16

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07/09/2026 11:55 AM Fees: $30.00
Lisa Posthumus Lyons, County Clerk/Register
Kent County, MI

CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN

RESOLUTION NO. 022-2026
A RESOLUTION TO ADOPT AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE NO. 008 OF 2004 THE WATERFALL SHOPPES PLANNED UNIT DEVELOPMENT PROJECT

At a meeting of the Township Board of Cascade Charter Township, Kent County, Michigan, held in the Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546 on the 13th day of May 2026, at 7:00 p.m.

PRESENT: Supervisor Lesperance, Clerk Slater, Treasurer Korstange, Trustee Shipley, Trustee Noordhoek, Trustee Rissi and Trustee Noordyke.

ABSENT: None.

The following preamble and resolution was offered by Trustee Shipley and seconded by Treasurer Korstange.

WHEREAS, the Michigan Zoning Enabling Act, 2006 P.A. 110, being MCL 125.3101 *et seq.*, authorizes Cascade Charter Township ("Township") to adopt reasonable regulations to control the establishment and use of Planned Unit Developments in the Township; and

WHEREAS, the Township desires to amend its Zoning Ordinance to, among other things, amend the Waterfall Shoppes Planned Unit Development Project, which is attached as **Exhibit A**; and

WHEREAS, pursuant to the MZEA, the Township's Planning Commission held a public hearing on March 16, 2026 to consider amendments to the Zoning Ordinance of the Charter Township of Cascade; and

WHEREAS, the Planning Commission recommended approval of the Amendments to the Township Board; and

WHEREAS, the Planning Commission recommended approval of the Amendments to the Township Board; and

WHEREAS, the Planning Commission transmitted a summary of comments received at the hearing and a proposed ordinance to amend the Zoning Ordinance, including any recommendations to the Township Board; and

WHEREAS, the Township finds that adopting such amendments are in the best interest of the public health, safety, and welfare.

THEREFORE, the Township Board of the Charter Township of Cascade resolves as follows:

1. The Township hereby adopts Ordinance No. 006-2026, An Ordinance to Amend the Township Zoning Ordinance No. 008 Of 2004 the Waterfall Shoppes Planned Unit Development Project (the "Ordinance"), attached as Exhibit A.

2. All resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

3. Pursuant to Section 20 of the Michigan Charter Township Act, Act 82 of 1994, MCL 42.1 *et seq.* (the "Act"), the Clerk is directed to publish the Ordinance in accordance with Section 8 of the Act by posting it in the office of the Clerk and on the Township's web site. The Clerk is further directed to publish notice of the posting in a form in accordance with the law in a newspaper of general circulation in the Township within seven (7) days after the posting. The notice, which shall be substantially in the form attached as Exhibit B, shall describe the purpose of the Ordinance and state that the Ordinance is posted in the office of the Clerk and on the Township's web site.

4. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

YEAS: Supervisor Lesperance, Clerk Slater, Treasurer Korstange, Trustee Shipley, Trustee Noordhoek, Trustee Rissi and Trustee Noordyke.

NAYS: None.

The Supervisor declared Resolution 022-2026 adopted.

Susan B. Slater

Susan B. Slater, Clerk
Cascade Charter Township

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Cascade Charter Township, County of Kent, Michigan, at a regular meeting held on May 13, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Susan B. Slater

Susan B. Slater, Clerk
Cascade Charter Township

EXHIBIT A

AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE NO. 008 OF 2004 THE WATERFALL SHOPPES PLANNED UNIT DEVELOPMENT PROJECT

Cascade Charter Township Ordains:

Section 1. Amendment of Section VIII(A)(a)
Section VIII(A)(a) of Ordinance No. 008 Of 2004 is hereby amended to add references to new fuel facility expansion plans as follows:

" Phase 1 (Costco Warehouse Building & ~~Gas Station~~ Fuel Facility)

a. The Phase one portion of the site shall be developed as shown on the approved site plans signed by the Township. These plans include the following:

i. Site Plan dated March 22, 2004
- As amended with Fuel Facility Expansion Site Plan dated 02/20/26

ii. Landscaping Plan dated April 15, 2004
- As amended with Fuel Facility Expansion Landscape Plan dated 02/20/26

iii. Photometric Plan dated December 2, 2003
- As amended with Fuel Facility Expansion Photometric Plan dated 12/08/25

iv. Elevation Plan dated December 23, 2003
- As amended with Fuel Facility Expansion Elevation Plan dated 11/24/25

v. Floor Plan dated January 9, 2004
- As amended with Fuel Facility Expansion Floor Plan dated 11/24/25

vi. Engineering Plan dated March 26, 2004
- As amended with Fuel Facility Expansion Engineering Plan dated 02/20/26

Section 2. Amendment of Section X(2)
Section X(2) of Ordinance No. 008 Of 2004 is hereby amended to add references to new fuel facility expansion plans as follows:

2. Wall Mounted signs for the Phase 1 building is limited to the signs as shown on the Costco Wholesale Elevation Plan dated 12/23/2003 and Fuel Facility Elevation Plan dated 11/24/2025, as signed and approved by the Township. Notwithstanding any other provision in this Section, the Fuel Facility is permitted four (4) canopy signs as shown on the approved Elevation Plan.

EXHIBIT B

PLEASE TAKE NOTICE that at its meeting on April 22, 2026, the Cascade Charter Township Board received a proposed ordinance entitled "An Ordinance to Amend the Township Zoning Ordinance No. 008 Of 2004 the Waterfall Shoppes Planned Unit Development Project," which was adopted on **May 13, 2026, at 7:00 p.m.**, at a meeting of the Township Board at Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546. The adopted ordinance amends the Waterfall Shoppes PUD including incorporating new updated fuel facility plans.

The adopted ordinance is available in its entirety for public inspection. The adopted ordinance is posted at the office of the Township Clerk, 5920 Tahoe Dr. SE, Grand Rapids, MI 49546-7123 and on the website of the Charter Township of Cascade, cascadetwp.com.

Susan Slater, Clerk
Cascade Charter Township Hall
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123
(616) 949-1508

Waterfall Shoppes – PUD-76

APPROVED SITE PLAN DRAWN BY: CORE STATES GROUP

DATED: 2/20/2026

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE COMMITMENT NO. NCS-1267020-WA1, DATED JUNE 12, 2025)

Land in the Township of Cascade, Kent County, MI, described as follows:

That part of Section 18, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan; Commencing at the Northwest Corner of said Section 18; thence North 87 degrees 57 minutes 28 seconds East, 1190.57 feet along the North line of said Section 18 to the West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence South 01 degrees 35 minutes 58 seconds East, 1159.94 feet along said West ine of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence North 88 degrees 24 minutes 02 seconds East, 51.73 feet to the Point of Beginning; thence continuing North 88 degrees 24 minutes 02 seconds East, 783.50 feet; thence North 01 degrees 35 minutes 58 seconds West, 324.97 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence Northeasterly 28.96 feet along a 136.50 foot radius curve to the right with a central angle of 12 degrees 09 minutes 21 seconds, the long chord of which bears North 04 degrees 28 minutes 43 seconds East, 28.96 feet, thence North 10 degrees 33 minutes 23 seconds East, 174.38 feet; thence North 01 degrees 28 minutes 11 seconds West, 49.15 feet; thence North 07 degrees 24 minutes 43 seconds West, 60.31 feet; thence North 01 degrees 35 minutes 54 seconds West, 120.50 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence 30.63 feet along a 19.50 foot radius curve to the left with a central angle of 90 degrees 00 minutes 00 seconds, the long chord of which bears North 46 degrees 35 minutes 58 seconds West, 27.58 feet; thence South 88 degrees 24 minutes 02 seconds West, 586.34 feet; thence Northwesterly 88.47 feet along 61.33 foot radius curve to the right with a central angle of 82 degrees 39 minutes 04 seconds, the long chord of which bears North 50 degrees 16 minutes 44 seconds West, 81.00 feet; thence South 62 degrees 44 minutes 16 seconds West, 187.09 feet, thence South 01 degrees 35 minutes 58 seconds East; 745.88 feet parallel with said
West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18 to the Point of Beginning.

N

CSG

0 30' 60' 120'

SCALE: 1"=60'

ARBY'S

RESTAURANT 4,486 S.F.

RESTAURANT 7,249 S.F.

RETAIL 1,728 S.F.

BOB EVANS

255 PARKING SPACE

205.5'

160.5'

PREMISES 20,388 S.F.

RETAIL 32,982 S.F.

COSTCO WHOLESALE

Existing Wetland To Remain (±2.57 Ac. To Be Placed in a Conservation Easement

EXISTING SITE MAP

CORE STATES GROUP

BARGHAUSEN | CORE STATES

10315 72ND AVENUE SOUTH
KENT, WA 98032
425.251.6223
www.corestates.com

STATE OF MICHIGAN
MICHAEL A. BARGHAUSEN
LICENSED LANDSCAPE ARCHITECT

811
Know what's below.
Call before you dig.

THE CONTRACTOR IS STRICTLY CONSCIENTIOUS THAT THE LOCATIONS SHOWN ON THESE PLANS FOR EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES OBSERVED IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UTILITIES NOT SHOWN ON THE PLANS ARE ENCOUNTERED. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST DIRECT FIELD LOCATIONS OF UTILITIES.

Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

Client:
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	COMMENT	BY

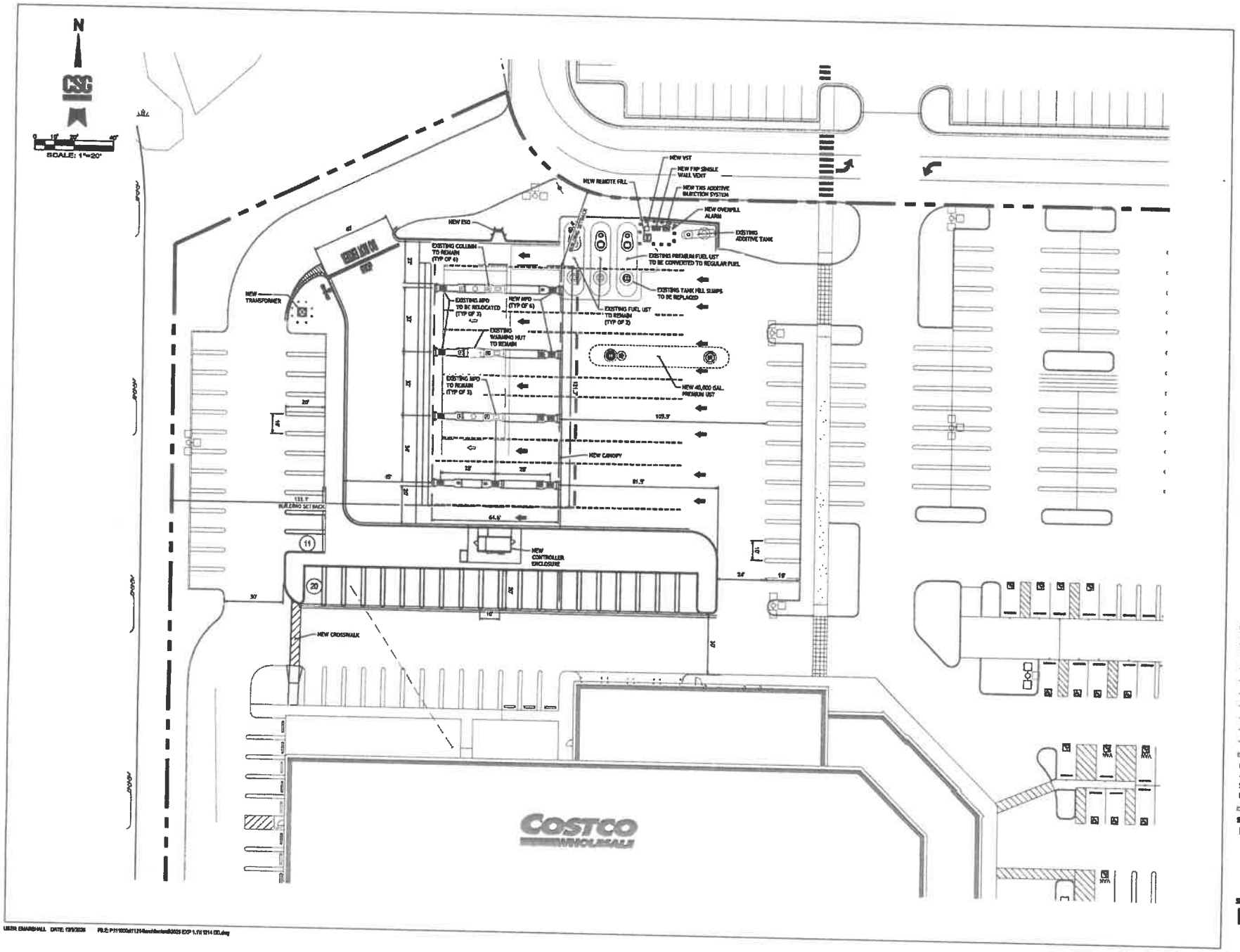
Drawn: HWPG
Reviewed: JS
Sheet Date: 11/18/25
Proj. Number: 11214

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
DD-1

Colorado Charter Township March 16, 2026 Planning Commission Packet Page 37 of 67

USER: BBARSHALL DATE: 10/3/2025 FILE: P:\11000s\11214\Architect\2025 ESP 1.11 1244 DD.dwg



CORE STATES

GROUP

BARGHAUSEN | CORE STATES

10215 72ND AVENUE SOUTH
KENT, WA 98032
425.251.6222
www.core-states.com

STATE OF MICHIGAN
Nicholas Scott Hall
REGISTERED PROFESSIONAL ENGINEER

811
Know what's below.
Call before you dig.

Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

Client:
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	DESCRIPTION	BY

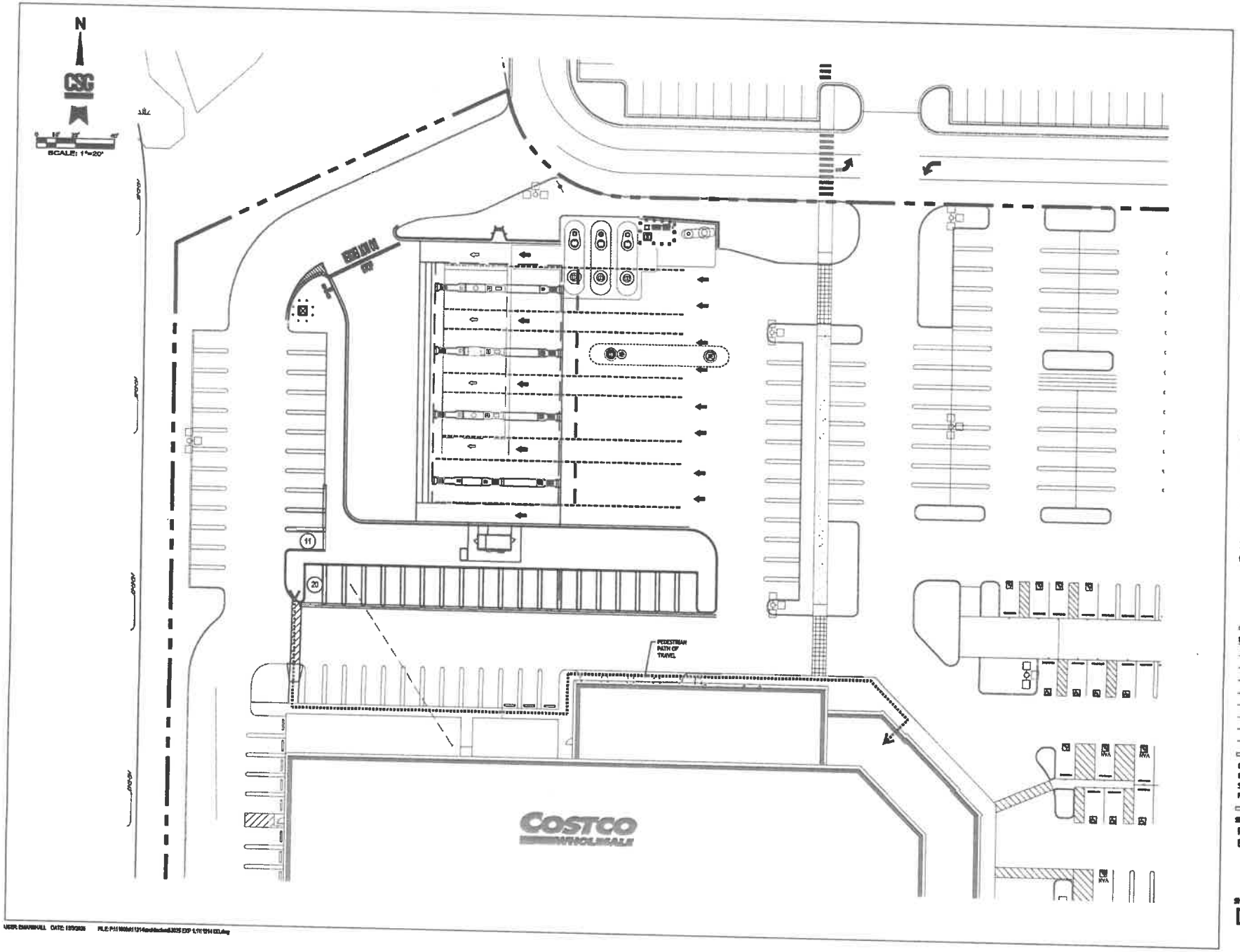
Drawn: HRPG
Reviewed: JSI
Sheet Date: 11/18/25
Proj. Number: 11214

Sheet Title:
DETAILED SITE PLAN

Sheet Number:
DD-2

USER: EMARSHALL DATE: 12/3/2025 FILE: P:\11000s\11214\architecture\2025 EXP 1.1\11214 DD.dwg

Cascade Charter Township March 16, 2026 Planning Commission Packet Page 26 of 67



CORE STATES GROUP

BARGHAUSEN : CORE STATES

10215 73RD AVENUE SOUTH
NEW, MN 55033
435.251.4333
www.core-states.com

811
Know what's below.
Call before you dig.

THE CONTRACTOR IS ABSOLUTELY RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND STRUCTURES, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS, AND SHALL ASSUME THE DEFENSE OF, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL CLAIMS, DAMAGES, LOSS AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION TO VERIFY EXACT FIELD LOCATIONS OF UTILITIES.

Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

Client:
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revisions/Issue:

Rev	Date	Comment	By

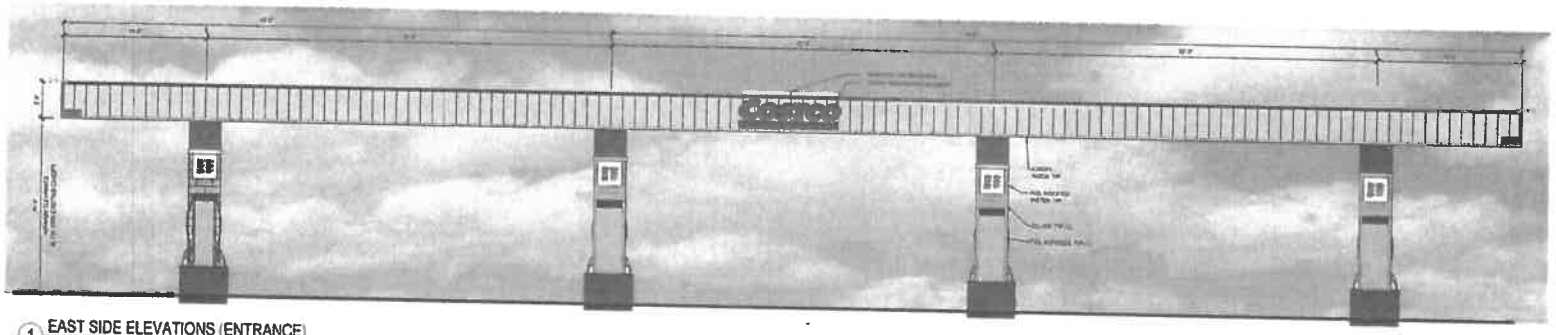
Drawn: HRPG
Reviewed: JSI
Sheet Date: 11/18/25
Proj. Number: 11214

Sheet Title:
PEDESTRIAN PATHWAY EXHIBIT

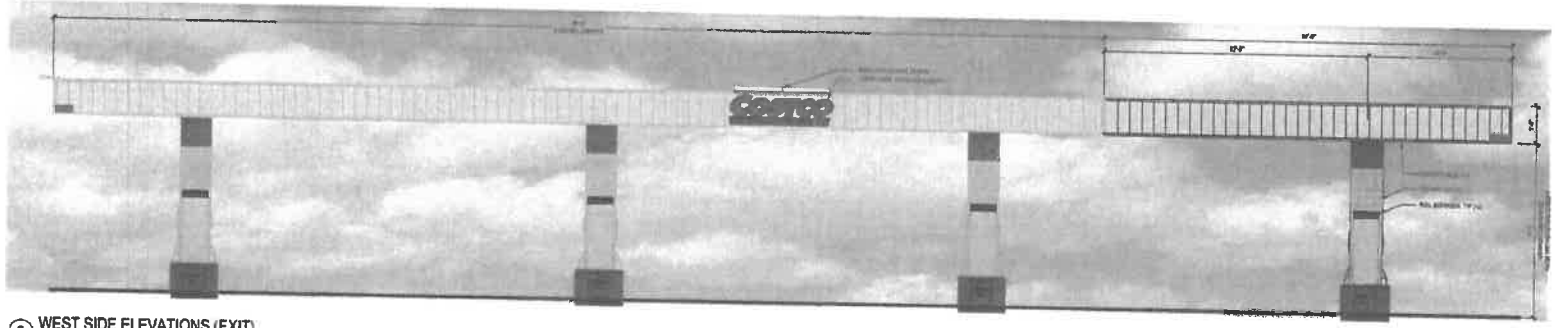
Sheet Number:
DD-6

Cascade Charter Township March 16, 2026 Planning Commission Packet Page 28 of 87

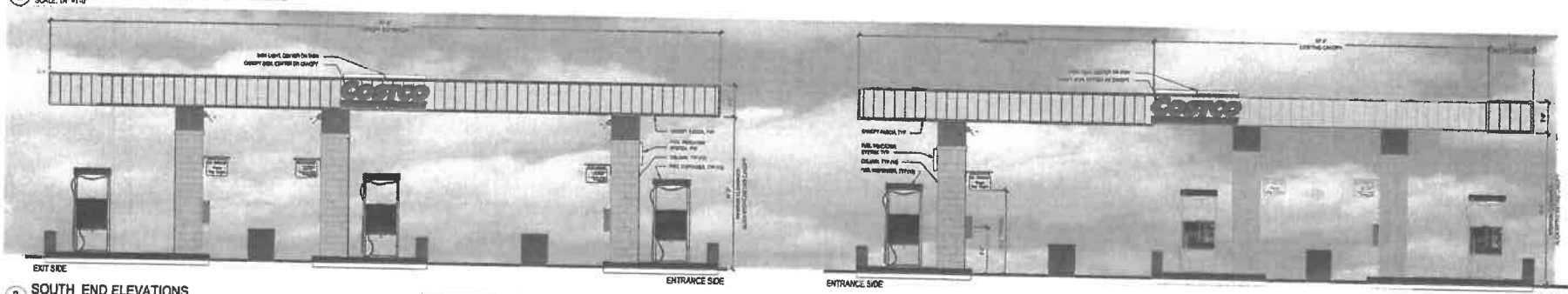
USER: EMARNELL DATE: 11/18/2025 FILE: P:\11000s\11214\acad\Sheets\2025 EXP 5.11\11214 DD.dwg



1 EAST SIDE ELEVATIONS (ENTRANCE)
SCALE: 1/8" =1'-0"

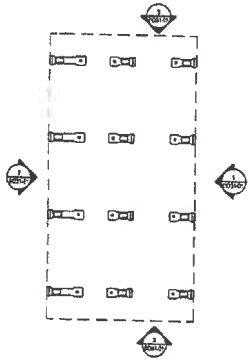


2 WEST SIDE ELEVATIONS (EXIT)
SCALE: 1/8" =1'-0"



3 SOUTH END ELEVATIONS
SCALE: 1/8" =1'-0"

4 NORTH END ELEVATIONS
SCALE: 1/8" =1'-0"



KEY PLAN
SCALE: NTS

5 CANOPY SIGN
SCALE: 1/2" = 1'-0"
(SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 1216

CANOPY FASCIA
METAL PANEL - COLOR-CLASSIC BEIGE

SIGN
COLOR- COSTCO BLUE

SIGN
COLOR - COSTCO RED

COLUMN WRAP SPLIT FACE
MASONRY, COLOR - MEDIUM TAN - MATCH TO EXISTING

FUEL INDICATOR LIGHT SYSTEM

0 2 4 8
1/8" = 1'-0"

COSTCO WHOLESALE

GRAND RAPIDS, MI
784

5100 28TH STREET SE
GRAND RAPIDS, MI 49512

MG2

03-1493-XX
NOVEMBER 24, 2024

PRELIMINARY ELEVATION

DD31-01

COSTCO WHOLESALE

GRAND RAPIDS, MICHIGAN

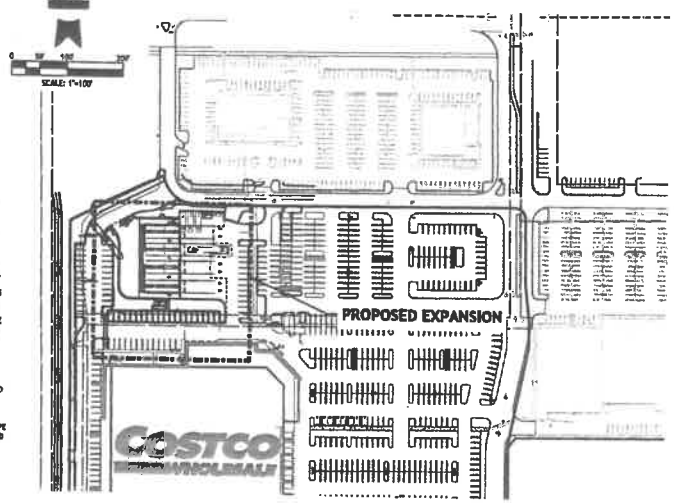
PRELIMINARY ELEVATIONS

NOVEMBER 24, 2025

COSTCO WHOLESALE

COVER

VICINITY MAP



LEGEND

EXISTING CONCRETE	PROPOSED ASPHALT
PROPERTY LINE	PROPOSED SLURRY SEAL
EXISTING CURB AND GUTTER	PROPOSED CONCRETE
EXISTING BARRIER CURB	PROPOSED CURB AND GUTTER
EXISTING EDGE OF PAVEMENT	PROPOSED BARRIER CURB
EXISTING CANOPY DRIPLINE	SAWCUT LINE
EXISTING STORM DRAIN	PROPOSED STORM PIPE
EXISTING WATER LINE	PROPOSED WATER LINE
EXISTING CATCH BASIN	PROPOSED SANITARY SEWER LINE
EXISTING STORM CLEANOUT	PROPOSED CATCH BASIN
EXISTING TELECOM LINE	PROPOSED CLEANOUT
EXISTING SANITARY SEWER	PROPOSED SPOT GRADE
EXISTING POWER	PROPOSED GRADING SLOPE
	PROPOSED TOP OF PUMP ISLAND
	MATCH EXISTING GRADE
	PROPOSED TOP OF PAVEMENT/ TOP OF CURB
LP/FL/HP	LOW POINT/FLOW LINE/HIGH POINT

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWINGS PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIANCE. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE STATES GROUP. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT CORE STATES GROUP, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TO NOTIFYING THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). THE CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO CORE STATES GROUP. AT COMPLETION OF PROJECT.
12. THE CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY CORE STATES GROUP.
13. THE CONTRACTOR SHALL REQUEST FROM CORE STATES GROUP, PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY CORE STATES GROUP. UNLESS CORE STATES GROUP. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

SHEET INDEX:

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE COMMITMENT NO. NCS-1267020-WAY, DATED JUNE 11, 2025)

Land in the Township of Cascade, Kent County, MI, described as follows:

That part of Section 18, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan: Commencing at the Northwest Corner of said Section 18; thence North 87 degrees 57 minutes 38 seconds East, 1190.57 feet along the North line of said Section 18 to the West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence South 01 degree 35 minutes 58 seconds East, 1,259.94 feet along said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence North 88 degrees 24 minutes 02 seconds East, 51.73 feet to the Point of Beginning; thence continuing North 88 degrees 24 minutes 02 seconds East, 703.50 feet; thence North 01 degree 35 minutes 58 seconds West, 334.97 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence Northeasterly 38.96 feet along a 136.00 feet radius curve to the right with a central angle of 12 degrees 01 minutes 31 seconds, the long chord of which bears North 64 degrees 38 minutes 43 seconds East, 38.86 feet, thence North 16 degrees 33 minutes 23 seconds East, 174.38 feet; thence North 87 degrees 28 minutes 11 seconds West, 49.15 feet; thence North 07 degrees 24 minutes 43 seconds West, 48.31 feet; thence North 01 degrees 35 minutes 54 seconds West, 128.88 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence 38.63 feet along a 19.50 foot radius curve to the left with a central angle of 80 degrees 00 minutes 00 seconds, the long chord of which bears North 46 degrees 35 minutes 58 seconds West, 27.58 feet; thence South 88 degrees 24 minutes 02 seconds West, 586.34 feet; thence Northwesterly 88.47 feet along 61.33 foot radius curve to the right with a central angle of 82 degrees 39 minutes 04 seconds, the long chord of which bears North 38 degrees 16 minutes 44 seconds West, 81.08 feet; thence South 63 degrees 46 minutes 16 seconds West, 187.09 feet, thence South 01 degrees 35 minutes 58 seconds East; 345.88 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18 to the Point of Beginning.

BASIS OF BEARINGS:

FIRST AMERICAN TITLE COMMITMENT NO. NCS-1267020-WAY, DATED: JUNE 11, 2025 & WARRANTY DEED, FILE NUMBER 2004-0311-0062969, 05/11/2004.

PROJECT DATA:

PROJECT ADDRESS:	5100 28TH STREET SE
JURISDICTION:	CITY OF GRAND RAPIDS
APN:	41101010013
ZONING:	PUD 076

PROJECT AREA SUMMARY:

	EXISTING	PROPOSED
IMPERVIOUS:	32,353 SF	33,211 SF
PERVIOUS:	4,738 SF	3,877 SF

TOTAL DISTURBANCE = 39,000 SF

GRADING QUANTITIES:

TOTAL CUT (CY) = 927
TOTAL FILL (CY) = 577
TANK EXCAVATION (CY) = 716
TOTAL EXPORT (CY) = 350

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.

SOILS REPORT NOTES:

THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

GEOTECHNICAL STUDY
PROPOSED FUEL FACILITY EXPANSION
COSTCO WHOLESALE FUEL FACILITY EXP 25-0485
KLEINFELDER PROJECT NO.20B0413.0001A
5100 28th STREET SE, GRAND RAPIDS, MI 49512
DATED JANUARY 13, 2025

SOIL INVESTIGATION AS PERFORMED BY:
KLEINFELDER, INC.
7800 MEROSITE BEND DRIVE SUITE 100
IRVING, TX 75063
PHONE: (972) 868-5900

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE WE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
2. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF CORE STATES GROUP.
3. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS DOCUMENTING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL PROVISIONS FOR SOILS INSPECTIONS AS RECOMMENDED WITHIN THE SOILS REPORT. AT A MINIMUM, THIS INCLUDES THE OBSERVATION OF THE FOLLOWING BY A SOILS ENGINEER:
   A. OVER-EXCAVATION RECOMMENDATIONS
   B. PLACEMENT OF STRUCTURAL FILL MATERIAL BENEATH PAVEMENT
   C. SUBGRADE PREPARATION OF CANOPY FOOTINGS
5. THE CONTRACTOR SHALL CLARIFY ANY LIMITATIONS TO SOILS INSPECTIONS WITHIN BID PROPOSAL.

MONUMENT PROTECTION NOTE:

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT TEAM:

OWNER
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

CIVIL ENGINEER
CORE STATES GROUP.
18215 72ND AVE. S.
KENT, WA 98032
PHONE: (425) 251-6222
FAX: (425) 251-6782
CONTACT: MEGAN PALMER, PE

SURVEYOR
MIDWEST CONSULTING
3815 PLAZA DRIVE
ANN ARBOR, MICHIGAN 48108
PHONE: (734) 995-0200
CONTACT: MARK VANDER VEEN, PS

ARCHITECT
MGI CORPORATION
1101 SECOND AVENUE, SUITE 100
SEATTLE, WA 98101
PHONE: (206) 903-6300
FAX: (206) 903-6499
CONTACT: BRITTANY OWEN

LANDSCAPE ARCHITECT
CORE STATES GROUP.
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PHONE: (425) 251-6222
(425) 251-6782
CONTACT: JEFF VANLEY, LA

GEOTECHNICAL ENGINEER
KLEINFELDER, INC.
7800 MEROSITE BEND DRIVE SUITE 100
IRVING, TX 75063
PHONE: (972) 868-5900
FAX: (972) 499-0808
CONTACT: RICHARD J. HAMMERBERG, PE

SURVEY BENCHMARK:

BM#1: TOP CONCRETE LIGHT POLE BASE, NORTH SIDE, STANDING IN PARKING LOT ISLAND ~ 100' SW OF FUELING STATION.

ELEVATION = 732.79' (NAVD88)

BM#2: TOP CONCRETE LIGHT POLE BASE, WEST SIDE, STANDING IN PARKING LOT ISLAND ~ 250' SE OF FUELING STATION.

ELEVATION = 733.57' (NAVD88)

FEMA FLOODPLAIN:

THE SUBJECT SITE IS LOCATED WITHIN ZONE X (FEMA FIRM NO. 26081C0444D DATED FEBRUARY 23, 2009), AND THE PROJECT WILL NOT BE SUBJECT TO LAND FLOOD CONTROL REQUIREMENTS.

SITE PLAN NOTE:

A SITE PLAN PREPARED BY MGI HAS BEEN PROVIDED TO CORE STATES GROUP. CORE STATES GROUP HAS NOT VERIFIED THAT THE SITE PLAN IS COMPLIANT WITH ALL CITY OR COSTCO STANDARDS.

EXISTING TOPOGRAPHY/SURVEY NOTE:

A TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY MIDWEST CONSULTING DATED SEPTEMBER 29, 2025, HAS BEEN PROVIDED AS THE EXISTING CONDITIONS MAP TO CORE STATES GROUP. CORE STATES GROUP HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE SITE DESIGN HAS BEEN BASED ON THE ABOVE-NOTED SURVEYS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF CORE STATES GROUP.

CAUTION:

POTENTIAL UTILITY CONFLICT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY CONFLICT NOTE. THE EXISTING WATER, STORM, AND SANITARY SEWER SERVICE SHOWN IS APPROXIMATE, BASED ON FIELD SURVEYS AND "AS-BUILT" RECORDS. THE GENERAL CONTRACTOR SHALL "POTHOLE" THE EXISTING UTILITIES TO VERIFY THE DIAMETER AND LOCATION (INCL. ELEVATIONS) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF THE EXISTING PIPE OR INCOMPATIBILITY OF THE DESIGN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE, AND CORE STATES GROUP, (425-251-6222).

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

USER: HPACHECOGARCIA DATE: 3/20/2026 SCALE: P-PRINT

CORE STATES GROUP
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855.CSG.1000
www.core-states.com

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Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

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COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV#	DATE	COMMENT	BY

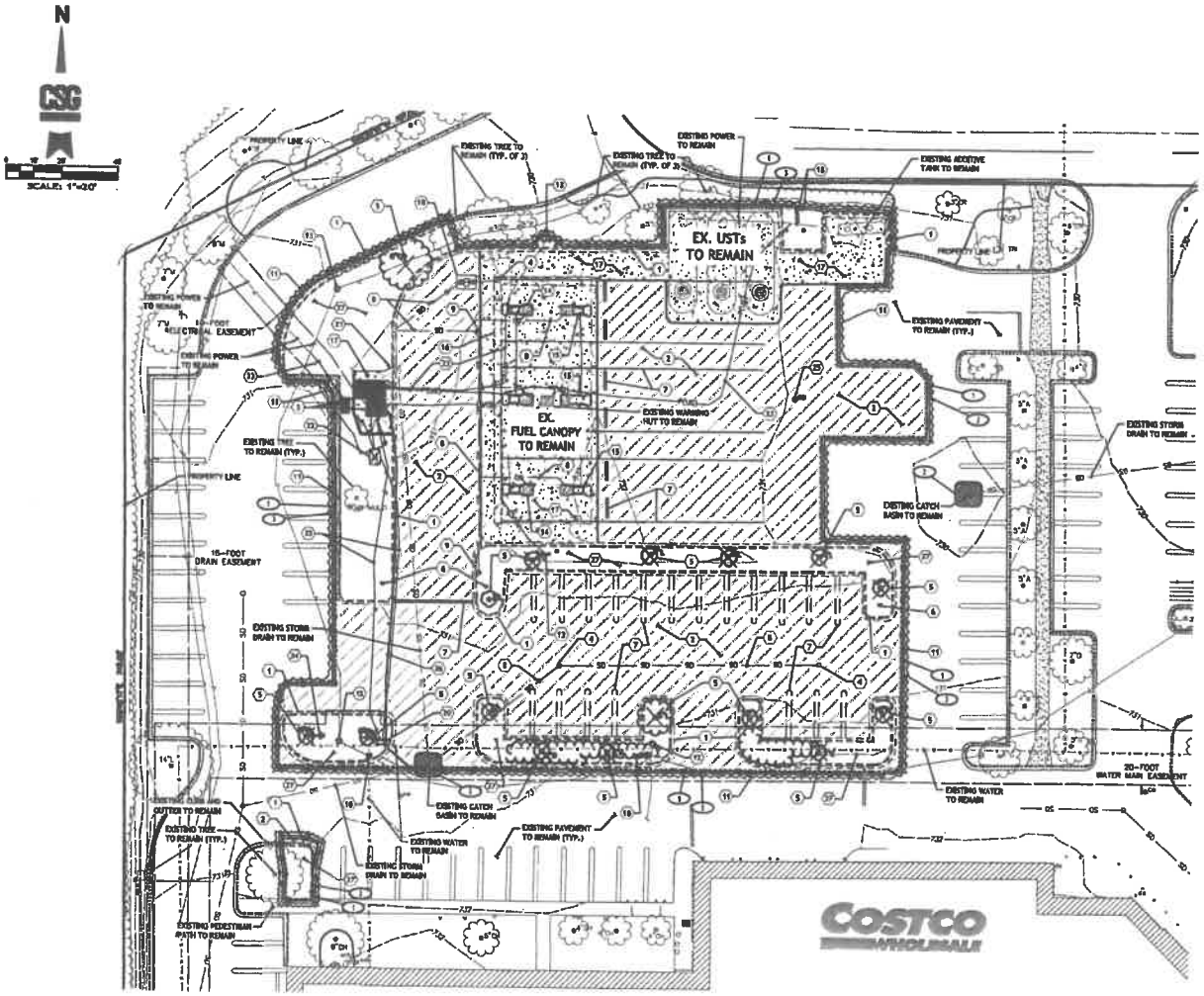
Drawn: HRPG
Reviewed: JH
Sheet Date: 03/20/26
Proj. Number: 11254

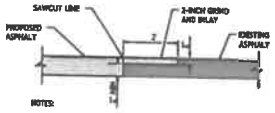
Sheet Title:
COVER

Sheet Number:
P1

Costco Cascade Township March 16, 2026 Planning Commission Packet Page 31 of 57

EXISTING CONDITIONS AND DEMOLITION PLAN





NOTES:

1. EXISTING DEPTH OF ASPHALT MEET BE AT LEAST 4-INCH'SN GRIDES TO PROVIDE LAP JOINT. IF EXISTING DEPTH OF ASPHALT IS LESS THAN 4-INCHES, PROVIDE VERTICAL SAW CUT ONLY AND APPLY RUBBER SEALANT TO THE VERTICAL SURFACE.
2. APPLY HOT RUBBER SEALANT COMPOUND ALONG JOINT PER ASTM D4689.

LAP JOINT

SCALE: NOT TO SCALE

TESC LEGEND

- FULL DEPTH ASPHALT PAVEMENT REMOVAL
- FULL DEPTH CONCRETE PAVEMENT REMOVAL
- EXISTING CONCRETE TO REMAIN
- PROPOSED INLET PROTECTION
- PROPERTY LINE
- SAW CUT LINE
- PERIMETER PROTECTION
- LIMITS OF DISTURBANCE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING BARRIER CURB TO REMAIN
- EXISTING CURB AND GUTTER TO BE DEMOLISHED
- EXISTING BARRIER CURB TO BE DEMOLISHED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 641 EXISTING MINOR CONTOUR
- 640 EXISTING MAJOR CONTOUR
- SD EXISTING STORM DRAIN
- CONSTRUCTION FENCE
- EXISTING STRIPING TO BE REMOVED

① DEMOLITION CALLOUTS

1. EXISTING CURB AND GUTTER TO BE REMOVED AND DISPOSED OF OFF-SITE.
2. EXISTING PAVEMENT TO BE REMOVED AND DISPOSED OF OFF-SITE.
3. EXISTING CONTROLLER ENCLOSURE AND ITS APPURTENANCES TO BE DEMOLISHED. SEE SHEET P4 FOR NEW LOCATION OF NEW CONTROLLER ENCLOSURE.
4. EXISTING CATCH BASIN/INLET TO BE REMOVED.
5. EXISTING TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
6. EXISTING SIGN TO BE REMOVED. SEE SHEET P4 FOR NEW LOCATION.
7. EXISTING PAINT MARKING TO BE REMOVED. CONTRACTOR TO SANDBLAST PAVEMENT TO REMOVE EXISTING PAINT STRIPING.
8. EXISTING STORM DRAIN TO BE REMOVED.
9. EXISTING STORM DRAIN CLEAN OUT TO BE REMOVED.
10. EXISTING IRRIGATION BOX TO BE REMOVED.
11. PROPOSED SAWCUT (TYP.). WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT, PROVIDE LAP JOINT PER DETAIL ON THIS SHEET. SAWCUT EXISTING CONCRETE AT NEAREST JOINT. REMOVE FULL CONCRETE PANEL.
12. EXISTING LOT LINET TO BE RELOCATED. SEE PLANS BY OTHERS FOR NEW LOCATION. REROUTE EXISTING ELECTRICAL CONDUIT AS NECESSARY.
13. EXISTING T.S.C. TO BE REMOVED AND DISPOSED OF OFF-SITE.
14. EXISTING PUMP ISLAND ENDS AND DISPENSERS TO BE REMOVED. PROTECT COLUMN TO REMAIN IN PLACE. (TYP. OF 3). RETAIN DISPENSERS ON SITE FOR REINSTALLATION.
15. PORTION OF EXISTING PUMP ISLANDS OT BE REMOVED AND DISPOSED OF OFF-SITE. DISPENSERS TO BE REMOVED AND REPLACED ON NEW DISPENSER ISLAND. PROTECT COLUMN(S) TO REMAIN IN PLACE.
16. EXISTING 3-FOOT CONCRETE SWALE TO BE REMOVED AND DISPOSED OF OFF-SITE.
17. EXISTING CONCRETE TO BE REMOVED AND DISPOSED OFF SITE.
18. EXISTING AREA PERIMETER WITH BOLLARDS TO BE REMOVED.
19. EXISTING OIL/WATER SEPARATOR TO BE REMOVED.
20. EXISTING POWER BOX TO BE REMOVED.
21. EXISTING BOLLARDS TO BE REMOVED.
22. EXISTING TRANSFORMER TO BE REMOVED AND REPLACED. SEE SHEET P4 FOR NEW LOCATION.
23. EXISTING POWER TO BE REMOVED AND DISPOSED OFF-SITE.
24. EXISTING HYDRANT TO BE REMOVED AND RELOCATED. CAP EXISTING LINE AT MAIN CONNECTION.
25. EXISTING SEWER CLEAN OUT TO BE REMOVED.
26. EXISTING COMMUNICATION LINE TO BE REMOVED AND REROUTED.
27. EXISTING LANDSCAPING TO BE REMOVED AND DISPOSED OF OFF-SITE.

② EROSION/SEDIMENT CONTROL CALLOUTS:

1. CONTRACTOR TO INSTALL COMPOST FILTER SOCK, SILT FENCE OR OTHER APPROVED PERIMETER PROTECTION AT ALL PERIMETER LOCATIONS OF PROJECT SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY INSPECTOR OF AUTHORITY HAVING JURISDICTION. SEE DETAIL ON SHEET P3.
2. AT DOWNSTREAM RECEIVING STORM INLET - CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTOR AT ALL AREA INLET LOCATIONS AS REQUIRED TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM, AND AS DIRECTED BY INSPECTOR OF AUTHORITY HAVING JURISDICTION. SEE DETAIL ON SHEET P3.
3. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION FENCING WITH GATE AS NEEDED TO SECURE AREA OF WORK. CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY FENCING WITH WAREHOUSE MANAGER AND ADJUST AS NECESSARY DURING CONSTRUCTION.

TREE PROTECTION NOTE:

EXISTING TREES TO REMAIN WITHIN LIMITS OF DISTURBANCE ARE TO BE PROTECTED IN PLACE AS NECESSARY AND PER ANY APPLICABLE LOCAL JURISDICTIONAL STANDARDS. TREES DAMAGED DURING CONSTRUCTION MUST BE REPLACED IN KIND.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CORE STATES GROUP

BARGHAUSEN CONSULTING ENGINEERS | CORE STATES GROUP

10210 72nd Avenue South
Kent, WA 98032
206.575.1910

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Know what's below. Call before you dig.

Project:
FUEL EXPANSION
5180 28TH STREET SE
GRAND RAPIDS, MI 49512

Client:
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

NO.	DATE	COMMENT	BY

Drawn:	HWB
Reviewed:	JB
Sheet Date:	02/20/26
Proj. Number:	11214

Sheet Title:
EXISTING CONDITIONS AND DEMOLITION PLAN

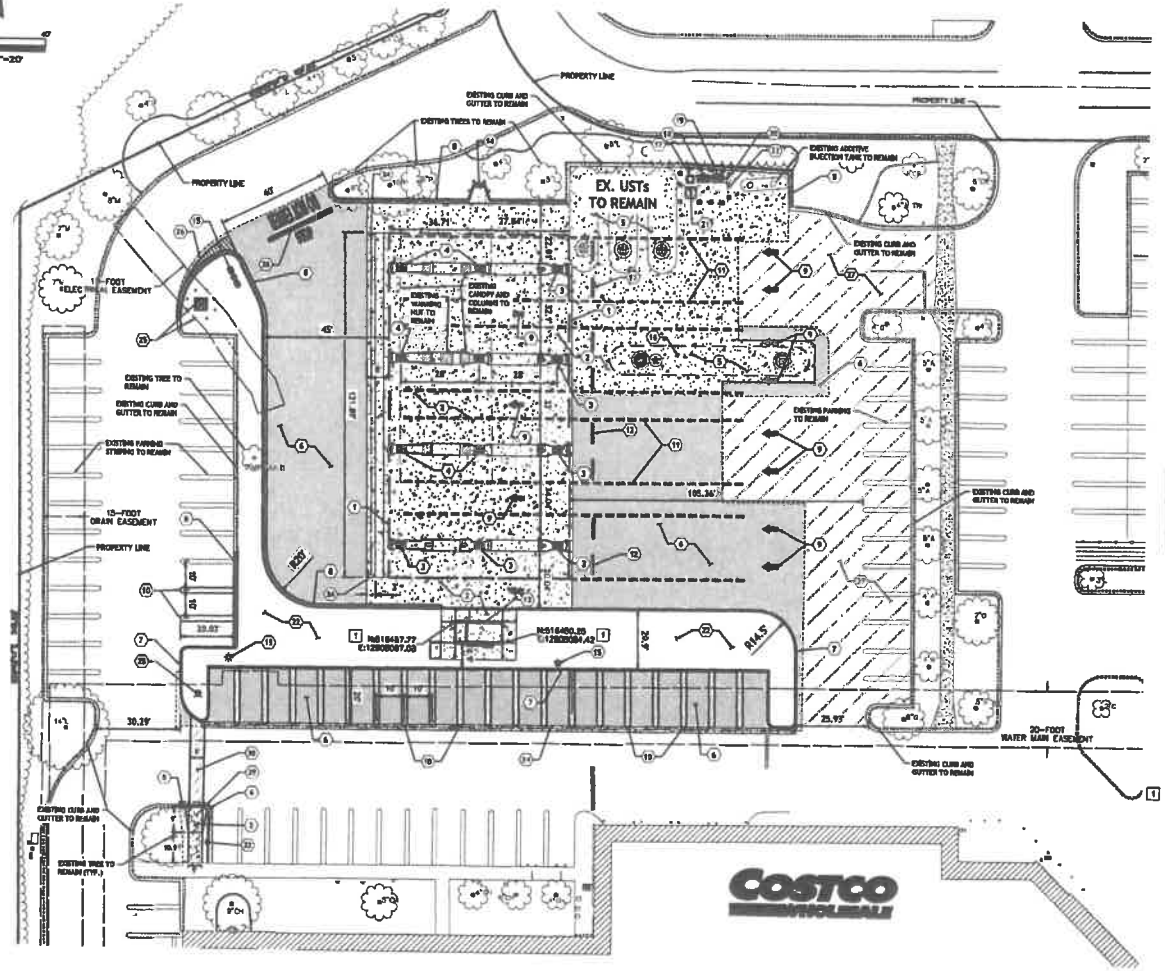
Sheet Number:
P2

SITE AND HORIZONTAL CONTROL PLAN

N

CSG

SCALE: 1"=20'



SITE DEVELOPMENT NOTES:

1. PROPOSED CANOPY EXPANSION WITH (6) MULTI-PRODUCT DISPENSERS. SEE STRUCTURAL PLANS.
2. PROPOSED REINFORCED CONCRETE PUMPING AREA DRIVE SLAB. SEE DETAIL ON SHEET P7.
3. NEW MULTI-PRODUCT DISPENSER AND PUMP ISLAND. SEE DETAIL ON SHEET P6.
4. NEW MULTI-PRODUCT DISPENSER AND PARTIAL PUMP ISLAND. SEE DETAIL ON SHEET P6.
5. PROPOSED REINFORCED CONCRETE DRIVE SLAB OVER TANKS. SEE DETAIL ON SHEET P7.
6. PROPOSED ASPHALT PAVEMENT. SEE DETAIL ON SHEET P7.
7. PROPOSED CONCRETE BARRIER CURB. SEE DETAIL ON SHEET P7.
8. PROPOSED CONCRETE CURB AND GUTTER. SEE DETAIL ON SHEET P7.
9. PROPOSED ARROW PAVEMENT MARKING. SEE ARCHITECTURAL PLANS.
10. PROPOSED PARKING STALL PAINT STRIPING. SEE ARCHITECTURAL PLANS.
11. PROPOSED LANE PAVEMENT PAINT STRIPING. SEE ARCHITECTURAL PLANS.
12. PROPOSED SPEED BUMP. SEE ARCHITECTURAL PLANS.
13. PROPOSED CONTROLLER ENCLOSURE. SEE ARCHITECTURAL PLANS.
14. PROPOSED EMERGENCY SHUT-OFF SWITCH. PER SEPARATE PLAN AND PERMIT.
15. PROPOSED LOT LIGHT. SEE SEPARATE PLANS BY OTHERS.
16. PROPOSED UNDERGROUND 40K GALLON FUEL TANK. PER SEPARATE PLAN AND PERMIT.
17. PROPOSED VST GREEN MACHINE. PER SEPARATE PLAN AND PERMIT.
18. NEW FIP SINGLE. PER SEPARATE PLAN AND PERMIT.
19. PROPOSED TOS ADDITIVE CABINET. PER SEPARATE PLAN AND PERMIT.
20. PROPOSED ONEFILL ALARM. PER SEPARATE PLAN AND PERMIT.
21. PROPOSED REMOTE FILL. PER SEPARATE PLAN AND PERMIT.
22. PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS.
23. PROPOSED SURFACE MOUNTED BOLLARDS. SEE ARCHITECTURAL PLANS.
24. PROPOSED 3-FOOT WIDE CONCRETE SWALE. SEE DETAIL ON SHEET P7.
25. PROPOSED TRANSFORMER ON CONCRETE PAD WITH PROTECTIVE BOLLARDS.
26. PROPOSED PAINT BANDRICK. SEE ARCHITECTURAL PLAN.
27. PROPOSED ASPHALT SLURRY SEAL. APPLY PER OWNERS SPECIFICATIONS.
28. PROPOSED FIRE HYDRANT. SEE SHEET P6 FOR PROPOSED WATER CONNECTION.
29. PROPOSED ADA COMPLIANT CURB RAMP.
30. PROPOSED PAINTED PEDESTRIAN PATH.

CANOPY SIZE CALCULATIONS:

EXISTING CANOPY TO REMAIN = 2,893 SF
PROPOSED CANOPY EXPANSION = 7,894 SF
TOTAL ADDED CANOPY = 4,947 SF

HORIZONTAL CONTROL NOTE:

1 HORIZONTAL CONTROL WITH RESPECT TO THE CONTROLLER ENCLOSURE IS MEASURED AT THE FACE OF THE FOUNDATION.

CONTRACTOR SHALL HAVE ALL CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY CORE STATES GROUP. IT IS THE CONTRACTORS RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM CORE STATES GROUP REFLECTING ANY ISSUED PLAN REVISIONS.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

USER: HPACHECOGARCIA DATE: 2023/03/28, 2:

CORE STATES

BARGHAUSEN CORE STATES GROUP

18215 72nd Avenue South
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STATE OF MICHIGAN

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5100 28TH STREET SE
GRAND RAPIDS, MI 49512

Client:
COSTCO WHOLESALE
720 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

NO.	DATE	COMMENT	BY

Drawn: HRPG
Reviewed: JB
Sheet Date: 03/28/23
Proj. Number: 11214

Sheet Title:
SITE AND HORIZONTAL CONTROL PLAN

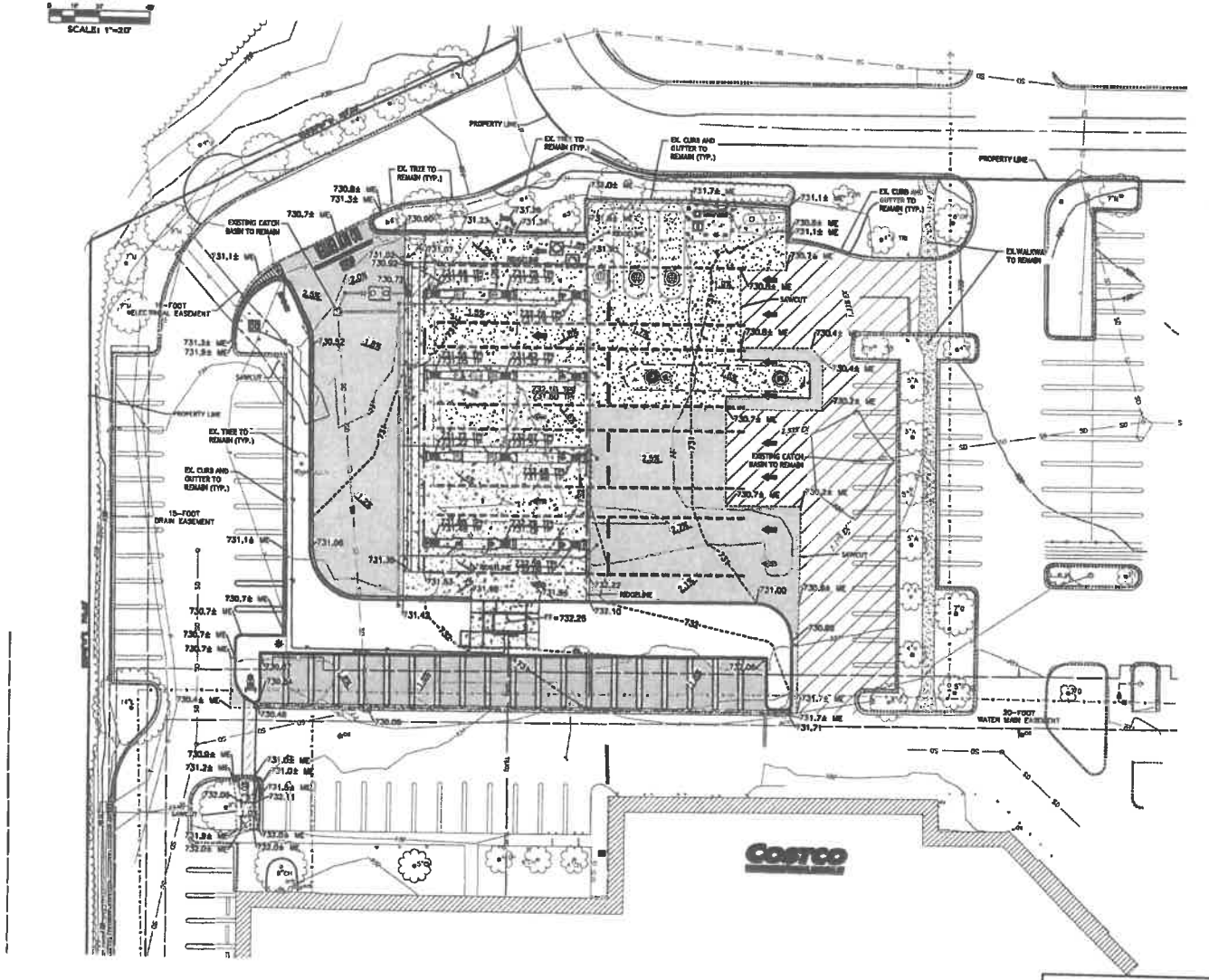
Sheet Number:
P4

GRADING PLAN

N

CSG

SCALE: 1"=20'



GRADING NOTES

1. ALL GRAT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE DARKGRAY, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

   ME = MATCH EXISTING ELEVATIONS

2. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
3. ELEVATIONS SHOWN ON TANKS LIDS ARE THE TANK RIM ELEVATIONS. ADD 3-INCHES FOR CROWN ELEVATIONS.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNIVERSAL PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BANGHARDEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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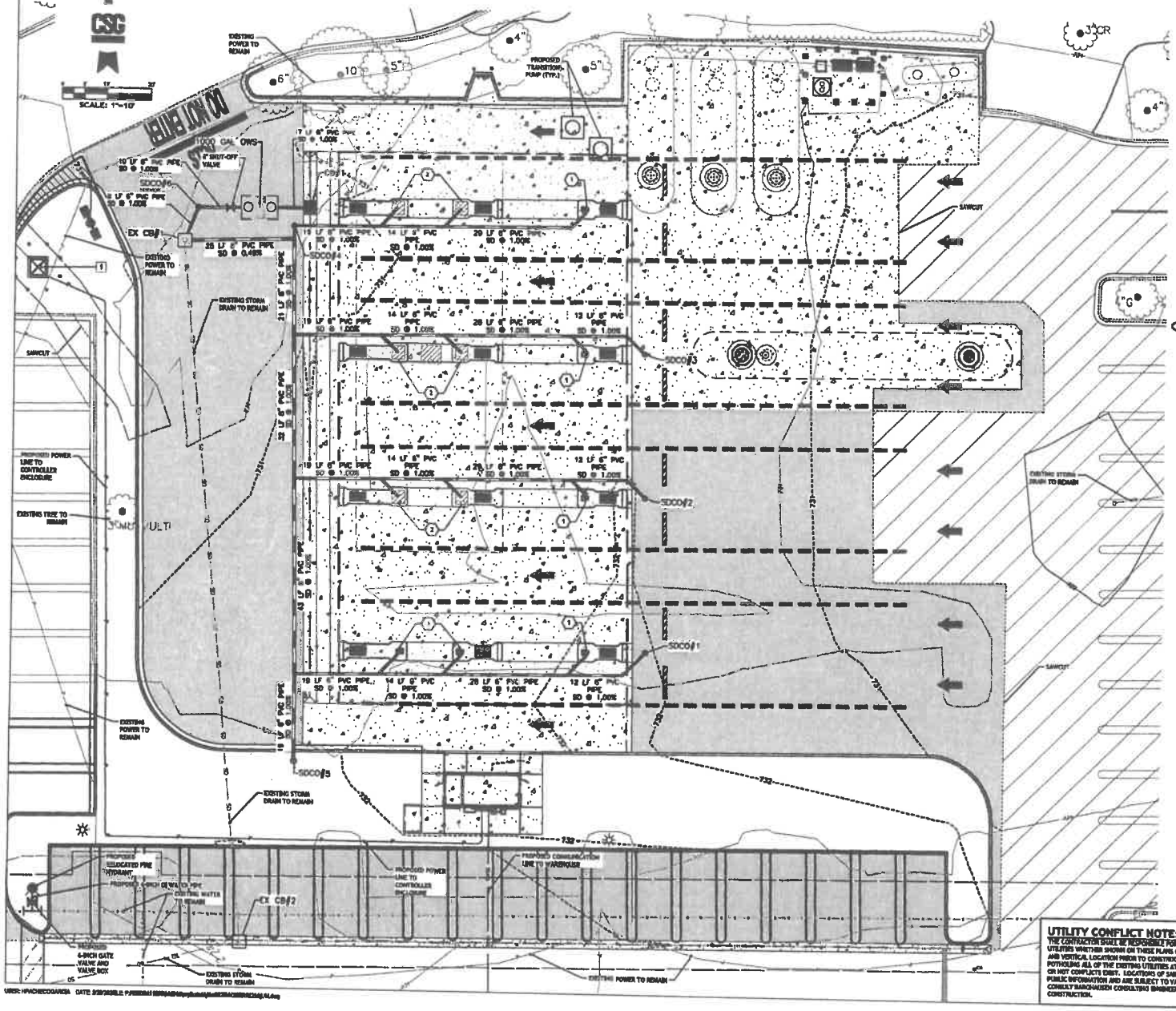
Sheet Title:
GRADING PLAN

Sheet Number:
P5

DRAINAGE AND UTILITY PLAN



STORM STRUCTURE NOTES

1. CONNECT PROPOSED ROOF DRAINS FROM INTERIOR OF COLUMN. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
2. CONNECT 6-INCH ROOF DRAIN TO EXISTING ROOF DRAIN SYSTEM. CONTRACTOR TO VERIFY EXACT INVERT ELEVATION OF EXISTING STORM DRAIN LINES PRIOR TO EXCAVATION. IF CONFLICTS EXIST, CONTACT THE ENGINEER.

MATERIALS NOTE:

1. ALL STORM DRAIN LINES SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED OR 2 FEET DEPTH OF COVER OVER PIPE CANNOT BE ACHIEVED. IF 2 FEET DEPTH OF COVER CANNOT BE ACHIEVED, DUCTILE IRON PIPE SHALL BE USED. DRAIN PIPING LABELED DI SHALL BE CLASS 52 DUCTILE IRON PIPE. ALL STORM DRAIN PIPES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CITY STANDARDS.

DRY UTILITIES KEYNOTES

APPROXIMATE LOCATION OF PROPOSED POWER TRANSFORMER AND POWER SERVICE LINE. CONTRACTOR IS RESPONSIBLE FOR DIRT WORK, CONDUIT PLACEMENT, BACK FILL, AND PAD. CONTRACTOR TO CONFIRM SCOPE OF WORK, MATERIALS, AND FINAL LOCATION WITH PURVEYOR.

STORM DRAIN GENERAL NOTES:

1. ALL GRADING AND PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING AND IMPROVEMENTS ARE SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. ALL STORM DRAIN LINES SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED. DRAIN PIPING LABELED DI SHALL BE CLASS 52 DUCTILE IRON PIPE. ALL STORM DRAIN PIPES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CITY STANDARDS.

UTILITY POTHOLING NOTE:

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND FOR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES OR STRUCTURAL FEATURES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION OF 6-INCH VERTICAL SEPARATION BETWEEN UTILITIES UNLESS OTHERWISE REQUIRED BY THE CITY OF GRAND RAPIDS. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

STORM DRAIN STRUCTURES
1000 GAL OWS, OIL WATER SEPARATOR RIM=732.71 IE=725.54 (6" E) IE=725.29 (6" W)
CB#1, RIM=730.72 IE=725.61 (6" W)
EX CB#1, RIM=730.41 IE=725.11 (6" E) IE=725.11 (6" N) IE=725.11 (12" S)
EX CB#2, RIM=730.08 IE=724.18 (12" N)
SDCO#1, RIM=731.85 IE=726.99 (6" SW)
SDCO#2, RIM=731.95 IE=726.56 (6" NW)
SDCO#3, RIM=731.37 IE=726.23 (6" NW)
SDCO#4, RIM=730.91 IE=725.15 (6" E) IE=725.15 (6" S)
SDCO#5, RIM=731.36 IE=726.38 (6" N)
SDCO#6, RIM=730.91 IE=725.19 (6" E) IE=725.19 (6" S)

NOTE: ALL STRUCTURES TO BE TRAFFIC RATED SOLID LID UNLESS OTHERWISE NOTED

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNIVERSAL PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CORE STATES GROUP

BARGHAUSEN | CORE STATES

12213 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

811 Know what's below. Call before you dig.

Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

Client:
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: HWG
Reviewed: JS
Sheet Date: 03/30/26
Proj. Number: 11214

Sheet Title:
DRAINAGE AND UTILITY PLAN

Sheet Number:
P6

Deerfield Charter Township March 16, 2026 Planning Commission Packet Page 36 of 87

LANDSCAPE PLAN

LEGEND

EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION

EXISTING TREE TO BE REMOVED
16 TREES TO BE REMOVED REQUIRE 15 REPLACEMENT TREES. 15 REPLACEMENT TREES SHOWN

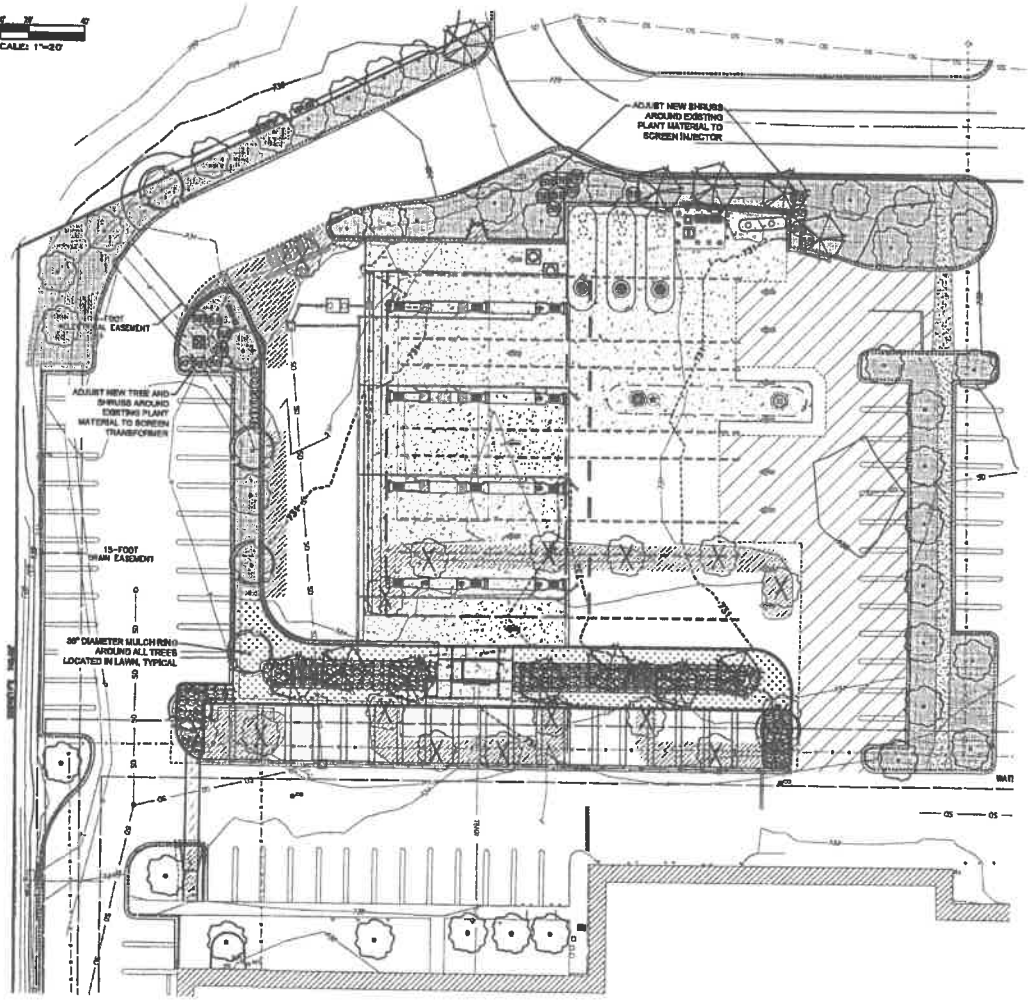
EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION

EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY

N

CSG

SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE	SPACING	QUANTITY	REMARKS
	TREES				
	GLEDITSIA TRI. INERMIS 'SKYLINE' / THORNLESS HONEYLOCUST	1.5" CAL.	AS SHOWN	7	NOTES FOR ALL TREES: STAKE & GUY ONE DIAGONAL SEASONAL FOLIAGE SHOWN, BRANCHED AT 5'
	PRUNUS SP. 'NEWPORT' / FLOWERING PLUM	1.5" CAL.	AS SHOWN	12 "15"	
	SHRUBS				
PM	PENNISETUM ALOP. 'HAMELN'/ FOUNTAIN GRASS	1 GALLON	AS SHOWN	28	FULL & BUSHY
SA	SPIREA JAPONICA 'ANTHONY WATERER' / SPIREA	1 GALLON	AS SHOWN	17	FULL & BUSHY
Sa	RHUS AROMATICA 'GRO-LOW' / SUMAC	1 GALLON	AS SHOWN	75	FULL & BUSHY
CF	CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS	1 GALLON	AS SHOWN	38	FULL & BUSHY
EB	EUONYMUS ALATA 'COMPACTUS' / DWARF BURNING BUSH	1 GALLON	AS SHOWN	35	FULL & BUSHY
	GROUNDCOVER:				
	TURFGRASS LAWN, SEED OR SOD				

LANDSCAPE CONTRACTOR TO REMODEL EXISTING IRRIGATION SYSTEM TO PROVIDE SUPPLEMENTAL WATER TO ALL NEW PLANT MATERIAL TYPICAL. IRRIGATION SYSTEM TO BE DRIP TUBING AND TOOR WATERING SYSTEM FOR ALL NEW PLANTS. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IRRIGATION SLEEVE LOCATIONS NECESSARY TO REACH ALL LANDSCAPING

UTILITY CONFLICT NOTE:
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USER: TCRISPELLA-ENVTA DATE: 02/20/2020 FILE:P:\11000\#11214\#preliminary\Land Use 20200112164-L.dwg

CORE STATES
GROUP

10515 72ND AVENUE SOUTH
KENT, WA 98031
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ISSAQUAH, WA 98027

Revision/Issue:

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0	11/18/19	RESUBMITTAL	JMV

Drawn: JMV
Reviewed: JMV
Sheet Date: 12.12.19
Proj. Number: 11214

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L1

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Grand Rapids Press

LEGAL AFFIDAVIT

AD#: 0011095488

State of Ohio,) ss
County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Grand Rapids Press is a public newspaper published in the city of Grand Rapids, with general circulation in Kent and Ottawa county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Grand Rapids Press 05/19/2026

Joe Rosa

Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of May 2026

Russell Mackowski

Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

RUSSELL J. MACKOWSKI
NOTARY PUBLIC, STATE OF OHIO
COMM. NO. 2019-RE-803054
MY COMMISSION EXPIRES 9/29/2029

PLEASE TAKE NOTICE that at its meeting on April 22, 2026, the Cascade Charter Township Board received a proposed ordinance entitled "An Ordinance to Amend the Township Zoning Ordinance No. 008 Of 2004 the Waterfall Shoppes Planned Unit Development Project," which was adopted on May 13, 2026, at 7:00 p.m., at a meeting of the Township Board at Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546. The adopted ordinance amends the Waterfall Shoppes PUD including incorporating new updated fuel facility plans.

The adopted ordinance is available in its entirety for public inspection. The adopted ordinance is posted at the office of the Township Clerk, 5920 Tahoe Dr. SE, Grand Rapids, MI 49546-7123 and on the website of the Charter Township of Cascade, cascadetwp.com.

Susan Slater, Clerk
Cascade Charter Township Hall
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123
(616) 949-1508

11095488-01