

7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180 TDD 375-7198
www.oshtemo.org

**NOTICE
OSHTEMO CHARTER TOWNSHIP
Zoning Board of Appeals**

**Tuesday,
January 26, 2016
3:00 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approve Agenda
4. Public Comment on Non-Agenda Items
5. Approve Minutes November 17, 2015 Regular Meeting
6. **Site Plan Review Extension (Corners Realty LLC, 652 South 8th Street)**
Applicant is requesting an extension to a site plan that was approved on January 27, 2015.
7. Any Other Business / ZBA Member Comments
 - a. Election of Officers – Chair, Vice Chair and Secretary
8. Adjournment

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

MINUTES OF A MEETING HELD NOVEMBER 17, 2015

Agenda

**PUBLIC HEARING: PARKING VARIANCE REQUEST (MITCH LETTOW FOR SOUTHWEST MICHIGAN LAND CONSERVANCY)
APPLICANT IS SEEKING A VARIANCE FROM SECTION 68.300.C. OF THE ZONING ORDINANCE, WHICH REQUIRES ALL PARKING LOTS TO BE A PAVED SURFACE.**

A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, November 17, 2015, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Cheri Bell, Chairperson
Bob Anderson, Second Alternate
Nancy Culp
Millard Loy
Neil Sikora, First Alternate
L. Michael Smith
James Sterenberg

ABSENT: None

Also present were Julie Johnston, Planning Director, James Porter, Attorney, Martha Coash, Meeting Transcriptionist, and two interested persons.

Call to Order and Pledge of Allegiance

Chairperson Bell called the meeting to order and the "Pledge of Allegiance" was recited.

Agenda

The Chairperson noted the addition to the agenda of 2016 Meeting Dates under Other Business and asked for a motion to accept the revised agenda.

Ms. Culp made a motion to accept the revised agenda. Mr. Smith supported the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Approval of the Minutes of September 22, 2015

The Chairperson asked if there were any additions, deletions or corrections to the minutes of September 22, 2015. No changes were noted.

Mr. Smith made a motion to approve the minutes of September 22, 2015 as presented. Mr. Sterenberg seconded the motion. The motion was approved unanimously.

PUBLIC HEARING: PARKING VARIANCE REQUEST (MITCH LETTOW FOR SOUTHWEST MICHIGAN LAND CONSERVANCY)
APPLICANT IS SEEKING A VARIANCE FROM SECTION 68.300.C. OF THE ZONING ORDINANCE, WHICH REQUIRES ALL PARKING LOTS TO BE A PAVED SURFACE.

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston for her review.

Ms. Johnston said the Southwest Michigan Land Conservancy, which was acquired by the Land Conservancy when the 69.5 acre parcel was donated by an Oshtemo resident in the winter of 2015, is requesting a variance from Section 68.300 of the Off Street Parking of Motor Vehicles regulations of the Zoning Ordinance, which requires all parking areas to be paved. The request is to allow the KL Avenue Nature Preserve to remain gravel to aid in pollution reduction and storm water management.

She noted the Conservancy has made no improvements to this property. The Conservancy would like a gravel parking lot, some type of fencing around the lot, signage and a trail head. Due to the RR: Rural Residential zoning of the property, the Conservancy will be required to request a Special Exception Use from the Planning Commission to operate as an outdoor recreational facility. Many of these details will be examined as part of that process.

In considering the Standards of Approval, she explained conformance with the parking regulation is not unnecessarily burdensome. However, a nature preserve is a unique land use that warrants some additional consideration with regard to the intent of conserving a "natural" setting. It could be argued that the use of a gravel parking lot is more in keeping with the intent of the land use than an asphalt or concrete pad.

She said Section 68.300 indicates that paved parking spaces and/or lots are required for all uses except single and two-family dwellings, mobile homes and farms. While the nature preserve is not an active farm, the rural and natural quality of the development lends itself more toward this type of use than multi-family, commercial or industrial uses which would also be required to meet this regulation. In addition, the land is zoned and future land use planned for Rural Residential development.

Staff contacted the applicant to get a sense of the number of vehicles per day the nature preserve is likely to experience. The intent was to understand if usage of the property was more like those that are allowed an exemption from this ordinance requirement. Since the KL Avenue Preserve is so new, vehicle visits per day is unknown. However, the applicant has indicated that their most visited preserve, the

Chipman Preserve in Comstock Township, on average experiences around 10 cars per day. A high peak travel day may see up to 20 visits. This low number of visits per day supports the idea that the preserve is more in line with the uses that are allowed an exemption to Section 68.300.

Ms. Johnston pointed out a nature preserve, while characterized by the Zoning Ordinance as a recreational use, will not have the same number of visits per day as an active park. The Preserve is a passive recreational experience that does not see the same activity as a recreational park with play equipment where families with children tend to congregate.

To Staffs' knowledge, there is only one other property that was granted a variance for an unpaved parking lot and it was conditioned that the lot be paved within a one-year time frame. The property in question was The Rock Church located at 2901 North 10th Street. The lot is now paved. The variance is being requested not because of any physical hardship on the property, but due to a desire to maintain a gravel parking lot that is more in keeping with the natural features of the site and which will assist with storm water management.

She pointed out that local ordinances almost always require that parking lots be paved. This is primarily due to the convenience of paved surfaces and to reduce dust which is often generated from unpaved areas. The intent is to ensure appropriate parking lots are developed for urbanized areas of a community. The KL Avenue Nature Preserve is in a more rural location of the Township where the Future Land Use Map clearly intends for this character to continue. Allowing the parking lot to remain gravel will not impede public health, safety or welfare. The applicant intends to pave the entrance with asphalt to eliminate any dust generated from the gravel parking lot which should be minimal due to the nature of the use on the property.

Ms. Johnston said Staff recommends approval of the variance request from Section 68.300.C. of the Off-Street Parking of Motor Vehicles ordinance for the following reasons:

- The rural nature and character of the use is similar to other uses that are allowed an exemption from Section 68.300, allowing the spirit of the Ordinance to be observed.
- The Future Land Use Map indicates continued rural uses for this area of the Township, which helps in protecting public health, safety and welfare as urbanization and the need for paved surfaces is not intended.

In answer to a question from Chairperson Bell, Ms. Johnston said the park is private property owned by the Conservancy which allows public access to the property.

The Chairperson asked if the applicant wished to speak to the Commission.

Mr. Mitch Lettow, Southwest Michigan Land Conservancy Stewardship Specialist, 6851 S. Sprinkle Road, provided background information on the 25 year old 501C3 non-profit organization. The Conservancy owns and works to preserve, restore habitat, and share with the public 14,000 acres in nine counties in SW Michigan.

Mr. Lettow said the KL Avenue Nature Preserve will have between 1-1/4 and 1-1/2 miles of trails. The property was acquired from a donor in 2011. The goal is to promote thoughtful access at preserves. The aesthetic of a gravel parking lot fits with the appearance, motif and values of the preserve. The park is at the top of the Kalamazoo Morain and as a result consists of sandy loam and lots of well-drained sandy gravel. The gravel drive will be slightly graded away from the road and will promote infiltration and recharge the ground water supply. The asphalt take-off pad at the road will not pull substrate from the lot to the street and will avoid tire spinning. He said the lot would be maintained and re-graded as needed and plowed in the winter.

In answer to questions from Commissioners, Mr. Lettow said hours of the park are self-imposed from dawn to dusk, with a knock box for emergencies provided. Full material with gravel on top will be used to construct the parking lot and drive. There will be no 4th Street access. He explained fire department access would be from the south. They have an ardent volunteer following who help with cleaning and maintaining park areas, work on trails, remove invasive species and do some mowing.

Geoffrey Cripe, Director of Land Protection for the Conservancy, said in 2012 an event was held inviting neighbors and interested persons to share their vision of the park. Being able to take a walk or a hike was the most mentioned desire. The neighbors were very pleased there would not be a sub-division built on the property.

Mr. Lettow answered further questions, saying there would not be handicapped parking spots available since at this point they are not able to afford to provide accessible trails, but may do fundraising in the future to do that.

Ms. Johnston confirmed handicap accessibility is not required because of the small size of the park.

Mr. Lettow said a turnaround would be provided for emergency vehicles and that the Conservancy would be open to school bus visits for groups in the future; they would like to expand the demographic of users.

Hearing no public comments, Chairperson Bell closed the hearing and moved to Board Deliberations.

Mr. Loy was concerned that the issues involved will set a precedent. The Township has never given a parking lot paving variance. No Fire Department report was provided. Hearing that school buses may visit is also concerning. He felt the Fire Department needs to look at the turnaround. He was not sure he could support the request.

Mr. Sterenberg cited the Ordinance requirements for a variance from parking lot paving, and said the turnaround would be reviewed as part of the site plan that would go to the Planning Commission at the appropriate time. The actual paving is the concern of the Zoning Board. He noted the paved approach to the lot could be a condition of the variance approval.

In answer to a question from Mr. Sterenberg, Attorney Porter said approval could not impose a time limitation for re-evaluation. If, in the future the Conservancy would want to enlarge the parking lot, they would need to return for a further variance.

Mr. Sikora felt the turnaround area shows good forethought for potential need and makes for safer access. The variance is specific to this application and this site, so he was not overly concerned that it would set precedent. He noted he has visited other Conservancy sites and they have done a wonderful job with them and felt they will do right by the KL site and will do what they say they will do.

In response to a question from Mr. Loy about parking lot construction, Ms. Johnston said a special exception request would need to go to the Planning Commission regarding construction details of the parking lot and would be examined as part of that process with input from the Fire Department.

Mr. Anderson said he was not concerned with the limited use site as long as good quality stabilizer is used; the nature of the project as proposed is fine.

Ms. Johnston said if there were concerns about expansion, the motion to approve the request could be specific to the number of spaces requested. Any expansion would need to be brought back to the Board for a variance for additional spaces or the lot would need to be paved at that time.

Mr. Sterenberg pointed out the unique nature of the project and noted the reason for requesting the variance is to reduce pollution and manage storm water rather than an economic one. He said he is inclined to approve the request with the stipulation that future improvement or enlargement of the lot would need further action by the Board.

Chairperson Bell said she would rather people would get what they need the first time around. She stressed the nature preserve is not a public park and thought approval of the variance for a gravel parking lot for the intended use, which is different from other Township parks, warrants the parking lot variance since it is more in line with a nature preserve.

Mr. Sikora again emphasized that any expansion or additions in the future would need to come back for site plan approval.

Mr. Smith made a motion to approve the variance as requested for 20 parking spaces and for a paved approach to the lot. Mr. Sterenberg seconded the motion. The motion was approved 6 – 1, with Mr. Loy dissenting.

Any Other Business / ZBA Member Comments

Ms. Johnston presented the schedule of ZBA 2016 Meeting Dates as follows:

January 26
February 23
March 22
April 26
May 26
June 28
July 26
August 23
September 27
October 25
November 15*
December 20*

She noted meetings are on the 4th Tuesday of each month at 3:00 p.m. with the exception of November and December, which are changed to the 3rd Tuesday. Also noted were joint meetings scheduled for February 17, May 19 and August 18.

Commissioners accepted the 2016 Zoning Board of Appeals Schedule of Meeting Dates as presented.

Ms. Johnston told the Board she had talked with Meijer representatives about the possibility of an access drive with a left turn lane from their driveway to AutoZone, but that Meijer is not interested at this time.

Adjournment

Chairperson Bell noted the Zoning Board of Appeals had exhausted its Agenda, and with there being no other business, adjourned the meeting at approximately 4:00 p.m.

Minutes prepared:
November 19, 2015

Minutes approved:
_____, 2015

January 15, 2016



Mtg Date: January 26, 2016

To: Zoning Board of Appeals

From: Julie Johnston, AICP

Applicant: Corner Realty, LLC

Owner: Corner Realty, LLC

Property: Parcel #3905-22-230-029

Zoning: I-1 – Industrial District, Manufacturing/Serviceing

Request: Site Plan Review Extension Request

Section(s): Section 82.00 – Site Plan Review – Zoning Ordinance

Project Name: Corners Realty Building

OVERVIEW

The applicant is seeking an extension from the Zoning Board of Appeals for a site plan that was approved on January 27, 2015. Section 82.900(a) indicates the following:

Approval of the Site Plan shall be valid for a period of one year after the date of approval. If a building permit has not been obtained and on-site development actually commenced within said one year, the Site Plan approval shall become void and new approval obtained before any construction or earth change is commenced upon the site.

The original request was for the development of a 12,000 square foot warehouse building located at 652 South 8th Street, which is on the west side of 8th Street just north of KL Avenue. Corners Realty owns two parcels in this vicinity, one of which is improved with an existing light industrial use. The subject property is immediately to the south and is currently vacant. It is a 1.84-acre parcel located in the I-1 district. The building would have an access point on South 8th Street as well as connection to the parcel to the north under similar ownership.

The applicant has provided a narrative that indicates they have done some preliminary site work but that a building permit has not yet been obtained. They intend to submit a permit to the Kalamazoo Area Building Authority to hopefully begin construction in the spring of 2016.

RECOMENDATION

Staff would recommend the Zoning Board of Appeals approve the applicant's request to extend the original site plan review approval, with the following conditions:

- 1) The extension be for a maximum of six months, to expire on June 30, 2016.
- 2) That a revised site plan be provided to the Township that incorporates the conditions established as part of the January 27, 2015 approval, as follows:
 - a) The setback along the west side is increased to 26.5 feet or additional information about elevations be provided to ensure compliance with setback requirements.
 - b) All driveway and circulation areas shall be increased to 24 feet in order to accommodate two-way traffic.
 - c) A floor plan be provided demonstrating that the overhead door entry on the east end (front yard) will not function for loading or unloading purposes.
 - d) A final landscape plan shall be submitted demonstrating compliance with Zoning Ordinance requirements and including details regarding preservation of existing landscaping along south and west property lines.
 - e) Landscaping along the north property line shall be waived at this time but shall be required in the future at the time of site plan review of a future redevelopment, expansion, or new use occurring at a time when the two parcels are not under common ownership.
 - f) A new parking lot island (200 square feet) shall be added in the parking lot island with one canopy tree and two shrubs.
- 3) The remaining conditions from the January 27, 2015 remain in effect, as follows:
 - a) A sign permit is required before any new signs are installed on site, and all signage shall conform to the requirements of the sign chapter of the Zoning Ordinance.
 - b) Approval of the KCRC, KCHD, and County Soil & Sedimentation Control (at minimum) are necessary prior to issuance of the building permit.
 - c) All comments of the Township Engineer stated in his January 16, 2015 review memo – including provision of an easement for the northern retention pond and review of additional drainage calculations – shall be addressed prior to issuance of a building permit.
 - d) Site plan approval is subject to the approval of the Fire Department, pursuant to adopted codes.
 - e) Site plan approval is subject to the review and acceptance of the Township Engineer as adequate.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Julie Johnston". The signature is written in a cursive, flowing style.

Julie Johnston, AICP
Planning Director

Attachments: Extension request letter
 Aerial
 Site plan
 Township Engineer letter

January 14, 2016

Julie Johnston, Planning Director
Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009

RE: Corners Realty LLC Site Plan Approval
652 South 8th Street Kalamazoo 49009 (Parcel #3905-22-230-029)

Dear Ms. Johnston,

I represent Corners Realty LLC who is the owner of the above referenced property.

Corners Realty LLC received a SPA to build a 12,000sf storage warehouse on January 27th, 2015. It is our understanding that this approval is valid for 1 year and expiring on January 27th, 2016, unless extended.

The purpose of this letter is to formally request the extension of Corners Realty's SPA for an additional 12 month period ending January 27th 2017.

1. Corners Realty LLC originally hoped to have this project moving by the fall of 2015, and has done some preliminary site work. Due to heavy soil composition and to prevent standing water from runoff, we installed (3) storm water leaching basins on site.
2. There were a few building modifications that needed to be addressed prior to submitting the building application.

At this time those changes have been addressed and Corners Realty LLC is in the process of submitting the permit application. We hope to begin the construction phase by early spring 2016.

If you have any questions, please feel free to call us. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Pestoor', written over a circular stamp.

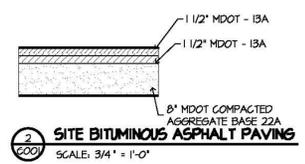
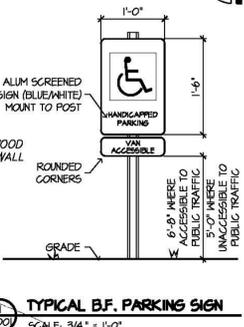
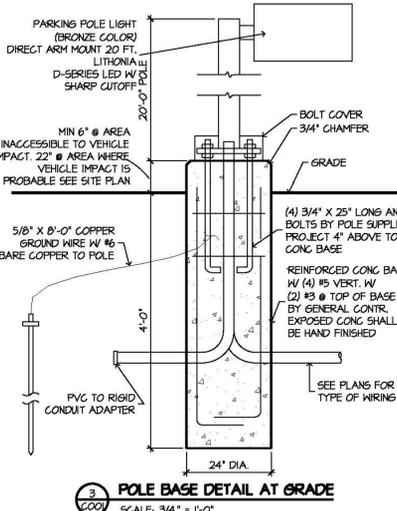
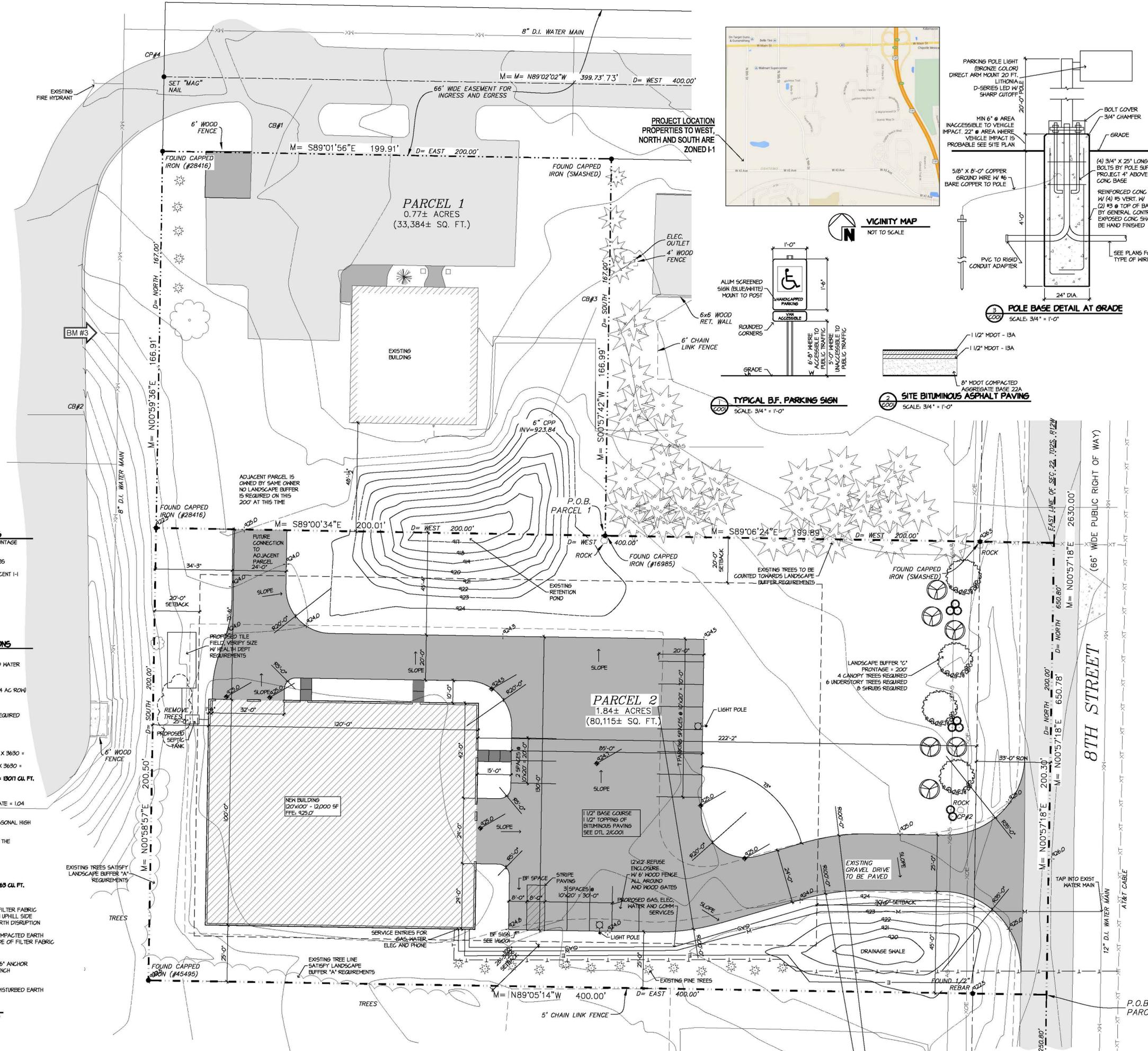
James J. Pestoor
Corners Realty LLC
269.353.8311

Corners Realty, 652 South 8th Street



-  652 South 8th Street
-  Other Property Lines
-  Right of Way

0 50 100 200 Feet

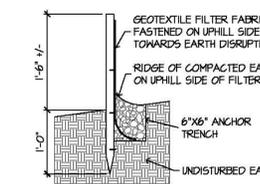


- SITE DATA**
- OWNER: CORNERS REALTY LLC
2401 OLNEY STREET
KALAMAZOO, MI 49006
 - ZONING: I-1 LIGHT INDUSTRIAL
 - PROPOSED LAND USE: WAREHOUSE/FUTURE MANUFACTURING
 - SITE AREA: 8015 SF OR 1.84 ACRES/ 1.64 ACRES W/0 ROW AREA
 - NET AREA OF PARKING: 10,450 SF - 23.0%
 - BUILDING SF: 12,000 SF - 15.0%
 - NET OPEN AREA - 51,665 SF - 62.0%
 - PROPOSED BUILDING TYPE: II-B
 - PROPOSED MAX BUILDING HEIGHT: 24'-0"
 - PARKING REQUIREMENTS:
15 STALLS PER 1,000 SF NFA
12,000 SF X 0.10 = 8,400 NET FLOOR AREA
8,000 X 15/1,000 = 13 STALLS
 - 13 TOTAL STALLS REQUIRED**
 - 13 STALLS PROVIDED**
 - ALL FLOOR DRAINS TO BE CONNECTED TO SAN LINE.
 - THE PROJECT WILL CONSIST OF BUILDING MATERIALS CONSISTENT WITH SURROUNDING STRUCTURES. THE BUILDINGS AND SITE WILL CONFORM TO ALL APPLICABLE BUILDING AND ZONING CODES.
 - BUILDING CODE: MICHIGAN BUILDING CODE LATEST ED.
 - OCCUPANCY USE GROUP: 5-2 STORAGE
 - LOCATIONS ON EXISTING PUBLIC UTILITIES AND EXISTING GRADES OBTAINED FROM SURVEY BY DRIESNGA & ASSOCIATES.
 - PROVIDE SILT FENCE AROUND DISTURBED AREA DURING CONSTRUCTION.
- GENERAL NOTES (SITE WORK)**
- DEMOLITION:
 - REMOVAL OF EXISTING UTILITIES, STRUCTURES AND SLABS SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. IF REMOVAL LIMITS ARE NOT SHOWN, THEY SHALL BE THE MINIMUM REQUIRED TO COMPLETE THE PROJECT.
 - DISCONNECTS OF ALL UTILITIES TO BE REMOVED SHALL BE BY THE TRADE INVOLVED OR THE APPROPRIATE UTILITY CO. AS DIRECTED BY THE GENERAL CONTRACTOR.
 - DISPOSAL OF MATERIAL REMOVED SHALL BE OFF SITE BY THE GENERAL CONTRACTOR.
 - SITE PREPARATION:
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERFORMED BY THE CONTRACTOR IN COMPLIANCE WITH ACT 341. SEE DETAIL 5/0001
 - ORGANIC TOPSOIL SHALL BE STRIPPED FROM THE CONSTRUCTION AREA TO DEPTHS RANGING FROM APPROXIMATELY 1/2\"/>
 - EARTHWORK:
 - EXCAVATION SHALL BE LEVEL TO EXACT DEPTHS AND DIMENSIONS INDICATED ON DRAWINGS.
 - CONSTRUCTION OF FOUNDATIONS AND SLABS-ON-GRADE WILL BE ON COMPACTED FILL IN MOST AREAS. LAYERED COMPACTION SHALL BE PERFORMED TO A MINIMUM DENSITY OF 95 MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-1551 VALUES AND AS OUTLINED IN THE SPECIFICATIONS
 - PLACE A MIN. 6 INCHES OF BANK RUN SAND COMPACTED TO 95% OF MAXIMUM DENSITY UNDER ALL FLOOR SLABS ON GRADE.
 - SOIL TESTING WILL BE CONTRACTED AND PAID FOR BY THE GENERAL CONTRACTOR.
 - SITE SHALL BE FINE GRADED BEFORE PLACING TOP SOIL OR GRANULAR BASE MATERIAL.
 - EXTERIOR SURFACE DRAINAGE SHALL BE AWAY FROM BUILDINGS, 5% 10'-0\"/>

- LANDSCAPE REQUIREMENTS**
- BUFFER REQUIRED ALONG ROAD FRONTAGE 20' WIDE
TREES PER 100'
2 CANOPY/3 UNDERSTORY/4 SHRUBS
 - BUFFER REQUIRED TO SCREEN ADJACENT I-1 PARCELS
10' WIDE
TREES PER 100'
1 CANOPY/2 UNDERSTORY

- STORM WATER CALCULATIONS**
- SITE SIZE - 1.64 ACRES AT ROW
 - STORM WATER STRATEGY - GROUND WATER DISCHARGE "INFILTRATION"
 - SITE USE:
SITE AREA 8015 SF FT. (1.84 AC ROW)
BUILDING 12000 SQ. FT.
PAVEMENT 10450 SQ. FT.
 - STORAGE VOLUME STORM WATER REQUIRED
VICAP X 3630
1\"/>

- MANAGEMENT PRACTICE - INFILTRATION**
- SITE EVALUATION - INFILTRATION RATE = 1.04 INCHES PER HOUR.
 - BASIN FLOOR MIN. 2'-0\"/>



Corners Realty LLC
 652 South 8th Street
 Kalamazoo, Michigan 49009

ISSUED	
1-7-2015	SITE PLAN REVIEW
1-16-2015	REVISED PER PLANNER COMMENTS

bosch
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 8065 Vineyard Parkway
 Kalamazoo, Michigan 49009
 ph: 269-321-6151
 www.boscharch.com

CONCEPTUAL SITE PLAN

JOB NUMBER 13067

CO01

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWN 2 SOUTH, RANGE 12 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 POST OF SAID SECTION; THENCE NORTH 250.80 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 200.00 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 400.00 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE 200.00 FEET; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE 400.00 FEET TO THE PLACE OF BEGINNING.

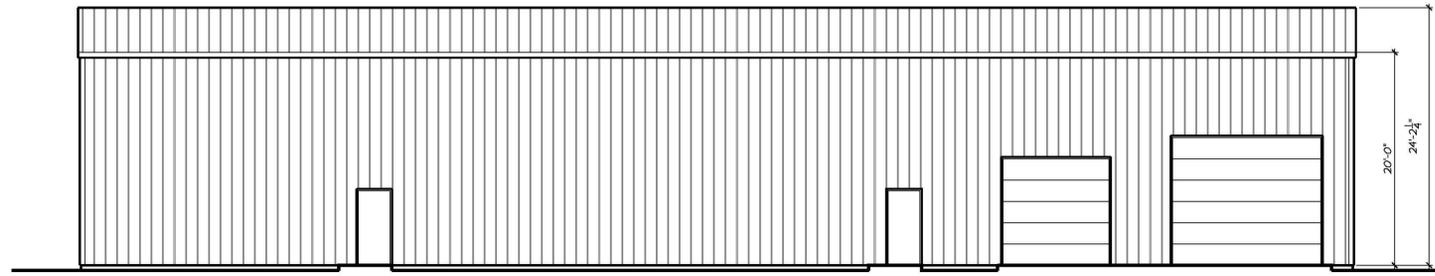
OWNER WILL SUBMIT REQUIRED LANDSCAPE PLAN PRIOR TO ISSUANCE OF BUILDING PERMIT. THE LANDSCAPING REQUIREMENTS TO FOLLOW PLANNING AND ZONING CODE OF OSHTEMO TOWNSHIP.

APPROPRIATE PERMITS TO BE OBTAINED FROM OSHTEMO TOWNSHIP.

AN EMERGENCY KEY BOX FOR FIRE DEPARTMENT ACCESS WILL BE PROVIDED. KEY BOX LOCATION TO BE DETERMINED UPON SUBMITTAL OF BUILDING PLANS.

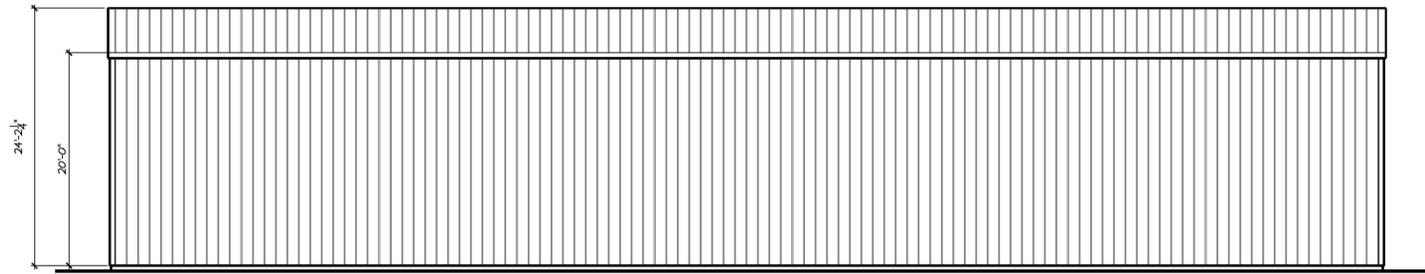
A FIREFIGHTER RIGHT-TO-KNOW AND HAZARDOUS MATERIALS RIGHT TO KNOW FORMS TO BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT, IF REQUIRED.

P.O.B. PARCEL 2
CONCEPTUAL SITE PLAN
 SCALE: 1" = 20'



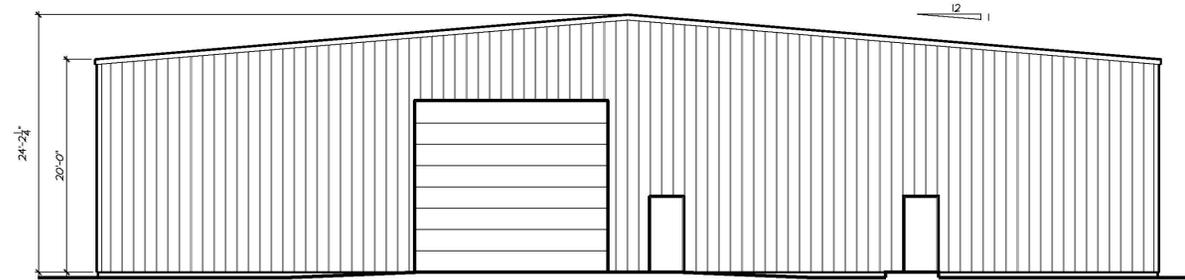
NORTH ELEVATION

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



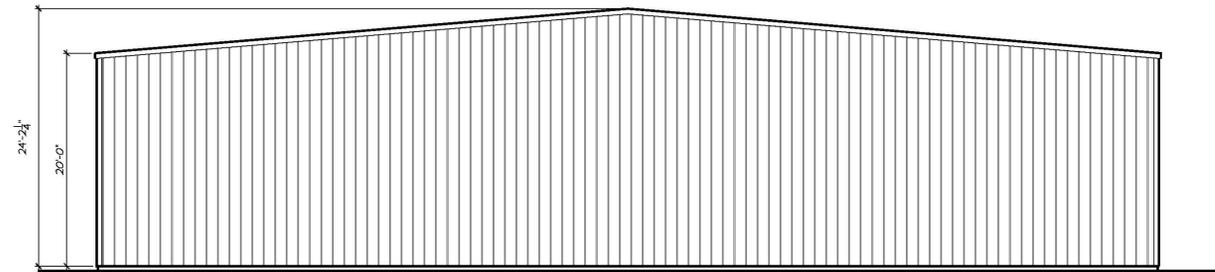
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

Corners Realty LLC

652 South 8th Street
Kalamazoo, Michigan 49009

**PRELIMINARY
NOT FOR
CONSTRUCTION**
1/5/15

ISSUED
1-16-2015 SITE PLAN REVIEW

This drawing, as an instrument of service, is issued by Bosch Architecture, Inc. Responsibility of this document is established without exception upon the Architect, 1/24/15 Scott Armstrong

bosch
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
8065 Vineyard Parkway
Kalamazoo, Michigan 49009
ph: 269-321-6151
www.boscharch.com

JOB NUMBER
13067

**BUILDING
ELEVATIONS**

A201



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

Memorandum

Date: January 16, 2015

To: Greg Milliken

From: Marc Elliott

Subject: 652 S 8th St Site Plan Review

I have reviewed the referenced site plan and generally believe the overall concept to be buildable. However the following issues should be addressed prior to final approval.

1. Public water fees will need to be paid. A tabulation of fees is attached for the proposed warehouse usage. Please note that should the usage change, additional benefit-use fees for public water service may become due.
2. The entrance drive shall be submitted for review and approval by KCRC. We note that a drain culvert will be required under the entrance drive. [I also note that the overall parcel configuration suggests that this site may be part of a larger project approval which may have included access restrictions to a common inner drive. This issue should be reviewed prior to accepting a new curb-cut onto 8th Street.]
3. The proposed north drainage disposal area extends into the adjacent parcel. Since the two parcels a separate, an easement document will need to be provided that describes the shared use of land for drainage purposes. The easement document will need to describe the intended flows. In addition, detailed drainage design calculations will need to be provided that demonstrate the area will adequately accommodate the intended shared use.
4. We note that the southwest corner of the north drainage basin will need additional surface contour adjustments. The current contours suggest that runoff at the pavement-corner, turning north may become trapped with insufficient grade toward the basin.
5. Drainage calculations should be tabulated for all surface types, not just impermeable surfaces. Calculations should also be separated by sub-watershed (with demarcation of the boundary) whenever the receiving basins are separate.
6. Routing calculations against the design infiltration rates may be required to demonstrate the provided storage capacity is adequate. As a general rule, it is desirable that the routing calculations demonstrate a 72 hour recovery.
7. For each drainage disposal area, the design high-water and design normal (low-water) elevations should be clearly stated. A one-foot free board is typical. Basins that are intended to drain dry should be noted as such in lieu of a low-water elevation. A detailed calculation of the effective storage capacity should be provided to demonstrate the design assumptions.
8. We note that a reserve septic drainage field is not illustrated.

Please contact me if you have any question regarding these comments.