQUIREMENTS

Front Yard 30'
Rear Yard 20'
Side Yard 10' minimum 20' total

PROPOSED MINIMUM SETBACKS

NOTE THAT ALL SETBACK MEASUREMENTS SHOWN ON THIS PLAN ARE AT 30' SETBACKS

PROPOSED ROW AREA INCLUDES ALL PRIVATE ROW AND ALL PUBLIC ROW (BOTH EXISTING AND PROPOSED) IN SPALDING AVENUE AND ARBEYDALE DRIVE. THE LISTED 100-YR FLOODPLAIN AREA IS THE OVERALL 100-YR FLOODPLAIN AREA LESS THE WETLANDS THAT ARE WITHIN THE FLOODPLAIN AREA.

PROPOSED LOT AREAS

TOTAL SUBDIVISION LOT AREA = 896,211 SF (13.79 AC)
(21 LOTS)

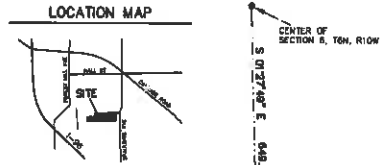
PHASE 1 (9 LOTS)	PHASE 2 (8 LOTS)	PHASE 3 (4 LOTS)
LOT #	LOT #	LOT #
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9

OVERALL PARCEL LEGAL DESCRIPTION

PART OF THE N 1/2 Southwest 1/4, Section 6, T6N, R10W, Cascade Charter Township, Kent County, Michigan described as: Commencing at the intersection of the West Section line & North line of said South 1/2 of the N 1/2, N 1/2, SW 1/4 of said section; thence Easterly along said North line to the N-S 1/4 line of said section; thence Southerly along said N-S 1/4 line 66.0 feet to the South line of the North 94.0 feet of the S 1/2 N 1/2 of said Southwest 1/4; thence Westerly along said South line 300.0 feet to the West line of the East 300.0 feet of said SW 1/4; thence Southerly along said West line to the South line of the N 1/2 of said SW 1/4; thence Westerly along said South line to the West Section line; thence Northerly along the West Section line to the beginning.

EXCEPT that part of the N 1/2 Southwest 1/4, Section 6, T6N, R10W, Cascade Charter Township, Kent County, Michigan described as: Beginning at the intersection of the West line of said Southwest 1/4 & the North line of the South 12.0 feet of the N 1/2, N 1/2, SW 1/4 of said section; thence S89°38'34" E 300.54 feet along said North line; thence S2°25'21" E 314.90 feet; thence S87°05'40" W 604.64 feet; thence N02°51'20" W 330.78 feet along the West line of said Southwest 1/4 to the Point of Beginning.

LOCATION MAP



OVERALL SITE AREAS

OVERALL PARCEL AREA 1,411,414 SF
PROPOSED ROW AREA 148,780 SF
WETLAND AREA 38,415 SF
100-YR FLOODPLAIN AREA 292,087 SF
EX POND AREA 28,282 SF

DEVELOPABLE AREA

OVERALL PARCEL AREA 1,411,414 SF
LESS PROPOSED ROW AREA -148,780 SF
LESS WETLAND AREA -38,415 SF
LESS SIZE OF 100-YR FLOODPLAIN AREA -148,043 SF
LESS EX POND AREA -28,282 SF
DEVELOPABLE AREA 1,028,888 SF

OPEN SPACE AREA

OVERALL PARCEL AREA 1,411,414 SF
LESS PROPOSED ROW AREA -148,780 SF
LESS WETLAND AREA -38,415 SF
LESS SIZE OF 100-YR FLOODPLAIN AREA -148,043 SF
LESS EX POND AREA -28,282 SF
LESS TOTAL SUBDIVISION LOT AREA -599,211 SF
OPEN SPACE AREA 428,674 SF

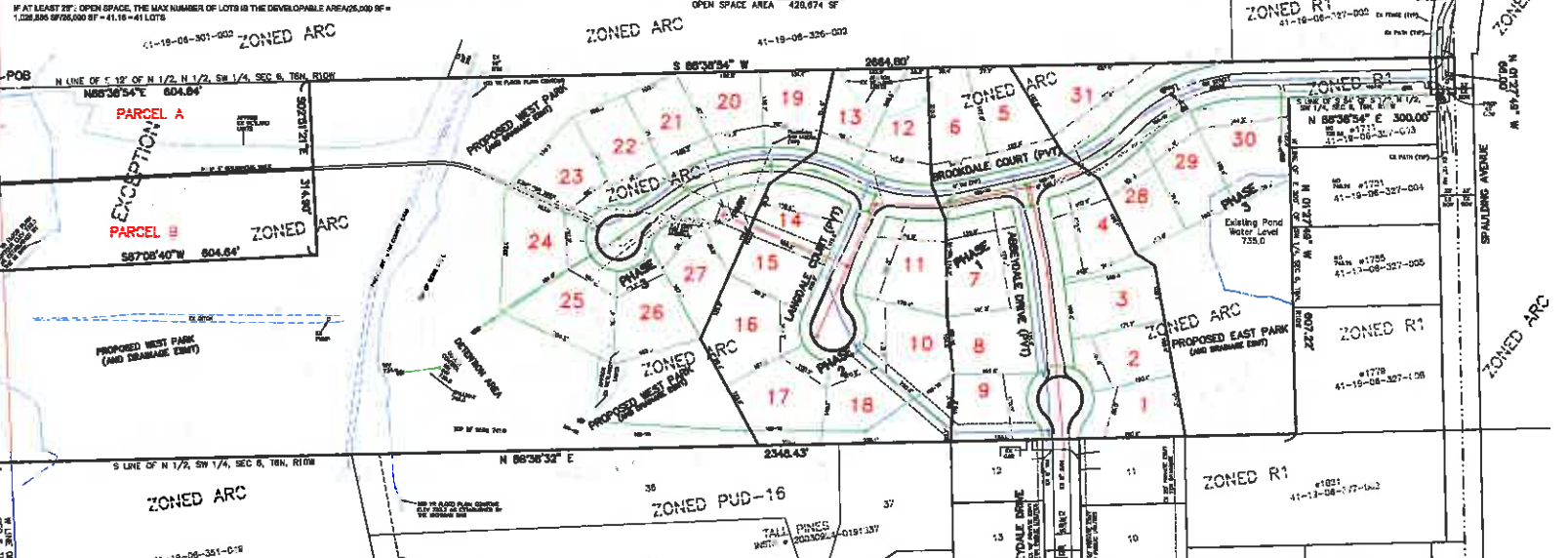
OPEN SPACE %

OPEN SPACE AREA / DEVELOPABLE AREA = 428,674 SF / 1,028,888 SF = 41.70%

PROPOSED PARK AREAS

TOTAL SUBDIVISION PARK AREA = 942,000 SF (13.77 AC)

WEST PARK 637,287 SF (9.23 AC)
CENTRAL PARK 10,000 SF (0.36 AC)
EAST PARK 294,713 SF (4.18 AC)



GENERAL NOTES

- PROPERTY IS ZONED R1 AND R2.
- THE INTENDED USE IS FOR RESIDENTIAL SINGLE FAMILY HOMES IN A SITE CONFORMANCE WITH THE LAYOUT SHOWN IS PRELIMINARY AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
- THE PROPOSED PARKS WILL BE PRIVATE PARKS WHICH WILL BE PART OF THE GENERAL COMMON AREA OF THE SITE CONFORMANCE.
- SANITARY LATERAL AND WATER MAIN ARE PUBLIC SANITARY LATERALS AND WATER SERVICES ARE PRIVATE. STORM SEWER IS PRIVATE.
- SETBACKS SHOWN ARE AT 30 FEET UNLESS NOTED OTHERWISE.
- THERE WILL BE A PRIVATE EASEMENT FOR PUBLIC UTILITIES OVER THE FRONT 10' OF EACH LOT. (NOT SHOWN)
- ALL SANITARY SEWER IS 8" DIA. SANITARY SEWER WILL COMPLY TO THE EXISTING SANITARY MANHOLE IN ARBEYDALE DRIVE.
- WATERMAIN SIZES ARE SHOWN ON THE DRAWING. WATERMAIN WILL COMPLY TO THE EXISTING 8" WATER MAIN IN ARBEYDALE DRIVE AND TO THE EXISTING 12" WATERMAIN IN SPALDING AVENUE.
- STORM SEWER LATERALS ARE 18" DIA. SHALL BE SIZED TO HANDLE A 100 YEAR STORM EVENT WITHOUT SURCHARGING THE ASSOCIATED CATCH BASIN OR MANHOLE TOP. ALL OTHER STORM SEWER WILL BE SIZED PER KENT COUNTY DRAIN COMMISSION'S STANDARDS.
- STORM SEWER WILL BE ROUTED TO AN EXISTING POND AND TO A PROPOSED DEWATERING POND WHICH WILL OUTLET TO THE EXISTING MAIN AND DEAN CANAL. THE PROPOSED POND IS SHOWN AS PART OF PHASE 1. EXISTING COORDINATE AND TOPOGRAPHICAL INFORMATION HAS BEEN SHOWN FROM PREVIOUS TOPOGRAPHICAL WORK BY OTHERS AND MAY VARY SLIGHTLY FROM ACTUAL FIELD CONDITIONS.
- EASEMENTS WILL BE GRANTED AS REQUIRED FOR SANITARY SEWER, WATERMAIN, STORM SEWER AND DRAINAGE. PROPOSED EASEMENTS MAY OR MAY NOT BE SHOWN.
- LOTS 13, 14, 27 & 29-31 ARE SERVED BY PRIVATE FORECASH SAN SEWER LATERALS WITH PRIVATE INDIVIDUAL PUMPS. ALL OTHER LOTS ARE SERVED WITH STANDARD GRAVITY LATERALS.
- THIS PROJECT WILL BE CONSTRUCTED IN THREE PHASES: PHASE 1 LOTS 1 - 6, PHASE 2 LOTS 10 - 18 AND PHASE 3 LOTS 19 - 31.
- STREET TREES WILL BE PLANTED PER CASCADE TOWNSHIP'S DRAINAGE.
- STREET LIGHTS WILL BE CONSIDERED EVERY 3 STANDARD STREET LIGHTS FOR RESIDENTIAL STREETS, LOCATED AT CONFORMANCE WITH THE RECOMMENDED LOCATIONS.

FORCEMAIN SAN SEWER LATERALS HAVE BEEN SHOWN, GRAVITY SAN SEWER LATERALS HAVE NOT BEEN SHOWN.

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED FORECASH SAN LATERAL
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATERMAIN
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION
- EASEMENT
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED DRAINAGE ARROW
- PROPOSED PHASE LINE

TYPICAL LOT GRADING



OWNER:
Cass Hill One LLC
2721 Arbor Chase NE
Grand Rapids, MI 49535
Date: 10/19/19
450-490-1315

Part of the 1/4 Sec. 6, T6N, R10W, Cascade Charter Township, Kent County, Michigan.

SITE PLAN OF The Meadows at Abbeydale

SCALE: 1" = 100'

MEDEMA, VAN KOOTEN & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS SINCE 1955

PHONE: (616) 451-0989
FAX: (616) 451-1432
www.mvka.com

APP STATE ST. E.E.
GRAND RAPIDS, MI 49503

MVK

TITLE



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