



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

**NOTICE
OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS - REGULAR MEETING**

**MEETING WILL BE HELD IN PERSON
AT OSHTEMO TOWNSHIP HALL
7275 W MAIN STREET**
Masks Are Now Optional in Oshtemo Township Buildings

(Meeting will be available for viewing through <https://www.publicmedianet.org/qavel-to-qavel/oshtemo-township>)

**TUESDAY, DECEMBER 13, 2022
3:00 P.M.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: November 15th, 2022
6. **Site Plan – Taplin**
Glas Associates, on behalf of the owner, Taplin Properties LLC, is requesting site plan approval to demolish three existing buildings on-site to construct a 32,875 SF repair and storage facility at 5070 W Michigan Avenue.
7. Other Updates and Business
8. 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 or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.
- 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. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

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, but it is not required.

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 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 does not follow these guidelines.

(adopted 5/9/2000)
(revised 5/14/2013)
(revised 1/8/2018)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday, 8:00 a.m. – 5:00 p.m., and on Friday, 8:00 a.m. – 1:00 p.m. Additionally, questions and concerns are accepted at all hours through the website contact form found at www.oshtemo.org, email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to oshtemo@oshtemo.org and it will be directed to the appropriate person.

Oshtemo Township Board of Trustees		
<u>Supervisor</u>		
Libby Heiny-Cogswell	216-5220	libbyhc@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5260	cbuszka@oshtemo.org
<u>Trustees</u>		
Cheri Bell	372-2275	cbell@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Kizzy Bradford	375-4260	kbradford@oshtemo.org

Township Department Information			
<u>Assessor:</u>			
Kristine Biddle	216-5225		assessor@oshtemo.org
<u>Fire Chief:</u>			
Ron Farr (Interim)	375-0487		rfarr@oshtemo.org
<u>Ordinance Enforcement:</u>			
Rick Suwarsky	216-5227		rsuwarsky@oshtemo.org
<u>Parks Director:</u>			
Karen High	216-5233		khigh@oshtemo.org
Rental Info	216-5224		oshtemo@oshtemo.org
<u>Planning Director:</u>			
Iris Lubbert	216-5223		ilubbert@oshtemo.org
<u>Public Works Director:</u>			
Anna Horner	216-5228		ahorner@oshtemo.org

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**DRAFT MINUTES OF A REGULAR MEETING HELD NOVEMBER 15, 2022 AT
OSHTEMO TOWNSHIP HALL, 7275 WEST MAIN STREET**

Agenda

SITE PLAN APPROVAL: FARADAY DEFENSE

FISHBECK, ON BEHALF OF FARADAY PROPERTIES LLC, WAS REQUESTING SITE PLAN APPROVAL FOR A 60,785 SQUARE FOOT TWO-STORY OFFICE AND MANUFACTURING/DISTRIBUTION FACILITY WITHIN THE WESTERN MICHIGAN UNIVERSITY (WMU) BUSINESS TECHNOLOGY RESEARCH PARK 2.

2023 MEETING DATES

A meeting of the Oshtemo Charter Township Zoning Board was held Tuesday, November 15, 2022, beginning at approximately 3:00 p.m.

MEMBERS PRESENT:

Dusty Farmer
Fred Gould
Harry Jachym

MEMBERS ABSENT:

Anita Smith, Chair
Micki Maxwell
Louis Williams, Vice Chair

Also present were Iris Lubbert, Planning Director, Jim Porter, Township Attorney, Martha Coash, Recording Secretary, Kyle Mucha, Senior Planner/McKenna, Nate Barton, Civil Engineer, Fishbeck and two guests.

As both the Chair and Vice Chair were absent, Ms. Farmer chaired the meeting.

Call to Order

Acting Chair Farmer called the meeting to order.

Approval of Agenda

There were no changes to the agenda; the Acting Chair asked for a motion.

Mr. Jachym made a motion to approve the meeting agenda as presented. Mr. Gould seconded the motion. The motion was approved 3-0 with 3 absent.

Acting Chair Farmer moved to the next agenda item.

Public Comment on Non-Agenda Items

As no one wished to speak, the Acting Chair moved to the next item.

Approval of the Minutes of August 23, 2022

Acting Chairperson Farmer asked if there were any changes to the minutes. Hearing none, she asked for a motion.

Mr. Jachym made a motion to approve the Minutes of August 23, 2022 as presented. Acting Chair Farmer seconded the motion. The motion was approved 3-0, with 3 absent.

The Acting Chair moved to the next agenda item.

SITE PLAN APPROVAL: FARADAY DEFENSE FISHBECK, ON BEHALF OF FARADAY PROPERTIES LLC, WAS REQUESTING SITE PLAN APPROVAL FOR A 60,785 SQUARE FOOT TWO-STORY OFFICE AND MANUFACTURING/DISTRIBUTION FACILITY WITHIN THE WESTERN MICHIGAN UNIVERSITY (WMU) BUSINESS TECHNOLOGY RESEARCH PARK 2.

Mr. Kyle Mucha, Site Planner for McKenna, on behalf of the Charter Township of Oshtemo Planning Department, reviewed the proposed Faraday Project Site Plan submission for an office and manufacturing/distribution facility within the Western Michigan University (WMU) Business Technology Research Park 2 and offered comments and findings for consideration. This review was based on the revised site plan application dated October 24, 2022.

He said the proposed development site is approximately 4.5-acres and is located within Western Michigan University's Research Park, zoned BRP (Business & Research Park). The site is primarily grassland with a few existing trees located in the southeastern portion of the subject site. The applicant proposed to construct a 60,785 square foot two-story office, warehouse, and manufacturing building. The proposed building will be connected to municipal water and sewer services. The site is Unit 3 of WMU BTR 2.0 Park – Robert Jones Way and is zoned BRP – Business & Research Park.

Mr. Mucha indicated the WMU design review committee has approved this project against their standards.

BRP Development Standards (Section 20.50)

He noted the "BRP" district allows for the establishment of coordinated campus-style development including technology, research, light industry, office, life sciences, and development uses. District provisions ensure a high quality of development through the coordination of uses and amenities within the development. The proposed construction of the Faraday Defense building meets the intent of the BRP District.

Mr. Mucha said it was McKenna's recommendation that the site plan could be approved subject to the following recommendations being satisfied:

1. The project site shall be formally established in accordance with the site plan prior to issuance of a building permit.
2. Compliance with Oshtemo Township's Engineering requirements; provide a sealed, final stormwater plan showing grading and drainage prior to building permit issuance.
3. Compliance with Oshtemo Township's Fire Safety Requirements.

4. Compliance with the Road Commission of Kalamazoo County requirements; final approval for the shared driveway will be obtained and provided to the Township prior to building permit issuance.
5. An Easement for the shared driveway shall be established and recorded with the Kalamazoo County Register of Deeds, with a copy provided to Oshtemo Township and Western Michigan University for their records prior building permit issuance.
6. Provide the height of proposed lighting poles on the lighting detail sheet prior to issuance of a building permit.
7. Install sustainable products as indicated in the applicant's response memo:
 - a. Four (4) electric vehicle charging spaces, located in the northeast corner of the eastern parking lot.
 - b. Bicycle parking (6-space bike rack) has been added to the site.
 - c. Parking lot lights are dark sky approved per BTR design standards.
 - d. Stormwater to discharge to regional infiltration basins constructed by the BRT 2.0 Project.
 - e. Native/Adapted & drought tolerant plantings.
 - f. Provide 25% or greater open space on the site.
 - g. On-site recycling receptacle.
8. An amended site plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance which provides the required greenbelt dimensions: 20 feet wide along public rights-of-way and 15 feet wide along private rights-of-way, measured from the right-of-way line.
9. An amended landscaping plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance meeting the ordinance requirements outlined in the November 8, 2022 memo.

Acting Chairperson Farmer asked if Board members had questions.

Mr. Jachym confirmed that nothing would take place until the recommendations were met.

Hearing no further questions from Board members, the Acting Chair asked if the applicant wished to speak.

Mr. Nate Barton, Civil Engineer with Fishbeck, said they intend to meet all the conditions for approval as recommended. Once the approval from the Zoning Board is granted, they will seek final review from the WMU Design Committee and comply with the recommendations.

Acting Chair Farmer determined there were no public comments and moved to Board Deliberations. As there were no further comments, she asked for a motion.

Mr. Jachym made a motion to approve the proposed Site Plan for a 60,785 square foot two-story office and manufacturing/distribution facility within the Western Michigan University (WMU) Business Technology Research Park 2.

with the inclusion of the following nine conditions set forth by McKenna:

1. The project site shall be formally established in accordance with the site plan prior to issuance of a building permit.
2. Compliance with Oshtemo Township's Engineering requirements; provide a sealed, final stormwater plan showing grading and drainage prior to building permit issuance.

3. Compliance with Oshtemo Township's Fire Safety Requirements.
 4. Compliance with the Road Commission of Kalamazoo County requirements; final approval for the shared driveway will be obtained and provided to the Township prior to building permit issuance.
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 - c. Parking lot lights are dark sky approved per BTR design standards.
 - d. Stormwater to discharge to regional infiltration basins constructed by the BRT 2.0 Project.
 - e. Native/Adapted & drought tolerant plantings.
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 8. An amended site plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance which provides the required greenbelt dimensions: 20 feet wide along public rights-of-way and 15 feet wide along private rights-of-way, measured from the right-of-way line.
 9. An amended landscaping plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance meeting the ordinance requirements outlined in the memo of November 8, 2022.
- Mr. Gould seconded the motion. The motion was approved 3-0, with 3 absent.

2023 MEETING DATES

Ms. Lubbert proposed the following schedule of ZBA meeting dates for 2023.

**Zoning Board of Appeals
Fourth Tuesday of every month @ 3PM**

Proposed 2023 Meeting Dates

1/24
2/21
3/21
4/25
5/23
6/20
7/25
8/22
9/26
10/24

11/14*
12/12*
1/23/2024

*Dates shifted to avoid holidays or for consistency with the Development Schedule of Applications.

Acting Chair Farmer said once the schedule is approved, Board Members should recognize the commitment for meeting attendance in 2023 and avoid making other appointments on meeting dates.

Mr. Jachym made a motion to approve the ZBA Schedule of Meetings for 2023 as presented. Mr. Gould seconded the motion. The motion was approved 3-0, with 3 absent.

Other Updates and Business

Ms. Lubbert indicated there would be a December 13 meeting to consider one site plan.

Adjournment

Acting Chair Farmer noted the Zoning Board of Appeals had exhausted its agenda. There being no other business, she adjourned the meeting at approximately 3:20 p.m.

Minutes prepared:
November 16, 2022

Minutes approved:
_____, 2022

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December 08, 2022



Mtg Date: December 13, 2022

To: Oshtemo Township Zoning Board of Appeals

From: Colten Hutson, Zoning Administrator

Applicant: Adam Harvey, Glas Associates

Owner: Taplin Properties LLC

Property: 5070 W Michigan Avenue, Parcel Number 05-24-485-041

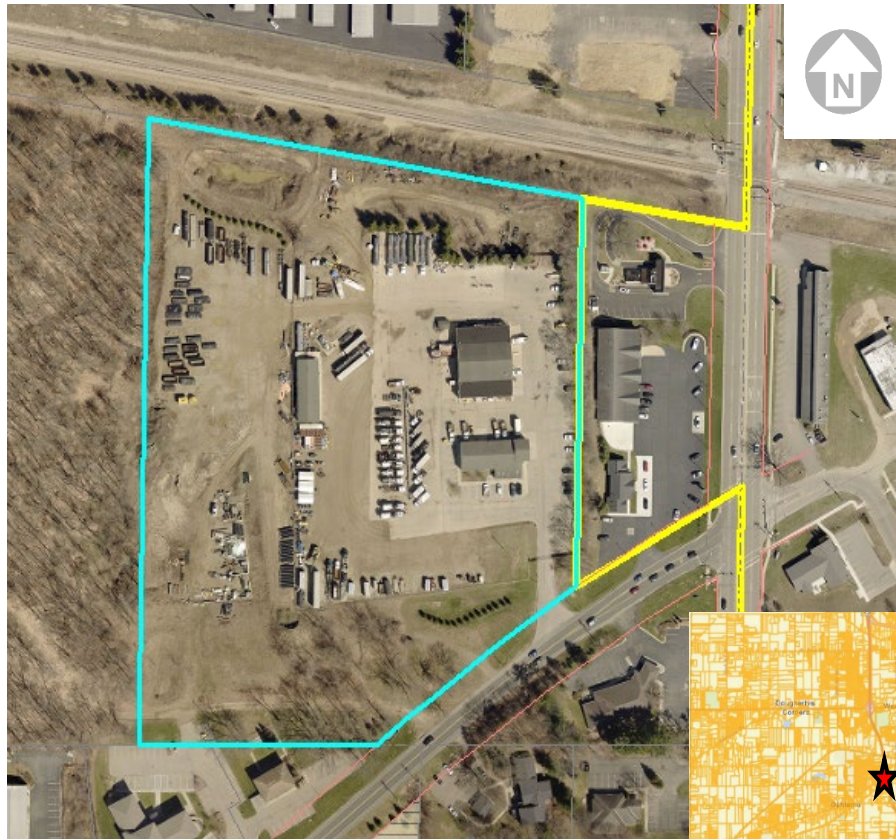
Zoning: I-2: Industrial District

Request: Site plan approval to construct a 32,875 SF building on-site

Section(s): Section 64: Site Plan Review
Section 28: I-2 Industrial District

PROJECT SUMMARY:

Glas Associates, on behalf of the owner, Taplin Properties LLC, is requesting site plan approval to demolish three existing buildings on-site to construct a 32,875 SF building located at 5070 W Michigan Avenue. As it will continue to be used as a repair and storage facility, the centralized newly proposed building will provide for an all-inclusive, weather proofed space for the storage of vehicles, equipment, tools, etc. 2,250 SF of the new maintenance and storage facility will be utilized as designated office space. The project area under consideration is outlined in light blue on the map to the right.



It should be noted that the applicant has indicated that the three existing structures located on-site have critical functions to the operation of the business and will need to be remained on-site for operational purposes until the new structure is completed. Once the new facility is constructed, the existing three structures will be demolished.

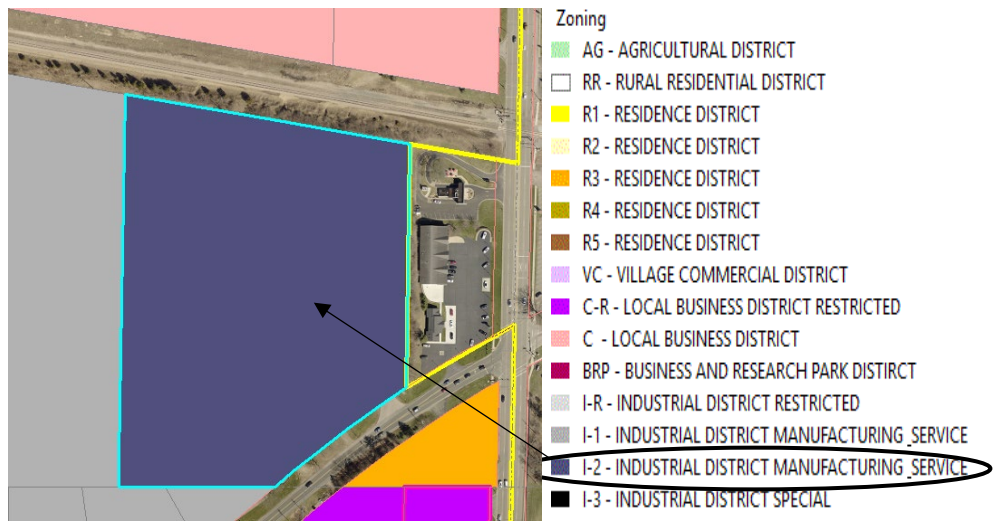
ANALYSIS:

When reviewing this site plan review request, the general site plan review criteria outlined in Section 64 of the Township Ordinance will need to be considered. Below is an analysis of the proposal against this code section. Overall, most of the requirements of Section 64 have been met.

Section 64: Site Plan Review

General Zoning Compliance:

Zoning: 5070 W Michigan Avenue is zoned I-2: Industrial District and is located within the southeast quadrant of the Township. The subject property abuts railroad to its north, a communication tower site to its west, an office



use and small multi-family development south and southeast of W Michigan Avenue, and the jurisdiction of the City of Kalamazoo to its immediate east. The various uses mentioned above are zoned for R-3, R-C, or I-1. The existing storage and maintenance facility use is a permitted use by right within the I-2: Industrial District zoning designation. With the proposed site plan, the percentage of land covered by buildings will increase to 6%. 62% of the site will remain as pervious surface.

Access and Circulation

Access: The site under consideration possesses two access drives adjacent to W Michigan Avenue. The site is designed to accommodate two-way travel throughout the site. All circulation aisles on-site are a minimum of 24 Ft in width. The Fire Marshal has reviewed the site plan and found it adequate to service emergency vehicle circulation. It should be noted that the owner of the subject site also owns two adjacent parcels to the southwest. Due to the convenient access already established between these parcels and their interconnection, it should be noted that if ownership between the subject site and the adjacent parcels located at 5100 and 5140 W Michigan Avenue ever change, a cross-access agreement will be required.

Parking: Parking currently exists on-site; however, since a majority of the site is being redeveloped, many of the parking spaces in place will be eliminated and positioned elsewhere. 90 parking spaces are being proposed in total, four of which are proposed to be ADA accessible.

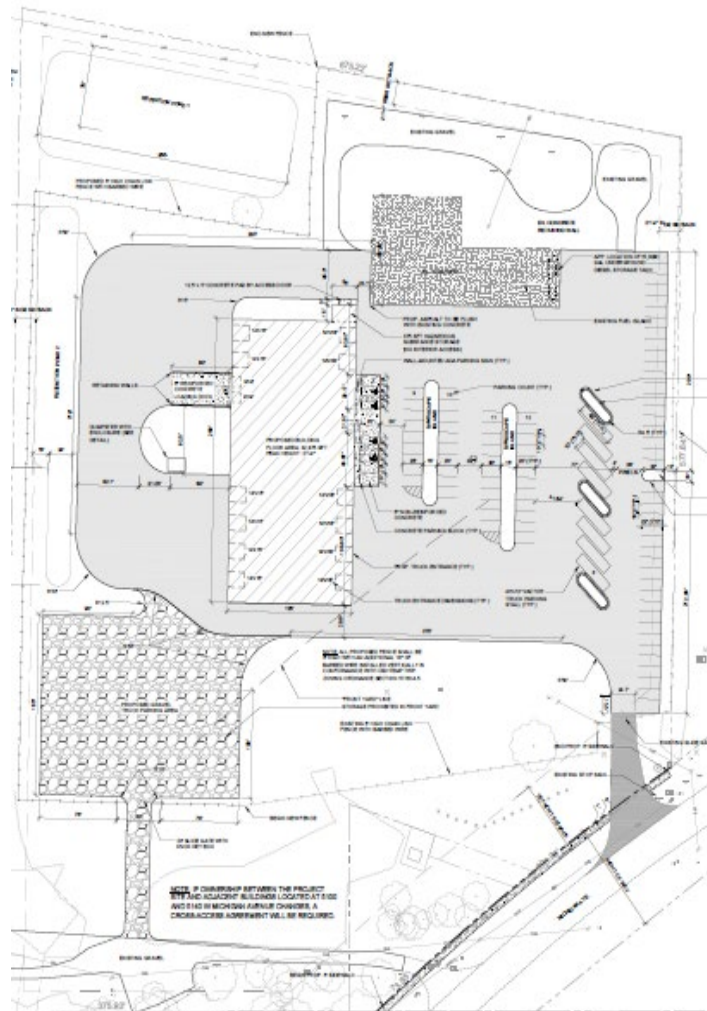
All parking stalls are proposed to be 10 Ft x 20 Ft. Office uses are allowed one parking space for every 150 square feet of net floor area (2,250 SF in total). Warehousing/Storage is one space for each 1,500 square feet of net floor area (30,625 SF in total). After calculating the parking needed for the various uses proposed to occupy the site, a minimum of 85 parking spaces would be required. The applicant was able to meet such parking requirements by proposing a total of 90 parking spaces, which is still under the 110% maximum allowed for sites of this nature (93.5 parking spaces).

Easements: There is a 20 Ft wide water easement proposed to extend from W Michigan Avenue to the south side of the proposed principal building. This easement will need to be dedicated to Oshtemo Township. Such an extension will require coordination with the Public Services Department at the City of Kalamazoo. Additionally, there is a

Consumer's Power Easement that runs through the south end of the site. Other than the two easements mentioned, there are no changes to the current easements on-site.

Shared Use Path: The Township's Non-motorized Plan does identify a non-motorized facility adjacent to the subject site on the north side of W Michigan Avenue. A 6 Ft wide concrete sidewalk in said location is currently proposed on the site plan and will be required to be installed prior to releasing a certificate of occupancy. It should be noted that the applicant is currently working on a final design plan of the sidewalk and is required to follow all Oshtemo Township specifications. If any portion of the sidewalk is required to be located outside of the public right-of-way in order to avoid safety concerns and utility conflicts, a sidewalk easement will be required to be recorded at the Kalamazoo County Register of Deeds Office.

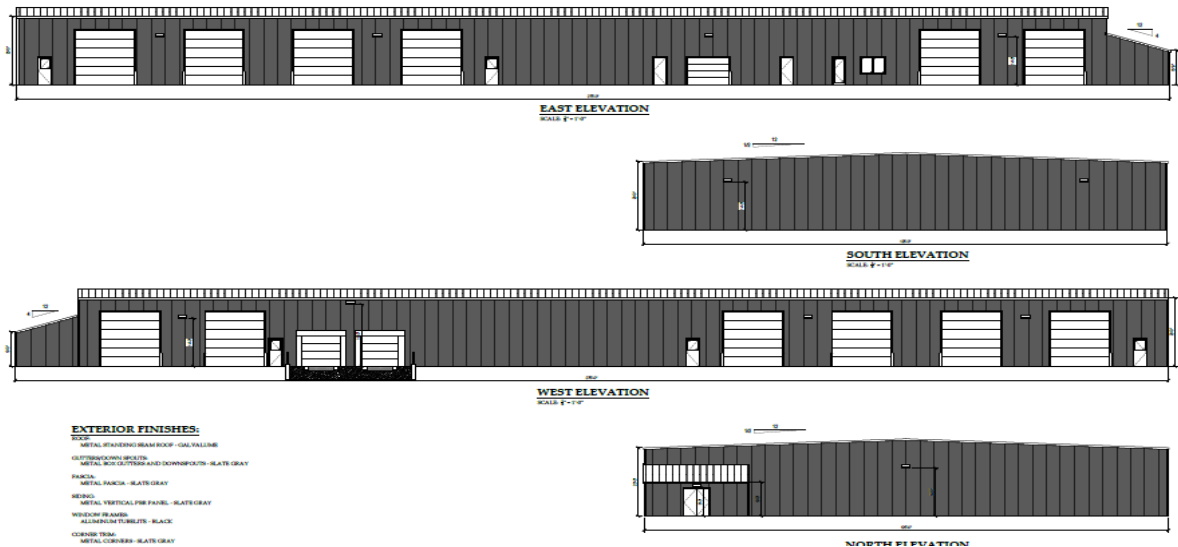
Sidewalk: Section 57.90 of the Zoning Ordinance also requires that an interior sidewalk network be provided at the time of a site plan review unless the reviewing body grants a deviation from this provision. An internal sidewalk that extends from the proposed 6 Ft wide concrete sidewalk abutting the public right-of-way would be required to provide a connection to the main entrance on the east side of the proposed principal building. The installation of sidewalk to the building



would enhance the site’s overall accessibility; however, the applicant is requesting that the Zoning Board of Appeals grant a deviation from this requirement as an internal sidewalk from the non-motorized facility at the road to the principal building raises a security issue. The applicant has expressed that there have been several instances in recent years of vandalism and theft occurring on-site. Moreover, there have been over four notable instances of vehicles being stolen from the site, and countless cases of supplies being stolen by individuals traveling on foot. The site will be able to be accessed through access-controlled devices and limited to individuals that have proper credentials. **With the site operating as a true industrial use (not truly intended for foot traffic), and due to the several security concerns, staff feels the applicant’s request for a deviation from installing a sidewalk connection from the road to the building is reasonable and recommends the Zoning Board of Appeals approve the deviation request.**

Building Design

Building Information: The proposed principal building is planned to be positioned in the center of the site. The maintenance and storage facility is proposed to be 32,875 SF in size and will be approximately 21 Ft tall. The exterior material proposed is a metal vertical pbr panel siding that is slate gray in color. Many of the architectural features proposed are consistent with what is commonly found for industrial type buildings. An elevation sheet that was submitted with the site plan is provided below for reference. It should be noted that there are some inconsistencies between the site plan and application with respects to the actual square footage of the proposed principal building. Staff will work with the applicant as it will be required to be corrected prior to building permit issuance.



Lot Dimensions: The site under consideration is about 12 Acres (541,975 SF) and has approximately 375 Ft of road frontage. The parcel exceeds both the property area (50,000 SF minimum) and frontage (200 Ft minimum) requirements of the I-2: Industrial District. The site’s dimensions satisfy zoning ordinance requirements.

Setbacks: Properties located within Industrial zoning districts are required to have a minimum front yard setback of 70 Ft. The building is setback approximately 300 Ft from the edge of the street right-of-way on W Michigan Avenue. Properties zoned as Industrial are also required to have a minimum side and rear yard setback of 20 Ft or a setback equal to the height of the abutting side of the building at its highest point as measured from the grade of the property line, whichever is greater. The height of the building is 21 Ft 4 In tall. This means that a minimum setback in the side and rear yards of 21 Ft 4 In is required, which is proposed. The minimum setbacks for the front yard, side yard, and rear yard have all been met.

Waste Disposal Container: A waste disposal container and dumpster enclosure are proposed on the west side of the site, immediately south of the loading dock. The proposed enclosure height of 6 Ft is satisfactory, and the design of the enclosure ensures that screening requirements are met. Details of the dumpster enclosure can be found on Sheet 03 of the plan set. All zoning ordinance requirements have been satisfied.

Fencing: Fencing exists throughout the site and will remain intact in several areas. New fencing at 6 Ft in height consisting of chain link material with up to an additional 18” of barbed wire is proposed in various locations on the property. Fences with barbed wire are allowed per Section 57.60.A.5 for industrially zoned property. All fencing illustrated on the site plan comply with zoning ordinance requirements.

Outdoor Storage: The site is currently designed to accommodate outdoor storage within the proposed gravel area in the southwestern portion of the site. Such storage will include the parking and storage of semi-trucks, trailers, equipment, and other materials. Outdoor storage is permitted on properties with an I-2: Industrial District zoning designation through Section 28.50 of the Zoning Ordinance. Although Section 28.50 does not limit how much outdoor storage a property can have, there are restrictions as to where outdoor storage can be located on a property. A portion of the subject gravel area will not be able to be utilized for outdoor storage since Section 28.50 of the Zoning Ordinance restricts that outdoor storage is prohibited within any front yard area as well as prohibited within the front, side, and rear yard setback. A site plan illustrating all locations of proposed outdoor storage will be required to be submitted to the Township for review and approval prior to building permit issuance to ensure that such requirements outlined in Section 28.50 are met.

Lighting: A photometric plan has been provided. Several new pole mounted lights and building mounted lights are proposed. All lighting requirements have been met.

Signs: No changes to the current on-site signage are proposed. This portion of the review is not applicable.

Landscaping

The landscaping plan that was submitted is satisfactory as the applicant is proposing new plantings within the parking lot on the east side of the site as well as around the exterior of the site. All landscaping requirements within the Zoning Ordinance have been met.

Engineering

Prein & Newhof and the Oshtemo Public Works Department have reviewed the project site plan and overall are happy with the proposal. The applicant will be coordinating with the Oshtemo Public Works Department on the final design plans for the non-motorized facility adjacent to W Michigan Avenue. Further review and approvals on this item can be handled administratively with Oshtemo Public Works.

Fire Department

The Fire Marshal has reviewed the site plan and is satisfied with the proposal.

RECOMMENDATION:

Staff recommends the Zoning Board of Appeals approve the proposed Site Plan for a 32,875 SF building at 5070 W Michigan Avenue with the following conditions:

- 1) **SIDEWALK DEVIATION:** The Zoning Board of Appeals finds the request to deviate from Section 57.90 to not install a sidewalk connection from the proposed principal building to the proposed non-motorized facility abutting the public right-of-way appropriate for this industrial site.

- ~~6)2)~~ A Soil Erosion and Sedimentation Control (SESC) permit from the Kalamazoo County Drain Commissioner's Office will be required prior to building permit issuance.
- ~~7)3)~~ A permit by the Road Commission of Kalamazoo County authorizing work within the public right-of-way will be required prior to building permit issuance.
- ~~8)4)~~ All watermain connections shall be coordinated with the City of Kalamazoo Department of Public Services. A copy of the City of Kalamazoo water permit shall be provided prior to building permit issuance. Acceptance of watermain construction and testing must be provided prior to issuing a certificate of occupancy.
- ~~9)5)~~ Finalization for the design of the non-motorized facility or any other engineering details shall be subject to the administrative review and approval of the Township Engineer prior to building permit issuance.
- ~~10)6)~~ An updated application and site plan outlining the correct square footage of the proposed principal building on-site will be required to be submitted to the Township prior to building permit issuance.
- ~~11)7)~~ An updated site plan shall be submitted to the Township that illustrates all areas being used for outdoor storage on-site prior to building permit issuance.
- ~~12)8)~~ Prior to any occupancy of the proposed principal building, the existing three structures shall be demolished.
- ~~13)9)~~ Copies of the necessary recorded easements shall be provided to the Township prior to issuing a certificate of occupancy.
- ~~14)10)~~ All non-motorized facilities on the approved site plan shall be installed prior to issuing a certificate of occupancy.
- ~~15)11)~~ No outdoor storage shall be allowed within the front yard nor the front, side, or rear yard setbacks.

~~16)12)~~ If ownership between 5070 W Michigan Avenue and 5100/5140 W Michigan Avenue changes, a cross-access agreement will be required.

Attachments: Application, Letter of Intent, Site Plan, Elevations, and Floor Plan.

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7275 W. Main Street, Kalamazoo, Michigan 49009-9334
 Phone: 269-375-4260 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS Taplin Group 5070 West Michigan Ave, Kalamazoo, MI 49006

PLANNING & ZONING APPLICATION

Applicant Name: Steve Taplin
 Company: Glas Associates
 Address: 6339 Stadium Drive
Kalamazoo, MI 49009
 E-mail: adam@glasassociates.com
 Telephone: (269) 353-7737 Fax: (269) 353-7316
 Interest in Property: Design / Build Contractor

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

Fee Amount _____
 Escrow Amount _____

OWNER*:
 Name: Taplin Properties LLC
 Address: 5140 West Michigan Avenue
Kalamazoo, MI 49006
 E-mail: stevebtaplin@taplinholdings.com
 Phone & Fax: (269) 375-9595

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

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Review | <input type="checkbox"/> Accessory Building Review – I083 |
| <input checked="" type="checkbox"/> Site Plan Review – I088 | <input type="checkbox"/> Rezoning – I091 |
| <input type="checkbox"/> Administrative Site Plan Review – I086 | <input type="checkbox"/> Subdivision Plat Review – I089 |
| <input type="checkbox"/> Special Exception Use – I085 | <input type="checkbox"/> Interpretation – I082 |
| <input type="checkbox"/> Zoning Variance – I092 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Site Condominium – I084 | |

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

Build a New 32,500 SF Maintenance and Storage Facility on Existing Site. Demolish and remove three existing buildings on the site.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

See attached

PARCEL NUMBER: 3905- 24-485-041

ADDRESS OF PROPERTY: 5070 West Michigan Avenue, Kalamazoo, MI 49006

PRESENT USE OF THE PROPERTY: Maintenace and Storage Facility

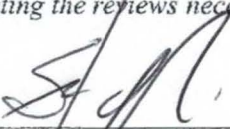
PRESENT ZONING: 1-2 **SIZE OF PROPERTY:** 12.36 acres

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>Old National Bank</u>	<u>5003 Century Avenue - Kalamazoo, MI 49006</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>9/29/22</u>
Owner's Signature (*If different from Applicant)	Date

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

November 21, 2022



Letter of Intent

RE: New Shop Facility – Taplin Properties, 5070 West Michigan Avenue, Kalamazoo, MI 49006

Taplin Properties is requesting site plan approval for a new 32,875 square foot building on the current site at 5070 West Michigan Avenue. The site currently has two free-standing wood framed structures on it with another partially enclosed storage structure. The intent of this building is to provide a centrally located, weather-protected, storage and repair facility for the fleet of equipment owned and operated by the Taplin Group. This facility would consolidate material and tool locations for the operation. Some of the items currently stored outside within the site will be brought into this facility and placed on vertical racking to improve the efficiency of storage.

The current structures located on the site have critical functions to the operation of the business and will need to be relocated within the new facility. Once the new facility is constructed, the existing structures will be demolished. One of the existing structures currently has a four-stall repair and maintenance area used to care for the existing fleet of equipment. The business is outgrowing this current space and is in need of additional stalls for repair. Other functions that are currently provided and need to be relocated to the new facility would include: a pull through wash bay, office space, storage of small tools, parts storage, as well as locker room facilities for the current 50 employees working out of this location.

The new facility will be a pre-engineered metal building with concrete foundations. The facility will be fully sprinkled with fire suppression and be constructed as IIB construction type. A new water service will be required for the fire suppression system and domestic water usage within the building. There will be a fire hydrant located on the Southern end of the building near the proposed water service location into the building. There will be approximately 8-10 employees working during normal business hours within the facility for the majority of the time.

Due to the design intention of the facility, there will be several fluids stored within the building that would be consistent with maintenance and repair facilities. Some of these liquids would be motor oils, transmission fluids, and other lubricating fluids. All of these fluids will be stored in 55 gallon drums and up to 330 gallon totes. The containers will be stored in containment bins to properly comply with spill containment requirements within the Oil Storage room. This room is located adjacent to the loading dock area to allow ease in restocking the supply of fluids. These fluids will be piped to the maintenance and repair stalls for ease of distribution to the repair functions.

There is an exterior accessed area of the facility that is used to store Diesel Exhaust Fluid (DEF). This product is required to be stored in a tempered and weather protected environment. There will be a heater within this room to provide a temperature control area for the storage of the DEF products. These quantities will be stored in polyethylene containers.

The facility is intended to create a safe, secure location to store various supplies for the ongoing operation activities of the business. The site will be fully enclosed with a 6' tall chain link fence equipped with vertical barb wire. There have been several instances over the past few years of vandalism and theft at the site. There have been over four notable instances of vehicles being stolen from the site, and countless cases of supplies being stolen by individuals traveling on foot. All access to the site will be granted through access-controlled devices and limited to individuals that have proper credentials. The facility is not intended for access from non-motorized traffic. An internal sidewalk connection to the facility would be an unwarranted and undesired security concern.

There is a gravel area on the Southwest portion of the proposed site that is intended to be used for some vehicular parking and storage of roll-off containers. All outdoor storage will take place within the side and rear yards of the site and not within the front yard. There will only be parking within the front yard of the site.

This facility will be a great improvement to the operations of the current business that has had strong roots for many decades within the local community. If you have further questions, please feel free to contact me.

Sincerely,

Adam Harvey, PE

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GLAS ASSOCIATES

TAPLIN FACILITY

NOTES

- THE "2020 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 "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION REV. 6/14/2021" BY THE CITY OF KALAMAZOO ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
- THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL ON 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 MAY BE REQUIRED BY THE TOWNSHIP AND RCKC FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
- IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THIS 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.
- FILL SHALL BE PLACED AND ADEQUATELY KEVED INTO STRIPPED AND SCARIFIED SOILS PER THE MDOT 2020 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.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN SUCH A MANNER SO NO EXCAVATIONS ARE LEFT OPEN OVERNIGHT. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL INSTALL A TEMPORARY FENCE TO PROTECT THE EXCAVATION AT THEIR OWN EXPENSE.
- 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.
- SPOT ELEVATIONS WITHIN VICINITY OF PROPOSED CONCRETE CURB AND GUTTER REFER TO EDGE OF METAL ELEVATIONS. PITCH PAVEMENT/CONCRETE GUTTERS UNIFORMLY BETWEEN PROPOSED SPOT ELEVATIONS.
- 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.
- ALL RADII FOR CURB AND GUTTER ARE DIMENSIONED TO THE BACK OF THE CURB.
- EXPANSION JOINTS FOR CONCRETE CURB AND GUTTER SHALL BE PLACED AT: CURB CORNERS, BEGINNING AND ENDING OF RADII, ALL CATCH BASINS AND MANHOLES, INTERSECTION OF CURBSIDEWALK, CURB/RETAINING WALL, CURB/BUILDING, AND EXISTING/NEW CONSTRUCTION, AT LENGTHS OF NOT MORE THAN 120' APART, AND AS SPECIFIED ELSEWHERE.
- CONTRACTION JOINTS ARE TO BE PLACED AT UNIFORM INTERVALS IN CONCRETE PAVEMENT. MAXIMUM SPACING SHALL BE IN ACCORDANCE WITH THE BELOW TABLE. THE LENGTH TO WIDTH RATIO OF JOINTED SLAB SECTIONS SHALL NOT EXCEED 1.5.

CONCRETE THICKNESS (IN)	MAXIMUM SPACING (FT)
3.5	8.5
4.5	10
5.5	12.5
6+	15
- STORM SEWER PIPING SHALL BE CLASS C76-IV SEWER, ASTM 3034 OR 3033 PVC, OR ADS - N12 OR HANCOR HI-Q HDPE OR EQUAL UNLESS INDICATED OTHERWISE. SEE PLAN FOR SIZES AND LOCATIONS OF PIPING.
- 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.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SANITARY OR STORM SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THE WATER MAIN 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.
- 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 BE 3500 PSI, LIMESTONE AGGREGATE AND 4 - 6% AIR ENTRAINMENT 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.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF REMOVAL OF THREE EXISTING STRUCTURES TOTALING 15,429 SQUARE FEET AND CONSTRUCTION OF A NEW 32,500 SQUARE FOOT MAINTENANCE, STORAGE, AND OFFICE FACILITY. THE NEW BUILDING WILL BE FIRE SUPPRESSED. SUPPORTING SITE IMPROVEMENTS INCLUDE A RE-DESIGNED PARKING LOT, NEW STORM WATER MANAGEMENT FACILITIES, SITE AND PARKING LOT LANDSCAPING, AND A NEW PUBLIC WATER MAIN EXTENSION PROVIDING A HYDRANT NEAR THE NEW STRUCTURE.

SITE INFORMATION

ZONING: I-2

SITE AREA: 541,975 SFT (12.44 AC)
BUILDING HEIGHT: 21'-4" TO PEAK

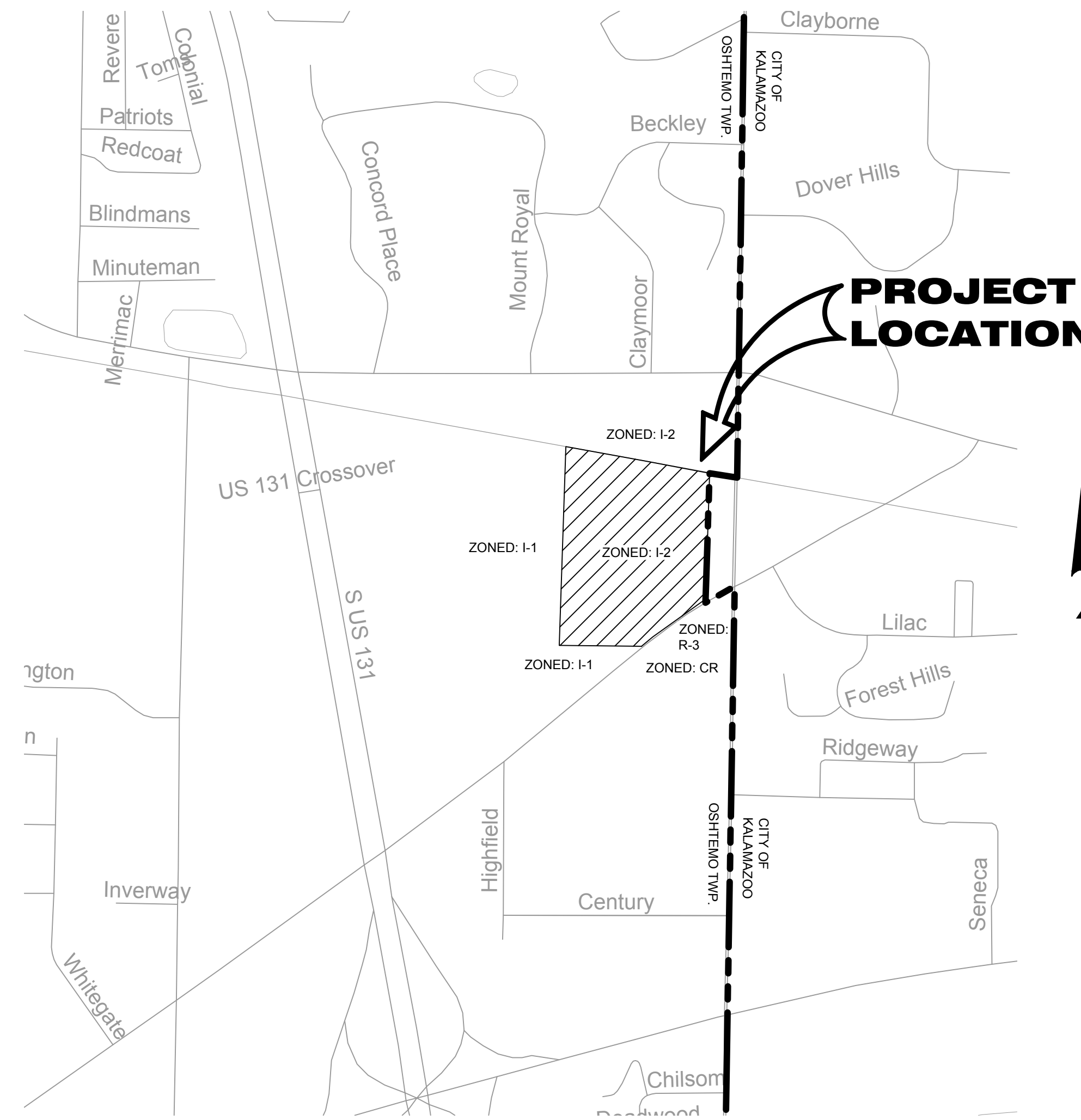
LAND COVERAGE	EXISTING	PROPOSED
BUILDING	15,429 SF (2.85%)	32,875 SF (6.07%)
PAVEMENT	118,035 SF (21.78%)	171,242 SF (31.60%)
PERVIOUS	408,511 SF (75.37%)	337,858 SF (62.33%)
TOTAL	541,975 SF (100.00%)	541,975 SF (100.00%)

UTILITIES

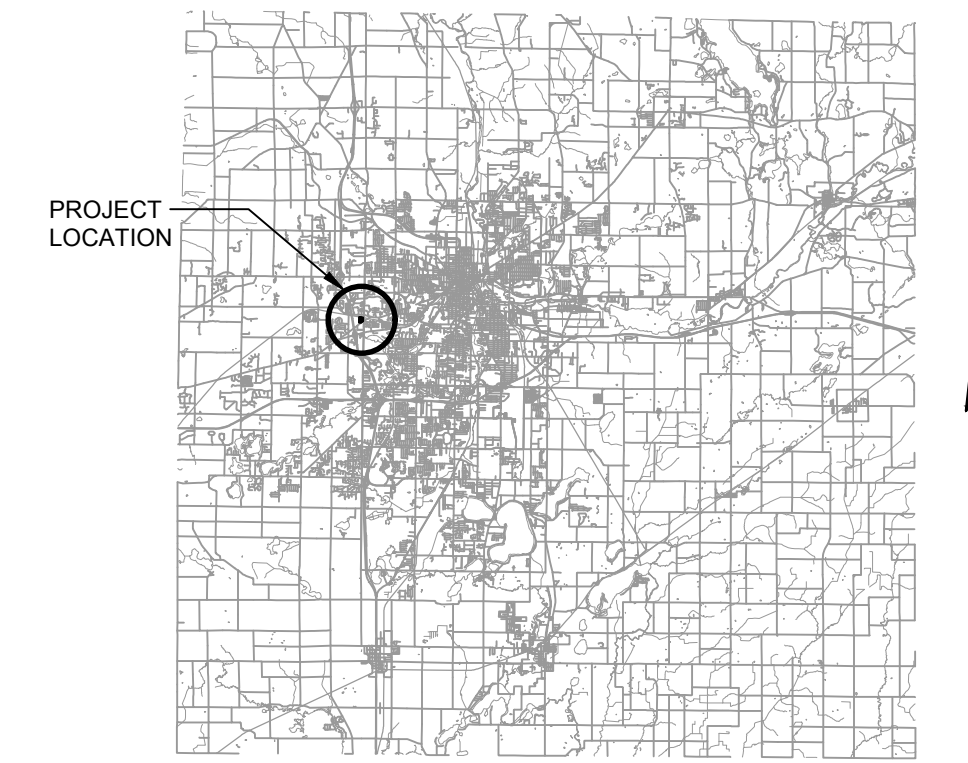
CABLE:	CHARTER COMMUNICATIONS 4176 COMMERCIAL AVENUE PORTAGE, MI 49002 JASON TILLER (269) 459-8724 EXT 61224
ELECTRIC:	CONSUMERS ENERGY 2500 E. CORK STREET KALAMAZOO, MI 49001 MIKE SOKOLOV (269) 337-2246
GAS:	CONSUMERS ENERGY 2500 E. CORK STREET KALAMAZOO, MI 49001 KYLE OAK (269) 337-2366
TELEPHONE:	AT&T 2919 MILLCORK STREET KALAMAZOO, MI 49001 TODD BERGHUIS (269) 384-4475
FIBER OPTIC:	Q3 TECHNOLOGIES 1005 FOSTER AVENUE KALAMAZOO, MI 49048 TROY QUAKENBUSH (269) 377-1308 CTS TELECOM 13800 EAST MICHIGAN AVENUE GALESBURG, MI 49053 ROY SCHODENOVEN (269) 209-4828 CITY OF KALAMAZOO 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 (269) 337-8601
WATER:	CITY OF KALAMAZOO 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 STEVE SKALSKI, PE (269) 337-88454
SEWER:	CITY OF KALAMAZOO 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 RYAN STOUGHTON (269) 337-8601
"MISS DIG":	811

INDEX OF PLANS

01	COVER SHEET
02	EXISTING CONDITIONS AND SITE DEMOLITION
03	SITE LAYOUT
04	SITE GRADING, UTILITIES, AND SESC PLAN
05	DETAIL SHEET
06	LANDSCAPE PLAN
07	LANDSCAPE DETAILS, SCHEDULE AND CALCULATIONS
08	LIGHTING PLAN



PORTION OF OSHTEMO TWP, MI
PROJECT LOCATION MAP
SCALE: NONE



KALAMAZOO COUNTY, MI
VICINITY MAP
SCALE: NONE

W+
WIGHTMAN
433 E. RANSOM ST.
KALAMAZOO, MI 49007
269.327.3532
www.gowightman.com

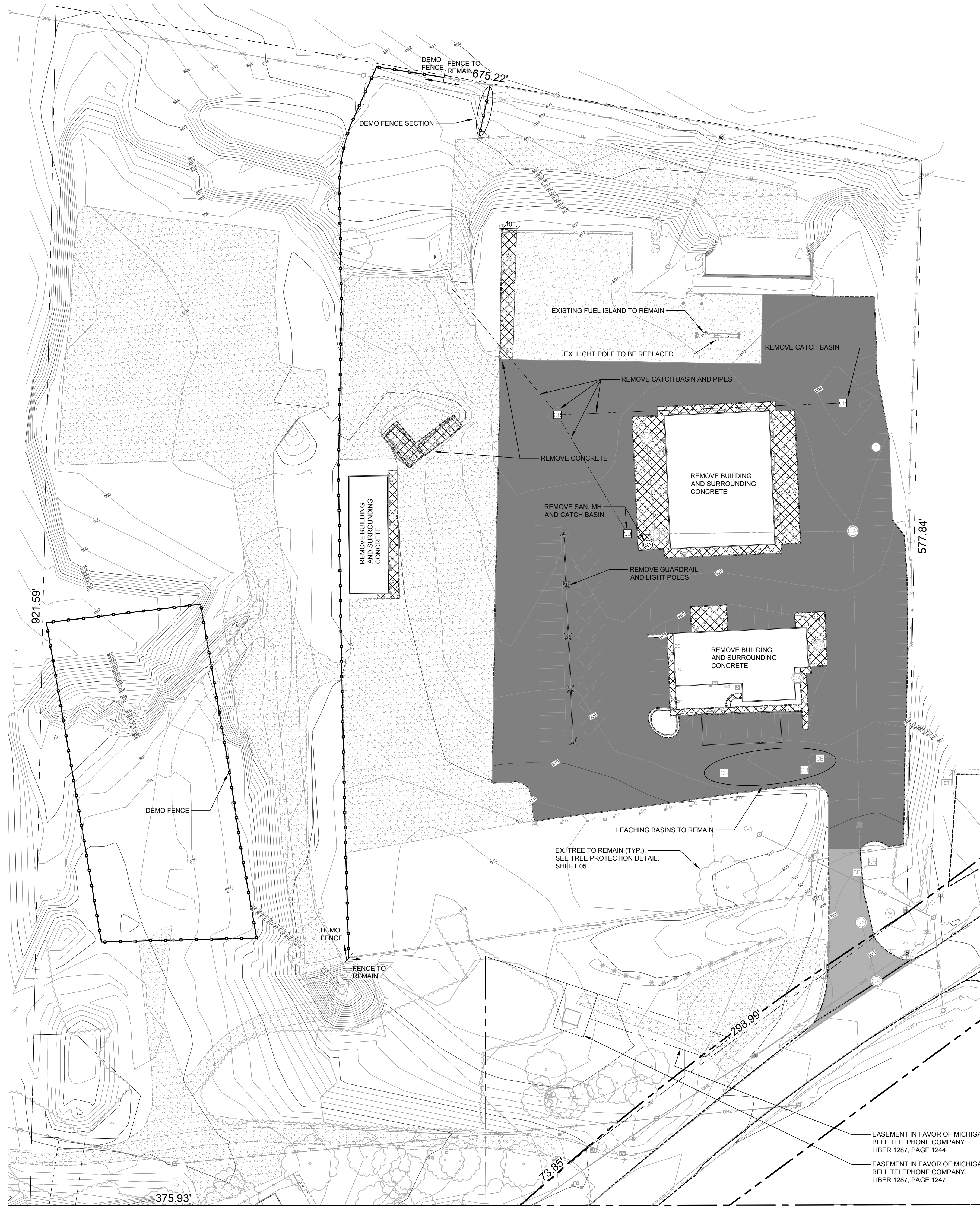


PROJECT NAME:
TAPLIN FACILITY
5070 W MICHIGAN AVE.
KALAMAZOO, MI 49006

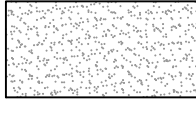


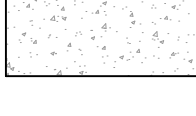

GLAS ASSOCIATES
339 STADIUM DR.
KALAMAZOO, MI 49009

- 03 11/21/2022 PDS
REVISED PER SITE PLAN
REVIEW
- 02 10/25/2022 PDS
ISSUED FOR SITE PLAN
APPROVAL
- 01 09/27/2022 PDS
ISSUED FOR TOWNSHIP
REVIEW
- REVISIONS**
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DATE: SEPT 2022
SCALE:

COVER SHEET



HATCH LEGEND

-  EXISTING GRAVEL
-  EXISTING ASPHALT PAVEMENT TO REMAIN
-  EXISTING ASPHALT PAVEMENT TO BE REMOVED
-  EXISTING CONCRETE PAVEMENT TO REMAIN
-  EXISTING CONCRETE PAVEMENT TO BE REMOVED

03/11/2022 PDS
 REVISED PER SITE PLAN REVIEW

02/10/25/2022 PDS
 ISSUED FOR SITE PLAN APPROVAL

01/09/27/2022 PDS
 ISSUED FOR TOWNSHIP REVIEW

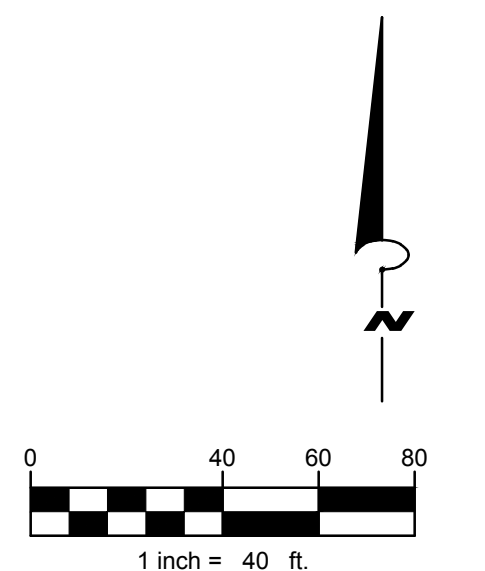
REVISIONS

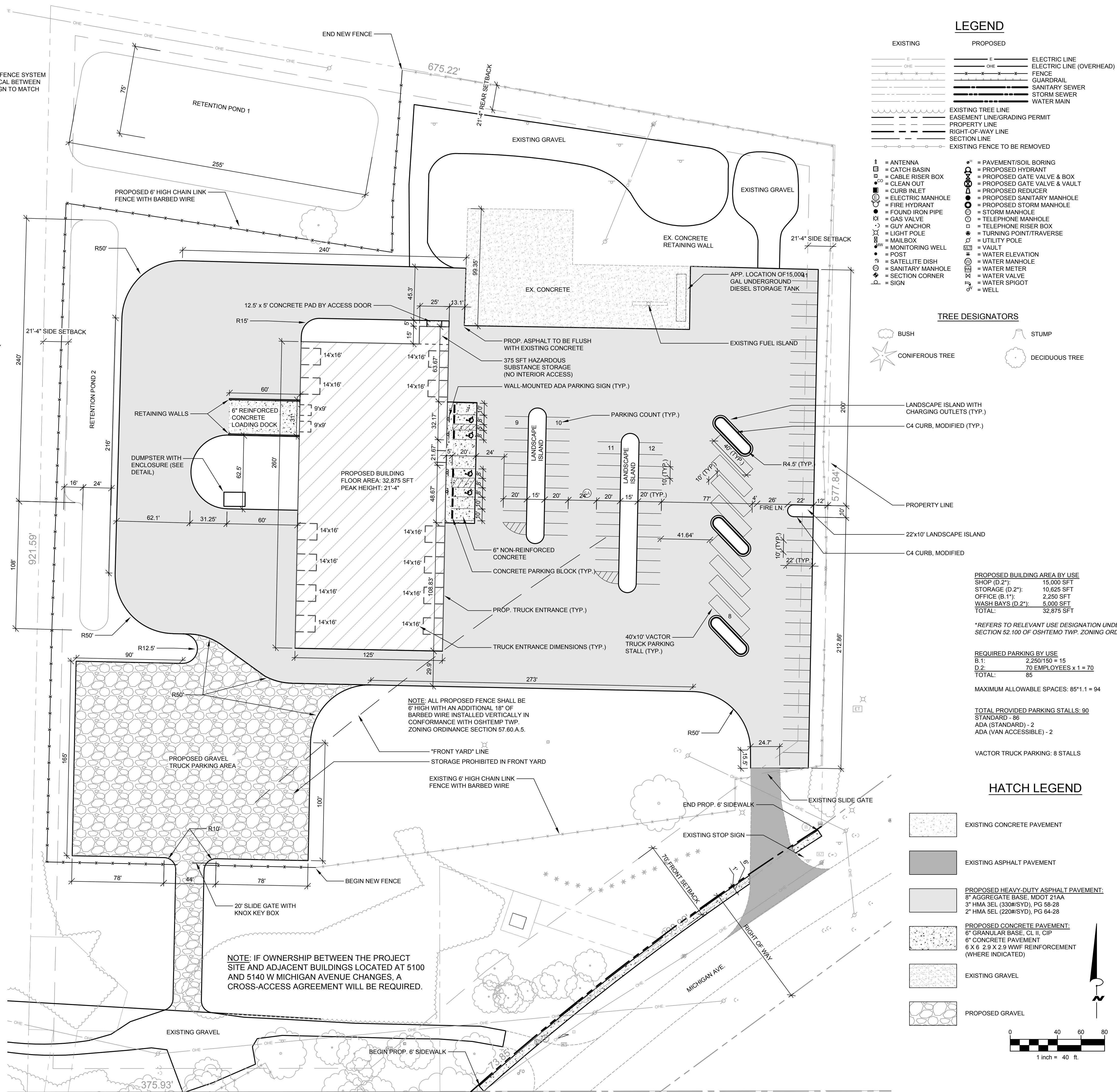
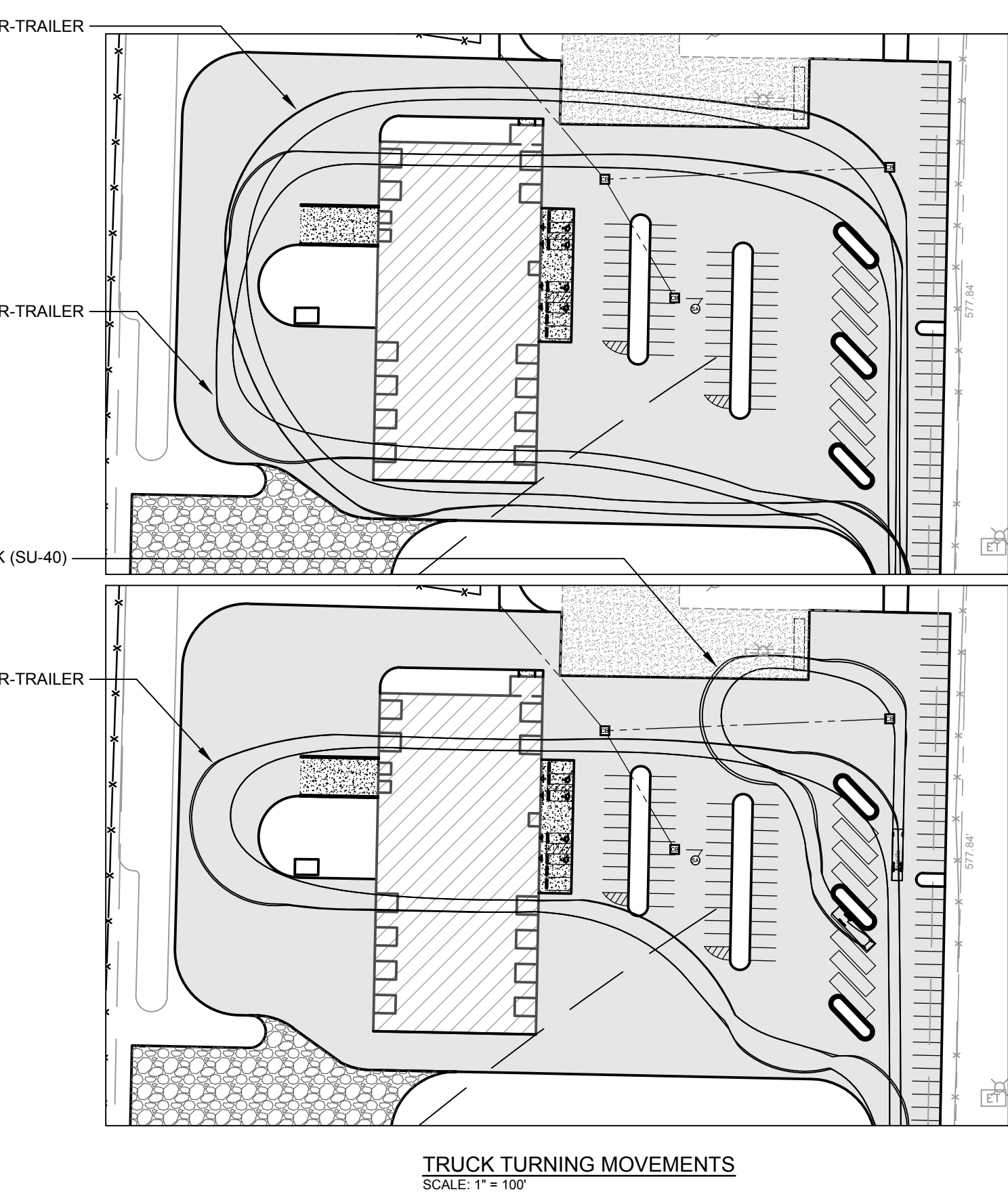
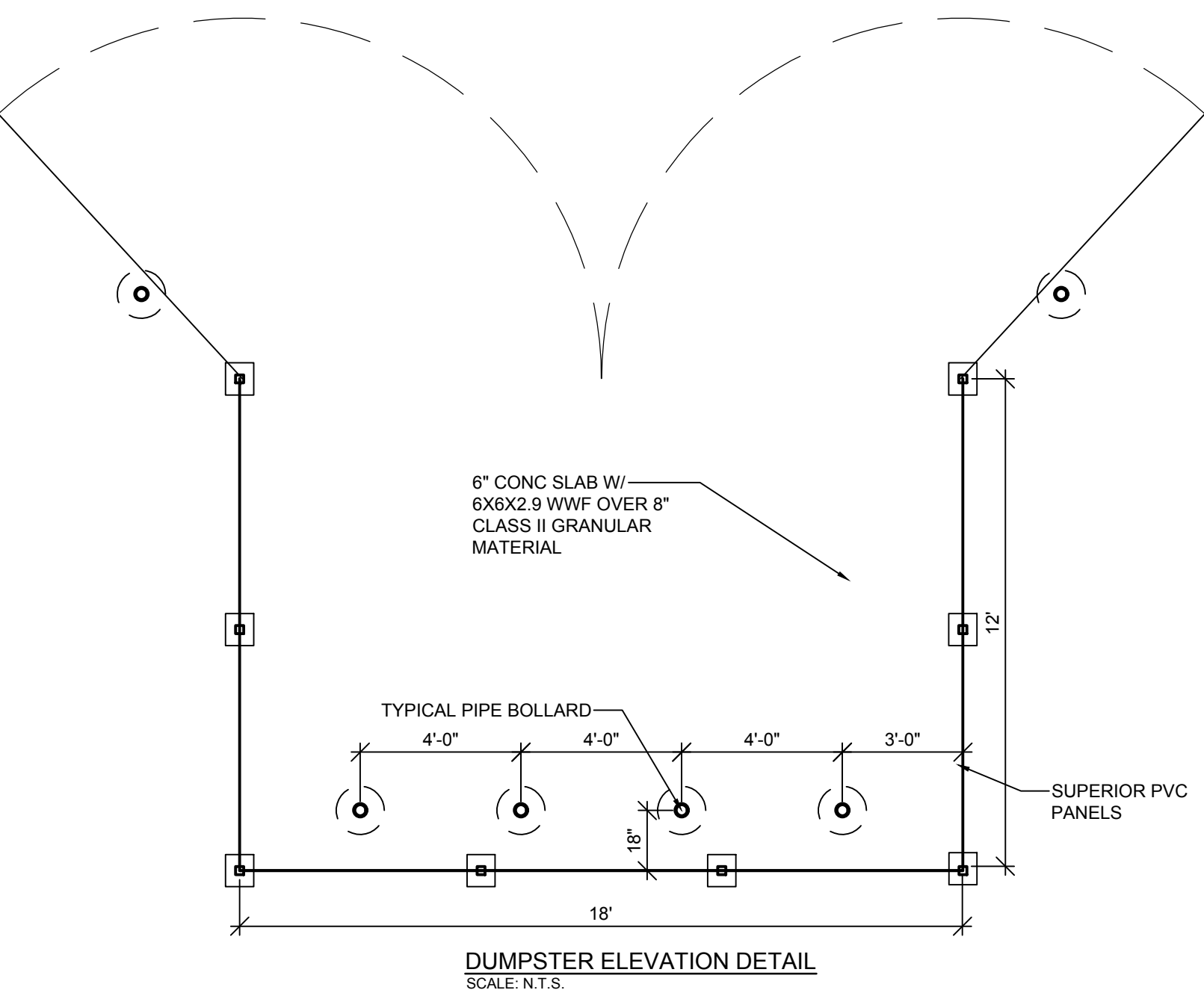
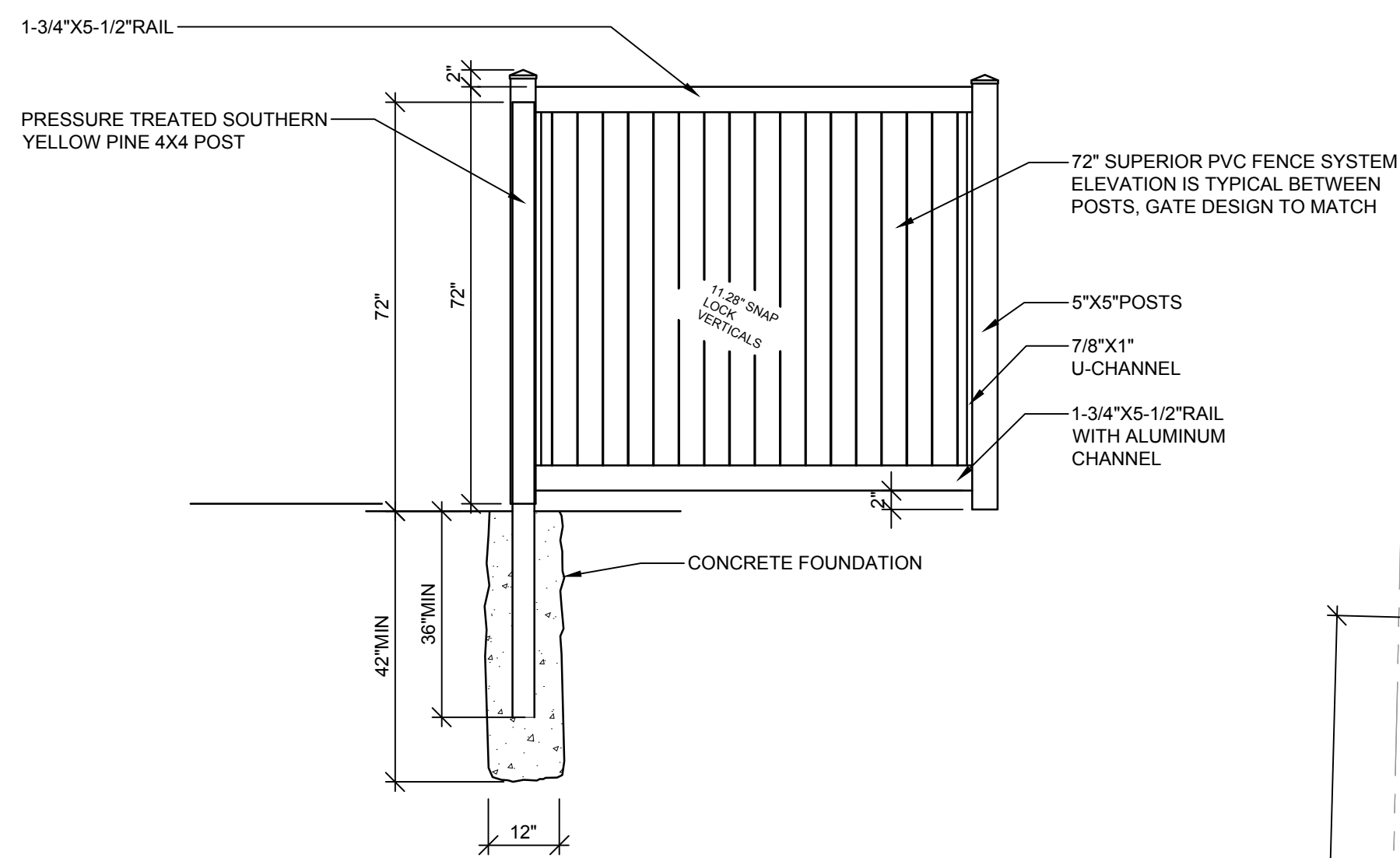
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DATE: SEPT 2022
 SCALE: 1" = 40'

EXISTING CONDITIONS AND SITE DEMOLITION

EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY. LIBER 1287, PAGE 1244
 EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY. LIBER 1287, PAGE 1247





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.
- NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-96 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 THM 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)
- 7P DENOTES RIPRAP. PLAIN. INSTALL RIPRAP. PLAIN AS DIRECTED BY THE ENGINEER IN THE FIELD. THE RIPRAP, PLAIN PAY ITEM SHALL INCLUDE A GEOTEXTILE UNDERLAYMENT.
- 8P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
- 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.
- 3S MP DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS, AT SLOPES GREATER THAN 1:3, AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION.

10-YR, 10-MIN. (T.O.C.) RAIN DEPTH x 6

WATERSHED CALCULATIONS			
STRUCTURE	DRAINAGE AREA (SFT)	DRAINAGE AREA (AC)	C VALUE
501	1607	0.38	0.70
502	11737	0.27	0.70
503	22980	0.54	0.70
504	27996	0.64	0.70
505	38051	0.87	0.70
506	0	0.00	0.70

PIPE SIZES			
PIPE	SLOPE	MIN Q	MAX Q
501-503	1.00%	1.32	12
502-503	0.50%	0.83	12
503-504	0.30%	0.47	18
504-505	0.20%	0.31	18
505-506	1.82%	9.30	18
506-507	3.85%	9.81	18

Q = A * C * I * S^{0.5}

WHERE:
 Q = AVAILABLE PIPE FLOW (CFS)
 A = PIPE AREA (SFT)
 C = MANNING'S COEFFICIENT (0.013)
 I = PIPE SLOPE (FT/FT)
 S = PIPE SLOPE (FT/FT)

West Pond		North Pond	
Total Area (SFT)	213	438	
Total Area (AC)	0.49	1.00	
Impervious Area (SFT)	134	314	
Impervious Area (AC)	0.30	0.70	
Permeable Area (SFT)	89	124	
Permeable Area (AC)	0.20	0.28	
C (Permeable)	0.2	0.2	
Hydraulically Engaged Area (SFT)	104	154	
Infiltration (CFS)	0.22	0.44	
Controlled Inflow (CFS)	0	0.00	
Total Q (CFS)	6.88	11.78	
2 Year Required Storage (CFT)	13.76	23.56	
100 Year Required Storage (CFT)	20.74	35.34	

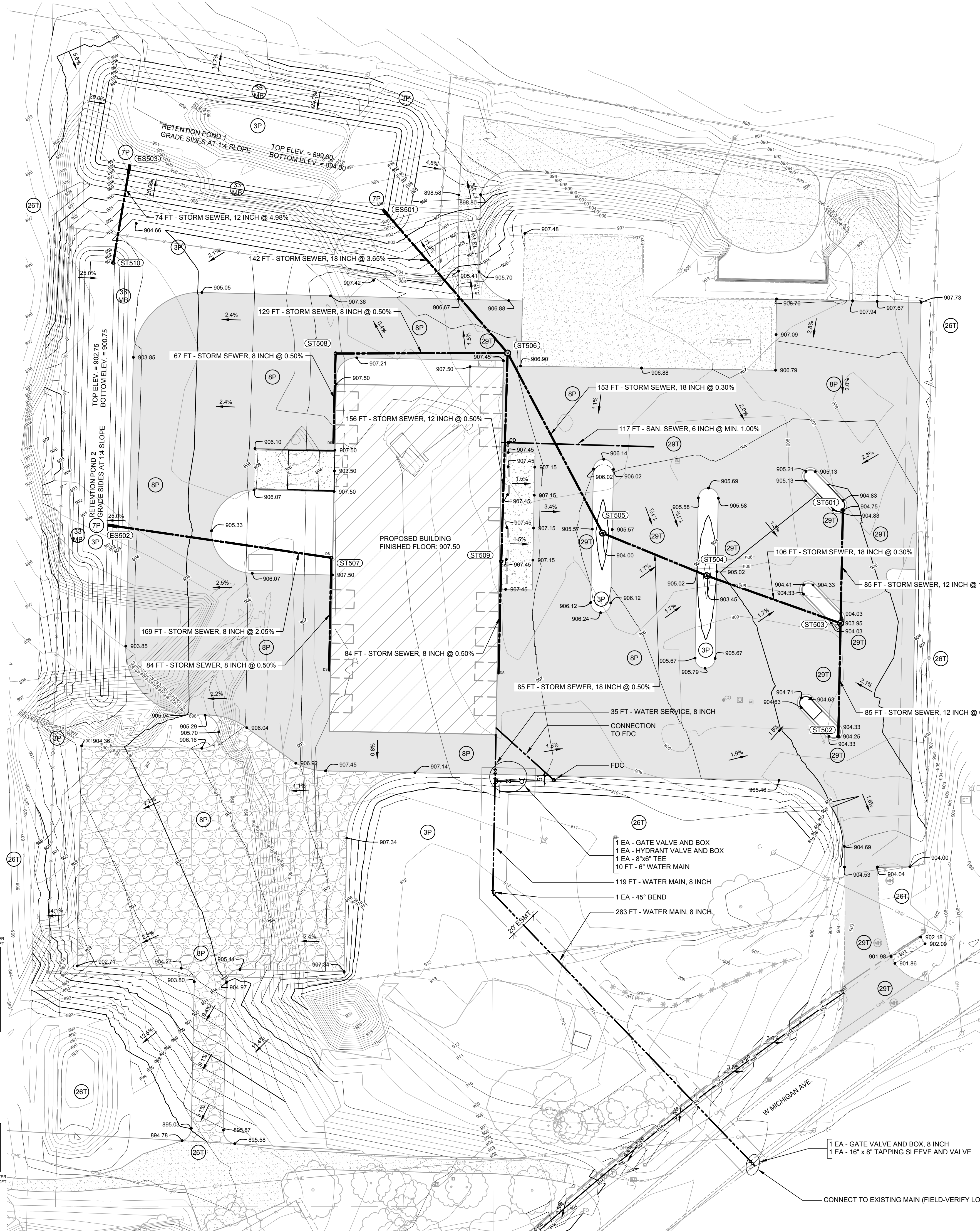
TOTAL STORMWATER VOLUME (FROM SURFACE RUNOFF AND WEST POND OUTFLOW)
 RUNOFF RATE FROM TRIBUTARY AREA + OUTFLOW FROM WEST POND
 OUTFLOW RATE FROM WEST POND (INFLOW MINUS INFILTRATION)
 TOTAL STORMWATER VOLUME
 RUNOFF RATE (Q = CIA)

100 Year Storm Design		WEST POND		NORTH POND	
Storm Duration	Hours	Intensity (INHR)	Pond Inflow (CFS)	Required Storage (CFT)	Pond Overflow (CFS)
Equation:	T	I	Q _{in} = C _{in} * I * A _{in}	V _{in} = Q _{in} * T * 1.49	Q _{out} = Q _{in} - Q _{inf}
15-min:	0.25	1.52	6.08	9.25	0.00
30-min:	0.5	2.18	4.36	10.27	0.00
45-min:	1	3.03	3.03	4.12	14.04
1-hr:	2	3.88	1.94	2.04	17.424
2-hr:	3	4.85	1.48	1.02	18.440
3-hr:	4	5.19	0.87	1.18	20.736
6-hr:	6	5.19	0.87	1.18	20.736
12-hr:	12	5.54	0.46	0.63	17.712
24-hr:	24	5.93	0.25	0.34	10.368

*THE WEST POND INCLUDES A STORM MANHOLE WITH AN OPEN GRATE AT AN ELEVATION OF ONE FOOT BELOW THE TOP OF POND TO PROVIDE THE NECESSARY FREEBOARD. THE TOTAL VOLUME BETWEEN THIS GRATE AND THE POND BOTTOM IS 12,790 CFT. ALL REMAINING INFLOW TO THE WEST POND OVERFLOWS INTO A PIPE WHICH OUTLETS TO THE NORTH POND.

WEST POND STAGE STORAGE TABLE			
ELEV	AREA (sq. ft.)	DEPT H (ft.)	AVG END INC. VOL (cu. ft.)
900.75	3,537.93	N/A	N/A
901.00	4,187.29	0.24	927.03
902.00	6,955.15	1.00	5571.22
903.00	9,823.47	1.00	8389.31
903.75	12,010.71	0.74	9078.85

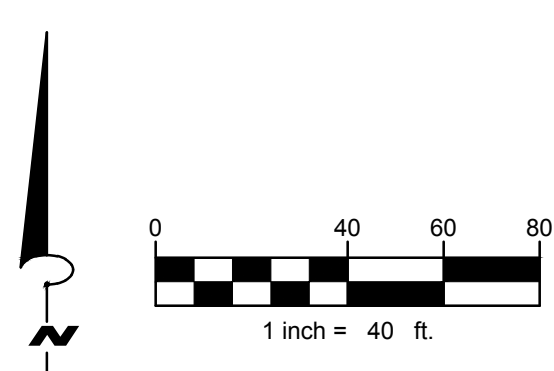
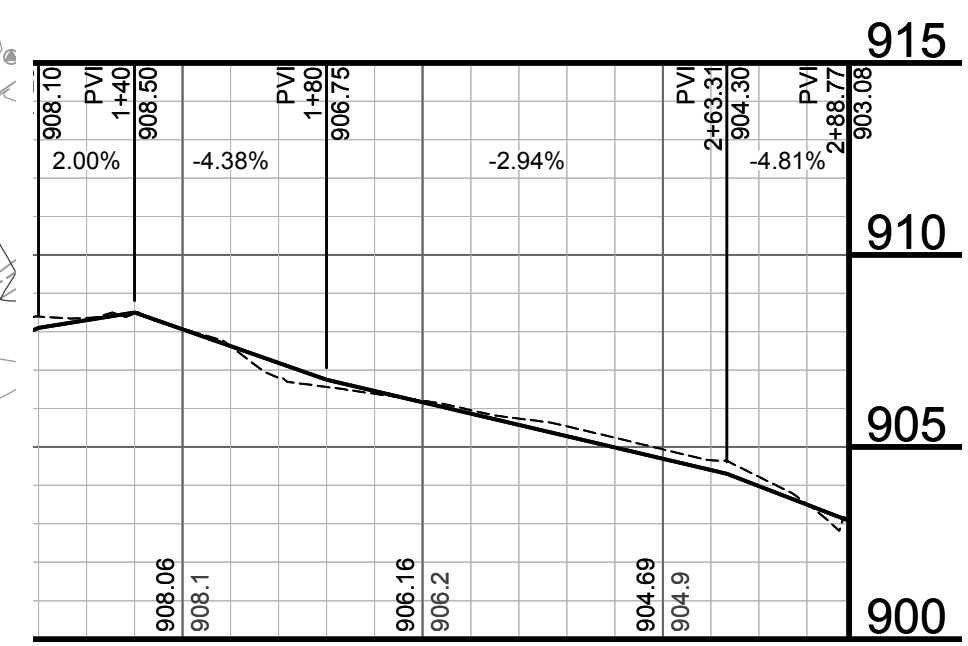
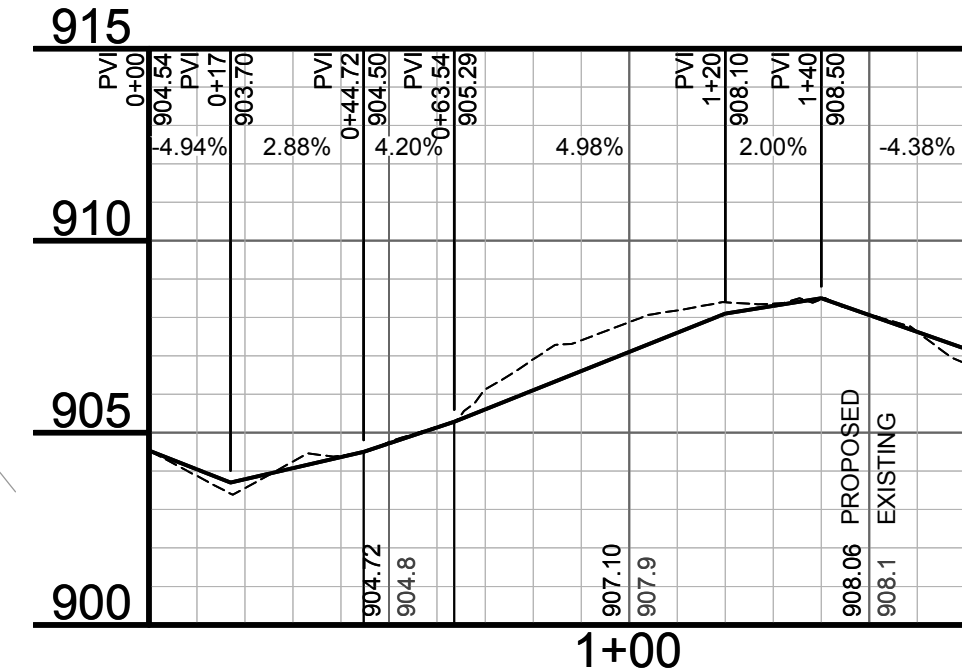
NORTH POND STAGE STORAGE TABLE			
ELEV	AREA (sq. ft.)	DEPT H (ft.)	AVG END INC. VOL (cu. ft.)
894.00	12,488.29	N/A	N/A
895.00	14,099.89	1.00	13593.99
896.00	17,029.49	1.00	19864.59
897.00	19,459.37	1.00	18244.43
898.00	21,989.37	1.00	20724.37
899.00	24,619.50	1.00	23004.44



- STORM STRUCTURES**
- ESS01 18 INCH CONC END SECTION INV. 894.05 - 18" SE
 - ESS02 12 INCH CONC END SECTION INV. 901.05 - 8" E
 - ESS03 12 INCH CONC END SECTION INV. 894.05 - 12" S
 - ST501 DR STRUCTURE, 24 INCH DIA RIM 904.75 INV. 901.75 - 12" S
 - ST502 DR STRUCTURE, 24 INCH DIA RIM 904.25 INV. 901.25 - 12" N
 - ST503 DR STRUCTURE, 48 INCH DIA RIM 903.95 INV. 900.95 - 12" N
 - ST504 DR STRUCTURE, 48 INCH DIA RIM 903.45 INV. 900.45 - 18" E
 - ST505 DR STRUCTURE, 48 INCH DIA RIM 904.00 INV. 899.79 - 18" E
 - ST506 DR STRUCTURE, 48 INCH DIA RIM 907.30 INV. 899.33 - 18" SE
 - ST507 DR STRUCTURE, 24 INCH DIA RIM 907.47 INV. 904.08 - 8" S
 - ST508 DR STRUCTURE, 24 INCH DIA RIM 907.28 INV. 904.16 - 8" S
 - ST509 DR STRUCTURE, 24 INCH DIA RIM 907.49 INV. 903.98 - 12" N
 - ST510 DR STRUCTURE, 24 INCH DIA RIM 902.75 INV. 897.75 - 12" N

SANITARY SERVICE REMOVAL NOTE:
 CUT EXISTING SEWER SERVICE LINE TO BE ABANDONED WITHIN 5 FEET OF SEWER LINE OR STRUCTURE AND CAP WITH GASKETED OR SOLVENT WELDED FITTING.

WEST SIDEWALK PROFILE



WIGHTMAN
 433 E. RANSOM ST.
 KALAMAZOO, MI 49007
 269.327.3532
 www.gowightman.com

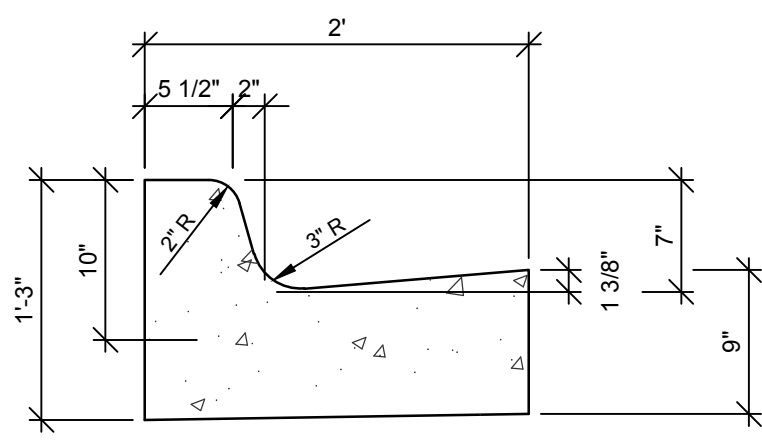
PROJECT NAME:
TAPLIN FACILITY
 5070 W MICHIGAN AVE.
 KALAMAZOO, MI 49006

GLAS ASSOCIATES
 339 STADIUM DR.
 KALAMAZOO, MI 49009

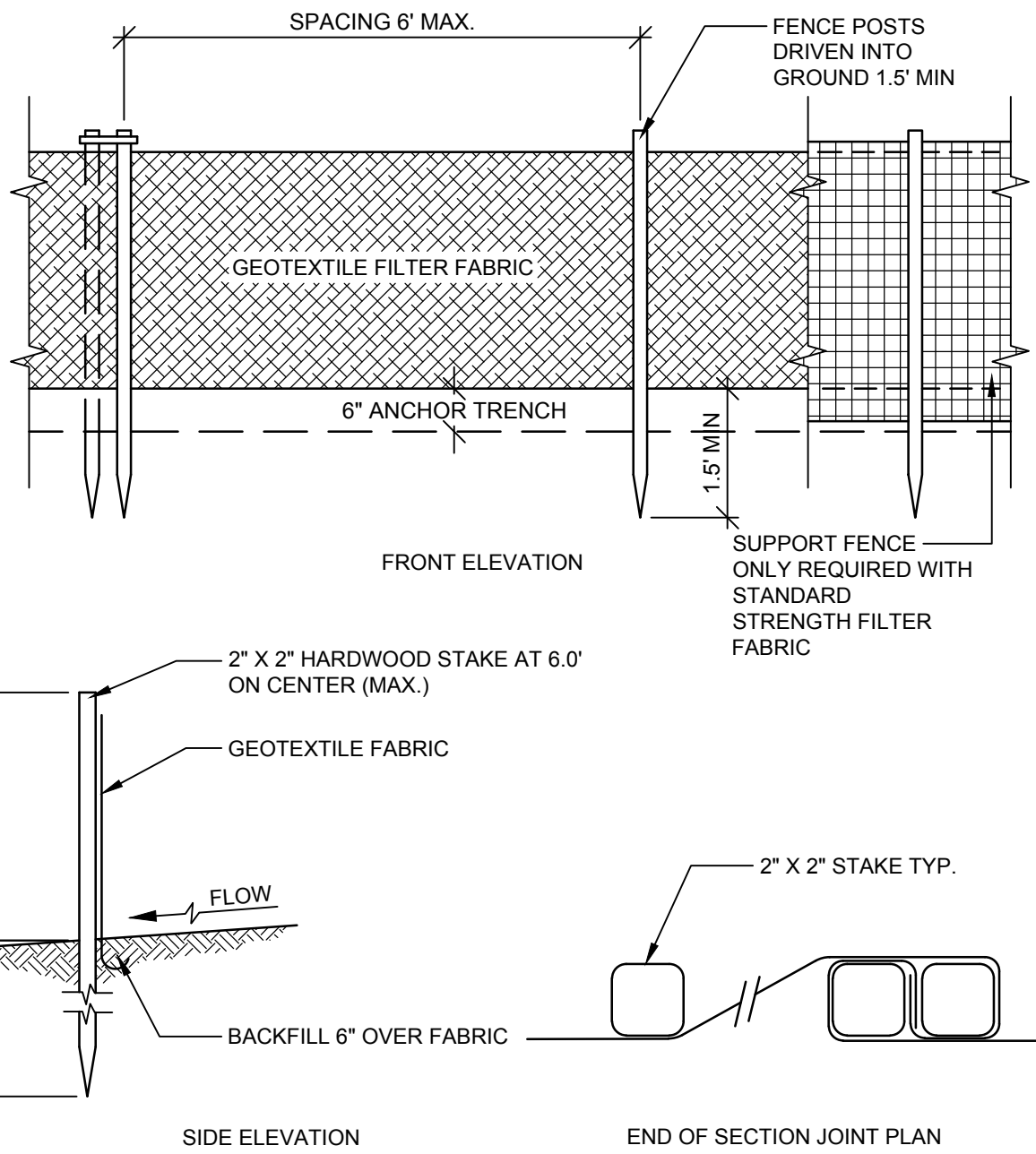
- 03/11/21/2022 PDS REVISION PER SITE PLAN REVIEW
- 02/10/25/2022 PDS ISSUED FOR SITE PLAN APPROVAL
- 01/09/27/2022 PDS ISSUED FOR TOWNSHIP REVIEW

REVISIONS
 DATE: SEPT 2022
 SCALE: 1" = 40'H, 5V

SITE GRADING, UTILITIES, AND SESC PLAN
 JOB No. 224246
04



CURB & GUTTER - DETAIL C4 MODIFIED

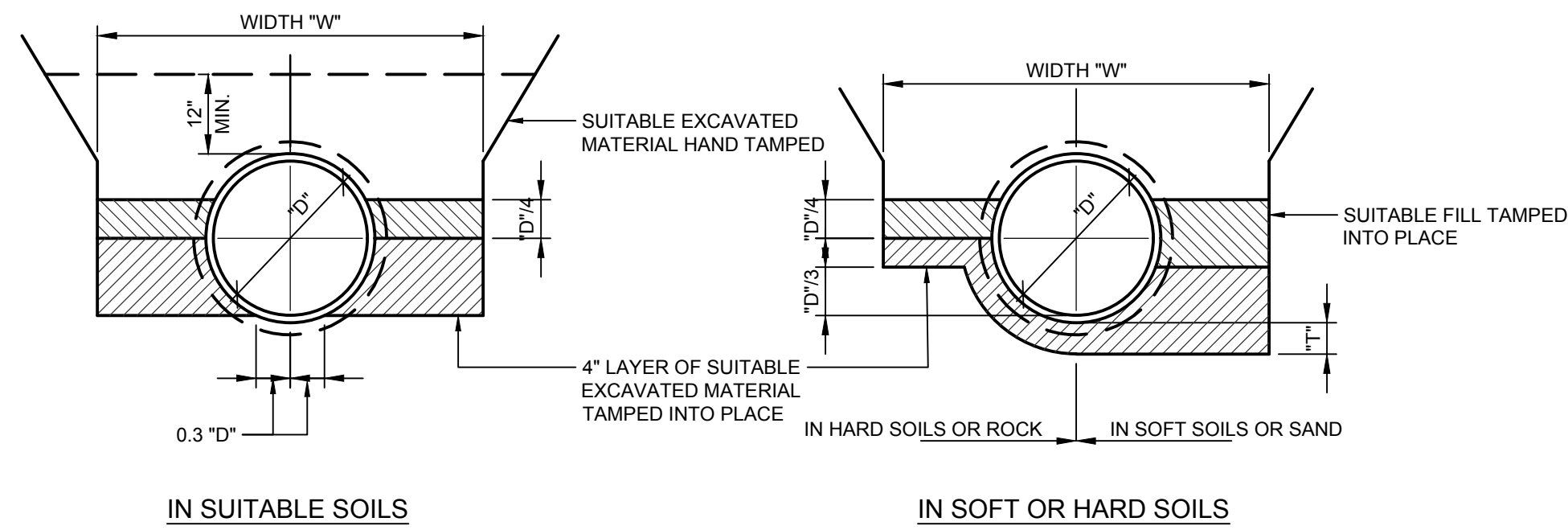


SEDIMENT CONTROL FENCE
SCALE: NONE

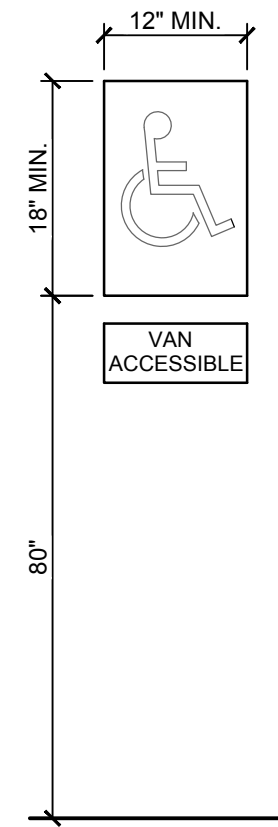
SILT FENCE NOTES

1. THE HEIGHT OF SILT FENCE SHALL NOT EXCEED 36 INCHES ABOVE GROUND.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH.
7. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
8. WHEN EXTRA STRENGTH FILTER FABRIC IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
13. SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

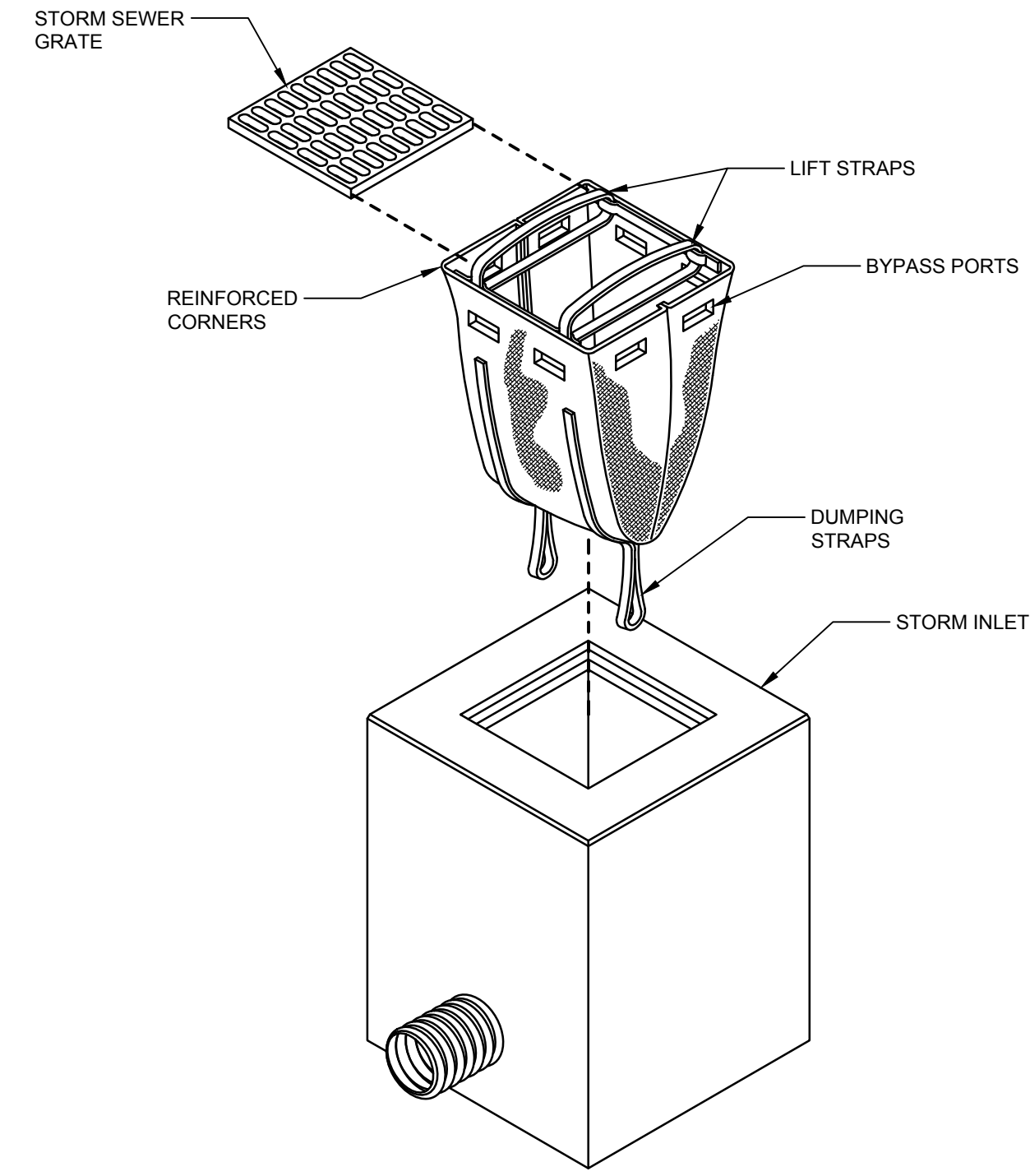
NOTE: PIPE SHALL BE FIRMLY BEDDED ON UN-DISTURBED SOIL AS SHOWN IN LEFT SECTION. IN THE EVENT THE SOIL CAN NOT BE SHAPED, OR THE CONTRACTOR PREFERS, THE TRENCH SHALL BE EXCAVATED TO A GREATER DEPTH AND BACKFILLED WITH SELECTED FILL AND COMPACTED AS SHOWN IN RIGHT SECTION. IN ALL CASES BELL HOLES SHALL BE PROVIDED SO THAT BELL SUPPORTS NO WEIGHT.



TYPICAL TRENCH, PIPE LAYING AND BEDDING DETAILS

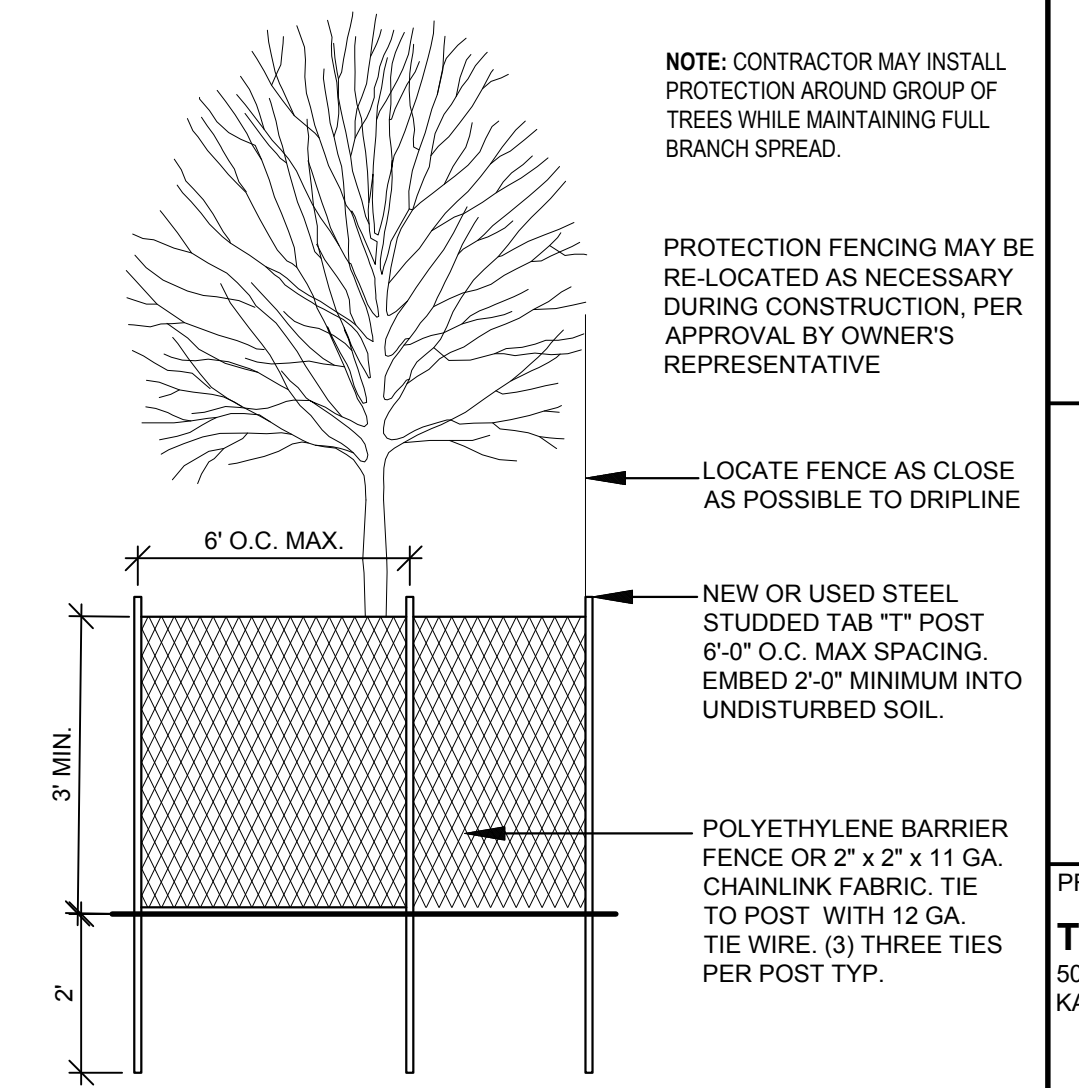


WALL-MOUNTED BARRIER-FREE SIGN DETAIL

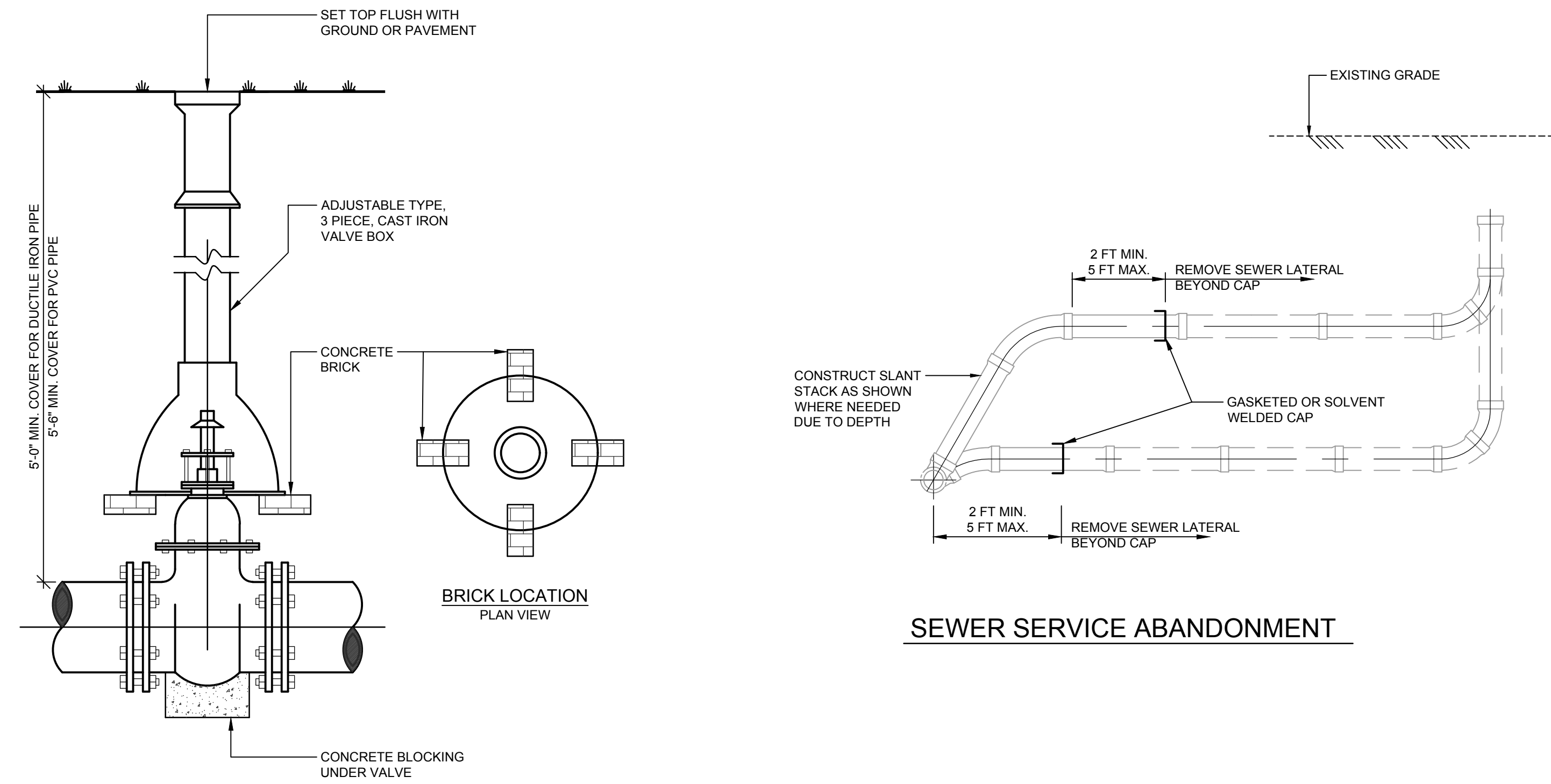


NOTES:
REMOVE INLET PROTECTION WHEN THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.

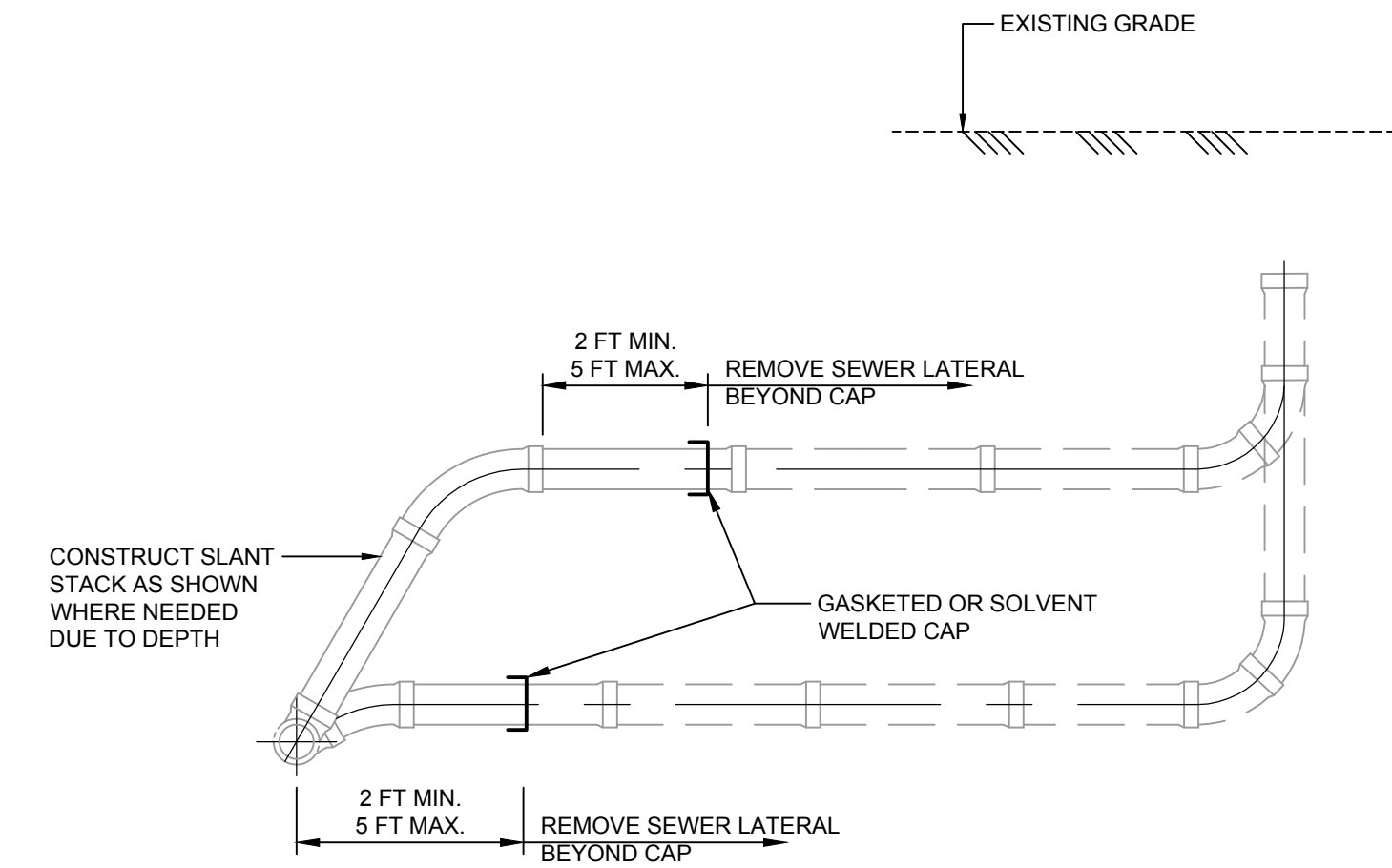
INLET PROTECTION DETAIL
SCALE: NONE



TREE PROTECTION FENCE
SCALE: NONE



TYPICAL GATE VALVE & VALVE BOX



SEWER SERVICE ABANDONMENT

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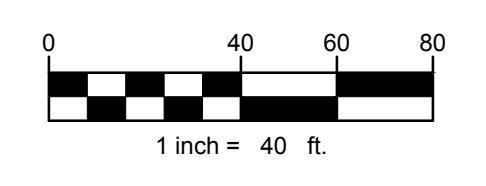
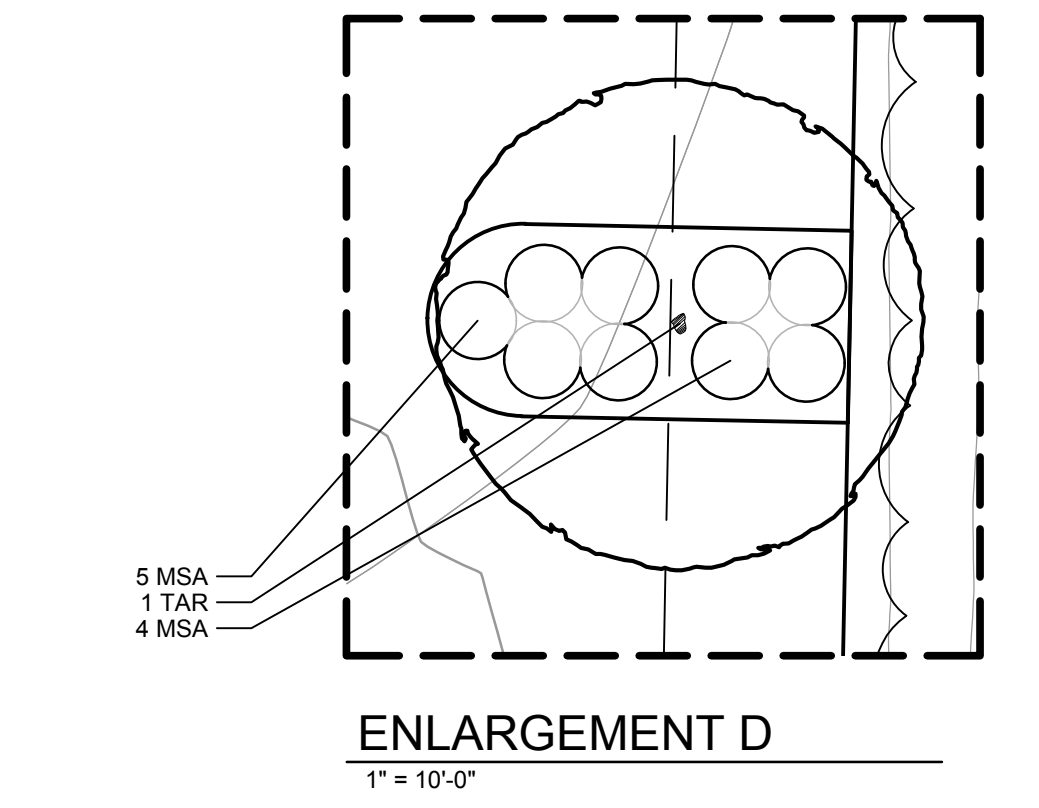
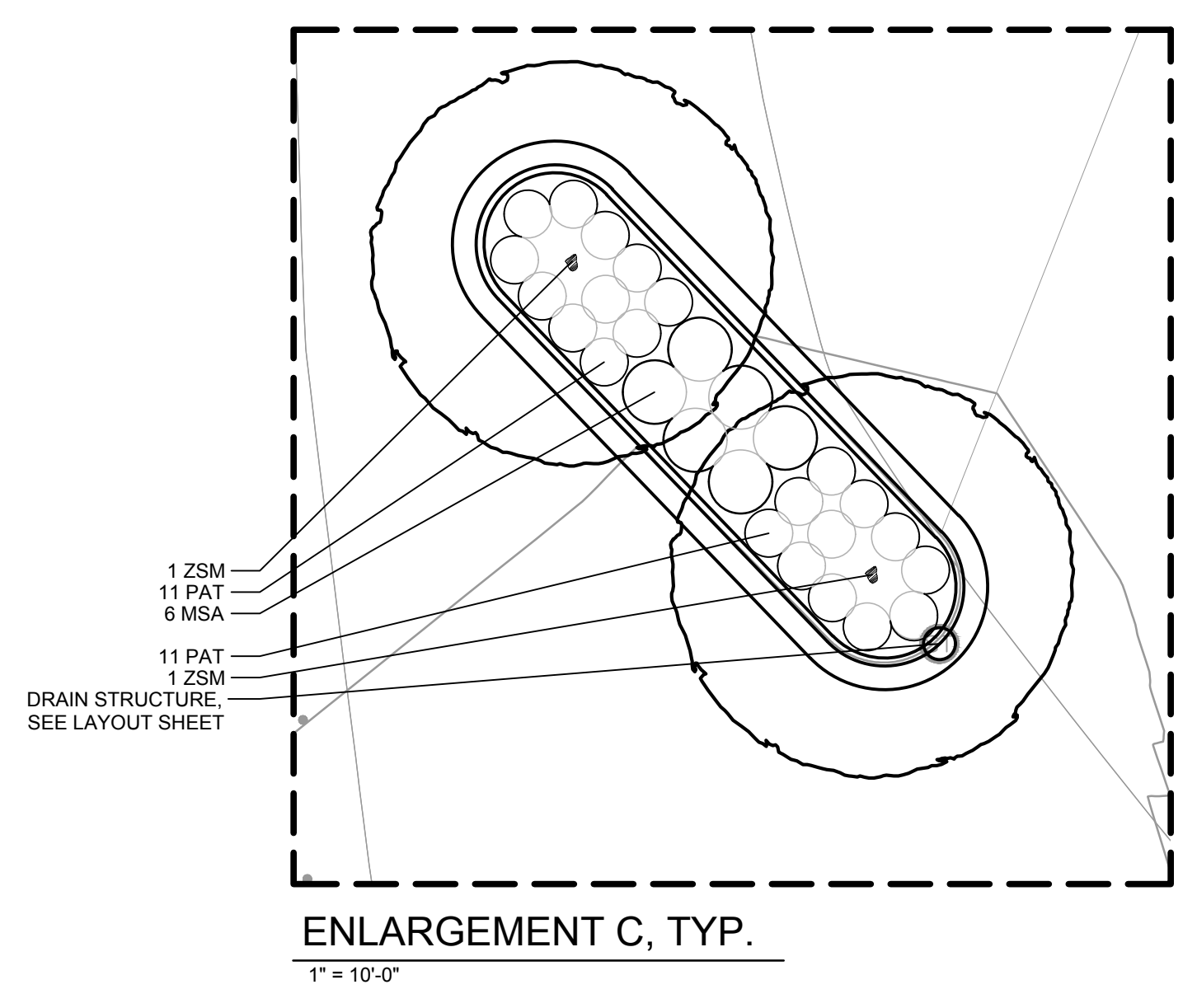
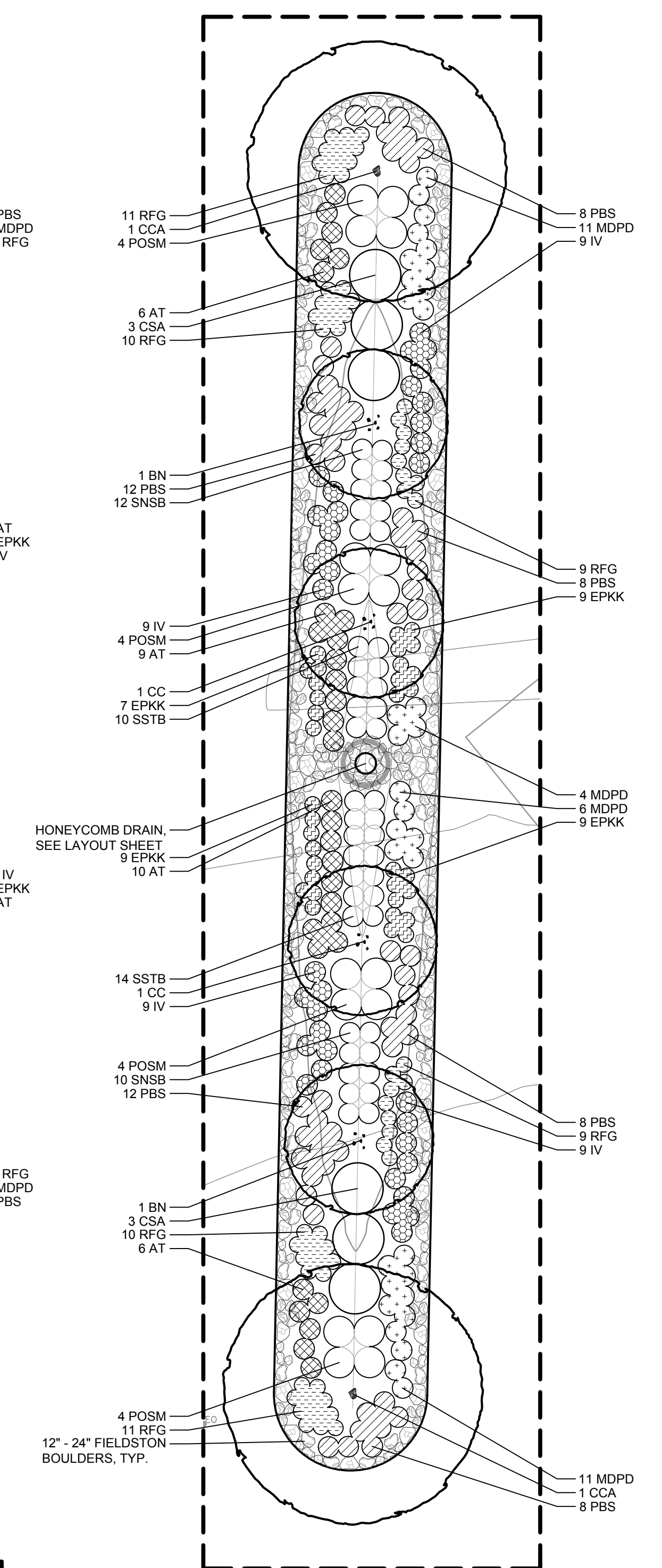
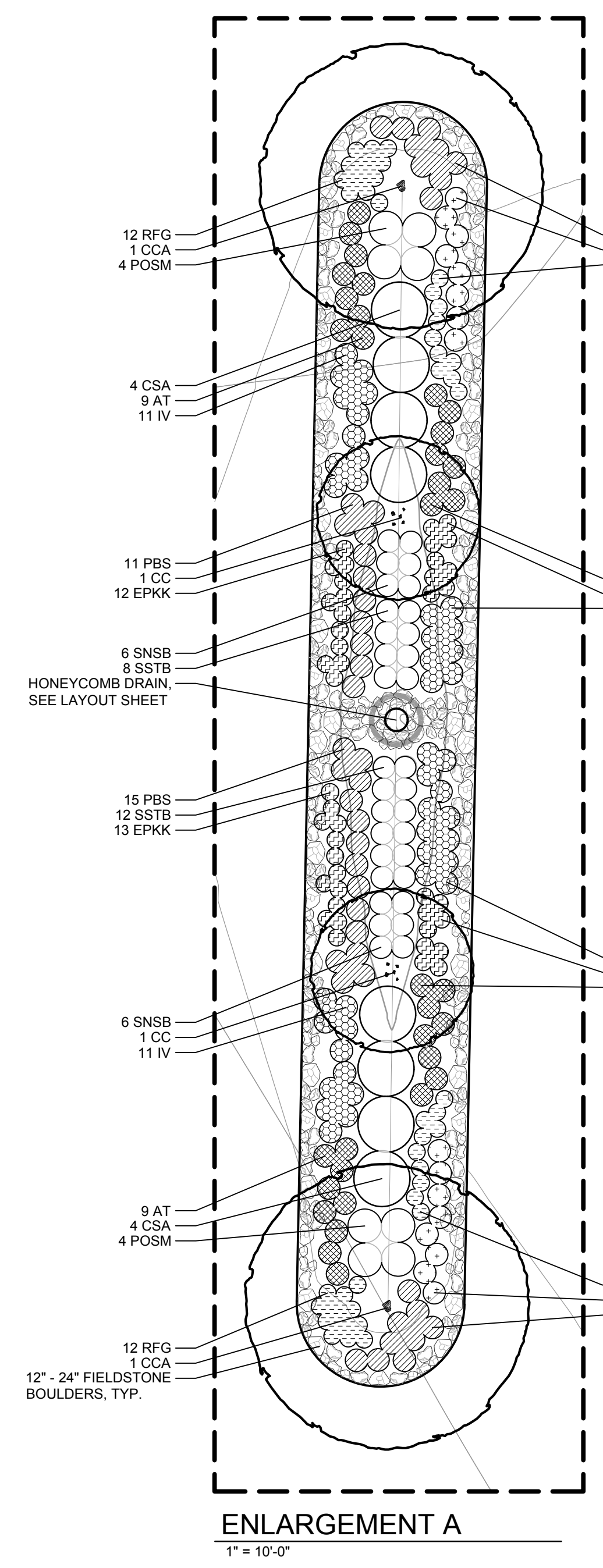
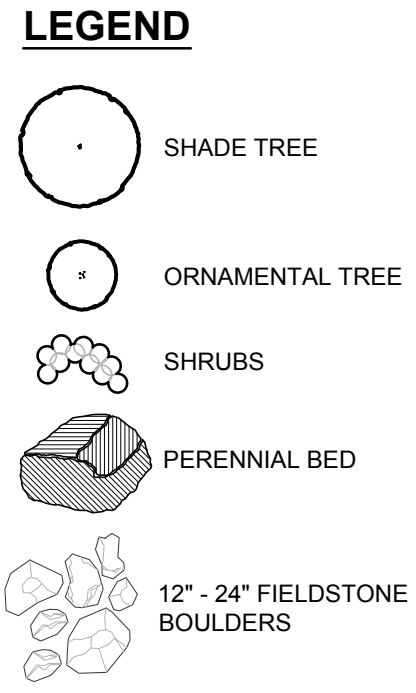
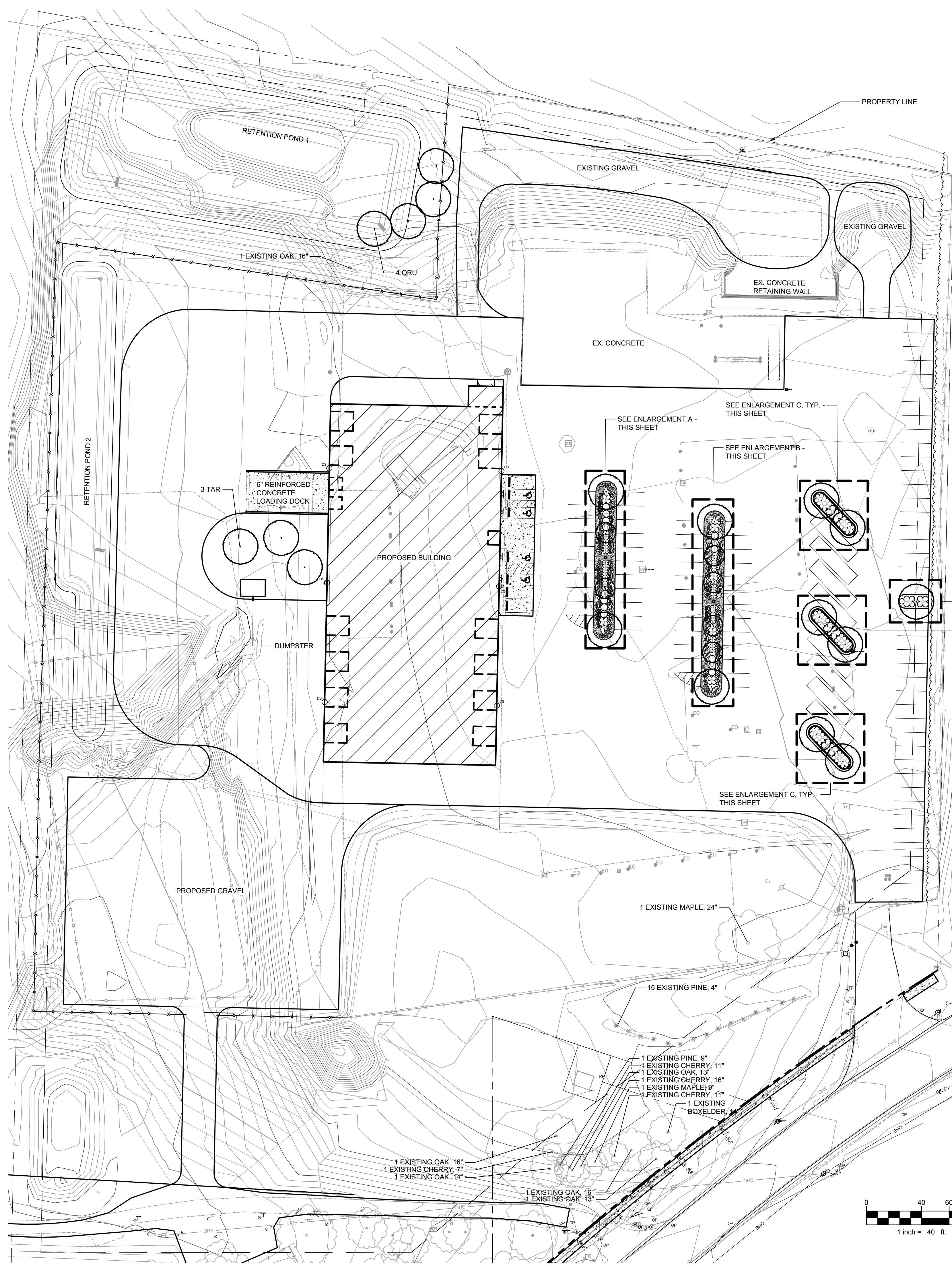
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SCALE:

DETAIL SHEET



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WIGHTMAN

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

PROJECT NAME:
TAPLIN FACILITY
5070 W MICHIGAN AVE.
KALAMAZOO, MI 49006

GLAS ASSOCIATES
339 STADIUM DR.
KALAMAZOO, MI 49009

NOTES

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES CONTRACTOR MUST CALL 811 FOR UTILITY LOCATIONS THREE DAYS PRIOR TO DIGGING.
- LANDSCAPE BEDS TO RECEIVE 4" SHREDDED HARDWOOD BARK. APPLY PRE-EMERGENT HERBICIDE TO ALL LANDSCAPE BEDS.
- PLANTING MIX TO BE A 12" MINIMUM DEPTH IN ALL PLANTING BEDS.
- PLANT TREES SO THAT TOP OF ROOTBALL IS EVEN WITH THE FINISHED GRADE. FOR BACKFILL AREAS, PLANT BALL UP TO 3" HIGH TO ALLOW FOR SETTLING. ALL TREE WRAP/TWINE ETC TO BE REMOVED FROM TREE IN ONE YEAR AS PART OF MAINTENANCE.
- ALL AREAS OF THE SITE NOT DESIGNATED AS PAVED OR LANDSCAPE BED TO BE PLANTED IN TURFGRASS. REWORK ANY AREAS OF EXISTING TURFGRASS TO A FULL STAND. SEED MIXTURE SHALL BE 40% CREEPING RED FESCUE, 30% PERENNIAL RYEGRASS AND 30% 99/85 KENTUCKY BLUEGRASS OR APPROVED EQUAL. ALL LAWN AREAS TO RECEIVE 3" OF TOPSOIL.
- ALL LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE.
- LANDSCAPE ARCHITECT TO REVIEW ALL TREES EITHER IN THE NURSERIES OR VIA PHOTOGRAPHS OF EACH PLANT. CONTRACTOR TO COORDINATE.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

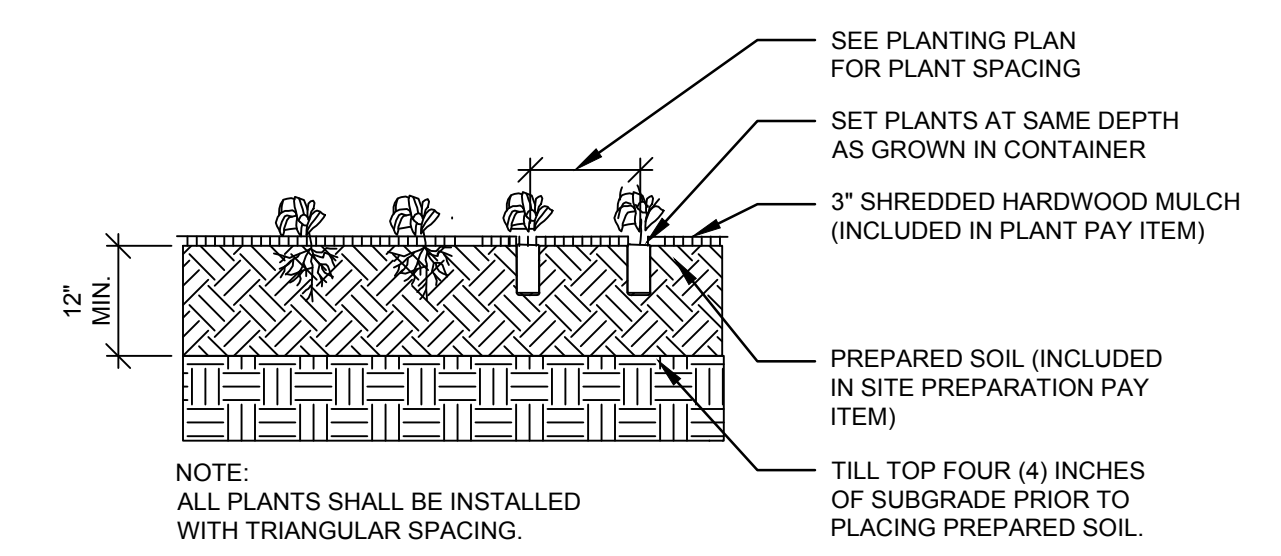
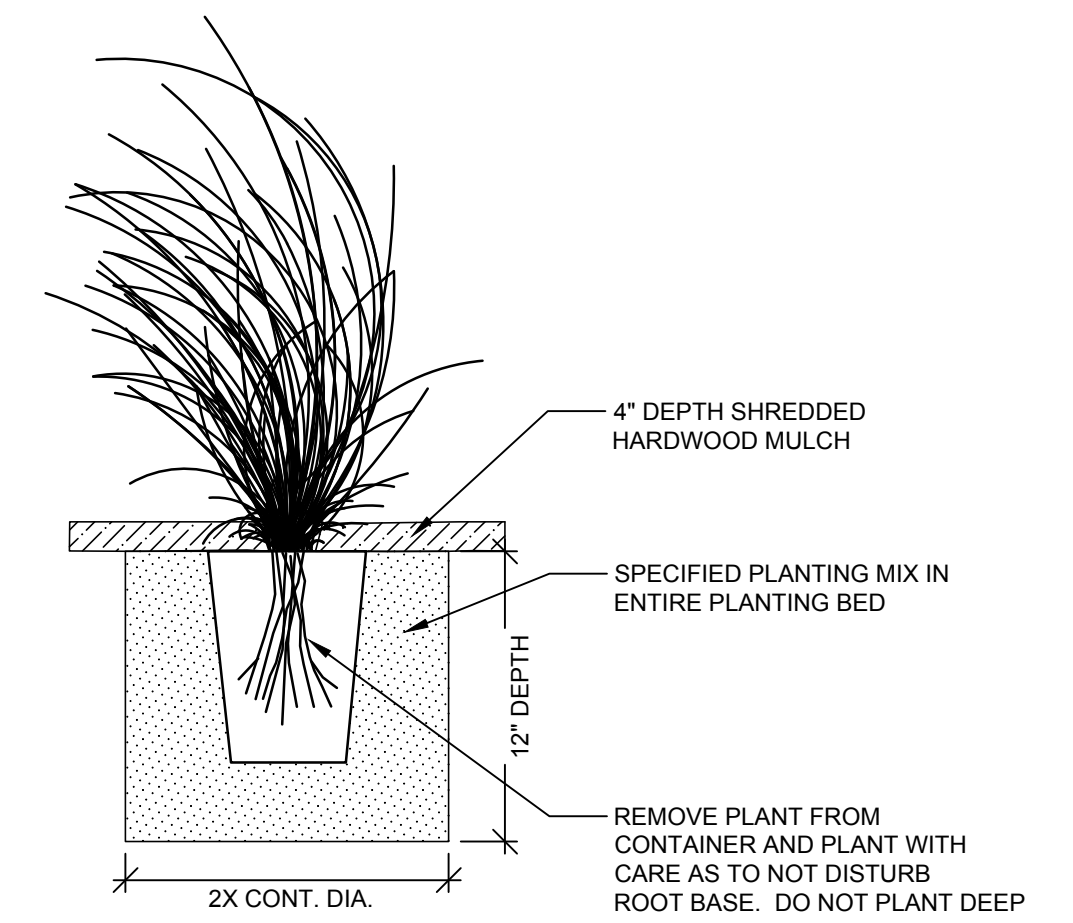
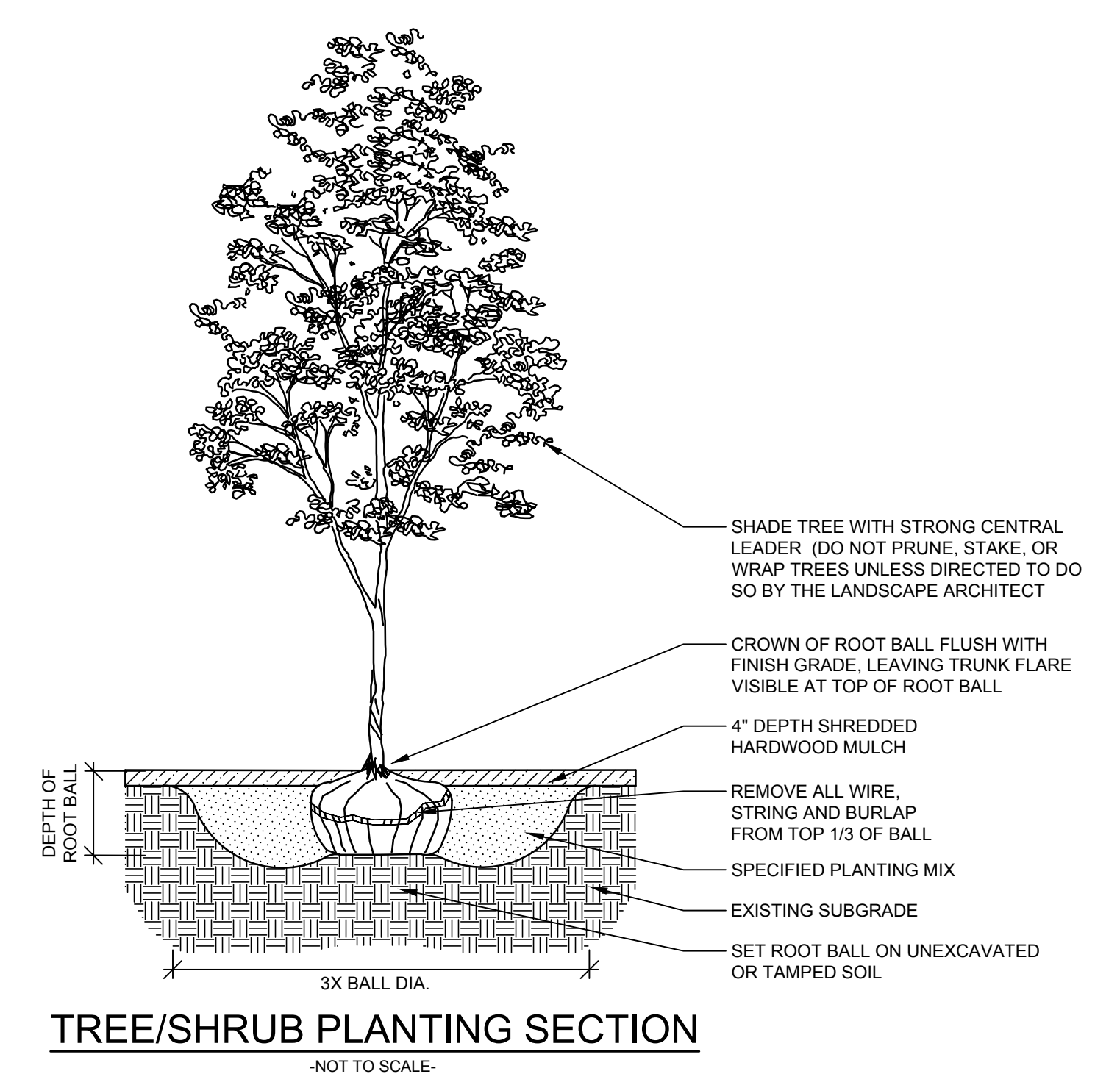
TREE PRESERVATION CREDITS

DIAMETER OF TREE	NUMBER OF TREES CREDITED	NUMBER OF EXISTING TREES	SUBTOTAL OF TREES CREDITED
Greater than 24"	4	1	4
12" - 24"	3	8	24
8" - 11.9"	2	4	8
2" - 7.9"	1	16	16
		TOTAL NUMBER OF TREES CREDITED:	52

PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	ROOT	REMARKS
SHADE TREES							
CCA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	2"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
QRU	QUERCUS RUBRA	NORTHERN RED OAK	4	2"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	4	2"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
ZSM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	6	2"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
ORNAMENTAL TREES							
BN	BETULA NIGRA	RIVER BIRCH	2		8/10'	B&B	MULTI-STEM, 4-5 STEMS MINIMUM
CC	CERCIS CANADENSIS	EASTERN REDBUD	4		8/10'	B&B	MULTI-STEM, 4-5 STEMS MINIMUM
SHRUBS							
CSA	CORNUS SERICEA 'ALLEMANS'	ALLEMAN'S RED TWIG DOGWOOD	14		24"	3 gal	5'-0" ON CENTER
POSM	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	24		24"	3 gal	3'-0" ON CENTER
GRASSES							
SNSB	SORGHASTRUM NUTANS 'SIOUX BLUE'	SIOUX BLUE INDIAN GRASS	34			1 gal	2'-0" ON CENTER
SSTB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	44			1 gal	2'-0" ON CENTER
MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN EULALIA GRASS	27			1 gal	4'-0" ON CENTER
PERENNIALS							
AT	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	65			1 gal	2'-0" ON CENTER
EPKK	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	77			1 gal	1'-6" ON CENTER
IV	IRIS VERSICOLOR	BLUE FLAG IRIS	78			1 gal	2'-0" ON CENTER
MDPD	MONARDA DIDYMA 'PETITE DELIGHT'	PETITE DELIGHT BEE BALM	48			1 gal	2'-0" ON CENTER
PBS	PERSICARIA BISTORTA 'SUPERBA'	BISTORT	112			1 gal	2'-0" ON CENTER
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	92			1 gal	1'-6" ON CENTER
PAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	66			1 gal	3'-0" ON CENTER



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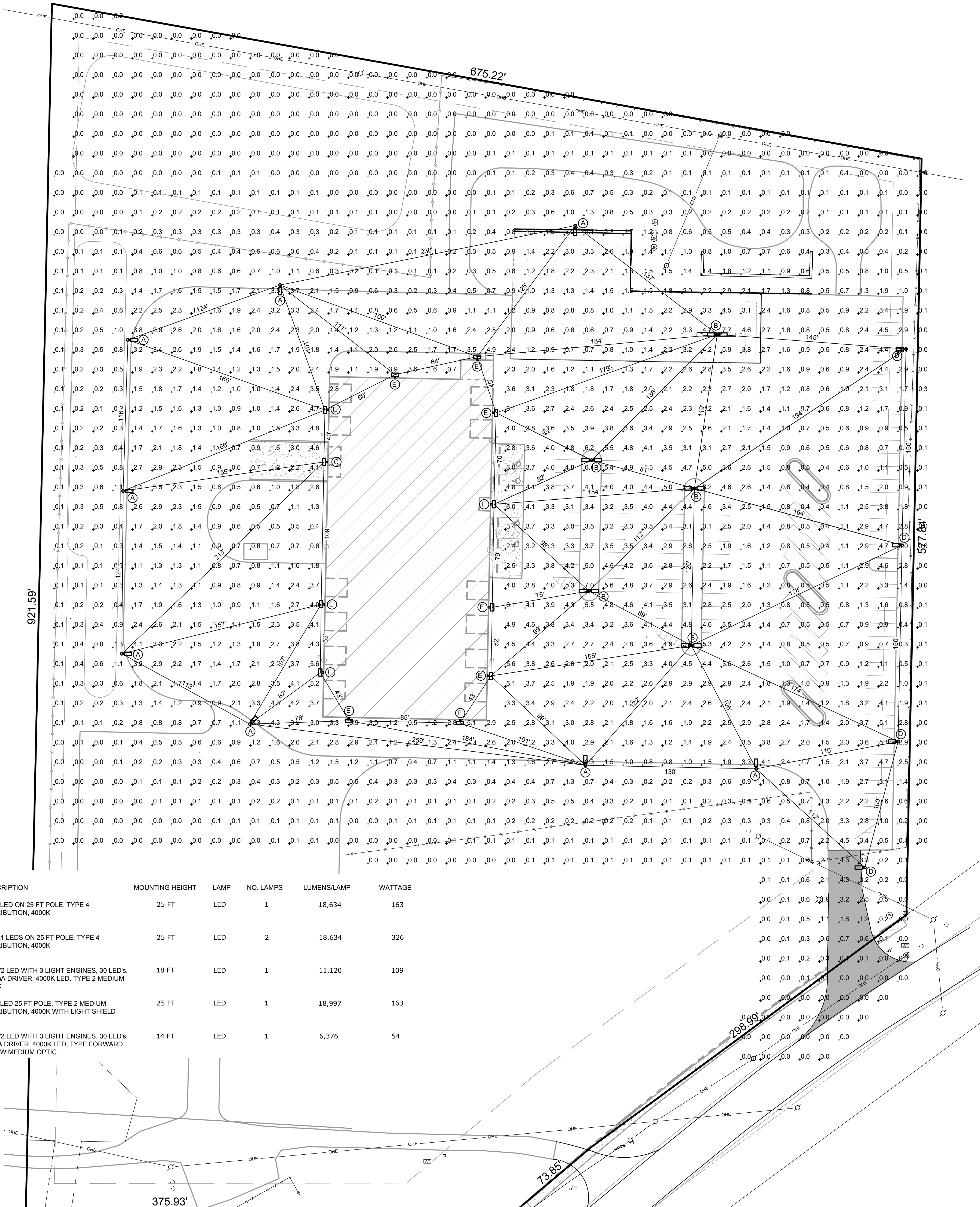
02/10/25/2022 PDS
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LANDSCAPE DETAILS,
SCHEDULE AND
CALCULATIONS



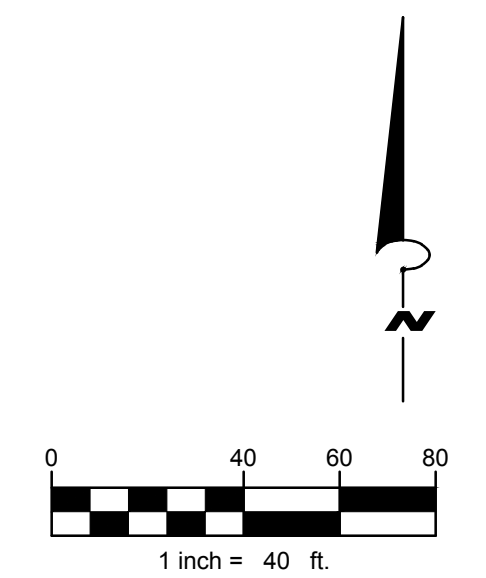
EXTERIOR LIGHTING SCHEDULE

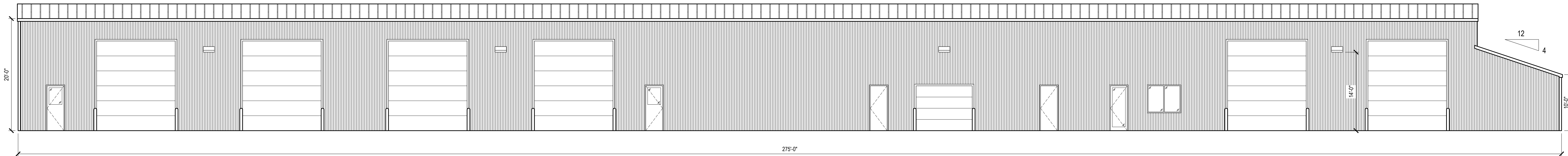
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NO.	DESCRIPTION	MOUNTING HEIGHT	LAMP	NO. LAMPS	LUMENS/LAMP	WATTAGE
	A	8	LITHONIA LIGHTING	DSX1 LED P6 40K T4M MVOLT SPA DDBLXD W/SSS 25 4C DM19AS DDBXD	DSX1 LED ON 25 FT POLE, TYPE 4 DISTRIBUTION, 4000K	25 FT	LED	1	18,634	163
	B	5	LITHONIA LIGHTING	(2) DSX1 LED P6 40K T4M MVOLT SPA DDBLXD W/ (1) SSS 25 4C DM28AS DDBXD	2 DSX1 LED ON 25 FT POLE, TYPE 4 DISTRIBUTION, 4000K	25 FT	LED	2	18,634	326
	C	1	LITHONIA LIGHTING	DSXW2 LED 30C 1000 40K TFTM MVOLT DDBLXD	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE 2 MEDIUM OPTIC	18 FT	LED	1	11,120	109
	D	4	LITHONIA LIGHTING	DSX1 LED P6 40K BLC MVOLT SPA DDBLXD W/SSS 25 4C DM19AS DDBXD	DSX1 LED 25 FT POLE, TYPE 2 MEDIUM DISTRIBUTION, 4000K WITH LIGHT SHIELD	25 FT	LED	1	18,997	163
	E	11	LITHONIA LIGHTING	DSXW2 LED 30C 530 40K TFTM MVOLT DDBLXD	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 530mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	14 FT	LED	1	6,376	54

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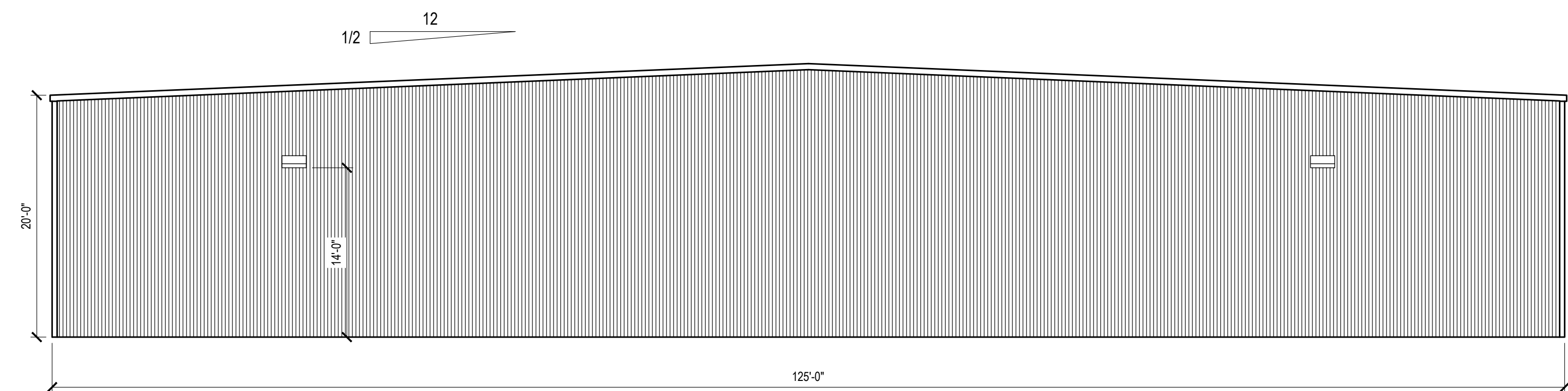
LIGHTING PLAN





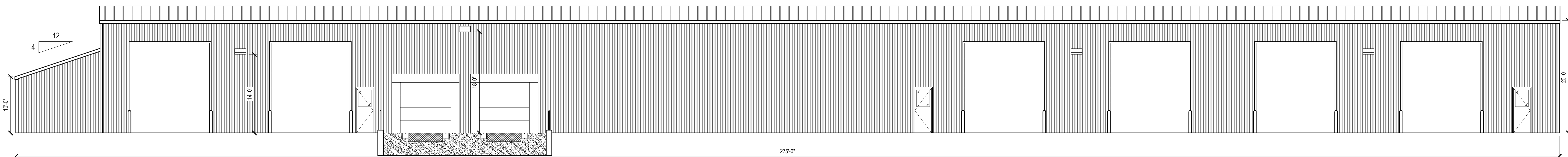
EAST ELEVATION

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



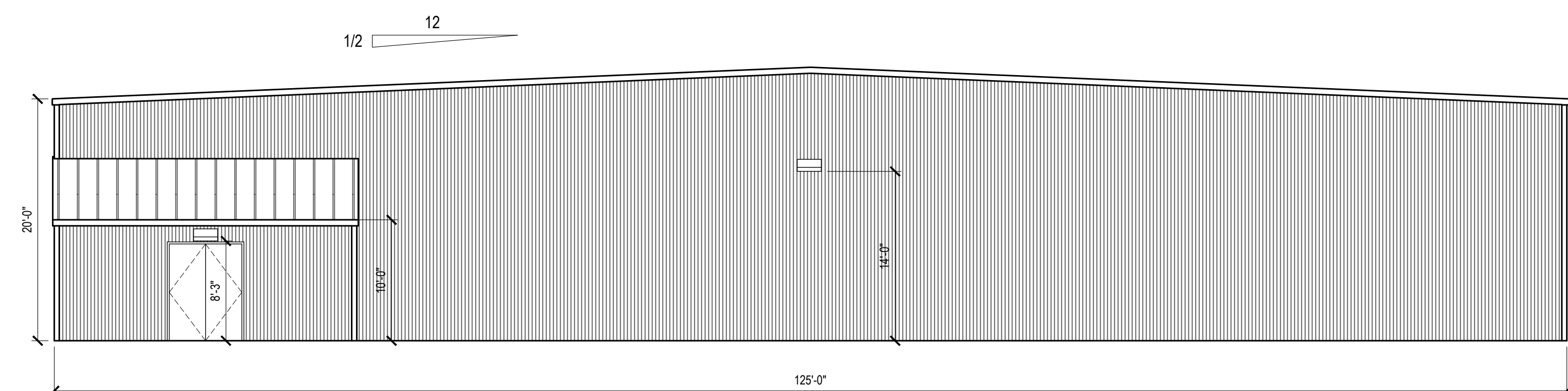
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

EXTERIOR FINISHES:

- ROOF:
METAL STANDING SEAM ROOF - GALVALUME
- GUTTERS/DOWN SPOUTS:
METAL BOX GUTTERS AND DOWNSPOUTS - SLATE GRAY
- FASCIA:
METAL FASCIA - SLATE GRAY
- SIDING:
METAL VERTICAL PBR PANEL - SLATE GRAY
- WINDOW FRAMES:
ALUMINUM TUBELITE - BLACK
- CORNER TRIM:
METAL CORNERS - SLATE GRAY
- RAILINGS:
HEIGHT: 36"
POSTS: WOOD 4x4
SPINDLE: WOOD 1" SQUARE
- SERVICE DOOR(S):
HOLLOW METAL FRAMES AND DOORS - SLATE GRAY
- GARAGE DOOR(S):
STEEL OVERHEAD SECTIONAL DOORS - WHITE

TAPLIN SHOP

WEST MICHIGAN AVENUE
KALAMAZOO, MICHIGAN 49009

GlasAssociates

CUSTOM HOME DESIGNERS/BUILDERS
COMMERCIAL CONTRACTING
6339 STADIUM DR., KALAMAZOO, MI 49009
PH: (269)353-7737 FAX: (269)353-7316 GLASASSOCIATES.COM

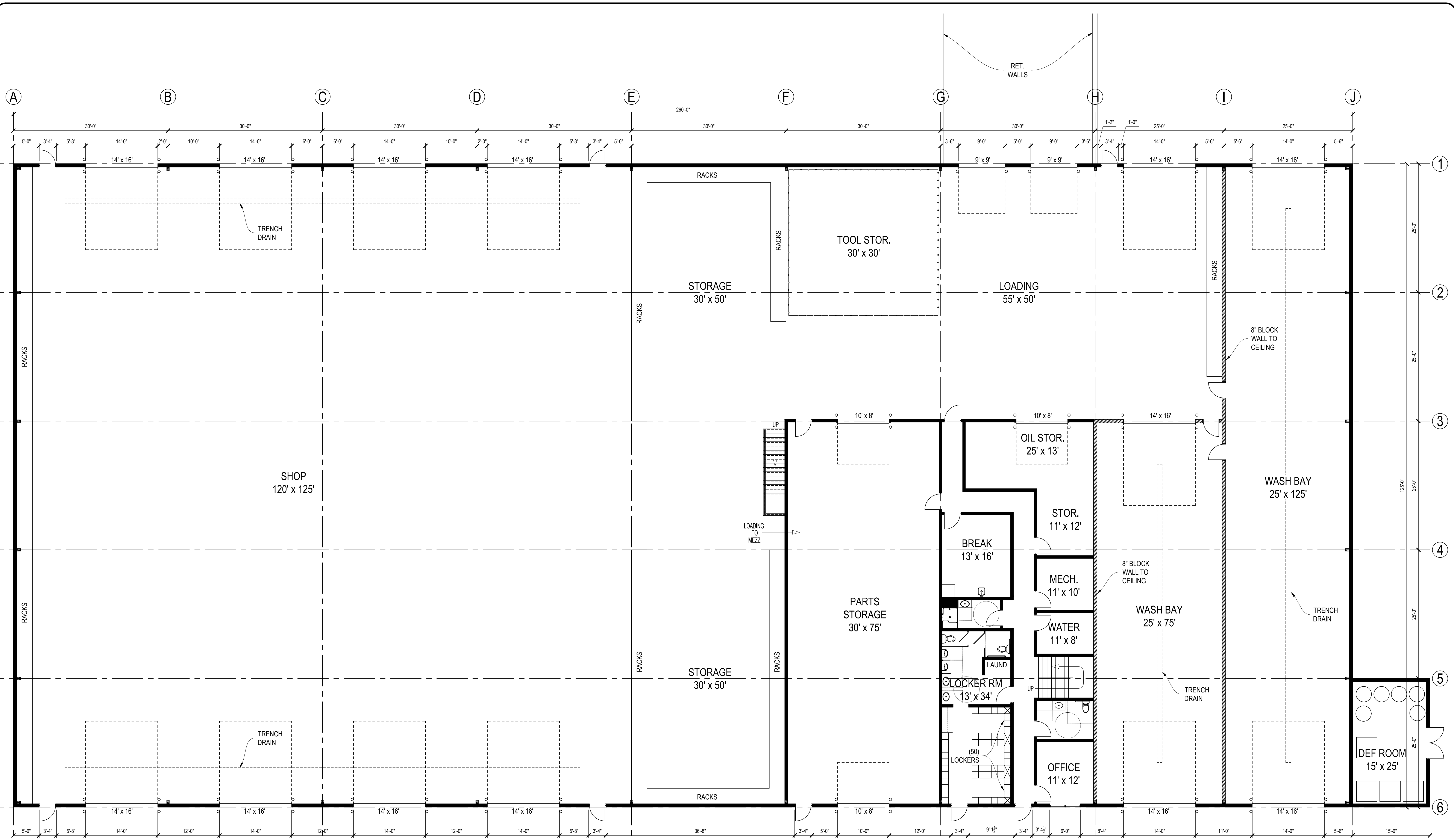
PRELIMINARY PLANS

NOVEMBER 21, 2022

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

A-1

TAPLIN



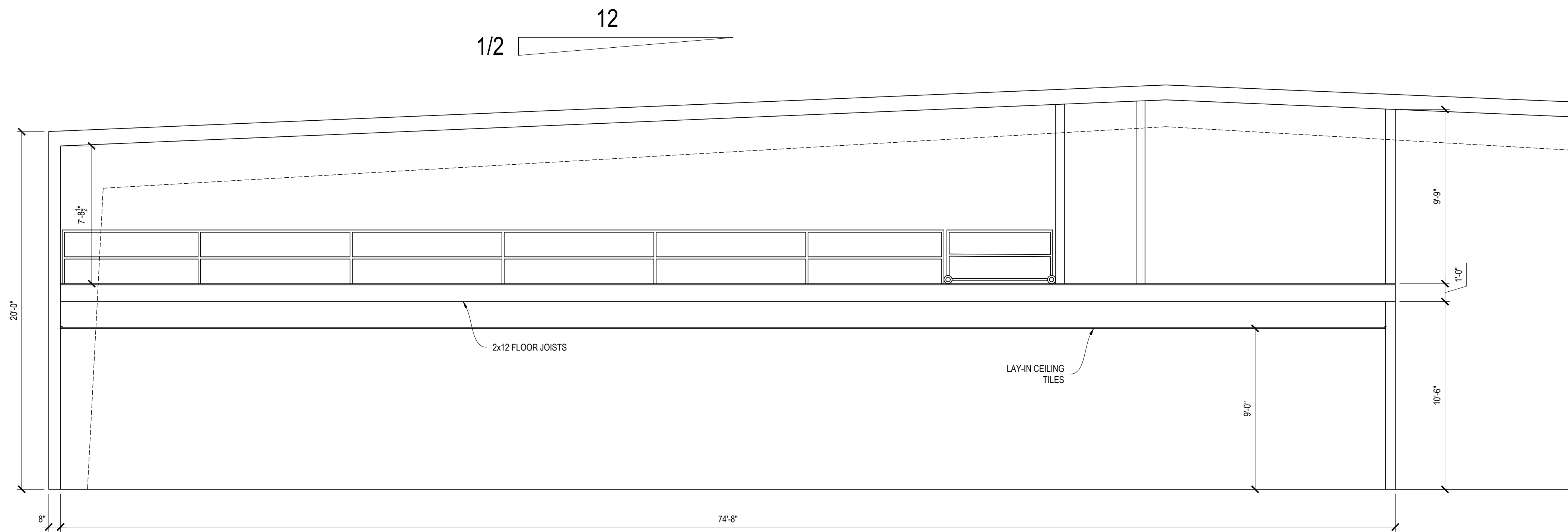
FACILITY PLAN
SCALE: 1/8" = 1'-0"

TAPLIN SHOP
WEST MICHIGAN AVENUE
KALAMAZOO, MICHIGAN 49009

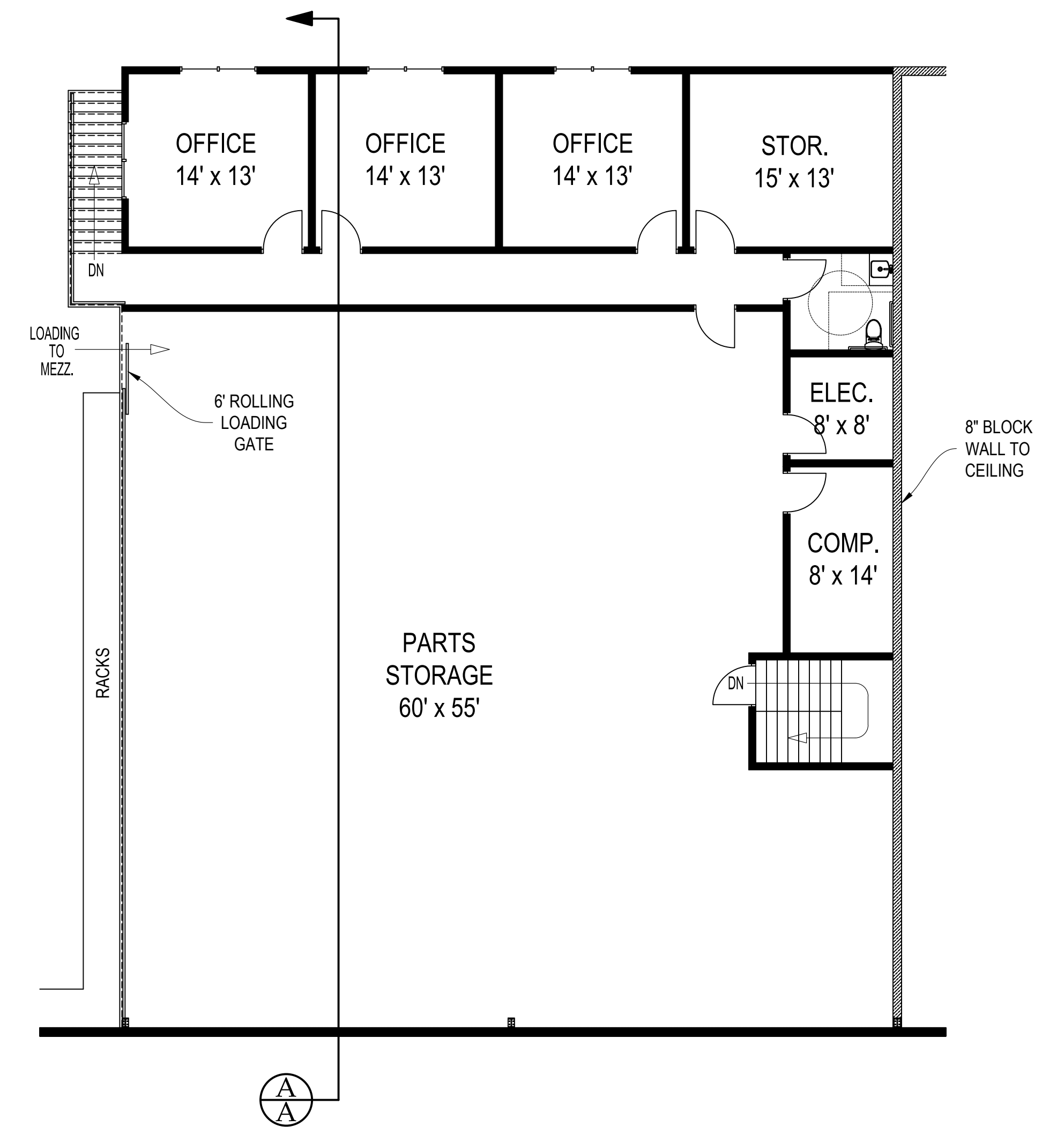
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PRELIMINARY PLANS
NOVEMBER 21, 2022
SCALE: 1/8" = 1'-0"

A-2
TAPLIN



WALL SECTION
 SCALE: $\frac{1}{4}'' = 1'-0''$



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

TAPLIN SHOP

WEST MICHIGAN AVENUE
 KALAMAZOO, MICHIGAN 49009

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PRELIMINARY PLANS

NOVEMBER 21, 2022

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

A-3

TAPLIN