

AGENDA
Cascade Charter Township Planning Commission
Monday, September 9, 2019
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 August 19, 2019 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 # 19-3546 Jerry Swift
Public Hearing
Property Address: 8730 52nd St
Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. Case # 19-3534 Cascade TLC
From the table of July 15, 2019
Property Address: 5333 Cascade Rd SE
Requested Action: Type II Special Use Permit for Daycare Center**
- ARTICLE 8. Case # 18-3507 Buffum Builders/Thornapple Pointe
Property Address: 7280 48th St SE
Requested Action: Approval of final preliminary plan for a new single-family subdivision for 19 homes.**
- ARTICLE 9. Case # 19-3542 Watermark Property LLC
Property Address: 1611 Gailbraith Ave SE
Requested Action: Consider PUD ordinance amendment and recommend to the Township board.**
- ARTICLE 10. Any other business**

Meeting format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, August 19, 2019
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, Rissi, Moxley and Sperla
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Pennington to approve the Agenda. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the August 12, 2019 meeting.

Motion was made by Member Johnson to approve the minutes of August 12, 2019. Supported by Member Johnson. Motion carried 9 to 0.

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

No visitors came forward.

ARTICLE 6. Case #19-3527 Roundhill

Property Address: 3000 Thornhills Ave SE

Requested Action: (From the table of the May 20th meeting) Update report from developer on requested changes.

Motion was made by Member Pennington to remove this case from the May 20th table. Supported by Member Lewis. Motion carried 9 to 0.

Director Peterson stated that at the conclusion of the May 20th Meeting, the developers were asked to provide a complete plan of all of the changes they are proposing. Director Peterson stated that they have not yet completed the engineering of some of those items, and explained some information included in the Members packets for this Meeting. The purpose of this agenda item tonight is to allow the developer to update and inform Members with information that may be useful for the upcoming Public Hearing Meeting.

Mr. Jason Schnelker (attorney for the project developer) came forward to state that they have been working closely with Tom Guisti and Thomas Michael Homes (the primary builder for the project), and that they are really pleased with the first built and sold home, and the work Mr. Guisti has completed so far. Mr. Schnelker then stated that this process has been bumpier than they would like, and that he and Mr. Dan Hula (from Hula Engineering) are here to discuss ongoing questions, answer new questions, and talk about changes that have been made, and the changes being requested.

Mr. Schnelker stated that upon completion of the first home being built, the buyer had a survey conducted, and noticed the deck was outside of the building footprint. Mr. Schnelker said they were surprised to hear that, and they realized there was a misunderstanding as to what had to be constructed within the footprints approved in the PUD. It was their previous expectation that the decks were not included in that footprint, and as long as they complied with the setback requirements, the decks would be fine where they were. They now realize that is not that case, and are proposing and amendment to the footprints for all the homes that will be built on this site. Mr. Schnelker states that if the requested amendment is approved, the decks will be included in the footprints. Units 1-5 will have no decks; they will be walk-out units. The revised footprints will shift the units slightly to give more green space between each unit, and a more open feel in the development.

Mr. Hula came forward to state that the engineer who put this project together originally has passed away. Mr. Hula states that he has been (and is currently in the process of) transitioning CAD files, and says it has been a lengthy process. Mr. Hula states the he still needs to merge drawing contours to be more legible, and the he and Mike Berrevoets (Fishbeck Engineer) agreed that it's imperative that a solid, completely finished plan be presented. Mr. Hula states he still needs at least a week to complete this.

Mr. Hula references the memo, and states the security gate was added and that Mr. Guisti went through the Fire Department for approval of that. Mr. Hula states that he did not check with the Chief. Mr. Hula states that the City of Grand Rapids considers gates to be "structures", and their easement states that is you build a structure on their easement and it has to come down, you need to then take it down. Mr. Hula states that that means if the City has to enter the property to do some work, the gate just needs to be open. Mr. Hula stated that he checked with the City, and "it's not a big deal".

The retention basin configuration changed a little bit, Mr. Hula stated that is not uncommon. Mr. Hula stated that the fill area that they had and filled in worked better with the flow, and that it did not change the volume. The storm sewer configuration had pipes were connected to the wrong basins, those led offsite water to the retention basin, and not around it as it was planned to be, said Mr. Hula. Mr. Hula then stated that he does not know who made the change, but that it is wrong and needs to be fixed.

Mr. Hula states that the City of Grand Rapids asked for the change to the water main loop. It comes in between two units, and they asked for it to be moved as the easement is no longer on the Applicants property.

Mr. Hula states that the retaining walls were not constructed. They have a completed survey for that area, and Mr. Hula states the areas are being stabilized, and the mulch blankets that have been placed are growing well. Mr. Hula did state that there is one small area of erosion that he pointed out to Mr. Guisti, and that Mr. Guisti stated that he would take care of it right away.

The visitor parking area has been changed, and is now located near Unit 1. Mr. Hula states that each Unit has 3 stalls, and to his knowledge there is no visitor parking required in the Zoning Ordinance. The "Authorized Vehicle Only" signs have not been put up yet, and the line of Norway Pines at the top of the hill may be reconsidered.

Chairman Sperla asked Members if they had any questions about items included in their packet. Mr. Hula was asked if it was the Cascade Fire Chief that reviewed and approved the entrance gate. Mr. Guisti stated that the Fire Marshall and a couple members of the Fire Department came over to the property and checked the operation of the gate. Mr. Guisti stated that the Township inspected it, and that these inspections are on record with the Township.

Chairman Sperla asked when these items can be completed and put together in a way for the Township Engineer to review. Mr. Hula stated that would be done by later this week, or the first part of next week.

Member Rissi asked if there are plans for a sidewalk near the entrance gate. Mr. Guisti stated that the sidewalk will be placed on the outside of the entrance gate.

Member Pennington stated that he would like to see visuals that demonstrate what's being done with drainage and grading to be able to eliminate the retaining walls.

Member Moxley stated the he believes one of the biggest issues is that the retaining walls were required in the PUD, and the Applicant is stating they're not going to construct them. Member Johnson stated that it will be important to be able to clearly explain to the neighbors why the retaining walls are not needed.

Member Rissi asked about the retention area, and why the concrete aspect has been eliminated. Mr. Hula stated that it has been constructed with reinforced "turf", and is strong enough to hold whatever flows over it. Mr. Hula stated that he does not like concrete, as it is easily flowed around.

Member Krieter asked about the neighbors' attorney letter, and where it read that the Road Commission had feedback about not having a concrete retaining wall, and instead replacing it with the turf-like substance. Mr. Guisti stated that Wayne and Andrew from the Kent County Road Commission believed it would be better to use the reinforced turf substance. Mr. Guisti stated that the turf-like substance would give more space to the back part of the buildable areas. Member Krieter stated that the letter eluded to the road being impacted by particles washing over the road, and stated that maybe the Road Commission can provide this information for review. Mr. Guisti stated that he believes they are talking about two separate areas of the property.

Member Krieter stated that any impact to any road in the area of this project would be of concern. Mr. Hula stated that yes, it would be of concern if they were not addressing these issues. Mr. Hula then stated that the intent is to have no erosion issues at all, and that a lot of concern about incidents stated in the neighbors' letter were happening before these current changes were made.

Member Moxley asked if the landscape buffer planned for the south east corner is still being considered. Mr. Hula stated that the plan has not changed at all, and will continue to be completed as homes landscape are finished.

Member Rissi asked if there was a way information can be provided from a density perspective to show how much more or less area is being covered with the footprints of the homes under the new buildable envelopes. Mr. Guisti stated that he believes it only about 96 sq ft more than originally calculated, not including the decks. Mr. Hula stated that two of the original three parking areas are being removed, he believes the space can be better used without them. There will be one designated parking area near Unit 1.

Chairman Sperla stated that he would like to see updated square foot numbers available for each lot for the Public Hearing. Mr. Hula stated they are in the drainage calculations that he put together, and that he will enter them onto a separate document.

Member Moxley asked if the 96 square feet added to each house includes the garage; Mr. Guisti stated that yes, since it has a roof, it does include the garage.

Chairman Sperla asked how many of the ten lots are increasing from two to three garage stalls. Mr. Guisti stated that all ten of them are increasing to three stalls. Mr. Hula stated that they will be constructed within the proposed footprints. Mr. Hula stated that that is to keep up with market demand for extra storage space.

Member Rissi stated that he would like to see the square footage footprint changes before the next Planning Commission Meeting.

Member Moxley confirmed that Units 5-10 will have decks, 1-4 will not. Mr. Guisti confirmed that is correct.

Director Peterson stated (for the Applicant) a list of things that he heard the Planning Commission ask for tonight. They are as follows:

1. The completed engineering
2. The visual aid for the cross-section of the retaining wall
3. A report from the Road Commission on soil erosion
4. A lot coverage comparison plan
5. Updated site plans showing revised parking plans
6. Report from the Fire Chief about the entrance gate
7. Detailed reason for change of the retention area material

Chairman Sperla stated that this is not a Public Hearing tonight. There will be an upcoming one in front of the Planning Commission for a recommendation, and then in front of the Township Board.

Member Rissi asked Mr. Berrevoets if there are any other retention or sloped areas in the township that are using the reinforced turf-like substance rather than concrete. Mr. Berrevoets said yes, but he could not list offhand. He then stated that that change was approved by the Township Engineers. Mr. Berrevoets said that the new substance is a 100-year retention basin, and it will not crack or erode like concrete.

Chairman Sperla thanked the Applicants for attending.

**ARTICLE 7. Case #19-3542 Watermark Property LLC
Public Hearing**

Property Address: 1611 Gailbraith Ave SE

Requested Action: The Applicant is requesting a Preliminary Plan Approval to amend the P.U.D. to allow for an expansion of the pool equipment building and build an additional building to accommodate the restaurant/bar at the Swim Center building.

Director Peterson stated that the only change since the introduction of this project last week is that the Township Engineer was able to sign off on this project. That report is included in the Members' packets.

Director Peterson stated that Staff is recommending approval, and, if approved, text amendments will be provided to make that recommendation to the Board. Tonight, the amended plan needs to be approved in order to write the amendment.

Member Rissi asked Director Peterson if the two buildings being connected by a roof would be considered one building or two, Director Peterson clarified it would be considered one building.

Chairman Sperla invited the Applicant to come forward with any comment.

Ms. Kelly Kuiper (Nederveld) came forward to state that everything that presented last week is still accurate, and that she would be happy to answer any questions.

Member Kreiter asked Ms. Kuiper if she was able to find out if the liquor license will still be valid; Ms. Kuiper stated that it does cover the entire property, and will not change with this proposed plan.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 9 to 0.

No members of the public came forward with any comments on this matter.

Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 9 to 0.

Motion was made by Member Rissi to approve the Applicant Preliminary Plan as presented. Supported by Member Krieter. Motion carried 9 to 0.

ARTICE 8. Any other business

ARTICLE 9. Adjournment

Motion was made by Member Pennington to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #19-3546
REPORT DATE: August 29, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 9, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Jerry Swift
8730 52nd St
Cascade MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: South side of 52nd St just West of McCords Ave.

PARCEL SIZE: Approximately 2.5 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a second accessory building on the property. This building will be 28 x 48 (1,344 sq ft) and 17 feet as measured to the midpoint.

2. This requires a minimum of a 40-foot setback from the side and rear property lines. The applicant shows the nearest property line is 42 feet away. The building will also need to be a minimum of 10 feet away from the house too.
3. With less than 3 acres this is the only accessory building permitted.
4. They have indicated that they want the building for storage of a motor home.
5. The size of the building is “normal” for the area.
6. The building is planned to have metal siding and roofing. This is not unusual in the more agricultural areas of the township.
7. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
8. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage/hobby shop
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have metal sides and roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 2.5 acres and the home has about 2,600 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area.
The topography and vegetation in the area.	Open
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact

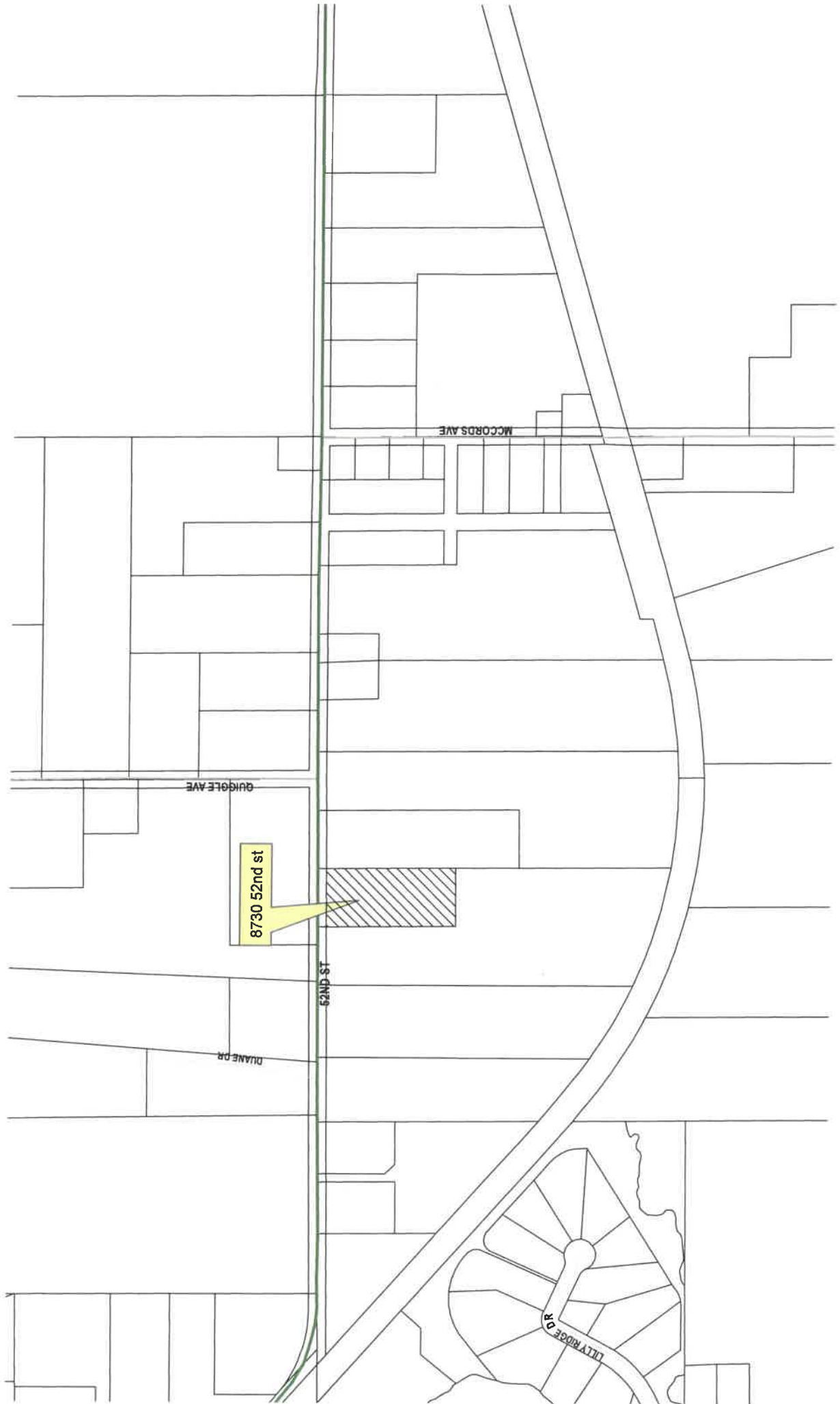
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

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

Attachments: Application package





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Terry Swift
 Address: 8730 52nd St. SE
 City & Zip Code: Ada, MI 49301
 Telephone: 616-460-3660
 Email Address: jlswift81@gmail.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 type="checkbox"/> P.U.D. – Rezoning * |
| <input type="checkbox"/> P.U.D. – Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Requesting permission to construct 28' x 48' pole building next to house to store motor home. Color scheme and landscaping will match the house.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY**:

see attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 35-226-007

ADDRESS OF PROPERTY: 8730 52nd St SE Ada, MI 49301

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)	Address(es)
<u>Jerry Swift</u>	<u>same as above</u>

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.)

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

Applicant – Print or Type Name

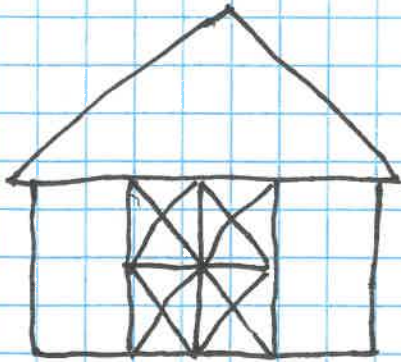
* Jerry Swift 8/1/19
Owner's Signature & Date
(*If different from Applicant)

Applicant's Signature & Date

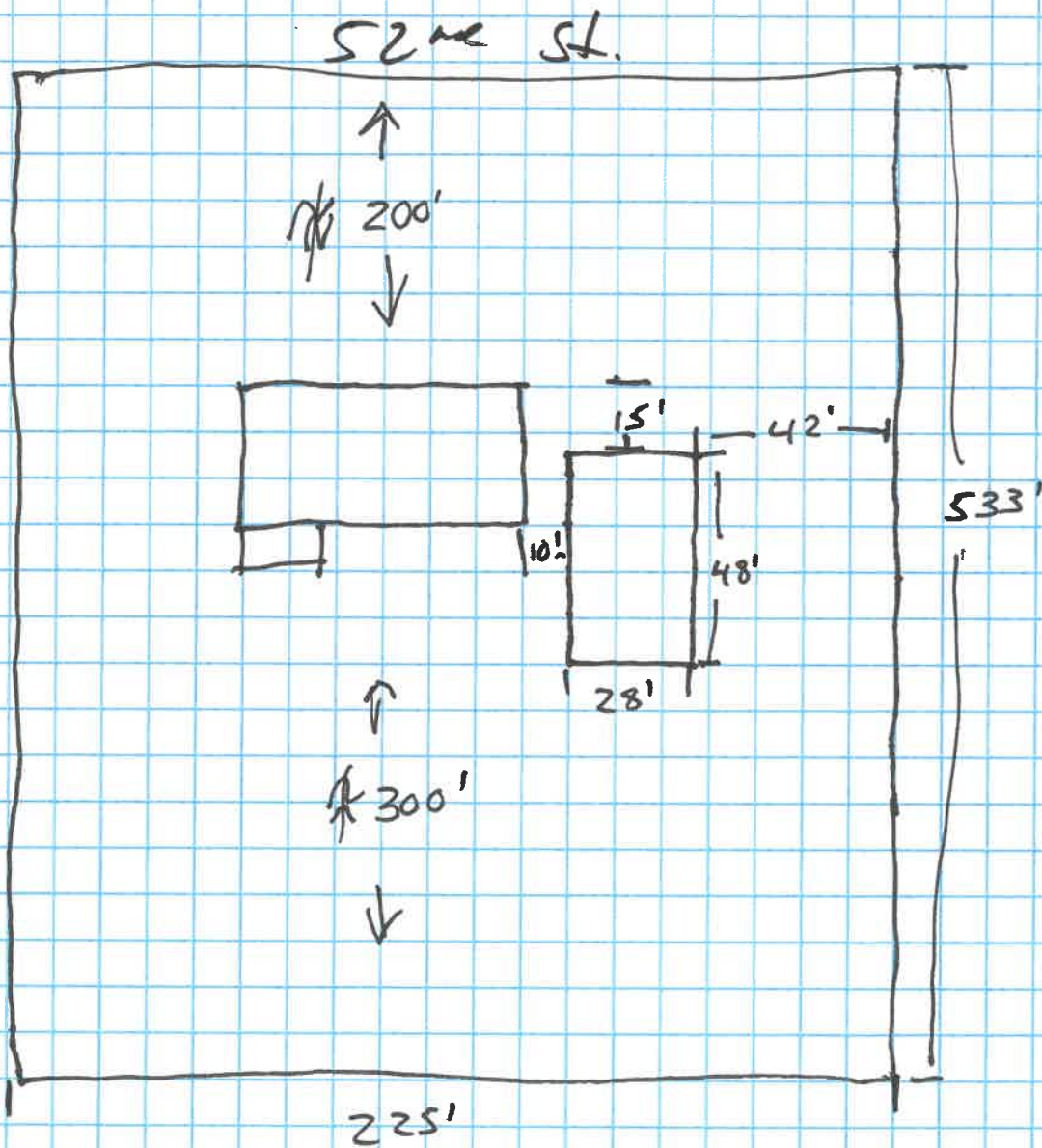
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14

Jerry Swift
8730 52nd St SE
Ada, MI 49301



14' Sidewall
3' 10" Midpoint
17' 10" Building



Dutch Brothers Construction, LLC

75 W. Brogan Rd. • Hastings, MI 49058
Phone 269-762-3523 Lic. 2102215491

PROPOSAL

Contract Submitted To: <u>Jerry</u>	Phone: <u>616-460-3660</u>	Fax:
Address: <u>8730 Ada MI 52nd st SE 49301</u>	Job Location:	Date of Plans: <u>7-26-19</u>

We hereby submit specifications and estimates for: 28x48 pole barn

14' sidewalls
6x6 post 8' o.c.
2x8 grade board
white metal sides white soffit-facie
Charcoal trim - roof
6/12 roof pitch - 2x4 purlins-
trusses 4' o.c.
1-12' split slider on front end (dutch style)
2-small (max 8') sliders
1-white entry door (fiberglass)
3' wainscote

small window-door on top would be extra

No permit fees - excavating included

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
\$ 22,800.00 DOLLARS

WITH PAYMENTS TO BE MADE AS FOLLOWS: 1/2 ON SIGNED CONTRACT, THE REST THE DAY JOB IS COMPLETE

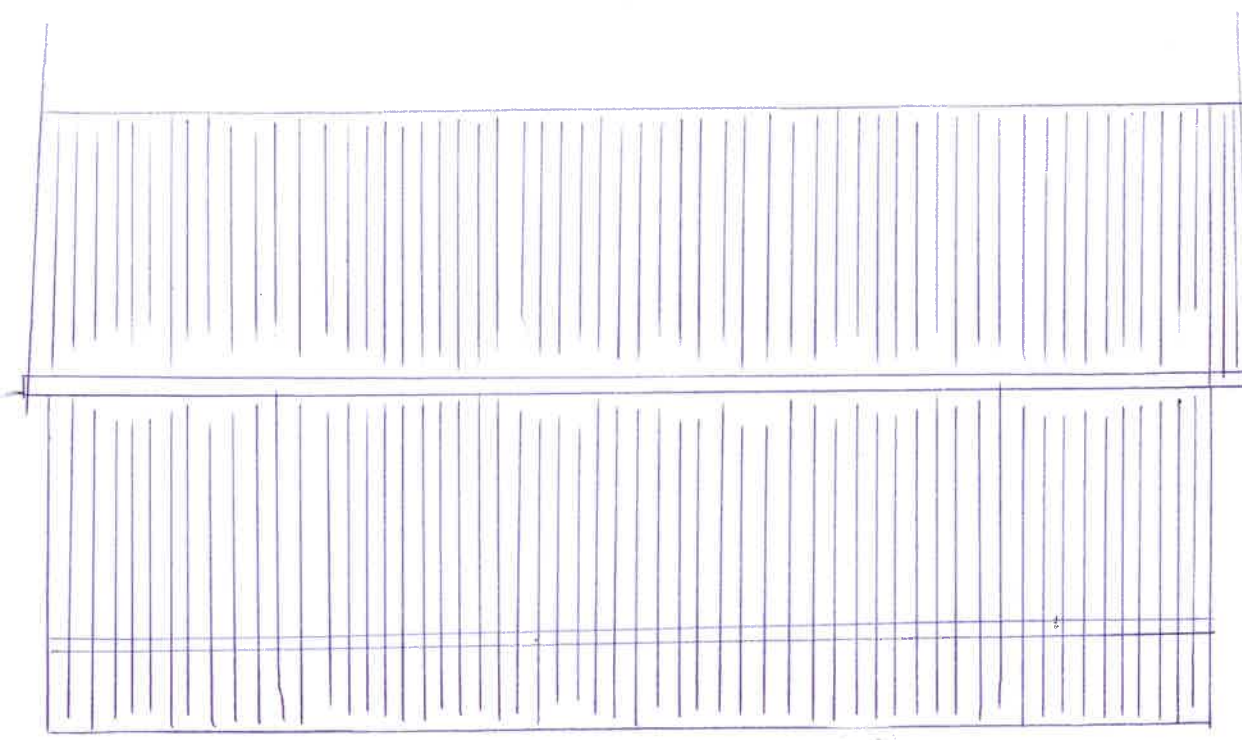
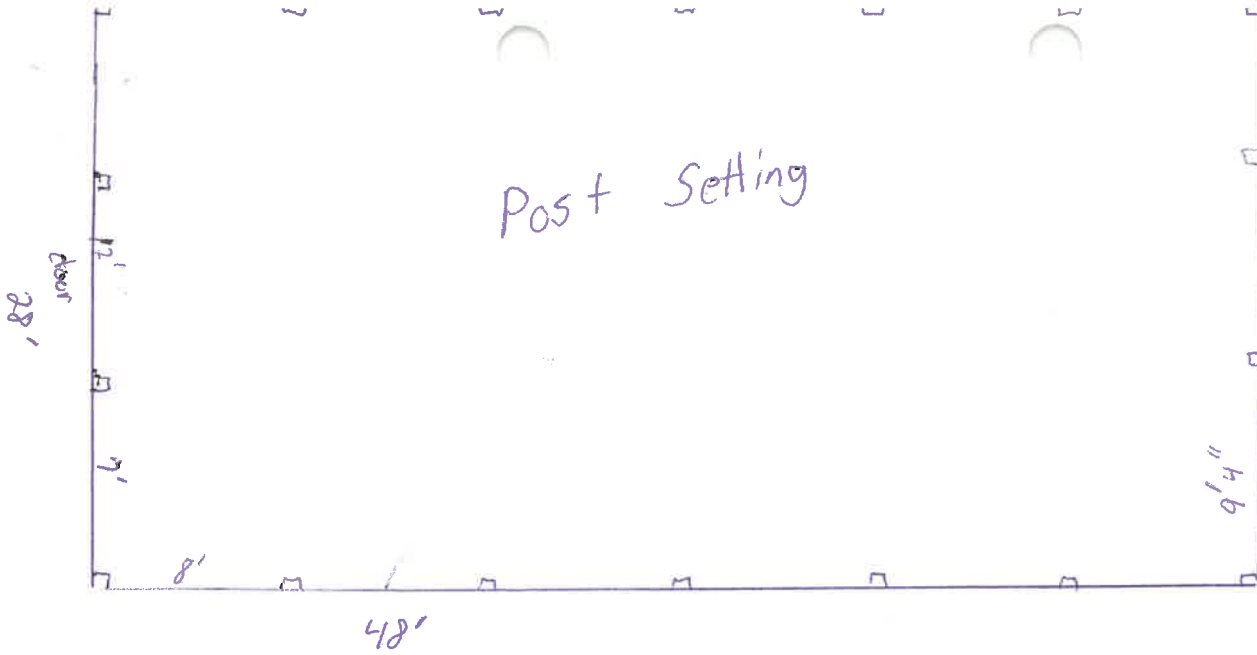
Any attention or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.
All agreements contingent upon strikes, accidents, or delays beyond control.

Respectfully submitted

Samuel Henschel

Note - this contract may be withdrawn by us if not accepted within 30 days

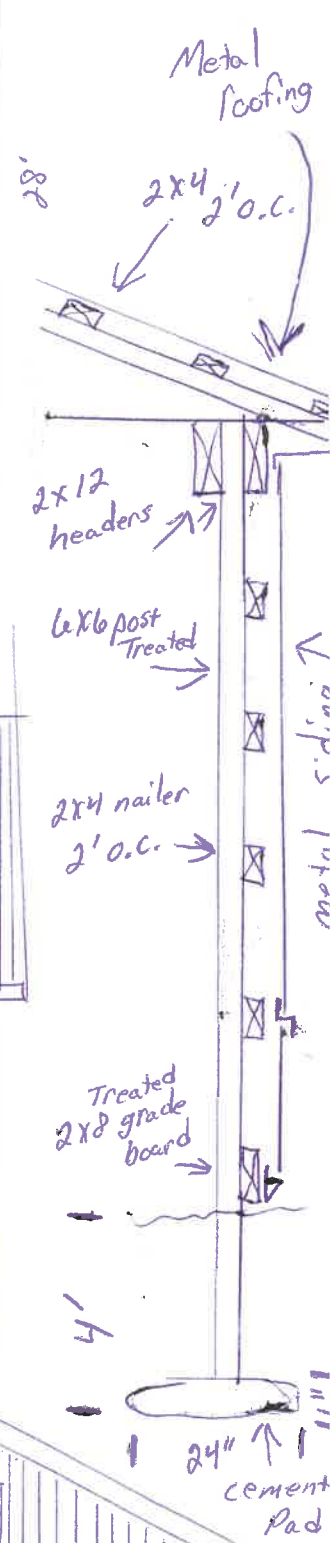
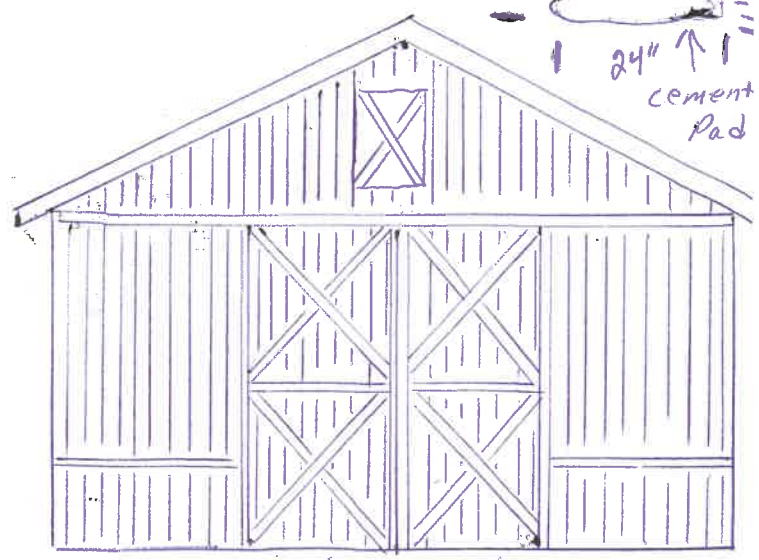
Deposit:	Date:	Color:	ACCEPTANCE OF CONTRACT The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above. Signature _____ Date _____

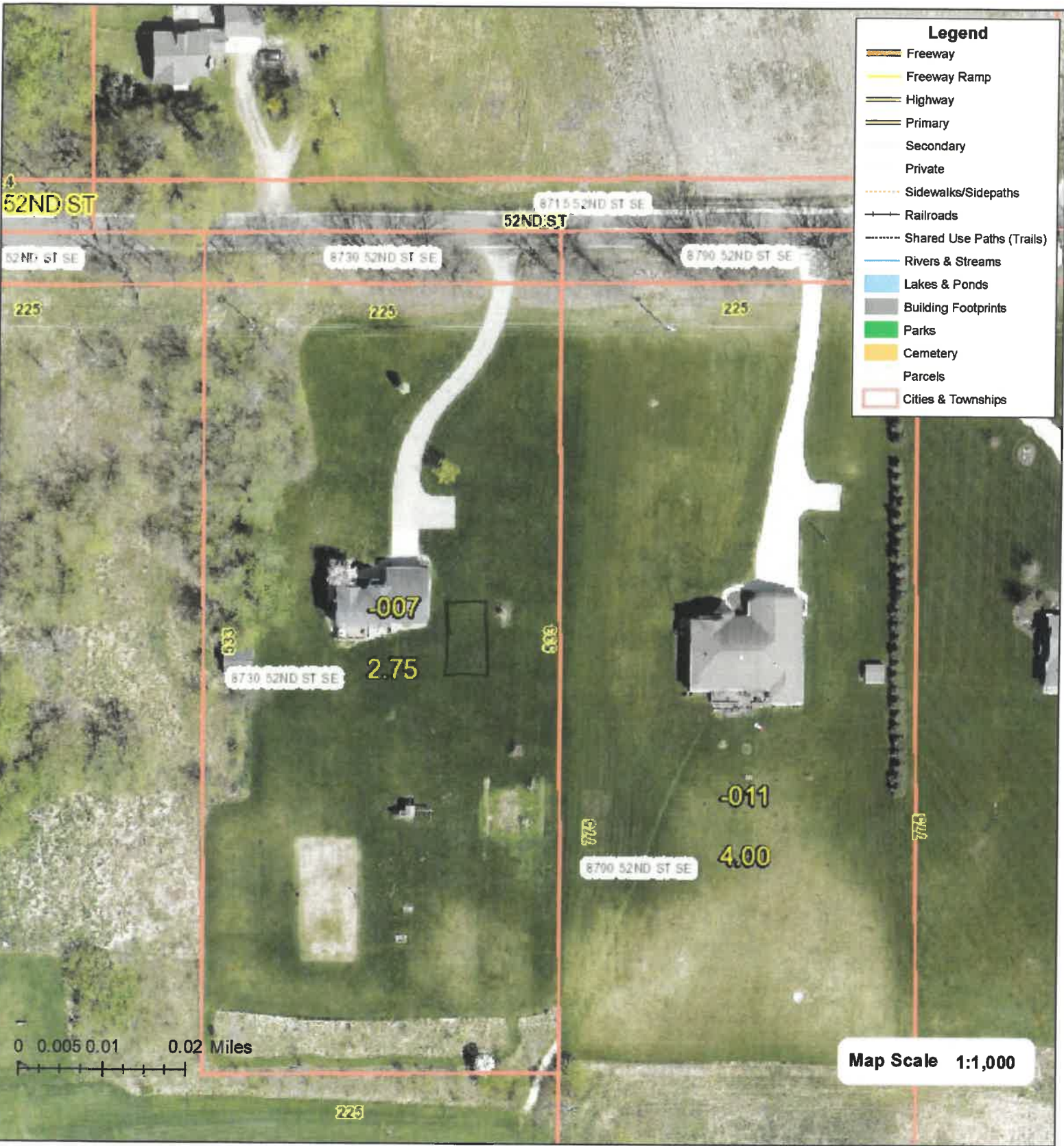


Both Side view

14' sidewall h.
 6/12 trusses 4' O.C.
 Over all h. approx 21'-8"

Back and Front View





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Printed 7/30/2019 10:52:55 AM

STAFF REPORT: Case # 19-3534
REPORT DATE: August 29, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 9, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Cascade TLC
16920 Ferris St
Grand Haven MI 49417

STATUS

OF APPLICANT: Developer.

REQUESTED ACTION: Type II Special Use Permit for Day Care center.

EXISTING ZONING OF
SUBJECT PARCEL: R1, Residential

GENERAL LOCATION: Southeast corner of Cascade Rd and Hall St.

PARCEL SIZE: Approximately 1.5 Acres

EXISTING LAND USE
ON THE PARCEL: vacant

ADJACENT AREA
LAND USES: N – Single Family Residential – Ada Twp
S – Single Family Residential
E – Single Family Residential
W – Consumer Power

ZONING ON ADJOINING
PARCELS: N – PUD – Ada Twp
S – R1
E – R1
W – R-1

STAFF COMMENTS:

1. The applicant is requesting a Type II Special Use Permit to construct a new 10,000 Sq.ft daycare center.
2. This matter was tabled at the July 15 meeting to allow the applicant to address the following items:

Issue	Response
Approval from the township engineer.	Underground detention system has been moved to under the parking lot and now complies with storm water ordinance.
Revised all plans so they are consistent with the updated site plans.	All plans show the same playground area and have a maximum of 141 kids at the daycare.
Updated lighting plan to include the wall pack lighting.	Photometric plan has been revised to comply with max of 5-foot candles

3. With this new information the Planning Commission may now proceed with a recommendation to the Township Board.
4. The applicant has also provided an updated traffic study to address the issue of when the study was done. The study has the same conclusions as before, that timing of the lights will need to be monitored. The KCRC has reviewed the new study and agrees with the conclusions.
5. Since this matter was tabled, we did send out notices to let the neighbors know that you would be taking this matter up again. although the meeting has not been noticed as a public hearing.
6. Section 17.06 as well as 17.07 of the zoning ordinance requires the Planning Commission to review several factors before making a recommendation to the Township Board. I have listed those items for your consideration followed by my comments for each. I have also followed that with the recommendations from the Cascade Rd Corridor study.

Factors	Comments
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or	This building is 10,000 sq ft which is quite a bit larger than the homes in the area. It is being built consistent with the Cascade Rd corridor

intended character of the area in which the use is proposed.	study which was developed to be harmonious with the residential standards. That is also the same size of the similar use on Macnider Ave.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	This daycare would be connected to public sewer and water. Sewer would be served from Ada Township and water from Cascade. This is not unprecedented in this area and we most recently did a similar setup with the assisted living facility off from Spaulding.
Not create excessive additional requirements at public cost for public facilities and services.	This site would not cause excessive additional requirements at the expense of the public.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The fact that this use will generate the majority of its traffic during peak travel times is a major reason for the traffic study. The KCRC does not believe any improvements are necessary would indicate that the traffic is not in greater proportion for the district.
Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	This is an accepted residential use, like parks, churches and schools that are also permitted in the residential zone.
...must be situated such that the proposed site has direct primary access on at least one collector or arterial street as classified by the Major Street Plan	The Cascade Rd corridor study suggests that access to Cascade Rd be limited. Providing access off from Hall St would be better from a traffic management perspective.
A minimum lot size of 40,000 square feet.	The site is a little less than 2 acres.
Dormitory facilities are not permitted.	This facility is not a dormitory
Based upon the established capacity of the facility, there shall be provided and maintained, on the premises, a minimum of 150 square feet of outdoor play area per child with not less than 5,000 square feet per facility.	They are now showing a 21,375 sq ft playground area. This provides a maximum of 141 kids for the site. The playground no longer is over the detention system.
The outdoor play area shall be enclosed by a chainlink fence not less than four (4) feet in height, and screened by natural or planted vegetation to a height of at least five (5) feet.	They have provided the screening that is required around the playground area.
Signs shall be subject to the regulations relative to signs for the district in which the use is to be located.	The sign permit will be separate permit.

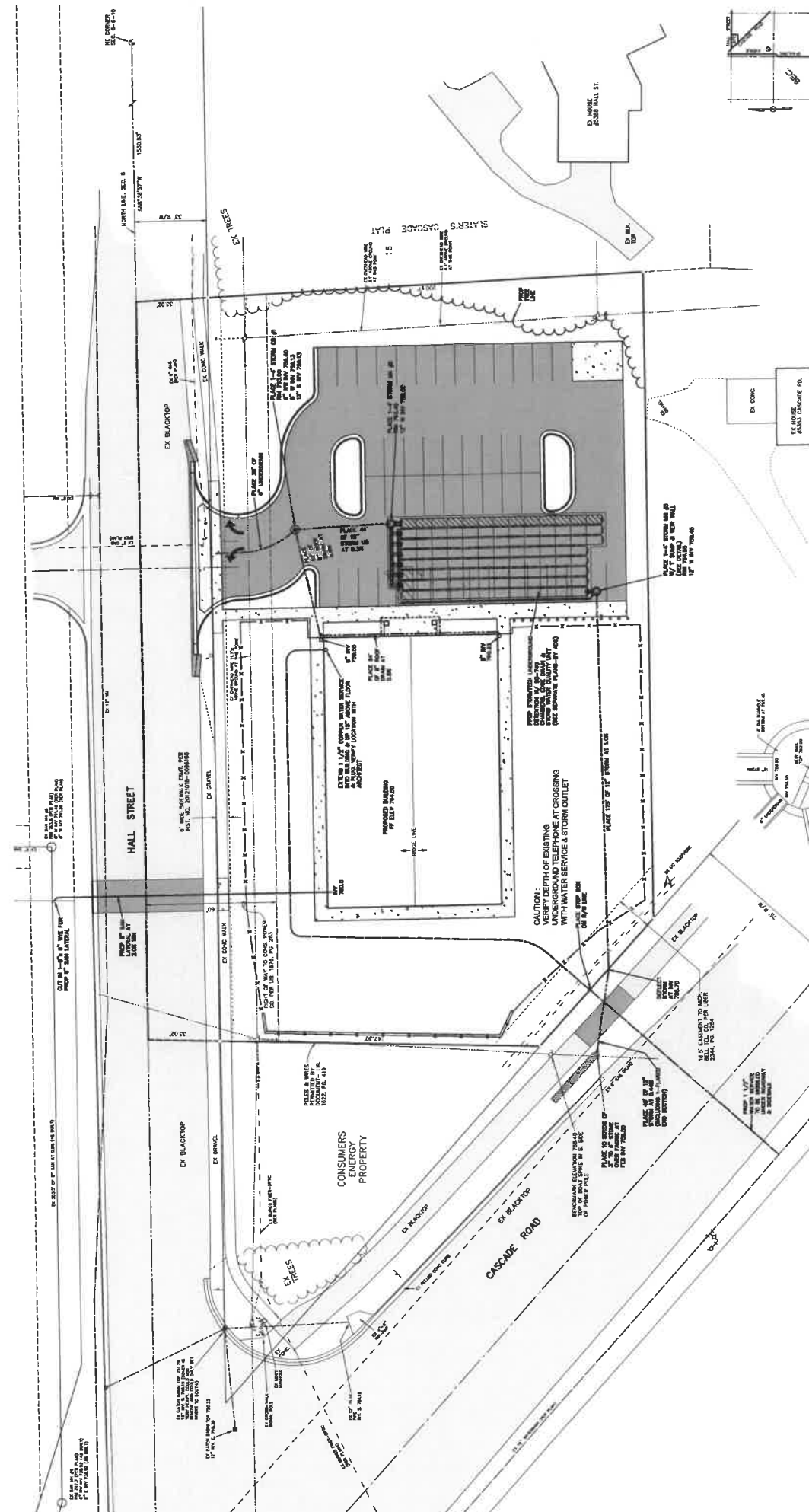
Such facilities must be registered with the Township and licensed by the State.	The license by the state can be obtained before a building permit is issued.
---	--

STAFF RECOMMENDATION

Staff recommends that you forward positive recommendation to the Township Board with the following conditions:

- a. Provide a landscape bond of \$10,000.
- b. Execute the storm water maintenance agreement.
- c. Approval from Ada Township to service the site with public sewer.

Attachments: Application
 Updated Site Plans
 Updated traffic study
 Township engineer letter
 KCRC response to updated traffic study



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

SECOEL engineering, inc.
 1800 FERRIS STREET
 GRAND HAVEN, MICHIGAN 49417
 (616) 845-1111
 WWW.SECOEL.COM

UTILITY PLAN
 THE LEARNING EXPERIENCE - 5333 CASCADE ROAD SE
 FOR CASCADE TEL LLC
 1800 FERRIS STREET
 GRAND HAVEN, MICHIGAN 49417
 IN PART OF THE 1/4 OF SECTION 4, T4N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN.

SCALE: 1"=20'

LEGEND

STORM MANHOLE #8 DETAIL

GENERAL NOTES:

1. CO2D WHEN PLACEMENT SHALL HAVE
2. 4.1" DIA. 3000 CASTING & 2" DIA. 1.5" DIA. 3000 CASTING
3. STORM MANHOLES AND SHALL HAVE 4.1" DIA. 3000 CASTING
4. STORM MANHOLES SHALL BE CONCRETE PLASTIC
5. STORM MANHOLES SHALL BE CONCRETE PLASTIC
6. STORM MANHOLES SHALL BE CONCRETE PLASTIC
7. STORM MANHOLES SHALL BE CONCRETE PLASTIC
8. STORM MANHOLES SHALL BE CONCRETE PLASTIC
9. STORM MANHOLES SHALL BE CONCRETE PLASTIC

LOCATION MAP

SECOEL engineering, inc.
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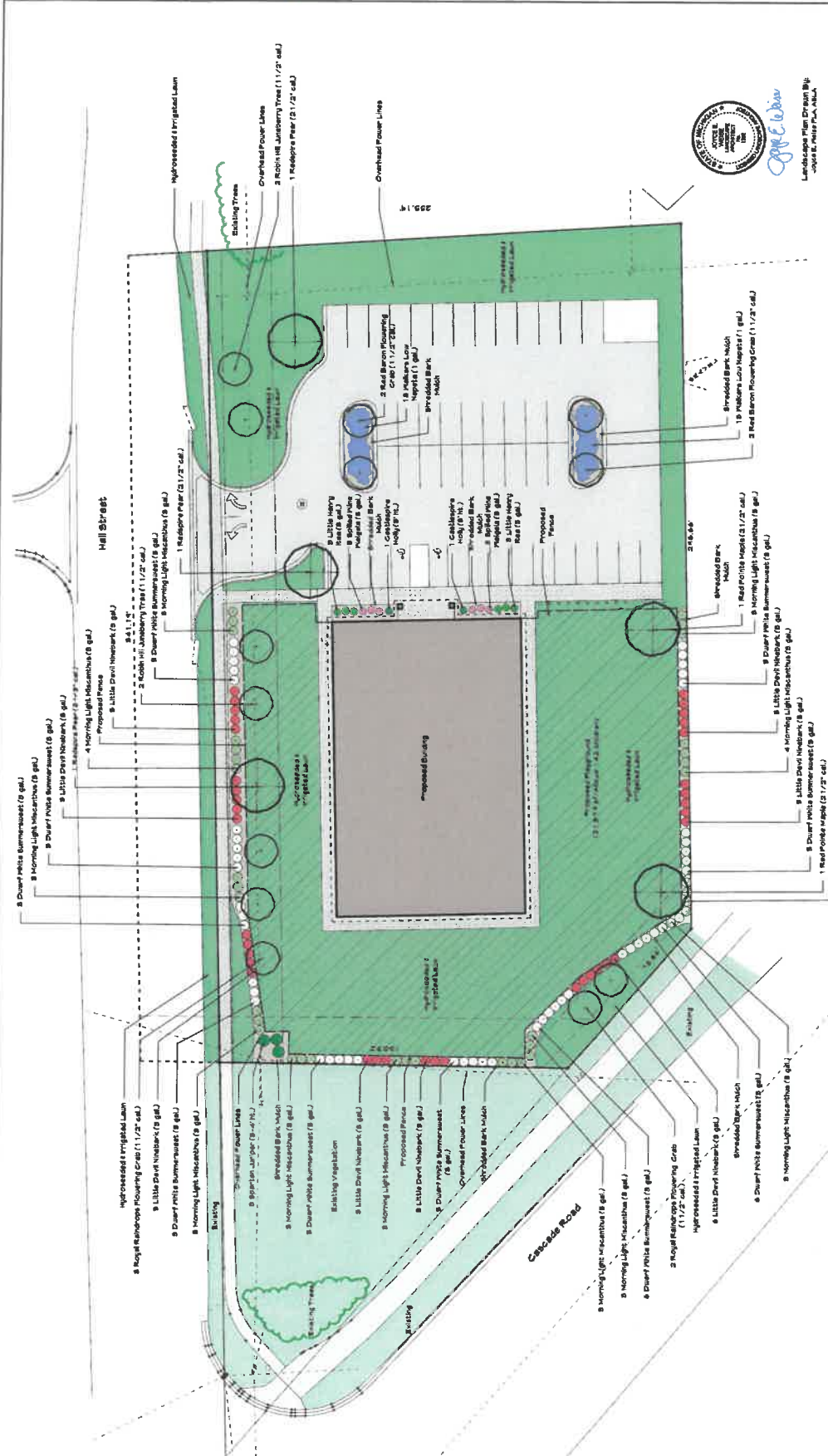
LEGEND

STORM MANHOLE #8 DETAIL

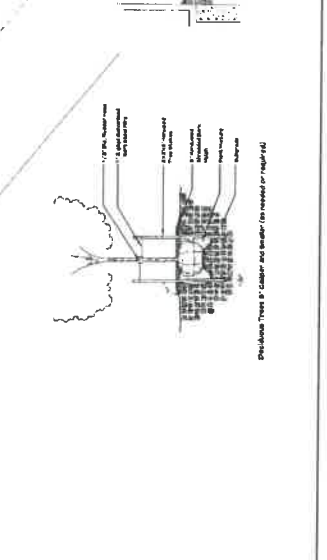
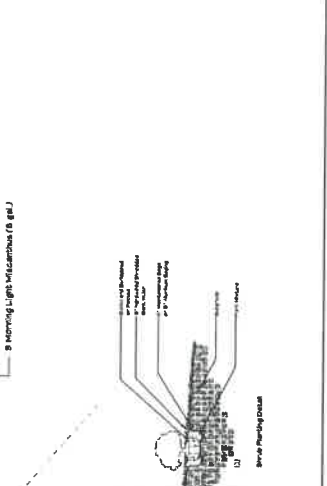
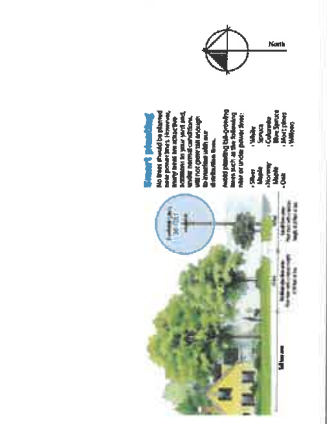
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9. STORM MANHOLES SHALL BE CONCRETE PLASTIC

LOCATION MAP



NOTES:
 1. All drawings shall be made on a 2" x 3" grid.
 2. All drawings shall be made on a 2" x 3" grid.
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 8. All drawings shall be made on a 2" x 3" grid.
 9. All drawings shall be made on a 2" x 3" grid.
 10. All drawings shall be made on a 2" x 3" grid.





August 1, 2019

VIA EMAIL

Mr. David Lucas
 FCC Construction
 Director of Construction
 8182 Broadmoor Ave SE
 Caledonia, MI 49316

**RE: Traffic Impact Study
 Learning Center Day Care
 5333 Cascade Road, Cascade Township, Michigan**

Dear Mr. Lucas:

Fleis & VandenBrink (F&V) completed a traffic impact study (TIS) dated June 17, 2019 for the proposed Learning Center Day Care located at 5333 Cascade Road. The TIS was completed pursuant to the requirements of Cascade Township as part of the site plan approval process.

The data collection that was performed for this TIS was collected on May 23, 2019 while school was in session, but unfortunately after the High School senior class had been dismissed for the year. The Kent County Road Commission (KCRC) performed traffic data collection in March 2019 on westbound Hall Road, east of Cascade Road in March 2019 that was used as a comparison to the traffic counts collected on May 23, 2019. This comparison and the resulting analysis are summarized herein.

Traffic Volume and Peak Hour Factor Comparison

Peak Period		Traffic Volumes (vph)			Peak Hour Factor		
		3/12/2019	5/23/2019	Difference	3/12/2019	5/23/2019	Difference
AM	7:15 AM to 8:15 AM	440	442	-2	0.48	0.61	-0.13
MD	2:45 PM to 3:45 PM	202	440	-238	0.55	0.60	-0.05
PM	4:30 PM to 5:30 PM	248	171	77	0.76	0.87	-0.11

AM Peak Hour

The AM peak hour traffic volumes occur in the mornings from 7:15AM-8:15AM. The total peak hour traffic volumes were essentially the same from March to May; however, the peak hour factor (PHF) decreased from 0.61 to 0.48. This means that more traffic entered the intersection within a shorter period of time. For example, an intersection with a PHF of 1.00 means all of the traffic was evenly distributed throughout the peak hour. A lower PHF means more traffic is concentrated during peak 15-minute intervals. This high peak demand on an intersection can impact the overall intersection operations and LOS.

Therefore, we updated the intersection capacity analysis to determine the impact the change in PHF would have on the intersection LOS. The results of the updated analysis show that with the existing signal timing the westbound approach currently operates at LOS F. In order to improve the existing operations and accommodate the projected traffic volumes associated with the proposed development, we recommend that

**27725 Stansbury Boulevard, Suite 195
 Farmington Hills, MI 48334
 P: 248.536.0080
 F: 248.536.0079
 www.fveng.com**

the signal timing be optimized. Our analysis shows that an additional 7 seconds of green time for the westbound approach would improve the LOS from F to D.

However, even without changing the signal timing, the percentage of time the proposed site driveway will be blocked during the AM peak hour is about 2 minutes, during the entire peak hour. This could be further reduced by adding the additional green time for the westbound approach, as recommended.

MD Peak Hour

The mid-day (MD) peak hour traffic volumes occur after school is let out, from 2:45PM-3:45PM. The traffic counts that we conducted in May 2019 were almost double the volumes that KCRC collected in March 2019 and the PHFs were essentially identical. Therefore, the analysis that was included in the TIS for the MD peak hour is very conservative and no revisions to the analysis were necessary.

PM Peak Hour

The PM peak hour traffic volumes occur in the evenings from 4:30PM-5:30PM, and are not generally affected by school traffic, other than some after school activities. The traffic counts that we conducted in May 2019 were less than those performed in March 2019, and the peak hour factor was slightly less. Therefore, we updated the analysis to evaluate the impact of the higher traffic volumes on the intersection operations and the impact to the proposed site driveway.

The results of the analysis showed that changes in operations and delay were minimal, with all study intersection approaches and movements remaining at LOS D or better.

Summary

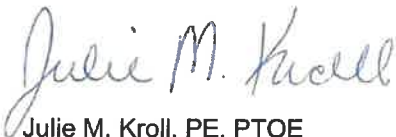
Overall, the impact of the senior class traffic volumes on the adjacent roadway did not impact the results or recommendations of the traffic study which is as follows:

- Optimize the signal timing at the Cascade Road & Hall Street intersection during AM peak period; this will improve the intersection operations and reduce the queue lengths on Hall Street. It is recommended that the KCRC monitor the operations of this intersection after the proposed development opens to determine if/when the signal timing changes should be implemented.

The KCRC has stated that they continually monitor their intersection operations and update the signal timing as necessary.

Sincerely,

FLEIS & VANDENBRINK ENGINEERING, INC.



Julie M. Kroll, PE, PTOE
Sr. Project Manager

Attachments



Volume Count Report

LOCATION INFO	
Location ID	4279_WB
Type	SPOT
Funct'l Class	-
Located On	HALL
Loc On Alias	
EAST OF	CASCADE
Direction	WB
County	Kent
Community	Ada Township
MPO ID	
HPMS ID	
Agency	GVMC

COUNT DATA INFO	
Count Status	Accepted
Start Date	Mon 3/11/2019
End Date	Tue 3/12/2019
Start Time	10:00:00 AM
End Time	10:00:00 AM
Direction	
Notes	
Station	4279
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	0	0	0	2	2
1:00-2:00	0	1	0	0	1
2:00-3:00	2	1	1	0	4
3:00-4:00	0	0	0	0	0
4:00-5:00	0	1	1	2	4
5:00-6:00	1	0	12	12	25
6:00-7:00	19	20	34	26	99
7:00-8:00	62	229	133	60	484
8:00-9:00	18	48	53	37	156
9:00-10:00	16	17	16	21	70
10:00-11:00	27	9	27	24	87
11:00-12:00	17	37	23	22	99
12:00-13:00	31	41	23	30	125
13:00-14:00	21	26	15	26	88
14:00-15:00	31	38	65	91	225
15:00-16:00	43	37	31	33	144
16:00-17:00	55	56	65	82	258
17:00-18:00	51	50	52	62	215
18:00-19:00	54	40	36	35	165
19:00-20:00	28	42	33	18	121
20:00-21:00	22	18	10	13	63
21:00-22:00	15	7	5	7	34
22:00-23:00	5	5	6	1	17
23:00-24:00	4	1	1	1	7
Total					2,493
AADT					2,493
AM Peak					07:00-08:00 484
PM Peak					16:00-17:00 258

AM = 440
PHF = 0.48

MD = 202
PHF = 0.55

PM = 248
PHF = 0.76

Intersection	Control	Approach	Existing Conditions				Future Conditions				Future Conditions (With Improvements)		
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	
1	Cascade Road & Hall Street	Signalized	WBL	95.2	F	49.3	D	145.3	F	48.2	D	52.3	D
			WBR	87.2	F	20.3	C	111.1	F	20.9	C	41.7	D
			NBT	17.7	B	28.2	C	17.7	B	28.2	C	24.0	C
			NBR	21.2	C	20.8	C	22.8	C	21.3	C	34.5	C
			SBL	28.3	C	18.3	B	29.2	C	20.1	C	30.7	C
			SBT	7.5	A	0.2	A	3.0	A	0.1	A	0.4	A
			Overall	38.2	D	18.0	B	50.0	D	18.6	B	28.3	C

From: [Haagsma, Tim](#)
To: [Steve](#); [Jacob Swanson](#); [Julie M. Kroll](#)
Cc: [Doug Stalsonburg](#); [Wollner, Shirley](#); [Harrall, Wayne](#); djucas@teamfcc.com
Subject: RE: Learning Center Traffic Study
Date: Monday, June 17, 2019 3:18:44 PM
Attachments: [image002.png](#)
[image003.png](#)

Steve,

There is no cost for the retiming. The signal head that was just added as part of our overall signal improvement program helps even more than a small timing shift.

We routinely monitor and retime traffic signals to keep them in step with changes in traffic volumes.



Tim Haagsma, PE

Director of Traffic and Safety
(616) 242.6923

thaagsma@kentcountyyroads.net

Kent County Road Commission
1500 Scribner Avenue NW, Grand Rapids, MI 49504
kentcountyyroads.net

Steve

From: Haagsma, Tim <thaagsma@kentcountyroads.net>
Sent: Thursday, August 08, 2019 11:59 AM
To: Steve
Cc: Julie M. Kroll (jkroll@fveng.com)
Subject: RE: 5333 cascade rd day care

Steve

I agree with the recommendation of the revised study.

The letter did reference that **Kalamazoo** County Road Commission did the counts – I think that is in error.



Tim Haagsma, PE

Director of Traffic and Safety

(616) 242.6923

thaagsma@kentcountyroads.net

Kent County Road Commission

1500 Scribner Avenue NW, Grand Rapids, MI 49504

kentcountyroads.net

From: Steve [mailto:Steve@cascadetwp.com]

Sent: Thursday, August 8, 2019 10:17 AM

To: Haagsma, Tim

Subject: 5333 cascade rd day care

Tim, I wanted to follow up so I could get something n writing from you.

Are you in agreement with the recommendations from the revised traffic impact statement?

Steve Peterson

Cascade Charter Township

Community Development Director

2865 Thornhills SE

Cascade MI 49546

616-949-0224

August 7, 2019
Project No. 170168

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

Re: The Learning Experience
Site Plan Review

Dear Steve:

We have reviewed the site plan for the Learning Experience, located at 5333 Cascade Road, prepared by Exxel Engineering, Inc. The current site plan and basis of this review is dated July 31, 2019. The proposed project is a 10,000 square-foot children's day care center. The project includes playground areas adjacent to the building, water and sanitary sewer utility services, stormwater improvements, parking lot, and a new driveway on Hall Street.

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 in Stormwater Management Zone B, which requires detention of the 25-year storm event and a direct connection (overland or underground) of 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, or equivalent treatment.

Stormwater runoff from the site is collected by a series of catch basins and discharged to an underground detention system located beneath the parking lot, east side of the building. The detention system is sized for the 25-year storm event. An outlet control structure restricts the stormwater release rate to 0.13 cfs/acre. The detention basin discharges to a drainage ditch adjacent to Cascade Road. The applicant coordinated the discharge pipe location with the Kent County Road Commission. The proposed stormwater management design is in accordance with the Township SWO.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The underground detention basin is designed with an outlet control structure and low flow outlet to detain the first 0.5 inch of runoff from the site and release it over a 24-hour period. The proposed design is in accordance with the Township SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the underground detention basin. All stormwater runoff from the impervious areas of the site will discharge to the detention basin. 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 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, monitoring and cleaning of the underground detention basin and catch basin sumps.

Utilities

The proposed project includes a new 1-1/2-inch domestic water service and 6-inch sanitary sewer service for the new building. The water service will extend to the south under Cascade Road. The sanitary sewer service will extend to the north under Hall Street and connect to an 8-inch sanitary sewer main owned and operated by the Village of Ada. A City of Grand Rapids permit will be required for the water service and Village of Ada permit for the sanitary sewer connection.

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 KCRC, and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate, given the expected work.

Summary

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

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

Nathan R. Torrey, PE

jlk

Attachments

By email

cc: Michael L. Berrevoets, PE – FTCH



Cascade Charter Township

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

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

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

The Learning Experience

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
Stormwater runoff from the site discharges to an underground detention system. The detention system discharges through an outlet control structure to a drainage ditch adjacent to Cascade Road.
- 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. Soil map information is not required.
- OK (3) Development tributary area to each point of discharge from the development.
The applicant provided tributary areas for that portion draining to the underground detention basin.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for the onsite storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for the onsite storm sewer and detention basin.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided plans showing all proposed storm water 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
Significant offsite flows were not identified 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 KCRC and a permit is needed before construction can begin.



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided a plan and design details for construction of the onsite drainage 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

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: August 29, 2019
MEETING DATE: September 9, 2019
CASE: #18-3507/Thornapple Pointe Subdivision

GENERAL INFORMATION

- A. Applicant: Buffum Builders
144 44th St SW
Grand Rapids MI 49548
Telephone: 538-4663
- B. Status of Applicant: Developer
- C. General Location: The property is located on the South side of 48th St just east of M-6.
- D. Requested Action: approval of a new site single family subdivision for 19 single family detached homes.
- E. Existing Zoning on Subject Parcels: R1, Residential
- F. Zoning on Adjoining Parcels:

N – ARC, Agricultural Rural Conservation
S– R1, Residential
E– R1, Residential
W- ARC, Agricultural Rural Conservation
- G. Parcel Size: Approximately 39 Acres
- H. Existing Land Use on Subject Parcel: Vacant
- I. Adjacent Area Land Uses:
North - Golf Course
East - Residential
South - Residential
West - Vacant/M-6

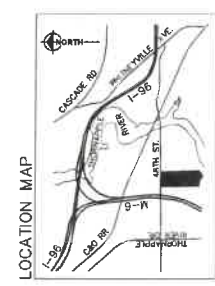
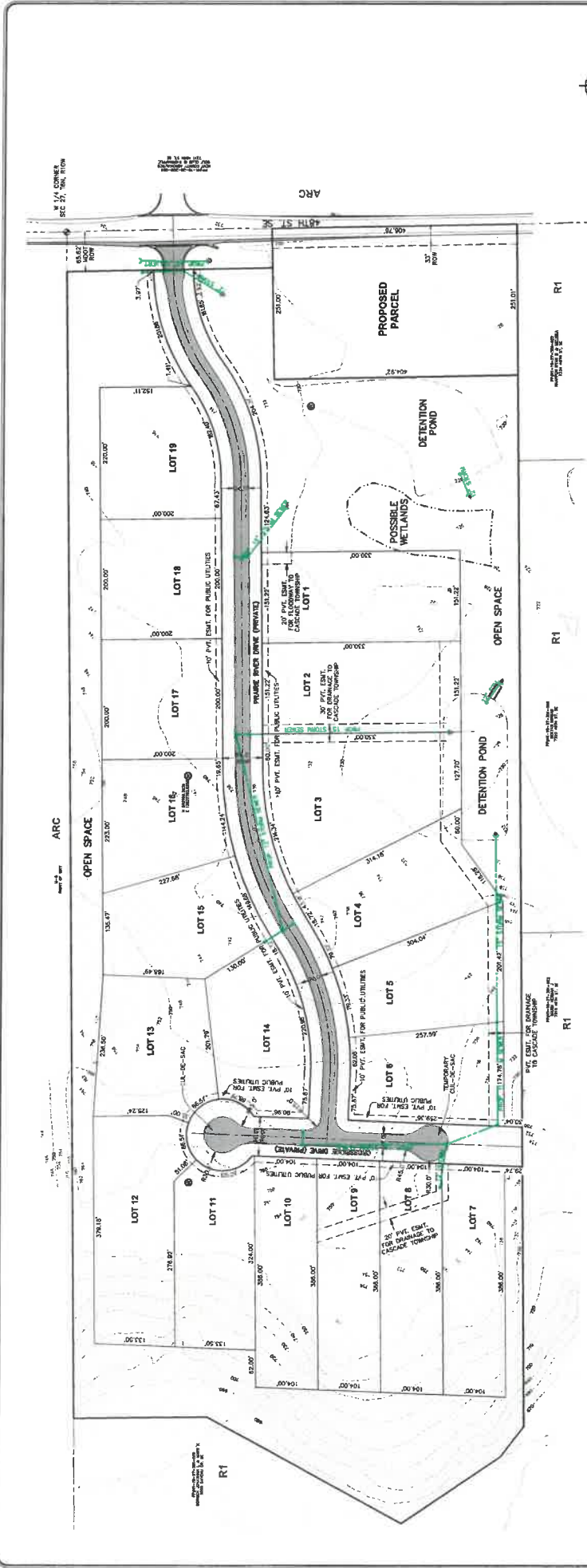
STAFF ANALYSIS

1. The applicant is requesting Final Preliminary Plan approval. The development would allow for a new subdivision for 19 single family detached homes on a new public road. Although not part of the project the development of the property does include a single split from some of the 48h St frontage property.
2. This same applicant originally proposed a 21-unit platted subdivision back in 2015 on the property. They never went through with that project and have decided to resubmit with a slightly different plan.
3. The development will not be seeking deviations from our subdivision ordinance.
4. The property is zoned R1 and is Master Planned Suburban Residential, which is essentially an extension of the residential zoning district.
5. The area is not served by water and sewer and therefore the property would have to get approval from the KCHD for on-site well and septic. The KCHD has issued their review letter dated 8/28/19. The KCHD has indicated some concern for both wells and septics in the report.
6. The site does not have access to the Thornapple River.
7. There are no projects in the Capital Improvement Plan that would be activated as a result of this project.
8. The applicant has chosen the "25% private open space" method for determining minimum lot size. This method requires a minimum lot size of 40,000 sq.ft. The open space provided is calculated after removing the non-buildable portion of the property.
9. The plans indicate that the lots range in size from 40,000 to almost 65,000 sq ft.
10. The plan does include a private road and provides access to the property to the east. If the property to the east were to develop it would be possible to connect to this new private street.
11. This plan meets our subdivision ordinance for density and lot size requirements.
12. For this stage you are again providing a recommendation to the Township Board for their consideration.

13. As with all of our residential developments, the developer has installed an airport recognition statement in the deed restrictions.
14. The applicant has indicated the type of light poles and street trees on the plan.
15. The subdivision is located in the utility service area and has included an SAD agreement in the master deed language if utilities ever become available.
16. The applicant has submitted the master deed and bylaws which have been reviewed to ensure no inconsistency with township ordinance.
17. The Township Engineer has reviewed and approved the plans. A storm water maintenance agreement will be required.
18. Final Preliminary Approval essentially approves the project and allows the developer 2 years to get it started. Such tentative approval may be extended if applied for by the subdivider and granted by the Township Board in writing.

If you approve the plan, the development will go before the Township Board for final preliminary approval. Once approved by the Township Board, it will come back to you again with additional information for final preliminary plat approval.

Attachments: Site Plan
Location Map
Attachments from the applicant



NOT TO SCALE

**PRELIMINARY SITE CONDOMINIUM
THORNAPPLE POINTE ESTATES
(PP# 41-18-37-391-027)**

FOR 7280 48th Street SE
GRAND RAPIDS, MI 49548
PHONE: (616) 538-4683
TOLL FREE: 1-800-333-3333
WWW.FEENSTRA.COM

Feenstra
CIVIL ENGINEERS & ARCHITECTS
1448 48th Street
Grand Rapids, Michigan 49548
Phone: (616) 538-4683
Fax: (616) 538-4684
www.feenstra.com

REVISIONS

NO.	DATE	DESCRIPTION
1	12-22-2018	INITIAL PLAN
2	1-27-2019	REVISED PLAN
3	1-28-2019	REVISED PLAN
4	2-15-2019	REVISED PLAN
5	3-15-2019	REVISED PLAN
6	4-15-2019	REVISED PLAN
7	5-15-2019	REVISED PLAN
8	6-15-2019	REVISED PLAN
9	7-15-2019	REVISED PLAN
10	8-15-2019	REVISED PLAN
11	9-15-2019	REVISED PLAN
12	10-15-2019	REVISED PLAN
13	11-15-2019	REVISED PLAN
14	12-15-2019	REVISED PLAN
15	1-15-2020	REVISED PLAN
16	2-15-2020	REVISED PLAN
17	3-15-2020	REVISED PLAN
18	4-15-2020	REVISED PLAN
19	5-15-2020	REVISED PLAN
20	6-15-2020	REVISED PLAN
21	7-15-2020	REVISED PLAN
22	8-15-2020	REVISED PLAN
23	9-15-2020	REVISED PLAN
24	10-15-2020	REVISED PLAN
25	11-15-2020	REVISED PLAN
26	12-15-2020	REVISED PLAN
27	1-15-2021	REVISED PLAN
28	2-15-2021	REVISED PLAN
29	3-15-2021	REVISED PLAN
30	4-15-2021	REVISED PLAN
31	5-15-2021	REVISED PLAN
32	6-15-2021	REVISED PLAN
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39	1-15-2022	REVISED PLAN
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41	3-15-2022	REVISED PLAN
42	4-15-2022	REVISED PLAN
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288	10-15-2042	REVISED

June 19, 2019
Project No. 170168

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

Re: Thornapple Point Estates
Site Plan Review

Dear Steve:

We have reviewed the site plan for Thornapple Point Estates, prepared by Feenstra & Associates, Inc., located on 48th Street just east of Highway M-6. The current site plan and basis of this review are dated April 16, 2019 and June 18, 2019. The proposed project is a 19-lot residential development with private road. The site is located in the Thornapple River watershed, sub-drainage district Maracaibo Shores.

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 partially in Stormwater Management Zone C and Zone A. Zone C does not require flood control detention, but there must be adequate conveyance capacity for the 100-year storm event to a nearby river or lake. This site does not have 100-year conveyance capacity to the Thornapple River. Therefore, Zone A requirements will apply.

Stormwater Management Zone A requires retention of the 100-year storm event and infiltration to the greatest extent possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event. 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).

Two stormwater detention basins are proposed for the site. The applicant provided several soil borings throughout the site. At the locations of the detention basins, the groundwater elevation is relatively high, within 2- to 4-feet below the surface. The applicant stated due to the high groundwater, stormwater infiltration was not practicable. Stormwater infiltration facilities are generally designed a minimum 4-feet above known groundwater elevations to function properly. Therefore, the detention basins were designed for the 25-year storm event with a restricted release.

All stormwater runoff from the private road and developed portion of the site will be collected by a series of catch basins, swales, storm sewer pipe and conveyed to the two detention ponds. The detention basin outlet control structures are designed to store the 25-year runoff volume and release it at a rate of 0.13 cfs per acre. 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 infiltrated where conditions permit, or released over a 24-hour period, and the 2-year storm event release rate be limited to 0.05 cfs/acre. The detention basin outlet control structures are designed based on this requirement. The applicant provided stormwater calculations to support this. The proposed design is in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the detention basin. All stormwater runoff from the private road and developed portion of the site will discharge to the detention basins. 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 removal of accumulated sediment from catch basins, detention basins, and outlet structures as well as landscape maintenance of the detention basins.

Private Street Requirements

The proposed private street is required to meet the design standards outlined in the Township Ordinance for private streets. FTCH reviewed the proposed private road for right-of-way width, road and travel lane width, road grade, pavement cross section including aggregate base and subbase design, stormwater drainage, etc. The proposed private road was found to meet the requirements outlined in the Township Ordinance for private streets. The Kent County Road Commission has issued a permit for the new driveway.

Utilities

The residential lots will have onsite water wells and septic systems. A permit from the Kent County Health Department will be required prior to construction of the houses taking place. Construction of the private road may take place without the health department permit.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of disturbance, silt sacks in catch basins, and erosion control matting on disturbed slopes and the roadside ditch. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Mr. Steve Peterson
Page 3
June 19, 2019



Summary

The proposed stormwater management design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain an SESC permit prior to road construction. A permit from the Kent County Health Department will also be required for the onsite water wells and septic systems prior to house construction. We recommend approval of the site plan from an engineering standpoint. If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

Nathan R. Torrey, PE

jlk

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



Cascade Charter Township

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

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

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

Thornapple Point Estates

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 two onsite detention basins. The detention basins discharge to an existing wetland area
- 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, detention basins and outlet control structures.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
The drainage map did not indicate any major offsite drainage routes flowing into the site.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided calculations and design details for construction of the onsite storm sewer system and detention basins.
- 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

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH
700 Fuller Avenue N.E.
Grand Rapids, Michigan 49503-1918
Phone: 616-632-6900
Fax: 616-632-6892
Email: KCEHmail@kentcountymi.gov
Website: www.accesskent.com



Adam London, RS, MPA
Administrative Health Officer

August 28, 2019

Norm Buffum
Buffum Builders
144 44th St SW
Grand Rapids, MI 49548

RE: Proposed Thornapple Pointe Subdivision, Units 1-19
Single Family Residential
Cascade Township

Dear Mr. Buffum:

The Environmental Health Division of the Kent County Health Department (KCHD) has completed its review of the latest submittal for the Proposed Thornapple Pointe Subdivision (August 26, 2019). This review was conducted in accordance with Michigan Land Division Act PA 288 of 1967 Section 560.105.

Prior to issuing a final approval, we request the following statements be incorporated into the Thornapple Point Restrictive Covenant.

WASTEWATER DISPOSAL SYSTEMS

- The Kent County Health Department (KCHD) may require site evaluations prior to issuing septic system permits when the proposed initial and/or replacement wastewater disposal system is outside of those areas already approved and on file with KCHD. KCHD will require site evaluations on Units 7-12 prior to issuing building permits.
- Due to small lot sizes, slopes, and slowly permeable soils, this Department cannot guarantee that all individual site development plans will be approved.
- With the application to obtain a permit from KCHD for a septic tank and disposal areas, the applicant will submit to KCHD a lot development plan drawn to scale that will locate the dwelling, drives and right-of-ways, utilities, unit boundary lines, building site and proposed septic location. As part of the application, KCHD may require a topographical map showing existing and proposed contours. Contour intervals shall not exceed two (2) feet.
- Utilities, buildings, drives, or other structures that may interfere with the installation and operation of the on-site sewage disposal system shall not be permitted within the designated initial and replacement sewage disposal areas as indicated on the permit issued by KCHD.
- Site modification in the area of the initial and replacement wastewater disposal systems may be required by KCHD. Site modification would typically include soil removal and backfill with approved washed sand (2NS) or low pressure dosed mound type systems.
- Wastewater from water treatment backwash, geothermal heat pumps, groundwater, and stormwater must not be discharged into the building sewer or any component of the septic system.
- Designated initial and replacement sewage disposal areas shall not be located within any floodplain or drainage way and must be isolated a minimum of 100 feet from surface water or detention basin designed to permanently hold water, 50 feet from any water well, 25 feet from any stormwater detention basins, 25 feet from foundation walls containing subsurface drains, 25 feet from storm sewer catch basins, 10 feet from drainage easements, 10 feet from solid storm sewer, 10 feet from water treatment backwash area, and 10 feet from unit boundaries.

WATER SYSTEMS

- Due to high levels of secondary contaminants, the Developer has offered a well warranty. See attached Water Well Advisory and Limited Well Warranty. Water wells must be completed, sampled, and reviewed with the purchaser prior to issuing a building permit.
- Individual water supply systems will be permitted on a unit solely to provide water for domestic consumption at the residence, for irrigation purposes, swimming pools, or other domestic uses on the unit. Geothermal systems utilizing vertical loops or groundwater withdrawal must be installed under permit from KCHD.
- A permit from KCHD is required prior to the installation or major repair of any on-site water supply. As part of the application, KCHD may require a site plan of the property upon which the water supply is or will be located. Required features may include property boundaries, elevations, buildings, sewage disposal system, surface water bodies, wells, underground fuel storage tanks, chemical storage areas, driveways, and other significant details.
- All wells installed for private water supply must penetrate an adequate protective continuous clay overburden of at least 10 feet. This overburden is to be located greater than 25 feet below the ground surface. Test wells on Unit 11 and 16, drilled to a depth of 190 feet found a suitable clay barrier.
- All wells are to be grouted in accordance with the Michigan Department of Environmental Quality water well grouting requirements.
- Except as otherwise approved by KCHD, all wells must be located on the unit being served and must be 10 feet from property boundaries, buried sewers, easements, and building drains, 50 feet from any component of a septic system, and 50 feet from the water treatment backwash discharge area.
- It will be the responsibility of the co-owner to install and maintain the water supply system in good order and working condition and comply with all applicable governmental regulations and neither the developer nor the association will have any responsibility with respect to the same.
- Due to very high levels of chlorides, hardness, iron, sulfates, and sodium water treatment systems may be necessary. Discharge of said water treatment system backwash cannot be directed into the building sewer, septic tanks, or wastewater disposal areas. The owner of each unit shall make provisions for a separate drainage system to properly dispose of water treatment system backwash.

KCHD requests that this portion (well/septic language) of the document not be recorded until approved and stamped by this office. Upon receipt of the approved, recorded document (well/septic language), final Health Department approval can be granted. If you have any questions, please contact me at 616-204-2375.

Sincerely,



Jason E. Buck, REHS
Sanitarian Specialist
Environmental Health Division

cc: Steve Peterson, Cascade Township Community Development
David Hanko, Feenstra and Associates, Inc.
Dale Ladouceur, MDEQ

Steve

From: Buck,Jason <jason.buck@kentcountymi.gov>
Sent: Wednesday, August 28, 2019 2:41 PM
To: 'Dave Hanko'
Cc: Steve
Subject: RE: Thornapple Point
Attachments: Thornapple Pointe (well warranty).pdf

↙ Dave,

The preliminary approval letter references the attached document. Note, unit 20 has been eliminated. I have confirmed that North Kent Well Drilling has plugged the casing.

Jason

From: Dave Hanko [mailto:dave@feenstrainc.com]
Sent: Tuesday, August 27, 2019 1:23 PM
To: Buck,Jason <jason.buck@kentcountymi.gov>
Subject: RE: Thornapple Point

Jason,
Attached are the revised site plans for your review.

Dave

From: Buck,Jason [mailto:jason.buck@kentcountymi.gov]
Sent: Monday, August 26, 2019 4:14 PM
To: Dave Hanko
Cc: 'Steve'
Subject: RE: Thornapple Point

Dave,

Can you send me the latest site plans? I want to make sure nothing has changed since the letter was issued in 2016.

Thank you,

Jason E. Buck, REHS
Environmental Health Sanitarian Specialist
Kent County Health Department
700 Fuller Ave NE
Grand Rapids, MI 49503
Cell: 616-204-2375
Main: 616-632-6900
Fax: 616-632-6892
www.accesskent.com/health

"To serve, protect, and promote a healthy community for all."

COMMON ELEMENTS

The Common Elements of the Project as depicted in Exhibit B, and the respective responsibilities for maintenance, repair and replacement thereof are as follows:

A. The General Common Elements are:

(1) The land described in Article II of this Master Deed not otherwise designated as Units or Limited Common Elements, including easement interests of the Condominium in the land provided to it for ingress and egress, storm water drainage or other purposes;

(2) The private roadways, walkways, street lights, lawns, trees, shrubs and other plantings located on the common areas of the Project, if any, other than those located on Limited Common Elements; the storm drainage and/or water retention system throughout the common areas of the Project.

(3) Any recreational facilities or other amenities or interests therein which may be constructed on the land described in Article II;

(4) All other Common Elements of the Project not designated in this Master Deed as Limited Common Elements, which are not enclosed within the boundaries of a Condominium Unit, and which are intended for common use or are necessary to the existence, upkeep or safety of the Project;

Some or all of the utility and/or cable television lines (if any), systems (including mains and service leads) and equipment may be owned by the local public authority or by a utility or cable television company that is providing the pertinent service. Accordingly, such utility and or cable television lines, systems and equipment shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and Developer makes no warranty whatsoever with respect to the nature or extent of such interest.

B. The Limited Common Elements are:

(1) The pipes, ducts, wiring and conduits supplying electricity, gas, sewer, water, telephone, television and/or other utility service to or from a Unit, up to the point of lateral connection with a General Common Element of the Project or public or private utility line;

(2) The land located within Unit boundaries, from and below the Unit, as shown on the Subdivision Plan attached as Exhibit B; and

(3) The driveway between the Unit and the roadway, as the same may be designated in any future amendment to the Master Deed; provided, however, nothing in this provision shall prevent Developer from dedicating the road right of way to Kent County or otherwise convert the right of way to a public street; and

(4) Any other improvement designated as a limited common element appurtenant to a particular unit or units in the subdivision plan or in any future amendment to the master deed made by the Developer or the Association.

C. Responsibility for the installation, cleaning, decoration, maintenance, repair and replacement of the Common Elements will be as follows:

(1) The cost of maintenance, repair and replacement of the Limited Common Elements shall be the responsibility of the Co-owner of the Unit or Units to which such Limited Common Elements are appurtenant.

(2) Unit owners shall also be responsible for the maintenance, repair and replacement of all structures, improvements, and landscaping erected, placed or located within the Unit and any appurtenant Limited Common Element, including any portions thereof which may extend beyond Unit boundaries; provided, that the exterior appearance of all structures and yard areas, to the extent visible from any other Unit or General Common Element, shall be subject at all times to the approval of the Association and to such reasonable aesthetic and maintenance standards as may be prescribed by the Association in duly adopted rules and regulations. Notwithstanding any other provision of the Master Deed or the Bylaws, the Developer and/or the Association, as the case may be, shall be obligated to maintain the private roads, including proper snow removal, which directly service the Units benefited by the private roads upon which dwellings are constructed so that such roads shall be readily accessible to emergency vehicles. The cost of the Association in fulfilling its obligations under this paragraph shall be assessed to the Unit owner(s) benefited by the Limited Common Element for which the amounts were expended. Unit owners shall be responsible for maintaining the lawn between the unit boundaries and the paved road surface.

(3) The cost of cleaning, decoration, maintenance, repair and replacement of all Common Elements other than as described above shall be borne by the Association, except to the extent of repair or replacement due to the act or neglect of a Co-owner or his agent, invitee, family member or pet. The Association shall be obligated to maintain all roads, including proper snow removal and cleaning of dirt and debris, which directly service all Units so that such roads shall be readily accessible to emergency vehicles. The Association shall be obligated to maintain in functioning condition all facilities for storm water management.

(4) While it is intended that each Co-owner will be solely responsible for the performance and cost of the maintenance, repair and replacement of the residence and all other appurtenances and improvements constructed or otherwise located within a Unit, it is nevertheless a matter of concern that a Co-owner may fail to properly maintain the exterior of his residence or any Limited Common Element appurtenant thereto in a proper manner and in accordance with the standards set forth by the Association.

In the event a Co-owner fails, as required by this Master Deed, the Condominium By-laws or any rules or regulations promulgated by the Association, to properly and adequately decorate, repair, replace or otherwise maintain his Unit or any improvement or appurtenance located therein or any

Limited Common Element appurtenant thereto, the Association (and/or the Developer during the Development and Sale Period), shall have the right, but not the obligation, to undertake such regularly recurring, reasonably uniform, periodic exterior maintenance functions with respect to residences or other improvements constructed or installed within any Unit boundary as it may deem appropriate (including without limitation painting or other decoration, lawn mowing, snow removal and tree trimming).

Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or Developer's) right to take any such action at a future time. All costs incurred by the Association or the Developer in performing any responsibilities which are required in the first instance to be borne by a Co-owner shall be charged to the affected Co-owner or Co-owners on a reasonably uniform basis and collected in accordance with the assessment procedures established by the Condominium By-laws. The lien for nonpayment shall attach to any such charges as in all cases of regular assessments and may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments, including without limitation, legal action, foreclosure of the lien securing payment and the imposition of fines.

D. Each Co-owner will be entirely responsible for arranging for and paying all costs in connection with extension of telephone, electric, gas, sewer, water, and other utility lines by laterals from the mains (if any) to any structures and fixtures located within the Units and their respective Limited Common Elements.

E. Except as set forth herein, Condominium Units shall not be separable from the Common Elements appurtenant thereto, and shall not be used in any manner inconsistent with the purposes of the Project or in any other way which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements appurtenant thereto.

F. The private streets or roads shall comply at all times with the Cascade Charter Township street ordinance and all snow plowing requirements thereof. The private streets within the Project are not owned, controlled, or under the direct jurisdiction of the Kent County Road Commission or any other government unit; and, as such, they must be maintained and repaired by the Association or the Co-owners. No public funds of the Township of Cascade are to be used to build, repair, or maintain the private roadway.

G. No Co-owner shall prohibit, or unreasonably limit normal ingress and egress and use by any of the other co-owners. Normal ingress and egress and use shall include use by family, guests, invitees, tradesmen, and others bound to or returning from any Unit or Common Element. This provision shall not be interpreted as prohibiting the use of security gates provided that emergency vehicles and public utility officials are afforded appropriate ability to gain access.

VICINITY OF FARM LAND

The condominium premises may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

COMPLIANCE WITH TOWNSHIP ORDINANCES AND REQUIREMENTS

All land within the Project is subject to the Cascade Charter Township Zoning Ordinance (including, without limitation, the PUD recorded in Document Number 20171101-0092285, attached hereto as Exhibit C) and any and all other applicable Cascade Charter Township ordinances.

THE GERALD R. FORD INTERNATIONAL AIRPORT

The Developer hereby expressly discloses that the Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

PUBLIC HEALTH REQUIREMENTS

All residential dwellings shall be served by an appropriate potable water supply system constructed in accordance with the Groundwater Quality Control provisions of the Michigan Public Health Code, Public Act 368 of 1978, as amended, and, in particular, with Part 127 thereof. All residential dwellings shall be served by an adequate sewage disposal system.

At some time subsequent to the initial development, it may become necessary to construct a community water supply and/or sewage disposal system. Rooms shall be reserved next to and adjacent to the original system to provide for future replacement. The construction of such public systems, or either of them, may be financed, in whole or in part, by the creation of a special assessment district or districts which may include all units in the Condominium. The acceptance of a conveyance or the execution of a land contract by any Owner or purchaser shall constitute the agreement by such Owner or purchaser, his heirs, executors, administrators and assigns, that such Owner or purchaser will execute any petition circulated for the purpose of creating such special assessment district. The Board of Directors of the Association shall be vested with full power and authority to obligate all co-owners to participate in a special assessment district or districts and to consider and act upon all other community water and sewer issues on behalf of the Association and all co-owners. Further, each Owner will pay such special assessments as may be levied against his unit by any such special assessment district and shall take the necessary steps as required by the appropriate state, county and township agencies and by the Association, acting through its Board of Directors, to connect, at his own expense, his water

intake and sewage discharge facilities to such community water supply system and/or community sewage disposal system within ninety (90) days following the completion of said system or systems.

The following Water Systems and Sewage Disposal Systems provisions are required by the Kent County Health Department ("KCHD").

WASTEWATER DISPOSAL SYSTEMS

The Kent County Health Department (KCHD) may require site evaluations prior to Issuing septic system permits when the proposed initial and/or replacement wastewater disposal system is outside of those areas already approved and on file with KCHD. KCHD will require site evaluations on Units 7-12 prior to issuing building permits.

Due to small lot sizes, slopes, and slowly permeable soils, this Department cannot guarantee that all individual site development plans will be approved.

With the application to obtain a permit from KCHD for a septic tank and disposal areas, the applicant will submit to KCHD a lot development plan drawn to scale that will locate the dwelling, drives and right-of-ways, utilities, unit boundary lines, building site and proposed septic location. As part of the application, KCHD may require a topographical map showing existing and proposed contours. Contour intervals shall not exceed two (2) feet.

Utilities, buildings, drives, or other structures that may interfere with the installation and operation of the on-site sewage disposal system shall not be permitted within the designated initial and replacement sewage disposal areas as indicated on the permit issued by KCHD.

Site modification In the area of the Initial and replacement wastewater disposal systems may be required by KCHD. Site modification would typically include soil removal and backfill with approved washed sand (2NS) or low pressure dosed mound type systems.

Wastewater from water treatment backwash, geothermal heat pumps, groundwater, and stormwater must not be discharged into the building sewer or any component of the septic system.

Designated initial and replacement sewage disposal areas shall not be located within any floodplain or drainage way and must be isolated a minimum of 100 feet from surface water or detention basin designed to permanently hold water, 50 feet from any water well, 25 feet from any stormwater detention basins, 25 feet from foundation walls containing subsurface drains, 25 feet from storm sewer catch basins, 10 feet from drainage easements, 10 feet from solid storm sewer, 10 feet from water treatment backwash area, and 10 feet from unit boundaries.

WATER SYSTEMS

Due to high levels of secondary contaminants, the Developer has offered a well warranty. See attached Water Well Advisory and Limited Well Warranty. Water wells must be completed, sampled, and reviewed with the purchaser prior to issuing a building permit.

Individual water supply systems will be permitted on a unit solely to provide water for domestic consumption at the residence, for irrigation purposes, swimming pools, or other domestic uses on the unit. Geothermal systems utilizing vertical loops or groundwater withdrawal must be installed under permit from KCHD.

A permit from KCHD is required prior to the installation or major repair of any on-site water supply. As part of the application, KCHD may require a site plan of the property upon which the water supply is or will be located. Required features may include property boundaries, elevations, buildings, sewage disposal system, surface water bodies, wells, underground fuel storage tanks, chemical storage areas, driveways, and other significant details.

All wells installed for private water supply must penetrate an adequate protective continuous clay overburden of at least 10 feet. This overburden is to be located greater than 25 feet below the ground surface. Test wells on Unit 11 and 16, drilled to a depth of 190 feet found a suitable clay barrier.

All wells are to be grouted in accordance with the Michigan Department of Environmental Quality water well grouting requirements,

Except as otherwise approved by KCHD, all wells must be located on the unit being served and must be 10 feet from property boundaries, buried sewers, easements, and building drains, 50 feet from any component of a septic system, and 50 feet from the water treatment backwash discharge area.

It will be the responsibility of the co-owner to install and maintain the water supply system in good order and working condition and comply with all applicable governmental regulations and neither the developer nor the association will have any responsibility with respect to the same.

Due to very high levels of chlorides, hardness, iron, sulfates, and sodium water treatment systems may be necessary. Discharge of said water treatment system backwash cannot be directed into the building sewer, septic tanks, or wastewater disposal areas. The owner of each unit shall make provisions for a separate drainage system to properly dispose of water treatment system backwash.

WELL ADVISORY AND LIMITED WELL WARRANTY

WHEREAS, the water supply for each lot in the THORNAPPLE POINTE SUBDIVISION is to be provided by individual wells: and

WHEREAS, test wells on Units 11, 12, and 20 indicate that water quality and quantity is highly variable and may have objectionable water quality. The developers of THORNAPPLE POINTE SUBDIVISION wish to give purchasers limited assurance that water of sufficient quantity and acceptable quality will be available to each unit prior to site development;

NOW THEREFORE, the developers of THORNAPPLE POINTE SUBDIVISION in consideration of the initial purchase of a condominium unit advises to the Purchaser and that Purchaser alone, and not his heirs and assignees, as follows:

1. **WATER QUALITY.** Analysis of water samples collected from test wells on the subdivision property has revealed elevated levels of arsenic, hardness, sodium, iron and sulfates. Elevated levels of hardness, chlorides, iron, sodium and sulfate are not regulated as public health advisories, but represent aesthetic concerns to the user.

Samples from the test well on unit 20 found arsenic above the maximum contaminate level of .012 mg/L. This aquifer does not appear to be suitable for domestic use, as yields were less than three gallons per minute.

Samples from the test wells on Units 11 and 16 found elevated levels of unregulated secondary contaminants as follows; chlorides at 1810 mg/L, whereas a level below 250 mg/L is considered satisfactory, iron at 4.13 mg/L, whereas a level up to 0.3mg/L is considered satisfactory, sulfate at 606 mg/L, whereas a level up to 250 mg/L is considered satisfactory, and sodium at 1040 mg/L, whereas 250 mg/L is considered satisfactory.

Without treatment, high hardness and iron may result in the build-up of scale deposits in water heaters, piping, and plumbing fixtures. Without treatment, high iron levels may result in the staining of plumbing fixtures and laundry and produce taste and odor problems. Purchasers may wish to consider installation and utilizing whole house water treatment systems to reduce the levels of hardness and iron. Cost of such treatment is to be born solely by the purchaser.

Elevated levels of sulfate are of a concern both from an aesthetic and public health standpoint depending upon concentration. The current national secondary maximum contaminant level for sulfates is established at 250 mg/L. This represents the desired maximum level to prevent the bulk of aesthetic effects. Detectable tastes become apparent above 300 mg/L. A bitter taste, laxative effect and accelerated corrosion of plumbing can be expected above 500 mg/L. Purchasers may wish to consider additional treatment for the consumable portion of the water supply to reduce sulfate levels. Cost for such treatment is to be born solely by the purchaser.

Elevated levels of sodium are of a concern both from an aesthetic and public health standpoint depending upon concentration. The current national secondary maximum contaminant level for sulfates is established at 250 mg/L. This represents the desired maximum level to prevent the bulk of aesthetic effects. Those individuals on a sodium restricted diet may wish to discuss this matter with their physician prior to consumption. Purchasers may wish to consider additional treatment for the consumable portion of the water supply to reduce sodium levels. Cost for such treatment is to be born solely by the purchaser.

2. **WATER QUANTITY.** For normal household usage, the water system must be supplied by a well capable of delivering a minimum of ten (10) gallons per minute.
3. **LIMITED WARRANTY.** Purchasers of units within THORNAPPLE POINTE SUBDIVISION hereby are notified that no construction permits will be issued for any unit until such time as:
 - a. A well has been completed on the condominium unit which produces a minimum of ten (10) gallons per minute as shown by the results of a capacity test of said water well conducted for a minimum duration of four hours; and
 - b. Said well has been sampled and water quality results for arsenic, bacteria, and partial chemistry have been submitted to the Kent County Health Department for review. Results of the water analysis will be presented and discussed with the purchaser.

Dave Hanko

From: Keen, Kerwin (MDOT) <KeenK2@michigan.gov>
Sent: Thursday, January 10, 2019 9:53 AM
To: Dave Hanko
Cc: MDOT-DesignPlatCondo
Subject: Thornapple Pointe Estates, section 27 T6N R10W

Dave,

The Grand Rapids Transportation Service Center has reviewed the plat plans provided and has no concerns with the proposed design.

Sincerely,

Kerwin Keen, P.E.
Permits Engineer
Michigan Department of Transportation
Grand Rapids TSC
2660 Leonard St. NE
Grand Rapids MI 49525
616-464-1814
keenk2@michigan.gov

From: Dave Hanko <dave@feenstrainc.com>
Sent: Friday, January 04, 2019 8:42 AM
To: Keen, Kerwin (MDOT) <KeenK2@michigan.gov>
Cc: MDOT-DesignPlatCondo <MDOT-DesignPlatCondo@michigan.gov>
Subject: RE: Thornapple Pointe Estates

Good morning Kerwin,

Attached are the revised preliminary plans for a proposed Site Condominium in Cascade Township. Your approval is requested.

Dave

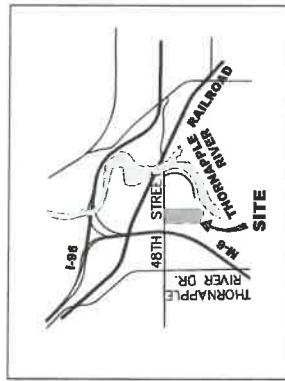
From: MDOT-DesignPlatCondo [<mailto:MDOT-DesignPlatCondo@michigan.gov>]
Sent: Wednesday, January 02, 2019 8:20 AM
To: Dave Hanko
Cc: Keen, Kerwin (MDOT)
Subject: RE: Thornapple Pointe Estates

Hello Dave,

My apologies for the confusion also. This project started as a plat in 2016. After re-reading your letter to me date December 24, 2018 I see the description is now for a **preliminary site condominium** of Thornapple Pointe Estates. After plan revisions are made please forward to Kerwin Keen, MDOT Permits Engineer at the Grand Rapids TSC, Grand Region for his review. Email: KeenK2@michigan.gov

Please CC me on this also for my information and records. Thank you.

EXHIBIT "A" THORNAPPLE POINTE ESTATES BLOCK GRADING PLAN SHEET 1 OF 2



LOCATION MAP

NOT TO SCALE

MINIMUM BUILDING OPENINGS

LOT #	ELEV.
1	730.0
2	730.0
3	730.0
4	737.0
19	737.0



→ DIRECTION OF
YARD SLOPE

Scale 1" = 150'

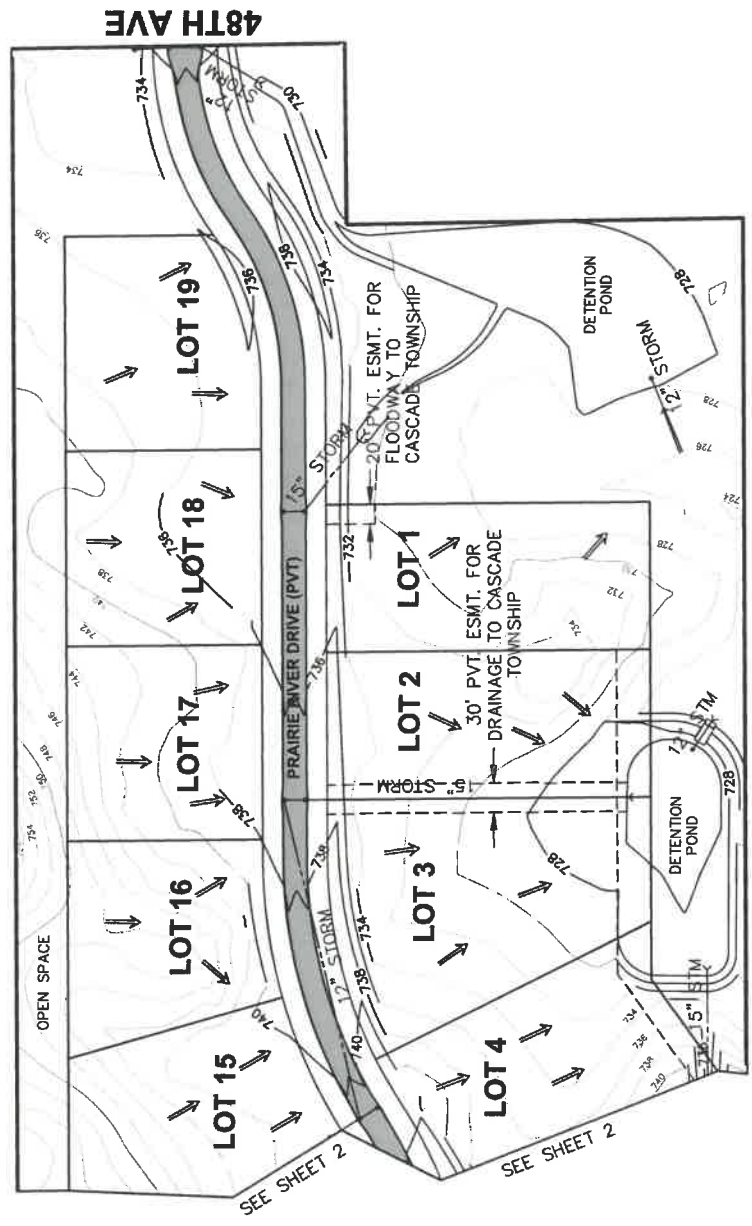
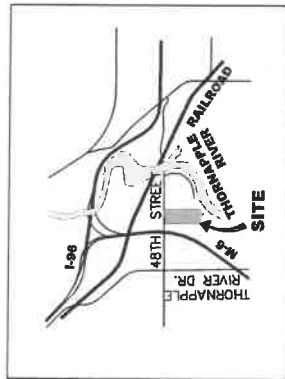


EXHIBIT "A" THORNAPPLE POINTE ESTATES BLOCK GRADING PLAN SHEET 2 OF 2

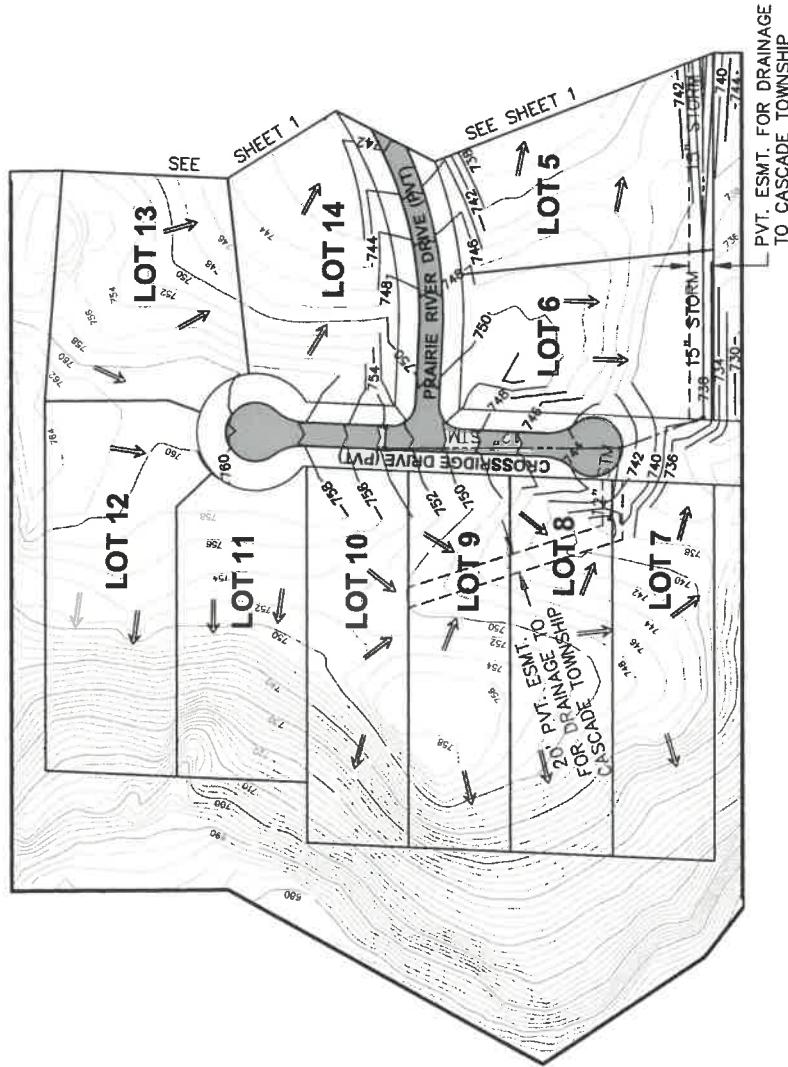


LOCATION MAP

NOT TO SCALE

MINIMUM BUILDING OPENINGS

LOT #	ELEV.
5	739.0
7	741.0
8	745.0
9	751.0
14	742.5



→ DIRECTION OF
YARD SLOPE

Scale 1" = 150'

WELL ADVISORY
AND
LIMITED WELL WARRANTY

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1. WATER QUALITY. Analysis of water samples collected from test wells on the subdivision property has revealed elevated levels of arsenic, hardness, sodium, iron and sulfates. Elevated levels of hardness, chlorides, iron, sodium and sulfate are not regulated as public health advisories, but represent aesthetic concerns to the user.

Samples from the test well on unit 20 found arsenic above the maximum contaminate level of .012 mg/L. This aquifer does not appear to be suitable for domestic use, as yields were less than three gallons per minute.

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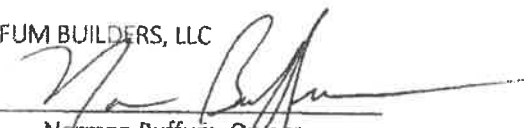
2. WATER QUANTITY. For normal household usage, the water system must be supplied by a well capable of delivering a minimum of ten (10) gallons per minute.

3. LIMITED WARRANTY. Purchasers of units within THORNAPPLE POINTE SUBDIVISION hereby are notified that no construction permits will be issued for any unit until such time as:

a. A well has been completed on the condominium unit which produces a minimum of ten (10) gallons per minute as shown by the results of a capacity test of said water well conducted for a minimum duration of four hours; and

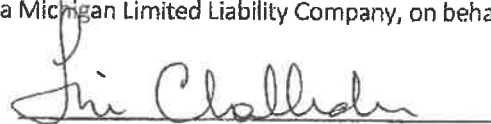
b. Said well has been sampled and water quality results for arsenic, bacteria, and partial chemistry have been submitted to the Kent County Health Department for review. Results of the water analysis will be presented and discussed with the purchaser.

BUFFUM BUILDERS, LLC

By: 
Norman Buffum, Owner

State of Michigan)
) ss.
County of Kent)

The foregoing instrument was acknowledged before me this 28th day of December, 2016 by Norman Buffum, Owner of Buffum Builders, LLC, a Michigan Limited Liability Company, on behalf of the limited liability company.



Notary Public, Ionia, County, MI

Acting in, Kent, County, MI

My commission expires: 12.29.2020

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #19-3542/Watermark swim center buildings
Meeting date: September 9, 2019

At the Public hearing on August 19, 2019 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

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

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

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance # of 2019
AN ORDINANCE TO AMEND ORDINANCE #10 OF 1997, THE
FOREST HILLS GOLF COURSE/WATERMARK CONDOMINIUMS
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Forest Hills Golf Course/Watermark Condominiums PUD Ordinance

Section VI. Development Areas shall be amended in its entirety to read as follows:

H. Swim Center/Healthclub

Section VIII.B.3 of the Design Guidelines, Requirements and Limitations shall read as follows:

3. The maximum size of the professional office shall be 14,000 sq ft. as shown on the approved floor plans dated 9.3.09. This building is not to be used for any tenant or third party other than Watermark employees with the exception that the existing tenant space of no more than 3,100 sq ft may be leased out for professional office use. Examples of professional office include: attorney, engineer, accountant or other low impact type offices as determined by the Planning Commission.

The swim center building shall be built consistent with the approved site plan/elevation plan dated 7/12/19 and the approved engineering plan dated 8/7/19.

Section 2. Effective Date

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

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #10 of 1997, except as otherwise expressly amended herein, shall remain in full force and effect.

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

YEAS:

NAYS:

ABSENT:

ORDINANCE DECLARED ADOPTED.

Sue Slater

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the day of 2019.

Sue Slater
Cascade Charter Township Clerk

