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

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

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Public Comment on Non-Agenda Items
4. Approval of Minutes: June 28, 2016
5. **Site Plan Review (One Way Products, 6101 West KL Avenue)**  
Applicant, Glas Associates, is requesting site plan review for a new manufacturing facility for One Way Products at 6101 West KL Avenue. Parcel No. 3905-24-305-010.
6. **Site Plan Review (SMT Land Development, 6963 West KL Avenue)**  
Applicant, SMT Real Estate Development, is requesting site plan review for a new office development at 6963 West KL Avenue. Parcel No. 3905-23-305-030.
7. **Site Plan Review (West Side Church of Christ, Unaddressed Parcel – 9<sup>th</sup> Street)**  
Applicant, West Side Church of Christ, is requesting site plan review for a new church facility on an unaddressed vacant parcel on the east side of 9<sup>th</sup> Street, approximately 1,900 linear feet north of the West Main Street right-of-way. Parcel No. 3905-14-130-015.
8. **Site Plan Review (GLCMG Garage, 4155 South 9<sup>th</sup> Street)**  
Applicant, Bosch Architecture, is requesting site plan review for a new accessory garage building on an existing developed site at 4155 South 9<sup>th</sup> Street. Parcel No. 3905-35-405-031.
9. **Site Plan Review (Wal-Mart Real Estate Business Trust, 501 North 9<sup>th</sup> Street)**  
Applicant, Wal-Mart Real Estate Business Trust, is requesting site plan review for a new employee training building on their existing site at 501 North 9<sup>th</sup> Street. Parcel No. 3905-14-305-022.
10. Any Other Business / ZBA Member Comments
11. 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)

**Policy for Public Comment  
6:00 p.m. "Public Comment"/Portion of Township Board Meetings**

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

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.

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.

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

(adopted 2/27/2001)  
(revised 5/14/2013)

**OSHTEMO CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS**

**MINUTES OF A MEETING HELD JUNE 28, 2016**

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**Agenda**

**PARKING LOT REVIEW (PEOPLE'S CHURCH, 1758 NORTH 10TH STREET APPLICANT REQUESTED A PARKING LOT WITH MORE SPACES THAN PERMITTED BY SECTION 68.400: MINIMUM REQUIRED PARKING SPACES. PER SECTION 68.300.K, ADDITINAL SPACES MAY BE APPROVED IF THE PARKING IS DETERMINED NECESSARY.**

**TABLED ITEM: VARIANCE REQUEST (SCHLEY TRUST, 4200 SOUTH 9<sup>TH</sup> STREET) FOR A VARIANCE FROM THE ZONING ORDINANCES, SPECIFICALLY SECTIONS 75.120.a AND 75.130 OF THE LANDSCAPING ORDINANCE AND SECTIONS 40.301.I.3 AND 40.301.N OF THE I-R: INDUSTRIAL DISTRICT, RESTRICTED ORDINANCE RELATED TO LANDSCAPING AND UTILITY LINES FOR THAT PORTION OF THE PROPERTY SUBJECT TO THE EASEMENT TAKEN BY MICHIGAN ELECTRIC TRANSMISSION CO., LLC. (PARCEL #3905-35-330-060)**

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A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, June 28, 2016, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

ALL MEMBERS

WERE PRESENT:

Cheri Bell, Chair

Bob Anderson, Alternate

Nancy Culp

Millard Loy

Neil Sikora

L. Michael Smith, Alternate

James Sterenberg

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

**Call to Order and Pledge of Allegiance**

Chairperson Bell called the meeting to order and invited those present to join in reciting the "Pledge of Allegiance."

## **Public Comment on Non-Agenda Items**

There were no public comments on non-agenda items.

## **Approval of the Minutes of May 24, 2016**

The Chairperson asked if there were any additions, deletions or corrections to the minutes of May 24, 2016. Hearing none, she asked for an approval motion.

Mr. Loy made a motion to approve minutes of May 24, 2016 as presented. Mr. Sikora supported the motion. The motion was approved unanimously.

## **PARKING LOT REVIEW (PEOPLE'S CHURCH, 1758 NORTH 10TH STREET APPLICANT REQUESTED A PARKING LOT WITH MORE SPACES THAN PERMITTED BY SECTION 68.400: MINIMUM REQUIRED PARKING SPACES. PER SECTION 68.300.K, ADDITIONAL SPACES MAY BE APPROVED IF THE PARKING IS DETERMINED NECESSARY.**

Chairperson Bell said the next item was a request for a parking lot review from People's Church and asked Ms. Johnston to review the application.

Ms. Johnston said the application for additional parking spaces beyond what is permitted by Section 68.400 was from People's Church of Kalamazoo, 1758 North 10th Street, parcel #3905-12-355-010 in the R-2 Residential District. She noted the ZBA has the authority to grant additional parking spaces beyond the limit required by Section 68.400. In granting additional space, the parking must be determined to be necessary based on documented evidence of actual use.

She explained granting the 25 additional spaces requested by People's Church would bring the total number over the amount allowed by code to 70. She noted the site is heavily wooded with a good amount of screening from the street.

A letter from the Church indicated the additional spaces are necessary because three persons per vehicle is not customary and cars have begun parking in adjacent neighborhoods and along 10th St., which is a particular worry to the Township since it may impede public safety.

Ms. Johnston said the site has the available space for the additional parking without infringing on the extensive landscape buffered areas that surround the church. Based on these factors, staff has no concerns with allowing the additional parking and recommended approval of a parking lot with 172 spaces, 70 more than allowed by Section 68.400, with the condition that the Church complete an administrative site plan review process.

Chairperson Bell asked how the total number of spaces needed is determined for churches.

Ms. Johnston said it is based on the amount of seating in the worship area, but noted that is a little outdated as there are many other areas in the church outside the worship area, so sometimes the Township count can be a little low.

In answer to a question from Mr. Sikora, Ms. Johnston said the current drainage system was determined by the Township Engineer to be sufficient to handle the additional impervious surface.

The Reverend Rachel Lonberg, 1403 Henderson Drive, of the People's Church, told the Board the Church has a vibrant and growing congregation and that there is not enough space for them to park on Church grounds currently. There are generally about 100 children who attend Sunday School which is held simultaneously with services and they want to be sure everyone is safe. She noted they are in the process of adding another service.

In the Board Deliberation process it was the consensus of the Board that allowing the additional parking should not be a detriment given there is plenty of room to manage the storm water runoff from additional pavement.

Chairperson Bell asked for a motion on the recommendation.

Mr. Sikora made a motion to approve the application as recommended by Staff with the condition that the Church complete an administrative site plan approval process. Mr. Loy supported the motion. The motion was approved unanimously.

**TABLED ITEM: VARIANCE REQUEST FROM SCHLEY TRUST, 4200 SOUTH 9<sup>TH</sup> STREET FOR A VARIANCE FROM THE ZONING ORDINANCES, SPECIFICALLY SECTIONS 75.120.a AND 75.130 OF THE LANDSCAPING ORDINANCE AND SECTIONS 40.301.I.3 AND 40.301.N OF THE I-R: INDUSTRIAL DISTRICT, RESTRICTED ORDINANCE RELATED TO LANDSCAPING AND UTILITY LINES FOR THAT PORTION OF THE PROPERTY SUBJECT TO THE EASEMENT TAKEN BY MICHIGAN ELECTRIC TRANSMISSION COMPANY, LLC., (PARCEL #3905-35-330-060).**

Chairperson Bell said the next item, tabled from May 24<sup>th</sup>, was a request from Schley Trust for a variance from the Landscaping Ordinance requirements and asked Ms. Johnston to review the application.

Ms. Johnston said the Schley Trust was seeking a variance requesting relief from sections of both the I-R: Industrial District, Restricted and the Landscaping Ordinance for property located at 4200 South 9<sup>th</sup> Street for that portion of the property subject to the easement taken by Michigan Electric Transmission Company, LLC. (parcel #3905-35-330-060).

A 220-foot easement for the ITC power line traverses the property near the western boundary and then reduces to a width of approximately 100 feet along the southern property line, which leaves an approximate width for buildable area of 148 feet.

Ms. Johnston said at the May 24<sup>th</sup> meeting staff recommended denial of the variance request from *Sections 40.301.i.3* of the I-R: Industrial District, Restricted and *Sections 75.120.A* and *75.130* of the Landscaping Ordinance for the following reasons:

- No physical hardship actually relating to the land exists on the property that necessitates the need for a variance.
- *Section 75.220: Exceptions* allows the approving body to accept an alternate approach to the landscaping materials requirement.
- Previous variances reduced buffer zone size, but did not reduce the required landscaping materials defined by the Landscaping Ordinance.

She explained the item was tabled at the request of Attorney Porter, who wished to review the matter further after hearing Mr. Schley's comments at the May 24 meeting. She said Attorney Porter provided a letter to the ZBA dated June 9<sup>th</sup>, which stated the Landscaping Ordinance allows for alternate approaches to plantings and visual screenings and therefore a variance in this case is not warranted.

Attorney Porter said he took a different tack than the Planning Department did, looking at this issue from an interpretation standpoint. He thought Mr. Schley's previous presentation addressed the Ordinance in great detail. The language of the Ordinance on this point is confusing and requires interpretation.

He explained in order to grant a variance you have to be sure there is not some other means of relief. He believes there is an alternative "safety valve" in this case to accommodate some relief. The question becomes a matter of interpretation. He believes the interpretation of the applicant that plantings must be replaced as is comes down to a reading of 75.220 Subsection b as a whole. The physical hardship was created by the power company. He noted part of the problem may stem from using the term "physical hardship" rather than "practical difficulty" in the Ordinance and he believes the two terms have a different meaning. Further confusion results when language for a use variance, "unnecessary hardship," is used instead of the nonuse variance "practical difficulty."

Attorney Porter said the land owner cannot be held to the original requirements for vegetation since ITC razed the entire easement and will not allow plantings there, yet he agrees with Mr. Schley there is no basis under the current facts, based on topography and vegetation, to allow the governing body to modify the planting requirements of Section 175.130. He does believe the object of the Ordinance is to

allow reductions or substitutions to the planting requirements provided in Section 75. If this is the intent of the Zoning Ordinance, it makes a variance unnecessary.

He said he agreed with the Planning Director that the land does not have a physical hardship, but believes there is a hardship to the owner/applicant caused by METC/ITC's easement restrictions. He said he believed the Board has the authority to exercise discretion to allow alternate plantings or visual screening such as a hedge, fence or wall to ensure compliance with the spirit, purpose and intent of Section 175.130. Because of that fact, he did not believe a variance is warranted in this case.

Attorney Porter noted there are other properties who are facing similar problems and are trying to work with ITC. If agreements are worked out, revised site plans may come to the appropriate governing body for review.

Attached, as Addendum No. 1 is the June 9, 2016 Memo from Attorney Porter in its entirety, explaining his interpretation of the Ordinance as it regards the "Requested Variance from Mr. and Mrs. Schley."

There were no questions from the Board. Chairperson Bell asked if the applicant wished to speak.

Mr. Terry Schley, 7497 Watermark Drive, Allendale, MI spoke to the Board on behalf of himself and Jacqueline Schley, owners of the property at 4200 South 9th Street in Oshtemo Township. Mr. Schley read from prepared text, which is attached to these minutes as Addendum #2.

Chairperson Bell thanked Mr. Schley for his comments, acknowledged the difficulty of the situation and moved to Board Deliberations.

Attorney Porter said if someone were to submit an amended site plan to put this property into compliance with Township Ordinance he would have to address the reduction of plantings provided for in sub-section b, probably in both width and amount. His interpretation would allow the governing body, if an amended site plan were brought forward, to provide an alternate solution. They would need to look at the perimeter and see if under the reduction/substitution provision, the reviewing body could permit certain alternatives. It would need to be determined with ITC as to what could be found as a middle ground. He agreed with Mr. Schley that it is not displacement. The perimeter of the property would still need to be addressed; he felt it could be done within the parameters of the Ordinance. He didn't think he and Mr. Schley were in as much disagreement as it may appear.

He continued, saying ITC put the property owner in a terrible position, but the Township does not have the ability to change requirements because the Township did not take the property. The request from the Schleys is logical; it is a matter of interpretation. The applicant unfortunately has the burden as the property owner and

would need to provide an amended site plan. ITC could have provided relief, but they didn't.

Ms. Johnston said the southern property line met the Township's Ordinance requirements until ITC removed all of the landscaping and put it into nonconformance. It remains in noncompliance; through the site plan process it can be brought into compliance.

Mr. Smith asked what would happen if the variance were denied and no site plan amendment is presented.

Attorney Porter said at some point Ordinance enforcement might occur. The owner can't plant or grow anything to come into conformance. There may be an avenue to do it, but it is a real burden on the property owner. The situation is all the fault of ITC's activities.

Mr. Smith said if the variance is approved there would be no need for redevelopment of the site plan. If denied, the avenue is site plan development.

Ms. Johnston noted if the variance is approved it would be assigned to the property in perpetuity.

Mr. Smith said this request is potentially one of many.

Attorney Porter agreed it could be and that part of the problem is that if this variance were granted others would have to be granted.

Mr. Sikora noted that though he did not want to put Mr. Schley out, he saw that site plan amendment is something the Board may have to address.

Attorney Porter said that, unfortunately, the burden is on the applicant. The preference would be to find a mid-point, something ITC would allow, pampas grass or fencing for example. It would give the reviewing body something to look at and react to.

In response to a question from Chairperson Bell, Ms. Johnston said the buffering requirements pertain to the south and north property lines. If a variance is granted it could apply to the whole property.

Chairperson Bell said Attorney Porter's interpretation indicates a variance is not needed because of the exception provisions allowed. It is not an existing hardship. The last paragraph says alternate screening may be required. If relief is granted there still needs to be something at the boundary line. If that is provided in Ordinance then a variance is not needed.

Mr. Schley thanked the Board and asked them to be careful; that the issue is not just about buffering, but also dissimilar uses. The Ordinance asks for numerous 50 foot

tall trees and others of lesser height. He is hopeful they will think differently about that part of the request - that it is not necessarily about screening but trying to provide a different outcome - more plantings and trees to have a community of good character. This expectation could be offset somewhere else. The exception talks about reduction or substitution of plants but they must be in a green space.

Attorney Porter said he would not read the exception that narrowly. The Board has the authorization to deviate from 75.125, for example to require pampas grass rather than trees. If the solution is found in the Ordinance a variance is not needed.

Mr. Schley said the ITC easement language allowed nothing else to be planted.

Attorney Porter noted an adjoining property owner is currently working with ITC regarding a fence.

Chairperson Bell added her grandfather's property is zoned for agriculture and has been told he may plant grain crops.

Mr. Schley said it would be helpful then for some relief of the specific definition. There has to be some sort of acceptable alternative; guidance is needed on these limits. It is tough to be left holding the bag.

Chairperson Bell thanked Mr. Schley for his comments. She said the purpose of the ZBA is to grant variances as defined by the Ordinance and to share with the Planning Commission if they find they are granting or denying certain Ordinances repeatedly to give them the opportunity to look at it. They have an interpretation from the Township Attorney regarding this variance request.

Mr. Sterenberg said he agreed with the Attorney's findings, that the variance isn't necessary because of relief granted under the Ordinance. If the variance is granted, that door is closed.

In response to a question from Mr. Sikora, Ms. Johnston said she was in agreement with Attorney Porter's interpretation. Ongoing review indicates that section of code would provide some relief. It is an extremely difficult situation; the property owner is harmed. Current code is unclear and difficult to maneuver within. She noted the Planning Commission is working on the Landscaping Ordinance to try to be clearer regarding what can be relieved by the governing body and what that relief would be.

Chairperson Bell said a number of properties were brought into noncompliance by ITC and wondered if there is a difference between commercial and residential properties for this purpose.

Ms. Johnston agreed there are a number of properties affected and said only the commercial properties have specific landscaping requirements.

Mr. Smith expressed concern that property owners are held responsible for something totally out of their control and wondered if ITC plans to monitor the entire width of the property.

Ms. Johnston said ITC maintains a schedule to keep vegetation down. The easement agreement says they will cut down trees and shrubs.

Mr. Loy felt the Board had to abide by Attorney Porter's memo. It would set a dangerous precedent if they granted the variance.

Mr. Sikora hoped something could be done in conjunction with the state legislature regarding the types of things to be planted, but as a Township the Ordinance would have to be changed. He believes something needs to be done for the Schleys but that the Board has to follow the Attorney's opinion. He did not want to put Mr. Schley off again.

Ms. Johnston noted language in 75.202 that speaks a restoring pre-settlement vegetation plan in lieu of a landscape plan.

Mr. Schley said in effect owners are being asked to construct vegetation under agreements that offer no right to do so unless authorization is received from the condemning authority in the first place.

Mr. Anderson expressed his concern with the problems of the property owners affected by the ITC taking and hoped a solution can be found by the Township.

Chairperson Bell said they have tried to solve the problem and have offered one or two alternatives without granting a variance. The ZBA is here to review variance requests. An interpretation was required in this case. She does not want to wander off the ZBA charge. Review by Township Staff indicates the language of the Ordinance supports that an alternate plan on landscaping could be created.

Attorney Porter said a plan would have to come from the applicant and would need to involve ITC. He noted ITC is working with the land owners across the street from the Schley property.

Mr. Sikora said he is sensitive to the Schley's position. There is a way forward to address this issue. He would like to see a way to accommodate all affected by this situation and for the future by a change to the Ordinance. The best way forward is to follow the process.

Mr. Anderson was concerned whether resolution with ITC would satisfy the Township.

Hearing no further comments, Chairperson Bell asked for a motion.

Mr. Sterenberg made a motion to deny the variance request for the property at 4200 S. 9th Street based on the interpretation from Mr. Porter, Township Attorney. Mr. Loy supported the motion. The motion was approved unanimously.

**Any Other Business / ZBA Member Comments**

Attorney Porter noted there are several other property owners in the same position as the Schleys who are talking with ITC, and if there is an open door an alternative should be sought.

Ms. Johnston added a mini-storage development across the street is working on their site plan; they are talking with ITC regarding fencing, berming and tall grasses on the berm. The results will be looked at when negotiations are completed.

**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 4:45 p.m.

Minutes prepared:  
June 30, 2016

Minutes approved:  
\_\_\_\_\_, 2016

**ADDENDUM NO. 1 TO ZONING BOARD AUTHORITY MINUTES OF THE MEETING OF JUNE 28, 2016: MEMO FROM ATTORNEY PORTER**

# MEMORANDUM

**To:** Zoning Board of Appeals  
**From:** James W. Porter  
**Date:** June 9, 2016  
**Subject:** Requested Variance from Mr. and Mrs. Schley

You may recall that Mr. and Mrs. Schley presented their request for a variance at the Zoning Board of Appeals meeting of May 24, 2016. Per my request, the ZBA tabled the request until June 28, 2016. I have had the opportunity to review the Staff Report of Ms. Johnston, as well as Mr. Schley's written reply presented at the initial hearing.

The primary issue was a matter of interpretation with regard to the Township Zoning Ordinance's landscaping provisions provided for in Section 75, and in particular, the exceptions allowed provided pursuant to Section 75.220. Therefore, we must begin with a legal analysis of how to interpret an Ordinance for purposes of application. The Michigan Courts have uniformly held that the rules of statutory construction also apply to Zoning Ordinances. *Kalinoff v Columbus Township*, 214 Mich App 7 (1995).

The primary rules for statutory construction are as follows:

- ◆ Where language used in a Zoning Ordinance is clear and unambiguous, the Ordinance must be enforced as written.
- ◆ The primary principle for proper construction of a Zoning Ordinance is to discover and give effect to the intent of the lawmakers.

- ◆ Zoning Ordinances must be construed as a whole and construed reasonably with regard to the object sought to be achieved by the general structure of the Ordinance as a whole.
- ◆ Ordinances should be read with the presumption that every word has meaning.
- ◆ Full force and effect must be given to definitions contained in an Ordinance.
- ◆ The specific provisions of an Ordinance control over the general.

Because the applicant in this case was seeking a variance, I believe an analysis of variances under Michigan law should also be considered. Michigan laws describe the power to grant a variance as a safety valve where the strict application of the Ordinance would impose a hardship to a particular property owner not shared by others. *Tiremay-Joi-Chicago Improvement Association v Chermick*, 361 Mich 211 (1960).

There are two types of variances which can be granted under Michigan Law. One is a use variance, and the other is a dimensional variance. In Oshtemo Township's case, we have never authorized, nor do we currently authorize the granting of use variances, and therefore, only the non-use variance standards need to be considered.

Non-use variances do not involve the use of the land but rather the changes in a structure's area, height, setback, etc. *Grabow v Macomb Township*, 270 Mich App 222 (2006). "Common subjects of this kind of request include front, side or rear yard setback requirements of the zoning ordinance; landscaping restrictions; lot coverage restrictions, height regulations, parking; and vehicular access regulations. . . ." *Michigan Zoning, Planning and Land Use*,

### Section 7.3

The standards for granting a non-use variance require showing practical difficulties. That requires:

- “1) Whether compliance with the strict letter of the restrictions governing area, set backs, frontage, height, bulk 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 other 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 relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.”

In the case at hand, I think part of the problem may stem from the term in our Zoning Ordinance referring to “physical hardship;” it is being confused with the term “practical difficulty.” I do not believe the two are the same. The confusion is further compounded when we realize people familiar with variance requests understand that the standard for a use variance is “unnecessary hardship.”

In the present case, we need to determine whether a variance is necessary since one should not seek a variance if an alternative “safety valve” exists within the Ordinance. Let’s begin by an analysis of the present Zoning Ordinance Section 75.220, particularly the exceptions provided for under Section 75.220, Subsection B. Section 75.220B reads in pertinent part as

follows:

“B. Reductions and substitutions of Plantings – If a physical hardship exists or existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, the reviewing body may approve modifications only to the planting requirements of Section 75.130. The reviewing body may require such alternate plantings and visual screens as hedges, fences, walls, and/or combination thereof which it deems necessary to ensure compliance with the spirit, purpose and intent of this Section.”

Let's cross the first hurdle and acknowledge that there is some ambiguity to this Ordinance requiring interpretation. If that were not the case, we would not have differences of opinion between our Planning Director and Mr. Schley. Given that, we must look at the language of the Ordinance and attempt to discover the intent of the Township in drafting Section 75.220B.

The caption says that this provision was adopted to allow for reductions and substitutions of plantings required under the Landscaping Ordinance provisions. The first sentence then goes on to say if a physical hardship exists, or existing topography and vegetation are determined by the Planning Commission to provide an equal or better buffer, they may approve modifications only to the plantings requirements of Section 75.130. There are two issues presented in this first sentence -- the first issue -- Is there a physical hardship, and the second issue -- Does existing topography and vegetation provide equal or better landscaping, allowing the Planning Commission to modify the planting requirements of Section 75.130?

I agree with Mr. Schley that there is no basis under the current facts, based on existing topography and vegetation, to allow the Planning Commission to modify the planting requirements of Section 75.130. However, I do not believe that you can dispense with the phrase, “if a physical hardship exists.” One then needs to give meaning to the phrase, “if a physical hardship exists.” I believe the only way to do that is look at the second sentence of

Subsection B which allows the Planning Commission to allow alternate plantings and visual screening such as hedges, fences, walls and/or combination thereof which it deems necessary to ensure compliance with the spirit, purpose and intent of this section. This not only gives meaning to the introductory phrase in the first sentence of Section B, but it also makes the caption for Section 75.220B relative. By doing this, we are construing the provision as a whole in order to achieve the object of the Ordinance which is to allow reductions or substitutions to the planting requirements provided in Section 75. If this is the intent of the Zoning Ordinance, then it makes a variance unnecessary. Again, I think much of the confusion turns around the whole phrase of physical hardship, practical difficulty or unnecessary hardship.

Applying the appropriate interpretation of the Ordinance does not necessarily require that there be practical difficulty, but a physical hardship, and in this case, while the land itself does not have a physical hardship, there is certainly a physical hardship as a result of the restrictions provided for by METC/ITC's easement. I agree with the Planning Director that the land does not have a physical hardship, but as I stated, I believe that there is a physical hardship to the owner/applicant caused by METC/UTC's easement restrictions.

I believe the Planning Commission has the authority to exercise its discretion to allow alternate plantings or visual screening such as a hedge, fence or wall, to ensure compliance with the spirit, purpose and intent of this Section. Because of that fact, I do not believe that a variance is warranted in this case.

**ADDENDUM NO. 2 TO ZONING BOARD AUTHORITY MINUTES OF THE MEETING OF JUNE 28, 2016: COMMENTS FROM TERRY SCHLEY**

We went after this variance on request of our attorney, but I also need to share I truly believed I was on good grounds about what Section 75 of Ordinance called for. Parts of Section 75 speak to buffering but I thought, apparently wrongly, those areas were postured in Ordinance to reflect, as in the purpose statement, that buffering elements of Section 75 were to address things like abutting, dissimilar land uses and to screen unattractive features, etc. I've taken that to be what the broad sections of intent were when things like berms, fences and hedges were asked for in Ordinance. So when I looked at the section of substitutions and reductions I got it wrong, apparently, that it was all just about buffering. And you could see how I went down a wrong path for the conditions of land use where the subject ITC green spaces are at, well, they aren't about buffering situations as the land uses are primarily similar abutting conditions of I-R to I-R zones, not dissimilar to land uses. Then I also was off in my assessment which I've held onto for some time about Section 75 that it also was formulated to both develop and preserve fundamental green space as a requirement of Ordinance for things such as air quality, shade, providing visual relief and adding natural color and texture, and to enhance the community's overall character. Some aspects for me of those characteristics didn't seem deliverable in a potential of hedges or fences in substitution or reduction, and I didn't think that what in Ordinance was about buffering, my error.

I think it gets tough when we start rattling off numbers about what the Ordinance says, but we're generally in agreement, Section 75.228. That language about adding landscape plantings, the Township may increase plantings, and I think about it as not talking about displacement. This is kind of fundamental to one of my points, but that section in A is talking about wanting more landscape and goes on and says it can only be in the required green space. Section 75 defines very specifically a variance where a green space must be. The exception in 75 b gives alternatives and we thought that was also about reducing plantings and substitutions, not about displacement of requirements. Attorney Porter noted the triggers hardship, or practical or whatever that discussion was. I get it and support those differences, but then it also says for existing topography and vegetation, but those triggers we thought that we read in Ordinance where it provided for equal or better landscaping buffering. An example I cite, which is one from the Planning Commission, which I may know something about, is a financial building on 11th St., a commercial site, that PC looked at that was next to a house and therefore needed a buffer, an existing thicket that the applicant committed to keep. I can't fully remember the outcome, but the PC I think judged the natural existing plantings as a pretty good buffer as a substitute to required plantings. There was some kind of problem with the width, but the thicket, the natural things, which were not specifically trees in our schedules, and the other sections of this section, were looked at as alternative substitutions judged adequate enough as existing things.

Topography and vegetation have a use if existing, in providing better or equal buffering effect to allow reduction or substitutions from requirements. My observations of how you have acted under 75.220 are not for displacement. For how could you displace something if the credit you are considering is existing in an existing place. So the only other 75.220 opportunity we thought existed to displace, required landscaping on a site was due to this physical hardship language. If so, we thought you understood that to say that Section 75.130 can be modified which is both the green space depth requirements and the planting requirements in 75 a and b. Again, technical numbers I hate them. 75.130 begins in Section a, which has language that says green space requirements stated in terms of width in the green space as measured from the

property line. So maybe it's that this Township wants to practice that 75.220 grace to modify includes the ability to move a green space under that language.

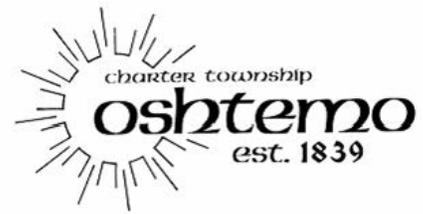
However, pretty important here, 75.125 defines green space as being at the perimeter of the site or lot. 75.220, in the exception area, doesn't allow modification of 75.125, just 75.130. So, we thought one could modify green space with, but not displace, well you could say the land could be displaced by modification only to the plants and requirements of 75.130, allowing consideration of offsetting those requirements elsewhere on the site at the Planning Commission's prerogative. Again I'm apparently wrong about 75.220 and 75.125 together. What we wrongly thought the last sentence of b should also be read in overall context giving guidance in the reviewing body's latitude. But that only may require such alternative plantings as in visual screens such as hedges, fences, walls, etc, in Section 75. We thought that was described in alternates as substitution, not displacement. So we thought 75.220 b gave license to two triggers to reduce or substitute plantings required in 75.130 but not that it was codified to be able to consider alternates or plantings to be substituted or reduce elsewhere on the site. We thought that was variance territory. Again, 75.125 has the green space required at the perimeter, we thought wasn't an exception being discussed.

I have to tell you I've made several mistakes here. And you may begin to appreciate how much this is painful to us at the Schley household. Originally the power lines split back behind the Tall Oaks Apartment Complex and only one of the lines was proposed crossing the Schley land. The other line, and you may remember this, went between Langelands Funeral Home and Flesher Field, and was actually in the Flesher Field, and crossing over to the Post Office. In a record of emails with the Township you will find I, personally, was the initiator and facilitator in a meeting held here at the Township, that with the closure of V & V Lumber they could bring the two lines together approaching the V & V owner to take down two buildings, as I knew his business was closed, and nobody had caught it. I made a mistake promoting that idea and the routing work for all that, all the engineering and front end people of ITC couldn't see with all their vast powerhouse capabilities, they didn't understand it, but I brought it forward to bring the two lines together in our Township industrial zone, preserving and protecting the park and the village area I had spent so much time participating in as a vision. My mistake was that ITC in all the negotiations saved, for all those properties of the northern line they would have to have dealt with, the line costs they saved combining those two lines, and longterm maintenance they will save by having those lines in one place, and the community benefit due to lessened impact, I thought that they would be reasonable to the impact on my land ownership. A big mistake on my part.

And here again with the actions should we follow it today as mapped likely being undertaken today, a mistake on my part in subsequently thinking this was a clear variance request that has become an interpretation, like my work combining the power lines benefitting others in outcome at the Schley's own peril. Then as I saw this thing the last time we were together, you were patient with me and the time I took, but it was when I saw this moving to interpretation what I saw was a further loss thinking nonetheless there is uniqueness of this impact on our land, unprecedented in the community's history on its land owners, could at least give clarity to the impact as ZBA was the ideal place to get Ordinance interpretations. I was hopeful then we could understand if we have to have offsetting requirements, that I don't think are quite exactly right, we could find out whether all required green space trees will be asked in future offset or a fence of length X or X height somehow to comply or a 1000' hedge which would satisfy that which we would have been helped.

I am frankly lost today understanding, but accepting, with no other choice, potentially, from what I see coming, that the requirements of ITC's impact on us and something of Landscape Ordinance, something is required, but nothing specific can be determined here, and that is falling to a future body for we simple property owners, when in fact, the ITC impact is now and present in time.

I need to say to you, in all due respect, a variance might not have been favorable to the Schleys, but it would have been clear as to what we would have had upon us. What we are left with is unsure of requirements, the only thing we hoped to clear up in all this process. Thank you.



July 19, 2016

**Meeting Date:** July 26<sup>th</sup>, 2016

**To:** Zoning Board of Appeals

**From:** Julie Johnston, AICP  
Planning Director

**Applicant:** Glas Associates

**Owner:** One Way Products

**Property:** 6101 West KL Avenue, Parcel No. 3905-24-305-010

**Zoning:** I-1: Industrial District, Manufacturing/Servicing

**Request:** Site plan approval for a new manufacturing facility

**Section(s):** 41:000: I-1 Industrial District

**Project Name:** One Way Products

## **OVERVIEW**

The applicant is requesting site plan review from the Zoning Board of Appeals for the development of a new manufacturing facility on a vacant lot located west of Drake Road, on the south side of KL Avenue. The facility will include manufacturing, offices, distribution and storage. One Way Products manufactures environmentally friendly soaps and detergents, as well as distribution of cleaning supplies and cleaning tools. Their current location is no longer large enough to accommodate the growth of their business. The new site and requested site plan approval will allow them to manage existing demand and plan for future growth.

## **PROJECT SUMMARY**

The proposed facility totals 30,586 square feet and will have a building height of 35 feet 5 inches, allowing for two story facility. From our calculations, a little over 3,000 square feet will be dedicated to office and meeting room uses, with the remainder as the manufacturing and storage facilities. The proposed vacant parcel has some attractive wooded areas along KL Avenue and the southern portion of the property. The placement of the new facility allows for preservation of much of this wooded area. The building elevations show that the portion of the building intended for office space will have a façade of predominately grey brick, with large windows, enhancing the entrance to the facility. The remainder will be charcoal grey steel siding. Overall, the elevations show a very attractive new facility.

## **GENERAL ZONING COMPLIANCE**

Manufacturing, storage, distribution and office uses are all permitted uses within the I-1: Industrial District. The project generally meets all relevant zoning standards required for approval. The site meets the enhanced setbacks required under Section 64.100, which indicates a 70-foot setback from KL Avenue. All other side and

rear yard setbacks have been met. Frontage and parcel area standards also meet the requirements of the Zoning Ordinance. The remainder of the requirements will be described below.

### **SITE ACCESS, CIRCULATION, AND PARKING**

All access to the site will occur through a curb cut along the western portion of the site onto KL Avenue. Employee, visitor and distribution traffic will be handled through this curb cut. Internal circulation begins at this cut and then continues south along the western side of the building to the employee/visitor parking, continuing south until it loops east around the back of the building to reach the docking bays for loading/unloading. All circulation aisles are at least 24 feet in width.

The parking area contains 28 spaces to accommodate employees and visitors. Based on our calculations of approximately 3,000 square feet as office, the development would need 15 spaces based on the net square footage for office uses and 13 spaces for the net square footage of the manufacturing facility. The applicant has provided the maximum number of spaces allowed that meet the required 10 foot by 20 foot minimum.

The Oshtemo Township Non-Motorized Plan indicates pedestrian facilities will be developed at some point along KL Avenue. At this time, these facilities have not been designed, however staff is working with property owners as new projects are developed to help ensure these facilities can be installed in the future. Staff requested the applicant sign an agreement stating they will not oppose the establishment of a non-motorized special assessment district. The applicant has signed and returned this document for our records.

### **LANDSCAPING**

The landscaping plan meets the requirements of Section 75.000: Landscaping. However, much of the required landscape plantings within the property boundary greenspace zones will be accomplished through existing landscaping. To ensure that these plantings survive through development, staff would recommend the site plan be conditioned that plantings be reviewed at the time of the Certificate of Occupancy and that if vegetation is lost to the point of noncompliance with the Zoning Ordinance, additional plantings be required.

### **PHOTOMETRIC PLAN**

The photometric plan is required to show 0.1 foot candles at the property line or, at a minimum, that 0.1 foot candles is accomplished before reaching the property line. The current plan does not provide this information.

### **ENGINEERING**

To the south and west of the subject property is a parcel that is currently land locked. As part of this development, a parcel line redistribution was submitted to allow that parcel to have frontage on KL Avenue. The western parcel line for One Way Products was moved to the east by 50 feet until the 70 foot setback from KL Avenue, where the re-description extends 200 feet to the east to allow that back parcel to have the required frontage on KL Avenue. Because of the re-description, the planned curb cut is no longer located on the subject parcel. As part of the negotiations for the re-description, an access easement was granted to One Way Products. Please see the attached parcel map.

The Township Engineer saw this project and parcel re-description as an opportunity to develop a looped water system to allow all parcels in this area access to public water. The extension would include a few feet extended into the adjoining westerly parcel where an existing public water easement is available to complete this interconnection. The Township Engineer has discussed these plans with the property owner, who is amenable to this request and has shown this change on their site plans. Providing this loop should be a condition of approval.

#### **FIRE DEPARTMENT**

The public water main loop also includes a fire hydrant that can serve both the subject parcel and the parcel addressed as 6051 West KL Avenue to the southwest. The Fire Marshall has requested the location of this hydrant be moved slightly the east to allow it to be closer to the drive aisle planned in this area.

#### **RECOMMENDATION**

Staff recommends that the Zoning Board of Appeals approve the site plan for this project, and suggests the following conditions of approval:

1. A revised site plan be submitted that meets all Fire Marshal and Township Engineer requirements.
2. A revised photometric plan showing the required 0.1 foot candles at the property boundary.
3. Prior to the Certificate of Occupancy, a staff review of landscaping will occur. If landscaping materials are lost during construction to the point of noncompliance with the Zoning Ordinance, additional landscape materials will be required.

Respectfully Submitted,



Julie Johnston, AICP  
Planning Director

Attachments: Application and Forms  
Aerial  
Parcel Redistribution Map  
Site Plan  
Floor Plan and Elevation Details  
Light Fixture Details  
Dumpster Enclosure Detail



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

**PLEASE PRINT**

PROJECT NAME & ADDRESS One Way Products, KL Ave

**PLANNING & ZONING APPLICATION**

Applicant Name : \_\_\_\_\_  
 Company Glas Associates  
 Address 6339 Stadium Drive  
Kalamazoo, MI 49009  
 E-mail adam@glasassociates.com  
 Telephone 353-7737 Fax 353-7316  
 Interest in Property General Contractor

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

Received From: GLAS ASSOC  
 Date: 06/22/2016 Time: 8:53:46 AM  
 Receipt 123503  
 Cashier LINDAI

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SPR	\$600.00
TOTAL	\$1,600.00
CHECK 5 977	\$1,600.00
Total Tendered:	\$1,600.00
Change:	\$0.00

**OWNER\*:**

Name One Way Products  
 Address 433 E Ransom Street  
Kalamazoo, MI 49007  
 Email isaac@onewayproducts.com  
 Phone & Fax 343-3772

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

- Planning Escrow-1042 1,000
- Site Plan Review-1088 600
- 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
- Sign Deviation-1080
- Other: \_\_\_\_\_

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary): \_\_\_\_\_

Site Plan Review of New facility on vacant parcel  
on KL Ave.

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

See Attached

**PARCEL NUMBER:** 3905- \_\_\_\_\_

**ADDRESS OF PROPERTY:** KL Ave

**PRESENT USE OF THE PROPERTY:** Vacant

**PRESENT ZONING** I-1 **SIZE OF PROPERTY** 8.10 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)

*Adam H...*  
**Applicant's Signature**

**Date**

6/20/16

**Date**

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

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS**

**STATE / COUNTY ENVIRONMENTAL PERMITS CHECKLIST  
FOR OSHTEMO TOWNSHIP**

This checklist has been designed to assist businesses in identifying and complying with state and county environmental permits and requirements. Please note that this checklist pertains only to state and county environmental permits. Additional permits and approvals may be required from Oshtemo Township or other government agencies. **This form must be completed and returned to the Township when a site plan is submitted.**

This checklist is not a permit application form; businesses are responsible for obtaining information and permit application forms from the appropriate government offices. Compliance and proper registration with applicable state and county requirements is required for site plan approval in Oshtemo Township. The Township will forward a copy of this form to the Michigan Department of Environmental Quality Permit Coordinator.

Name of Business: One Way Products, Inc.

Location of Business: 433 E. Ransom Street Kalamazoo, MI

Name of Business Owner: Isaac Hinkle

Mailing Address: 433 E. Ransom

City: Kalamazoo State: MI Zip: 49007

Telephone: 343-3772

Business Manager / Operator: Isaac Hinkle

Type of Business (type of activities to be carried out at the proposed business— include all processes and operations):

Manufacturing of environmentally friendly soaps and detergents as well as distribution of cleaning supplies and cleaning tools.

I affirm that the information submitted in this form is accurate.

Owner's Signature: Isaac Hinkle Date: 6/6/16

Please circle Y (yes) or N (no) for each of the questions below. If Y (yes), contact the agency listed for further information and assistance.

1. Y  N Will the proposed project discharge any type of wastewater to a storm sewer, drain, wetland, pond, lagoon, or other surface water body?  
*Contact: Michigan Department of Environmental Quality, Surface Water Quality Division, (269) 567-3500*
2. Y  N Will the proposed project discharge any liquids, sludge, wastewater and/or wastewater residuals into or onto the ground?  
*Contact: Michigan Department of Environmental Quality, Waste Management Division, (269) 567-3500*
3.  Y N Will the proposed project use or store any hazardous substances, oil or salt? Depending upon the type of substance, secondary containment and a Pollution Incident Prevention Plan (PIPP), or a material storage permit may be required.  
*Contact: Michigan Department of Environmental Quality, Waste Management Division, (269) 567-3500*
4. Y  N Will the proposed project use underground storage tanks? Existing and proposed tanks must be registered with the State of Michigan, and installed and operated in accordance with regulations of the Michigan State Police Fire Marshal Division.  
*Contact: Michigan Department of Environmental Quality, Storage Tank Division, (517) 335-2690*
5. Y  N Will the proposed project burn, landfill, transfer, or process any type of solid, non-hazardous wastes?  
*Contact: Michigan Department of Environmental Quality, Waste Management Division, (269) 567-3500*
6. Y  N Will the proposed project involve the transport, on site treatment, storage or disposal of hazardous waste generated in quantities of 1000 kilograms (250 gallons or 2200 lbs.) or more per month? If yes, one or more permits may be required.  
*Contact: Michigan Department of Environmental Quality, Waste Management Division, (269) 567-3500*
7. Y  N Will the proposed project generate between 100 kilograms/month (25 gallons or 220 lbs.) and 1,000 kilograms/month (250 gallons or 2,200 lbs.) of hazardous waste? If yes, the facility may be a small quantity generator, subject to federal and state regulations. An EPA identification number should be obtained from the Michigan Department of Environmental Quality (special forms are available) and a manifest (shipping paper) should be used to transport waste off-site.  
*Contact: Michigan Department of Environmental Quality, Waste Management Division, (269) 567-3500*
8. Y  N Will the proposed project install, construct, reconstruct, relocate, or operate any process equipment (including air pollution control equipment) which has the potential to emit air contaminants?  
*Contact: Michigan Department of Environmental Quality, Waste Management Division, (269) 567-3500*
9. Y  N Does the proposed project involve any work (dredging, filling, construction) in a river, stream, creek, ditch, wetland, or floodplain or within 500 feet of an inland lake, river, stream or ditch?  
*Contact: Michigan Department of Environmental Quality, Land and Water Management, (269) 567-3500*
10. Y  N Will the proposed project change the natural cover or topography of the land, including cut and fill activities which may contribute to soil erosion and/or sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If yes, a soil erosion and sedimentation control permit may be required.  
*Contact: Kalamazoo County Drain Commission, Kalamazoo (269) 384-8117.*

11. Y  N Will an on-site wastewater treatment system or septic system be installed?  
 Will septate be stored on-site prior to off-site disposal?  
*Contact: Sanitary Sewage—Kalamazoo County Human Services Department, Environmental Health Program (269) 373-5210*  
*Contact: Industrial/Commercial Wastewater in any quantity, or for sanitary sewage more than 10,000 gallons/day—Michigan Department of Environmental Quality, Waste Management Division, (269) 567-3500*
12.  Y  N If the proposed project will be connected to sanitary sewer, will any hazardous and/or industrial chemicals, wastewater or waste in any quantity be discharged to the City of Kalamazoo Wastewater Treatment Plant? If yes, pretreatment may be required.  
*Contact: City of Kalamazoo, Water Reclamation Plant (269) 337-8157.*
13. Y   N Will the proposed project construct a new water well and/or abandon an existing water well? If yes to either one, contact the appropriate agency.  
*Contact: Well Construction, Kalamazoo County Human Services Department (269) 373-5210.*  
*Contact: Well Abandonment, Kalamazoo County Human Services Department (269) 373-5210.*
14. Y   N Is this proposed project (or any other facility/property under your ownership) currently involved in any compliance discussions with the Michigan Department of Environmental Quality or the Michigan Attorney General's Office.  
*Contact: Michigan Department of Environmental Quality, Remediation & Redevelopment, Lansing District Office (517) 373-9837*
15. Y   N Is this proposed project (or any other facility/property under your ownership) included on the MI Act 307 Priority List, "Michigan Sites of Environmental Contamination" or subject to corrective action under the Leaking Underground Storage Tank (LUST) Program?  
*Contact Michigan Department of Environmental Quality, Environmental Response Division, 269-567-3500*

\*For assistance with permits and approvals from the Michigan Dept. of Environmental Quality, including permit coordination among DEQ Division, contact the Permit Consolidation Unit, Lansing District Office (517)373-9244.

Note: This form is a checklist of permits and/or requirements which may be needed for project development. Oshtemo Township provides this to proposed developers as an informational service. Oshtemo Township is not a regulatory agency in any of these areas. Approval of the site plan by the Township does not transfer liability from the developer to the Township in any way.

OSHTEMO TOWNSHIP

HAZARDOUS SUBSTANCE REPORTING FORM

Note: This form must be completed and submitted as part of the site plan review process.

Name of Business: One Way Products, Inc

Location of Business: Kalamazoo, MI

Name of Business Owner: Isaac Hinkle

Mailing Address: 433 E. Ransom St.

City: Kalamazoo State: MI Zip: 49007

Telephone: 343-3772

I affirm that the information submitted in this form is accurate:

Owner's Signature: Isaac Hinkle Date: 6/2/16

MANAGEMENT OF HAZARDOUS SUBSTANCES

Hazardous substance (definition): Reference Sec. 11.308, Oshtemo Township Zoning Ordinance

1. (Y) N Will the proposed project store, use, or generate hazardous substances in quantities greater than 100 kilograms per month (about 25 gallons per month) now, or in the future? If yes, please complete the rest of this form and submit with your site plan. If no, stop here and submit with your site plan.

2. Y (N) Will hazardous substances be reused and / or recycled on-site?

3. (Y) N Will any hazardous substances be stored, used, or handled on the site? If yes, identify the location, size, and type of spill containment facilities which will be used and provide details on the site plan.

Sodium Hydroxide. We have a double-walked tank to contain it.

4. Y (N) Will hazardous waste an/or liquid industrial waste be transported off-site for treatment, disposal, and / or recycling? If yes, please list the name, address and telephone number of your licensed transporter(s).

5. Y  N Will new underground storage tanks be located less than 2,000 feet from drinking water wells serving two or more establishments, or less than 300 feet from a single family drinking well? If yes, contact Michigan Department of Environmental Quality, Storage Tank Division, (517) 373-8168 for specific requirements and restrictions.

6.  N Will the interior of the proposed project have any general purpose floor drains? If yes, into what system will the floor drains be connected? (Provide detail on site plan)

- a. Sanitary sewer system
- b. On-site holding tank(s)
- c. A system authorized by a state approved groundwater discharge permit, with required monitoring (Contact: Michigan Department of Environmental Quality, Waste Management Division, (616) 567-3500.

Note: General purpose floor drains shall not be connected to a storm drainage system, dry well or septic system.

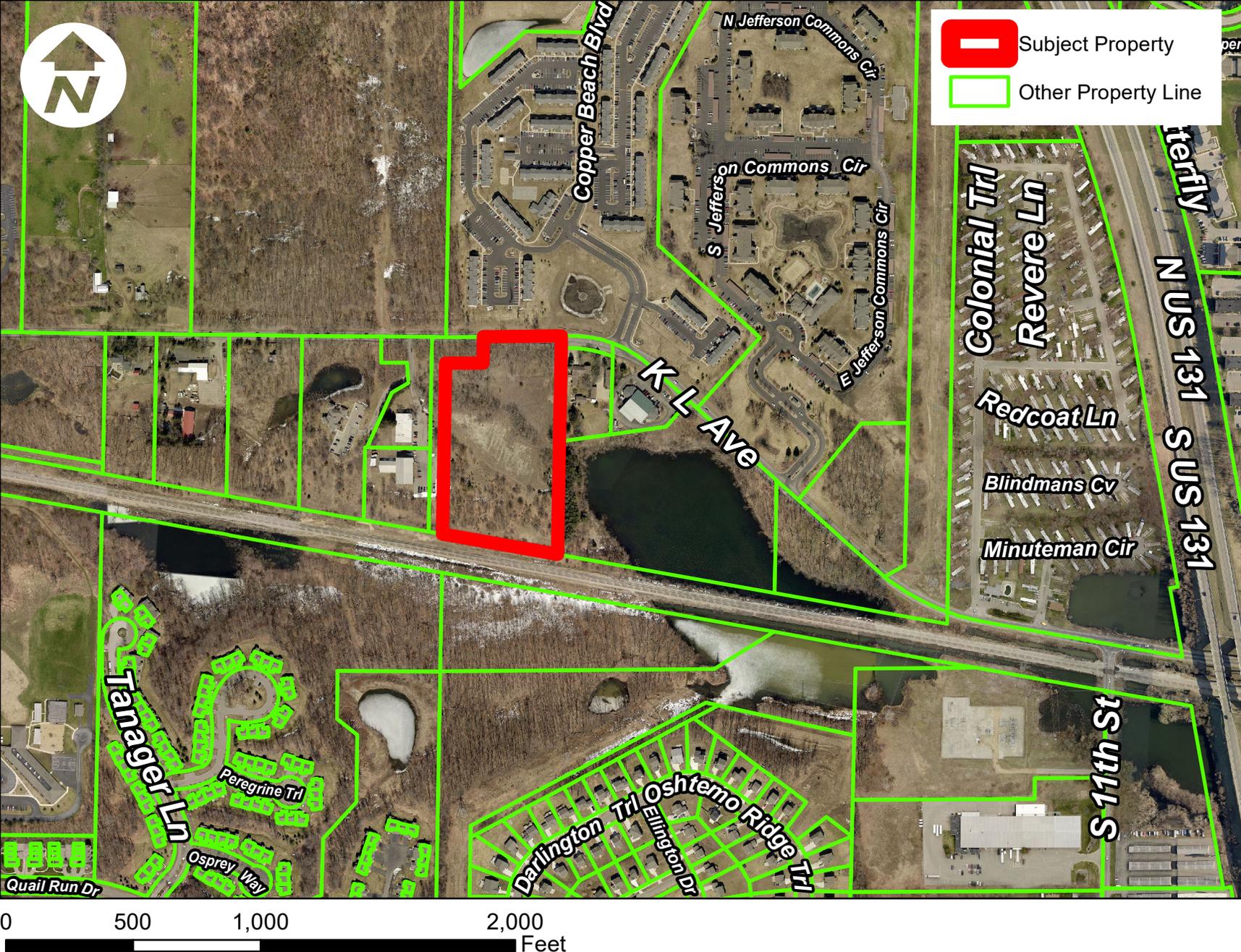
7. Y N Please list the hazardous substances which are expected to be used, stored, or generated on-site. Quantities should reflect the maximum volumes on site at any time. Attach additional pages, if necessary to list all hazardous substances.

	<u>Common/ Trade Name</u>	<u>Chemical Components</u>	<u>Form</u>	<u>Max Quantity</u>	<u>Storage</u>
A.	Sodium Hydroxide		Liquid	3500 gal.	double wall tank
B.	Potassium Hydroxide		Liquid	330 gal.	tote
C.	Phosphoric Acid		Liquid	330 gal.	tote
D.	Sodium Hypochlorite		Liquid	330 gal.	tote
E.	Hydrochloric Acid		Liquid	330 gal.	tote
F.					

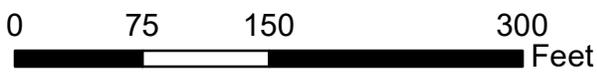
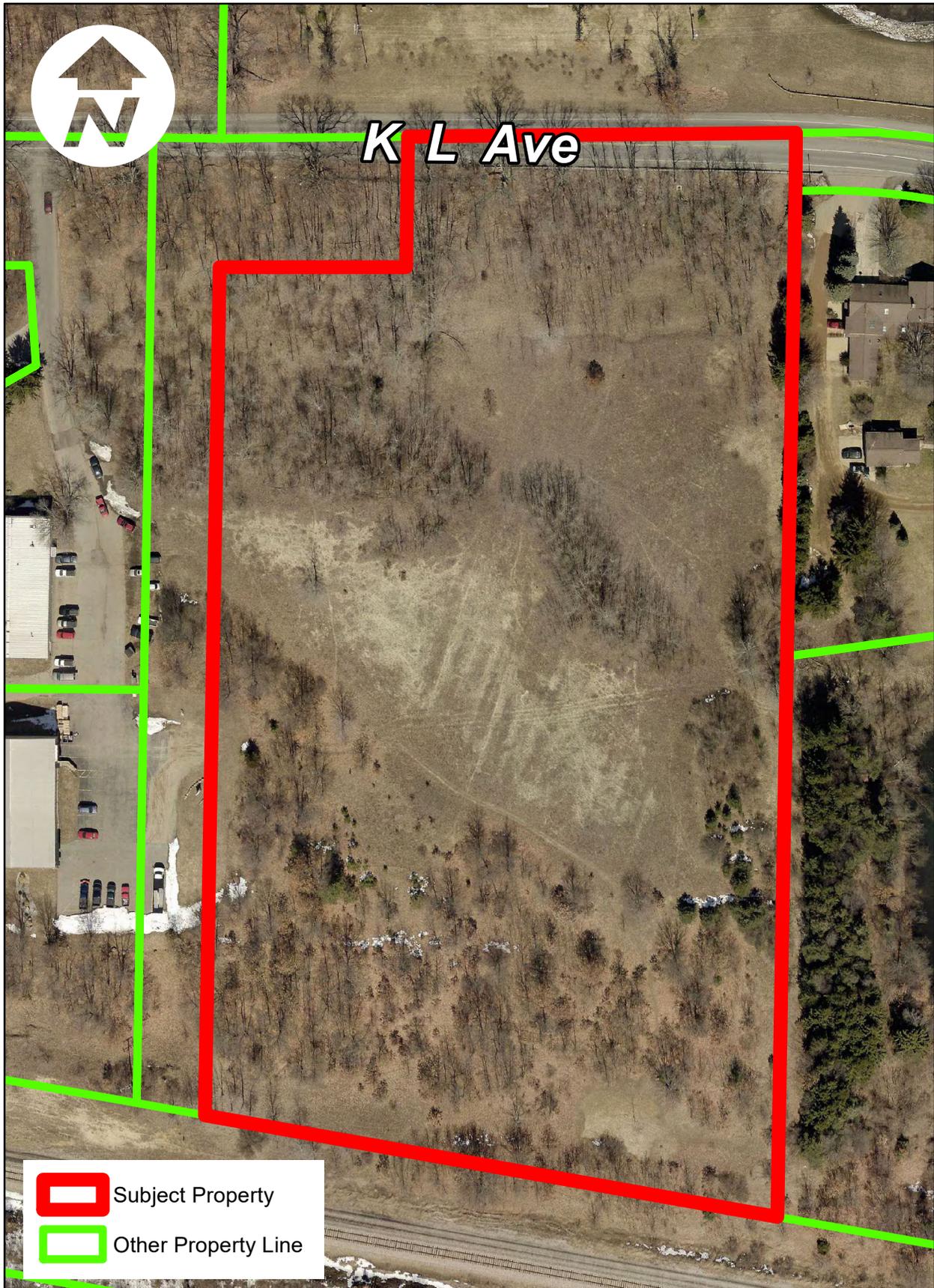
Key:

FORM		STORAGE	
Liq	Liquid	AST	Aboveground Storage Tank
P. Liq	Pressurized Liquid	UST	Underground Storage Tank
S	Solid	D	Drum
G	Gas	CY	Cylinder
PG	Pressurized Gas	MC	Metal Container
		WC	Wooden Container
		PT	Portable Tank

# One Way Products Property Location



# Proposed Location of One Way Products



# GLAS ASSOCIATES

## ONE WAY PRODUCTS SITE PLAN



WIGHTMAN &  
ASSOCIATES, INC.

ENGINEERING

SURVEYING

ARCHITECTURE

2303 Pipestone Road  
Benton Harbor, MI 49022  
Phone: (269) 927-0100

9835 Portage Road  
Portage, MI 49002  
Phone: (269) 327-3532

264 Western Avenue  
Allegan, MI 49010  
Phone: (269) 673-8465

www.wightman-assoc.com

### SITE INFORMATION

OWNER NAME: ONE WAY PRODUCTS, INC.  
433 EAST RANSOM STREET  
KALAMAZOO, MI 49007  
269-343-3772

EXISTING USE: VACANT  
PROPOSED USE: SUPPLY AND DISTRIBUTION WAREHOUSE

ZONING: "I-1" INDUSTRIAL

SITE AREA: 353,190 SFT (8.35 AC)  
BUILDING AREA: 30,586 SFT (8.4%)  
OPEN AREA: 271,918 SFT (76.9%)

### PROJECT DESCRIPTION

ONE-WAY PRODUCTS IS PLANNING TO RELOCATE THEIR CURRENT OPERATION TO THIS SITE LOCATED ON PARCEL 05-24-305-010 ON KL AVENUE. THE PROPOSED SITE PLAN INCLUDES A STEEL FRAME BUILDING ON GRADE WITH PARKING LOT AND STORM WATER RETENTION, WATER SUPPLY SUITABLE FOR FIRE PROTECTION AND PUBLIC SEWER SERVICE.

### TOWNSHIP OFFICIALS

SUPERVISOR	LIBBY HEINY-COGSWELL
CLERK	DEB EVERETT
TREASURER	NANCY CULP
TRUSTEE	DUSTY FARMER
TRUSTEE	GRANT TAYLOR
TRUSTEE	NANCY CARR
TRUSTEE	ZAK FORD
TOWNSHIP ENGINEER	MARC ELLIOTT

### UTILITIES

CABLE	CHARTER 4176 COMMERCIAL AVENUE PORTAGE, MI 49001 O: (269) 217-8152 MARK.BURKE@CHARTER.COM MARK BURKE
ELECTRIC	CONSUMERS ENERGY 2500 E. CORK STREET KALAMAZOO, MI 49001 C: (269) 337-2299 STEVE.MINORJR@CMSENERGY.COM STEVE MINOR JR
GAS	CONSUMERS ENERGY 2500 E. CORK STREET KALAMAZOO, MI 49001 C: (269) 337-2366 KYLE.OAK@CMSENERGY.COM KYLE OAK
SANITARY SEWER	OSHTEMO TOWNSHIP 7275 W. MAIN STREET KALAMAZOO, MI 49009 O: (269) 216-5223 MELLIOTT@OSHTEMO.ORG MARC ELLIOTT, P.E.
WATER	CITY OF KALAMAZOO 415 E. STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 C: (269) 217-4301 O: (269) 337-8533 SKALSKI@KALAMAZOOCITY.ORG STEPHEN SKALSKI, P.E.
TELEPHONE	AT&T 2919 MILLCORK STREET KALAMAZOO, MI 49001 O: (269) 384-4436 TS2385@ATT.COM TODD SHIBAYAMA
LIFT STATION MONITORING	CITY OF KALAMAZOO WRP 1415 N. HARRISON, MI 49007 O: (269) 217-9517
"MISS DIG"	811

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FRANK JOHN RENALDI  
Engineer No. 41026

PROJECT NAME:

**ONE WAY  
PRODUCTS SITE  
PLAN**  
W KL AVENUE  
KALAMAZOO, MI 49009

**GLAS ASSOCIATES**  
6339 STADIUM DRIVE  
KALAMAZOO, MI 49009

### NOTES

EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.

THE PLACING OF PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED.

THE CONTRACTOR SHALL DIAL MISS DIG @ 811 FOR PROTECTION OF UNDER GROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53 OF 1974 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 BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

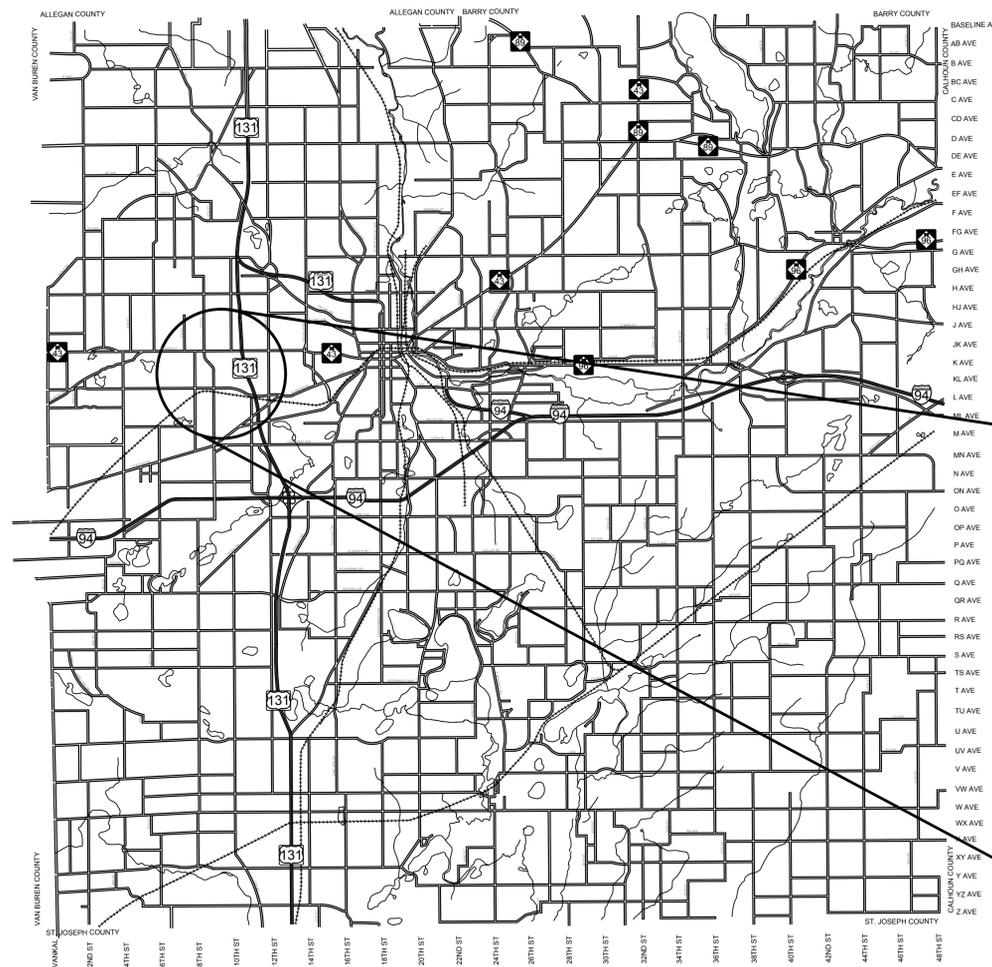
### LEGEND

- |     |  |
|-----|--|
| C   | = EXISTING CABLE                       |
| E   | = EXISTING ELECTRIC LINE               |
| OH  | = EXISTING ELECTRIC LINE (OVERHEAD)    |
| FO  | = EXISTING FIBER OPTIC LINE            |
| G   | = EXISTING GAS LINE                    |
| T   | = EXISTING TELEPHONE LINE              |
| --- | = EXISTING FENCE                       |
| --- | = EXISTING FORCEMAIN                   |
| --- | = EXISTING GUARDRAIL                   |
| --- | = EXISTING SANITARY SEWER              |
| --- | = EXISTING STORM SEWER                 |
| --- | = EXISTING TREE LINE                   |
| --- | = EXISTING WATER MAIN                  |
| --- | = EXISTING DITCH LINE                  |
| --- | = TO BE ABANDONED                      |
| --- | = PROPOSED ELECTRIC LINE               |
| --- | = PROPOSED FENCE                       |
| --- | = PROPOSED FORCEMAIN                   |
| --- | = PROPOSED GAS LINE                    |
| --- | = PROPOSED GUARDRAIL                   |
| --- | = PROPOSED SANITARY SEWER              |
| --- | = PROPOSED STORM SEWER                 |
| --- | = PROPOSED TELEPHONE LINE              |
| --- | = PROPOSED WATER MAIN                  |
| --- | = EXISTING CENTER LINE                 |
| --- | = PROPOSED CENTER LINE                 |
| --- | = EASEMENT LINE/GRADING PERMIT         |
| --- | = GRADING LIMITS/LIMITS OF DISTURBANCE |
| --- | = PROPERTY LINE                        |
| --- | = RIGHT-OF-WAY LINE                    |
| --- | = SECTION LINE                         |

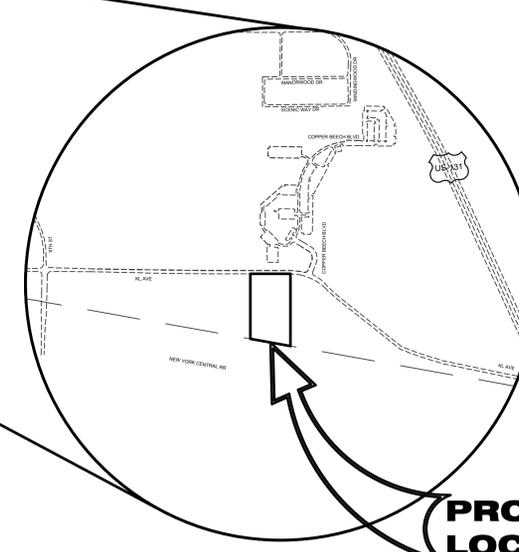
- |   |                             |
|---|-----------------------------|
| ↑ | = ANTENNA                   |
| □ | = CATCH BASIN               |
| □ | = CABLE RISER BOX           |
| □ | = CLEAN OUT                 |
| □ | = CURB INLET                |
| □ | = ELECTRIC MANHOLE          |
| □ | = FIRE HYDRANT              |
| □ | = FOUND IRON PIPE           |
| □ | = GAS VALVE                 |
| □ | = GUY ANCHOR                |
| □ | = LIGHT POLE                |
| □ | = MAILBOX                   |
| □ | = MONITORING WELL           |
| □ | = POST                      |
| □ | = SATELLITE DISH            |
| □ | = SANITARY MANHOLE          |
| □ | = SECTION CORNER            |
| □ | = SIGN                      |
| □ | = PAVEMENT/SOIL BORING      |
| □ | = PROPOSED HYDRANT          |
| □ | = PROPOSED GATE VALVE & BOX |
| □ | = PROPOSED LIGHT POLE       |
| □ | = PROPOSED REDUCER          |
| □ | = PROPOSED SANITARY MANHOLE |
| □ | = PROPOSED STORM MANHOLE    |
| □ | = STORM MANHOLE             |
| □ | = TELEPHONE MANHOLE         |
| □ | = TELEPHONE RISER BOX       |
| □ | = TURNING POINT/TRaverse    |
| □ | = UTILITY POLE              |
| □ | = VAULT                     |
| □ | = WATER ELEVATION           |
| □ | = WATER MANHOLE             |
| □ | = WATER METER               |
| □ | = WATER VALVE               |
| □ | = WATER SPIGOT              |
| □ | = WELL                      |

### TREE DESIGNATORS

- |   |                                 |
|---|---------------------------------|
| ☁ | = BUSH                          |
| ☼ | = CONIFEROUS TREE               |
| ☼ | = CONIFEROUS TREE TO BE REMOVED |
| ☼ | = DECIDUOUS TREE                |
| ☼ | = DECIDUOUS TREE TO BE REMOVED  |
| ☼ | = EXISTING STUMP                |



KALAMAZOO COUNTY, MICHIGAN  
NOT TO SCALE



02/17/2016 FJR  
REISSUED FOR SITE PLAN  
APPROVAL

01/08/2016 FJR  
ISSUED FOR SITE PLAN  
APPROVAL

### REVISIONS

DATE: JULY, 2016  
SCALE: N.T.S.

TITLE SHEET

164146-01

**PROJECT NOTES**

THE "2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.

THE "CONSTRUCTION GUIDELINES" BY THE ROAD COMMISSION OF KALAMAZOO COUNTY ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.

THE "STANDARD SPECIFICATIONS FOR WATER MAIN, HYDRANT, AND VALVE INSTALLATION" BY THE CITY OF KALAMAZOO DEPARTMENT OF PUBLIC SERVICES ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.

TRAFFIC CONTROL PLANS, THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.

ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL, WHICH WILL BE REQUIRED BY THE TOWNSHIP AND COUNTY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53 1974, THE CONTRACTOR SHALL CONTACT "MISS DIG" AT 811, A MINIMUM OF 72 HOURS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TOWNSHIP TO NOTIFY THEM THAT WORK IS COMMENCING.

FILL SHALL BE PLACED AND ADEQUATELY KEVED INTO STRIPPED AND SCARIFIED SOILS PER THE MDOT 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL FILL MATERIAL SHOULD BE AT APPROXIMATELY THE OPTIMUM MOISTURE CONTENT DURING COMPACTION. FURTHERMORE, FILL MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A FROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONDUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL ENGINEERING TESTING FIRM.

COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SOILS.

ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR. ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE AND CLOSED BY THE ENGINEER, OR MDOT CLASS II GRANULAR MATERIAL FROM BORROW. EXCESS FILL SHALL BE STOCKPILED ON SITE BY THE CONTRACTOR AT THE DIRECTION OF THE OWNER.

REFER TO SUBSURFACE SOIL INVESTIGATION PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI) FOR FURTHER INFORMATION AND SITE DEVELOPMENT REQUIREMENTS.

THE TEST BORINGS REPRESENT POINT INFORMATION AND MAY NOT HAVE ENCOUNTERED ALL THE TYPES AND MATERIALS WHICH ARE PRESENT AT THE SITE. THESE BORING LOGS DO NOT CONSTITUTE A GUARANTEE OF THE SOIL OR GROUNDWATER CONDITIONS, OR THAT THE TEST BORINGS ARE AN EXACT REPRESENTATION OF THE SOIL OR GROUNDWATER CONDITIONS AT ALL POINTS ON THE SITE.

SEE PLANS FOR SOIL BORING DATA.

UNIFORMLY SLOPE GRADE FROM TOP OF PAVEMENT TO EXISTING GRADE AT A MAXIMUM SLOPE OF 1 ON 3, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT, AS REQUIRED.

ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL SURFACE, SALV. 3", MDOT SEED MIXTURE TUF (220#/ACRE); FERTILIZER, CHEMICAL NUTRIENT, CL A (228#/ACRE); AND HYDRO MULCH (2 TON/ACRE ) (3 TON/ACRE FOR DORMANT SEEDING).

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.

ADEQUATE DUST CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER IN THE FIELD, TO BE INCLUDED IN THE VARIOUS ITEMS OF WORK.

MULCH BLANKET HIGH VELOCITY SHALL BE PLACED ON THE BOTTOM OF ALL DITCHES WHEN THE LONGITUDINAL GRADE IS GREATER THAN OR EQUAL TO 2.00% UNLESS OTHERWISE NOTED, OR AS DIRECTED BY THE ENGINEER IN THE FIELD. USE MULCH BLANKETS ON SLOPES OF LESS THAN 1:2, NEXT TO SHOULDERS, AND BEHIND CURBS PER MDOT STANDARDS.

MATERIAL FOR AGGREGATE BASE SHALL BE MDOT 22A GRAVEL, 22A SLAG, 22A LIMESTONE, 22A RECYCLED CONCRETE, OR COLD MILLED, HMA MATERIAL WHICH APPROXIMATES THE GRADATION OF 22A MATERIAL. THE GRADATION OF COLD MILLED HMA MATERIAL MUST FALL WITHIN 2% OF THE NO. 4 SIEVE AND SMALLER, AND WITHIN 5% OF THE SIEVES LARGER THAN NO. 4. IF THIS CANNOT BE ACHIEVED, THE CONTRACTOR MUST EITHER RE-CRUSH THE MATERIAL TO IMPROVE GRADATION, OR REMOVE AND REPLACE THE COLD MILLED MATERIAL WITH MDOT 22A GRAVEL. THE ENGINEER SHALL TEST AND/OR VISUALLY APPROVE THE MILLED MATERIAL BEFORE IT IS USED ON THE PROJECT. IF MILLED HMA MATERIAL IS USED, IT MAY BE USED FULL DEPTH OR ON TOP OF 22A AGGREGATE TO OBTAIN THE REQUIRED THICKNESS. 22A GRAVEL SHALL NOT BE PLACED ON TOP OF MILLED HMA MATERIAL. A MIX GREATER THAN 50% MILLED HMA MATERIAL SHALL NOT BE USED AS AN AGGREGATE FROM SEPTEMBER 15 TO MAY 1 WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

PROJECT SANITARY SEWER SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST REVISION OF ASTM SPECIFICATION D3034 TYPE PSM POLY (VINYL CHLORIDE) (PVC) SEWER PIPE AND FITTINGS AND HAVE A MINIMUM WALL THICKNESS OF SDR 35 FOR APPLICATIONS LESS THAN 18 FT IN DEPTH AND SDR 26 FOR APPLICATIONS EQUAL TO AND GREATER THAN 18 FT.

WATER SERVICE PIPING 4" AND GREATER SHALL BE CLASS 52 DUCTILE IRON MEETING THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF KALAMAZOO STANDARDS. JOINTS SHALL BE BELL AND SPIGOT WITH ELASTOMERIC RUBBER GASKETS. FITTINGS SHALL BE DUCTILE IRON, MECHANICAL JOINT, PRESSURE CLASS 350, COMPACT FITTINGS WITH BODY THICKNESS AND RADII OF CURVATURE CONFORMING TO AWWA C153/A21.53 AND AWWA C111/A21.11. WEDGE ACTION RETAINER GLANDS SHALL BE USED ON THE FOLLOWING FITTINGS: BENDS, BRANCH LEG OF TEES, AND FITTINGS AND VALVES WITH LESS THAN 50 FEET OF WATER MAIN EXTENDING BEYOND FITTING OR VALVE. VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C515-99 FOR REDUCED WALL, RESILIENT SEATED GATE VALVES WITH A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL OPEN CLOCKWISE. VALVES SHALL BE INSTALLED WITH STANDARD CAST IRON VALVE BOXES. WATER SERVICE PIPING LESS THAN 4" SHALL BE COPPER TYPE "K" PIPE WITH FLARED ENDS.

WATER SERVICE PIPING LARGER THAN 4" SHALL BE TESTED AT 150 PSI FOR TWO HOURS BY CONTRACTOR. LOSS SHALL NOT EXCEED 10.49 GPD/INCH DIA./MILE OF PIPE. CONTRACTOR SHALL DISINFECT WATER SERVICE PIPING PER THE REQUIREMENTS OF THE MDEQ FOR PUBLIC WATER MAIN. THE ENGINEER AND CITY OF KALAMAZOO SHALL BE NOTIFIED 48 HOURS PRIOR TO PRESSURE TESTING AND DISINFECTION OF THE WATER SERVICE PIPING. THE ENGINEER SHALL WITNESS THE PRESSURE TESTS. BACTERIOLOGICAL TESTING OF THE WATER SERVICE PIPING SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE LOCAL WATER DEPARTMENT REQUIREMENTS FOR WATER MAIN.

A FIRE DEPARTMENT CONNECTION SHALL BE REQUIRED AS PART OF THE WORK, TO BE INSTALLED AWAY FROM THE BUILDING. THE FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED AT FOURTY EIGHT INCHES IN HEIGHT AND SHALL HAVE LOCKING KNOX STORZGUARD KIT WITH THIRTY DEGREE OFFSET AND LOCKING CAP INSTALLED. FDC KNOX BOX LOCATION SHALL BE DETERMINED IN FIELD, RESPECTIVE OF THE FDC RISER LOCATION.

MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE PIPING AND ANY PARALLEL SANITARY OR STORM SEWER UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THE WATER SERVICE PIPING CROSSES A SANITARY OR STORM SEWER.

ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.

ALL PERMANENT SIGNAGE SHALL COMPLY WITH THE MICHIGAN'S BARRIER FREE DESIGN REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.

ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER AND ACCORDING TO THE NATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE

FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PRE-EXISTING ON-SITE IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FOUNDATIONS, FOOTINGS, CURBS, ASPHALT, TREES, SHRUBS, EXISTING UTILITY LINES, DEBRIS AND ALL OTHER ITEMS AND UTILITIES TO BE ABANDONED.

SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN, AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.

EXTERIOR CONCRETE SHALL MEET MDOT GRADE P1 OR S2 SPECIFICATIONS WITH A LIGHT BROOM FINISH.

CONCRETE TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 C.Y. OF CONCRETE, WHICHEVER OCCURS MORE OFTEN.

TESTING REQUIREMENTS (ALL CONTRACTORS) SOIL AND AGGREGATE DENSITY TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING CONSULTANT TO VERIFY THE DENSITY OF ALL FILL EXCAVATION AS SPECIFIED AND ALL SLAB, FOUNDATIONS, AND FOOTING SURFACES AS RECOMMENDED BY ENGINEER. TESTING SHALL TAKE PLACE PRIOR TO INSTALLATION OF THE AGGREGATE BASE AND PRIOR TO THE INSTALLATION OF THE HMA PAVEMENT. COPIES OF ALL COMPACTION TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER.

SIDEWALK RAMPS SHALL BE BARRIER FREE AND CONSTRUCTED IN ACCORDANCE WITH THE MDOT SIDEWALK RAMP AND DETECTABLE WARNING DETAILS (R-28 SERIES). SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH THE MDOT DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS (R-29 SERIES) UNLESS NOTED OTHERWISE.

PROPERTY OWNER'S NAMES, WHERE SHOWN, ARE FOR INFORMATION ONLY, AND THEIR ACCURACY IS NOT GUARANTEED.

PROPOSED PARKING LOT LIGHTING (LAMP A) SHALL BE 6' FROM THE EDGE OF PAVEMENT AND BE OF BREAKAWAY DESIGN. POLE HEIGHT SHALL BE NO GREATER THAN 25 FT. LUMINARIES SHALL BE SHARP CUT-OFF DESIGN, DOWN-TYPE, MOUNTED HORIZONTALLY AND ANGLED PERPENDICULAR TO THE GROUND. SUCH LIGHTING SHALL NOT EXCEED 400 WATTS PER LAMP. SEE SHEET 164146-07 FOR PHOTOMETRIC PLAN.

PROPOSED BUILDING MOUNTED LIGHTING (LAMP B) SHALL BE FULL CUT-OFF DESIGN, MOUNTED NO HIGHER THAN 20 FT, AND SHALL NOT EXCEED 175 WATTS PER LAMP REGARDLESS OF LAMP TYPE. SEE SHEET 164146-07 FOR PHOTOMETRIC PLAN.

THE CITY OF KALAMAZOO WILL PERFORM THE WATER SERVICE CONNECTION. COORDINATE WITH THE APPROPRIATE ENTITY PRIOR TO BEGINNING WORK TO ARRANGE FOR TIMELY SCHEDULING OF INSPECTORS.

**PARKING CALCULATIONS**

USE	AREA(SF)	SPACES/AREA	TOTAL SPACES
PRODUCTION	5,185	1.5 / 1,000	7.78
WAREHOUSE	21,000	1 / 1,500	14.0
OFFICE	3,059	1 / 150 (NET)	20.39
			<b>TOTAL 42.17</b>

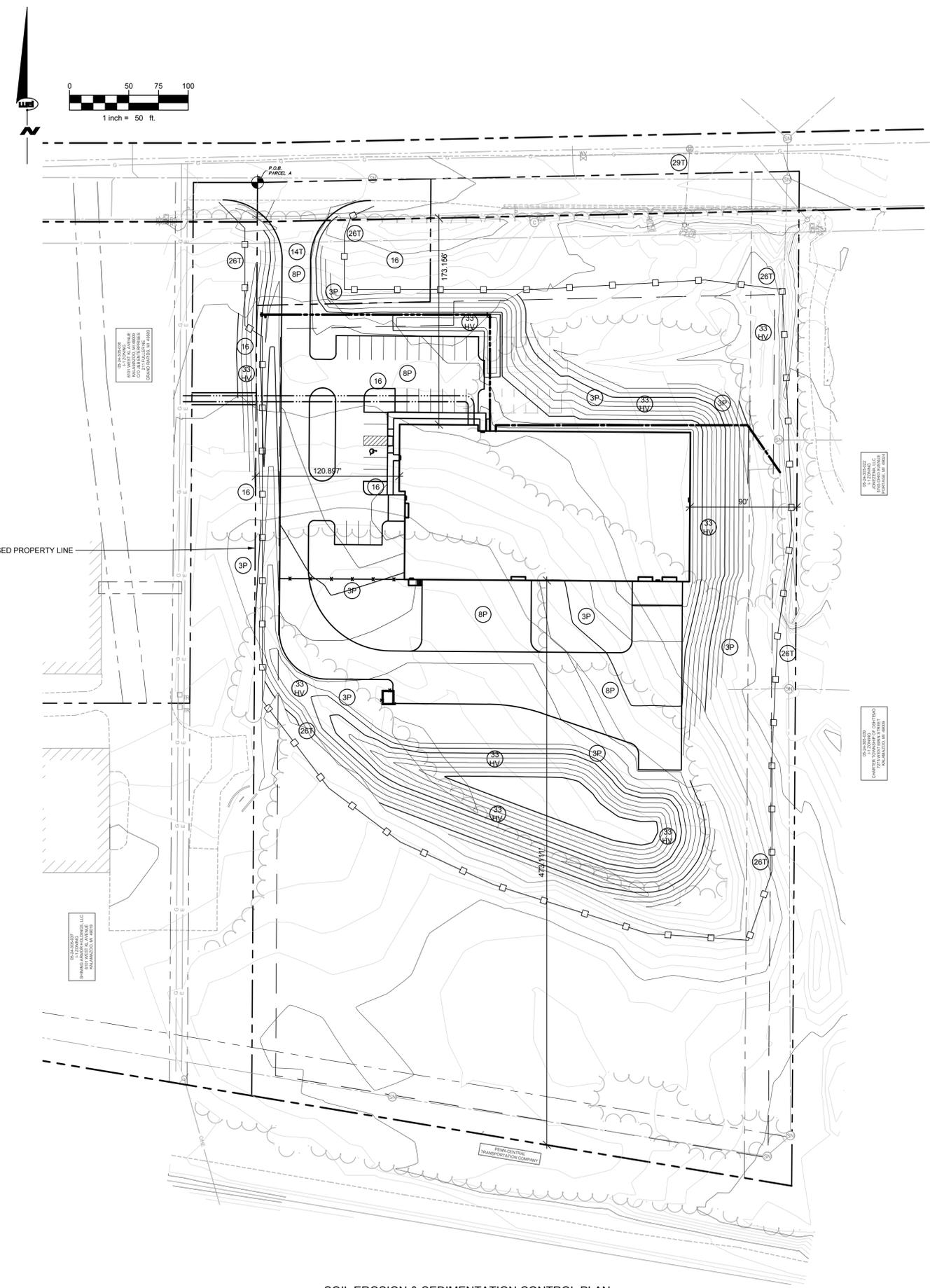
PARKING SPACES REQUIRED: 42  
 PARKING SPACES PROVIDED: 28  
 PARKING SPACES DEFERRED: 14

**SOIL EROSION & SEDIMENTATION CONTROL NOTES**

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
- MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- ALL WORK MUST COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT P.A. 451 OF 1994, AS AMENDED, AND AS ADMINISTERED BY THE KCCDC, OR LOCAL JURISDICTION.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-86 SERIES. SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- (3P)** DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDOT SEEDING, MIXTURE TUF APPLIED AT A RATE OF 220 LB/ACRE, FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE, MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)
- (8P)** DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
- (14T)** DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO DRIVEWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 10' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE
- (16)** DENOTES TREES, SHRUBS AND PERENNIALS
- (26T)** DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.
- (29T)** DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.
- (33 HV)** DENOTES HIGH VELOCITY MULCH BLANKETS FOR USE ON STEEP BANKS. PROVIDE MULCH BLANKET, HIGH VELOCITY CENTERED ON ALL DITCH BOTTOMS WITH A LONGITUDINAL GRADE OF 2.00% OR GREATER AND AT OTHER LOCATIONS AS DIRECTED BY THE ENGINEER IN THE FIELD.



**SOIL EROSION & SEDIMENTATION CONTROL PLAN**  
 SCALE: 1" = 50'

**WIGHTMAN & ASSOCIATES, INC.**  
 ENGINEERING  
 SURVEYING  
 ARCHITECTURE  
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 Benton Harbor, MI 49022  
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 Phone: (269) 327-3532  
 264 Western Avenue  
 Allegan, MI 49010  
 Phone: (269) 673-8465  
 www.wightman-assoc.com

PROJECT NAME:  
**ONE WAY PRODUCTS SITE PLAN**  
 W KL AVENUE  
 KALAMAZOO, MI 49009

**GLAS ASSOCIATES**  
 6339 STADIUM DRIVE  
 KALAMAZOO, MI 49009

02/07/2016 FJR  
 REISSUED FOR SITE PLAN APPROVAL  
 01/06/2016 FJR  
 ISSUED FOR SITE PLAN APPROVAL

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 DATE: JULY, 2016  
 SCALE: 1"=50'

**PROJECT NOTES AND SOIL EROSION & SEDIMENTATION CONTROL PLAN**

**164146-02**  
 OF 7



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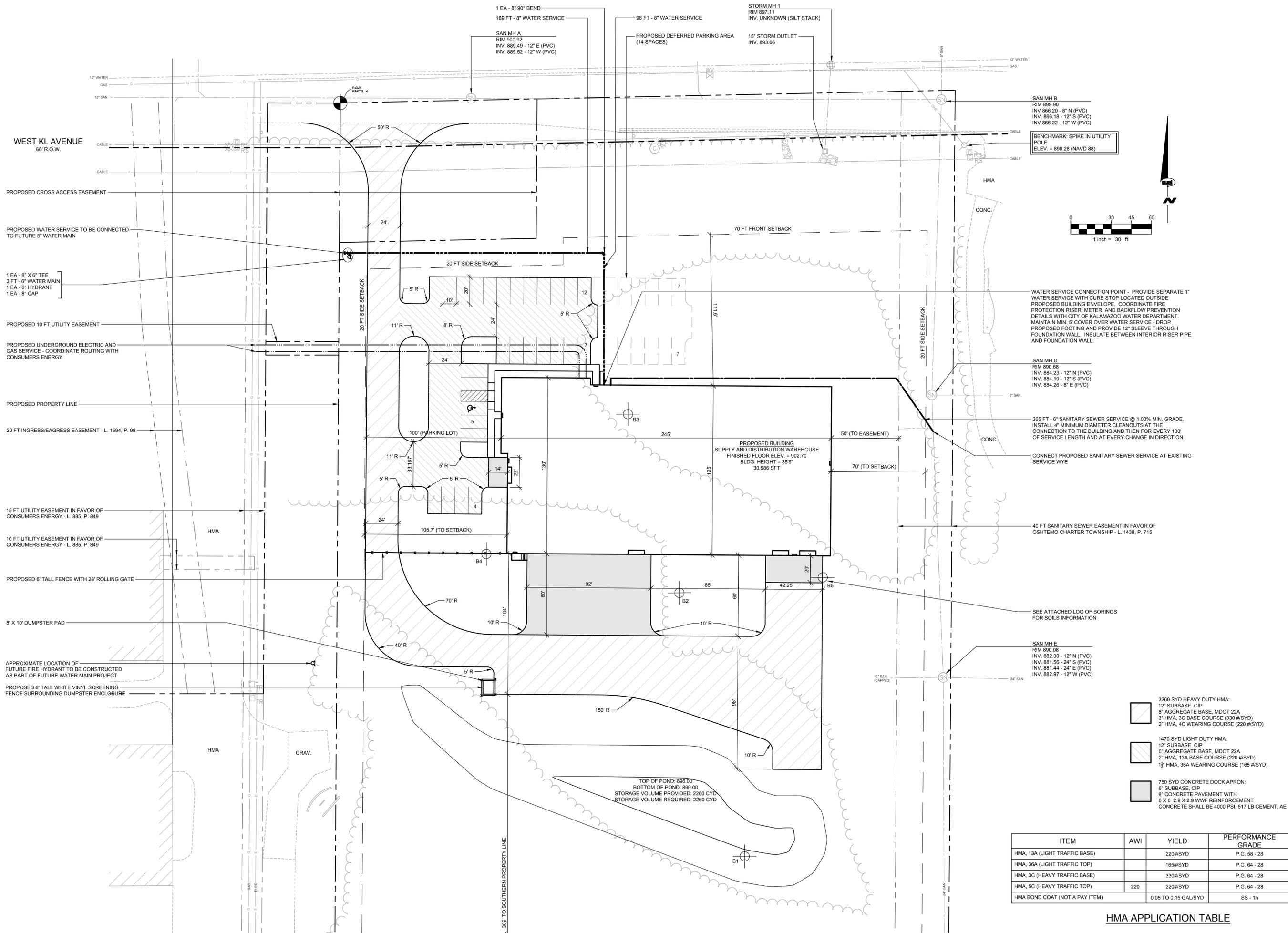
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264 Western Avenue  
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Phone: (269) 673-8465

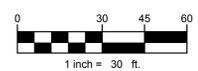
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W KL AVENUE  
KALAMAZOO, MI 49009

**GLAS ASSOCIATES**  
6339 STADIUM DRIVE  
KALAMAZOO, MI 49009



BENCHMARK: SPIKE IN UTILITY POLE  
ELEV. = 898.28 (NAVD 88)



WATER SERVICE CONNECTION POINT - PROVIDE SEPARATE 1" WATER SERVICE WITH CURB STOP LOCATED OUTSIDE PROPOSED BUILDING ENVELOPE. COORDINATE FIRE PROTECTION RISER, METER, AND BACKFLOW PREVENTION DETAILS WITH CITY OF KALAMAZOO WATER DEPARTMENT. MAINTAIN MIN. 5' COVER OVER WATER SERVICE - DROP PROPOSED FOOTING AND PROVIDE 12" SLEEVE THROUGH FOUNDATION WALL. INSULATE BETWEEN INTERIOR RISER PIPE AND FOUNDATION WALL.

SAN MH D  
RIM 890.68  
INV. 884.23 - 12" N (PVC)  
INV. 884.19 - 12" S (PVC)  
INV. 884.26 - 8" E (PVC)

265 FT - 6" SANITARY SEWER SERVICE @ 1.00% MIN. GRADE. INSTALL 4" MINIMUM DIAMETER CLEANOUTS AT THE CONNECTION TO THE BUILDING AND THEN FOR EVERY 100' OF SERVICE LENGTH AND AT EVERY CHANGE IN DIRECTION.

CONNECT PROPOSED SANITARY SEWER SERVICE AT EXISTING SERVICE WYE

40 FT SANITARY SEWER EASEMENT IN FAVOR OF OSHTEMO CHARTER TOWNSHIP - L. 1438, P. 715

SEE ATTACHED LOG OF BORINGS FOR SOILS INFORMATION

SAN MH E  
RIM 890.68  
INV. 882.30 - 12" N (PVC)  
INV. 881.56 - 24" S (PVC)  
INV. 881.44 - 24" E (PVC)  
INV. 882.97 - 12" W (PVC)

3260 SYD HEAVY DUTY HMA:  
12" SUBBASE, CIP  
6" AGGREGATE BASE, MDOT 22A  
3" HMA, 3C BASE COURSE (330 #/SYD)  
2" HMA, 4C WEARING COURSE (220 #/SYD)

1470 SYD LIGHT DUTY HMA:  
12" SUBBASE, CIP  
6" AGGREGATE BASE, MDOT 22A  
2" HMA, 13A BASE COURSE (220 #/SYD)  
1 1/2" HMA, 36A WEARING COURSE (165 #/SYD)

750 SYD CONCRETE DOCK APRON:  
6" SUBBASE, CIP  
8" CONCRETE PAVEMENT WITH 6 X 6 2.9 X 2.9 WWF REINFORCEMENT  
CONCRETE SHALL BE 4000 PSI, 517 LB CEMENT, AE

TOP OF POND: 896.00  
BOTTOM OF POND: 890.00  
STORAGE VOLUME PROVIDED: 2260 CYD  
STORAGE VOLUME REQUIRED: 2260 CYD

ITEM	AWI	YIELD	PERFORMANCE GRADE
HMA, 13A (LIGHT TRAFFIC BASE)		220#/SYD	P.G. 58 - 28
HMA, 36A (LIGHT TRAFFIC TOP)		165#/SYD	P.G. 64 - 28
HMA, 3C (HEAVY TRAFFIC BASE)		330#/SYD	P.G. 64 - 28
HMA, 5C (HEAVY TRAFFIC TOP)	220	220#/SYD	P.G. 64 - 28
HMA BOND COAT (NOT A PAY ITEM)		0.05 TO 0.15 GAL/SYD	SS - 1h

HMA APPLICATION TABLE

02/07/2016 FJR  
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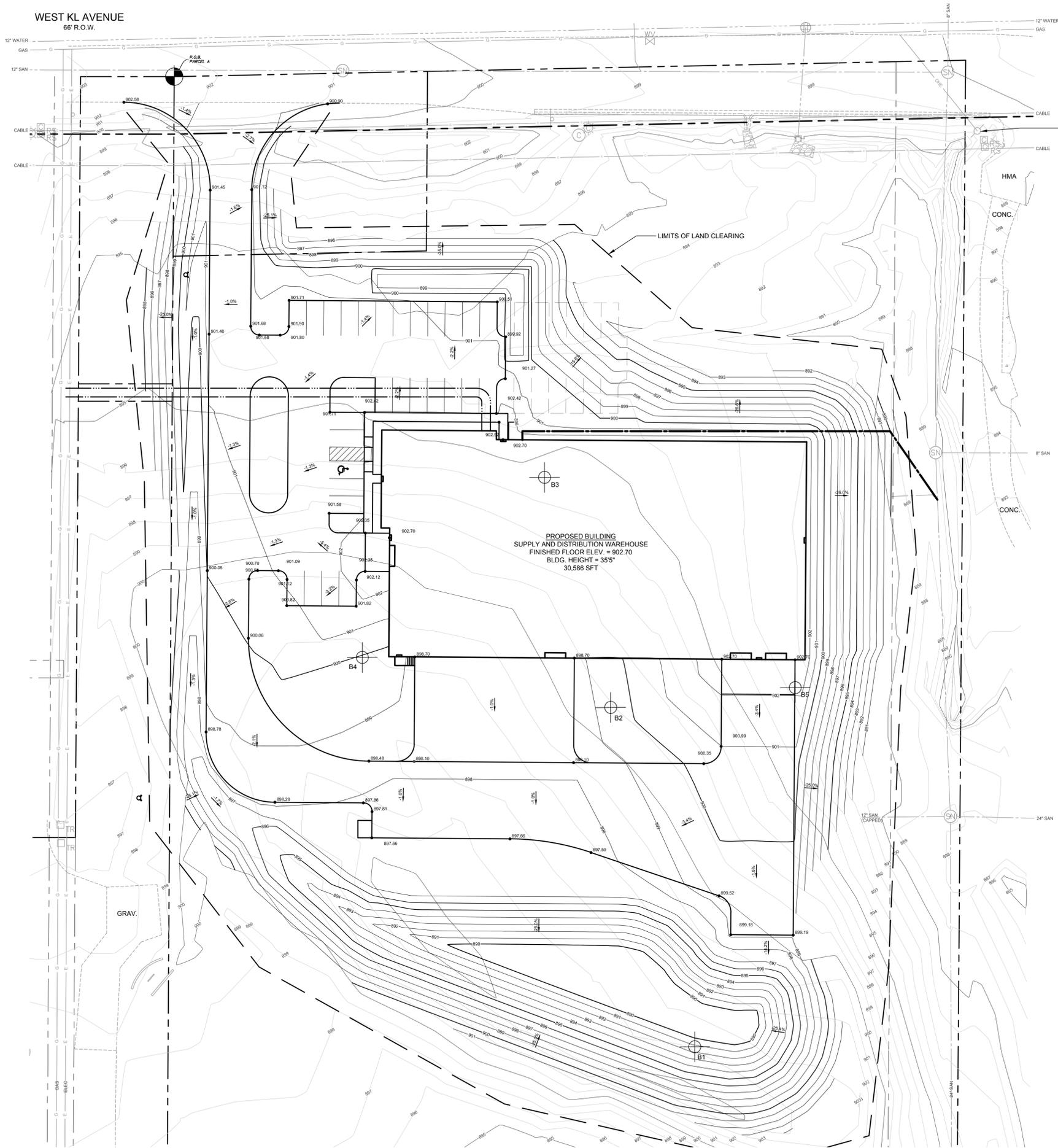
DATE: JULY, 2016  
SCALE: 1" = 30'

LAYOUT PLAN

164146-03

OF 7

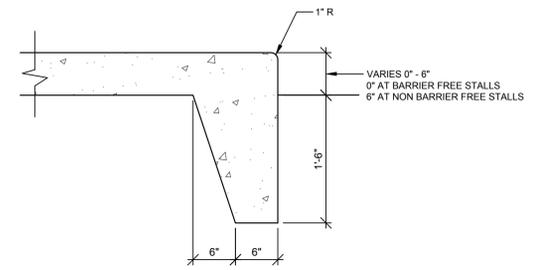
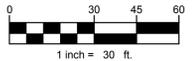
WEST KL AVENUE  
66' R.O.W.



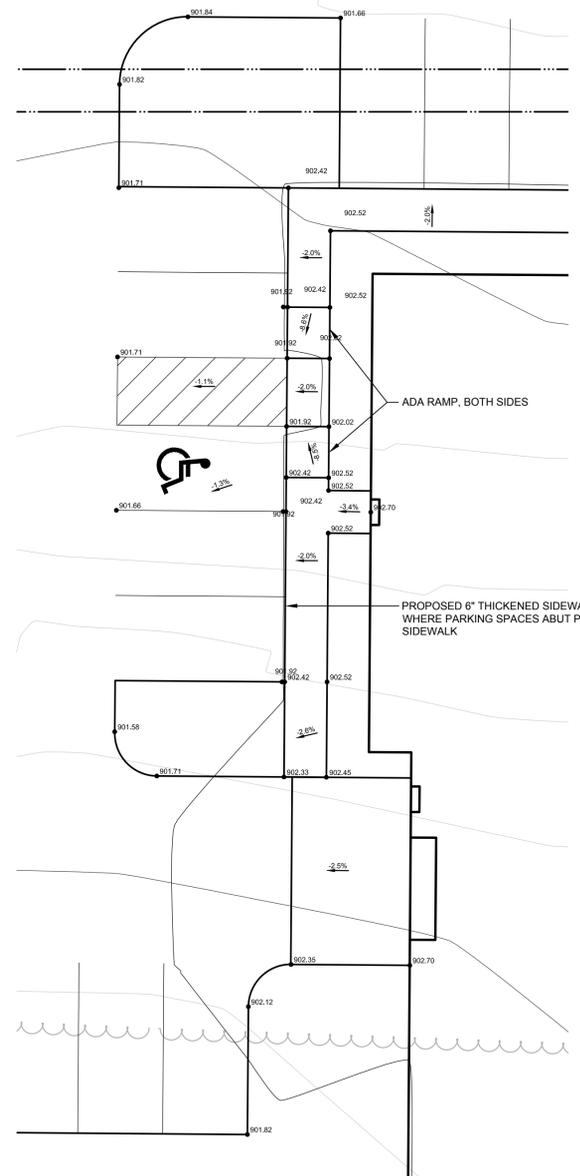
BENCHMARK SPIKE IN UTILITY POLE  
ELEV. = 898.28 (NAVD 88)



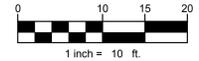
GRADING PLAN  
SCALE: 1" = 30'



THICKENED SIDEWALK CURB



MAGNIFIED GRADING PLAN  
SCALE: 1" = 10'



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PROJECT NAME:  
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W KL AVENUE  
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6339 STADIUM DRIVE  
KALAMAZOO, MI 49009

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GRADING PLAN

164146-04  
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SCALE: 1" = 30'

LANDSCAPE PLAN

164146-05  
OF 7



**PLANT LIST**

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	BPRD	ROOT	REMARKS
<b>Trees</b>								
AFAB	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3	2"				S&S SINGLE STRAIGHT TRUNK
AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	5	2"	8'			S&S MULTI-STEM 4-5 STEMS MINIMUM
ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2	2"				S&S SINGLE STRAIGHT TRUNK
MFP	MALUS 'MORRIFIRE'	PRAIRIE CRABAPPLE	3		8'			S&S MULTI-STEM
GTS	GLEDTISIA THORANTHOS VAR. 'INERMIS SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	3	2"				S&S SINGLE STRAIGHT TRUNK
SRIS	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2	2"	8'			S&S SINGLE STRAIGHT TRUNK
<b>Shrubs</b>								
JCKC	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	3		30"	#5		3'-0" ON CENTER
RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5		24"	#5		3'-0" ON CENTER
SB	SYRINGA X 'PENDA'	BOOMERANG LILAC	4		38"	#5		3'-0" ON CENTER



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PROJECT NAME:

**ONE WAY  
PRODUCTS SITE  
PLAN**  
W KL AVENUE  
KALAMAZOO, MI 49009

**GLAS ASSOCIATES**

6339 STADIUM DRIVE  
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02 07/12/2016 FJR  
REISSUED FOR SITE PLAN  
APPROVAL

01 06/21/2016 FJR  
ISSUED FOR SITE PLAN  
APPROVAL

REVISIONS

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DATE: JULY, 2016

SCALE: 1" = 30'

DRIVEWAY AND  
DETAILS

164146-06  
OF 7

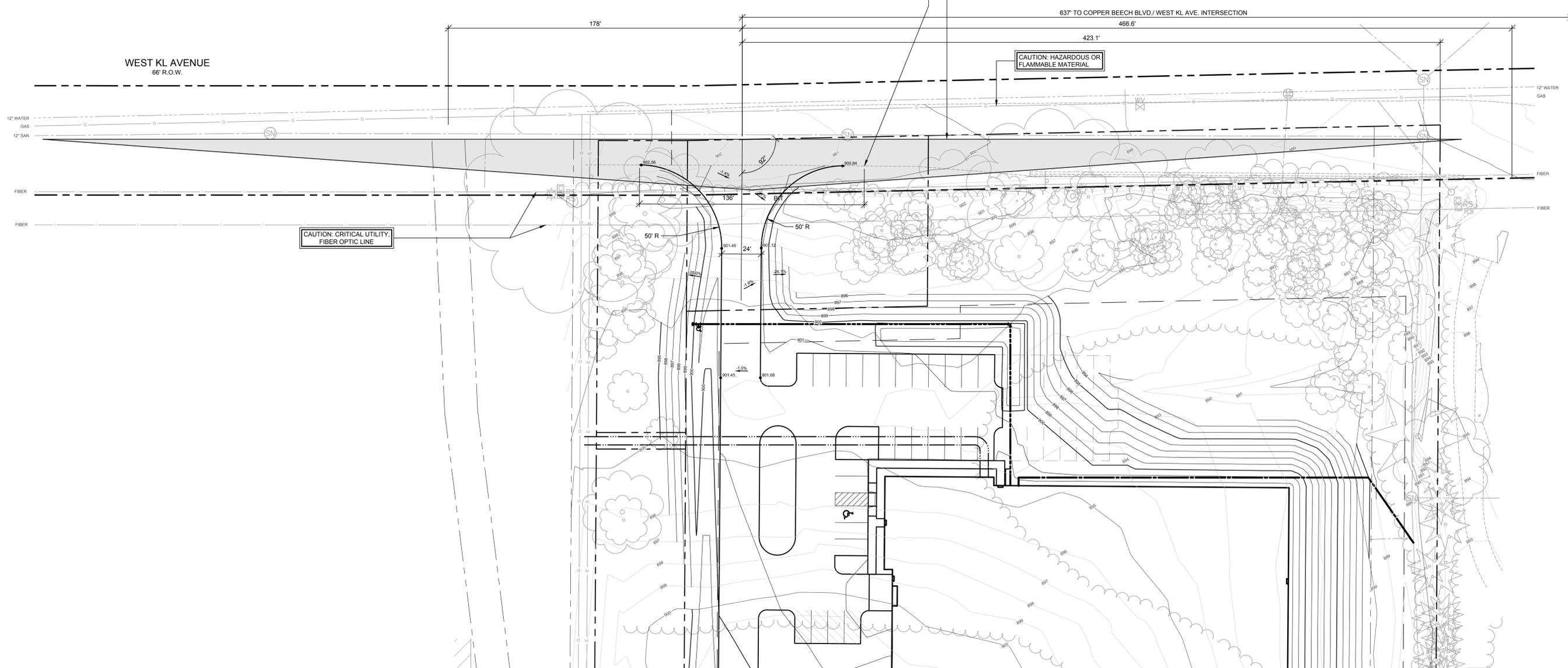
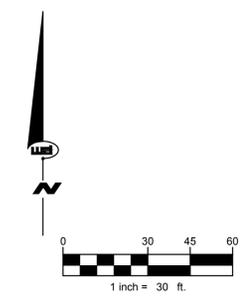
**NOTES**

ANY REQUIRED REPAIR OF KL AVENUE SHALL BE COMPRISED OF THE FOLLOWING COMPONENTS AS REQUIRED BY THE NATURE OF THE REPAIR: 8" CIP MDT 22A AGGREGATE BASE, 350 #/SYD RCKC HMA 2C MOD. BASE COURSE, AND 220#/SYD RCKC HMA 13A MOD. WEARING COURSE.

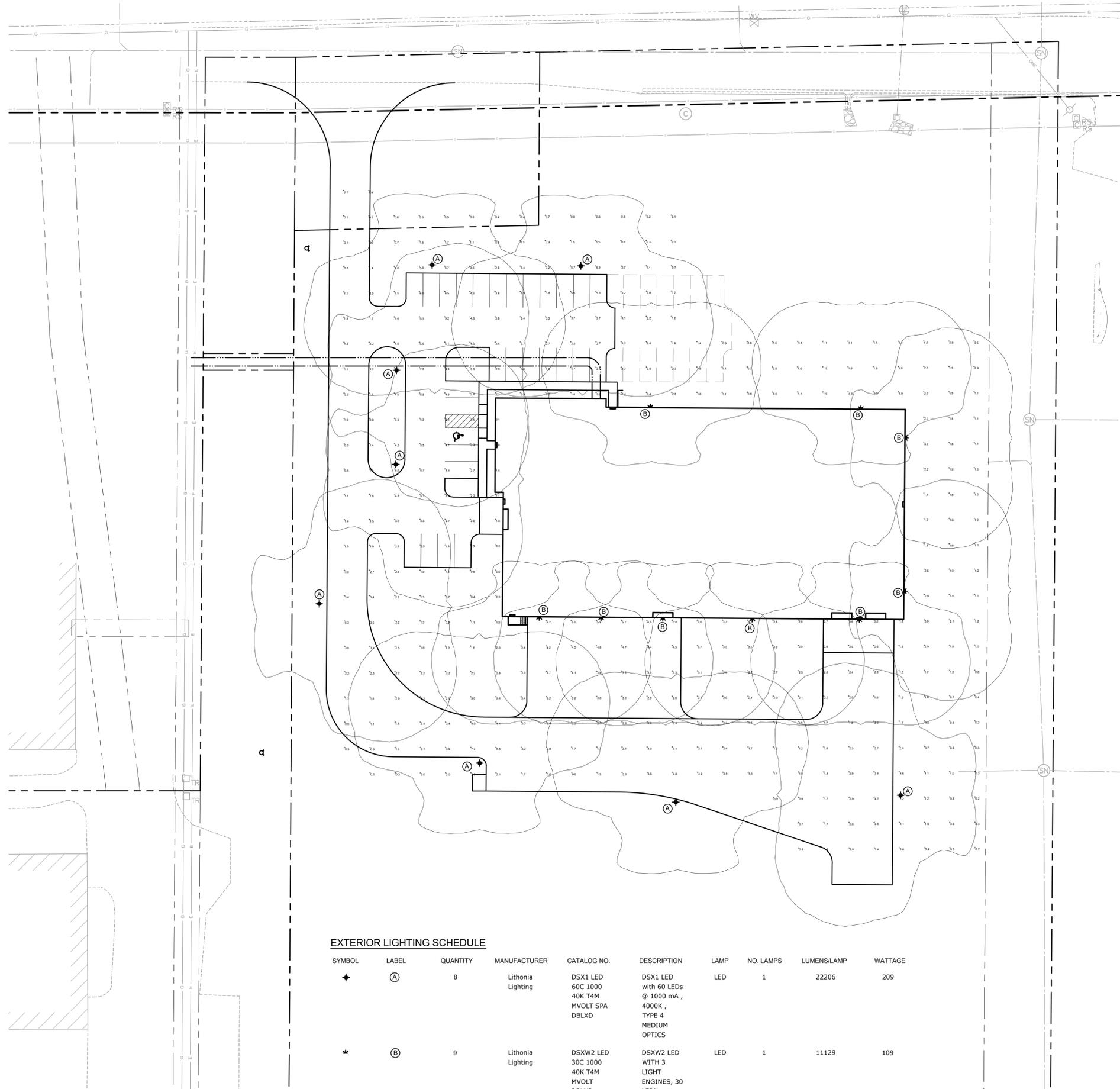
PROPOSED DRIVEWAY LOCATED 285 FT EAST OF NEAREST DRIVE OPPOSITE SITE, 2500 FT EAST OF NEAREST INTERSECTING STREET (9TH STREET)

SHADED REGION REPRESENTS CLEAR VISION AREA - CLEAR ANY TREES, SHRUBS, OR OTHER OBSTRUCTIONS TO PROVIDE 430 FT CLEAR SIGHT DISTANCE EACH SIDE OF PROPOSED DRIVEWAY

PROVIDE 24" SAND SUBBASE WITHIN WEST KL AVENUE RIGHT OF WAY



DRIVEWAY DETAIL  
SCALE: 1" = 30'



**EXTERIOR LIGHTING SCHEDULE**

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NO.	DESCRIPTION	LAMP	NO. LAMPS	LUMENS/LAMP	WATTAGE
⬤	Ⓐ	8	Lithonia Lighting	DSX1 LED 60C 1000 40K T4M MVOLT SPA DBLXD	DSX1 LED with 60 LEDs @ 1000 mA , 4000K , TYPE 4 MEDIUM OPTICS	LED	1	22206	209
⬤	Ⓑ	9	Lithonia Lighting	DSXW2 LED 30C 1000 40K T4M MVOLT DBLXD	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	11129	109

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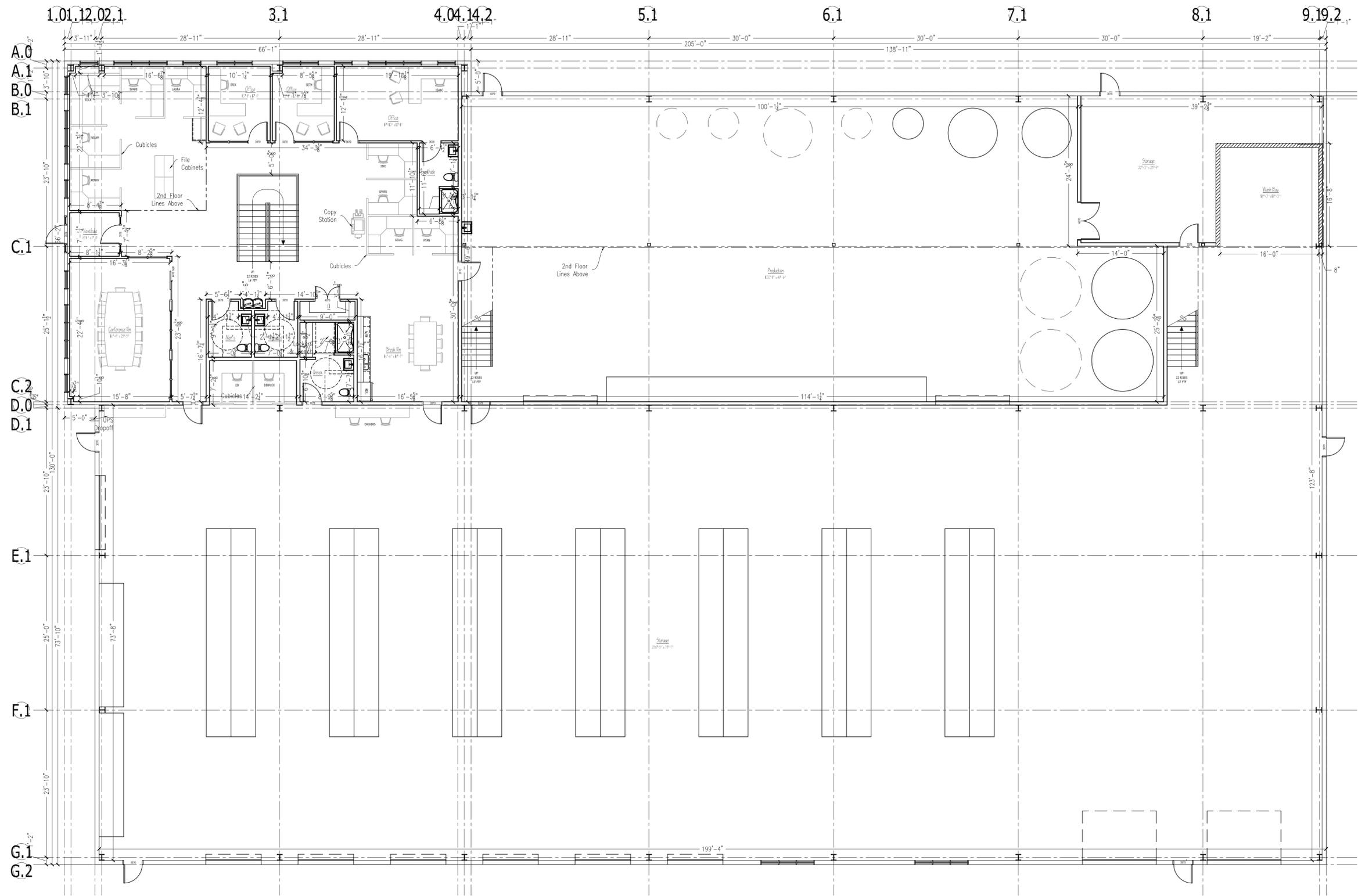
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01 06/21/2016 FJR  
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REVISIONS  
DATE: JULY, 2016  
SCALE: 1" = 30'

SITE LIGHTING AND PHOTOMETRIC PLAN



# MAIN FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$

25,586 Sq. Ft.

**GlasAssociates**

CUSTOM HOME DESIGNERS/BUILDERS  
COMMERCIAL CONTRACTING

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PH: (269)353-7737 FAX: (269)353-7316 GLASASSOCIATES.COM

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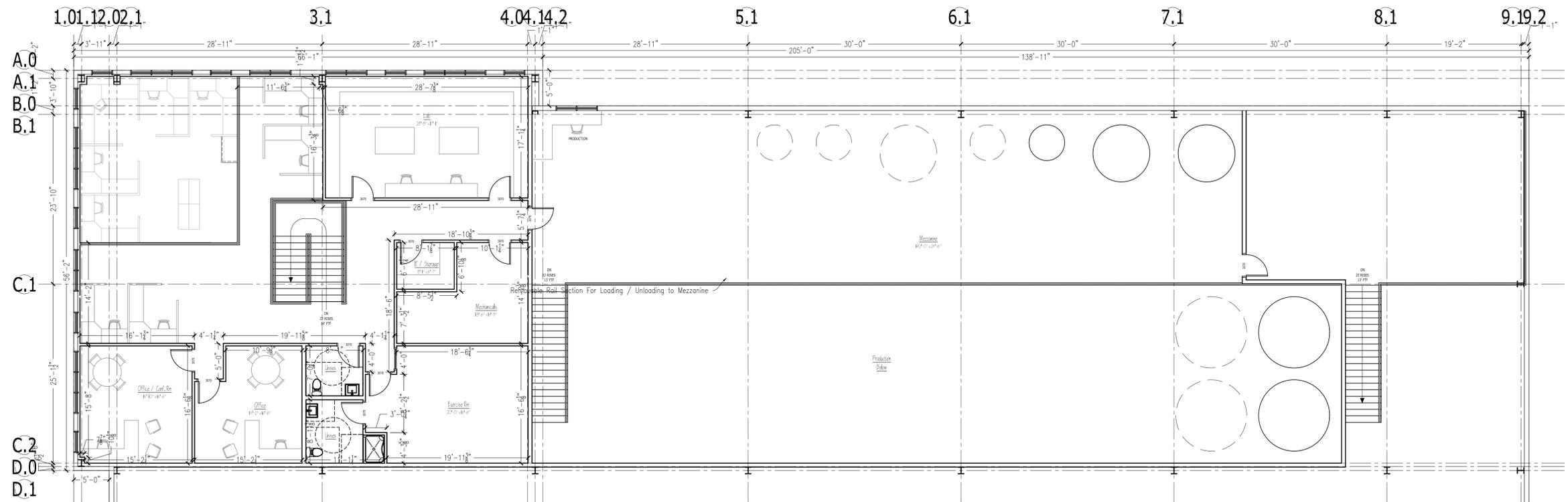
KL AVENUE  
KALAMAZOO, MICHIGAN 49009

PRELIMINARY PLANS

JUNE 17, 2016

$\frac{1}{8}" = 1'-0"$

**A-1**



## SECOND FLOOR PLAN

SCALE:  $\frac{1}{8}'' = 1'-0''$

**GlasAssociates**

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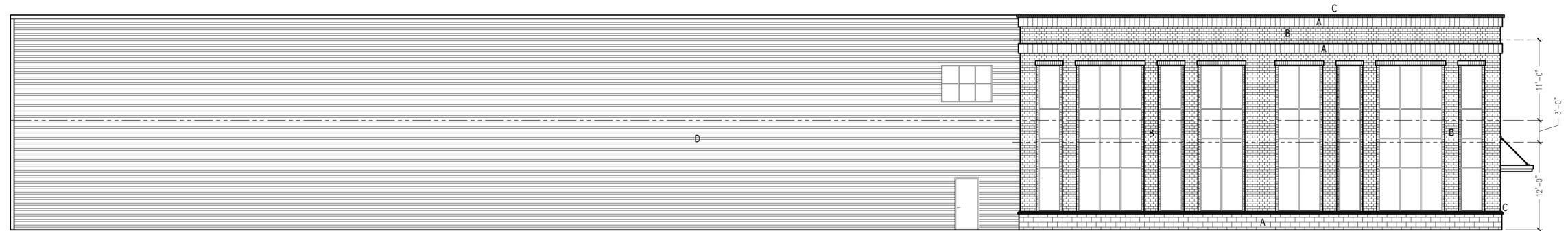
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PRELIMINARY PLANS

JUNE 17, 2016

$\frac{1}{8}'' = 1'-0''$

**A-2**



## FRONT ELEVATION

SCALE:  $\frac{1}{8}'' = 1'-0''$



- A- Black Diamond Velour A - Double Monarch
- B- Klaycoat Series Stone Gray - Modular
- C- Black Diamond Velour A- Jumbo Modular
- D- 24 ga Steel Siding - Charcoal Gray

## RIGHT ELEVATION

SCALE:  $\frac{1}{8}'' = 1'-0''$

**GlasAssociates**

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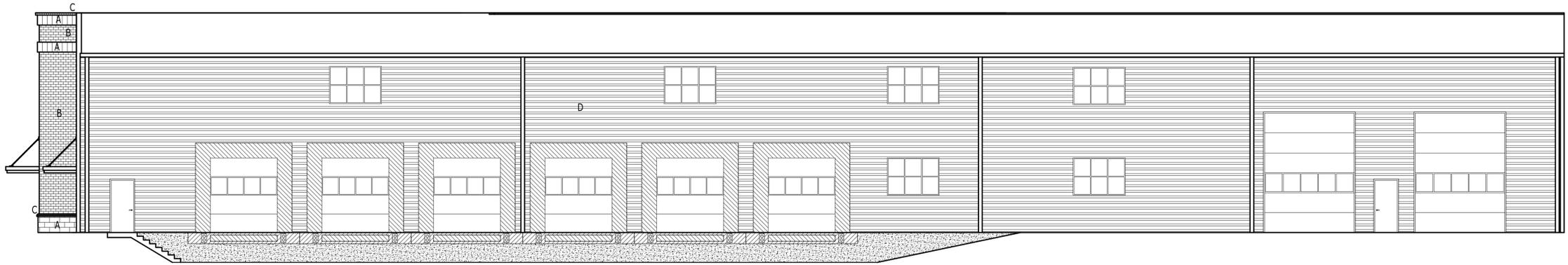
KL AVENUE  
KALAMAZOO, MICHIGAN 49009

PRELIMINARY PLANS

JUNE 17, 2016

$\frac{1}{8}'' = 1'-0''$

**A-5**



**REAR ELEVATION**  
 SCALE:  $\frac{1}{8}'' = 1'-0''$



**LEFT ELEVATION**  
 SCALE:  $\frac{1}{8}'' = 1'-0''$

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**ONE WAY PRODUCTS, INC**  
 KL AVENUE  
 KALAMAZOO, MICHIGAN 49009

PRELIMINARY PLANS  
 JUNE 17, 2016  
 $\frac{1}{8}'' = 1'-0''$

**A-6**

ONE WAY PRODUCTS, INC.



# D-Series Size 1 LED Area Luminaire

d#series



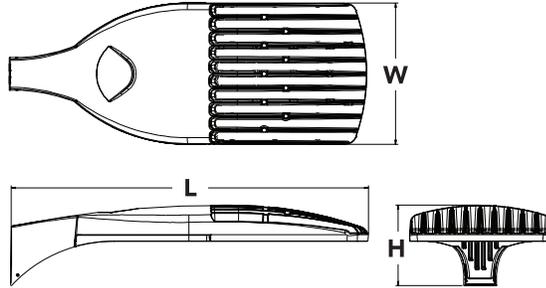
Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



## Specifications

<b>EPA:</b>	1.01 ft <sup>2</sup> (0.09 m <sup>2</sup> )
<b>Length:</b>	33" (83.8 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height:</b>	7-1/2" (19.0 cm)
<b>Weight (max):</b>	27 lbs (12.2 kg)

## Ordering Information

**EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD**

DSX1LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
	DSX1 LED	<b>Forward optics</b>	530 530 mA	30K 3000 K	T1S Type I Short	MVOLT <sup>5</sup>	<b>Shipped included</b>
		30C 30 LEDs (one engine)	700 700 mA	40K 4000 K	T2S Type II Short	120 <sup>5</sup>	SPA Square pole mounting
		40C 40 LEDs (two engines)	1000 1000 mA (1 A) <sup>2</sup>	50K 5000 K	T2M Type II Medium	208 <sup>5</sup>	RPA Round pole mounting
		<b>Rotated optics<sup>1</sup></b>		AMBPC Amber phosphor converted <sup>3</sup>	T3S Type III Short	240 <sup>5</sup>	WBA Wall bracket
		60C 60 LEDs (two engines)			T3M Type III Medium	277 <sup>5</sup>	SPUMBA Square pole universal mounting adaptor <sup>7</sup>
					T4M Type IV Medium	347 <sup>6</sup>	RPUMBA Round pole universal mounting adaptor <sup>7</sup>
					TFTM Forward Throw Medium	480 <sup>6</sup>	<b>Shipped separately</b>
					T5S Type V Short		KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>8</sup>
					T5M Type V Medium		
					T5W Type V Wide		
					BLC Backlight control <sup>4</sup>		
					LCCO Left corner cutoff <sup>4</sup>		
					RCCO Right corner cutoff <sup>4</sup>		
					T5VS Type V Very Short		

Control options	Other options	Finish (required)
<b>Shipped installed</b>	<b>Shipped installed</b>	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (no controls) <sup>9</sup>	HS House-side shield <sup>18</sup>	DBLXD Black
PER5 Five-wire receptacle only (no controls) <sup>9,10</sup>	WTB Utility terminal block <sup>15</sup>	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (no controls) <sup>9,10</sup>	SF Single fuse (120, 277, 347V) <sup>20</sup>	DWHXD White
DMG 0-10V dimming driver (no controls) <sup>11</sup>	DF Double fuse (208, 240, 480V) <sup>20</sup>	DDBTXD Textured dark bronze
DCR Dimmable and controllable via ROAM® (no controls) <sup>12</sup>	L90 Left rotated optics <sup>21</sup>	DBLBXD Textured black
DS Dual switching <sup>13,14</sup>	R90 Right rotated optics <sup>21</sup>	DNATXD Textured natural aluminum
PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>15</sup>		DWHGXD Textured white
PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>15</sup>		
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>15</sup>		
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>15</sup>		
BL30 Bi-level switched dimming, 30% <sup>14,16</sup>		
BL50 Bi-level switched dimming, 50% <sup>14,16</sup>		
PNMTDD3 Part night, dim till dawn <sup>17</sup>		
PNMT5D3 Part night, dim 5 hrs <sup>17</sup>		
PNMT6D3 Part night, dim 6 hrs <sup>17</sup>		
PNMT7D3 Part night, dim 7 hrs <sup>17</sup>		

Accessories	Controls & Shields
Ordered and shipped separately.	DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) <sup>22</sup>
	DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) <sup>22</sup>
	DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) <sup>22</sup>
	DSHORT SBK U Shorting cap <sup>22</sup>
	DSX1HS 30C U House-side shield for 30 LED unit
	DSX1HS 40C U House-side shield for 40 LED unit
	DSX1HS 60C U House-side shield for 60 LED unit
	PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish)
	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>8</sup>

- NOTES**
- Rotated optics available with 60C only.
  - Not available AMBPC.
  - Only available with 530mA or 700mA.
  - Not available with AMBPC in 530mA or 700mA in BLC, LCCO or RCCO distribution.
  - MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
  - Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
  - Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
  - Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
  - Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
  - If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
  - DMG option for 347V or 480V requires 1000mA.
  - Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must

- be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with PIR options DS, PER5, PER7, BL30, BL50 or PNMT options.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-4-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

For more control options, visit DTL and ROAM online.



# D-Series Size 2 LED Wall Luminaire



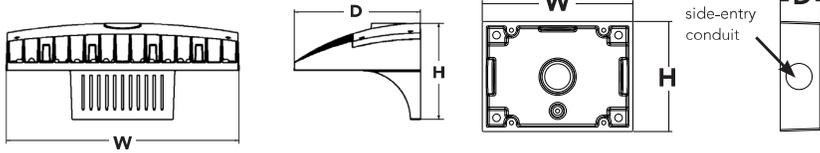
d<sup>series</sup>

## Specifications Luminaire

<b>Width:</b>	18-1/2" (47.0 cm)	<b>Weight:</b>	21 lbs (9.5 kg)
<b>Depth:</b>	10" (25.4 cm)		
<b>Height:</b>	7-5/8" (19.4 cm)		

## Back Box (BBW)

<b>Width:</b>	5-1/2" (14.0 cm)	<b>BBW Weight:</b>	1 lbs (0.5 kg)
<b>Depth:</b>	1-1/2" (3.8 cm)		
<b>Height:</b>	4" (10.2 cm)		



Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD**

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT <sup>1</sup> 120 <sup>1</sup> 208 <sup>1</sup> 240 <sup>1</sup> 277 <sup>1</sup> 347 <sup>2</sup> 480 <sup>2</sup>	<b>Shipped included</b> (blank) Surface mounting bracket  <b>Shipped separately<sup>3</sup></b> BBW Surface-mounted back box (for conduit entry)	<b>Shipped installed</b> PE Photoelectric cell, button type <sup>4</sup> PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>5</sup> PIRH 180° motion/ambient light sensor, 15-30' mtg ht <sup>6</sup> PIRH1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>7</sup> PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>7</sup>

Other Options	Finish (required)
<b>Shipped installed</b> SF Single fuse (120, 277, 347V) <sup>8</sup> DF Double fuse (208, 240, 480V) <sup>8</sup> HS House-side shield <sup>3</sup> SPD Separate surge protection <sup>9</sup>	<b>Shipped separately<sup>9</sup></b> BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

## Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>10</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>10</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>10</sup>
SCU	Shorting cap <sup>10</sup>
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

## NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347V, 480V or PIRH. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net.
- Specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell) or DCR. Dimming driver standard.
- PIRH and PIRH1FC3V specify the Sensor Switch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.





WIGHTMAN & ASSOCIATES, INC.

ENGINEERING

SURVEYING

ARCHITECTURE

2303 Pipestone Road  
Benton Harbor, MI 49022  
Phone: (269) 927-0100

9835 Portage Road  
Portage, MI 49002  
Phone: (269) 327-3532

264 Western Avenue  
Alegan, MI 49010  
Phone: (269) 673-8465

www.wightman-assoc.com

PROJECT NAME:

**ONE WAY PRODUCTS SITE PLAN**  
W KL AVENUE  
KALAMAZOO, MI 49009

**GLAS ASSOCIATES**

6339 STADIUM DRIVE  
KALAMAZOO, MI 49009

02/07/2016 FJR  
REISSUED FOR SITE PLAN APPROVAL

01/06/2016 FJR  
ISSUED FOR SITE PLAN APPROVAL

REVISIONS

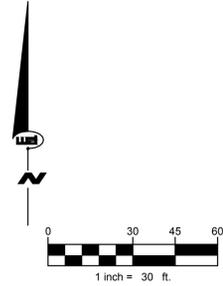
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.  
© 2016 WIGHTMAN & ASSOCIATES, INC.

DATE: JULY, 2016

SCALE: 1" = 30'

DRIVEWAY AND DETAILS

164146-06  
OF 7



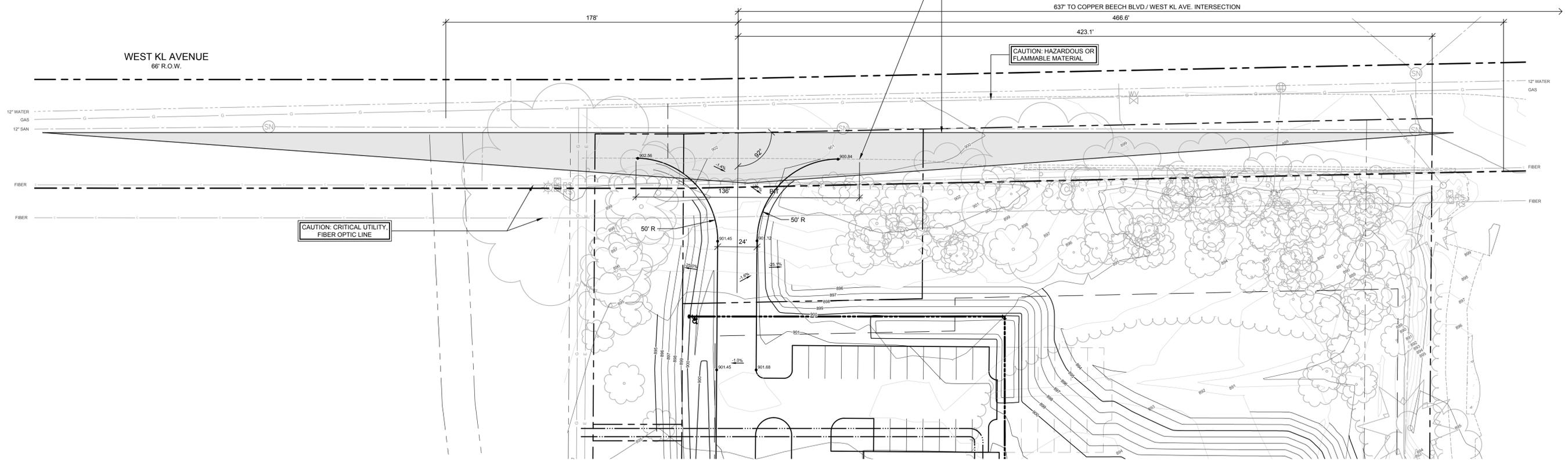
**NOTES**

ANY REQUIRED REPAIR OF KL AVENUE SHALL BE COMPRISED OF THE FOLLOWING COMPONENTS AS REQUIRED BY THE NATURE OF THE REPAIR: 8" CIP MDT 22A AGGREGATE BASE, 350 #/SYD RCKC HMA 2C MOD. BASE COURSE, AND 220#SYD RCKC HMA 13A MOD. WEARING COURSE.

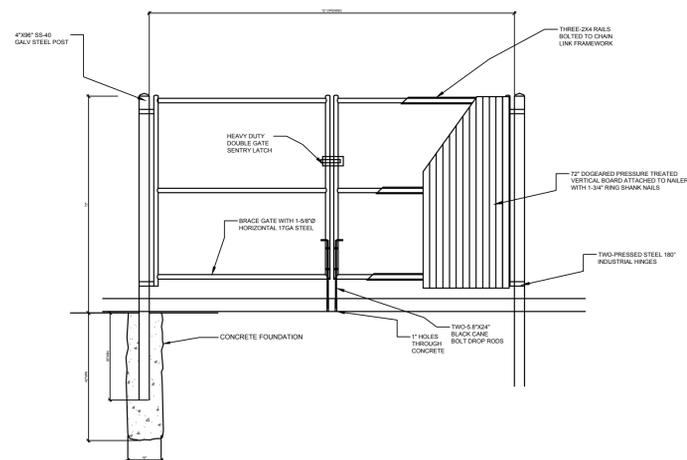
PROPOSED DRIVEWAY LOCATED 285 FT EAST OF NEAREST DRIVE OPPOSITE SITE, 2500 FT EAST OF NEAREST INTERSECTING STREET (9TH STREET)

SHADED REGION REPRESENTS CLEAR VISION AREA - CLEAR ANY TREES, SHRUBS, OR OTHER OBSTRUCTIONS TO PROVIDE 430 FT CLEAR SIGHT DISTANCE EACH SIDE OF PROPOSED DRIVEWAY

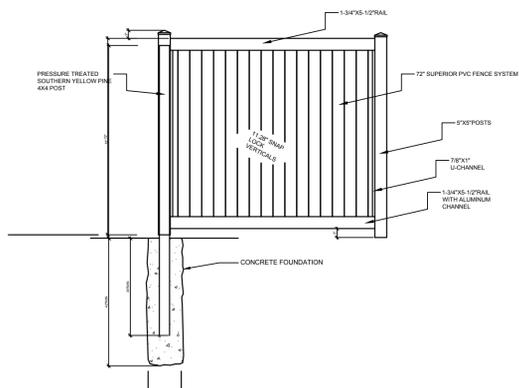
PROVIDE 24" SAND SUBBASE WITHIN WEST KL AVENUE RIGHT OF WAY



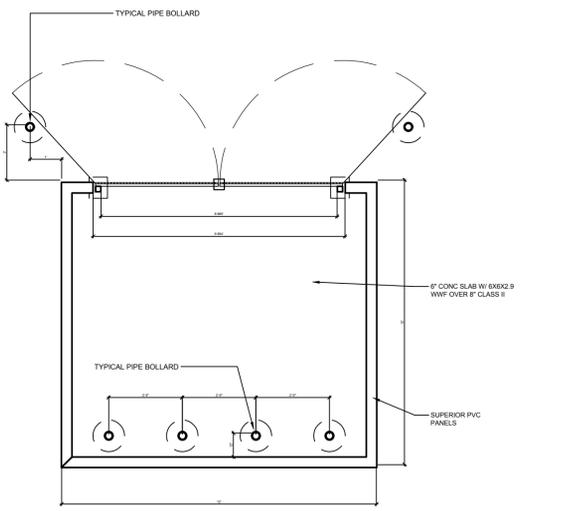
**DRIVEWAY DETAIL**  
SCALE: 1" = 30'



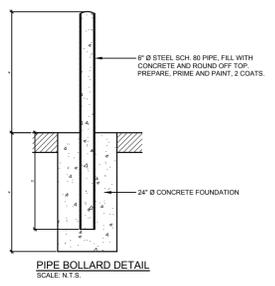
**GATE DETAIL**  
SCALE: N.T.S.



**FENCE & POST DETAIL**  
SCALE: N.T.S.



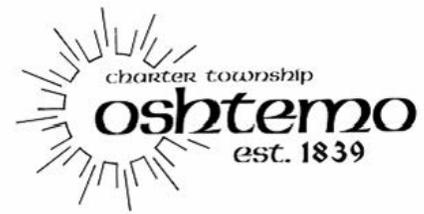
**TRASH ENCLOSURE PLAN**  
SCALE: N.T.S.



**PIPE BOLLARD DETAIL**  
SCALE: N.T.S.

THE LUMP SUM PRICE FOR THE ITEM TRASH ENCLOSURE, COMPLETE WILL BE PAYMENT IN FULL FOR ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE CONSTRUCTION OF THE MASONRY, FOUNDATIONS, GATES, PIPE BOLLARDS AND ALL APPURTENANT WORK SHOWN IN THE TRASH ENCLOSURE DETAILS ON THIS SHEET.

July 19, 2016



**Meeting Date:** July 26<sup>th</sup>, 2016

**To:** Zoning Board of Appeals

**From:** Julie Johnston, AICP  
Planning Director

**Applicant:** SMT Real Estate Development, LLC

**Owner:** SMT Real Estate Development, LLC

**Property:** 6963 West KL Avenue, Parcel No. 3905-23-305-030

**Zoning:** I-1: Industrial District, Manufacturing/Servicing

**Request:** Site plan approval for a new professional office

**Section(s):** 41:000: I-1 Industrial District

**Project Name:** SMT Land Development

#### **PROJECT SUMMARY**

The applicant is requesting site plan review from the Zoning Board of Appeals for the development of a new professional office building on a vacant lot located east of 8<sup>th</sup> Street, on the south side of KL Avenue. The proposed facility totals 5,940 square feet and will have a building height of 22 feet at the peak, allowing for a one story facility. The proposed vacant parcel totals approximately 1.3 acres and is relatively flat with little existing vegetation. The building elevations show earth tone stone at the building entrance approximately three to four feet in height from the ground, with beige vertical steel as the predominate façade feature.

#### **GENERAL ZONING COMPLIANCE**

The I-1: Industrial District indicates under permitted uses that any use permitted in I-R: Industrial Restricted District is also allowed in the I-1 District. Administrative, business and professional offices are allowed as a permitted use in the I-R District and therefore are a permitted use in the I-1 District. The project generally meets all relevant zoning standards required for approval. The site meets the enhanced setbacks required under Section 64.100, which indicates a 70-foot setback from KL Avenue. All other side and rear yard setbacks have been met. Frontage and parcel area standards also meet the requirements of the Zoning Ordinance. The remainder of the requirements will be described below.

#### **SITE ACCESS, CIRCULATION, AND PARKING**

All access to the site will occur through a curb cut along the eastern portion of the site onto KL Avenue. Internal circulation begins at this cut and then continues south along the eastern side of the building and west along the front of the building where employee/visitor parking is located. All circulation aisles are at least 24 feet in width and all parking spaces meet the required 10 foot by 20 foot minimum. The parking area

contains 38 spaces to accommodate employees and visitors, which meets Section 68: Off-Street Parking requirements.

The Oshtemo Township Non-Motorized Plan indicates pedestrian facilities will be developed at some point along KL Avenue. At this time, these facilities have not been designed, however staff is working with property owners as new projects are developed to help ensure these facilities can be installed in the future. Staff requested the property owner sign an agreement stating they will not oppose the establishment of a non-motorized special assessment district. The applicant has not yet signed and returned this document for our records.

### **LANDSCAPING**

The landscaping plan meets the requirements of Section 75.000: Landscaping.

### **PHOTOMETRIC PLAN**

The photometric plan is required to show 0.1 foot candles at the property line or, at a minimum, that 0.1 foot candles is accomplished before reaching the property line. Typically, photometric plans are provided by the lighting manufacturer. The project engineer indicated that no light poles are planned for the parking area so lighting will only occur on the building. Wall pack locations are shown on the site plan.

The project engineer stated that the manufacturer of the wall packs does not provide photometric plans. In working with the lighting detail sheets, it was determined that the lights have 0.2 foot candles at approximately 10 feet from the light. Based on this information, the engineer was able to determine the distance needed to reach 0.1 foot candles. This information is provided on the site plan with the lighting details on a separate sheet.

### **ENGINEERING**

The Township Engineer had an opportunity to review the first submittal of these plans, but has not yet provided comments on the revised submittal. His original comments stated that additional information was needed to determine storm water storage capacity of the detention basins. The applicant has provided this information but it is still under review. Staff would recommend conditioning the site plan that storm water management meets the Township Engineers requirements.

### **FIRE DEPARTMENT**

The Fire Marshal is concerned that the only access to a fire hydrant is across KL Avenue to the northeast of the development. A public water line is planned along the west side of the parcel to service the building. He requested that a hydrant be located along this water line between the parking lot and building to allow for fire safety.

## RECOMMENDATION

Staff recommends that the Zoning Board of Appeals approve the site plan for this project, and suggests the following conditions of approval:

1. A revised site plan be submitted if requested by the Township Engineer because of possible changes to the storm water management system.
2. A hydrant be located on the property.
3. Prior to the Certificate of Occupancy, a signed agreement be submitted stating the property owner will not oppose the establishment of a non-motorized special assessment district.

Respectfully Submitted,



Julie Johnston, AICP  
Planning Director

Attachments: Application  
Aerial  
Site Plan  
Elevation Details  
Lighting Details



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

**PLEASE PRINT**

**PROJECT NAME & ADDRESS** 6963 W. KLAUVE office building

**PLANNING & ZONING APPLICATION**

Applicant Name: SMT Real Estate Development LLC  
 Company: Same as above  
 Address: P.O. Box 19217  
Kalamazoo, MI 49019  
 E-mail: MWelch.Paragon  
 Telephone: 269-217-5366 Fax: \_\_\_\_\_  
 Interest in Property: owner

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

Received From: SMT REAL ESTATE  
 Date: 06/15/2016 Time: 12:26:01 PM  
 Receipt 123484  
 Cashier LINDAI

**OWNER\*:**

Name: SMT Land development LLC <sup>Real Estate</sup>  
 Address: P.O. Box 19217  
 Email: mwelch.paragon@yahoo.com  
 Phone & Fax: 269-217-5366 269-375-8745

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SPR	\$600.00
<hr/>	
TOTAL Amount	\$1,600.00
CHECK 1:65 amount	\$1,600.00
Total Tendered:	\$1,600.00
Change:	\$0.00

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

- |   |   |
|---|---|
| <input type="checkbox"/> Planning Escrow-1042                 | <input type="checkbox"/> Land Division-1090           |
| <input checked="" type="checkbox"/> Site Plan Review-1088     | <input type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input type="checkbox"/> Rezoning-1091                |
| <input type="checkbox"/> Special Exception Use-1085           | <input type="checkbox"/> Interpretation-1082          |
| <input type="checkbox"/> Zoning Variance-1092                 | <input type="checkbox"/> Text Amendment-1081          |
| <input type="checkbox"/> Site Condominium-1084                | <input type="checkbox"/> Sign Deviation-1080          |
| <input type="checkbox"/> Accessory Building Review-1083       | <input type="checkbox"/> Other: _____                 |

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary):

Approval of site plan for future office building,

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

ATTACHED

**PARCEL NUMBER:** 3905- 05-23-305-030

**ADDRESS OF PROPERTY:** 6963 WKL AVE

**PRESENT USE OF THE PROPERTY:** Vacant I I

**PRESENT ZONING** I I **SIZE OF PROPERTY** 1.299 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)
<u>First National Bank of Michigan</u>	<u>348 W. Michigan AVE, K4300, MI 49007</u>

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) 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.*

<u><i>Matthew T. Wilks</i></u>	<u>6-8-16</u>
--------------------------------	---------------

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

**Date**

*Sant Real Estate Development LLC*

6-8-16

**Applicant's Signature**

**Date**

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

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS**

# SMT Office Building Proposed Location



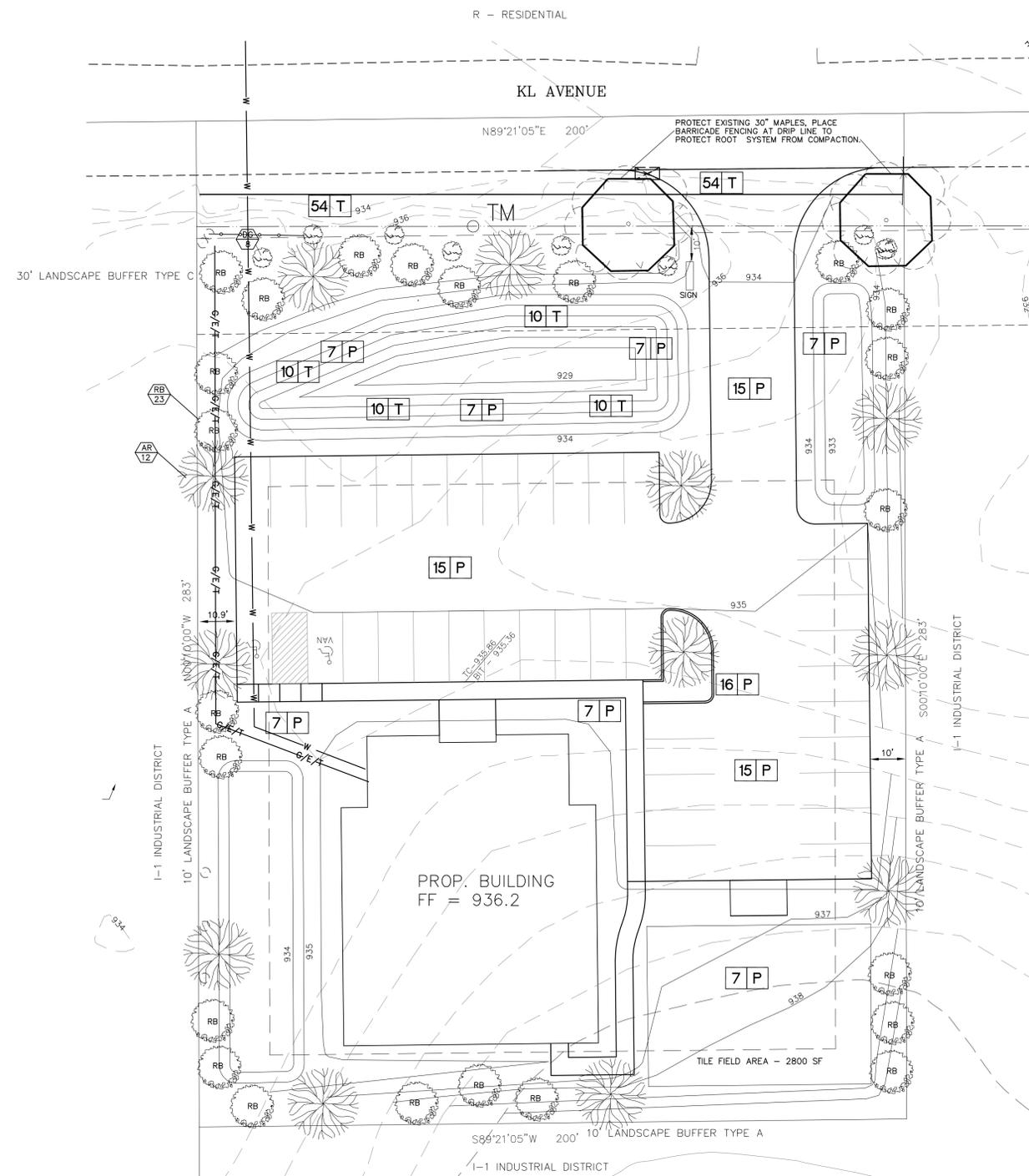
Subject Property



Other Property Line

0 50 100 200 Feet





**NOTES:**

1. SITE BENCHMARKS (PROVIDED BY: WIGHTMAN & ASSOCIATES)
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY: WIGHTMAN & ASSOCIATES
4. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS
5. SIGNS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
6. INSTALL HANDICAP PARKING, AND SIGNAGE PER ADA AND MICHIGAN BARRIER FREE STANDARDS.
7. ALL PAVEMENT MARKINGS MUST CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

**MICHIGAN UNIFIED KEYING SYSTEM**

7	Hydro seeding	Effective on large areas. Mulch locking agent used to provide immediate protection until grass is rooted. Should include prepared topsoil bed.
10	Mulching	Used alone to protect exposed areas for short periods. Protects soil from impact of falling rain. Preserves soil moisture and protects germinating seed from temperature extremes.
15	Paving	Protects areas which cannot otherwise be protected but increases runoff volume and velocity. Irregular surface will help slow velocity.
16	Curb & Gutter	Keeps high velocity runoff on paved area from leaving paved surface. Collects and conducts runoff to enclosed drainage system or prepared drainageway.
54	Silt Fence	Filters and detains runoff.

**LEGEND**

- T** TEMPORARY SOIL EROSION CONTROL MEASURE
- P** PERMANENT SOIL EROSION CONTROL MEASURE
- SILT FENCE

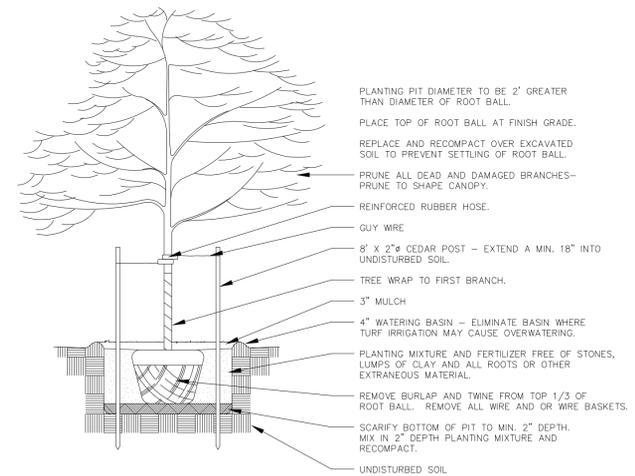
**PLANT MATERIAL LIST**

TREES					
SYMBOL	NO.	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING
AR	12	3" cal.	ACER RUBRUM	RED MAPLE	30' O.C.
RB	23	1.5" cal.	CERCIS CANADENSIS	RED BUD	NOTED

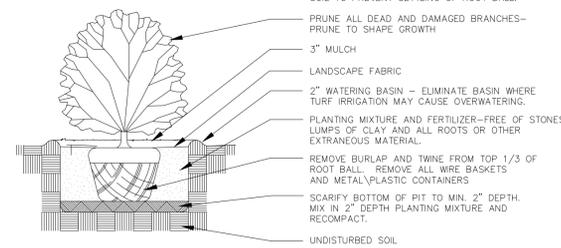
SHRUBS					
SYMBOL	NO.	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING
DG	8	24" H	CORNUS SEICEA 'CARDINAL'	RED STEM DOGWOOD	3' O.C.

LANDSCAPE BUFFER TYPE "A" REQUIREMENTS  
10' WIDE - 1 CANOPY TREE, 2 UNDERSTORY TREES PER 100 LFT

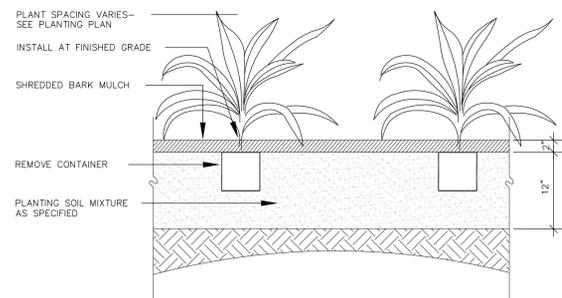
LANDSCAPE BUFFER TYPE "C" REQUIREMENTS  
35' WIDE - 2 CANOPY TREES, 3 UNDERSTORY TREES, 4 SHRUBS PER 100 LFT



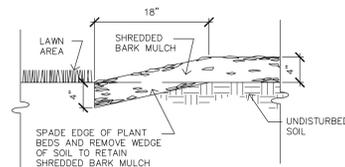
**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**Annuals-Perennials Planting Detail For Container Grown Plants**  
BED PLANTING



**Spade Edge Plant Bed**  
SCALE: NO SCALE

**CIVICA ENGINEERING**  
 1905 E. Centre Street, Ste. C • Portage, Michigan 49702  
 (269) 760-6688

**LANDSCAPE AND SESC PLAN**  
**SMT REAL ESTATE DEV.**  
**6963 WEST KL AVENUE**  
**OSHTEMO TOWNSHIP, MICHIGAN**

DESIGNED BY: TAW DATE: 5/17/16  
 DRAWN BY: TAW DATE: 5/17/16  
 CHECKED BY: TAW DATE: 5/17/16  
 HORZ. SCALE: 1" = 20'  
 VERT. SCALE: N/A  
 FILE: 1028-1  
 SHEET NUMBER:

Index

CS = COVER / INFORMATION

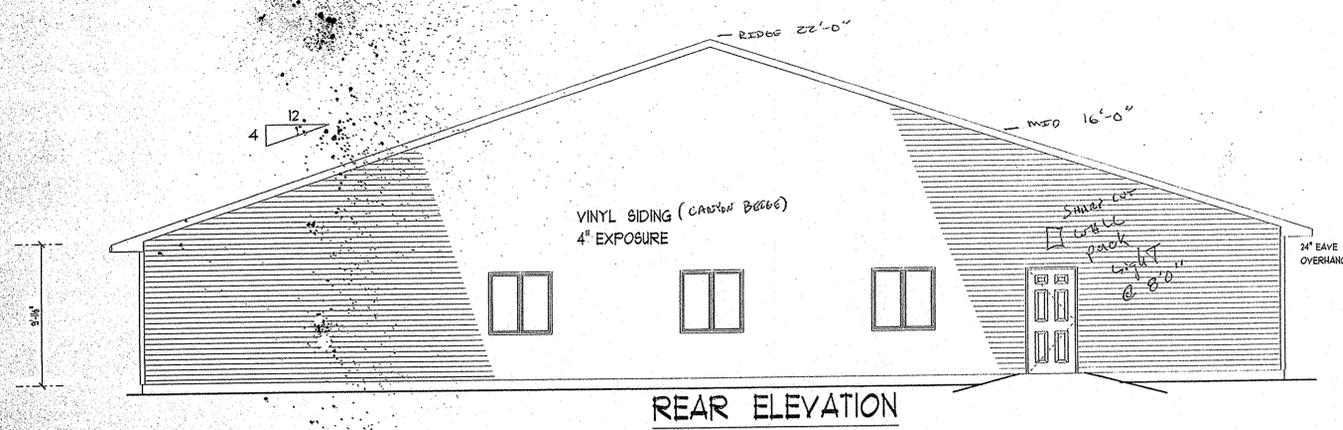
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- A-2 =
- A-3 =
- A-4 =
- A-5 =
- E1 =

No.	Revision/Issue	Date

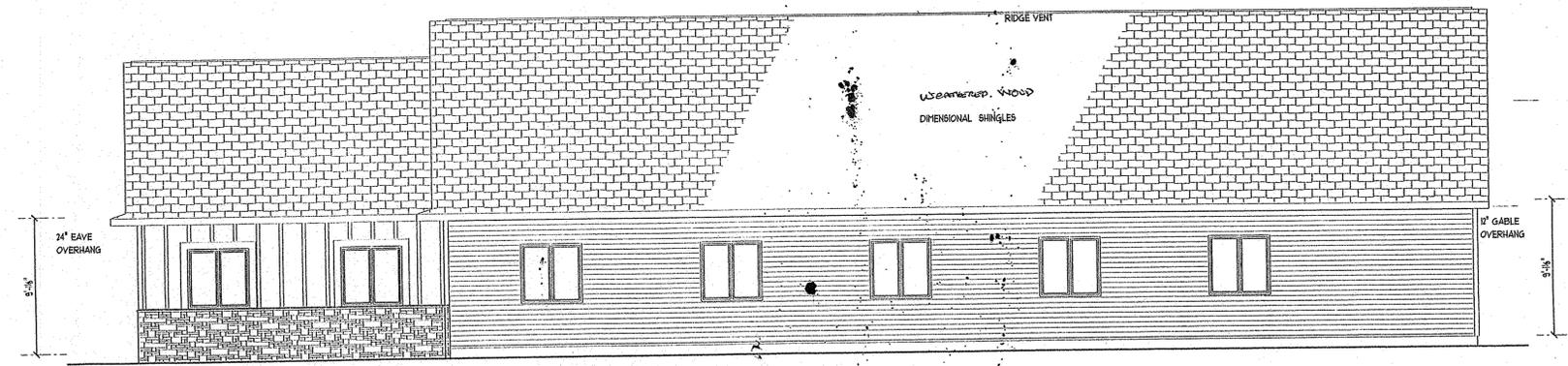
FRANK MASON AND ASSOCIATES  
P.O BOX 42  
MARSHALL MI 49068

PARAGON CUSTOM HOMES  
6811 W. KL AVENUE  
KALAMAZOO, MI 49008

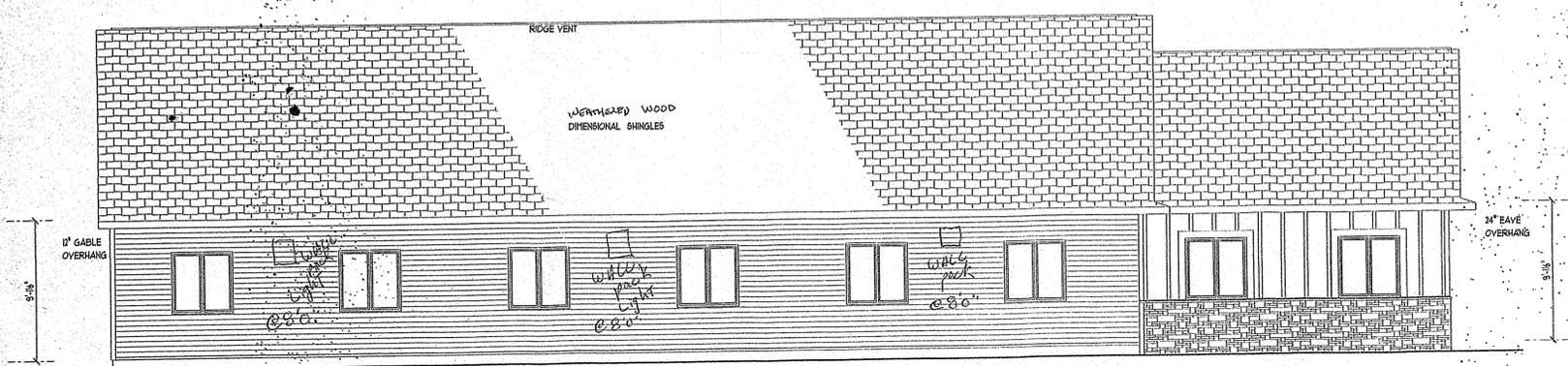
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Date 5-25-16	A2
Scale	



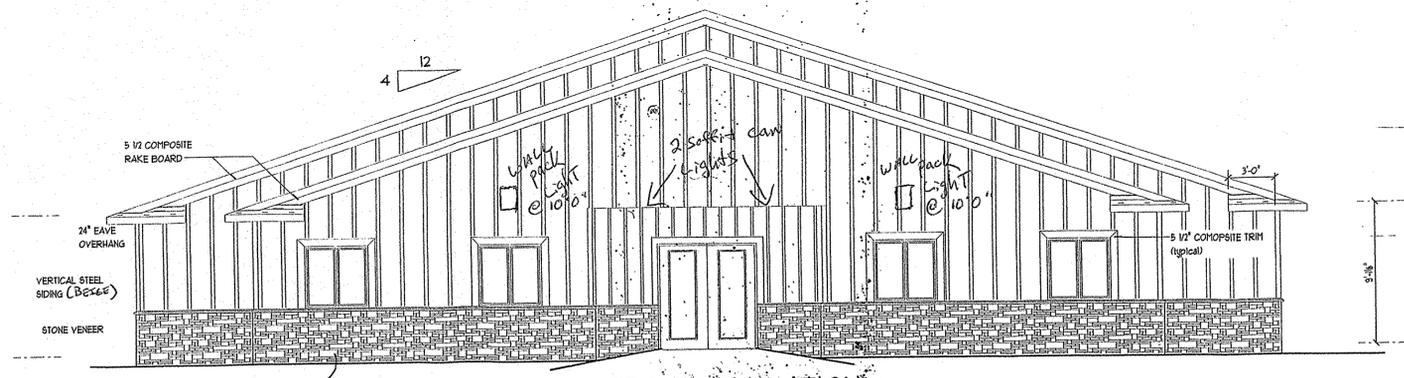
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

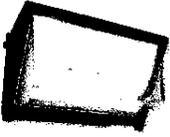
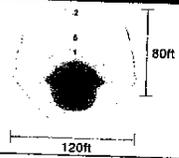
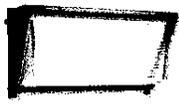
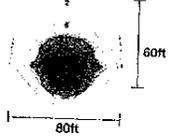
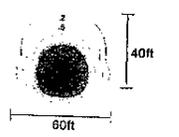
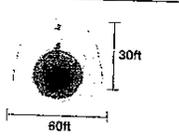
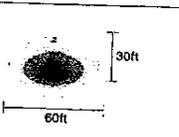
# LED Wall Pack Quick Reference Guide

Choose the best LED Wall Pack for your application. Compare multiple styles, light outputs, power consumption levels and recommended LED replacements with this easy-to-use guide.

## Traditional Style | Non Cutoff

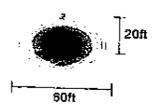
• Traditional style requires no repainting or patching • Design allows for full range of light

WALL PACKS

	PRODUCT SERIES	LIGHT OUTPUT	POWER CONSUMPTION	REPLACES	DISTRIBUTION PATTERN*
	<b>E-WP12</b> (Page 4)	16,300 - 16,900 Lumens	120W	400W MH	Mounted at 20 ft. 
	<b>E-WP10</b> (Page 4)	9000 - 9300 Lumens	87W	250W MH	Mounted at 15 ft. 
	<b>E-WP9</b> (Page 5)	5600 - 6300 Lumens	96W	175W MH	Mounted at 10 ft. 
	<b>E-WP8</b> (Page 5)	2900 - 3200 Lumens	47W	100W PSMH	Mounted at 10 ft. 
	<b>E-WP1L</b> (Page 8)	1300 Lumens	20W	50W MH	Mounted at 10 ft. 

## Traditional Style | Full Cutoff

• Traditional style installs into HID footprint • Restricts uplight for reduced light pollution

	PRODUCT SERIES	LIGHT OUTPUT	POWER CONSUMPTION	REPLACES	DISTRIBUTION PATTERN*
	<b>E-WP13</b> (Page 6)	5400 - 6000 Lumens	70W	175W MH / 150W PSMH	Mounted at 10 ft. 

\*Shown at 0° tilt. For fixture comparison only. Please consult specification sheet for details.

6963 WEST KL AVENUE

7/8/16  
TAW

Site Lighting

REAR FULL CUT OFF

@ 10' MOUNTING HEIGHT  
(PER MANUFACTURER)

FORWARD  
0' - 5 LUMENS  
20' - 0.2 LUMENS  
0.24 LUMENS PER FOOT  
22' - 0.1 LUMENS

SIDE  
0' - 5 LUMENS  
30' - 0.2 LUMENS  
0.16 LUMENS/FOOT  
32' - 0.1 LUMENS

@ 8' MOUNT HEIGHT

80% of ABOVE  
0.1 LUMENS @ 22' x .8 = 17.6'

80%  
25.6'

BALL PAK'S

@ 10' MOUNTING HEIGHT  
(MANUFACTURER)

FORWARD  
0' - 3 LUMENS  
30' - 0.2 LUMENS  
0.1 LUMENS/FOOT  
31' - 0.1 LUMENS

SIDE  
0' - 3 LUMENS  
30' - 0.2 LUMENS  
0.1 LUMENS/FOOT  
31' - 0.1 LUMENS

@ 8' MOUNTING HEIGHT

80% of ABOVE  
24.8' - 0.1 LUMENS

80% of ABOVE  
24.8 LUMENS - 0.1 LUMENS

Date 7/19/2016



**Meeting Date:** July 27<sup>th</sup>, 2016

**To:** Zoning Board of Appeals

**From:** Ben Clark, Zoning Administrator

**Applicant:** West Side Church of Christ

**Owner:** West Side Church of Christ

**Property:** Unaddressed property on North 9<sup>th</sup> Street, parcel number 05-14-130-015

**Zoning:** R-2: Residence District

**Request:** Site plan approval for a new church

**Section(s):** 22.000—R-2: Residence District

**Project Name:** West Side Church of Christ

## **OVERVIEW**

Located approximately 2,000 feet north of the 9<sup>th</sup> Street and West Main Street intersection on the east side of the road, the applicant is proposing to build an approximately 4,500 square foot church on a vacant ten acre parcel.

## **PROJECT SUMMARY**

Section 22.208 of the Oshtemo Township Zoning Ordinance identifies houses of worship as permitted uses with this zoning district, necessitating site plan approval from the ZBA. The subject property abuts the Bela Sera subdivision to the north, the West Port number 13 plat to the east, a vacant ten acre parcel to the south, also owned by the applicant, and a large vacant parcel across 9<sup>th</sup> Street. All adjacent properties are also zoned as R-2.

The structure itself is located approximately 215 feet east of the 9<sup>th</sup> Street right-of-way and is designed to accommodate up to 150 people in the main worship area. The main entryway to the building will be pointed south, and the parking area is proposed to be located behind the structure, to the east.

## **GENERAL ZONING COMPLIANCE**

The proposed land use is permitted in the R-2 zoning district and the structure meets all relevant sections of the Zoning Ordinance not detailed in following sections, including, but not limited to, minimum building setbacks and photometric qualities.

## **SITE ACCESS AND CIRCULATION**

The applicant is proposing a new curb cut onto 9<sup>th</sup> Street, which must also be approved by the Road Commission of Kalamazoo County. This access drive does meet the spacing standards of section 67.000 of

the Zoning Ordinance, being situated more than 450 feet south of Bela Avenue and over 1,100 feet from Meijer's northern driveway on 9<sup>th</sup> Street. Once on the site, motorists will circulate into the parking area to the rear of the building, which is designed to accommodate a two-way flow. Both the main driveway and the circulation aisles in the parking lot meet the minimum width standards of section 68.000 of the Zoning Ordinance.

With the main area of worship designed to accommodate up to 150 attendees, section 68.000 of the ordinance dictates that at least 50 parking spaces must be provided. The site plan complies with the requirement, illustrating 50 spaces measuring 10 feet by 20 feet in area.

### **LANDSCAPING**

While the site plan does include all of the necessary perimeter buffer spaces, some of the plantings are only indicated textually and do not actually appear on the plan. To rectify this, a revised landscape plan must be submitted to the Township, showing the physical location of any required vegetation as well as its size at planting.

### **ENGINEERING**

The applicant has addressed any concerns identified by the Township Engineer during his review of the first draft of the site plan, but his evaluation of the final draft is still pending.

### **FIRE DEPARTMENT**

The Township Fire Marshal has reviewed the site plan. He has no concerns with the project as presented, but he does note that when the indicated future building shown on the site plan is built that an additional fire hydrant will need to be installed. The Fire Marshal also remarked that the applicant would be well advised to have the water lines laid for this new hydrant during the construction of the first stage of the church, as it will save considerable money versus installing the piping at a later date.

### **RECOMMENDATION**

Township Planning Staff recommends that the Zoning Board of Appeals approve the site plan for this project, and also suggests that the following conditions be included:

1. A revised landscape plan shall be submitted to and approved by Township Staff prior to the issuance of a building permit.
2. Site plan approval is contingent upon the Township Engineer's acceptance of the proposed stormwater retention facilities.
3. Per Oshtemo Township's Non-motorized Plan, it is intended that there will one day be a sidewalk constructed on this section of 9<sup>th</sup> Street. Rather than require the applicant to immediately build this facility as a condition of site plan approval, Staff recommends that the Township instead accept a signed and notarized form from the applicant, stating that they will not oppose any future special assessment districts established to fund sidewalk construction. Staff will supply the necessary documentation.

Respectfully Submitted,



Ben Clark  
Zoning Administrator

Attachments:

- Site plan excerpt
- Application
- Fire Marshal memo
- Aerial map
- Building elevation illustration

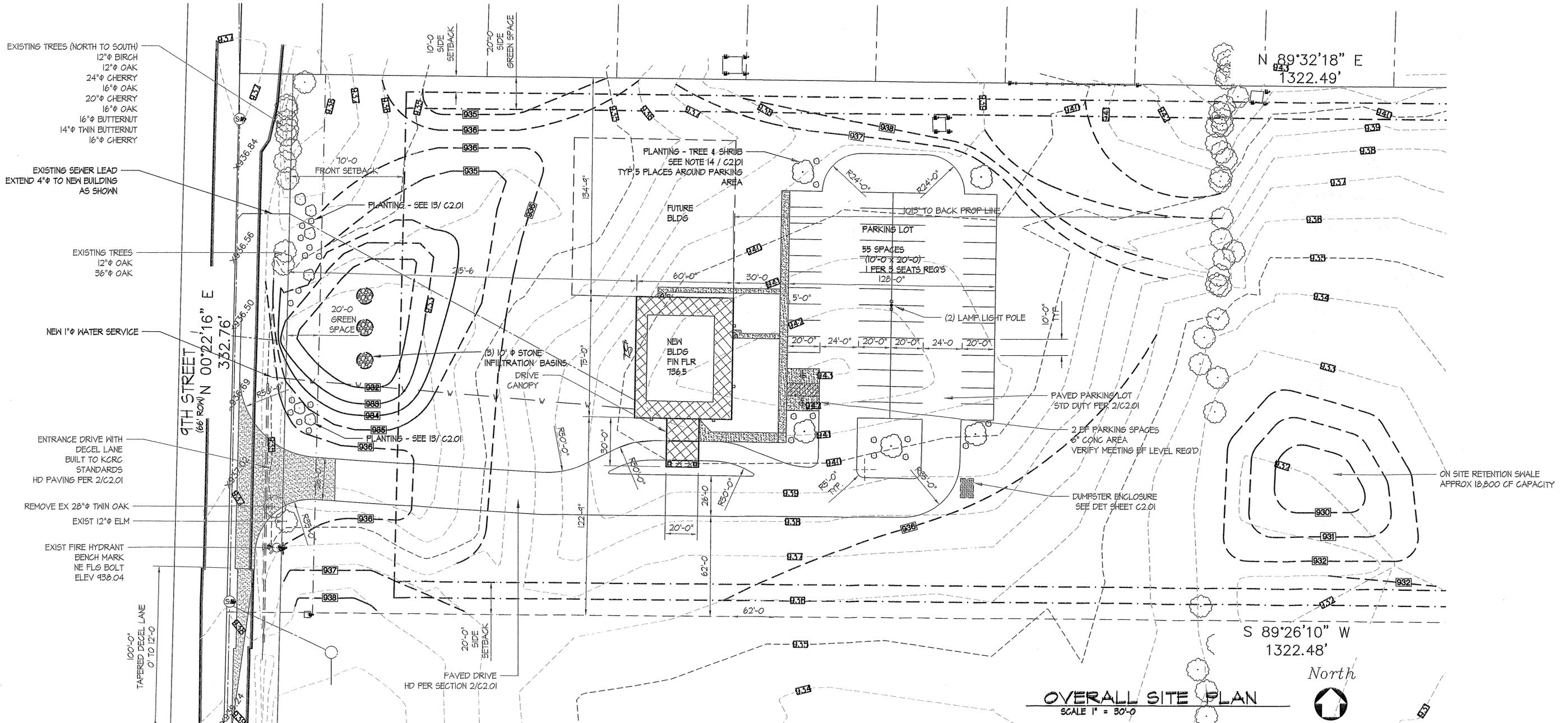
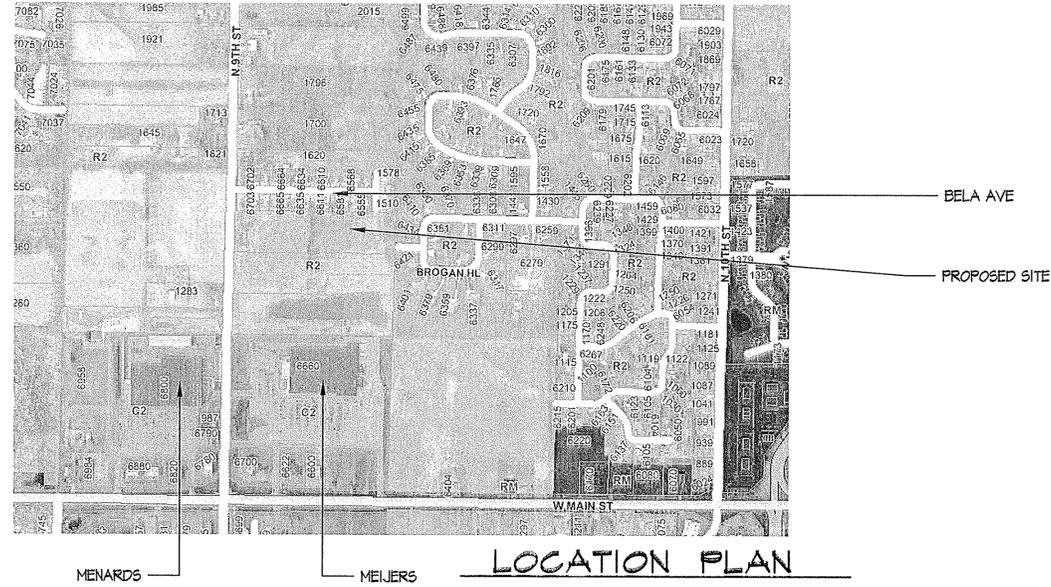
LEGAL DESCRIPTION PER SCHEDULE C, FILE NO. 4003-2966 ISSUED BY FIRST AMERIC TITLE INSURANCE COMPANY:

THE LAND REFERRED TO IN THIS POLICY, SITUATED IN THE COUNTY OF KALAMAZOO, TOWNSHIP OF OSHTEMO, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

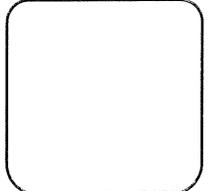
PARCEL 1:  
COMMENCING AT THE NORTH QUARTER POST OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 00 DEGREES 22 MINUTES 43 SECONDS WEST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14, 330.39 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING ALONG SAID QUARTER LINE SOUTH 00 DEGREES 22 MINUTES 43 SECONDS WEST, 330.40 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 10 SECONDS WEST, 1,322.48 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 22 MINUTES 16 SECONDS EAST THEREON, 332.76 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 18 SECONDS EAST, 1,322.49 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:  
COMMENCING AT THE NORTH QUARTER POST OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 00 DEGREES 22 MINUTES 43 SECONDS WEST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14, 680.79 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING ALONG SAID QUARTER LINE SOUTH 00 DEGREES 22 MINUTES 43 SECONDS WEST 330.40 FEET TO A POINT 1,646.53 FEET NORTH 00 DEGREES 22 MINUTES 43 SECONDS EAST OF CENTER QUARTER POST OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 20 MINUTES 02 SECONDS WEST PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 14, 1,322.48 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 22 MINUTES 16 SECONDS EAST THEREON, 332.76 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS EAST, 1,322.48 FEET TO THE PLACE OF BEGINNING.

CONTAINING 20.13 ACRES MORE OR LESS.



NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7	7/21/16	UPDATED PER OSHTEMO TOWNSHIP REVIEW



**NEW CHURCH FACILITY**  
**WESTSIDE CHURCH OF CHRIST**  
 OSHTEMO, MICHIGAN  
 9TH STREET,

**SITE PLAN**

**Vander Weele**  
 Design Consultants, P.C.  
 4330 Tawington \* Kalamazoo, Michigan 49009  
 (269) 372-2227  
 e mail: bvanderweele@vanderweele.com

XREFs.

PLOT SCALE

ISSUE DATE:  
6/20/16

DRAWN BY:  
BAV

SHEET NO.  
**C1.01**

PROJECT NO.  
**8740**



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

**PLEASE PRINT**

**PROJECT NAME & ADDRESS** WEST SIDE church of Christ  
9th Street, Kalamazoo MI 49009

**PLANNING & ZONING APPLICATION**

Applicant Name : West Side church of Christ

Company \_\_\_\_\_

Address PO. 712  
MATTAWAN, MI 49071

E-mail ISWADSWORTH@yahoo.com

Telephone 248 923-1584 Fax \_\_\_\_\_

Interest in Property owner

**OWNER\*:**

Name WEST SIDE church of Christ

Address PO Box 712  
MATTAWAN, MI 49071

Email ISWADSWORTH@yahoo.com

Phone & Fax 269 501 4049 (Bob)  
269. 330-1488 (LINDA)

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

Received From: WESTSIDE CHURCH  
 Date: 06/21/2016 Time: 12:32:42 PM  
 Receipt 123498  
 Cashier LINDAI

ITEM REFERENCE	AMOUNT
ORDER # 24923078	
Credit Card Type MasterCard	
CC Processing Fee	\$48.00
1088 SITE PLAN REVIEW	
SPR	\$600.00
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
TOTAL	\$1,600.00
CREDIT CARD XXXXXXXXXXXX7555	\$1,648.00
Total Tendered:	\$1,600.00
Change:	\$0.00

**NATURE OF THE REQUEST:** (Please check the appropriate item)

- 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

- Signature
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: \_\_\_\_\_

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary):

Require permitted use revision to build a church  
building. Review site plans

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

See plans

**PARCEL NUMBER:** 3905- LOT # 0514130017

**ADDRESS OF PROPERTY:** 9th St.

**PRESENT USE OF THE PROPERTY:** VACANT

**PRESENT ZONING** RZ **SIZE OF PROPERTY** 10.1 ACRES  
PARCEL 1

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

Name(s)	Address(es)
<u>Consumers Credit Union</u>	<u>7023 PORTAGE ST KIL MI 49001</u>

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) 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.*

6-21-16

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

**Date**

6-21-16

**Applicant's Signature**

**Date**

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

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS**

## OSHTEMO FIRE DEPARTMENT SITE PLAN CONCERNS LIST

Applicant: Westside Church of Christ

Project: Proposed new building.

Location: N. 9<sup>th</sup> Street.

Date: July 19, 2016

Site Plan Date: June 20, 2016

### 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 as mentioned in NFPA 2012. 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.

Building identification shall be placed in a position that is plainly legible and visible from any street or road fronting the property. Those properties fronting more than one street or road shall identify the address by both number and street name on each side of the road frontage. The address numbers and street name shall contrast with their background. Numbers shall be a minimum of eighteen inches high and letters shall be a minimum of twelve inches high. At completion of the project the address shall be attached to the building.

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

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 five inch fire department connection (FDC) shall be installed away from the building. 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](http://www.knoxbox.com).

A vertical sign twelve inches by twenty four inches with red reflective background, six inch white reflective 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 may be required in multiple directions.

This building shall be required to have one, (1) 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](http://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 fire flow required for the this building based on the site information provided from the site plan dated June 20, 2016 will require 720 GPM for the proposed new building.

With the proposed expansion of the building in the future, a second Fire hydrant will be needed on this site at that time. We would recommend that you consider preparing for this now.

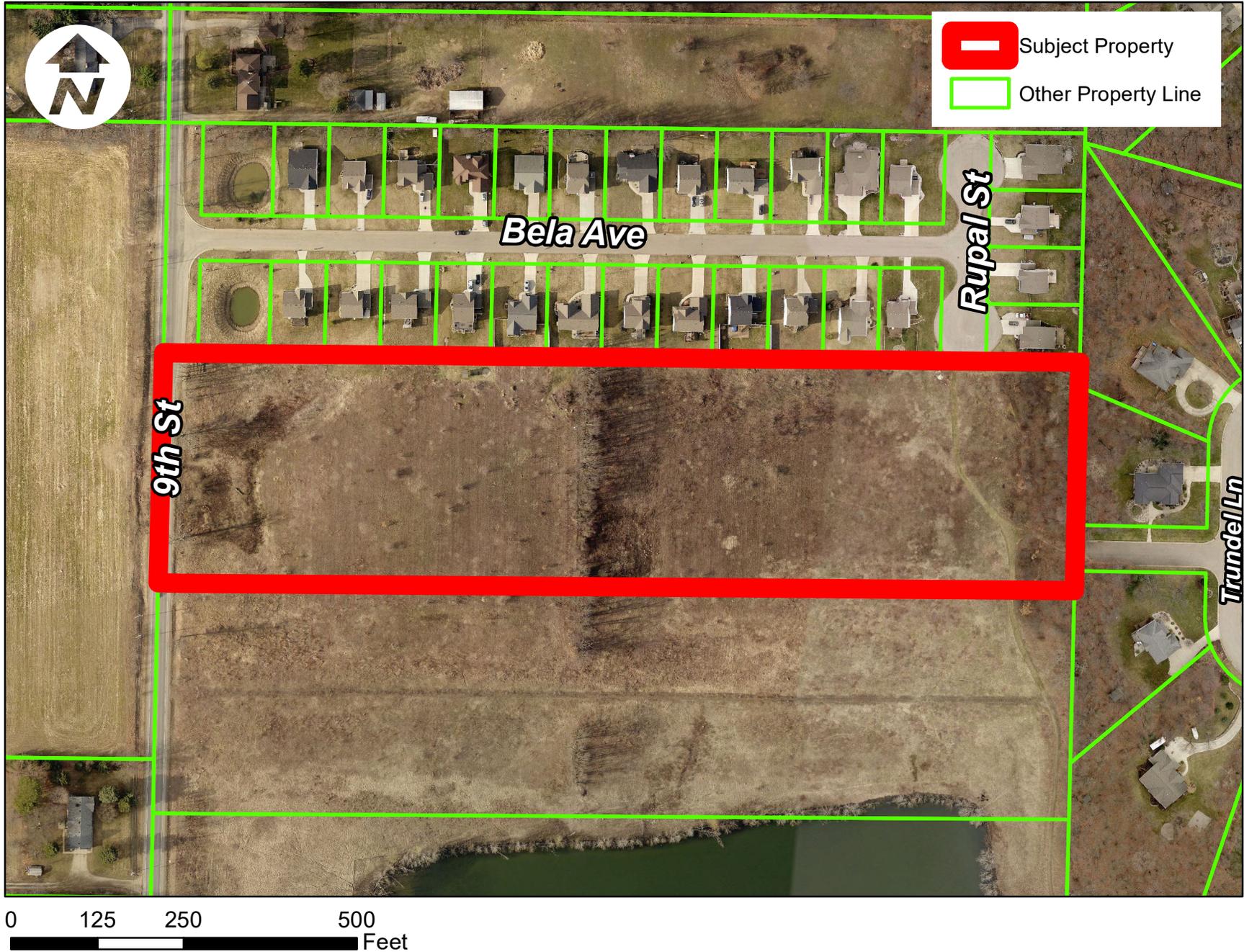
This list shall not be considered as all inclusive as other requirements may be necessary when more information becomes available.

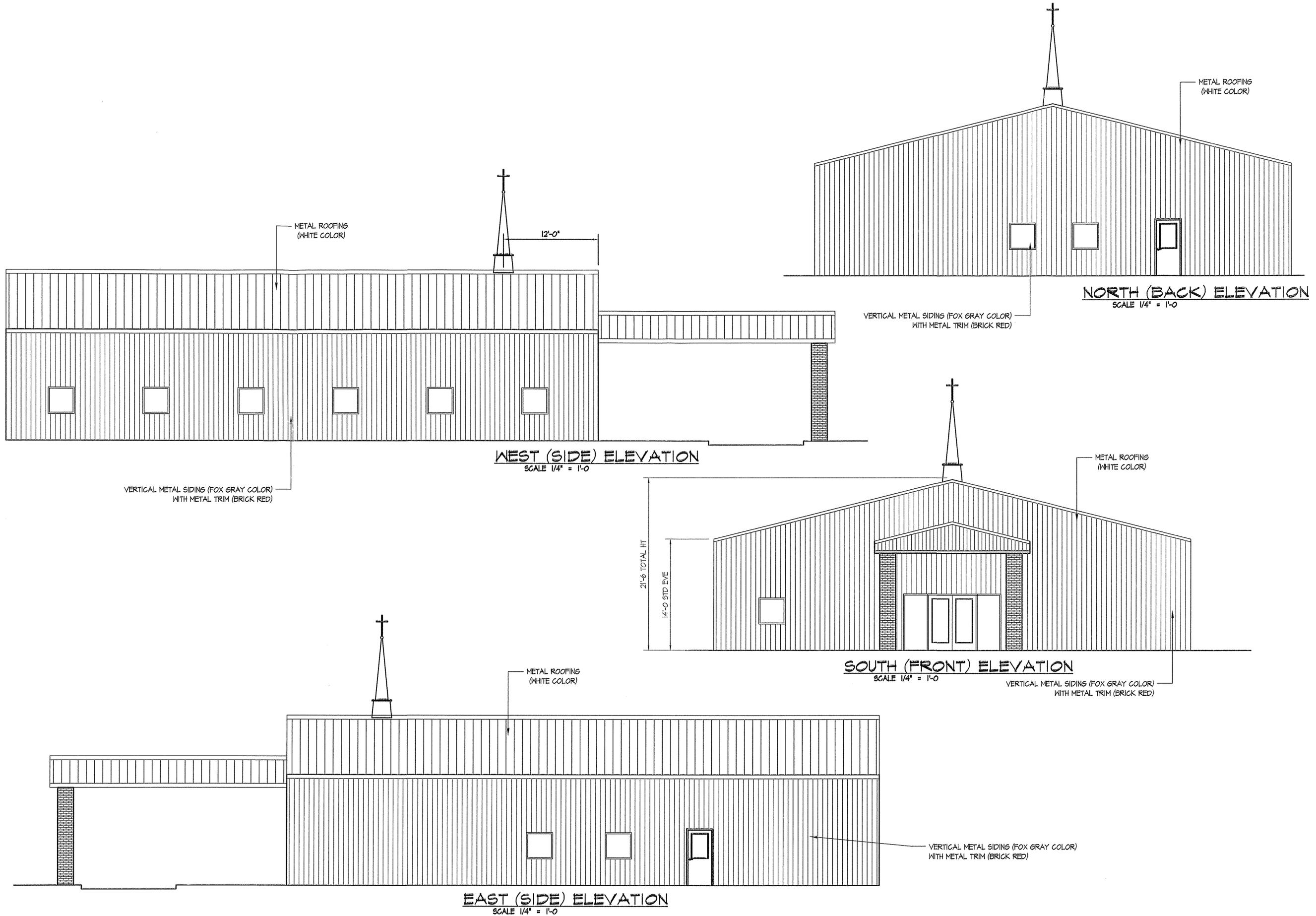
Should you have any questions regarding this matter, please feel free to contact me.

Jim Wiley  
Assistant Fire Chief / Fire Marshal  
Oshtemo Township Fire Department  
P. 269.375.0487  
F. 269.544.2085  
[jwiley@oshtemo.org](mailto:jwiley@oshtemo.org)

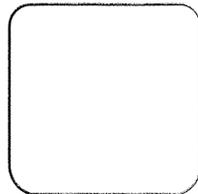


# West Side Church of Christ Proposed Location





NO.	DATE	REVISION
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4		
3		
2		
1		



NEW CHURCH FACILITY  
WESTSIDE CHURCH OF CHRIST  
OSHTIMO, MICHIGAN  
9TH STREET.

**ELEVATIONS**

**Vander Weele**  
Design Consultants, P.C.  
6330 Torrington • Kalamazoo, Michigan 49009  
(269) 372-7327 Fax: (269) 372-3954  
e mail: bvanderweele@vanderweele.com

XREFs.

PLOT SCALE

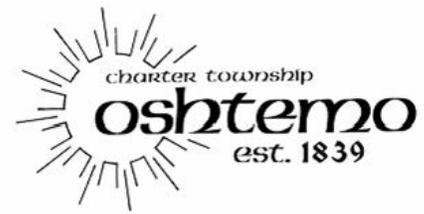
ISSUE DATE:  
6/3/16

DRAWN BY:  
BAV

SHEET NO.  
**A2.01**

PROJECT NO.  
**8740**

Date: 7/18/2016



**Meeting Date:** July 26<sup>th</sup>, 2016

**To:** Zoning Board of Appeals

**From:** Ben Clark, Zoning Administrator

**Applicant:** John Lovely, Bosch Architecture

**Owner:** Scott Carter

**Property:** 4155 South 9<sup>th</sup> Street, parcel number 05-35-405-031

**Zoning:** I-R: Industrial, Restricted

**Request:** Site plan approval for a new garage/storage building

**Section(s):** 40.000—I-R: Industrial, Restricted; 68.600—Deviation from Parking Standards

**Project Name:** GLCMG Garage

## **OVERVIEW**

Once the location of the Kalamazoo Valley Bookstore, the building located at 4155 South 9<sup>th</sup> Street has recently been converted into office suites. As a part of this change in use, the new owner of the property also wishes to erect a new accessory structure on the site for incidental uses such as parking and storage. Since this proposed building is larger than 25 percent of the gross floor area of the existing primary structure on the property and also initiates changes to a handful of zoning requirements, the project must obtain site plan approval from the Zoning Board of Appeals per section 82.200 of the Zoning Ordinance.

## **PROJECT SUMMARY**

2,000 square feet in size, the proposed accessory building will be located immediately to the east of the existing structure with its entrance oriented towards the south, facing into the parking lot. As well as providing storage for items incidental to the primary use of the property, the structure will also have one internal car parking space.

## **GENERAL ZONING COMPLIANCE**

The project meets all relevant zoning standards not otherwise discussed in the following sections of this report: Minimum building setbacks, including the enhanced 100 foot spacing from the 9<sup>th</sup> Street right-of-way unique to the I-R zoning district, are met, no changes to site lighting are planned, and the use is permitted under section 40.000 of the Zoning Ordinance.

## **SITE ACCESS, CIRCULATION, AND PARKING**

While site access is not changing with this project—the property will continue to use the pre-existing curb cut on 9<sup>th</sup> Street—the addition of a new structure will alter the layout of the parking area. In order to bring the property closer to compliance with the parking standards of section 68.000 of the Zoning Ordinance, the

applicant has had to add eight new parking spaces to the northeast portion of the lot, eliminating what has historically functioned as the necessary fire truck turn-around. Adjusting for this, the site plan indicates that additional paving, illustrated in dark gray on the site plan, will be installed along the south property line, which will allow for the site to accommodate space for a new turn-around.

All two-way internal circulation areas meet the minimum width of 24 feet except for the drive area immediately to the south of the building, which is limited to 20 feet due to the underlying, and preexisting, site layout. Since this portion of the parking lot is not undergoing any significant changes, Staff is comfortable allowing it to remain as-is.

The site plan indicates that a handful of spaces—those abutting the east and south sides of the building as well as the ones at the northeast edge of the lot—are to be 9' x 20' in area where the Zoning Ordinance typically requires 10' x 20'. While Staff did support these smaller spaces, per section 68.600 of the ordinance which allows for deviations where practical difficulties on existing sites, the latest version of the site plan includes new paving and three more spaces not present on the first draft. With 27 spaces now shown where only 24 are required, Staff feels that the elimination of the three extra spaces, coupled with the new paving, means that all spaces can now be brought into compliance with the 10' x 20' standard.

#### **LANDSCAPING**

Since the aggregate gross floor area of structures on the site is increasing by more than 20 percent, the entire property must be brought into compliance with section 75.000 of the Zoning Ordinance. While the site does largely meet the landscaping standards of the ordinance due to the amount of plantings already present, eight shrubs are still needed within the 20 foot buffer along 9<sup>th</sup> Street and any relevant species names and sizes at the time of planting need to be added to the plan.

#### **ENGINEERING**

While the Township Engineer does consider the project generally buildable, a final evaluation of the stormwater runoff characteristics of the site must still be completed.

#### **FIRE DEPARTMENT**

The Township Fire Marshal has reviewed the site plan for this project. He has no concerns at this time.

#### **RECOMMENDATION**

Staff recommends that the Zoning Board of Appeals approve the site plan for this project, and suggests the following conditions of approval:

1. A revised landscape plan is to be submitted to the Township, indicating the required eight shrubs within the landscape buffer area along 9<sup>th</sup> Street.
2. The site plan must meet any relevant standards applied by the Township Engineer.
3. The total number of parking spaces provided is to be adjusted down from 27 to 24 and the remaining spaces are to be no smaller than 10' by 20' in size.

4. Per Oshtemo Township's Non-motorized Plan, it is intended that there will one day be a sidewalk constructed on this side of 9<sup>th</sup> Street. Rather than require the applicant to immediately build this facility as a condition of site plan approval, Staff recommends that the Township instead accept a signed and notarized form from the applicant, stating that they will not oppose any future special assessment districts established to fund sidewalk construction. Staff will supply the necessary documentation.

Respectfully Submitted,

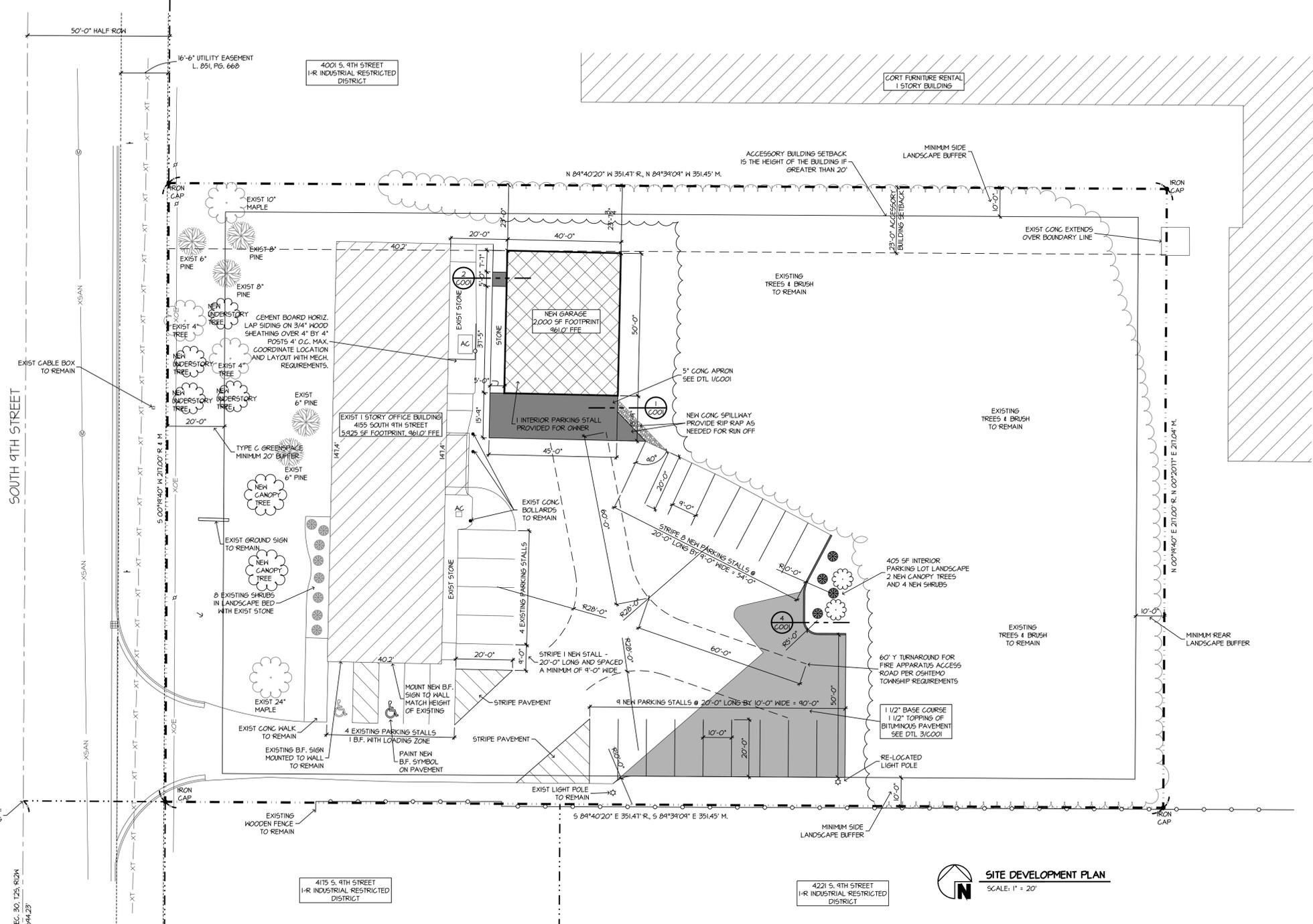


Ben Clark  
Zoning Administrator

Attachments:

- Site plan excerpt
- Application
- Fire Marshal memo
- Aerial map
- Building elevation illustration

EXIST FIRE HYDRANT



SOUTH 9TH STREET

POINT OF BEGINNING

50'-0" HALF RCM

5'-0" CONCRETE APRON DETAIL

CONCRETE WALK DETAIL

SITE BITUMINOUS ASPHALT PAVING

MDOT CONC. CURB / GUTTER

TYPICAL MATERIALS, SYMBOLS AND INDICATIONS

- List of symbols and their corresponding utility types: MANHOLE, STORM SEWER MANHOLE, SANITARY SEWER MANHOLE, etc.

- List of utility line types: OVERHEAD ELEC LINE, UNDERGROUND ELEC LINE, GAS LINE, WATER LINE, etc.

PUBLIC UTILITY COMPANIES FOR PROJECT

- List of utility providers: CONSUMER'S ENERGY - GAS, CITY OF KALAMAZOO - WTR DIVISION, AT&T PHONE COMPANY, etc.

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE

SITE INFORMATION

- 1. PARCEL ADDRESS: 4155 SOUTH 9TH STREET, KALAMAZOO, MI 49004
2. OWNER: ACADEMY T29, INC.
3. ARCHITECT: BOSCH ARCHITECTURE
4. SURVEY: INGERSOLL, WATSON & MCMACHEN
5. ZONING: I-R, INDUSTRIAL RESTRICTED VILLAGE FORM OVERLAY ZONE SOUTH CORRIDOR - EXEMPT
6. PROPOSED LAND USE: BUSINESS
7. SITE AREA: 16,280 SF, 1.175 ACRES
8. LAND USE PERCENT (%): BUILDING: 10, PAVEMENTS: 25, GREEN SPACE: 65
9. BUILDING TYPE: 2,000 SF ACCESSORY BUILDING - PLUS EXIST 5,425 SF BLDG.
10. MAXIMUM BUILDING HEIGHT: N/A, 23' ACTUAL
11. PARKING REQUIRED: GENERAL BUSINESS OFFICE, 1 STALL PER 150 SF USABLE FLOOR AREA (UFA) FOR EXISTING OFFICE BUILDING. 3555 SF UFA / 150 UFA = 24 STALLS REQ (1 B.F.) TOTAL PROVIDED = 21 STALLS (1 B.F.)
12. LOADING & UNLOADING: N/A - BUSINESS OFFICE USE
13. LANDSCAPING REQ: PER OSHTEMO TOWNSHIP REQ. SEE SHEET L001
14. SITE LIGHTING: EXISTING
15. LEGAL DESCRIPTION: COMMENCING AT THE SOUTH QUARTER POST OF SECTION 35, TOWN 2 SOUTH RANGE 12 WEST; THENCE NORTH 0°14'40" EAST 1644.23 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING; THENCE SOUTH 89°40'20" EAST AND AT A RIGHT ANGLE TO SAID QUARTER LINE 401.41 FEET; THENCE NORTH 0°14'40" EAST PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE 217.00 FEET; THENCE NORTH 89°40'20" WEST 401.41 FEET TO A POINT ON SAID NORTH AND SOUTH QUARTER LINE; THENCE SOUTH 0°14'40" WEST 217.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET THEREOF.

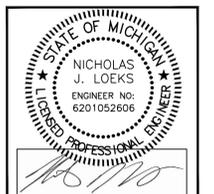
GENERAL NOTES (SITE WORK)

- 1. SITE PREPARATION:
a. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERFORMED BY THE CONTRACTOR IN COMPLIANCE WITH ACT 341.
b. ORGANIC TOPSOIL SHALL BE STRIPPED FROM THE CONSTRUCTION AREA AND STOCKPILED AS INSTRUCTED BY THE G.C. FOR LATER USE.
2. EARTHWORK:
a. CALL MISS DIG AT 1-800-482-7111 BEFORE BEGINNING EXCAVATION.
b. EXCAVATION SHALL BE LEVEL TO EXACT DEPTHS AND DIMENSIONS INDICATED ON DRAWINGS.
c. 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-1557 VALUES.
d. PLACE A MIN. 6 INCHES OF BANK RUN SAND COMPACTED TO 95% OF MAXIMUM DENSITY UNDER ALL FLOOR SLABS ON GRADE.
e. SOIL TESTING WILL BE CONTRACTED AND PAID FOR BY THE GENERAL CONTRACTOR.
f. SITE SHALL BE FINE GRADED BEFORE PLACING TOP SOIL OR GRANULAR BASE MATERIAL.
g. EXTERIOR SURFACE DRAINAGE SHALL BE AWAY FROM BUILDINGS, 5% 10'-0" OUT FROM BLDG.
h. ALL TOPOGRAPHICAL INFORMATION HAS BEEN FURNISHED BY OTHERS AND ASSUMED CORRECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW GRADES PRIOR TO COMMENCEMENT OF ANY WORK. THIS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY MISSING OR ERRONEOUS INFORMATION.

APPROPRIATE PERMITS TO BE OBTAINED FROM OSHTEMO TOWNSHIP. A FIREFIGHTER RIGHT-TO-KNOW AND HAZARDOUS MATERIALS RIGHT TO KNOW FORMS TO BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT, IF REQUIRED.

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7111

GLCMG Garage
4155 S. 9th Street
Kalamazoo, MI 49009



ISSUED
2016-06-21 SITE PLAN SUBMITTAL
2016-07-12 SITE PLAN RE-SUBMITTAL



SITE DEVELOPMENT PLAN

COOL



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

**PLEASE PRINT**

PROJECT NAME & ADDRESS

GLCMO Garage

**PLANNING & ZONING APPLICATION**

Applicant Name: John Lovely

Company Bosch Architecture

Address 8065 Vineyard Parkway  
Kalamazoo, MI 49009

E-mail jlovely@boscharch.com

Telephone 269-321-5151 Fax N/A

Interest in Property Architect/Engineer

**OWNER\*:**

Name Scott Carter

Address 4155 S. 9th Street  
Kalamazoo, MI 49009

Email \_\_\_\_\_

Phone & Fax 269-381-4641 N/A

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

Received From: BOSCH ARCHITECTURE  
Date: 06/21/2016 Time: 2:39:19 PM  
Receipt 123502  
Cashier AMCMILLON

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$500.00
1088 SITE PLAN REVIEW	
SITE PLAN REVIEW	\$250.00
TOTAL	\$750.00
CHECK 1905	\$750.00
Total Tendered:	\$750.00
Change:	\$0.00

**NATURE OF THE REQUEST:** (Please check the appropriate item):

- 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
- Sign Deviation-1080
- Other: \_\_\_\_\_

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary):

Site Plan Review of New Garage Building  
added to existing site. Existing Building  
is office use.

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

Attached: See details on sheet C001

**PARCEL NUMBER:** 3905- 35-405-031

**ADDRESS OF PROPERTY:** 4155 S 9th Street, Kalamazoo, MI

**PRESENT USE OF THE PROPERTY:** Office Use 49009

**PRESENT ZONING** I-R **SIZE OF PROPERTY** 1.75 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 Oshemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.*

John Savely  
**Applicant's/Owner's Signature** (\* If different from Applicant)

6/20/2016  
**Date**

[Signature]  
**Applicant's Signature**  
**Owner's**

6/16/16  
**Date**

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

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS**

## OSHTEMO FIRE DEPARTMENT SITE PLAN CONCERNS LIST

Applicant: GLCMG Garage  
Project: Proposed new building.  
Location: 4155 S. 9<sup>th</sup> Street.  
Date: July 18, 2016  
Site Plan Date: July 12, 2016

### 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 as mentioned in NFPA 2012. 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.

Building identification shall be placed in a position that is plainly legible and visible from any street or road fronting the property. Those properties fronting more than one street or road shall identify the address by both number and street name on each side of the road frontage. The address numbers and street name shall contrast with their background. Numbers shall be a minimum of eighteen inches high and letters shall be a minimum of twelve inches high. At completion of the project the address shall be attached to the building.

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

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 five inch fire department connection (FDC) shall be installed away from the building. 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](http://www.knoxbox.com).

A vertical sign twelve inches by twenty four inches with red reflective background, six inch white reflective 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 may be required in multiple directions.

This building shall be required to have one, (1) 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](http://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 fire flow required for the this building based on the site information provided from the site plan dated July 12, 2016 will require 460 GPM for the proposed new building.

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.

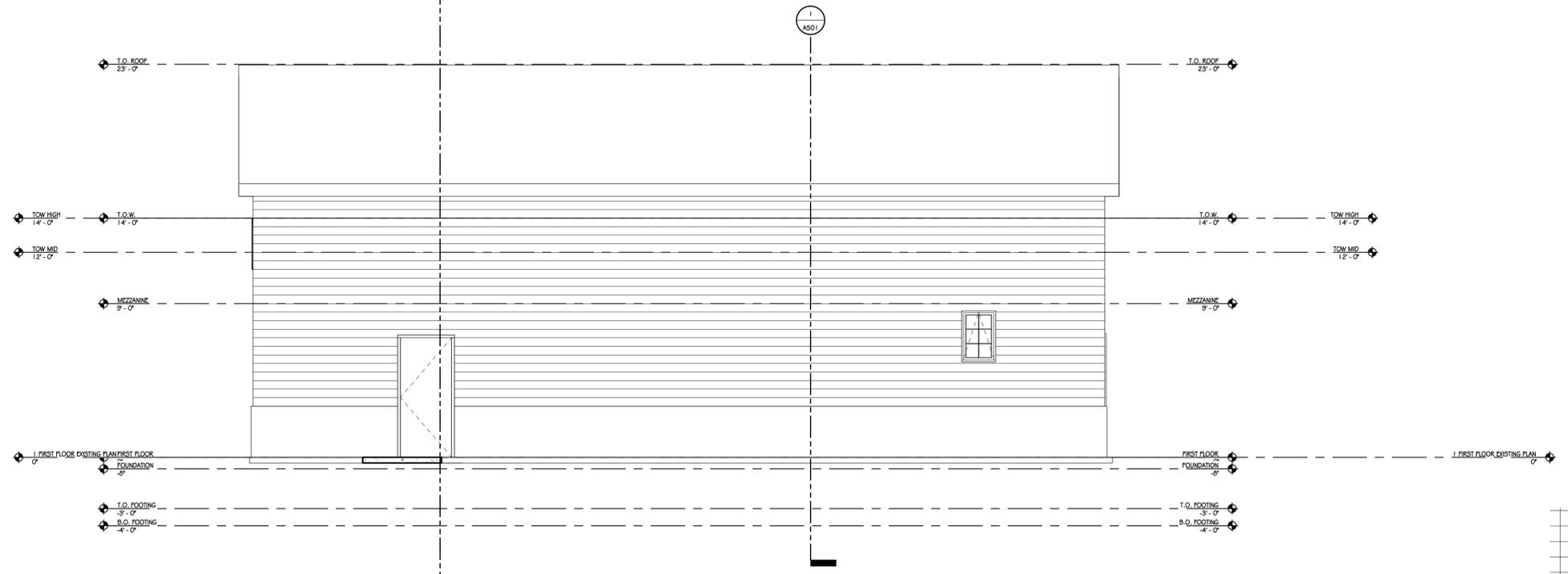
Jim Wiley  
Assistant Fire Chief / Fire Marshal  
Oshtemo Township Fire Department  
P. 269.375.0487  
F. 269.544.2085  
[jwiley@oshtemo.org](mailto:jwiley@oshtemo.org)



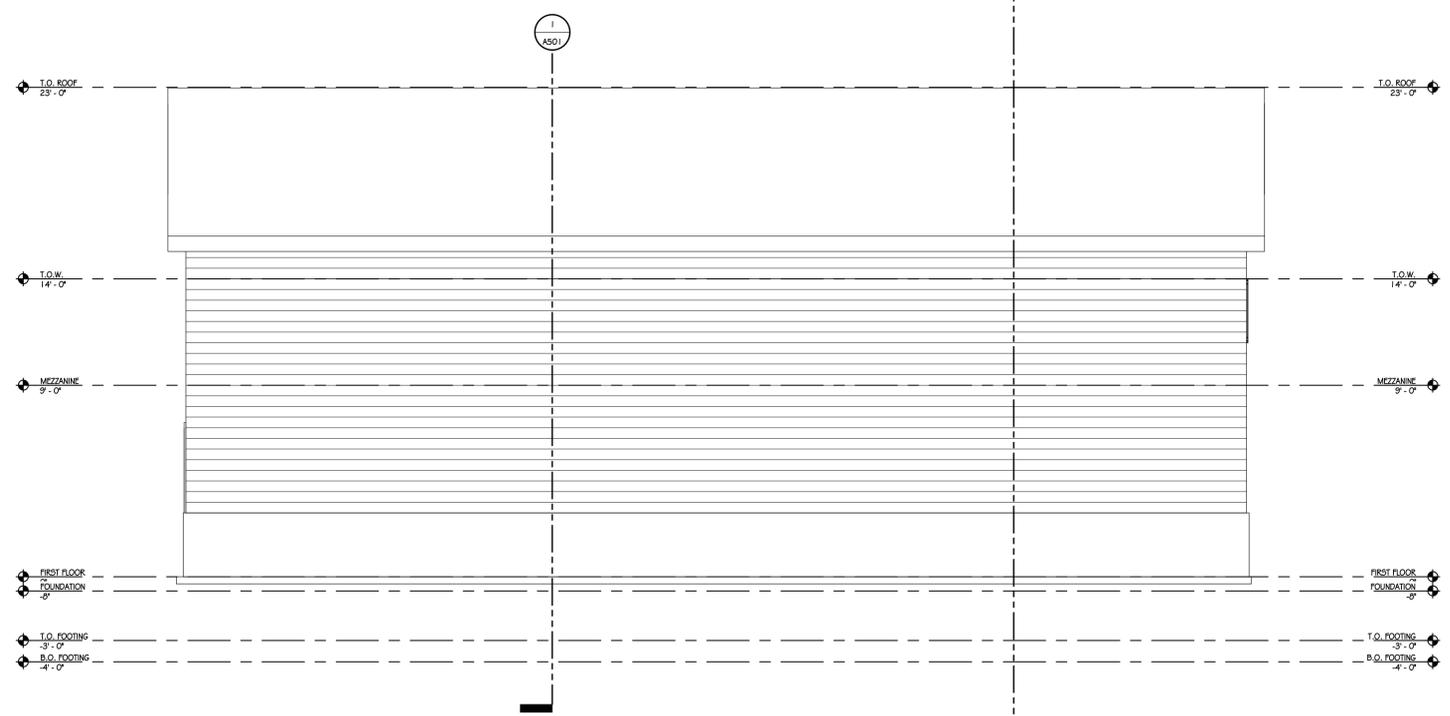
# GLCMG Garage Location







**EAST ELEVATION**  
1/4" = 1'-0"



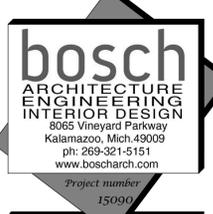
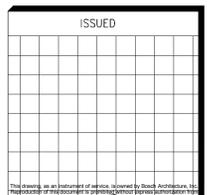
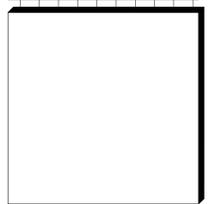
**WEST ELEVATION**  
1/4" = 1'-0"

**COLOR KEY:**

TAG #	MATERIAL	DESCRIPTION	REMARKS
1	CULTURED STONE IV/ CAST STONE SILL	B.O.D.: QUARRY RIDGE CULTURED STONE	COBBLESTONE CHARDONNAY WITH GRAY SILLS AND CAPS
2	FIBER CEMENT BD HORIZ SIDING	JAMES HARDIE - HARDIEPLANK LAP SIDING, EXPOSURE: 5"	COLOR: MOUNTAIN SAGE
3	NOT USED	JAMES HARDIE - HARDIEPLANK BATTONS 16" O.C.	NOT USED
4	NOT USED	NOT USED	NOT USED
5	FIBER CEMENT BD TRIM	JAMES HARDIE SMOOTH 5/4 TRIM 4.5" X 5/4	COLOR: SAIL CLOTH
6		JAMES HARDIE SMOOTH 5/4 TRIM 5.5" X 5/4	COLOR: SAIL CLOTH
7		JAMES HARDIE SMOOTH 5/4 TRIM 1.25" X 5/4	COLOR: SAIL CLOTH
8		JAMES HARDIE SMOOTH 5/4 TRIM 4.25" X 5/4	COLOR: SAIL CLOTH
9		JAMES HARDIE SMOOTH 5/4 TRIM 11.25" X 5/4	COLOR: SAIL CLOTH
10	FASCIA/SOFFIT	JAMES HARDIE SMOOTH FASCIA	COLOR: SAIL CLOTH
11		JAMES HARDIE VENTED SMOOTH SOFFIT PANEL, DEPTH TO MATCH TO MATCH EXISTING OVERHANG	
12	ENTRY SYSTEMS	TUBELITE 41000 SERIES ALUMINUM STOREFRONT FRAME	CLEAR ANODIZED FINISH
13	SHINGLES	ASPHALT SHINGLES	TO MATCH EXISTING, ON OVERBUILT ROOF
14	PAINT ON EXISTING EIFS	PREP AND PAINT EXISTING EIFS	COLOR TO MATCH JAMES HARDIE COLOR MOUNTAIN SAGE
	GUTTER AND DOWNSPOUTS	METAL GUTTER AND DOWNSPOUT	MATCH SMOOTH FASCIA COLOR (SAIL CLOTH)

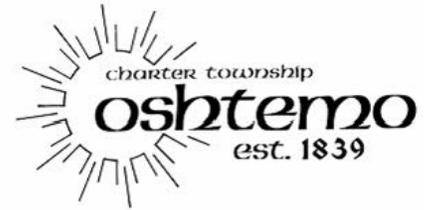
MAINTAIN REQUIRED SPACINGS AT DOOR AND WINDOW HEADS, ETC. AS REQUIRED BY CEMENT BOARD SIDING MANUFACTURER.  
METAL FLASHING WITH HEMMED EDGE TO BE PROVIDED AT ALL HEADS AND SILLS AND SHALL MATCH ADJACENT FRAME COLOR.

**GLMC Garage**  
Kalamazoo, Michigan



**PRELIMINARY**

Date: 7/15/2016



**Meeting Date:** July 26<sup>th</sup>, 2016

**To:** Zoning Board of Appeals

**From:** Ben Clark, Zoning Administrator

**Applicant:** Jennifer Twist, Wal-Mart Real Estate Business Trust, Inc.

**Owner:** Wal-Mart Stores, Inc.

**Property:** 501 North 9<sup>th</sup> Street, parcel number 05-14-305-022

**Zoning:** C: Local Business District

**Request:** Site plan approval for a proposed training building for store staff

**Section(s):** 30.000—C: Local Business; 68.600—Deviation from Parking Standards

**Project Name:** Wal-Mart Employee Training Building

## **OVERVIEW**

The applicant is seeking site plan approval to construct a new 3,075 square foot building for training Wal-Mart employees in the northeast quadrant of the store's parking lot. This project is considered accessory and incidental to the existing retail establishment, and is therefore deemed a Permitted Use by section 30.215 of the Oshtemo Township Zoning Ordinance.

## **PROJECT SUMMARY**

Needing additional space to host various types of training events for employees, the applicant is seeking ZBA permission to erect the proposed structure in the northeast corner of the property—a section of the parking lot that sees little use from store patrons or employees. As well as serving employees of the Oshtemo Wal-Mart, the applicant anticipates that the facility will also be used to train staff from other stores throughout the region. Designed to hold a maximum of 90 staff members, the applicant has stated (memo attached) that the maximum class size will likely be 30, with 15 being typical. In order to help mitigate any impact the construction of this building will have on available parking at the store, class sessions will take place between 7:00 a.m. and 4:00 p.m. and will cease to be held during both the Thanksgiving and Christmas seasons.

## **GENERAL ZONING COMPLIANCE**

The site plan as presented meets all minimum building setbacks, landscaping requirements, site lighting standards, and any other relevant zoning requirements not explicitly discussed in the following sections.

## **SITE ACCESS, CIRCULATION, AND PARKING**

Proposed to be located within an already fully developed property, this structure will not affect access to the site and any adverse impacts on vehicle circulation throughout the parking lot should be minimal; although the structure is situated so that it sits athwart one of the internal circulation aisles in the lot, the applicant has ensured that adequate traffic guidance pavement markings and signage will be used to maintain good traffic flow in this portion of the property.

Per section 68.400.C.1 of the Off-Street Parking Ordinance, the Wal-Mart store alone would require 1,037 spaces and the proposed training building 14, coming to a total of 1,051 spaces. With only 991 spaces currently available on the property, this site already does not comply with the ordinance, and the new building will remove a further 39 spaces from the lot, reducing the total number down to 952, or almost 100 less than the ordinance dictates. This being said, section 68.600 does allow the reviewing body—in this case the ZBA—to grant relief from the parking space count standards for existing sites if a practical difficulty or existing hardship is present, provided the spirit and intent of the section is upheld. For additional information, the applicant has also provided the Township with a statement concerning the site's parking needs.

Section 68.000: Off-Street Parking is designed to ensure that adequate parking accommodations are provided for various land uses in the Township. Based on observations of the average parking load for Wal-Mart, staff's evaluation is that even with the reduction in parking spaces, the purpose of section 68.000 is being upheld and that enough parking will remain on the site. While it might be more ideal to locate this structure on a part of the property that is currently not used for parking, it can be argued that its relocation to any other portion of the site will somehow interfere with activities such as truck unloading or snow removal. In addition, placing the new building outside of the existing parking area increases the impervious surface to a site already dominated by buildings and parking.

## **LANDSCAPING**

Township staff have reviewed the sites existing landscaping and find it to be in compliance with the ordinance.

## **ENGINEERING**

The Township Engineer has reviewed the site plan for this project. Any concerns raised in his comments (memo attached) have been addressed by the applicant.

## **FIRE DEPARTMENT**

While the Fire Marshal generally approves of the site layout, he requests that the applicant provide an updated version of the site plan showing any nearby fire hydrants. If the fire flow provided by the existing facilities is deemed insufficient, then the Fire Marshal will require that one additional hydrant be installed.

## **RECOMMENDATION**

Having completed the internal site plan review process, staff is comfortable in recommending that the Zoning Board of Appeals approve this project. If the body is so inclined, staff requests that the following be added as a formal conditions of approval:

1. Per section 68.600, the minimum number of required parking spaces for this site are to be reduced from the standard 1,051 down to 952.
2. A revised site plan is to be submitted to the Township prior to the issuance of a building permit, indicating all nearby hydrants currently located on the site. It will then be at the Fire Marshal's discretion whether or not a new hydrant will be required.

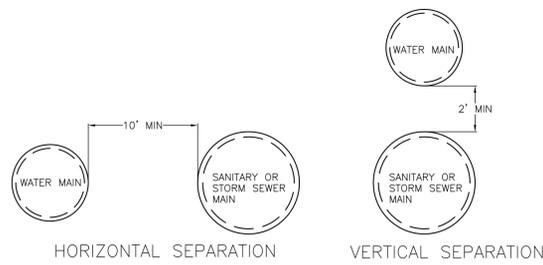
Respectfully Submitted,



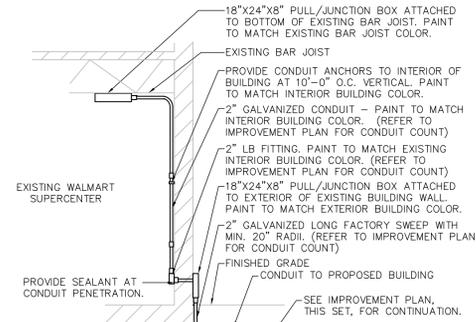
Ben Clark  
Zoning Administrator

Attachments:

- Site plan excerpts
- Application
- Parking needs statement
- Building elevation
- Building usage narrative
- Fire Marshal memo
- Aerial map

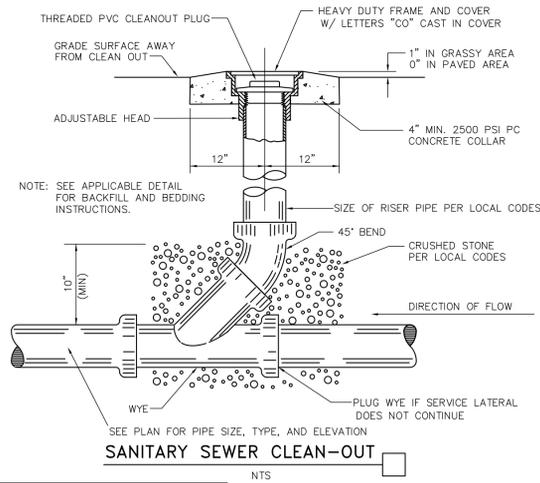


**WATER/SEWER CROSSING**



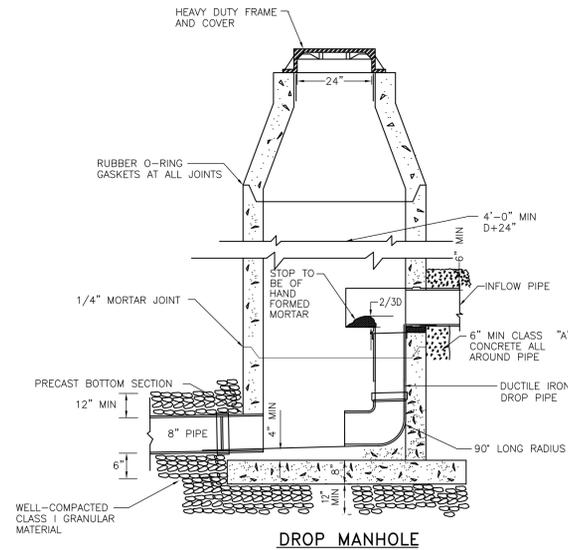
- NOTE:
1. CONTRACTOR TO COMPLETE ALL ITEMS ASSOCIATED WITH THIS DETAIL.
  2. CONTRACTOR SHALL NOT COMBINE ELECTRIC CONDUITS WITH OTHERS IN SAME BORES AND APPERTANANCES.

**UTILITY ENTRY**



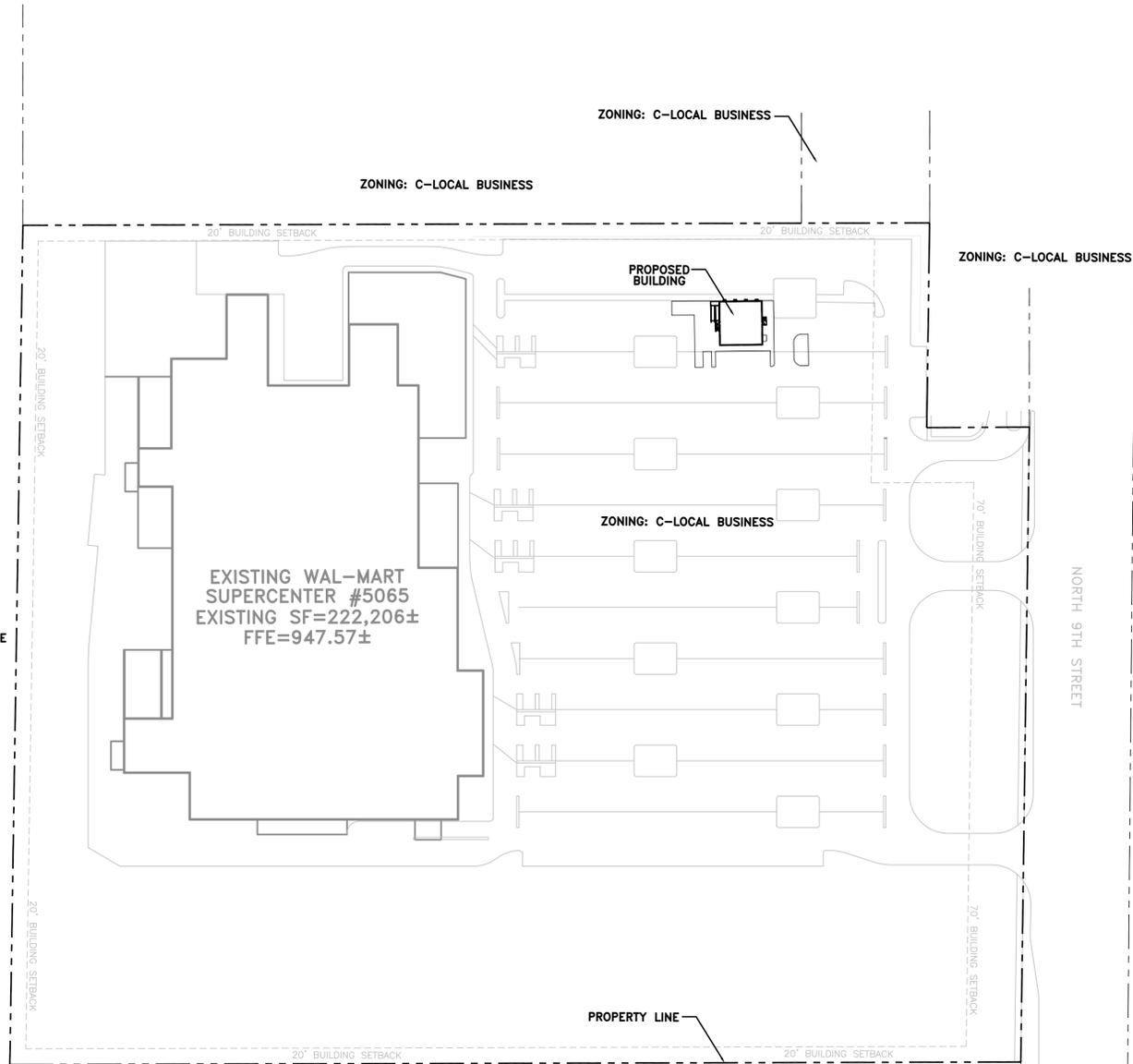
**SANITARY SEWER CLEAN-OUT**

**SANITARY SEWER CLEAN OUT**



**DROP MANHOLE**

**DROP MANHOLE DETAIL**



LEGAL DESCRIPTION:  
 SEC 14-2-12 COMM A W1/4 POST TH S00'32'31"W ALG W SEC LI 500.09' TO BEG TH N 89'29'34"E 1158.33' TH S00'25'41"W 260.34' TH N89'22'29"E 131' TO ROW OF 9TH ST TH S00'25'41"W ALG SD ROW 807.07' TH S89'29'58"W 1291.44' TO W SEC LI TH N 00'32'21"E THERON 1,067.02' TO BEG\*\*\*\*12/03 SPLIT FROM 14-305-021, 14-305-013, 14-355-011 INTO 14-305-015, 14-305-022, 14-355-012\*\*\*\*\*

**SITE LOCATION MAP DETAIL**

DEAN L. CARLSON, P.E.  
 7008 LEPSTONE COMMONS  
 SUITE 100  
 BIRMINGHAM, AL 35242  
 PH: (205) 344-5963  
 FAX: (205) 344-0710

STIPULATION FOR REUSE  
 THIS DRAWING WAS PREPARED FOR KALAMAZOO, MI. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER.

CONSULTANTS

**Walmart**  
 KALAMAZOO, MI  
 501 NORTH 9TH STREET  
 STORE NO. 5065-209  
 ACADEMY  
 JOB NUMBER:

ISSUE BLOCK


CHECKED BY: NSK  
 DRAWN BY: TH  
 PROTO: 000 SC/DV  
 DOCUMENT DATE: 05/13/16

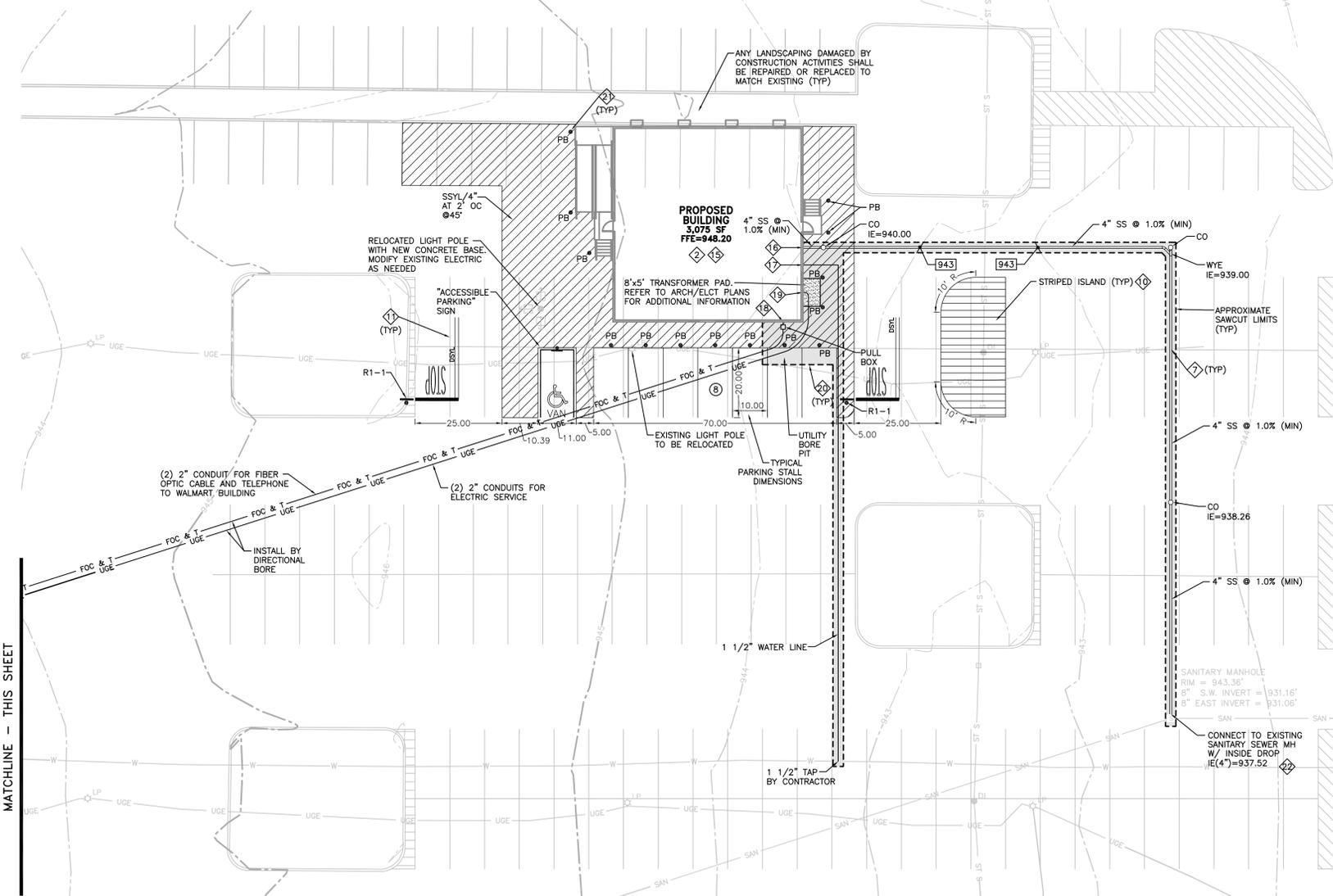


**DETAILS**

SHEET: SD6

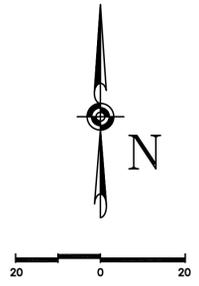
**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.



**NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL AHJ REGULATIONS AND CODES AND O.S.H.A. STANDARDS AND WALMART SPECIFICATIONS. MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. CONTRACTOR SHALL REFER TO THE BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF RAMPS, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL OR LANDSCAPING TO MATCH EXISTING CONDITIONS, SOIL, AND WATER UNTIL ESTABLISHED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION, BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.
5. CONSTRUCTION PLANS PREPARED FROM LIMITED TOPOGRAPHIC SURVEY AND INFORMATION PROVIDED BY OWNER AND OTHERS TO CEC. TITLE COMMITMENT WAS NOT MADE AVAILABLE TO CEC AT TIME OF PLAN PRODUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN PERFORMING CONSTRUCTION ACTIVITIES IN THE VICINITY OF EXISTING UTILITIES. EXISTING UTILITIES THAT CONFLICT WITH THE PLANNED REPAIR WORK SHALL BE RELOCATED OR LOWERED IN PLACE BY THE CONTRACTOR TO MEET THE SEPARATION AND MINIMUM REQUIREMENTS ESTABLISHED BY LOCAL CODE. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE WALMART CONSTRUCTION MANAGER AND WALMART MANAGER A MINIMUM OF 72 HOURS PRIOR TO ANY PLANNED DISRUPTION TO UTILITY SERVICES. TEMPORARY UTILITY SERVICES SHALL BE USED IF REQUIRED TO ALLOW FOR NORMAL STORE OPERATION. ANY COSTS ASSOCIATED WITH THIS WORK SHALL BE IN THE CONTRACTOR'S LUMP SUM PRICE FOR THE OVERALL PROJECT.
8. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES. ALL NEW STRIPING SHALL BE PAINTED (TWO COATS) PER THE SITE WORK SPECIFICATIONS.
9. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF CUTTER LANE.
10. PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. @45°.
11. ALL EXISTING STRIPING THAT CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED BY BEAD BLASTING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE, INCURRED BY ANY UTILITY COMPANY, TO THEIR LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT.
13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE EXISTING CONDITIONS OF THE SITE, AND OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO THE FAILURE OF THE GENERAL CONTRACTOR TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
14. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
15. ANY ASPHALT REMOVED UNDER THE PROPOSED BUILDING SHALL BE REPLACED PER THE PAVING SECTION DETAIL.
16. 4" SANITARY SEWER ENTRY. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
17. 1 1/2" DOMESTIC WATER ENTRY. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
18. FIBER OPTIC & TELEPHONE ENTRY. CONTRACTOR SHALL EXTEND CONDUITS TO THE BUILDING STUB OUT PROVIDED BY OTHERS AND SHALL PROVIDE AND INSTALL ALL PULL BOXES AND OTHER APPURTENANCES REQUIRED BY OWNER. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
19. ELECTRIC ENTRY. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
20. EDGE OF NEW PAVEMENT TO MATCH ELEVATION OF EXISTING.
21. REFER TO DETAILS SHEET FOR PIPE BOLLARD DETAIL.
22. CONTRACTOR SHALL VERIFY AS-BUILT INVERT ELEVATION AND ADVISE ENGINEER OF ANY DISCREPANCIES.
23. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM APPROPRIATE UTILITY COMPANIES AND CONTRACTOR HAS BEEN NOTIFIED.
24. CONTRACTOR SHALL COORDINATE WITH WATER COMPANY FOR REQUIREMENTS OF DOMESTIC ENTRY. ALL APPURTENANCES SUCH AS VALVES, BACKFLOW PREVENTION DEVICES, METER BOXES AND/OR METERS REQUIRED BUT NOT PROVIDED BY THE WATER COMPANY SHALL BE SUPPLIED BY THE CONTRACTOR AND INSTALLED PER THE WATER COMPANY'S REQUIREMENTS.
25. PRIOR TO THE START OF CONSTRUCTION OF OR CONNECTION TO ANY SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CARLSON CONSULTING ENGINEERS, INC. AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CARLSON CONSULTING ENGINEERS, INC. AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO DO SO.



**LEGEND**

- STANDARD DUTY ASPHALT
- ARCHITECTURAL CONCRETE
- APPROXIMATE SAWCUT LIMITS
- STRIPED ISLAND
- HANDICAP PARKING SYMBOL
- SIGN
- TOP OF PAVEMENT
- TOP OF CURB
- UNDERGROUND ELECTRIC
- FIBER OPTIC & TELEPHONE
- RELOCATED LIGHT POLE
- PARKING COUNT
- PIPE BOLLARD
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID YELLOW LINE

**PARKING INFORMATION**

	GROSS BUILDING SQ.FT. <sup>1</sup>	NET BUILDING SQ.FT. <sup>2</sup>	PARKING REQUIRED SPACES	TOTAL PARKING PROVIDED SPACES <sup>2</sup>	TOTAL PARKING RATIO SPACES
PROPOSED BUILDING	3,075	2,153	6.67/1,000 = 14 SPACES	991 SPACES (EXISTING)	4.46/1,000 SQ.FT. (EXISTING)
WALMART (EXISTING)	222,206	155,544	6.67/1000=1,037 SPACES	952 SPACES (POST DEVELOPMENT)	4.23/1,000 SQ.FT. (POST DEVELOPMENT)
<b>TOTAL</b>	<b>225,281</b>	<b>157,697</b>	<b>1,051 SPACES</b>		

- NOTES**
1. EXISTING AND PROPOSED BUILDING SIZE PROVIDED BY BRR ARCHITECTURE, INC.
  2. EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS PROVIDED BY OTHERS AND A REVIEW OF AVAILABLE AERIAL PHOTOGRAPHS.
  3. NET BUILDING AREA = 70% GROSS BUILDING AREA.

**FIBER OPTIC CABLE AND TELEPHONE LINE CONDUIT REQUIREMENTS**

**CONDUIT**  
THE CONDUIT DIAMETER SHALL BE AS FOLLOWS:  
**FIBER OPTIC CABLE AND TELEPHONE LINE CONDUIT** - ALL LOCATIONS - TWO (2) 2" CONDUITS. THE CONDUITS SHALL BE 2" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 2" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PROPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN EACH CONDUIT. THE MINIMUM BURIAL DEPTH SHALL BE 24".

**BENDS**  
ALL CHANGES IN DIRECTION OF THE FIBER OPTIC CONDUIT WILL REQUIRE LONG FACTORY SWEEPS (NOT STANDARD SWEEPS) WITH RADIUS NOT LESS THAN 10 TIMES THE DIAMETER OF THE CONDUIT. NO MORE THAN TWO (2) 90 DEGREE BENDS WILL BE ALLOWED BETWEEN PULLING POINTS, OR A TOTAL OF 180 DEGREES COMBINED IN SEVERAL BENDS. BOXES SHALL BE LOCATED EVERY 300' FOR FIBER OPTIC CONDUIT UNLESS THE COMBINED TOTAL OF BENDS REQUIRES ADDITIONAL BOXES. CONDUIT SHOULD ENTER AND EXIT THE PULL BOXES 180 DEGREES APART.

**PULL BOXES**  
ALL PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE FOR FIBER OPTIC CONDUIT SHALL BE 18"x24"x24". DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER THE PROJECT SPECIFICATIONS. IF USING A PULL BOX TO CHANGE DIRECTION FOR THE FIBER OPTIC CONDUIT, THE MINIMUM BOX SIZE SHALL BE 48"x48"x24" PRE-CAST CONCRETE WITH A SEPARATE MANHOLE AND LID COLLAR.

**FOUNDATION SUBSURFACE PREPARATION**  
PROPOSED ACCESSORY BUILDING AT WALMART #5065, 501 NORTH 9TH STREET, KALAMAZOO, MICHIGAN JUNE 13, 2016

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

REMOVE EXISTING ASPHALT, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING FOUNDATION AREA. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL.

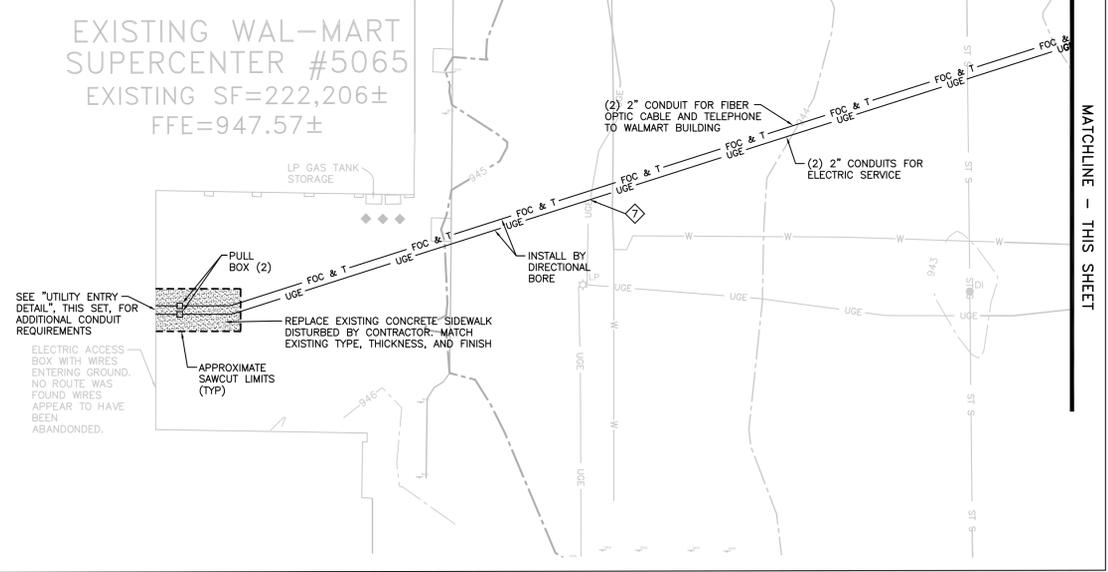
IF REQUIRED, STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY PSI (PSI REPORT NO. 04081430), DATED JUNE 13, 2016 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

**NOTICE TO CONTRACTOR**

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.



DEAN L. CARLSON, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
MICHIGAN LICENSE NO. 38566  
7/14/16

STIPULATION FOR REUSE  
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED AND MAY BE CONSIDERED AS A VIOLATION OF PROFESSIONAL ETHICS.

CONSULTANTS

**Walmart**  
KALAMAZOO, MI  
501 NORTH 9TH STREET  
STORE NO. 5065-209  
ACADEMY

**ISSUE BLOCK**


CHECKED BY: NSK  
DRAWN BY: TH  
PROTO: 000 SC/DV  
DOCUMENT DATE: 05/13/16



**IMPROVEMENT PLAN**

SHEET: SD4





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

**PLEASE PRINT**

PROJECT NAME & ADDRESS #5065-209, Wal-Mart Supercenter, Building Addition

**PLANNING & ZONING APPLICATION**

Applicant Name : Jennifer Twist

Company Wal-Mart Real Estate Business Trust, Inc.

Address 2001 S.E. 10th Street  
Bentonville, Arkansas 72716-5570

E-mail Jennifer.Petersen@walmart.com

Telephone 479-204-2702 Fax 479-273-8350

Interest in Property \_\_\_\_\_

THIS  
SPACE  
FOR  
TOWNSHIP  
USE  
ONLY

**OWNER\*:**

Name Wal-Mart Real Estate Business Trust, Inc.

Address Same as above.

Email \_\_\_\_\_

Phone & Fax \_\_\_\_\_

Fee Amount \_\_\_\_\_

Escrow Amount \_\_\_\_\_

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

- |   |   |
|---|---|
| <input type="checkbox"/> Planning Escrow-1042                 | <input type="checkbox"/> Land Division-1090           |
| <input checked="" type="checkbox"/> Site Plan Review-1088     | <input type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input type="checkbox"/> Rezoning-1091                |
| <input type="checkbox"/> Special Exception Use-1085           | <input type="checkbox"/> Interpretation-1082          |
| <input type="checkbox"/> Zoning Variance-1092                 | <input type="checkbox"/> Text Amendment-1081          |
| <input type="checkbox"/> Site Condominium-1084                | <input type="checkbox"/> Sign Deviation-1080          |
| <input type="checkbox"/> Accessory Building Review-1083       | <input type="checkbox"/> Other: _____                 |

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary): \_\_\_\_\_

Request for approval to install a 3,075 square foot permanent modular building in the existing  
Wal-Mart Supercenter parking lot as shown on the attached plans.

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

SEC 14-2-12 COMM A W1/4 POST TH S00DEG32'31"W ALG W SEC LI 500.09' TO BEG TH N89DEG29'34"E 1158.33' TH S00DEG25'41"W

260.34' TH N89DEG22'29"E 131' TO ROW OF 9TH ST TH S00DEG25'41"W ALG SD ROW 807.07' TH S89DEG29'58"W 1291.44' TO W SEC

LI TH N00DEG32'21"E THERON 1067.02' TO BEG\*\*\*\*12/03 SPLIT FROM 14-305-021, 14-305-013, 14-355-011 INTO 14-305-015, 14-305-022, 14-355-012\*\*\*\*\*

**PARCEL NUMBER:** 3905- 05-14-305-022

**ADDRESS OF PROPERTY:** 501 North 9th Street, Kalamazoo, Michigan, 49009

**PRESENT USE OF THE PROPERTY:** Commercial - Retail

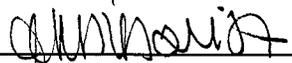
**PRESENT ZONING** C2 **SIZE OF PROPERTY** 30.83 Acres

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

Name(s)	Address(es)
<hr/>	<hr/>
<hr/>	<hr/>

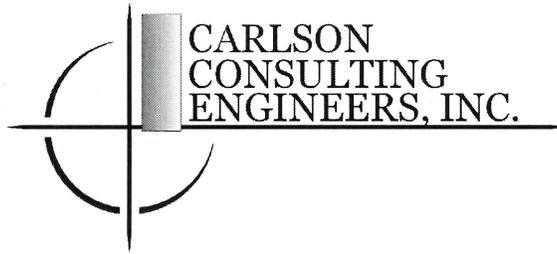
**SIGNATURES**

*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.*

<hr/>	<hr/>
<b>Owner's Signature</b> <i>(* If different from Applicant)</i>	<b>Date</b>
	<u>6/27/10</u>
<hr/>	<hr/>
<b>Applicant's Signature</b>	<b>Date</b>

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

\*\*\*\*  
**PLEASE ATTACH ALL REQUIRED DOCUMENTS**



July 14, 2016

Mr. Ben Clark  
Oshtemo Township  
Zoning Administrator  
7275 West Main Street  
Kalamazoo, MI 49009  
(269) 216-5223

Re: ZBA Submittal

Mr. Clark,

The following is a brief discussion regarding the on-site parking at the existing Walmart Supercenter located at 501 North 9<sup>th</sup> Street, Kalamazoo, MI. Per section 68.000 of the Oshtemo Township Zoning Ordinance the site in question will require 1,051 parking spaces to accommodate the existing supercenter as well as the proposed addition. Currently the Walmart Supercenter has 991 parking spaces available for customers and associates. The proposed building addition will decrease this number to 952 spaces. Based on reviews of historical aerial imagery it is believed that the existing site has an excess of parking spaces for the current demand and the loss of 39 spaces will not negatively impact parking at this site. The location of the parking stalls to be lost is in a region of the parking lot that is rarely utilized by either customers or associates at this store. Due to the low utilization of this area of the lot it is believed that the building addition will in no way impede the smooth flow of traffic around the site and any traffic associated with the building addition will be localized away from the more heavily utilized portions of the site.

Thank You,

A handwritten signature in blue ink that reads "Nate Kendall".

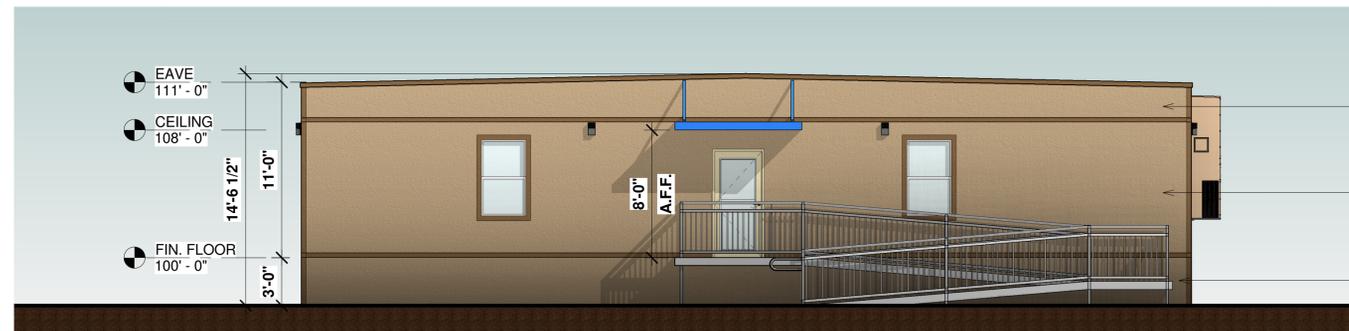
Nate Kendall, EI  
Project Manager



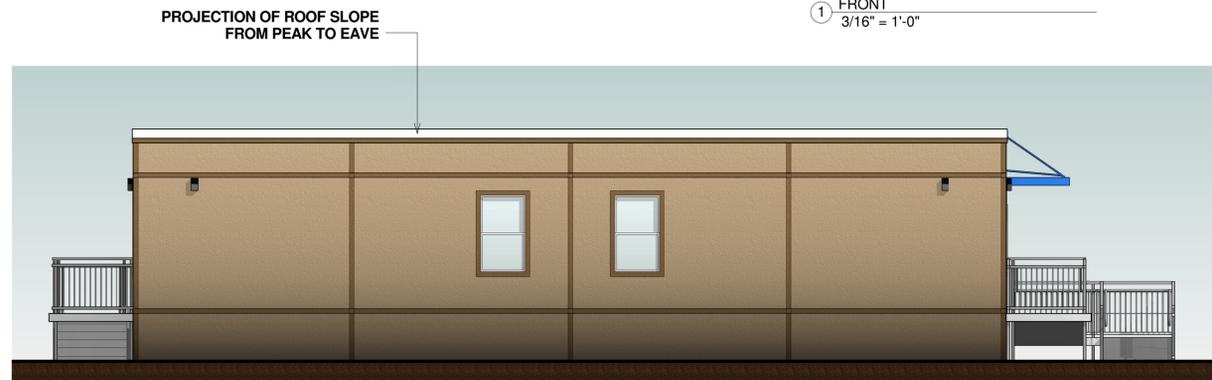
**ModSpace**<sup>®</sup>

Modular Space Corporation  
1200 Swedesford Rd.  
Berwyn, PA 19312

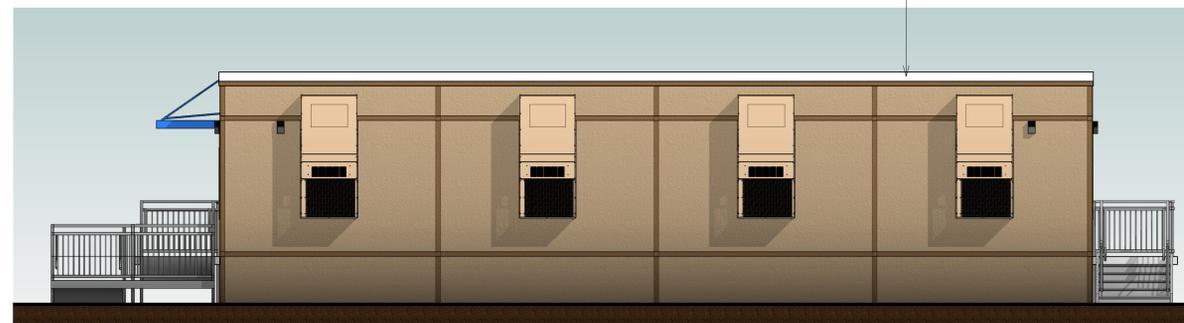
NOTE:  
RENDERING COLORS ARE  
AN APPROXIMATION USING  
ARTIFICIAL LIGHTING. ACTUAL  
FINISH COLORS TO MATCH  
EXISTING BUILDING.



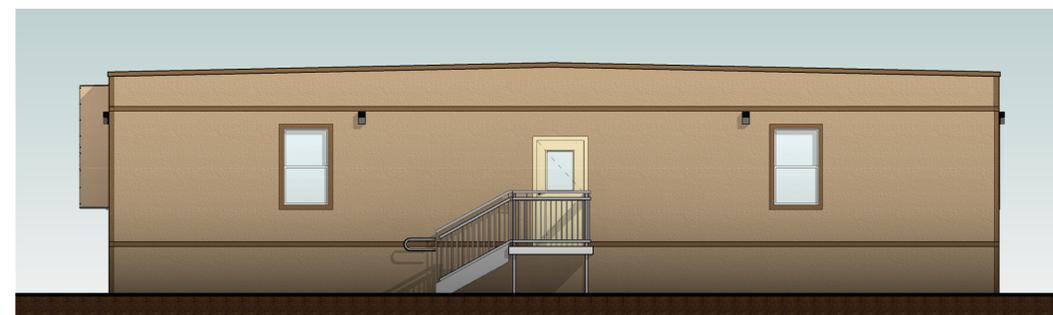
① FRONT  
3/16" = 1'-0"



② LEFT SIDE  
3/16" = 1'-0"



③ RIGHT SIDE  
3/16" = 1'-0"



④ REAR  
3/16" = 1'-0"

A/E SEAL

APPROVAL STAMP

PROJECT NAME / ADDRESS  
**Prototype 56x56 Training Building**  
CITY / STATE - TBD

COMPANY NAME / ADDRESS  
**WALMART ACADEMY BUILDING**

DRAWING TITLE  
Exterior Elevations

REVISIONS

Date	Description

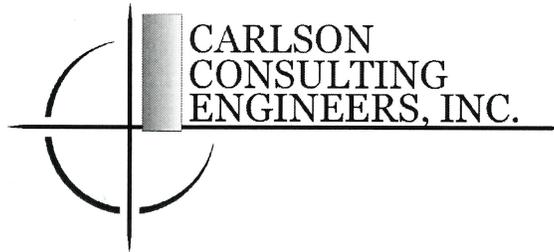
DRAWN BY J.VILLA Date 05/11/16

APPROVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROJECT NOS.  
Prototype 56x56 Training Building  
CITY / STATE - TBD

Ownership of Documents  
This document and the ideas and designs incorporated herein, as an instrument of service, is the property of Modular Space Corporation (ModSpace) and is NOT to be used in whole or in part for any other project without written permission of Modular Space Corporation

Sheet No. **A2.01**



July 14, 2016

Mr. Ben Clark  
Oshtemo Township  
Zoning Administrator  
7275 West Main Street  
Kalamazoo, MI 49009  
(269) 216-5223

Re: ZBA Submittal

Mr. Clark,

The following is a brief discussion of the intended use of the proposed building addition at the existing Walmart Supercenter located at 501 North 9<sup>th</sup> Street, Kalamazoo, MI. Walmart will use this building as a dedicated facility for training associates in both classroom and sales floor settings. This site will serve several stores in the surrounding region and has the capacity for up to 90 associates, but will likely see class volumes of no more than 30 associates (average of 15 associates). Typical classes will take place between 7:00 am and 4:00 pm and will not be scheduled during peak season of Thanksgiving and Christmas.

Thank You,

A handwritten signature in blue ink that reads "Nate Kendall". The signature is written in a cursive style.

Nate Kendall, EI  
Project Manager

## OSHTEMO FIRE DEPARTMENT SITE PLAN CONCERNS LIST

Applicant: Wal-Mart  
Project: Proposed new building.  
Location: 501 N. 9<sup>th</sup> Street.  
Date: July 16, 2016  
Site Plan Date: May 13, 2016

### 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 as mentioned in NFPA 2012. 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.

Building identification shall be placed in a position that is plainly legible and visible from any street or road fronting the property. Those properties fronting more than one street or road shall identify the address by both number and street name on each side of the road frontage. The address numbers and street name shall contrast with their background. Numbers shall be a minimum of eighteen inches high and letters shall be a minimum of twelve inches high. At completion of the project the address shall be attached to the building.

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

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 five inch fire department connection (FDC) shall be installed away from the building. 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](http://www.knoxbox.com).

A vertical sign twelve inches by twenty four inches with red reflective background, six inch white reflective 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 may be required in multiple directions.

This building shall be required to have one, (1) 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](http://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 fire flow required for the this building based on the site information provided from the site plan dated May 13, 2016 will require 454 GPM for the proposed new building. The site plan does not show the existing fire hydrants that are located on the site. It may be necessary to have them add another fire hydrant to accommodate for water supply.

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](mailto:jwiley@oshtemo.org)



# Wal-Mart Location

