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NOTICE
OSHTEMO CHARTER TOWNSHIP
Zoning Board of Appeals

Tuesday,
May 26, 2015
3:00 p.m.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comment on Non-Agenda Items
4. Approve Minutes – February 24, 2015
5. **Parking in Greenspace Variance (Gesmundo, LLC)**
   Applicant requests a variance to allow parking spaces to be located within the required 20 foot green space along the west boundary line of a proposed development in the C-Local Business District as required by Section 75.130.D of the Township Zoning Ordinance. Subject property is located near the southwest corner of Century Avenue and West Michigan Avenue (Parcel No. 3905-25-240-009).
6. **Outdoor Lighting Variance (Gesmundo, LLC)**
   Applicant requests a variance to allow the installation of 875-watt light fixtures, 475-2atts greater than the r00-watt minimum as required by Section 78.720 of the Township Zoning Ordinance within the Corner @ Drake commercial development within the C-Local Business district. Subject property is located near the northwest corner of Drake Road and Stadium Drive (Parcel No. 3905-25-240-009).
7. **Site Plan Review (Gesmundo, LLC)**
   Applicant requests site plan review of a proposed 50,000 square foot retail building on a 5.43 acre lease area near the southwest corner of Century Avenue and West Michigan Avenue in the C-Local Business District (Parcel No. 3905-25-240-009).
8. **Wall Sign Deviation (Gesmundo, LLC)**
   Applicant requests a sign deviation to allow the installation of a 280 square foot wall sign on the south façade of a new retail store in the C Local Business district, 45 square feet larger than allowed by Section 76.170 of the Zoning Ordinance. Subject property is located near the southwest corner of Century Avenue and West Michigan (Parcel No. 3905-25-240-009).
9. **Multi-tenant Commercial Sign Deviation (Gesmundo, LLC)**
   Applicant requests a sign deviation to allow the installation of a multi-tenant pole sign with an area of 172.50 square feet and a height of 32 feet, 88.5 square feet greater and 12 feet taller than the maximum permitted by Section 76.170 of the Zoning Ordinance. The subject property is located near the northwest corner of Drake Road and Stadium Drive in the C-Local Business district (Parcel No. 3905-25-240-009).
10. **Number of Wall Signs Deviation (SignArt, Inc. for Maple Hill Leaseholds, LLC)**
    Applicant requests a sign deviation to allow the installation of six wall signs, two more than the maximum permitted by Section 76.170 of the Zoning Ordinance. Subject property is in the C-Local Business district at 5622 West Main Street (Parcel No. 3905-13-180-035).
11. Any Other Business / ZBA Member Comments
12. Adjournment

Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

VARIANCE INFORMATION SHEET

For variance requests, the Zoning Board of Appeals is required by law to consider the following, and only the following, criteria when deciding on an application for a nonuse variance:

1. Whether compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, building or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

2. Whether a grant of the variance applied for would do substantial justice to the applicant as well as to the property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

3. Whether the problem is unique to the property owner's land or whether it is a problem shared by all others in the district.

4. Whether relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

5. Whether the problem was self-created.

Please be aware that use variances cannot be granted by the Board for any reason. Also please note that economic hardship is not the type of hardship referred to under #1 above.

May 19, 2015

Mtg Date: May 26, 2015

To: Zoning Board of Appeals

From: Gregory Milliken, AICP

Applicant: Gesmundo, LLC

Owner: Gesmundo, LLC

Property: Parcel #3905-25-240-009 (southwest corner of Century Drive and West Michigan Avenue)

Zoning: C – Commercial District

Request: Site Plan Review for Construction of new 50,000 square foot retail building
- also includes variance requests to allow parking within required greenspace area and variance for parking lot lights that exceed maximum wattage requirements

Section(s): Section 30.000 – C – Commercial District
Section 60.000 – Special Exception Uses
Section 75.130 – Greenspace Areas
Section 78.720 – Outdoor Lighting Standards

Project Name: Field & Stream – Corner @ Drake

OVERVIEW

The subject property is located in the Corner @ Drake commercial development. The specific building site within the development is the westernmost site located at the southwest corner of Century Avenue and West Michigan Avenue. The lease area is 5.43 acres and includes 367 feet of frontage on West Michigan Avenue.

The lease area is part of a broader coordinated development. The 5.43 acre site will be leased from the property owner. Therefore, there is not a true property line at the south side.

The proposal is to construct a new 50,000 square foot retail store for Field & Stream, an outdoor recreation retailer. Retail is a permitted use in the C district. The site plan includes 246 parking spaces.

The proposed site plan requires two variance requests. These are identified as separate agenda items and will require separate motions. However, for ease of understanding and presentation, they are discussed together here, and it is recommended they be discussed together at the meeting.

PROPOSED DEVELOPMENT

The applicants desire to build a 50,000 square foot retail building at the established commercial development. Site plans and elevations of the proposed development are provided.

The setback on West Michigan Avenue is 70 feet from the road right of way, and the building is located 70 feet from the right of way at its closest point.

The setback from Century Avenue, a private drive, is 15 feet from the easement boundary. The east façade of the building is located 31 feet from the Century Avenue easement.

Similar to Costco next door, the building site requires that the structure be a four-sided structure, which is challenging for a large building and use that requires loading facilities. The elevations illustrate effective design techniques to address this challenge. The stone columns shown on the elevation protrude from the surface approximately 12-18 inches. Like Costco, the northern, West Michigan Avenue frontage will house the loading and unloading facilities. A screening wall is located there extending west from the edge of the building to screen the loading dock as well as the dumpster and compactor. As will be described later, enhanced screening is proposed along West Michigan to screen these facilities from the adjacent right of way.

CIRCULATION AND PARKING

Access to the property is via Century Avenue, a private access drive that connects West Michigan Avenue to Drake Road. The parking lot to the south will also continue and tie into adjacent development creating shared parking and access opportunities.

Access to Century Avenue is provided in two locations: one at the north end of the lease area immediately north of the building and one at the very south end of the lease area. Current traffic patterns for the development would suggest that the southern access point will be the most often used and has been designed and positioned to serve not just Field & Stream but adjacent commercial development that may occur to the southeast. The northern access point is likely to be used primarily for deliveries and larger vehicles.

Retail uses are required to provide one parking space per 150 feet of net floor area. If we assume 70% of the building is net floor area, the minimum number of spaces required is 234. The applicants have provided 246 spaces. All spaces and drive aisles satisfy the minimum dimensional requirements of the Ordinance.

The applicants have proposed an interesting concept to the rear / north side of the building. For this type of use, it is common place for customers to visit in larger vehicles including RV's and trucks with trailers. These can create challenges for maneuvering in parking lots as well as in terms of parking lot occupancy. To address this, they have designated specific spaces to the rear of the building for the parking of these oversized vehicles. Vehicle parking spaces in this location were unlikely to be used due to the distance to the front door and a store policy that prohibits employees from entering / exiting through the rear of the building. Therefore, this design allows for more efficient use of the space while providing for safer circulation. However, any approval should be conditioned on requiring that these spaces not be used for overnight accommodation or storage.

SIDEWALKS

The non-motorized plan for the Township calls for a sidewalk on the north and south side of West Michigan Avenue. This plan was updated following the approval of the site plan for Costco. The previous plan did not call for a facility on the south side of West Michigan. Therefore, there is no sidewalk along the north end of the Costco property nor is there a commitment from them for this.

The proposed site plan does not call for a sidewalk along West Michigan Avenue. Due to the slopes and the 100 foot right of way on West Michigan, it is likely such a facility would be located in the right of way, which would require coordination with the Road Commission. It is unlikely therefore that a sidewalk on the subject property would get constructed within the period of construction for the proposed store. Therefore, Staff recommends any approval of the plan be conditioned on a commitment to the sidewalk facility in the form of an escrow or commitment to future special assessment if necessary.

A sidewalk facility already exists along Century Avenue. It appears that the concrete pad in front (south) of the proposed store extends east toward the Century sidewalk but does not appear to make the connection. This connection should be made to allow pedestrian connection from the store to the sidewalk network.

LANDSCAPING

Two landscaping plans have been provided illustrating the proposed landscaping for the site. The first shows the landscaping in relation to the grading and topography, and the second focuses in on the planting materials.

For the north side greenbelt requirement, a 20 foot wide greenbelt is required with a minimum of six canopy trees, nine understory trees, and 12 shrubs. As described previously, the north side is functioning as the rear of the building and will house the loading dock and other mechanical elements. In order to provide a denser, year-long screen from West Michigan Avenue, the applicant has suggested an alternative to the required landscape materials. The proposed plan calls for 26 evergreen trees and 19 shrubs as well as installation of a small berm to further enhance the screening.

For the east side greenbelt along Century Drive, a 15 foot wide greenbelt is required with a minimum of seven canopy trees and 13 understory trees. A number of trees are already located here having been planted with the installation of the roadway. The applicant is proposing installation of seven canopy trees and four understory trees to supplement the existing trees already installed.

For the west side greenbelt along 131, a 20 foot wide greenbelt is required. Again, a berm is proposed. Section 75.130.C of the Zoning Ordinance allows for a 25% reduction in plant material when a berm is included in the proposed landscaping. A three foot berm is proposed here to minimize the view of vehicles and the parking lot while maintaining visibility of the store. For the greenbelt, 15 canopy trees, 22 understory trees, and 29 shrubs are typically required, but with the 25% reduction, those numbers become 12, 17, and 22 respectively. The plan proposes installation of 13 canopy trees, 24 understory trees, and 70 shrubs.

Along this west side, the applicant is in talks with MDOT to secure the ability to install and maintain the landscaping in the MDOT right of way between the subject property and the adjacent freeway ramp. This will further extend the greenway and add additional greenspace and landscape material under similar control.

This is noteworthy as one of the variance requests to be discussed below involves the location of parking within the required greenspace area. The Zoning Ordinance does not permit parking within greenspace areas (Section 75.130.D). However, the parking along the west side of the site encroaches within this 20 foot area to various degrees. Thus, much of the proposed landscaping here is within MDOT right of way as agreed to between MDOT and the applicant.

In the parking lot, a total of 7,380 square feet of landscape area is required along with 37 canopy trees and 74 shrubs. The site plan includes over 8,000 square feet of landscape areas, 37 canopy trees, and 75 shrubs. Five of the canopy trees are shown at the south end of the site. These are in an area that will be an island as the development continues south. Staff is comfortable counting them towards this plan with the understanding that they will not be able to be counted towards the landscape requirement for a future development.

Section 75.180.A requires 75% of the canopy trees and 30% of the other landscape elements be native plants. Staff review of the plans shows that the landscaping does not satisfy these requirements. Approval can be conditioned upon the landscape materials being revised to comply with this standard.

LIGHTING

The lighting plan is provided on sheet L2. For consistency, the applicant is proposing use of the same fixtures in the parking lot utilized by Costco. The proposed fixtures are cut-off box lights 25 feet in height at 875 watts per bulb. The Ordinance has a limit of 400 watts per bulb. Therefore a variance is required for this as well, which is discussed below. Costco received a variance for the use of these fixtures.

There are 18 lights within the interior of the parking lot and eight around the perimeter. Eight wall packs are attached to the building.

The photometric plan shows the footcandle distribution of light on the site. The Ordinance requires that light be maintained on site and no more the 0.1 footcandles spill on to adjacent properties or rights of way. The lighting plan provided is incomplete as it does not indicate what the spread is onto adjacent properties. Based on the information provided, however, it is very likely that the light spilling to the north and west onto the West Michigan Avenue and US-131 rights of way exceeds 0.1 footcandles. The plan will need to be adjusted accordingly to eliminate this spillover.

OTHER REVIEWS

We have received comments from the Fire Marshall regarding the proposed plan. The only unique comment is in regards to a turning radius in the parking lot, and the Fire Marshall has stated that the project engineer has agreed to accommodate that concern.

Comments from the Township Engineer are attached. As he notes, his comments are fairly specific and can be worked out as the plans are refined.

VARIANCES

As indicated above, there are two variances requested as part of the site plan review. It is recommended that following a review and understanding of the overall development and proposed plan, these variance requests be considered prior to consideration of the site plan as a whole.

PARKING IN GREENSPACE

As described above, the site plan calls for parking along the west side of the site within the required 20 foot side greenspace area (Section 75.130.D of the Zoning Ordinance). This area is required along the US-131 right of way area. In the northern portion of the site, the encroachment is significant, hitting a maximum of 18 feet. As the site continues south, the amount of encroachment is reduced with only three to five feet of the parking lot encroaching into the greenspace area.

Despite the encroachment, the landscape plan calls for satisfaction of the required landscaping material as well as installation of a berm for additional screening. This is possible due to an agreement with MDOT allowing for planting within the right of way area. In addition, the applicant is pursuing additional rights to plant and maintain landscaping even further down the right of way to ensure continuity of material and appearance.

With the addition of the space already allowed from MDOT along with space under negotiation with MDOT within the right of way, it is likely that the applicant will have control of greenspace along the west side of the property significantly greater than the 20 foot requirement. Thus, the intent of ensuring perimeter landscaping around sites is secured.

Similar logic was used when a variance was granted to allow parking in the greenspace along the West Michigan Avenue frontage of Costco. West Michigan Avenue has an oversized right of way, and the applicant secured permission from the Road Commission to allow the ability to plant and maintain material in the right of way.

LIGHT BULB WATTAGE VARIANCE

As stated previously, the applicant is proposing to use the same lights and fixtures in the parking lot as was used and approved for Costco in order to maintain a consistent appearance in the center. The game plan is to use this fixture in the larger parking lot that will extend from West Michigan Avenue around the west and south side of the site to Drake Road. Then, along Drake Road to use a smaller, more modern LED fixture consistent with the streetlights in the center along Century Avenue.

The Costco fixtures are 875 watts, which exceeds the 400 watt limit for outdoor lighting provided in Section 78.720 in the Zoning Ordinance. To date, Staff has not received complaints about the lighting at the Costco facility.

STANDARDS FOR APPROVAL

The ZBA should review the following standards in considering the variance requests. Recall there are two separate variances incorporated within the request. It is recommended that these be evaluated individually and separate motions made for each one as the criteria for approval apply uniquely to each request. This should probably occur prior to any motion on the site plan in the event there is a change necessary due to a decision on one of the variance requests.

Standards of Approval of a Nonuse Variance (practical difficulty):

Standard: *Conformance Unnecessarily Burdensome*
Are reasonable options for compliance available?
Does reasonable use of the property exist with denial of the variance?

Comment: GREENSPACE – MDOT has given the applicant permission to install the required landscaping in the right of way area as well as install a berm to screen the adjacent parking area. In addition, the applicant is in negotiation to further extend this agreement to include the entire adjacent right of way thus giving the impression of a 20 foot compliant greenspace area. The parking could be shifted to accommodate the 20 foot requirement. Such a change would likely require amendment of the site plan and parking arrangement.

LIGHTING – Although the lights exceed the wattage requirements, the amount of light does not exceed the maximum levels established by the Ordinance. Any issues with spread can likely be addressed through placement of the fixtures or shields. There are many ways the lights could be brought into conformance. One option would be to install multiple lamps on each post that satisfy the 400w limit, which seems a backwards response to achieving compliance. Some entities have also started using LED fixtures to achieve lighting at less wattage.

Standard: *Substantial Justice*
Applied to both applicant as well as to other property owners in district.
Review past decisions of the ZBA for consistency (precedence).

Comment: *Costco – 5150 Century Avenue – Lighting & Greenspace – Approved – December 2013*
The applicant requested a variance to allow installation of parking lot lights at 875 watts indicating they made the most economic and efficient sense and were in conformance with all other requirements. The applicant also requested variance to allow parking in greenspace along West Michigan Avenue indicating greenspace intent would be achieved through agreement with Road Commission. This site is immediately adjacent to subject property.

Target – 5350 West Main Street – Lighting – Approved – August 2006
The applicant requested a variance to allow installation of new light poles at the entrance drive along West Main Street with lamps that exceed 400 watts. The variance was approved.

Metro Toyota – 5850 Stadium Drive – Lighting – Approved – 1987 & 2005
The applicant was originally granted variance for use of 1000 watt lamps on 20 poles in primary display areas in 1987. Then, when site was improved in 2005 and new poles added, variance granted to include additional poles having 1000 watt lamps.

PKSH Housing Partners – 5155 Croyden Avenue – Greenspace Width – Approved – March 2009
The applicant requested a variance to allow a driveway for a proposed multi-family development use within the required 40 foot greenspace on one side of the property and within the required 30 foot greenspace on another side. The request was approved.

Standard: *Unique Physical Circumstances*
Are there unique physical limitations or conditions which prevent compliance?

Comment: GREENSPACE – The location of the property adjacent to the US-131 right of way and the size of that right of way is the unique element related to this request. Through agreements and easements provided by MDOT, the required landscaping will be provided, and the site will be ensured a perimeter landscape area of at least 20 feet although it may not all be on the subject property.

LIGHTING – There is nothing particularly unique about the land or the property that would prevent compliance.

Standard: *Self-Created Hardship*
Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?

Comment: GREENSPACE – The variance results from the location of parking within the required greenspace area. As a new development site, the plan could be laid out to accommodate this requirement. The site is narrow for a commercial site.

LIGHTING – The variance is a result of the desire to have 875 watt lamps in the parking lot in concert with adjacent development for consistency and aesthetic reasons.

Standard: *Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance is granted?*

Comment: GREENSPACE – As stated previously, the applicant has secured permission from the MDOT to place landscape materials and a berm within the right of way. As a result of this and the potential for further ability to landscape in this area, the greenspace will appear to satisfy the 20 foot width requirement and certainly ensure perimeter landscaping is provided along this side of the site.

LIGHTING – The Board should consider the similar variances that have been granted on this issue in the past for similar commercial entities. The Board should also consider

whether the applicant is able to eliminate spillover onto adjacent rights of way with the current lighting plan.

Following consideration of the variances, the ZBA should turn its attention to the site plan itself. Section 82.800 provides the criteria for approval of site plans.

A. Circulation and Access

The design of the site provides for efficient circulation and maneuvering both in terms of the operation of the use as well as impact on the overall development. Traffic flow is efficient and interconnected. Access for trucks and loading provisions have been considered in the site planning.

Completion of the pedestrian connection to the Century Avenue sidewalk should be added to the plan. In addition, the Board should discuss a commitment to a future sidewalk facility along West Michigan Avenue.

B. Minimize Impacts on Adjacent Properties

It is not anticipated that the proposed development will have any impact on adjacent properties. The biggest potential impact is from the loading dock on the north side of the building, which is on the same side as the loading dock for Costco on the adjacent site. On the north side of West Michigan Avenue are industrially zoned properties. Nonetheless, the north side of the property is well screened to minimize the impact of the loading area.

C. Preserve Natural Features

The site was already prepped for development and therefore there are no natural features on the site to be preserved.

D. Minimize Adverse Impacts on Adjacent Properties with Screening and Landscaping

A Landscape Plan has been provided demonstrating compliance with the screening and landscaping requirements.

E. Complies with Zoning Ordinance Requirements

The report above notes those issues where a variance is required or conditions of approval should be added to address any compliance issues.

F. Accessible to Emergency Personnel

The Fire Marshall has provided comments and other than a turning radius issue with a landscape island in the parking lot that the project engineer has agreed to address, the Fire Marshall has noted no significant issues with the proposed development.

G. Will Not Result in any Additional Runoff to Adjacent Property

The Township Engineer has indicated in his comments that he had some questions regarding the stormwater calculations and specific design elements, but was largely satisfied with the design concept and believed it would function appropriately. The overall stormwater and drainage plans for the entire development were designed and approved with the original concept plans. This site is programmed to drain into the adjacent stormwater facilities currently being constructed by MDOT at the US-131 / Stadium Drive interchange.

H. Consistent with Purpose and Intent of Zoning

The proposed plan is consistent with the purpose and intent of the zoning district.

I. Consistent with Groundwater Protection Standards

The Township Engineer has not indicated any issues or concerns with groundwater protection standards.

CONCLUSION

This is the second outbuilding development at the Corner @ Drake development, and would provided another anchor draw to the center. The proposed development is consistent with plans proposed during review of the overall development as well as with the requirements of the Zoning Ordinance.

The plan requires two variances, which should be considered first before consideration of the site plan. The variances are in concert with similar requests made and granted for the Costco site within the same development.

Staff recommends the following conditions be included in a decision on the site plan:

1. Installation of a pedestrian connection to the east from the front of the store to the existing sidewalk on Century Drive.

2. Site plan approval is contingent upon approval of the variance requests for outdoor lighting and parking in the greenspace area. If the variances are not granted, the site plan shall be modified accordingly to be in conformance with the Ordinance.

3. No overnight camping or storage of recreational vehicles and trailers shall be permitted in the extended spaces on the north side of the site.

4. The landscape plan be revised such that landscape materials be replaced as necessary to satisfy the native plant requirements of Section 75.180.A.

5. Provision of a commitment for a sidewalk along the West Michigan Avenue frontage either through an escrow or agreement not to oppose a special assessment.

6. Securing and maintaining an easement from MDOT for the required landscape material along the west side of the property.

7. Replacement of any dead or dying landscape material previously installed in the overall development.

8. There be no light spillover in excess of 0.1 footcandles onto adjacent properties or rights of way caused by lighting from the proposed development.

9. Site plan approval is subject to the approval of the Fire Department, pursuant to adopted codes.

10. Site plan approval is subject to the review and acceptance of the Township Engineer.

Respectfully Submitted,

Gregory E. Milliken, AICP
Planning Director

Attachments: Application
Aerial
Attachments from Applicant
Site plan and associated materials
Reviews from Engineer and Fire Marshall

May 19, 2015

Mtg Date: May 26, 2015

To: Zoning Board of Appeals

From: Gregory Milliken, AICP

Applicant: Gesmundo, LLC

Owner: Gesmundo, LLC

Property: Parcel #3905-25-240-009 (southwest corner of Century Drive and West Michigan Avenue)

Zoning: C – Local Business District

Request: Allow multi-tenant commercial center pole sign with a height of 32 feet (maximum height of 20 feet) and a sign area of 172.50 square feet (maximum area of 84 square feet).

Section(s): Section 76.170

OVERVIEW

The applicant is requesting sign deviations for a multi-tenant commercial sign for the entry of the Corner @ Drake commercial development. The shopping center is located at the northwest corner of Stadium Drive and Drake Road with frontage on West Michigan Avenue and US-131. The proposed sign is located at the intersection of Drake Road and Century Avenue just north of Stadium Drive. The property is in the C – Local Business district.

DEVIATION REQUESTS

Currently there is no overall site signage for the Corner @ Drake development. Costco has been constructed and has wall signs on the building in conformance with Ordinance standards. Consumers Credit Union has been approved for a site plan, but signage was not a part of that approval process. Field & Stream is on this agenda for approval of a site plan as well as a wall sign deviation.

The applicant did receive a deviation to install a commercial ground sign on the stone wall feature at the immediate corner of Stadium and Drake in September 2014. The deviation allows for installation of a 124 square foot sign as opposed to the 80 square foot maximum. That sign has not been installed, and although the applicant would like to preserve the option to do so, no immediate plans have been discussed.

The proposal here is to install a primary, multi-tenant identification sign at the main entry to the development off of Drake Road. It would be located at the southwest corner of Century Avenue and Drake Road. As shown in the attached drawings, the sign has a high level of design resulting in additional height. The sign identifies the shopping center as well as five tenants.

The maximum height of a multi-tenant commercial sign is 20 feet. The proposed sign is 32 feet tall.

The maximum area permitted for the proposed sign is 84 square feet. The proposed sign is 172.50 square feet.

OVERALL SIGN PROGRAM

The only deviation request is associated with the proposed sign at the Century Avenue entry. However, a plan has been provided illustrating the proposed signage plan for the entire development. Staff felt it would be beneficial to understand the overall approach to signage at the development and see how the proposed sign fit in with that overall program. Again, none of these other signs are being presented for approval or consideration. They are simply being shown to illustrate how the proposed sign fits with other signage contemplated for the development.

At the other end of Century Avenue, the applicant is proposing installation of a small entry sign at the intersection of Century Avenue and West Michigan Avenue. This sign will only identify the center and will not have any tenant identification. No plans have been submitted for this sign, but this sign is permitted to be up to 40 square feet at a height of 10 feet.

Along Drake Road, one credit union has already had its site plan approved: Consumers Credit Union immediately north of Century Avenue. The applicant is in discussion with two more financial institutions for leasing of sites along Drake Road – one south of Century Avenue and one at the northernmost edge of the property. The sign program calls for each of these institutions to have their own ground sign. These users would not be identified on the multi-tenant sign and thus would be treated as stand alone financial institutions. Such signs are limited to 60 square feet and eight feet in height. They are also limited to 25% total area dedicated to electronic changeable copy.

At some point in the future, the applicant may propose a second multi-tenant sign on Drake Road for a strip commercial center likely to be developed on land north of where Consumers Credit Union will be developed. Because the development has over 400 feet of frontage on Drake Road, it is entitled to a second such sign. It would need a separation of 150 feet from the larger sign at Century / Drake. At a height of 10 feet, it would be permitted an area of 120 square feet and at a height of 20 feet, it would be permitted an area of 90 square feet. At this time, the applicant would prefer not to have this sign but wanted to make the Board aware in the event plans change.

SIGN HISTORY AND COMPARISON

The applicant has presented a comparison of the proposed signage (including both the proposed primary multi-tenant sign as well as the potential multi-tenant sign in front of the strip center) to the signage from other similar large developments in the township. Both West Main Mall and West Century Center have received variances for size and height of their existing multi-tenant signs. Our research indicates that the ordinance requirements have not changed. The Maple Hill Mall is another multi-

tenant center with a large sign that does not conform to the current ordinance. Some history on all of these signs is important and may help to guide your decision making process.

- The newly renovated sign for the West Century Center along West Main Street was granted a deviation in 2014 to allow installation of two signs that exceed the square footage limits and one that exceeds the height limit.

- In 1998, the Maple Hill Mall received a variance to allow the installation of the existing 340 square foot sign along West Main Street. This was conditioned on removal of two other signs related to the multi-tenant property.

- In 1999, the West Main Mall received a variance approving a sign package for the ground signs currently existing along Drake Road and West Main Street. These were part of an eight sign package – four multi-tenant signs along the road frontages and four internal directional signs. The signs required various setback, area, and height variances as well as approval to allow more than the two signs allowed due to the two street frontages. The four signs were replacing two non-conforming signs.

In addition to the Corner @ Drake, these are the largest multi-tenant commercial centers in the Township. In some of the cases above, deviations were granted in order to bring the site closer to conformance. In this instance, there are no existing signs at the site. Nonetheless, the proposed sign area is significantly smaller than any of the other examples. The height of the proposed sign is created primarily due to the enhanced design and style of the sign and its structure rather than as a result of the sign area itself.

Recall that the applicant is not proposing or seeking approval for the second multi-tenant sign at this time. As currently proposed, it would require a deviation, but because this is not being requested for approval at this time, neither the applicant nor staff worried about adjustment to this sign.

STANDARDS OF APPROVAL

The ZBA should review the following standards in considering the request for deviation, which can be found in Section 76.500 of the Ordinance.

Standards of Approval of a Nonuse Variance (practical difficulty):

Standard: *The granting of the requested deviation would not be materially detrimental to the property owners in the vicinity.*

Comment: The granting of the requested deviation would not be materially detrimental to the adjacent property owners or tenants.

Although there are not signs on the subject property currently, there are existing signs and poles in the immediate vicinity on the east side of Drake Road and along Stadium Drive. It is a high intensity commercial area and district and the proposed sign, while exceeding the signage limit, has been well designed and will blend with the overall aesthetic of the development.

Standard: *The hardship created by a literal interpretation of the Section is due to conditions unique to that lot, building site or parcel and does not apply generally to other properties in the Township.*

Comment: The challenge to this site is unique to the few large multi-tenant commercial developments that have been identified here. The deviation reflects the need for tenant identification while recognizing the challenges presented by the heavily travelled roadway and the larger number of tenants.

Standard: *The granting of the deviation would not be contrary to the general purposes of this Section or set an adverse precedent.*

Comment: In order for the granting of a deviation not to set an adverse precedent, there must be something unique about this request such that the Board can differentiate this decision from a similar request in the future as well as previous requests.

The ZBA should consider the unique nature of the site, its size, and its location on a major arterial. The ZBA should also consider previous deviations granted to similar multi-tenant signs at West Century Center, West Main Mall, and Maple Hill Pavilion. The ZBA should also consider the enhanced design of the sign and the fact that the sign area is substantially less than existing signs at the previously mentioned centers.

Respectfully Submitted,

Gregory E. Milliken, AICP
Planning Director

Attachments: Application
Attached Materials
Aerial

May 19, 2015

Mtg Date: May 26, 2015

To: Zoning Board of Appeals

From: Gregory Milliken, AICP

Applicant: Gesmundo, LLC

Owner: Gesmundo, LLC

Property: Parcel # 3905-25-240-101 (Northwest corner of Stadium Drive and Drake Road)

Zoning: C – Local Business District

Request: Sign Deviation to allow a retail store with a wall sign of 280 square feet, 45 feet greater than the 235 foot maximum square footage.

Section(s): Section 76.170

OVERVIEW

The applicant is requesting a sign deviation in order to install a wall sign on the south façade of the proposed new Field & Stream store that exceeds the maximum square footage permitted by Ordinance. The ordinance allows wall signage to be a maximum area of one square feet for each foot in length of the wall to which it is affixed. The wall is 235 feet wide and the sign is 280 square feet. Therefore, a deviation is required.

LOCATION

The subject property is located at the southwest corner of West Michigan Avenue and Century Avenue in the Corner @ Drake development. The site has frontage on West Michigan Avenue, Century Avenue, and US-131. The property is the westernmost outlot in the development immediately west of Costco. The lease area for Field & Stream is approximately 5.3 acres in size.

Field & Stream is proposing construction of a 50,000 square foot retail store on the site. This plan appears previously on this same agenda. That approval did not incorporate approval of signage.

PROPOSED SIGNAGE

As stated previously, the building is really a four-sided building with frontage on three roads and a main entry to the south at the parking lot. To the north, east, and west where the building faces adjacent roadways, the building will have a 130 square foot wall sign. This sign area is compliant with the width of the facades in these areas.

A larger sign is proposed on the south side of the building. This is primary entry and has a substantial entry feature associated with the architecture. The sign is mounted on the entry feature over the entry doors and does not seem oversized or out of place considering the surrounding building elements. The 280 square foot sign has five foot letters at their largest and is internally illuminated. The sign requires a sign deviation due to the fact that the width of the south façade is 235 feet.

Note that the large eagle depicted above the "Field & Stream" sign was not included in the calculation of area. Initially, there was confusion as to what this was and what it was mounted on. Staff was pretty sure the eagle was a statue or was located indoors / behind glass. However, a google search of images showing other stores has proven otherwise. The eagle is a dark cut out of an eagle mounted on the face of the entry feature above the sign. It is not illuminated.

The question then becomes whether it is a sign or not. Our first impression was that it was not a sign but was just an artistic element associated with the retail use. However, based on review of the information from the store, it is clear that that eagle image is a part of the store's branding effort. That being said, the eagle is also the symbol of the country, a fairly generic image, and is not trademarked by the company. If it were trademarked or more unique, staff may feel differently. But considering some of the murals and creative interpretations businesses are doing to incorporate their brand into different building elements (see Starbucks, Steak & Shake, and Applebee's for example), we did not incorporate it into the sign area or count it as a separate sign.

It should be noted that the south side of the building will not be visible from West Michigan Avenue, Drake Road, or likely Stadium Drive. It will likely be visible from US-131, and with the increased distance to the highway and higher speed of traffic along the road, the applicant is seeking the deviation for the increased sign size.

STANDARDS OF APPROVAL

The ZBA should review the following standards in considering the request for deviation, which can be found in Section 76.500 of the Ordinance.

Standards of Approval of a Nonuse Variance (practical difficulty):

Standard: *The granting of the requested deviation would not be materially detrimental to the property owners in the vicinity.*

Comment: The granting of the requested deviation would not be materially detrimental to the adjacent property owners or tenants. As stated, the sign will not be visible to properties or drivers on West Michigan Avenue or Drake Road and likely will not be visible from

Stadium Drive except from the freeway overpass. While larger than permitted, the proposed sign fits with the architecture and proportions of the proposed building.

Standard: *The hardship created by a literal interpretation of the Section is due to conditions unique to that lot, building site or parcel and does not apply generally to other properties in the Township.*

Comment: The site is unique. Field & Stream is not the only large box retailer in the Township, but there are not dozens either. An analysis of 10 other similar size retail facilities in the Township found that only one had a wall size with an area that exceeded the length of the wall upon which it was affixed. All others were compliant with the 1:1 requirement. Two other similar deviation requests had been denied. That being said, "Field & Stream" is a longer name than "Target" or "MC Sports".

Particularly unique however is the frontage of the building. Most of the other similar uses are located on West Main Street or Drake Road. The primary goal of the sign is to attract traffic from the parking lot or from the adjacent road that is a couple hundred feet away with traffic travelling 35 mph or less. For the proposed sign, the primary goal for attracting off-site traffic will be to grab vehicles from the freeway before the interchange, which will be about a half mile away with traffic travelling twice as fast.

This is very unique. It is not anticipated this situation will present itself again within this development. No other outlot in the Corner @ Drake development has this type of frontage on the freeway. As the West Main Street / US-131 interchange redevelops / develops in the future, there may be a similar situation arise there, but that would really be the only opportunity for this scenario to emerge again without substantial changes to the zoning and existing development pattern.

Standard: *The granting of the deviation would not be contrary to the general purposes of this Section or set an adverse precedent.*

Comment: The general purposes of this Section are to limit sign clutter and maintain the consistent character of the community. The Board and the Township has traditionally held a firm line on wall sign deviation requests. This however is a very unique case considering the location and orientation of the sign. The Board should consider this and determine if it is in fact unique and whether that sets an adverse precedent for future wall sign deviation requests.

Respectfully Submitted,

Gregory E. Milliken, AICP
Planning Director

Attachments: Application
Attached Materials

charter township oshtemo

7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS FIELD & STREAM, CORNER @ DRAKE

PLANNING & ZONING APPLICATION

Applicant Name : GESMUNDO LLC

Company

Address 4200 W. CENTRE AVE.
PORTAGE, MI 49024

E-mail JOEG@ANBINC.COM

Telephone (269) 323-2022 Fax (269) 323-2484

Interest in Property OWNER

OWNER*:

Name GESMUNDO, LLC

Address 4200 W. CENTRE AVE.
PORTAGE, MI 49024

Email JOEG@ANBINC.COM

Phone & Fax (269) 323-2022 (269) 323-2484

Oshtemo Charter Township
7275 W MAIN ST
KALAMAZOO, MI 49009
Phone : 269-375-4260
OSHTEMOTOWNSHIP.ORG

Received From: GESMUNDO
Date: 04/28/2015 Time: 11:35:40 AM
Receipt: 114543
Cashier: LINDAI

ITEM REFERENCE	AMOUNT
1088 SITE PLAN REVIEW	
SPR	$700.00
1092 ZONING VARIANCE	
ZONING VARIANCE	$500.00
1042 PLANNING ESCROW	
PLANNING ESCROW	$1,000.00
1080 SIGN PERMIT/DEVIATION	
SIGN DEV	$400.00
TOTAL	$2,600.00
CHECK 6361	$2,600.00
Total Tendered:	$2,600.00
Change:	$0.00

NATURE OF THE REQUEST: (Please check the appropriate item(s

- ___Planning Escrow-1042
- _✓_Site Plan Review-1088
- ___Administrative Site Plan Review-1086
- ___Special Exception Use-1085
- _✓_Zoning Variance-1092
- ___Site Condominium-1084
- __Accessory Building Review-1083
- __La
- ___S
- ___R
- ___Ir
- ___T
- ___Sign Deviation-1080
- __Other:_____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

PLEASE SEE ATTACHED LETTER

LEGAL DESCRIPTION OF PROPERTY *(Use Attachments if Necessary)*:

SEE EXHIBITS 1 AND 2

PARCEL NUMBER: 3905- SEE EXHIBITS 1 AND 2

ADDRESS OF PROPERTY: NEAR THE S.W. CORNER OF CENTURY / W. MICHIGAN

PRESENT USE OF THE PROPERTY: VACANT

PRESENT ZONING "C" **SIZE OF PROPERTY** 5 +/- ACRES

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

Name(s)	Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

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

Applicant's Signature **Date**

Copies to:
Planning –1
Applicant -1
Clerk –1
Attorney-1
Assessor –1
Planning Secretary - Original

****

PLEASE ATTACH ALL REQUIRED DOCUMENTS

EXHIBIT 1

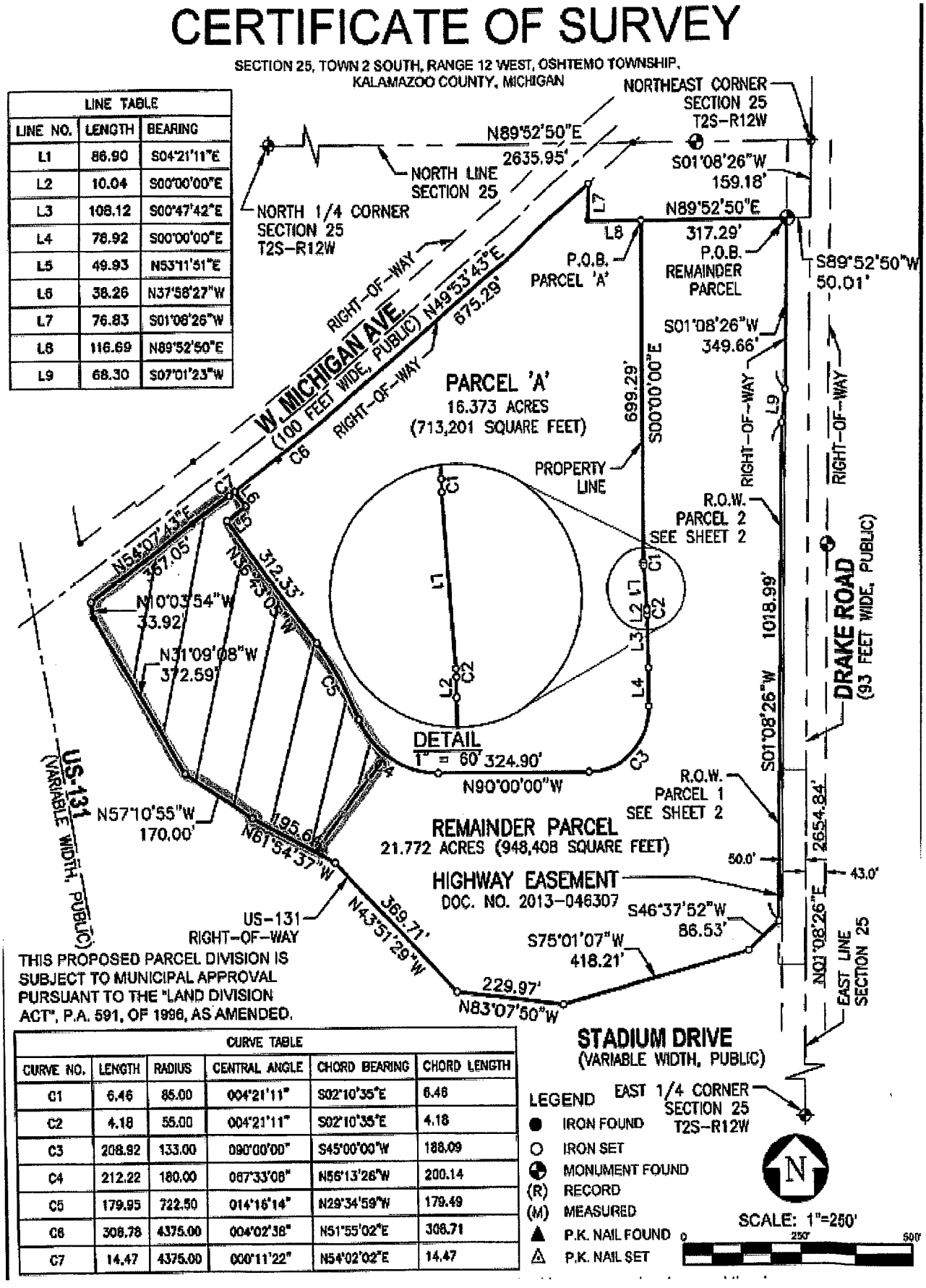
TO BE SPLIT FROM (REPRESENTS ALL OF CORNER @ DRAKE DEVELOPMENT EXCLUSINDING COSTCO PARCEL):

Part of the Northeast 1/4 of Section 25, Town 2 South, Range 12 West, Oshtemo Township, Kalamazoo County, Michigan, described as: Commencing at the Northeast corner of said Section 25; thence South 01°08'26" West along the East line of said section a distance of 159.18 feet; thence South 89°52'50" West a distance of 50.01 feet to the westerly right-of-way of Drake Road (100 feet wide, public) and the POINT OF BEGINNING; thence South 01°08'26" West along the Westerly right-of-way of Drake Road a distance of 349.66 feet; thence South 07°01'23" West a distance of 68.30 feet; thence South 01°08'26" West a distance of 1018.99 feet to the Northerly right-of-way of Stadium Drive (I-94 Business Loop, variable width, public); thence South 46°37'52" West (recorded as South 45°46'06" West) along the Northerly right-of-way of Stadium Drive a distance of 86.53 feet; thence South 75°01'07" West (recorded as South 74°09'21") along said right-of-way a distance of 418.21 feet (measured and recorded) to the Northerly right-of-way of US-131 (variable width, public); thence along the US-131 right-of-way the following six (6) courses: North 83°07'50" West (recorded as North 83°59'36" West) a distance of 229.97 feet (measured and recorded); thence North 43°51'29" West a distance of 369.71 feet (recorded as North 44°20'45" West 370.4 feet); thence North 61°54'37" West (recorded as North 62°45'29" West) a distance of 195.64 feet (measured and recorded); thence North 57°10'55" West a distance of 170.00 feet (recorded as South 58°01'47" East 170.16 feet); thence North 31°09'08" West (recorded as South 32°00'00" East) a distance of 372.59 feet (measured and recorded); thence North 10°03'54" West a distance of 33.92 feet to the Southerly right-of-way of Michigan Avenue (100 feet wide, public); thence North 54°07'43" East along said right-of-way a distance of 367.05 feet; thence northeasterly 14.47 feet along said right-of-way and a curve to the left, said curve having a radius of 4375.00 feet, central angle of 0°11'22", and long chord bearing North 54°02'02" East 14.47 feet;thence South 37°58'27" East a distance of 38.26 feet; thence South 53°11'51" West a distance of 49.93 feet; thence South 36°43'05" East a distance of 312.33 feet; thence Southeasterly 179.95 feet along a curve to the right, said curve having a radius of 722.50 feet, central angle of 14°16'14", and long chord bearing South 29°34'59" East 179.49 feet; thence Southeasterly 212.22 feet along a curve to the left, said curve having a radius of 180.00 feet, central angle of 67°33'08", and long chord bearing South 56°13'26" East 200.14 feet; thence South 90°00'00" East a distance of 324.90 feet; thence Northeasterly 208.92 feet along a curve to the left, said curve having a radius of 133.00 feet, central angle of 90°00'00" and long chord bearing North 45°00'00" East 188.09 feet; thence North 00°00'00" West a distance of 78.92 feet; thence North 00°47'42" West a distance of 108.12 feet; thence North 00°00'00" West a distance of 10.04 feet; thence Northwesterly 4.18 feet along a curve to the left, said curve having a radius of 55.00 feet; central angle of 4°21'11", and long chord bearing North 02°10'35" West 4.18 feet; thence North 04°21'11" West a distance of 86.90 feet; thence Northwesterly 6.46 along a curve to the left, said curve having a radius of 85.00 feet; central angle of 4°21'11", and long chord bearing North 02°10'35" West 6.46 feet; thence North 00°00'00" West a distance of 699.29 feet; thence North 89°52'50" East a distance of 317.29 feet to the POINT OF BEGINNING. Containing 21.772 acres or 948,408 square feet. Subject to easements, rights-of-way, and restrictions of record, if any.

EXHIBIT 2

CERTIFICATE OF SURVEY

SECTION 25, TOWN 2 SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP,
KALAMAZOO COUNTY, MICHIGAN



LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	86.90	S04°21'11"E
L2	10.04	S00°00'00"E
L3	108.12	S00°47'42"E
L4	78.92	S00°00'00"E
L5	49.93	N53°11'51"E
L6	38.26	N37°58'27"W
L7	76.83	S01°08'26"W
L8	116.69	N89°52'50"E
L9	68.30	S07°01'23"W

THIS PROPOSED PARCEL DIVISION IS SUBJECT TO MUNICIPAL APPROVAL PURSUANT TO THE "LAND DIVISION ACT", P.A. 591, OF 1996, AS AMENDED.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.46	85.00	004°21'11"	S02°10'35"E	6.46
C2	4.18	55.00	004°21'11"	S02°10'35"E	4.18
C3	208.92	133.00	090°00'00"	S45°00'00"W	188.09
C4	212.22	180.00	067°33'06"	N56°13'26"W	200.14
C5	179.95	722.50	014°16'14"	N29°34'59"W	179.49
C6	308.78	4375.00	004°02'38"	N51°55'02"E	308.71
C7	14.47	4375.00	000°11'22"	N54°02'02"E	14.47

OSHTEMO FIRE DEPARTMENT SITE PLAN CONCERNS LIST

Applicant: Field and Stream.
Project: Proposed new building.
Location: Century Ave.
Date: May 4, 2015
Site Plan Date: April 24, 2015

Identified Concerns:

A 15 foot vertical clearance is required throughout the site and shall include all vegetation. This is mentioned at this time for consideration of plant growth in 10 – 15 years.

The access road shall be 24 foot minimum in width and maintained year round and shall support the live load of fire apparatus. This is mentioned at this time for future consideration after the certificate of occupancy has been issued and it becomes the responsibility of the property owner during all weather conditions.

Fire lane signs shall be posted and shall read "FIRE LANE – NO STOPPING, STANDING OR LOADING" and shall be installed prior to any occupancy. Signs shall be of white background with red lettering. Signs shall be installed mounted on a post with sign facing the flow of traffic with the height of 6'- 8" to the bottom of the sign. Signs shall be placed no more than 60' on center. Please contact this office for placement locations, which shall also be shown on the site plan.

Approved access routes shall be required prior to and during construction at this site. Access routes shall be (24) feet in width and shall support the live load of the Fire department apparatus. Access routes shall extend to within one hundred fifty, (150) feet of all portions of the building or any of the exterior of the building.

An address clearly visible both during and after completion of this project is required.

Any egress points from the building shall terminated at a paved surface and be connected by continuous means.

Fire alarms systems shall meet NFPA 72 requirements.

Fire Sprinkler systems shall meet NFPA 13 requirements.

If by any code adopted by Oshtemo Township or by the Owners choice, there is going to be a fire sprinkler system installed a remote fire department connection (FDC) away from the building shall be required. The FDC shall be installed at forty eight inches in height and shall have locking Knox StorzGuard kit with thirty degree offset and locking cap installed. These are available on line at @ www.knoxbox.com.

A sign with red background, white lettering stating FDC shall also be required and shall be mounted on a pole 6'8" from grade to the bottom of the sign.

This building will be required to have two, (2) fire department Knox key box installed. This is mentioned at this time so if a recessed style is desired it may be incorporated into the building plans. You may order a Series 3200 Key Box online @ www.knoxbox.com, as it may take 4-6 weeks for delivery of this lock box.

Prior to final occupancy, Fire extinguishers meeting the minimum rating of 2A10BC shall be installed at not more than 75 feet of travel distance from any point in the building.

Special Note:
The turning radius on the south middle islands does not meet the current requirements. I have spoken with Todd Hurley, (Architect), who has assured me that the islands will be adjusted to meet the required 30/50 turning radius.

This list shall not be considered as all inclusive as other requirements may be necessary when more information becomes available.

Should you have any questions regarding this matter, please feel free to contact me.

Jim Wiley
Assistant Fire Chief / Fire Marshal
Oshtemo Township Fire Department
P. 269.375.0487
F. 269.544.2085
jwiley@oshtemo.org

charter township
oshtemo
est. 1839
7275 W. MAIN STREET, KALAMAZOO, MI 49009
269-216-5220 Fax 269-375-7180 www.oshtemo.org

Memorandum

Date: May 19, 2015

To: Greg Milliken, AICP

From: Marc E. Elliott, P.E.

Subject: Field & Stream, The Corners @ Drake

I have reviewed the site plan dated April 24, 2015 for the referenced proposed development. I find the plans to be generally buildable, however I have some specific questions on the drainage calculations, for which I made a telephone inquiry on Friday to possibly resolve. These questions remain outstanding and have been incorporated into the following comments.

1. I note that the supplied plans are without a legal description and are without the seal of a design professional.
2. During a meeting with the developer and his representatives, we discussed the fact that a small handful of the underlying parcels assembled for the full development area have outstanding sewer and water front-footage fees yet to be paid to Oshtemo. By good measure, the largest proportion of these frontage fees are associated with the proposed West Michigan Avenue frontage of the proposed Field and Stream project. I have prepared a tabulation of the fees associated with the Field and Stream project and attached them separately. [A separate memo will be prepared to capture the remaining front foot fees for the overall development which are now due.]
3. Please note that the portion of water and sanitary sewer fees known as the "benefit unit" fees will need to be separately tabulated once the building plans are finalized. The benefit unit fees a based upon square footage and by type of use by Township Ordinance.
4. It is noted that the plan includes the extension of public sidewalk along the west side of Century Avenue to West Michigan Avenue. We believe the intersection of Century Avenue should include accommodation of a continuous walking path. Therefore, we believe both east and west sides of Century Avenue should be provided with sidewalk ramps and detectible warning surfaces to allow foot traffic to safely cross Century Avenue at West Michigan Avenue.
5. We note that the proposed sidewalk includes an approach towards Costco at the north side of the first Costco entrance. For continuity and pedestrian safety, sidewalk ramps should be provided at this location on both sides of Century Avenue, with continuity provided onto the Costco site.

   Storm Water Calculations. I had some difficulty following the storm water calculations. Supplemental information is requested for the following aspects of the proposed design.

6. I did not see the pro-rata, separation of allowable drainage at OS-1. That is, the developer proposes to reserve a portion of the allowable discharge for use by the undeveloped lands to the south. I would like to see the areal extent of the area known as Watershed #3 (the original plans

for The Corner @ Drake) superimposed onto these plans so the proportionality of drainage usage between these two users is identifiable.

7. The project design proposes the use of orifice restriction plates to throttle the maximum flow rate of discharge at OS-1 and OS-2. I note that the allowable discharges onto the MDOT parcel was based upon the 100-year rainfall event. It appears the orifice design is based upon the 25-year rainfall event.
8. I cannot replicate the results that were obtained for the orifice sizing.
9. As a general rule of thumb, it is preferred that a 50-year storm event would result in purely incidental flooding of the parking lot. Please evaluate the extent of flooding for this event.
10. As a general rule of thumb, I have no objections for storing excess storm water over parking areas for extreme events (e.g. the 100-year storm). However, I believe it appropriate to limit the depth to less than 1 foot. More significantly, I believe flooding should not encroach upon emergency access lanes, especially since need for the latter is frequently associated with the events of the former. I request that both of these concerns be addressed.
11. I request that a more explicit detail be provided for the orifice design. I would prefer a removable metal plate to facilitate access for cleaning and removal of obstructions. The detail should also include design provisions which discourage obstructions via provisions for efficient management of debris and trash, etc.

Enclosures:

Water Application, Field & Stream (Frontage at W. Michigan Ave.)
Sanitary Sewer Application, Field & Stream (Frontage at W. Michigan Ave.)

24 April 2015

Mr. Greg Milliken, Planning Director
Oshtemo Charter Township
7275 W. Main Street
Kalamazoo, Michigan 49009

RE: Site Plan Application for New Field & Stream Store

Dear Greg:

After opening a new 150,000 square foot Costco store last fall and receiving site plan approval for a new Consumers Credit Union facility on April 23rd, we are excited to continue with the next phase of development in Oshtemo's Corner @ Drake development. This next phase will involve the construction of a new 50,000 square foot Field & Stream retail store. Field & Stream is a national brand that is part of the Dick's Sporting Goods family of companies. Once open, the new Field & Stream in Oshtemo Township will be just the second store in Michigan, and one of 12 nationally. The Oshtemo Township store will be designed to serve a large market area, and will be a regional retail hub in the high quality sporting goods segment.

In order to make this significant project viable, however, there are a few items that will require township approval. First, the attached application includes the documents required for site plan review. Second, while the project is well suited for the Corner @ Drake development, the unique nature of the store requires a couple of deviations from the township's typical requirement.

The first deviation involves a setback along US-131. As previously mentioned, Field & Stream intends to be a regional draw, and requires both highway visibility and ample parking in order to make that objective viable. As such, the store has been sited along US-131 near the northwest corner of the Corner @ Drake development. In order to provide the necessary parking for the store, the 70 spaces along the US-131 frontage are required to be located partially within the setback required along this property line. The encroachment varies from 3 feet to 5 feet, and a small section of 18 feet into the required setback. The rationale for the deviation along the US-131 right-of-way is that the adjacent highway area will never be built upon and will remain as a large greenspace. In addition, we have been working with the Michigan Department of Transportation to "adopt" the adjacent highway right-of-way in order to maintain an attractive landscape buffer for the project as a whole. In all, the impact of this requested variance from the greenspace setback along US-131 should be minimal.

The second deviation involves the wall signage required for the Field & Stream building. Field & Stream's success is dependent on attracting regional and especially northbound US-131 travelers to their store. With the proposed new building set far back from the primary traffic

corridors of Stadium Drive, Drake Road and US-131, the business will rely upon the visibility of its signs to draw customers to the store. In contrast, businesses on corridors such as West Main have the advantage of flat topography and positioning closer to the main roads. Moreover, Field & Stream has developed an attractive sign package that complements its landmark entry statement visible in the attached elevation drawings. In order to install these signs and attract the necessary regional shoppers to the store, however, the front entry sign will require a variance from the township's sign ordinance. Based on our reading of the ordinance, the front wall of the building is allowed 235 square feet of sign area due its its 235 feet of lineal wall length. The proposed sign, which is designed for long-distance visibility at highway speeds, is 280 square feet. It should also be noted that the signs proposed for the remaining three walls of the building are sized significantly smaller than the ordinance allows at approximately 133 square feet. At 209 lineal feet on the east and west walls and 235 feet on north wall, these three signs are under the allowable sign square footage by a combined 254 square feet, significantly more than the requested variance of 45 feet on the front entry wall.

The final component of the Field & Stream project is the installation of freestanding signs to serve the entire Corner @ Drake development. While Field & Stream will have a panel on the shared sign at the main development entry on Drake Road, the sign system will ultimately serve all tenants within the development. The attached "Sign Exhibit" depicts the locations of the proposed signs, and the areas within the development that they will serve. Given its regional size, scale, reach and the stores' distance from the roadways, the Corner @ Drake development is unique within Oshtemo Township. Drawing from a radius as large as 50-60 miles, the development requires appropriate signage to guide traffic to the site that may be unfamiliar with the area.

In total, the proposed overall freestanding sign package includes a primary entrance sign shared by the key retailers within Corner @ Drake. The other component will include three monument signs for the freestanding tenants fronting directly along Drake Road. Some directional signage for the development as a whole will also be installed. Our reading of the ordinance indicates a 60 square foot sign for multi-tenant buildings within the Commercial ("C") zoning district at 20 feet in height is allowable. In searching for comparable developments within the township, however, we found both the West Century Center and the Lowe's-anchored West Main 2000 developments have significantly larger freestanding signs. The primary entry signs for those two developments are 30 feet, 2 inches in height and 451.68 square feet and 451.70 square feet in size, respectively. Those developments also have secondary signs at 20 feet in height and approximately 229 square feet in overall size.

By comparison, the proposed shared sign for Corner @ Drake is approximately 172.50 square feet and 32 feet in height. Although tenant specific, the three monument signs would be approximately 75 square feet in area and 11 feet in height. For a development with over 40 acres in land area and approximately 4,685 feet of frontage on four main roadways, we feel that this sign request is reasonable and in scale with the project as a whole. If developed as individual parcels, the 40 acre site could potentially be cluttered with as many as 17

freestanding signs. We have worked hard to develop a simple plan that complements the community and Corner @ Drake.

We look forward to working with the township on the next exciting phase of the Corner @ Drake development, and please feel free to contact me with any questions.

Thank You.

Sincerely,

Joe Gesmundo
269.323.2022

CORNER@DRAKE
SITE PLAN
KALAMAZOO, MI

SITE LEGEND

- AREAS AS CONSTRUCTED
- AREAS UNDER CONTRACT
- CONCEPTUAL AREAS (UNDER NEGOTIATIONS)

BUILDING LEGEND

BUILDING A - COSTCO
BUILDING SFT = 153,000 SFT
PARKING COUNT = 725 SPACES

BUILDING B - RETAIL
BUILDING SFT = 50,000 SFT
PARKING COUNT = 276 SPACES

BUILDING C - BANK
BUILDING SFT = 3,000 SFT
PARKING COUNT = 39 SPACES

BUILDING D - MIXED USE
BUILDING SFT = 10,000 SFT
PARKING COUNT = 89 SPACES

BUILDING E - MIXED USE
BUILDING SFT = 10,000 SFT
PARKING COUNT = 89 SPACES

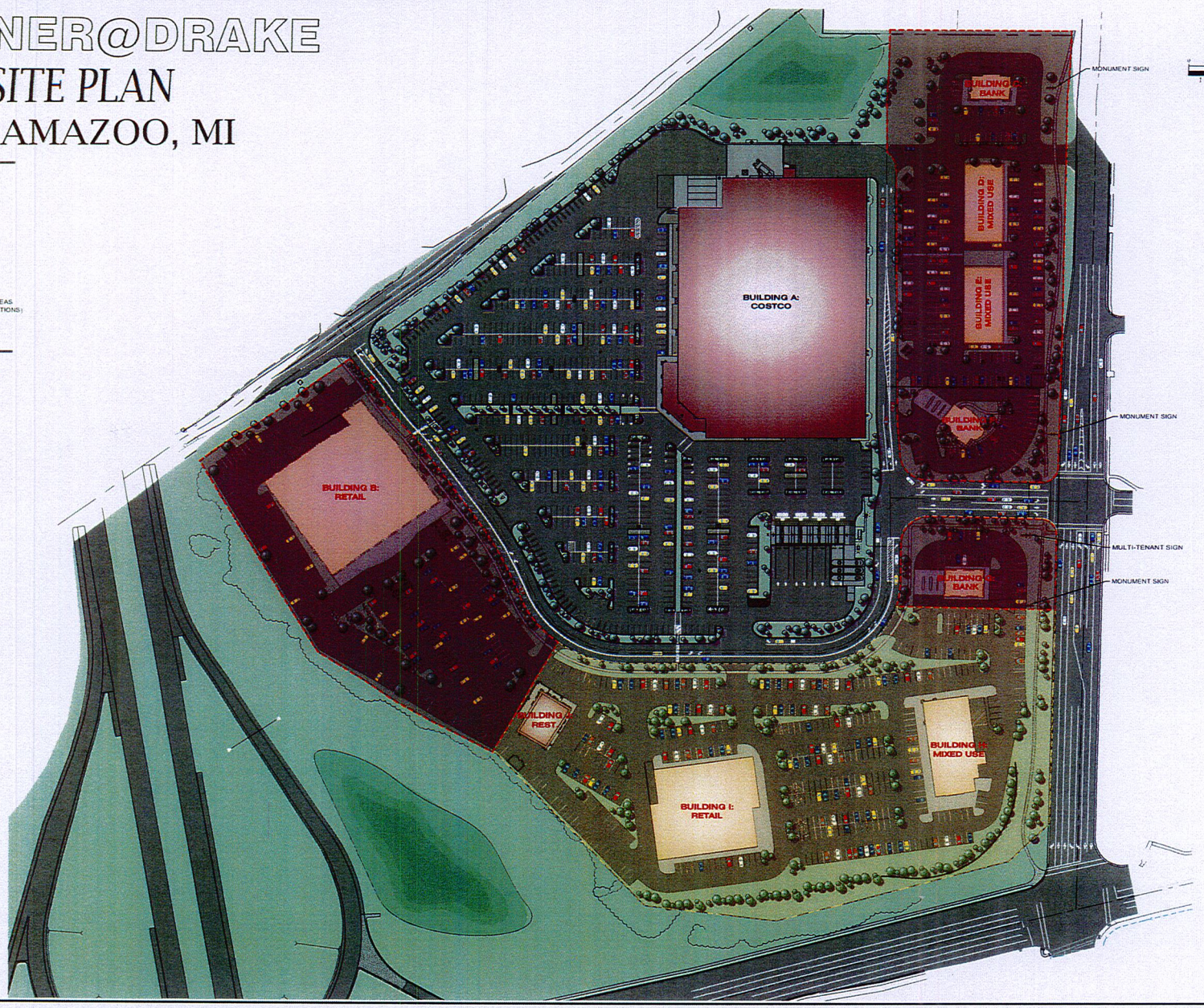
BUILDING F - BANK
BY OTHERS

BUILDING G - BANK
BUILDING SFT = 3,500 SFT
PARKING COUNT = 33 SPACES

BUILDING H - MIXED USE
BUILDING SFT = 14,000 SFT
PARKING COUNT = 142 SPACES

BUILDING I - RETAIL
BUILDING SFT = 28,000 SFT
PARKING COUNT = 182 SPACES

BUILDING J - RESTAURANT
BUILDING SFT = 5,000 SFT
PARKING COUNT = 100 SPACES



hurley & stewart, llc
2800 south 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

hurley & stewart

Job No: 14-054D PM: DH DH: AP QA QC: 04/01/15
ISSUED FOR REVISIONS
#1 OWNER REVIEW 04/01/15

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OVERALL SITE DEVELOPMENT
CORNER@DRAKE
avb

Sheet Title:
Project:
Client:

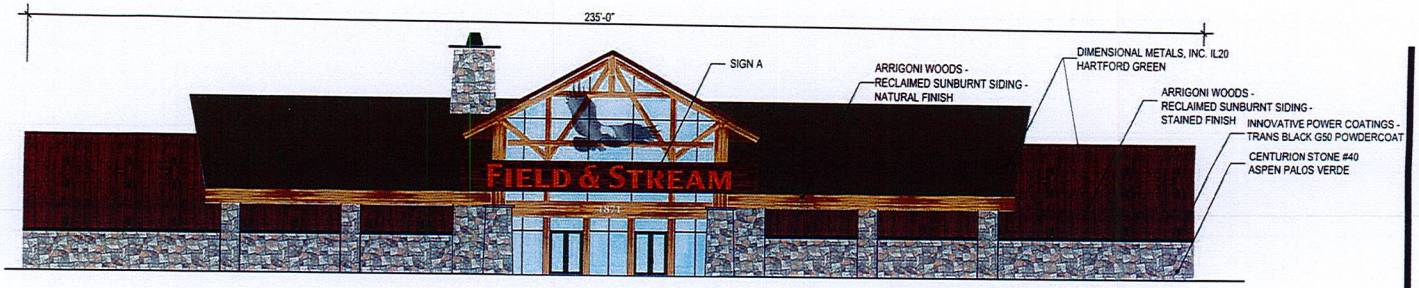
04/01/15
Sheet
1
of 1

T/ ENTRY GABLE
ELEV. 45'-0"

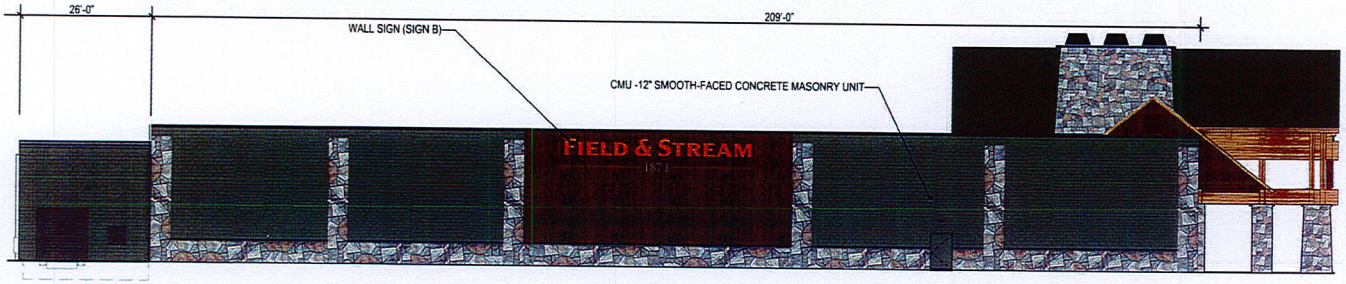
T/ ROOF
ELEV. 35'-4"

T/ ROOF
ELEV. 27'-5"

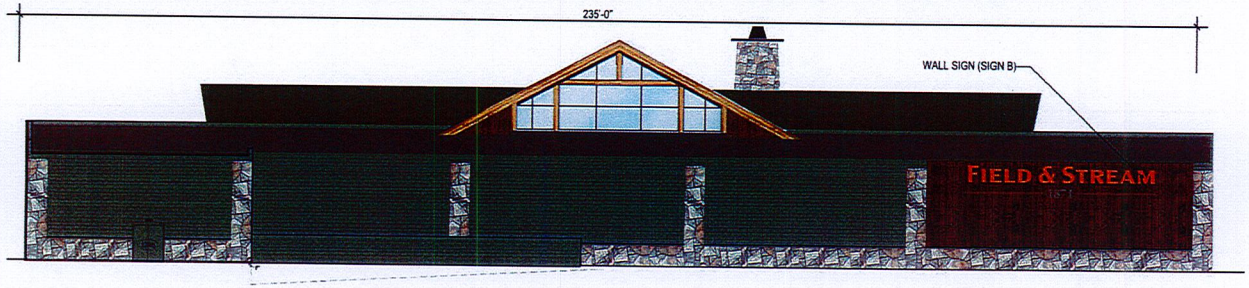
T/ SLAB
ELEV. 0'-0"



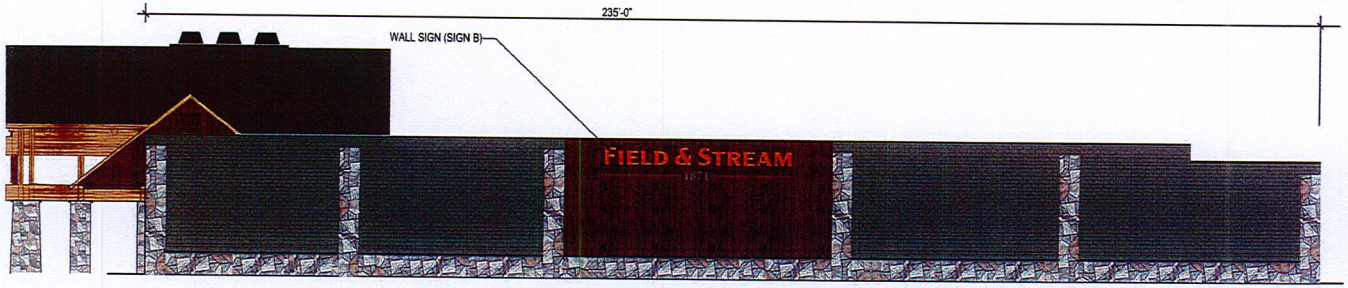
ELEVATION A



ELEVATION B



ELEVATION C

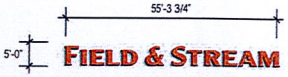


ELEVATION D

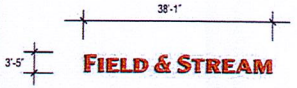
All information contained on this exhibit is representative of the architectural materials and heights proposed to be used. This exhibit is NOT intended to be a Construction Document. All final adjustments will be incorporated into the Construction Documents and will be mutually agreed upon by the Landlord and Dick's Sporting Goods.

FIELD & STREAM.

THE CORNER @ DRAKE
KALAMAZOO, MI
EXHIBIT K
STORE #5524



SIGN A



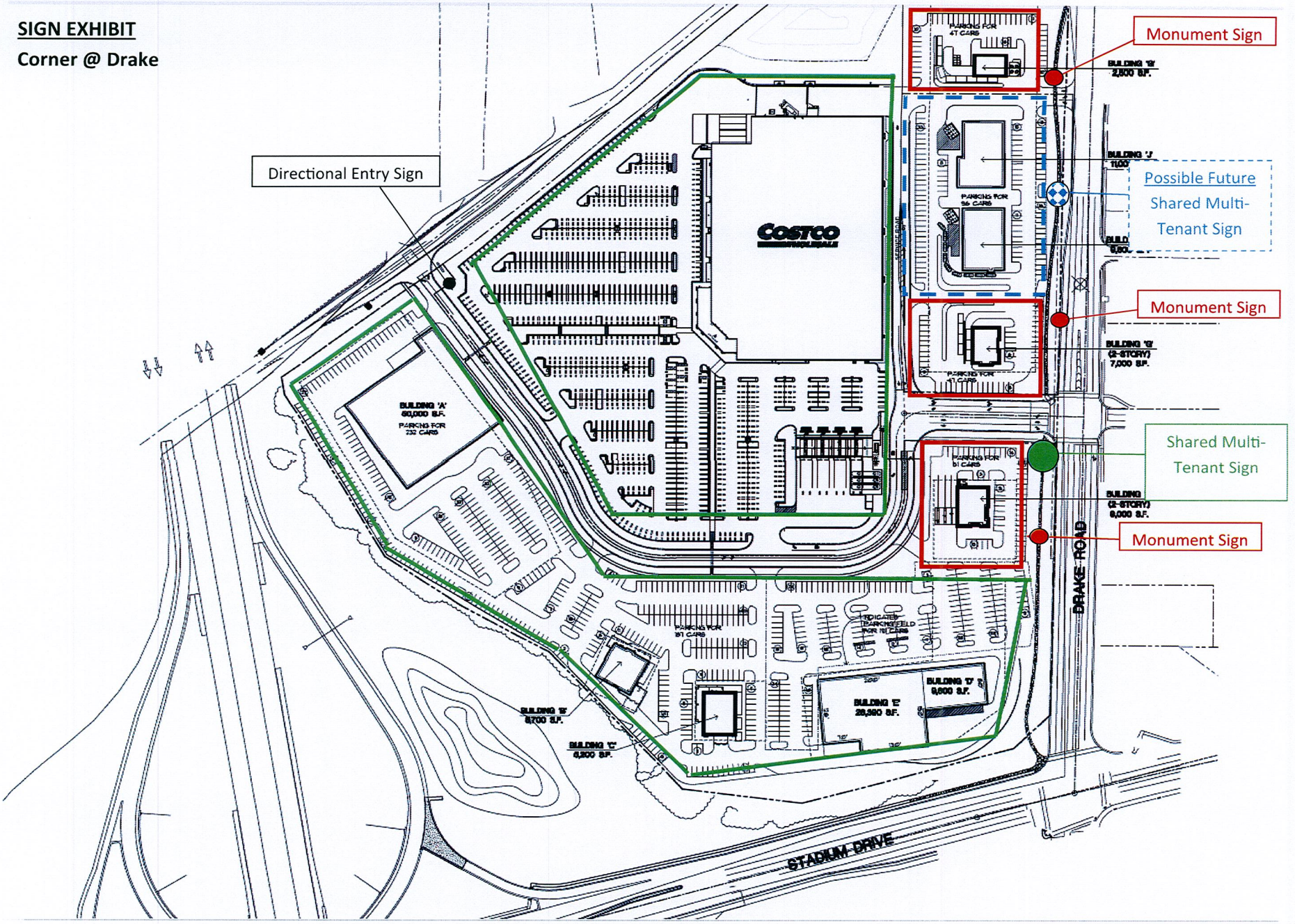
SIGN B

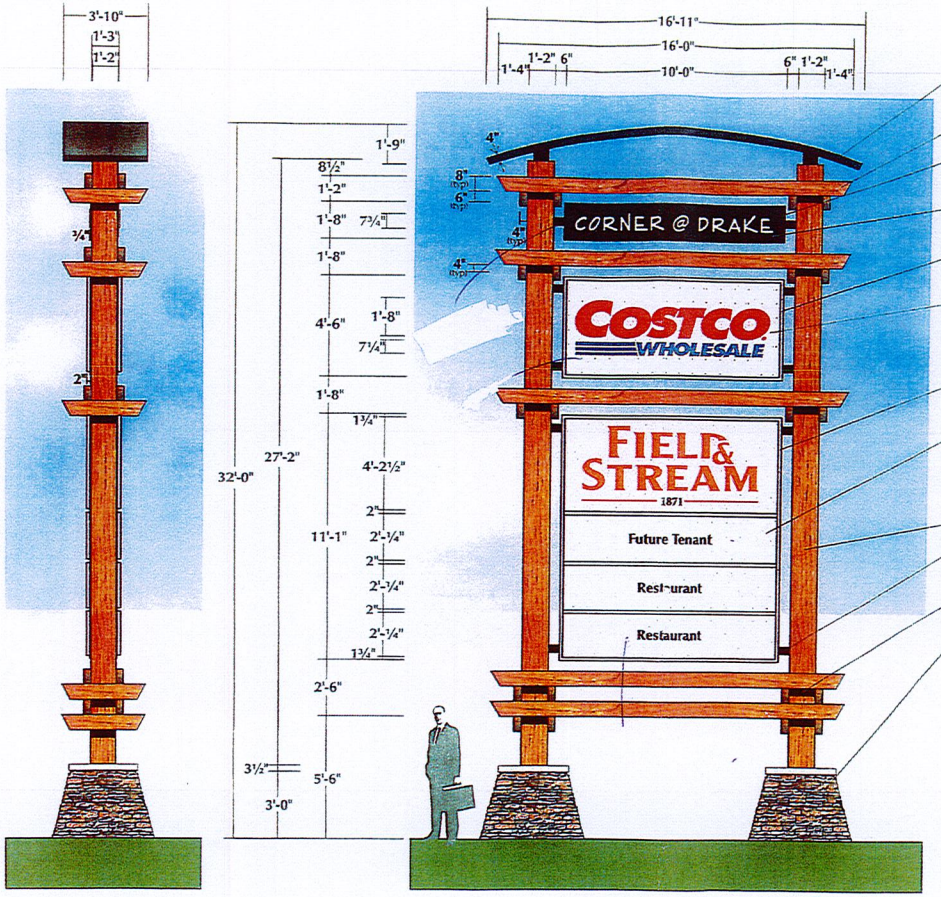
KEY PLAN

REV 1 _____
REV 2 _____
REV 3 _____
REV 4 _____
REV 5 _____
DKS APPROVAL _____ DATE _____
DKS APPROVAL _____ DATE _____
LL APPROVAL _____ DATE _____

SIGN EXHIBIT

Corner @ Drake





Custom fabricated .080 aluminum arch embellishment painted GripCard Plus matte black

4" x 8" Horizontal wood beams with ends cut at 30°.

S.A. Aluminum extrusion cabinet with 1¾" retainers painted GripCard Plus matte black.

.100 Precision routed aluminum faces painted GripCard Plus matte black backed with ¾" white push-thru acrylic copy.

S.A. Aluminum extrusion cabinet with 1¾" retainers painted GripTex semi-gloss #422-B-1 Tan.

.100 Precision routed aluminum faces painted GripTex semi-gloss #422-B-1 Tan backed with flat white polycarbonate overlaid with 3M #3630-53 Cardinal Red and #3630-157 Sultan Blue translucent pressure sensitive vinyl (verify).

S.A. Aluminum extrusion cabinet with 1¾" retainers and 2" T-bars painted GripTex semi-gloss #422-B-1 Tan.

.100 Precision routed aluminum faces painted GripTex semi-gloss #422-B-1 Tan backed with flat white polycarbonate overlaid with pressure sensitive vinyl per customer's specifications.

Decorative natural wood cladding to conceal support poles.

4" x 4" x .250 Square steel supports painted GripGard Plus matte black.

Decorative wrought iron embellishments fastened to exterior of wooden support poles.

Ledgestone base and limestone cap by others.

Sign #1 — Pylon Sign Scale: 3/16" = 1'-0"

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

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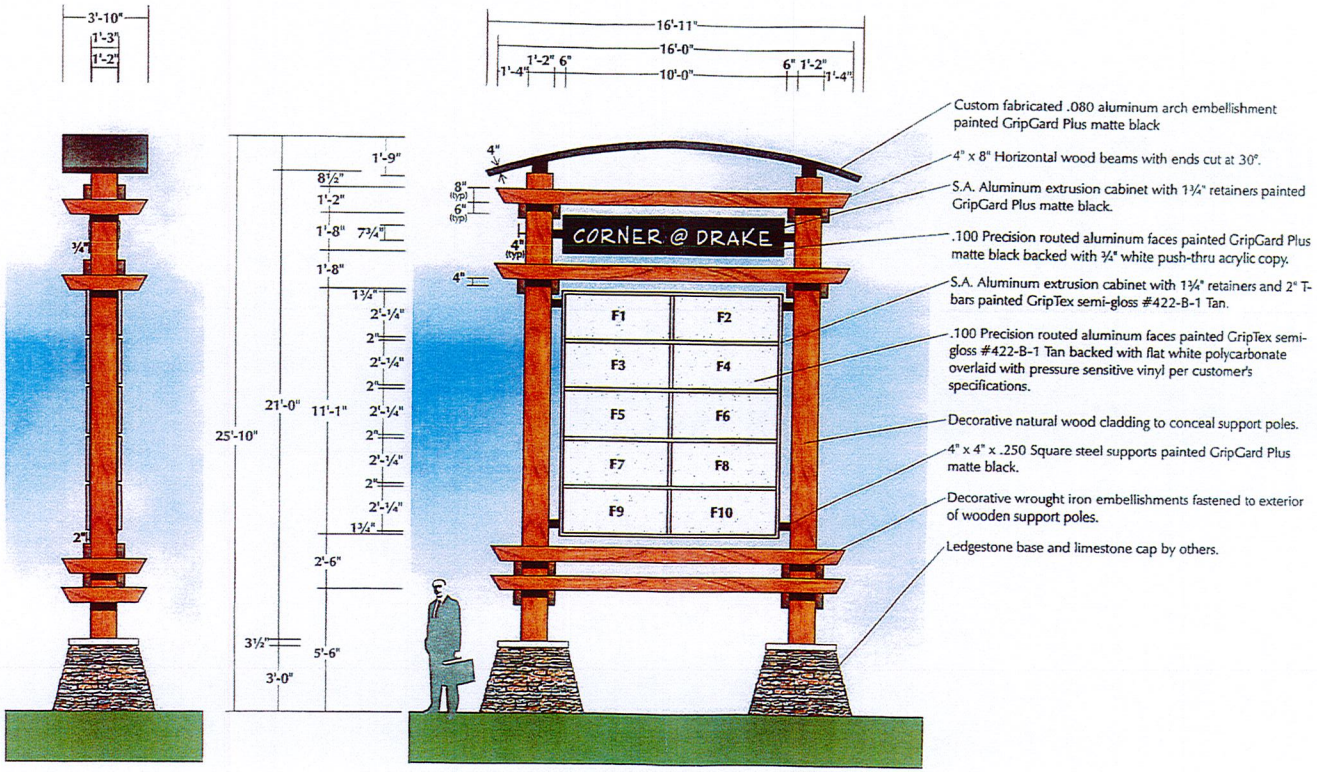
Lead #SV-40127336

corner@drakePylons

NS 12-15-14 2-13-15

Approved for: _____ By: _____ Date: _____



Custom fabricated .080 aluminum arch embellishment painted GripGard Plus matte black

4" x 8" Horizontal wood beams with ends cut at 30°.

S.A. Aluminum extrusion cabinet with 1¾" retainers painted GripGard Plus matte black.

.100 Precision routed aluminum faces painted GripGard Plus matte black backed with ¾" white push-thru acrylic copy.

S.A. Aluminum extrusion cabinet with 1¾" retainers and 2" T-bars painted GripTex semi-gloss #422-B-1 Tan.

.100 Precision routed aluminum faces painted GripTex semi-gloss #422-B-1 Tan backed with flat white polycarbonate overlaid with pressure sensitive vinyl per customer's specifications.

Decorative natural wood cladding to conceal support poles.

4" x 4" x .250 Square steel supports painted GripGard Plus matte black.

Decorative wrought iron embellishments fastened to exterior of wooden support poles.

Ledgestone base and limestone cap by others.

Sign #2 — Pylon Sign

Scale: 3/16" = 1'-0"

Square Footage	
Corner@Drake	1'-8" x 10'-0" = 16.67 Sq.Ft
Multi-Tenant	11'-1" x 10'-0" = 110.83 Sq.Ft
	TOTAL = 127.50 Sq.Ft

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

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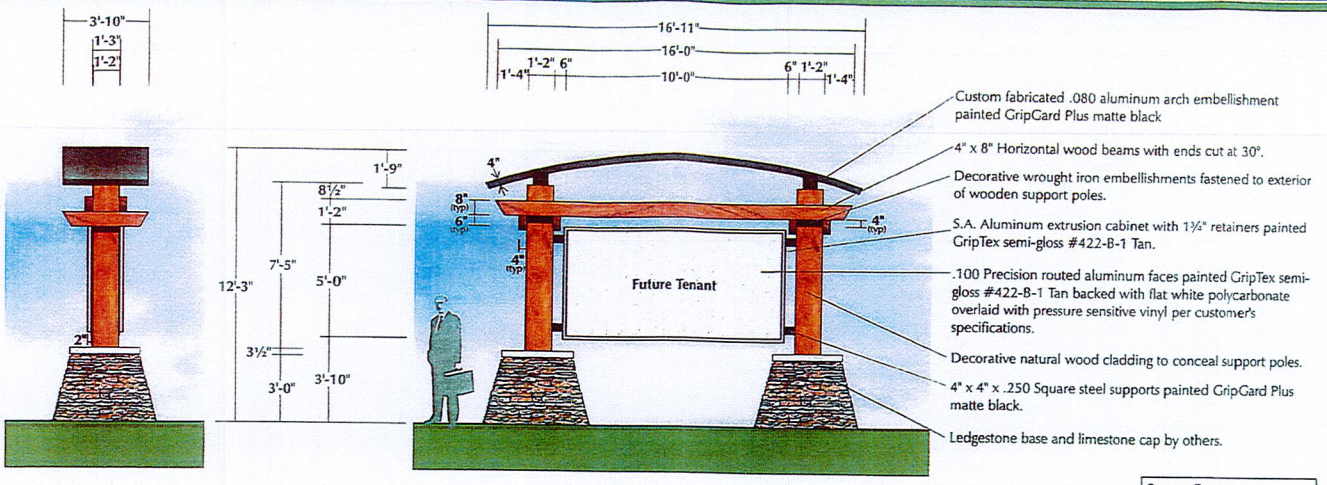
Lead #SV-40127336

NS 12-15-14 2-13-15

corner@drakePylons

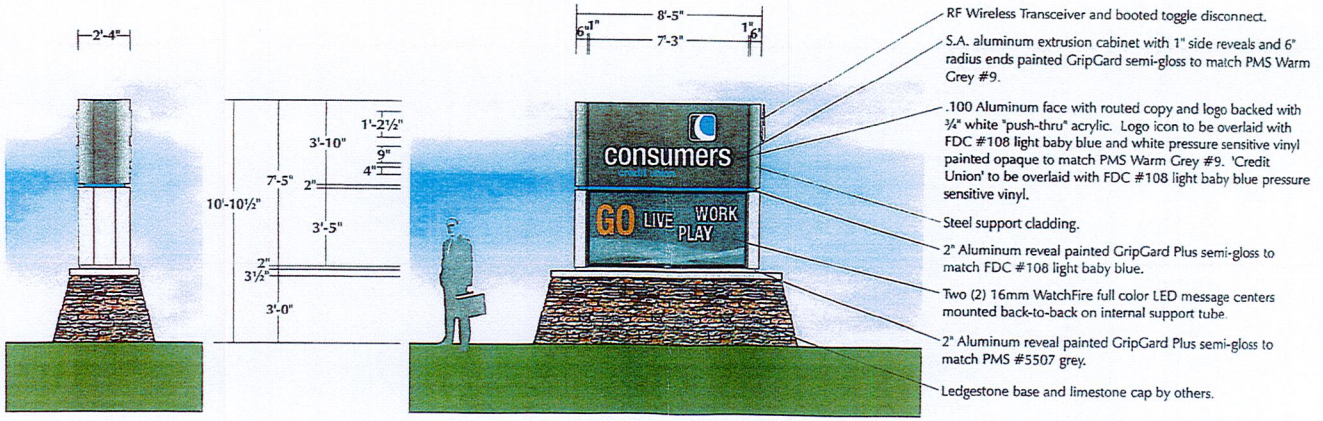
Approved for: _____ By: _____ Date: _____



Signs #3 & #4 — Monument Signs

Scale: 3/16" = 1'-0"

Square Footage
5'-0" x 50'-0" = 50.00 Sq.Ft



Sign #5 — Monument Sign

Scale: 3/16" = 1'-0"

Square Footage	
Sign Area	7'-3" x 7'-5" = 53.77 Sq.Ft
LED Area	3'-0" x 7'-0" = 21.00 Sq.Ft

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

Lead #SV-40127336

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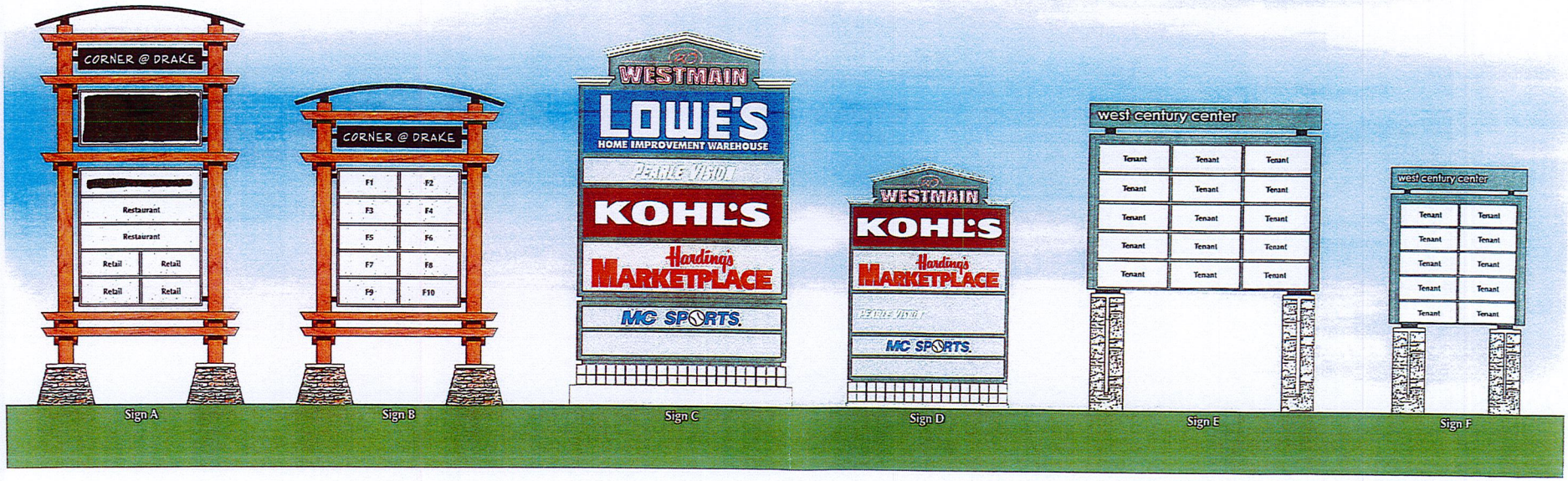
NS 12-15-14 2-13-15

Approved for: _____ By: _____ Date: _____

SignArt

LOCAL PYLON SIGN COMPARISON



	Total Height	Total Sq.Ft.
Sign A	32'-0"	172.50 Sq.Ft.
Sign B	25'-10"	127.50 Sq.Ft.
Sign C	30'-2"	451.70 Sq.Ft.
Sign D	20'-0"	229.40 Sq.Ft.
Sign E	30'-2"	451.68 Sq.Ft.
Sign F	20'-0"	229.36 Sq.Ft.

Local Pylon Sign Comparison

Scale: 1/8" = 1'-0"

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

Lead #SV-40127336

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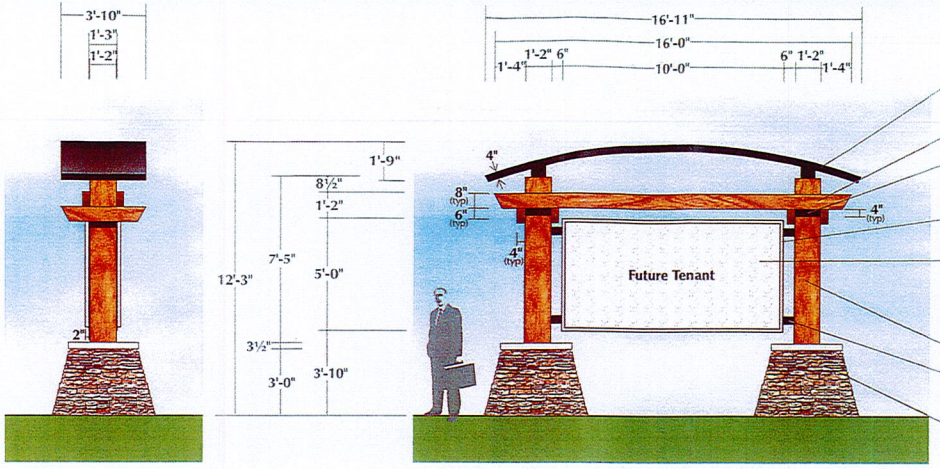
NS 12-15-14 2-13-15

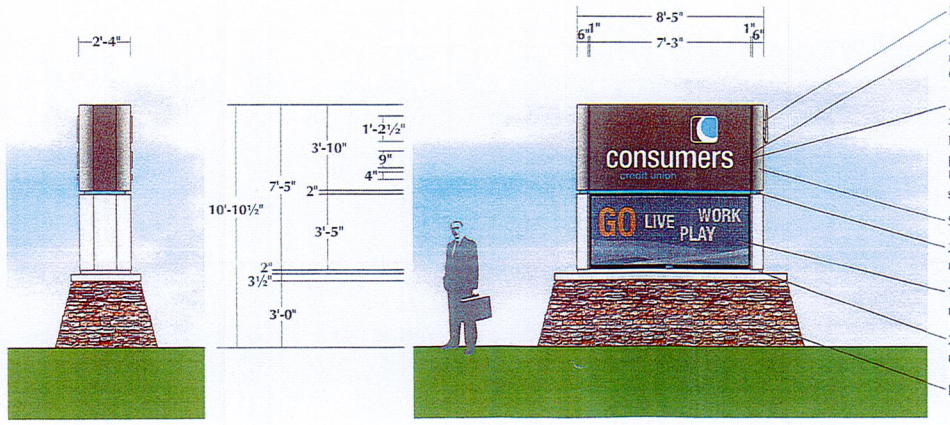
Approved for: _____ By: _____ Date: _____



Signs #3 & #4 — Monument Signs

Scale: 3/16" = 1'-0"

Square Footage
5'-0" x 50'-0" = **50.00 Sq.Ft**



Sign #5 — Monument Sign

Scale: 3/16" = 1'-0"

Square Footage	
Sign Area	7'-3" x 7'-5" = 53.77 Sq.Ft
LED Area	3'-0" x 7'-0" = 21.00 Sq.Ft

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

Lead #SV-40127336

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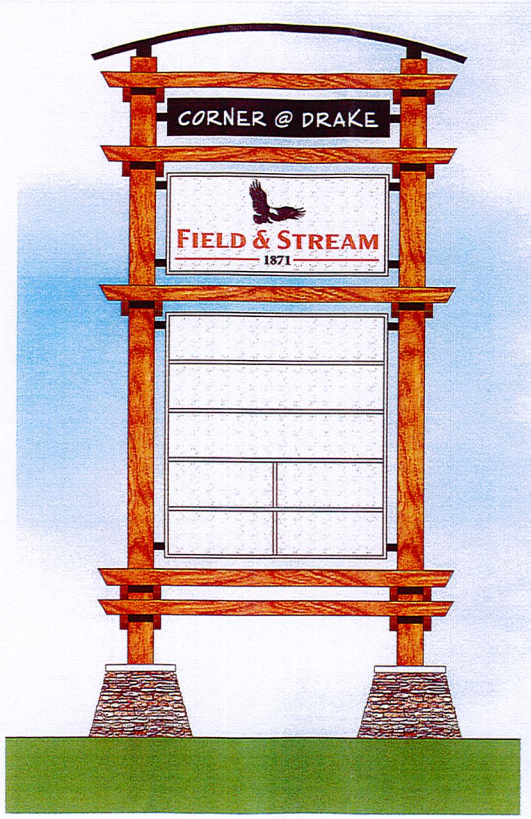
NS 12-15-14 2-13-15

Approved for: _____ **By:** _____ **Date:** _____

Identification Face with Push-Thru

Tenant Faces Backed with Polycarbonate

Routed Aluminum Scale: 1½" = 1'-0"



Day View Scale: 3/16" = 1'-0"

Night View Scale: 3/16" = 1'-0"

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

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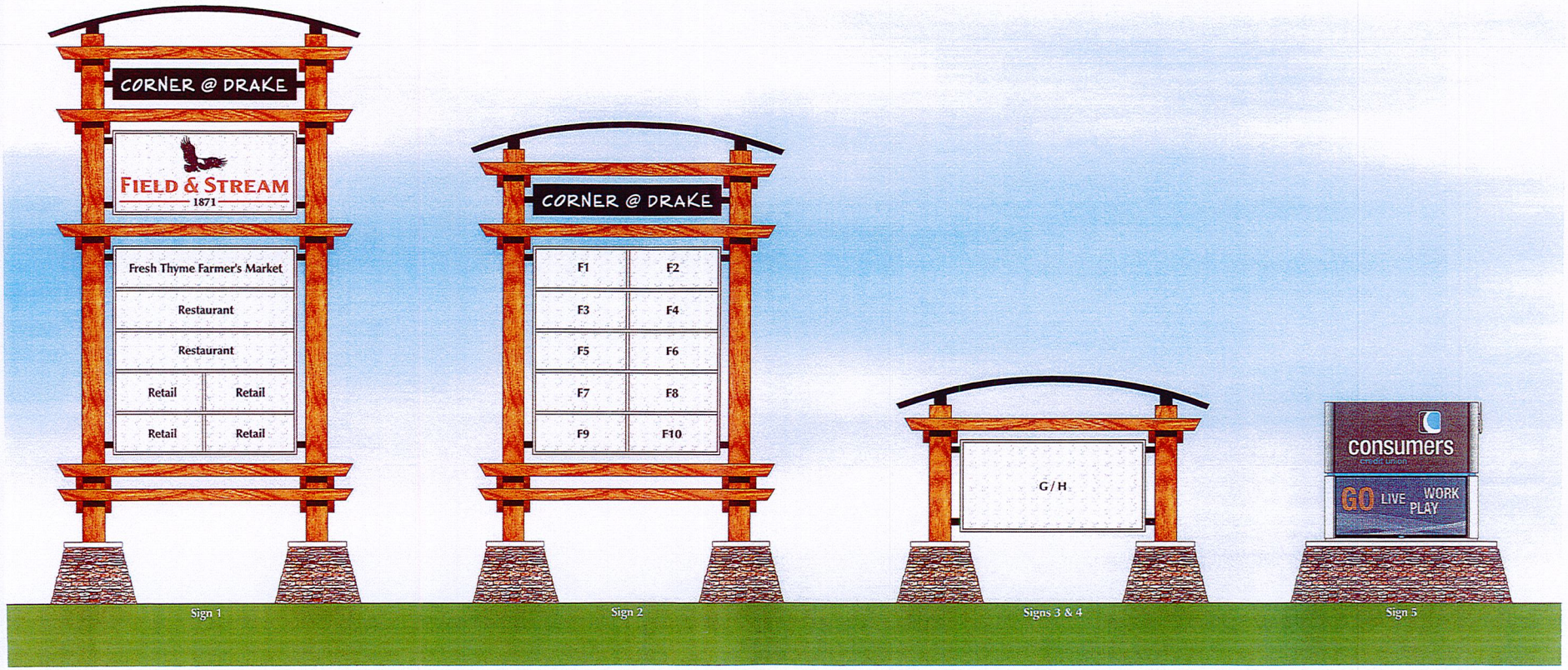
NS 12-15-14 2-13-15

Approved for: _____ By: _____ Date: _____



	Total Height	Total Sq.Ft.
Sign 1	32'-0"	172.50 Sq.Ft.
Sign 2	25'-10"	127.50 Sq.Ft.
Signs 3 & 4	12'-3"	50.00 Sq.Ft.
Sign 5	10'-10½"	53.77 Sq.Ft.

Local Pylon Sign Comparison

Scale: ⅛" = 1'-0"

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

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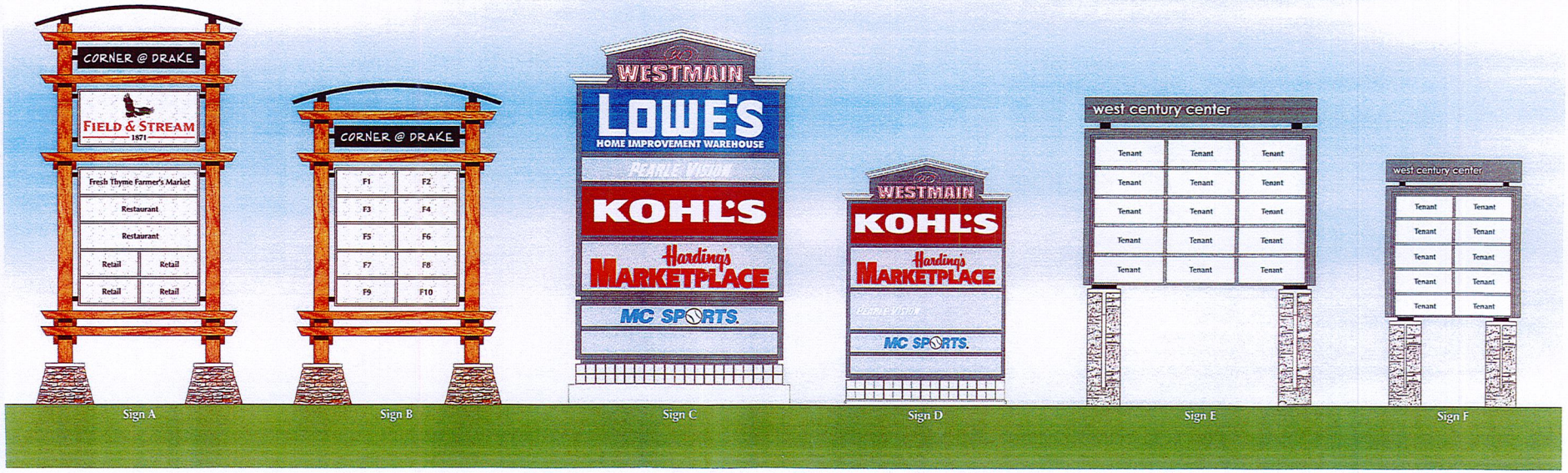
NS 12-15-14 2-13-15

Approved for: _____ By: _____ Date: _____

SignArt

LOCAL PYLON SIGN COMPARISON



	Total Height	Total Sq.Ft.
Sign A	32'-0"	172.50 Sq.Ft.
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Sign C	30'-2"	451.70 Sq.Ft.
Sign D	20'-0"	229.40 Sq.Ft.
Sign E	30'-2"	451.68 Sq.Ft.
Sign F	20'-0"	229.36 Sq.Ft.

Local Pylon Sign Comparison

Scale: ⅛" = 1'-0"

AVB/Corner @ Drake — NW Corner of Stadium Dr. & Drake Rd., Oshtemo Twp., MI

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NS 12-15-14 2-13-15

Approved for: _____ By: _____ Date: _____

Construction Plans

Field & Stream

Oshtemo Twp.
Kalamazoo, MI
4/24/2015

OWNER

FIELD & STREAM™
1871

CONSTRUCTION MANAGER

avb
BUILD SOMETHING BETTER.

AVB
4200 W. CENTRE AVENUE
PORTAGE, MI 49024
269.323.2022

PLANS PREPARED BY:

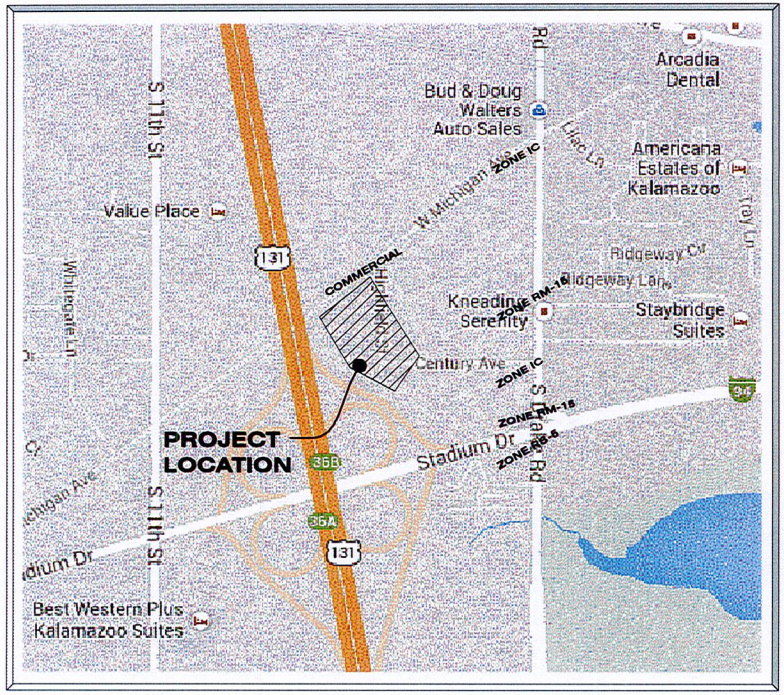
hurley & stewart

hurley & stewart, llc
2800 s 11th street
kalamazoo, michigan 49009
269.552.4960 fax 552.4961
www.hurleystewart.com

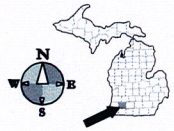
UNDER THE SUPERVISION OF
TODD D. HURLEY, P.E.
MI. LICENSE #43221

UTILITY CONTACTS:

CONSUMERS ENERGY CO. JESSE BURNS 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2311	ELECTRIC
CONSUMERS ENERGY CO. TERRY FIELDS 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2270	GAS
CITY OF KALAMAZOO STEVE SKALSKI/MATT JOHNSON 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 269.337.8002	WATER/SANITARY
CHARTER JEFF LAKE 2919 MILLCORK ST. KALAMAZOO, MI 49001 269.625.7403	TELEPHONE/CABLE
COMCAST 1(800)391-3000	CABLE TV
OSHTEMO TOWNSHIP GREG MILLIKEN 7275 W. MAIN ST KALAMAZOO, MI 49009	TOWNSHIP



SITE LOCATION MAP
SCALE: 1" = 1000'



DRAWING INDEX

SHT #	DESCRIPTION
C-0	TITLE SHEET
C-1	EXISTING CONDITIONS - DEMO PLAN
C-2	SITE LAYOUT PLAN
C-3	UTILITY PLAN
C-4	SITE GRADING - SESC PLAN
C-5	DETAILS
C-6	DETAILS
L-1	LANDSCAPE PLAN
L-2	LIGHTING PLAN

LEGEND

720	PROPOSED CONTOUR HIGHLIGHTED	720	EXISTING CONTOUR HIGHLIGHTED
718	PROPOSED CONTOUR NORMAL	718	EXISTING CONTOUR NORMAL
-SA-	PROPOSED SANITARY SEWER	-SA-	EXISTING SANITARY SEWER
-ST-	PROPOSED STORM SEWER	-ST-	EXISTING STORM SEWER
-C-	PROPOSED CATV	-C-	EXISTING CATV
-OE-	PROP ELEC (OVERHEAD)	-OE-	EXIST ELEC (OVERHEAD)
-UE-	PROP ELEC (UNDERGROUND)	-UE-	EXIST ELEC (UNDERGROUND)
-F-	PROPOSED FIBEROPTIC CABLE	-F-	EXISTING FIBEROPTIC CABLE
-G-	PROPOSED GAS	-G-	EXISTING GAS
-T-	PROPOSED TELEPHONE	-T-	EXISTING TELEPHONE
-W-	PROPOSED WATER MAIN	-W-	EXISTING WATER MAIN
	PROPOSED TREELINE		EXISTING TREELINE
-X-	PROPOSED FENCE	-X-	EXISTING FENCE
	CURB CATCH BASIN		GAS METER
	SQUARE CATCH BASIN		TELEPHONE MANHOLE
	ROUND CATCH BASIN		TELEPHONE PEDESTAL
	MANHOLE STORM		TELEPHONE POLE
	MANHOLE SANITARY	888.32	PROPOSED SPOT GRADE
	SANITARY CLEANOUT	885.25	EXISTING SPOT GRADE
	FIRE HYDRANT		BENCH MARK
	WATER VALVE		POST/BOLLARD
	WATER VALVE IN VAULT		SIGN
	WATER METER		MAILBOX
	WATER REDUCER		SOIL BORING
	LIGHT POLE		MONITOR WELL
	POWER POLE		
	GUY WIRE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		

NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.

WORK TO COMPLY WITH THESE PLANS AND FIELD &STREAM CRITERIA. COORDINATE ALL WORK WITH CM AND FIELD & STREAM REP ONSITE.

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

EXISTING TOPOGRAPHY PROVIDED BY CARR AND ASSOCIATES LAND SURVEYING. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

ISSUED FOR:
SITE PLAN REVIEW
4/24/2015

FIELD & STREAM, ISSUED FOR SITE PLAN REVIEW, 4/24/2015

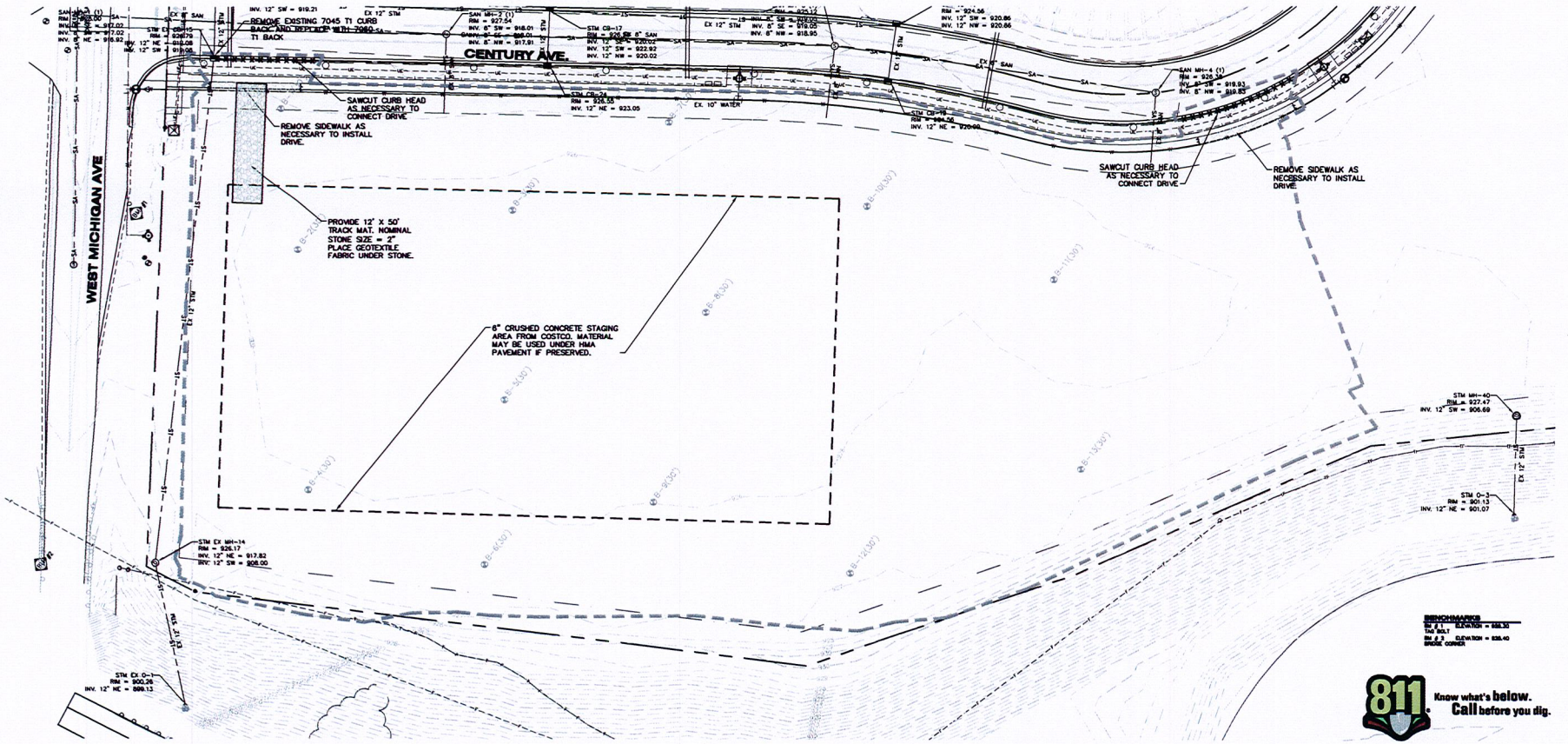
REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH OSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK. SOIL EROSION AND SEDIMENTATION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO DEMOLITION.
3. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB, AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
4. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDINGS, IN THEIR ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
6. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
7. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY KALAMAZOO COUNTY. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
8. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER/OWNER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S COST.
9. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT PRIOR TO OR DURING CONSTRUCTION, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN MDOT AND CITY OF KALAMAZOO R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM 812 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
11. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

REMOVALS LEGEND

- CURB REMOVAL
- SAWCUT
- PAVEMENT/SIDEWALK REMOVAL
- BUILDING DEMOLITION
- UTILITY LINE REMOVAL
- TREE REMOVAL
- (R) REMOVE
- (S) SALVAGE
- LIMITS OF CONSTRUCTION

0 15 30 60
1 inch = 30 ft.



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FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

hurley & stewart, llc
2900 south 11th street
Kalamazoo, michigan 49009
269.552.4980 fax 269.552.4981
www.hurleystewart.com

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Job No. 15-010b P.M. ---- Drft. ---- QA/QC 4/24/2015

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1	SITE PLAN REVIEW	

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Sheet Title: EXISTING CONDITIONS - DEMO PLAN
Project: FIELD & STREAM
AVB
Client

4/24/2015

Sheet
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ZONING REQUIREMENTS

ZONING
THE SITE IS ZONED C – COMMERCIAL

PROPOSED USE
RETAIL

INTERIOR LANDSCAPING
LANDSCAPING AREA REQUIRED = 8,100 SFT
LANDSCAPING ISLAND AREA PROVIDED = 8,588 SFT

PARKING
TOTAL PARKING SPACES REQUIRED:
1 SPACE / 150 SFT = 50,000 SFT x 70% / 150 SFT = 234 SPACES
TOTAL PARKING PROVIDED = 246 SPACES

BARRIER FREE SPACES REQUIRED = 7 SPACES
BARRIER FREE SPACES = 7 SPACES PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 10'x20"

LEGEND

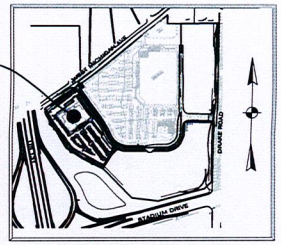
- LIGHT DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- CONCRETE
- (HMA) HMA PAVEMENT
- (C2) C2 CURB AND GUTTER
- (CW) CONCRETE WALK
- (CS) CURB STOP
- (PS) PARKING STRIPING (10'x20')
- (W) WALL
- (ADA) ADA RAMP SEE DETAIL

*SEE DETAIL FOR MORE INFO. COMPLY WITH FAIS CRITERIA

NOTES

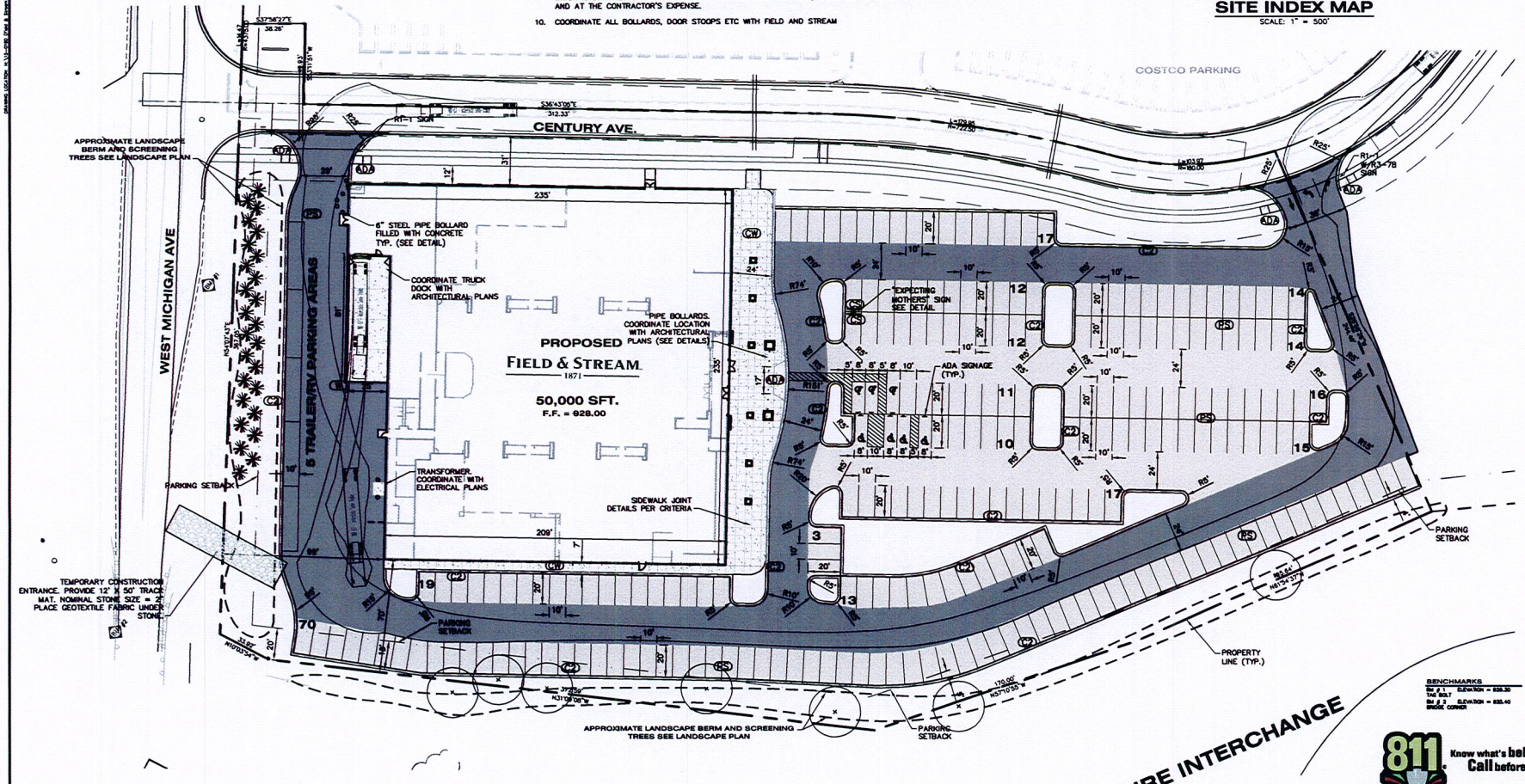
1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE AND FIELD AND STREAM CRITERIA ATTACHED.
4. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM.
5. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2003 EDITION AND FIELD AND STREAM CRITERIA.
6. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
7. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
8. ALL EXTERIOR CONCRETE SHALL BE 4000PSI, AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
9. ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
10. COORDINATE ALL BOLLARDS, DOOR STOOPS ETC WITH FIELD AND STREAM

PROJECT LOCATION



SITE INDEX MAP
SCALE: 1" = 500'

0 15 30 60
1 inch = 30 ft.



BENCHMARKS
BM # 1 ELEVATION = 928.30
TAG BOLT
BM # 2 ELEVATION = 935.40
SPADE CORNER

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

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FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

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Sheet Title: SITE LAYOUT PLAN
Project: FIELD & STREAM
Client: AVB

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UTILITY NOTES

1. PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
2. ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
3. COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
4. REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
5. SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
6. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
7. CONSTRUCT, CERTIFY, AND TEST ALL WATER AND SANITARY SEWER TO OSHTEMO TOWNSHIP AND CITY OF KALAMAZOO STANDARDS.
8. VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO COMMENCING CONSTRUCTION.
9. VERIFY NUMBER OF FITTINGS PRIOR TO ORDERING. TOTALS DO NOT INCLUDE VERTICAL DEFLECTIONS THAT MAY BE NEEDED.
10. PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. DEFLECT UNDER OTHER UTILITIES W/O USING FITTINGS WHENEVER POSSIBLE.

STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
CCB-1	924.66	4'	7045 M1 T1	12" NE: 918.84 12" N: 917.84	12" SE: 917.84
CCB-2	926.12	4'	7045 M1 T1	12" NE: 921.64 6" N: 922.62	24" S: 917.84
CCB-3	923.72	4'	7030 M2 T1	12" NE: 919.59	12" SW: 919.59
CCB-4	923.79	4'	7030 M2 T1		12" SW: 919.71
CCB-5	925.86	4'	7045 M1 T1	12" SE: 920.65	24" SW: 919.25
CCB-6	925.48	4'	7045 M1 T1		12" NW: 919.25
EX MH-14*	925.28	4'	EX.	18" SE: 918.25	EX.12" SW: 908.00
EX MH-40*	927.65	4'	EX.	18" NW: 915.10	EX.12" SW: 906.69
MH-2	927.29	4'	1040A	12" SW: 923.11 12" NE: 921.08 10" SE: 923.70	12" NW: 921.08
OS-1**	929.15	5'	1040A	24" NW: 917.84	18" SE: 917.84
OS-2**	927.50	5'	1040A	24" SE: 919.25 12" NE: 919.25	18" NW: 919.25

* CORE INTO EXISTING STRUCTURE
** SEE DETAIL FOR ORIFICE AND RISER PIPE INFORMATION

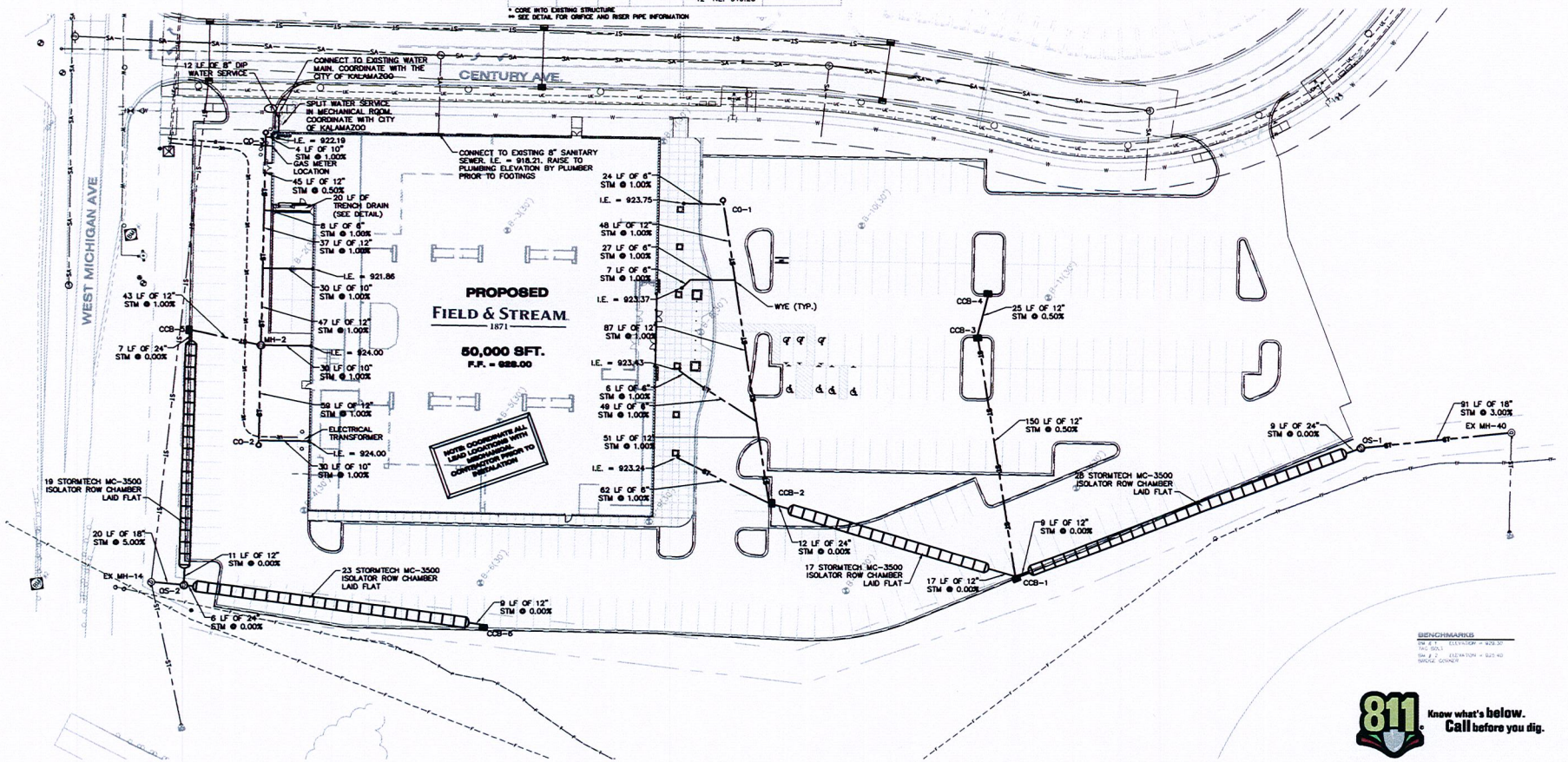
CLEANOUT STRUCTURE SCHEDULE

STR. #	RIM EL.	INVERT
CO-1	926.81	923.51
CO-2	926.82	923.70
CO-3	927.81	922.15

WATER MAIN FITTING SCHEDULE

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
1	8" x 10" X 10" TAPPING SLEEVE AND VALVE	1

0 15 30 60
1 inch = 30 ft



BENCHMARKS

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ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

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Sheet Title: UTILITY PLAN
Project: FIELD & STREAM AVB
Client:

4/24/2015

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SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
6	Seeding with mulch and/or blanketing	Facilitates establishment of vegetative cover. Effective for shallow slopes with low velocity. Easily placed by hand or machine by experienced personnel. Should include proposed topsoil bed
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Impervious surface will help slow velocity
16	Curb and Gutter	Keeps high velocity runoff on paved areas from leaving paved surface. Collects and conducts runoff to stabilized drainage system or proposed drainage way
35	Storm Sewer	System removes collected runoff from site, particularly from paved areas. Carefully design and construct to avoid erosion. Carefully runoff to municipal sewer system or stabilized out fall location. Use catch basins to collect sediment
36	Catch Basin, Drain Inlet	Collects large velocity concentrated runoff. May use filter cloth over inlet
54	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or preengineered. Easy to construct and locate as necessary

TEMPORARY MEASURE — PERMANENT MEASURE

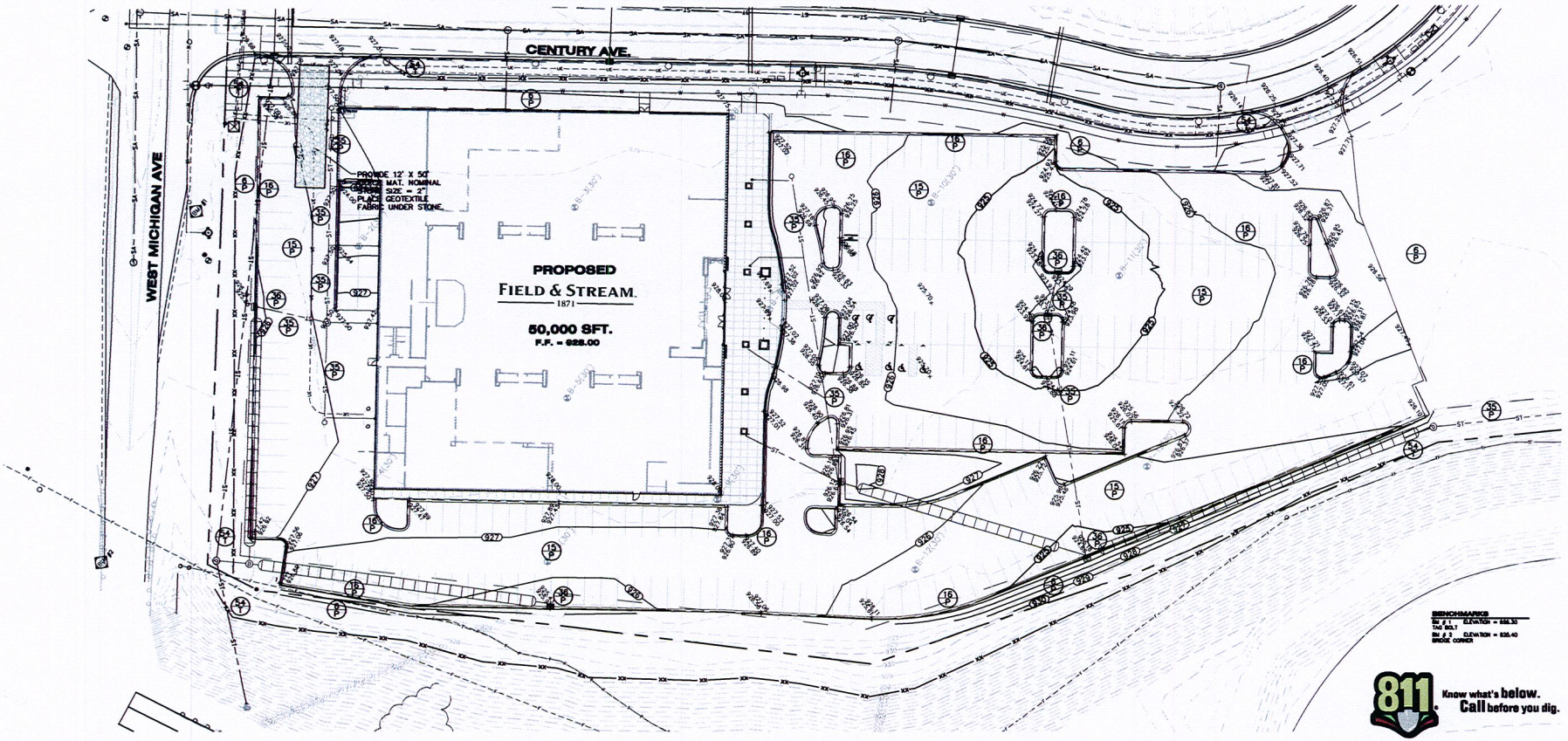
SESC NOTES

1. ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 347 OF 1972 AS AMENDED) ADMINISTERED BY KALAMAZOO COUNTY
2. AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL. PERMANENT SOIL EROSION CONTROLS ARE REQUIRED WITHIN 5 DAYS OF ESTABLISHING FINAL GRADE.
4. NO SITE WORK SHALL BEGIN UNTIL THE SILT FENCE IS INSTALLED.
5. ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
6. THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
7. ALL INLETS IN PAVED AREAS SHALL HAVE SILT SAVER SEDIMENTATION REDUCERS DURING CONSTRUCTION.
8. SEE LANDSCAPE PLANS FOR FINAL GRADING AND TREATMENT ON LANDSCAPED AREAS.
9. PLACE TRACK MATS AT ALL CONSTRUCTION ENTRANCES TO REDUCE MATERIAL TRACKED OFF SITE. TRACK MATS SHALL BE 15' X 50' CONSTRUCTED OF 2-6" CRUSHED CONCRETE OR ANGULAR STONE. MAINTAIN AND REPLACE AS NEEDED TO PREVENT SOIL TRANSFER OFF SITE.

GRADING NOTES

1. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 3 IF NOT LABELED.
2. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
3. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) TOP OF CURB AND TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
5. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
6. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
7. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
9. ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
10. SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE RE-GRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUB-BASE. SEE BORROW PIT LOCATION.
11. CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
12. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
13. THE ENTIRE STORM SYSTEM SHALL BE VISUALLY MONITORED MONTHLY AND INSPECTED SEMI-ANUALLY WITH ALL SUMPS VACUUMED AS NEEDED AND BASIN BOTTOM SEDIMENT REMOVED.

0 15 30 60
1 inch = 30 ft.



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Sheet Title: SITE GRADING - SESC PLAN
Project: FIELD & STREAM
Client: AVB

4/24/2015

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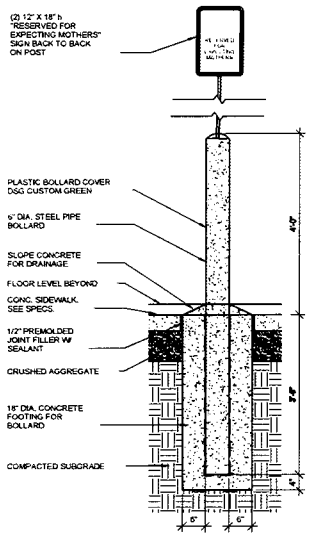
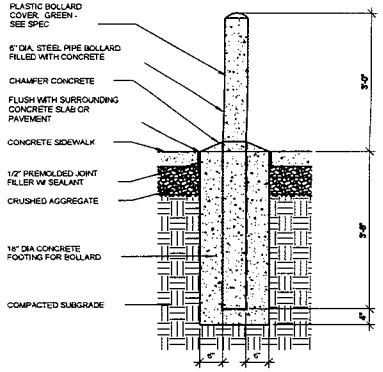
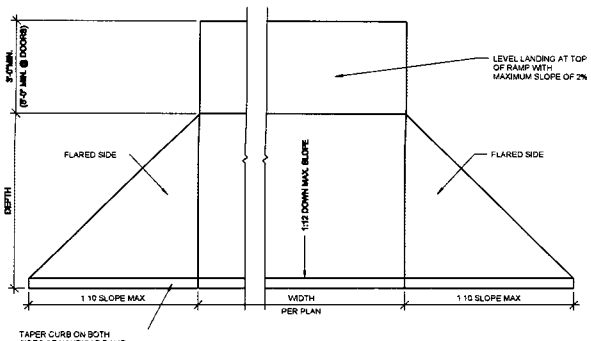


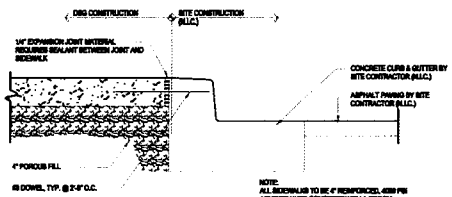
EXPECTANT MOTHERS SIGN
SCALE 3/4" = 1'-0"



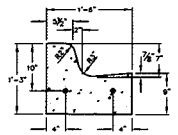
BOLLARD DETAIL
SCALE 3/4" = 1'-0"



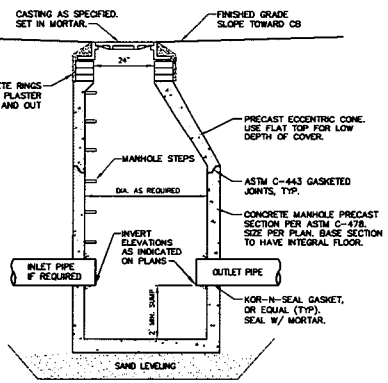
CURB RAMP PLAN DETAIL
SCALE 1/2" = 1'-0"



SIDEWALK CURB DETAIL
SCALE 1 1/2" = 1'-0"



"C2" CURB DETAIL
NOT TO SCALE



CATCH BASIN DETAIL
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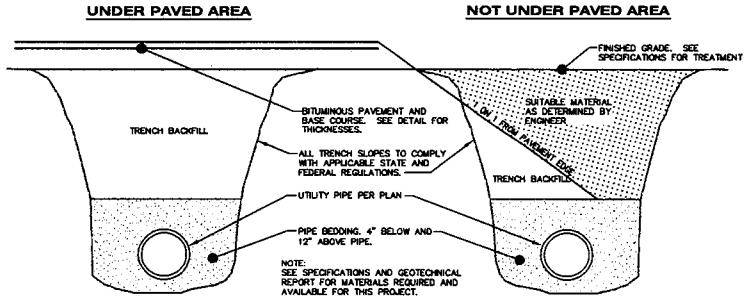

TRENCH DETAILS
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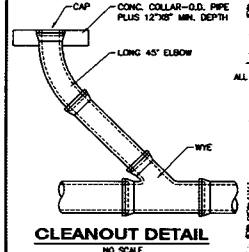

CLEANOUT DETAIL
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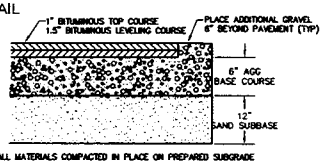
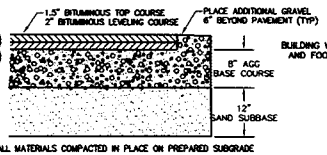


ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE

LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE

HEAVY DUTY PAVEMENT SECTION
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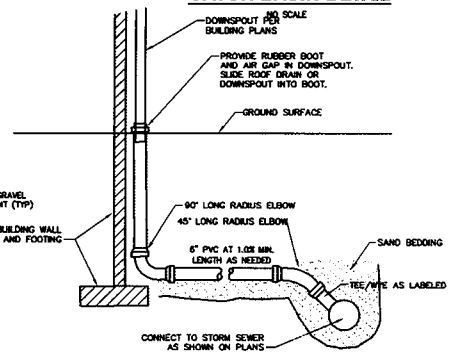

ROOF LEAD/ DOWNSPOUT DETAIL
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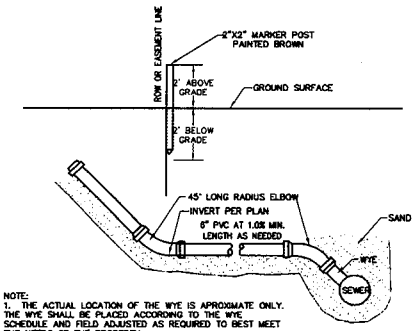
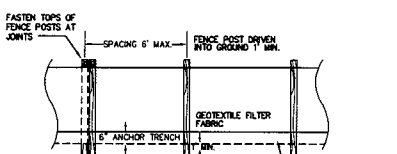


NOTE:
1. THE ACTUAL LOCATION OF THE WYE IS APPROXIMATE ONLY. THE WYE SHALL BE PLACED ACCORDING TO THE WYE SCHEDULE AND FIELD ADJUSTED AS REQUIRED TO BEST MEET THE NEEDS OF THE PROPERTY.
2. RECORD ALL WYE LOCATIONS ON THE DRAWINGS.

SANITARY LEAD DETAIL
NO SCALE



FRONT VIEW
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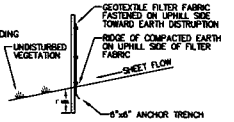

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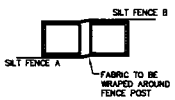

JOINT DETAIL
NOT TO SCALE

SILT FENCE DETAILS

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Job No. 15-0100 DWG --- Dsn.--- Dft.--- 04/DEC 4/24/2015
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1 SITE PLAN REVIEW

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DETAILS
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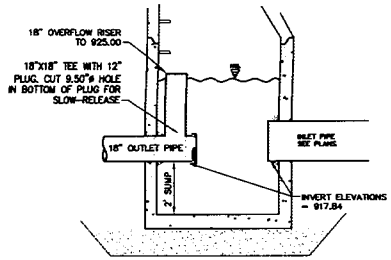
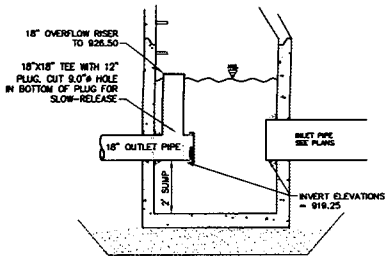
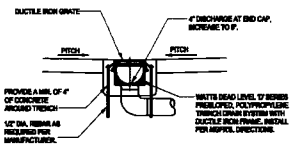


OUTLET CONTROL STRUCTURE OS #1
NOT TO SCALE



OUTLET CONTROL STRUCTURE OS #2
NOT TO SCALE



TRENCH DRAIN DETAIL
SCALE N.T.S.

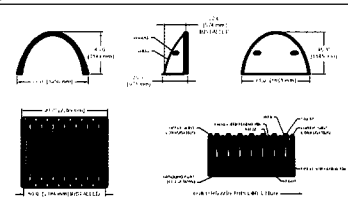
1. ALL DESIGN SPECIFICATIONS FOR STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH MC-3500 DESIGN MANUAL
2. THE INSTALLATION OF STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS
3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECIEVE A COPY OF THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS
4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

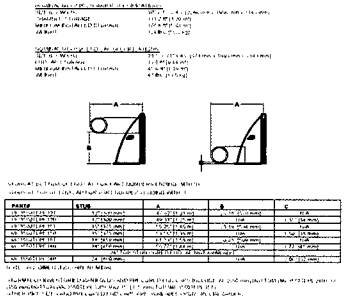
③ MC-3500 NOTES

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
④			
③			
②			
①			

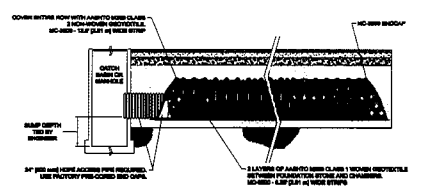
⑥ STORMTECH ACCEPTABLE FILL MATERIALS





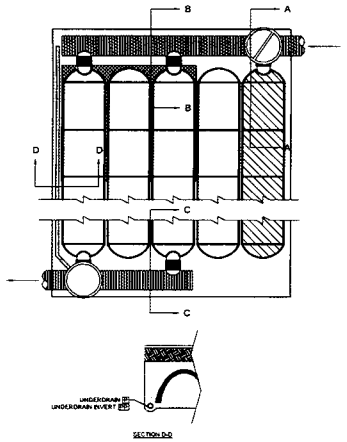
PART#	STUB	A	B	C
MC3500IEPP06TB	6" (150 mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPP08TB	8" (200 mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPP10TB	10" (250 mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPP12TB	12" (300 mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPP15TB	15" (375 mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPP18TB	18" (450 mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPP24TB	24" (600 mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPPXXTB	PART OF PLAN LABEL STUB SIZE (mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)
MC3500IEPPXXTC	PART OF PLAN LABEL STUB SIZE (mm)	40.00" (1016 mm)	11.00" (279 mm)	11.00" (279 mm)

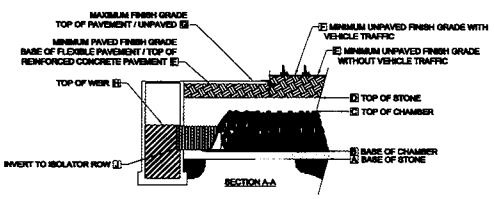
⑦ MC-3500 STANDARD CROSS SECTION

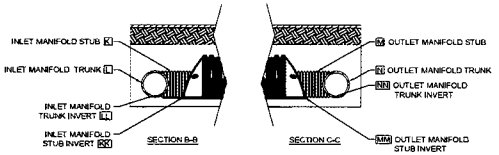


⑧ MC-3500 ISOLATOR ROW™ DETAIL

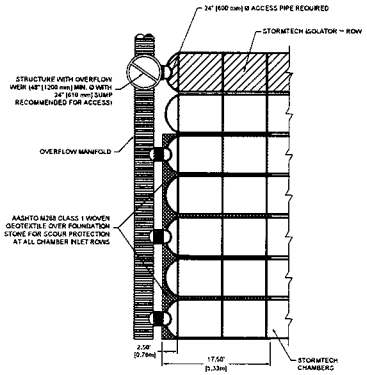
① PLAN VIEW LAYOUT



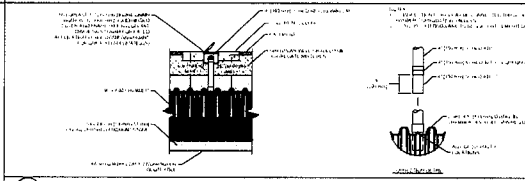




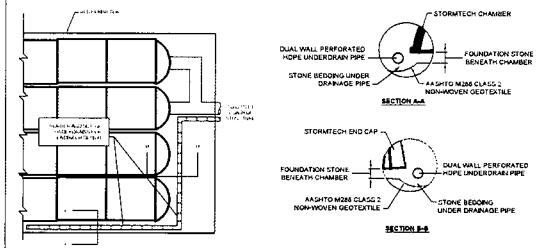
④ MC-3500 TECHNICAL SPEC.



⑤ MC-3500 MANIFOLD DETAIL



⑨ MC-3500 INSPECTION PORT DETAIL



⑩ MC-3500 UNDERDRAIN DETAIL

hurley & stewart, llc
2800 south 11th street
Kalamazoo, michigan 49009
269.552.4980 fax 269.552.4961
www.hurleystewart.com
hurley & stewart

Job No. 15-1980 drn ---- chk ---- QA/QC 4/24/2015
1 SITE PLAN REVIEW 4/24/2015
ISSUED FOR/REVISIONS

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Sheet Title: **DETAILS**
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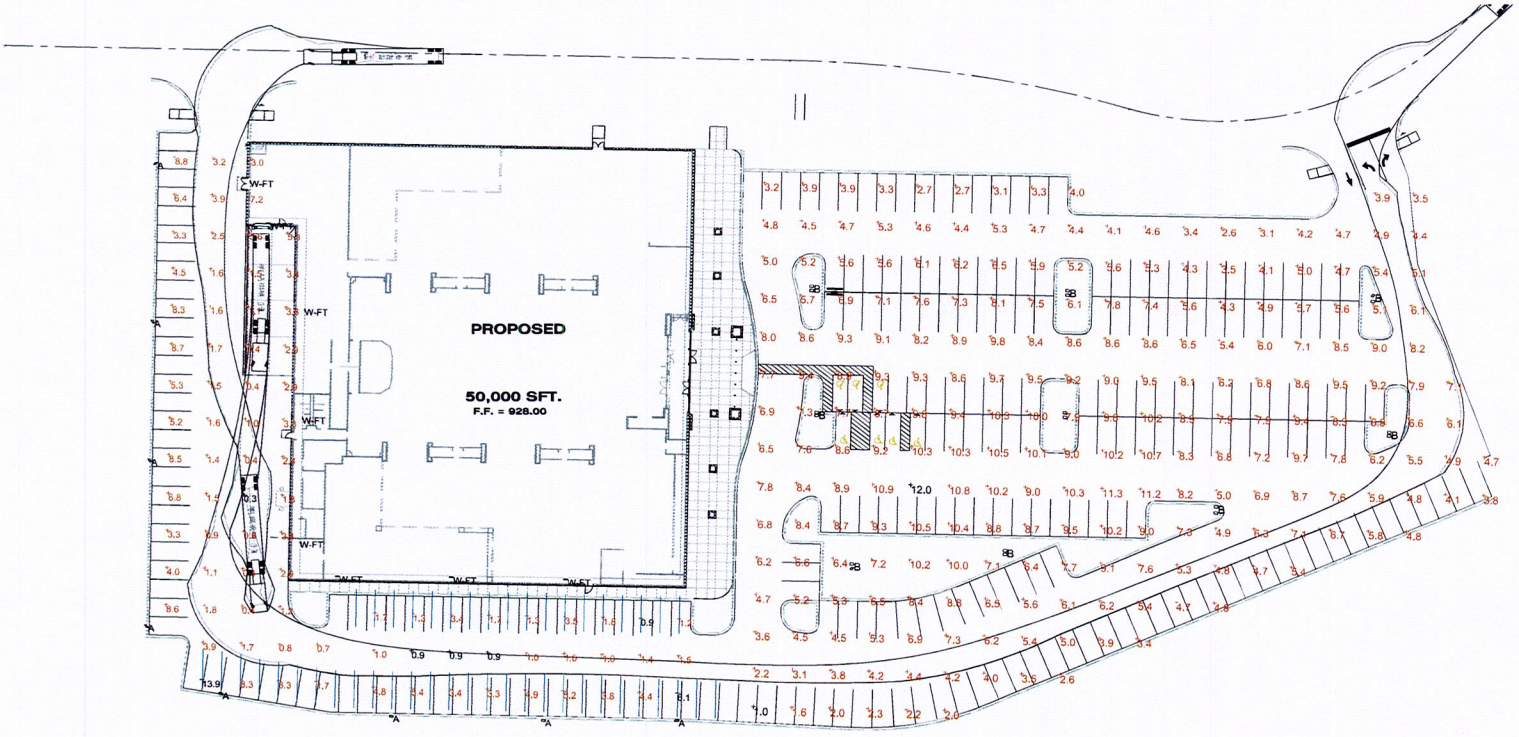
AVB
Project:
Client:
4/24/2015
Sheet
C-6

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	9	LSI INDUSTRIES	DSX2-HP-400-P5AMU6-F	DSX2 HP	1- 40007 P5AMU CLEAR	1	DSX2-HP-400-P5AMU6-F.ies	54000	1	452
	B	18	LSI INDUSTRIES, INC	DSX-S-775-WAPSHSV-F	GREENBRIAR	1-775W CLEAR PSMH BU (NATURAL UNITS)	1	DSX-S-775-WAPSHSV-F.IES	99000	1	849
	W-FT	9	LSI INDUSTRIES, INC	GALLS-FT-150-CMH-F	GREENBRIAR	1- 15007 CMH CLEAR HOR	1	GALLS-FT-150-CMH-F.ies	13000	1	185

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Rear	+	3.4 fc	13.9 fc	0.3 fc	46.3:1	11.3:1
Building Side	+	2.5 fc	6.1 fc	0.9 fc	6.8:1	2.8:1
Lot B	+	6.7 fc	12.0 fc	1.0 fc	12.0:1	6.7:1



hurley & stewart, llc
2800 south 11th street
kalamazoo, michigan 49008
269.552.4860 fax 269.552.4861
www.hurleystewart.com
hurley & stewart

Job No. 00-000 PM TEH DRL BG QA/QC XX/XX/XX
#1 Site Plan Review 04/24/2015
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LIGHTING PLAN
PROJECT
CLIENT

Sheet Title:
Project:
Client:

XX/XX/XX
Sheet
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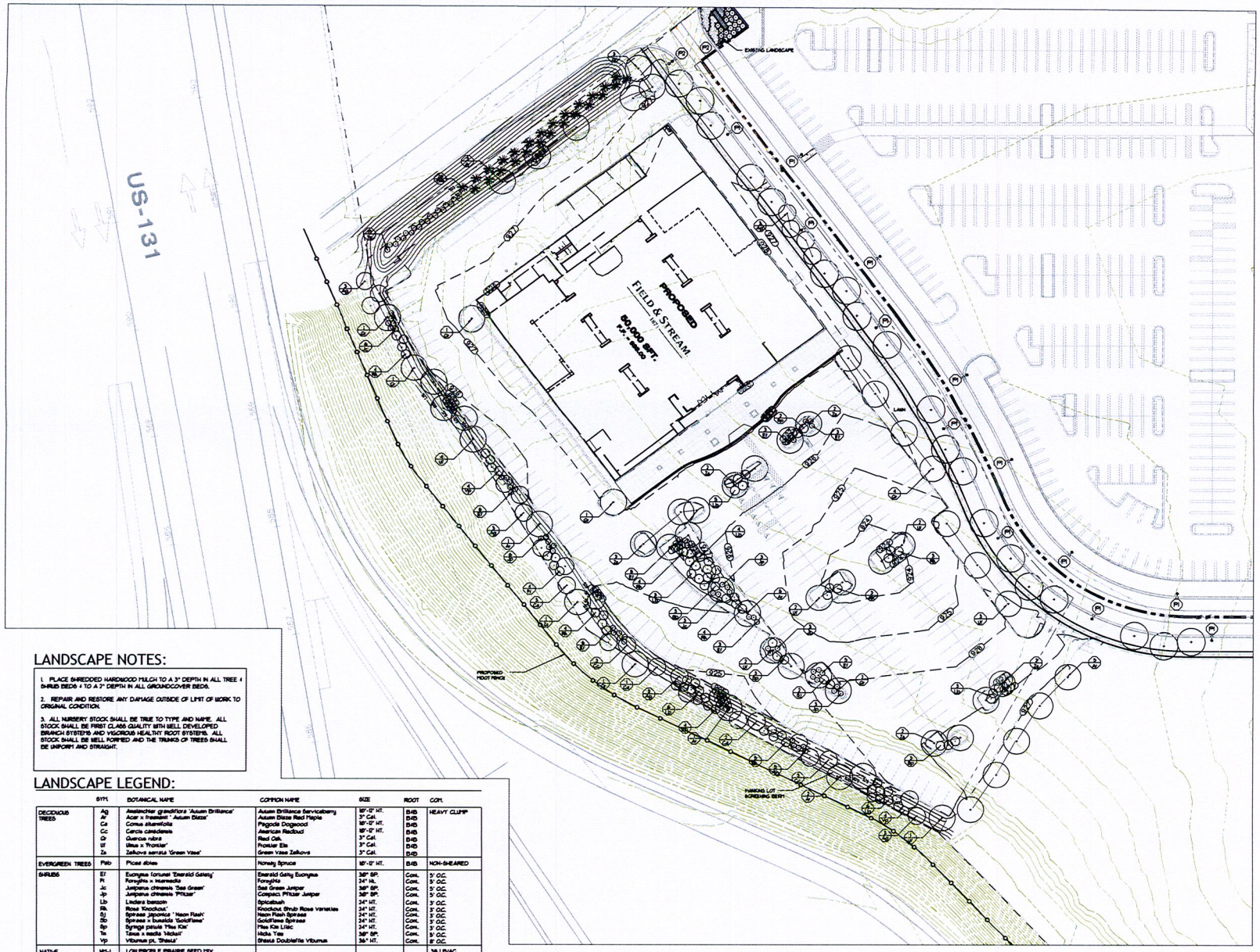
of 1



LANDSCAPE NOTES:

1. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUNDCOVER BEDS.

2. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK TO ORIGINAL CONDITION.

3. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.

LANDSCAPE LEGEND:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COM.
DECIDUOUS TREES	Ag	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12' HT.	B&B	HEAVY CLUMP
	Ar	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Red Maple	3" Cal.	B&B	
	Ca	Cornus alternifolia	Pagoda Dogwood	10'-12' HT.	B&B	
	Cc	Cercis canadensis	American Redbud	10'-12' HT.	B&B	
	Qr	Quercus rubra	Red Oak	3" Cal.	B&B	
	Ul	Ulmus x 'Frontier'	Frontier Elm	3" Cal.	B&B	
	Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" Cal.	B&B	
EVERGREEN TREES	Psb	Picea abies	Norway Spruce	10'-12' HT.	B&B	NON-SHEARED
SHRUBS	Ef	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	36" SP.	Cont.	5' O.C.
	Fi	Forsythia x intermedia	Forsythia	24" Ht.	Cont.	5' O.C.
	Jc	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" SP.	Cont.	5' O.C.
	Jp	Juniperus chinensis 'Pfitzer'	Compact Pfitzer Juniper	36" SP.	Cont.	5' O.C.
	Lb	Lindera benzoin	Spicebush	24" HT.	Cont.	3' O.C.
	Rk	Rosa 'Knockout'	Knockout Shrub Rose Varieties	24" HT.	Cont.	3' O.C.
	Sj	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	24" HT.	Cont.	3' O.C.
	Sb	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	24" HT.	Cont.	3' O.C.
	Sp	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" HT.	Cont.	3' O.C.
	Tm	Taxus x media 'Hicksii'	Hicks Yew	36" SP.	Cont.	5' O.C.
	Vp	Viburnum pl. 'Shasta'	Shasta Doublefile Viburnum	36" HT.	Cont.	8' O.C.
NATIVE SEED MIXES	NM-1	LOW PROFILE PRAIRIE SEED MIX				36 LB/AC
	NM-2	SEDGE MEADOW SEED MIX				36 LB/AC

VIRIDIS Design Group

HS hurley & stewart

30 North Burdick Street, Kalamazoo, Michigan 49007
1430 Monroe Avenue, NW Grand Rapids, Michigan 49504

Job No.: 15-0000 P.M.: ---- Drft: ---- QA/QC: 4/16/2015

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1 SITE PLAN REVIEW 4/24/2015

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PRELIMINARY LANDSCAPE PLAN
FIELD & STREAM
AVB

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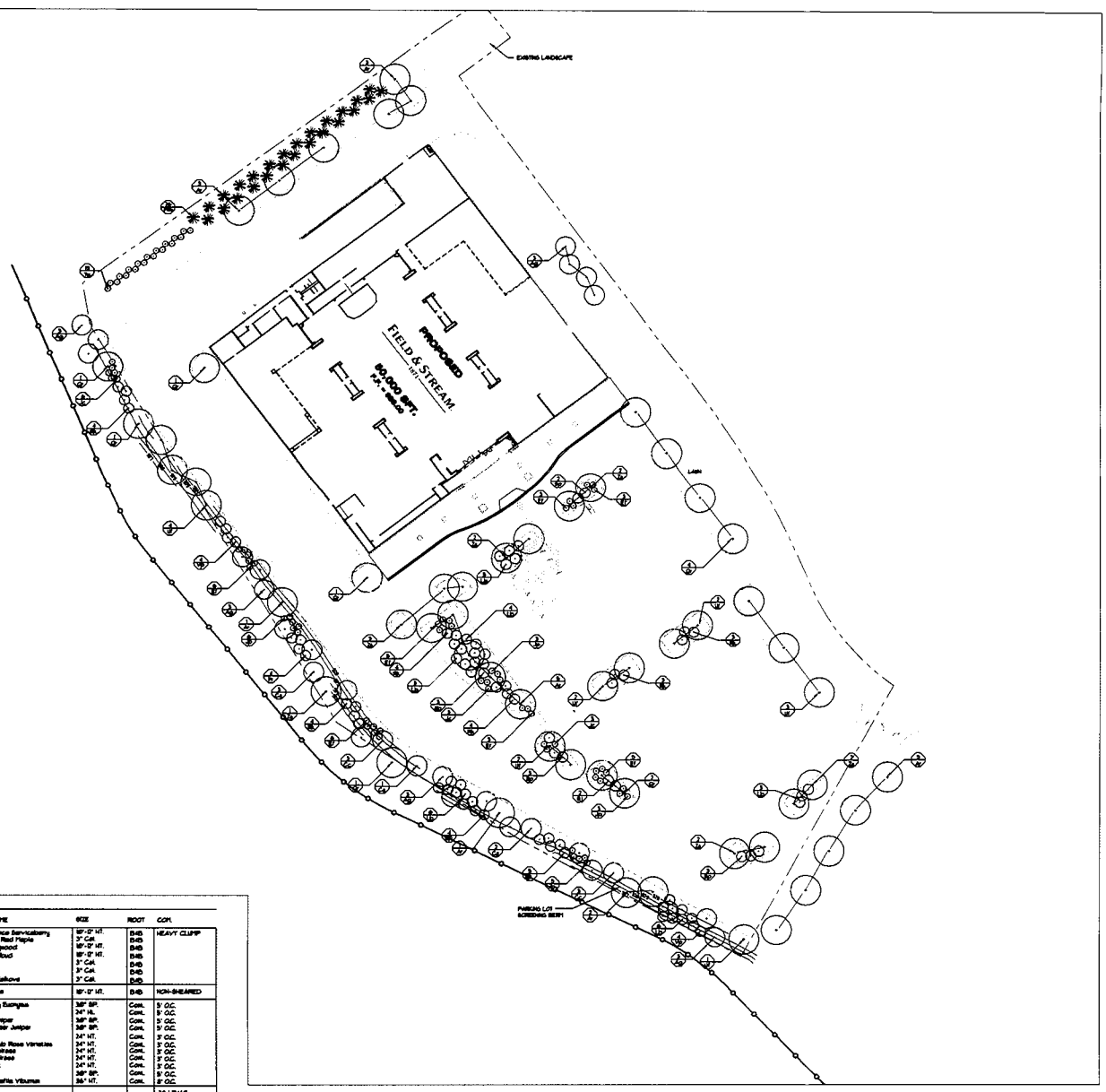
Project:

Client:

4/24/2015

Sheet

L-1



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LANDSCAPE LEGEND:

	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COM.
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	Ar	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Red Maple	3" Cal.	B&B	
	Ca	Cornus alternifolia	Pagoda Dogwood	10'-12' HT.	B&B	
	Cc	Cercis canadensis	American Redbud	10'-12' HT.	B&B	
	Qr	Quercus rubra	Red Oak	3" Cal.	B&B	
	Ul	Ulmus x 'Frontier'	Frontier Elm	3" Cal.	B&B	
	Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" Cal.	B&B	
EVERGREEN TREES	Pab	Picea dolas	Norway Spruce	10'-12' HT.	B&B	NON-SHEARED
SHRUBS	Ef	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	36" BP.	Cont.	5' O.C.
	Fi	Forsythia x intermedia	Forsythia	24" HT.	Cont.	5' O.C.
	Jc	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" BP.	Cont.	5' O.C.
	Jp	Juniperus chinensis 'Pfitzer'	Compact Pfitzer Juniper	36" BP.	Cont.	5' O.C.
	Lb	Lindera benzoin	Spicebush	24" HT.	Cont.	5' O.C.
	Rk	Rosa 'Knockout'	Knockout Shrub Rose Varieties	24" HT.	Cont.	5' O.C.
	Sj	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	24" HT.	Cont.	5' O.C.
	Sb	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	24" HT.	Cont.	5' O.C.
	Sp	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" HT.	Cont.	5' O.C.
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	Vp	Viburnum pr. 'Shasta'	Shasta Doublefile Viburnum	36" HT.	Cont.	5' O.C.
NATIVE SEED MIXES	NM-1	LOW PROFILE PRAIRIE SEED MIX				36 LB/AC
	NM-2	SEDGE MEADOW SEED MIX				36 LB/AC

VIRIDIS Design Group

19 North Fredrick Street Kalamazoo, Michigan 49007
149 Monroe Avenue, NW Grand Rapids, Michigan 49504

Job No.: 15-0000 P.M.: ---- Drft: ---- QA/QC: 4/24/2015

ISSUED FOR/REVISIONS:

1 SITE PLAN REVIEW 4/24/2015

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PRELIMINARY LANDSCAPE PLAN
FIELD & STREAM
AVB

Sheet Title:

Project:

Client:

4/24/2015

Sheet

L-1

May 19, 2015

Mtg Date: May 26, 2015

To: Zoning Board of Appeals

From: Gregory Milliken, AICP

Applicant: SignArt, Inc.

Owner: Maple Hill Leaseholds, LLC

Property: Parcel # 3905-13-180-035 (5622 West Main Street)

Zoning: C – Local Business District

Request: Deviation to allow a commercial use to have six wall signs (maximum of four permitted)

Section(s): Section 76.170

OVERVIEW

The applicant is requesting a sign deviation on behalf of Maple Hill Auto. As part of their site improvements and expansion, the property owner desires to update the signage in concert with the updates to the architecture of the building. These updates are also required by the auto companies as conditions of maintaining the franchises.

In doing so, the applicant desires to install six wall signs on the southern building that houses the Hyundai, Subaru, and Volvo dealerships and maintenance facilities. The Ordinance allows a maximum of four wall signs per building.

LOCATION

The subject property is located at 5622 West Main Street on the north side of West Main Street just west of Maple Hill Drive. Maple Hill Auto serves as the local dealership for five automobile brands. It is currently undergoing substantial improvements as the dealership upgrades the appearance and layout of the facility to satisfy requirements of the various brands and franchises.

BUILDING / SIGN HISTORY

A key part of that project is the reorganization and substantial improvement being made to the southern building that houses the Hyundai, Volvo, and Subaru brands. This is the original building that existed on the site, and at some point in its history an addition was made onto the east side of the building. Because the addition was separated from the original building by a fire wall, it was interpreted by staff at the time that they were two separate buildings. Therefore, while there were four existing wall signs already in place on the original building, the interpretation allowed for two additional signs to be located on the east façade of the addition. Thus a total of six signs existed on the southern building prior to the current redevelopment project.

The proposed improvements eliminate the eastern addition and remove any internal separation between sections of the building. As a result of these changes, the allowance for additional wall signs is removed, and the limit is set at four. The applicant has requested the deviation in order to maintain the level of signage present at the site prior to redevelopment as well as to meet the manufacturer's requirements.

PROPOSED SIGNAGE

The applicant is proposing to install a series of new signs as part of the redevelopment project. Six of these signs count as wall signs. Four of those signs are located on the south (West Main Street) façade: "Volvo", "Hyundai", "Subaru", and Subaru logo. The other two, "Subaru" and "Pre-Owned". Other signage on the south façade is considered incidental and are not counted toward the number of wall signs.

The biggest sign on the south façade – "Maple Hill Auto Group" – also is not counted toward the total number of wall signs. This sign is mounted on glass windows that form the south wall of the second floor office space. Consistent with previous interpretations and deviation decisions, this was interpreted as a window sign and is limited to 25% of the window area. (See Arby's and Walgreen's for examples of this previous interpretation.)

The sign area is compliant with Ordinance requirements. The maximum square footage is limited to the length of the wall upon which it is affixed. On both the south and east walls, the area meets this 1:1 requirement.

You will notice that two of the proposed new signs have already been installed. The permit for these signs was only for two, and as such satisfied the Ordinance requirements. It could therefore be approved. However, knowing that they would eventually be seeking six signs, the applicant is seeking this deviation.

STANDARDS OF APPROVAL

The ZBA should review the following standards in considering the request for deviation, which can be found in Section 76.500 of the Ordinance.

Standards of Approval of a Nonuse Variance (practical difficulty):

Standard: *The granting of the requested deviation would not be materially detrimental to the property owners in the vicinity.*

Comment: The granting of the requested deviation would not be materially detrimental to the adjacent property owners or tenants.

If approved, the facility will have the same number of wall signs as previously existed. The area of the signage is compliant with Ordinance requirements. It is located in an intense commercial area, and the wall signs have been well designed to match the new architecture

Standard: *The hardship created by a literal interpretation of the Section is due to conditions unique to that lot, building site or parcel and does not apply generally to other properties in the Township.*

Comment: The unique issue with the subject property is the fact that due to the previous configuration of the building it was permitted to have six wall signs. Now with the proposed improvements and the change to the building configuration, the building is only permitted to have four signs.

Standard: *The granting of the deviation would not be contrary to the general purposes of this Section or set an adverse precedent.*

Comment: In order for the granting of a deviation not to set an adverse precedent, there must be something unique about this request such that the Board can differentiate this decision from a similar request in the future as well as previous requests.

The Board should consider the fact that the reason this request is coming forward is because the property owner is undergoing a substantial improvement project, something we generally want to encourage. The Board should also consider that the number of wall signs is not changing from what existed at the site previously.

Respectfully Submitted,

Gregory E. Milliken, AICP
Planning Director

Attachments: Application
Attached Materials
Aerial

charter township
oshtemo

7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS Maple Hill Auto Group, 5622 West Main St.

PLANNING & ZONING APPLICATION

Applicant Name : Steve VanderSloot

Company SignArt, Inc.

Address 5757 East Cork Street
Kalamazoo, MI 49009

E-mail svandersloot@signartinc.com

Telephone 269.381.3012 Fax 269.381.0999

Interest in Property Sign contractor.

OWNER*:

Name Maple Hill Leaseholds LLC

Address 5622 West Main St.
Kalamazoo, MI 49009

Email

Phone & Fax 269.342.6600

Oshtemo Charter Township
7275 W MAIN ST
KALAMAZOO, MI 49009
Phone : 269-375-4260
OSHTEMOTOWNSHIP.ORG

Received From: SIGN ART
Date: 05/01/2015 Time: 10:27:23 AM
Receipt: 114555
Cashier: JMILLER

ITEM REFERENCE	AMOUNT
1080 SIGN PERMIT/DEVIATION SIGN PERMIT	$400.00
TOTAL	$400.00
CHECK 089246	$400.00
Total Tendered:	$400.00
Change:	$0.00

NATURE OF THE REQUEST: (Please check the appropriate it...)

___Planning Escrow-1042
___Site Plan Review-1088
___Administrative Site Plan Review-1086
___Special Exception Use-1085
___Zoning Variance-1092
___Site Condominium-1084
___Accessory Building Review-1083
__Land Division-1090
__Subdivision Plat Review-1089
__Rezoning-1091
__Interpretation-1082
__Text Amendment-1081
X Sign Deviation-1080
__Other:_____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): See attached cover letter.

LEGAL DESCRIPTION OF PROPERTY *(Use Attachments if Necessary)*:

SEC 13-2-12 COM C1/4 POST TH N ALG N&S 1/4 LI 75.05 FT TH S 87DEG48MIN53SC W 33.02 FT TO PL BEG TH S 87DEG48MIN53SC W ALG NLY LI W MAIN ST 359.8 FT TH N 00DEG01MIN55SC W PAR W LI E1/2 SE1/4 NW1/4 275 FT TH S 87DEG48MIN53SC W PAR E&W1/4 LI 200 FT TH N 00DEG01MIN55SC W 221.95 FT TH N 88DEG00MIN33SC E 560 FT TH S ALG W LI MAPLE HILL DR 495.06 FT TO BEG *

PARCEL NUMBER: 3905- 05-13-180-035

ADDRESS OF PROPERTY: 5622 West Main St.

PRESENT USE OF THE PROPERTY: Automobile Retailer

PRESENT ZONING C Commercial **SIZE OF PROPERTY** 5.14 Acres

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

Name(s)	Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Owner's Signature(* *If different from Applicant*) **Date** 4.28.15

Applicant's Signature **Date** 4.28.15

Copies to:
Planning –1
Applicant -1
Clerk –1
Attorney-1
Assessor –1
Planning Secretary - Original

****

PLEASE ATTACH ALL REQUIRED DOCUMENTS

SignArt

April 28, 2015

SignArt Inc.
5757 E. Cork Street
Kalamazoo, MI 49048

269.381.3012
800.422.3030
FAX 269.381.0999

www.signartinc.com

Oshtemo Charter Township
Zoning Board of Appeals
5622 West Main St.
Kalamazoo, MI 49009

Re: Maple Hill Auto Group – 5622 West Main St.

Dear Zoning Board of Appeals:

Enclosed please find completed Zoning Board of Appeals application, building elevation, site plan, and application fee.

As you likely have noticed, Maple Hill Auto Group is in the midst of a significant renovation to include a new showroom and complete façade refurbishment. As part of the renovation, Maple Hill Auto Group must meet specific sign requirements for each of the three product lines (Hyundai, Subaru, and Volvo) associated with this building or potentially forfeit. Given the multiple product lines and unique nature of an automobile dealership, special consideration is requested.

Maple Hill Auto Group respectfully requests a deviation to exceed the maximum number of wall signs (4) for a total of six (6). The proposed sign plan is consistent with the current number of signs, as the proposed signs simply replace existing. Additional consideration should be given to the total sign area, conforming, and dual street frontage.

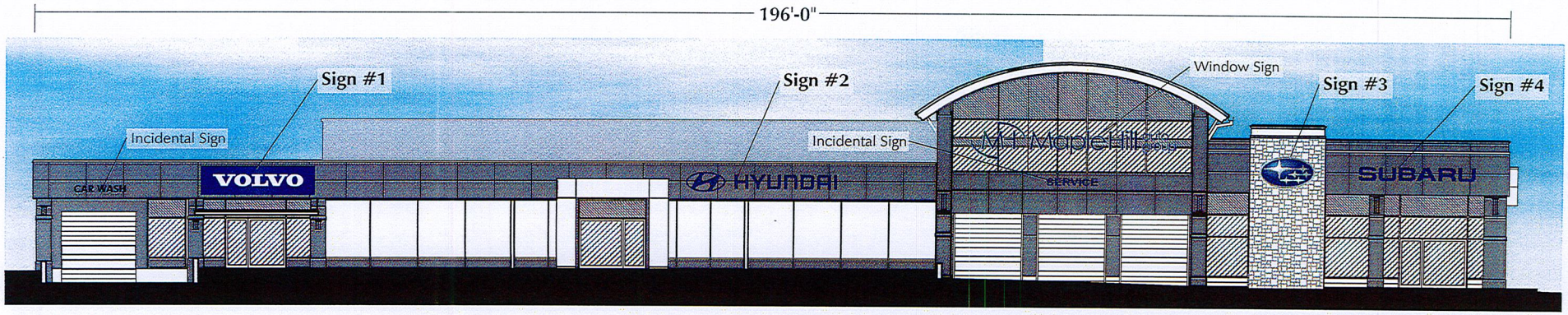
Thank you for your consideration. Please feel free to contact me should you need any further information.

Best regards,

Steve VanderSloot
Sales Director
SignArt, Inc.

SignArt

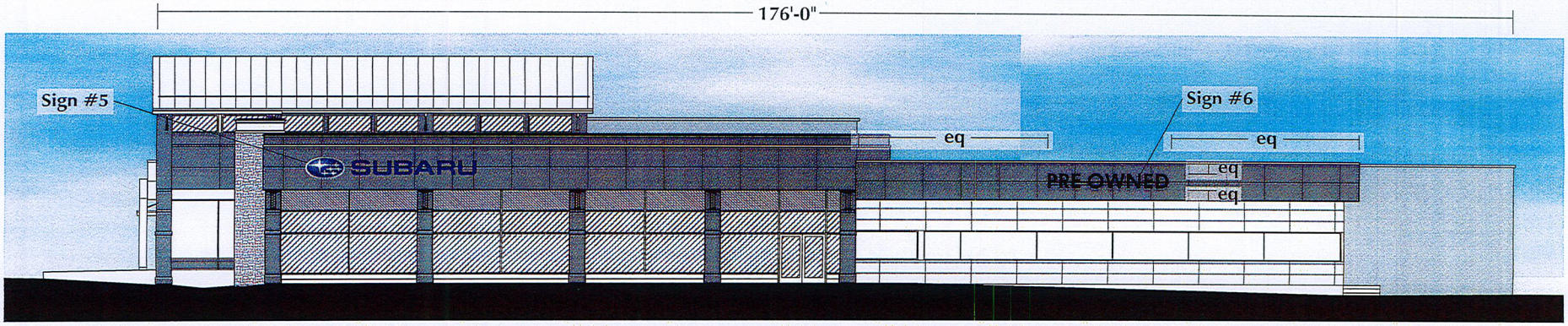
ELEVATIONS



South Elevation

Scale: 3/64" = 1'-0"

Square Footage	
Sign #1 – 'VOLVO'	4'-0" x 15'-4" = 62.67 Sq.Ft.
Sign #2 – 'HYUNDAI' + Logo	2'-9" x 20'-4 5/16" = 55.99 Sq.Ft.
Sign #3 – Subaru Logo	4'-5" x 8'-0" = 32.00 Sq.Ft.
Sign #4 – 'SUBARU'	2'-0" x 17'-1 1/4" = 34.21 Sq.Ft.
	Total = 184.87 Sq.Ft.



East Elevation

Scale: 3/64" = 1'-0"

Square Footage	
Sign #5 – 'SUBARU' + Logo	3'-0" x 23'-1 3/4" = 69.44 Sq.Ft.
Sign #6 – 'Pre Owned'	2'-0" x 16'-0" = 32.00 Sq.Ft.
	Total = 101.44 Sq.Ft.

Maple Hill Auto Group — 5622 West Main, Kalamazoo, MI 49009

Lead #SV-4026899

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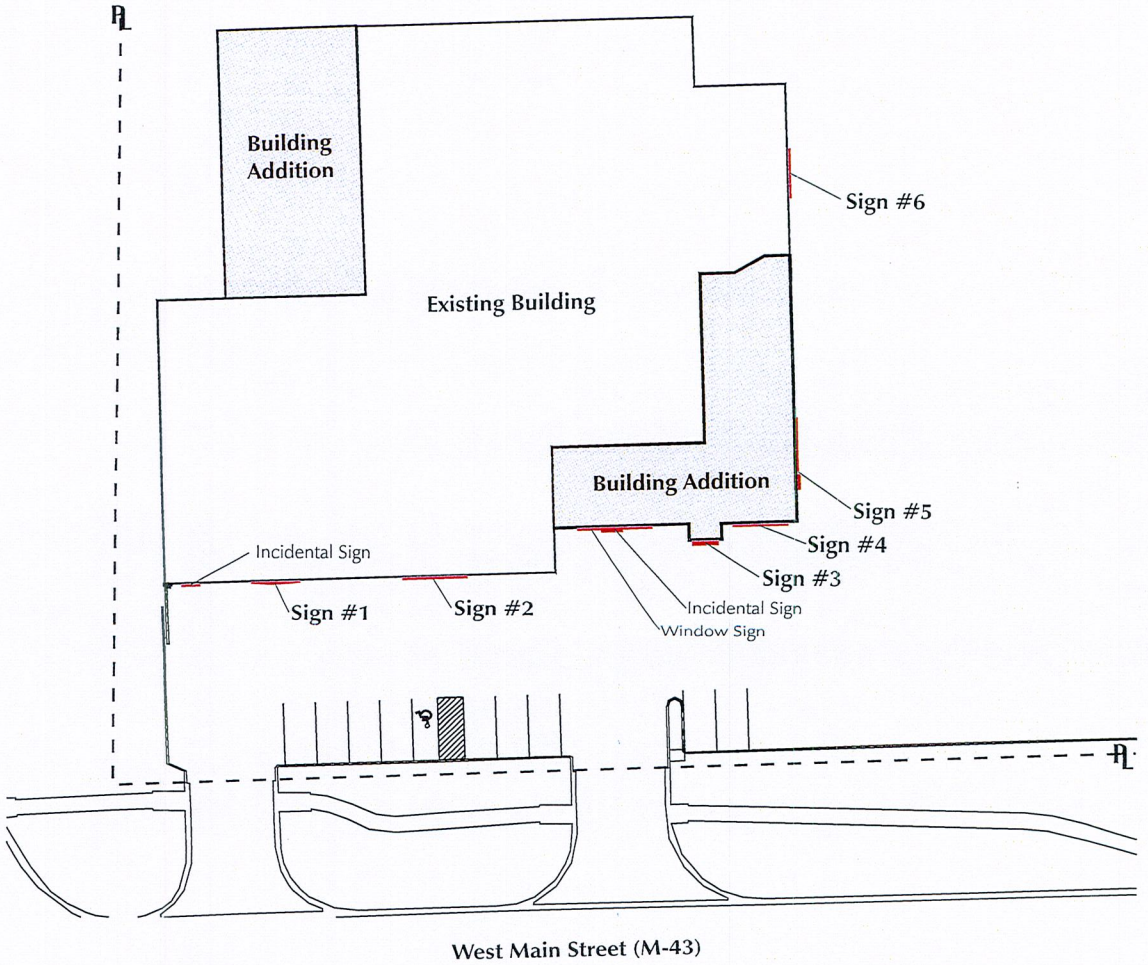
SITE PLAN



Site Plan

Scale: 1" = 60'-0"

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