



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

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

**Tuesday,
October 23, 2018
3:00 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comment on Non-Agenda Items
4. Approval of Minutes: August 28, 2018
5. **Site Plan Review: Select Hinges Manufacturing Building**
Select Products, Ltd, a parent company of Select Hinges, is requesting updated site plan approval for a new manufacturing facility with space for administrative offices at an unaddressed property the north end of Stadium Park Way, parcel number 3905-34-130-050.
6. Any Other Business
7. ZBA Member Comments
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 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)

Approval of the Minutes of June 26, 2018

Chairperson Sterenberg asked if there were any additions, deletions or corrections to the minutes of June 26, 2018.

Mr. Sikora noted there were two places in the minutes referring to tabling a sign variance request from June 16, 2018. They should have read June 26, 2018.

Hearing nothing further, the Chair asked for a motion.

Mr. Sikora made a motion to approve the Minutes of June 26, 2018, with the corrections as indicated. Mr. Anderson supported the motion. The motion was approved unanimously.

**PUBLIC HEARING: SETBACK VARIANCE FOR AN ACCESSORY BUILDING
A VARIANCE WAS REQUESTED BY MICHAEL AND MAGGIE SULLIVAN FROM
SECTION 64.200 OF THE TOWNSHIP ZONING ORDINANCE TO ALLOW A
RESIDENTIAL ACCESSORY BUILDING TO BE PLACED A MINIMUM OF TWO FEET
FROM ADJACENT PROPERTY LINES WHEN 13 FEET IS REQUIRED. THE
SUBJECT PROPERTY IS LOCATED AT 9979 WEST MAIN STREET, KALAMAZOO,
MI 49009, WITHIN THE RR: RURAL RESIDENTIAL DISTRICT. PARCEL NO. 3905-
17-301-010.**

Chairperson Sterenberg moved to the next item on the agenda and asked Ms. Johnston for her presentation.

Ms. Johnston said the subject property and existing single-family home, located on Lot #1 of the Springwood Hills plat near West Main and North 2nd Streets, was purchased by Michael and Maggie Sullivan in November of 2016. The previous owner erected an approximately 360 square-foot residential accessory building near the property's south boundary, but did so without obtaining a building permit and therefore without formal Township review and zoning approval. The accessory structure straddles the common property line between Lots #1 and #2, in clear violation of the Township's standards for an accessory building of this size, per section 64.200: *Setbacks and Sideline Spacing*, which dictates 13 feet of setback from any side or rear property lines in this particular case.

Ms. Johnston continued saying that when the Sullivan's purchased Lot #1 towards the end of 2016, they were provided with a signed seller's disclosure statement that not only had no improvements been made to the property without the necessary permits, but that neither were there any encroachments or zoning violations. It has since become evident such violations are present, and while the current owners have been working with the Southwest Michigan Building Authority to resolve outstanding building code violations, the zoning issues associated with the location of the accessory building have yet to be addressed. The Sullivan's have explored various options for compliance, and have identified a setback variance as the most viable and reasonable way to

correct this historic, pre-existing issue. Specifically, the applicants would like to move the accessory building onto their property, albeit to a narrow corridor that runs towards the adjacent lake to the east. In order to facilitate this correction, the applicants request to be allowed reduced setbacks of two feet along the west and south boundaries and five feet to the east—relief of 11 and eight feet, respectively.

Ms. Johnston walked through the standards of approval to be considered:

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

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

Ms. Johnston commented that in evaluating this variance request, Township staff determined the existing accessory building cannot reasonably be relocated elsewhere on the subject property without giving rise to other zoning issues or causing the applicant to incur an unnecessary burden:

- Moving the building anywhere north of the house would encroach into the West Main setback.
- The eastern area of the property is either occupied by a paved driveway/turnaround area or a stone retaining wall and marked elevation changes. The structure could hypothetically be moved to the end of the driveway, but it would be situated between a stone wall and a metal pool enclosure fence, leaving approximately one foot of clearance on either side of the building.
- Along the south property line, there is insufficient room to locate the structure due to the dwelling's proximity to the lot boundary.
- Moving the building to the property's front yard adjacent to 2nd Street would require land clearing and regrading and the building would have to be disassembled to be moved, as there is no accessible path via which the structure can be relocated.

She also noted the applicants attempted to purchase land from their neighbor to the south in order to correct this issue, but that party was unwilling to enter into such a sales agreement. Similarly, the possibility of a long-term lease, which is recognized as property transaction per the State of Michigan's Land Division Act, was also explored, but it was determined that terms necessary to ensure the encroachment would not be re-established in the future could not be mutually arrived at by both parties.

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

Researching past actions by the Zoning Board of Appeals, staff identified the following decisions regarding setback relief for residential accessory buildings;

1. Michael Noora, 10540 West J Avenue, March 28th, 2017:

Citing challenging topography, restrictive parcel shape and size, and existing structures and other permanent objects on the property, the ZBA granted permission for an accessory building to located eight feet from a side property line when 16 feet would typically be required.

2. Matthew and Diane Basse, 2433 North 5th Street, January 24th, 2017:

The applicant sought and was granted sideline setback relief in order to place a residential accessory building three feet from the south property line as opposed to the ordinance-mandated 17 feet. Deliberating the case, the ZBA found that various physical difficulties associated with the subject property meant that the only reasonably suitable location for a new structure was in the narrow strip of land near the street, necessitating a variance.

3. James Heim, 8269 West Main Street, November 11th, 2009:

The applicant had mistakenly erected a residential accessory building partially onto a neighbor's property. As part of the attempt to correct this encroachment, Mr. Heim was attempting to purchase property from his neighbor, but that party desired to sell as little land as possible. To wit, the applicant had arrived at a tentative agreement with his neighbor to purchase only enough land to establish a ten-foot setback for the non-compliant structure, which would still leave an eight-foot setback deficiency. Acknowledging that the applicant was making a good faith effort to resolve a past mistake, the ZBA found that granting the desired setback relief was the most practical and reasonable way to correct an existing compliance issue.

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

Ms. Johnston noted much of the subject property is already occupied by the primary dwelling, stone retaining walls and grade changes, or paved driveway areas. While the applicant does own a strip of land leading to the

lake to the east, it is too narrow to accommodate the accessory building. Due to various obstacles between the current site of the structure and the North 2nd Street front yard, the structure would likely have to be completely disassembled in order to be moved to that area. Furthermore, the large front setback from West Main Street—170 feet from the center of the right-of-way—means that the entirety of the subject lot's north front yard is restricted and cannot accommodate building placement.

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

She said that upon purchasing the subject property, the applicant was told explicitly that there were no zoning compliance issues. The illegal placement of the accessory building predates their ownership; therefore, the conditions and circumstances are not self-created.

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

Ms. Johnston said Township Staff view granting this ordinance as a reasonable way to correct a longstanding compliance issue. Approval of the requested variance would have no foreseeable deleterious impact on public health, safety, and general welfare. Indeed, the existing encroachment has existed for at least five years—likely longer—without soliciting concerns from the property owners to the south.

Ms. Johnston said Township Staff recommend approval of the requested variance from section 64.200 of the Oshtemo Township Zoning Ordinance in order to allow a residential accessory building to be placed not less than two feet from the south and west property lines and five feet from the east property line, when 13 feet would typically be required, based upon the following findings:

1. Compliance with the Zoning Ordinance is unnecessarily burdensome and the applicant has exhausted other reasonable options to correct the encroachment.
2. Past decisions made by the Zoning Board of Appeals support this request.
3. The applicants had no part in creating this non-conformity.
4. Granting of the requested variance would not compromise the health, safety, and general welfare of the public.

Chairperson Sterenberg asked if there were questions from the Board.

Mr. Sikora asked whether Staff talked with the applicant about other possibilities and also whether it would be feasible to eliminate the building.

Ms. Johnston said Staff did talk with the applicant and determined existing features and topography would not allow moving the building within compliance without extensive site work and dismantling and rebuilding the structure. She indicated the applicant could speak to possible elimination of the building.

In answer to a question from Chairperson Sterenberg, Ms. Johnston noted neighbors were noticed regarding the application, but no response was received.

Hearing no further questions, the Chair asked if the applicant wished to speak to the group.

Ms. Maggie Sullivan, 9979 West Main Street, spoke to the Board and said she and her husband had considered and understand other alternatives, but found all solutions prohibitively expensive. Clearing trees, grading, digging and moving the building would be required. Quotes to accomplish the necessary work ranged from \$25,000 to \$32,000. They need the building for storage. Part of the purchase price of the property included this building, which she estimated to be worth \$20,000 - \$25,000.

Ms. Smith asked if the Sullivan's were unaware that the structure crossed the property line at the time of purchase.

Ms. Sullivan said the seller stated on the disclosure form there were no encroachment issues. They found later no permit was obtained for the building.

Chairperson Sterenberg asked whether there was any public comment regarding the application.

Mr. James Rodbard, 141 E. Michigan Avenue, Attorney for the Rodbards who own the property immediately to the south, and whose land the building encroaches upon, said they do not object to the request for variance. The two feet to their north property line will not impact on the owners. They do not feel it would affect property marketability in the future.

Mr. Phil Martin, 9881 West Main St., who owns the adjoining property to the east, noted the garage would be near the southwest corner of his property and that approval of the request would be fine as far as he was concerned.

Mr. James St. James, 6660 Rose Arbor, said he had been helping the Sullivan's and explained they need the storage space afforded by the building, that all other avenues had been considered, that this option would allow for correction of an existing problem which was not of their creation, and that the disclosure statement they received at the time of purchase was inaccurate.

There were no further public comments; the Chair moved to Board deliberations.

Attorney Porter explained setback is based on lot line, not on what is on the other side of the line. It appears everyone has been inconvenienced due to someone's falsehoods. He added that it is not determinative to have neighbors agree, but it is helpful when neighbors are kind enough to come forward.

In response to a question from Chairperson Sterenberg about whether the Township might have recourse against the previous owner, Attorney Porter said he has moved out of state so it would not be viable to try to hold him responsible, and in any event, it would not fix the problem.

The Chair said he was delighted neighbors came forward and asked Attorney Porter whether there would be any liability for the Township in the future if they approve the variance.

Attorney Porter said he expected if the owners sell the property in the future that they would be honest and note the variance for the record. There would be nothing negative that would affect the neighboring property to the south.

Hearing no further discussion, Chairperson Sterenberg asked for a motion.

Mr. Sikora made a motion to grant the setback variance as requested to allow the existing accessory building on the property at 9979 West Main Street to be placed a minimum of two feet from the west and south boundaries and five feet to the east rather than the required 13 feet, based on the four findings provided by Staff. Mr. Anderson supported the motion. The motion was approved unanimously.

Any Other Business

Ms. Johnston indicated there would likely not be a meeting in September due to a lack of agenda items.

ZBA Member Comments

There were no comments.

Adjournment

Chairperson Sterenberg noted the Zoning Board of Appeals had exhausted its Agenda. There being no other business, he adjourned the meeting at approximately 3:30 p.m.

Minutes prepared:
August 29, 2018

Minutes approved:
_____, 2018



October 15, 2018

Mtg Date: October 23, 2018
To: Zoning Board of Appeals
From: Julie Johnston, AICP
Subject: Select Hinges Site Plan Review

On June 27, 2017, Select Products, Ltd., a parent company of Select Hinges, received site plan approval from the Zoning Board of Appeals for the construction of a new manufacturing facility at 3258 Stadium Park Way. Per Section 82.900 of the Site Plan Review Ordinance:

“Approval of the Site Plan shall be valid for a period of one year after the date of approval. If a building permit has not been obtained and on-site development actually commenced within said one year, the Site Plan approval shall become void and new approval obtained before any construction or earth change is commenced upon the site. Extensions may be granted by the approving body if requested prior to the expiration of the one-year validity period.”

Unfortunately, the one-year mark has passed for both the ability to commence work and to receive an extension from the approving body. Therefore, Select Hinges needs to request site plan re-approval from the Zoning Board of Appeals (ZBA).

The original approval received from the ZBA allowed Select Hinges to defer 20 parking spaces located at the north end of their parking lot and included the following conditions to be resolved administratively:

1. Prior to the issuance of a building permit, a more detailed photometric plan shall be submitted for staff review, indicating all points at which light levels drop to 0.1 foot-candles.
2. Prior to the issuance of a building permit, any outstanding issues pertaining to the design of the stormwater management facilities for the Select Hinges site shall be reviewed and approved by the Township Engineer.
3. Prior to the issuance of a certificate of occupancy, any necessary easements shall be drafted and recorded with the Kalamazoo County Register of Deeds. This condition shall include, but not necessarily be limited to, any relevant items listed in the Township Engineer’s memo to the applicant, dated June 13th, 2017.

4. Prior to the issuance of a certificate of occupancy, Township staff shall inspect landscaping on the site in order to ensure that adequate vegetation has been preserved. If not, a compliant landscape plan shall be provided to the Township for administrative review and approval.

The photometric plan was submitted to Township staff and has been reviewed and approved. No further issues remain related to this condition. However, the condition related to storm water management is still outstanding. Staff would ask that this condition continue to be attached to the issuance of a building permit and be included in any consideration of re-approval. The remaining two conditions will not be resolved until after construction is complete and consequently should still be attached to any new approval.

Therefore, Planning Department staff continues to recommend approval of the Select Hinges site plan, with the following conditions, to be resolved administratively:

1. Prior to the issuance of a building permit, any outstanding issues pertaining to the design of the stormwater management facilities for the Select Hinges site shall be reviewed and approved by the Township Engineer.
2. Prior to the issuance of a certificate of occupancy, any necessary easements shall be drafted and recorded with the Kalamazoo County Register of Deeds. This condition shall include, but not necessarily be limited to, any relevant items listed in the Township Engineer's memo to the applicant, dated June 13, 2017.
3. Prior to the issuance of a certificate of occupancy, Township staff shall inspect landscaping on the site in order to ensure that adequate vegetation has been preserved. If not, a compliant landscape plan shall be provided to the Township for administrative review and approval.

Thank you.

Attachments: Letter from Select Products Limited
June 27, 2017 Staff Report
June 27, 2017 ZBA Minutes
Public Works Memo of June 13, 2017
Site Plan



SELECT HINGES®



SELECT Products Limited

9770 Shaver Road | Portage, MI 49024 | Ph: 800-423-1174 | Fax: 800-423-7107 | www.selecthingest.com

To: Ben Clark / ZBA

From: Tim Vermeulen
VP-Operations

RE: Select Products Site Plan Renewal

The reason(s) we weren't able to activate the site plan within the initial 12 month approval window are following. We didn't take ownership of the property from Oshtemo Township until March 23, 2018. We were waiting for KCBA approval which took a few months longer than originally expected before proceeding with closing on the property. So roughly 9 months after the approval we finally owned the property. Once we had taken ownership the remediation plan changed in regards to making the brownfield site buildable which delayed us yet again and pushed us outside the original 12 month window. We didn't realize that there was even a window that we had to be concerned with so that one is solely on us. The original site plan still remains as our "plan" for the site.

Respectfully,

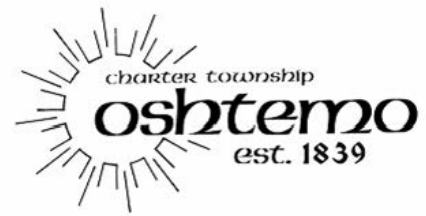
Tim Vermeulen
VP-Operations

WHAT MAKES A SELECT HINGE BETTER?

■ Superior customer service ■ Fast shipping ■ Pair matching ■ Anodizing after machining ■ Lifetime lubrication ■ Templating



6/19/2017



Meeting Date: June 27th, 2017

To: Zoning Board of Appeals

From: Ben Clark, Zoning Administrator

Applicant: Select Products, Ltd.

Owner: Charter Township of Oshtemo

Property: Unaddressed property on Stadium Park Way, parcel number 3905-34-155-030

Zoning: I-1: Industrial District, Manufacturing/Service

Request: Site plan approval for Select Hinges' new production facility

Section(s): 41.000: I-1 District; 82.000: Site Plan Review

Project Name: Select Hinges Manufacturing Building—Stadium Park Way

OVERVIEW

The applicant is requesting site plan approval for a new production facility for Select Hinges, proposed to be located on what is currently a 17.4-acre parcel at the northern terminus of Stadium Park Way, approximately 1,000 feet east of 6th Street. Approximately 50,000 square feet in area, the planned structure will be used to manufacture commercial and institutional-grade hinges, and will include 6,700 square feet of administrative office space. While not within the scope of this site plan review, the applicant anticipates the possibility of future expansion at the proposed facility, and may one day erect a smaller, additional structure to the north of the primary building as well as add on to the west end of the currently-planned production facility.

Currently owned by the Township, the subject parcel was once intended to be the site of a public park, but Oshtemo's recreational facilities plans have changed in the intervening years, and the Township now has no desire to retain ownership of the property.

GENERAL ZONING COMPLIANCE

The intended use of the structure—manufacturing with administrative offices—is permitted by right in the I-1 district, necessitating site plan approval from the Zoning Board of Appeals. All structural setbacks are being met, including the enhanced 100-foot spacing from the north property line, which is required due to the Rural Residential zoning classification of the adjacent parcel. While staff suspects that light levels are at or below the 0.1 foot-candle maximum at all property lines, the provided photometric plan is incomplete, and additional light level values need to be displayed. The site plan also indicates that the facility's truck bays are to be located in the south side-yard, in accordance with section 68.301: *Loading and Unloading* of the Zoning Ordinance.

SITE ACCESS, CIRCULATION, AND PARKING

Vehicles will access the property from Stadium Park Way, the right-of-way for which terminates at the southeast corner of the subject parcel. The existing cul-de-sac is entirely located on the subject property, out of the right-of-way, but is subject to an access easement granted to the Road Commission of Kalamazoo County for the purpose of providing a vehicle turn-around. As indicated on the site plan, the two illustrated curb cuts will radiate from the cul-de-sac, with the northwest driveway leading to parking areas, and the west access point connecting to the truck docs.

While neither Select Products, Oshtemo Township, or the Road Commission of Kalamazoo County have immediate plans to extend Stadium Park Way north onto the subject property, the applicant intends to locate the Select Hinges facility in a way that will not impede such, should that scenario ever come to fruition. If Stadium Park Way is ever extended, its existing 66-foot wide right-of-way immediately to the south of the subject property will likely be continued due north and dedicated to the public. In anticipation of this possibility, the applicant has located the proposed structure so that it is well in compliance with the necessary 70-foot setback from a public right-of-way, but the site plan indicates that only a 15-foot landscape buffer area would be provided adjacent to the parking lot, whereas the Zoning Ordinance requires 20 feet. While the Township cannot compel the applicant to increase the buffer width in the absence of an existing right-of-way, making the five-foot adjustment at this time would ensure that a non-conformity is avoided if and when the road is extended.

Per section 68.000: *Off-Street Parking* of the Zoning Ordinance, a facility of this type and size requires at least 78 parking spaces. The applicant contends that only 58 will be needed at this time to accommodate staff and visitors, and requests that 20 spaces be deferred, per section 68.420: *Deferred Parking (Non-residential Uses)* of the Zoning Ordinance. In this section, four conditions shall be satisfied/deliberated by the reviewing body prior to approval of the requested deferral:

- A. *The applicant submits a site plan including the design and layout of all required parking areas including areas proposed for deferred parking. Such deferred parking area shall not include areas required for setbacks, landscaping or greenspace, or land otherwise unsuitable for parking due to environmental or physical conditions.*

All elements for this requirement have been satisfied, with such being clearly indicated on the proposed site plan.

- B. *The applicant demonstrates, to the satisfaction of the reviewing body, that a reduced number of parking spaces will meet the parking needs due to the nature, size, density, location, or design of the proposed development. Pedestrian access and use may be considered.*

The applicant has indicated that the Select Hinges facility will initially be staffed with 30 employees, which leaves a surplus of 28 spaces for any incidental uses, such as visitor parking.

- C. *And any other factors reasonably related to the need for parking for the proposed development as determined by the reviewing body.*

Given the relatively straightforward nature of this project, staff does not feel that the parking scenario at hand is complicated, and is satisfied that, assuming the staffing numbers provided are accurate, there are few additional parking load factors to be considered.

- D. At any time subsequent to approval, the Township may require the construction of additional parking spaces based on review of the parking needs by the Planning Director.*

Assuming that the Zoning Board of Appeals approves the requested parking deferral, any subsequent parking issues that manifest at the Select Hinges facility may result in administrative action taken on the part of the Township, revoking the deferred status of the remaining 20 parking spaces. At such a time, full compliance with section 68.000 of the Zoning Ordinance would be required, and the property would need to be fully developed to the approved site plan.

LANDSCAPING

Township staff have determined that the proposed site plan meets the requirements of section 75.000: *Landscaping* of the Zoning Ordinance. Because the applicant is using the tree preservation credit, as detailed in section 75.200: *Preservation of Existing Trees* of the Zoning Ordinance, extra scrutiny on the part of staff will be observed upon project completion in order to ensure that compliance has been achieved.

ENGINEERING

A handful of issues related to the design of the stormwater management system as well as necessary easement modifications identified by the Township Engineer have yet to be addressed by the applicant. However, the Township Engineer has provided direction to the applicant in order to correct any outstanding concerns. Staff recommends that any such adjustments to the project be handled administratively.

FIRE DEPARTMENT

The Township Fire Marshal has reviewed the proposed site plan and has no concerns with the project at this point.

RECOMMENDATION

Although some additional changes to the site plan are necessary before the project can obtain full approval from the Township, Planning Department staff are satisfied that the proposal being made to the Zoning Board of Appeals for the project is generally acceptable. If the body is inclined to grant approval, staff would recommend attaching the following conditions, to be resolved administratively.

1. Prior to the issuance of a building permit, a more detailed photometric plan shall be submitted for staff review, indicating all points at which light levels drop to 0.1 foot-candles.
2. Prior to the issuance of a building permit, any outstanding issues pertaining to the design of the stormwater management facilities for the Select Hinges site shall be reviewed and approved by the Township Engineer.

3. Prior to the issuance of a certificate of occupancy, any necessary easements shall be drafted and recorded with the Kalamazoo County Register of Deeds. This condition shall include, but not necessarily be limited to, any relevant items listed in the Township Engineer's memo to the applicant, dated June 13th, 2017.
4. If the Zoning Board of Appeals agrees to allow such, construction of the 20 spaces on the north end of the parking lot shall be deferred for the time being, to be built if needed at a future date. Township staff shall be granted the authority to require such.
5. Prior to the issuance of a certificate of occupancy, Township staff shall inspect landscaping on the site in order to ensure that adequate vegetation has been preserved. If not, a compliant landscape plan shall be provided to the Township for administrative review and approval.

Respectfully Submitted,



Ben Clark
Zoning Administrator

Attachments:

- Application
- Site plan excerpt
- Building elevation illustrations
- Aerial property map

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

MINUTES OF A MEETING HELD JUNE 27th, 2017

Agenda

**SITE PLAN REVIEW: (SELECT HINGES MANUFACTURING BUILDING)
SELECT PRODUCTS, LTD, A PARENT COMPANY OF SELECT HINGES,
REQUESTS SITE PLAN APPROVAL FOR A NEW MANUFACTURING FACILITY
WITH SPACE FOR ADMINISTRATIVE OFFICES AT AN UNADDRESSED
PROPERTY AT THE NORTH END OF STADIUM PARK WAY.
PARCEL NO. 3905-34-180-059.**

A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, June 27th, 2017, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

ALL MEMBERS WERE PRESENT: James Sterenberg, Chair
 Bob Anderson
 Wiley Boulding, Sr.
 Nancy Culp
 Neil Sikora, Vice Chair
 Anita Smith
 L. Michael Smith

Also present were Ben Clark, Zoning Administrator, James Porter, Township Attorney, Martha Coash, Meeting Transcriptionist, and three interested persons.

Call to Order and Pledge of Allegiance

Chairperson Sterenberg 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 comments on non-agenda items.

Approval of the Minutes of May 23rd, 2017

Chairperson Sterenberg asked if there were any additions, deletions or corrections to the minutes of May 23rd, 2017.

Mr. Sikora noted a typo in his name on page two, and asked that wording be changed for clarification in paragraph six on page four to read, “Mr. Sterenberg confirmed with Mr. Clark that the south side parking is mostly for employees and that if eliminated without relocating it to the west side of DeKorne’s, there would not be enough parking to meet code.” Hearing no further corrections, he asked for a motion for approval.

Mr. Smith made a motion to approve the minutes of May 23rd, 2017 with the two corrections as noted. Mr. Sikora supported the motion. The motion was approved unanimously.

**SITE PLAN REVIEW: (SELECT HINGES MANUFACTURING BUILDING)
SELECT PRODUCTS, LTD, A PARENT COMPANY OF SELECT HINGES,
REQUESTS SITE PLAN APPROVAL FOR A NEW MANUFACTURING FACILITY
WITH SPACE FOR ADMINISTRATIVE OFFICES AT AN UNADDRESSED
PROPERTY AT THE NORTH END OF STADIUM PARK WAY.
PARCEL NO. 3905-34-180-059.**

Chairperson Sterenberg said the next item was a request for site plan approval for a new manufacturing facility from Select Products, Ltd., and asked Mr. Clark to review the request.

Mr. Clark explained the applicant was requesting site plan approval for a new production facility for Select Hinges, proposed to be located on what is currently a 17.4-acre parcel at the northern terminus of Stadium Park Way, approximately 1,000 feet east of 6th Street, zoned I-1: Industrial District, Manufacturing/Servicing. Approximately 50,000 square feet in area, the planned structure will be used to manufacture commercial and institutional-grade hinges, and will include 6,700 square feet of administrative office space. While not within the scope of this site plan review, the applicant anticipates the possibility of future expansion at the proposed facility, and may one day erect a smaller, additional structure to the north of the primary building as well as add on to the west end of the currently-planned production facility.

Currently owned by the Township, the subject parcel was once intended to be the site of a public park, but Oshtemo’s recreational facilities plans have changed in the intervening years, and the Township now has no desire to retain ownership of the property.

He said the intended use of the structure—manufacturing with administrative offices—is permitted by right in the I-1 district, necessitating site plan approval from the ZBA. All structural setbacks are being met, including the enhanced 100-foot spacing from the north property line, which is required due to the Rural Residential zoning classification of the adjacent parcel. While staff suspects that light levels are at or below the 0.1 foot-candle maximum at all property lines, the provided photometric plan is incomplete and additional light level values need to be displayed. The site plan also indicates the facility’s truck bays will to be located in the south side-yard, in accordance with section 68.301: *Loading and Unloading* of the Zoning Ordinance.

Vehicles will access the property from Stadium Park Way, the right-of-way for which terminates at the southeast corner of the subject parcel. The existing cul-de-sac is entirely located on the subject property, out of the right-of-way, but is subject to an access easement granted to the Road Commission of Kalamazoo County for the purpose of providing a vehicle turn-around. As indicated on the site plan, the two illustrated curb cuts will radiate from the cul-de-sac, with the northwest driveway leading to parking areas, and the west access point connecting to the truck docks.

He said while neither Select Products, Oshtemo Township, or the Road Commission of Kalamazoo County have immediate plans to extend Stadium Park Way north onto the subject property, the applicant intends to locate the Select Hinges facility in a way that will not impede such, should that scenario ever come to fruition. If Stadium Park Way is ever extended, its existing 66-foot wide right-of-way immediately to the south of the subject property will likely be continued due north and dedicated to the public. In anticipation of this possibility, the applicant has located the proposed structure so that it is well in compliance with the necessary 70-foot setback from a public right-of-way, but the site plan indicates that only a 15-foot landscape buffer area would be provided adjacent to the parking lot, whereas the Zoning Ordinance requires 20 feet. While the Township cannot compel the applicant to increase the buffer width in the absence of an existing right-of-way, making the five-foot adjustment at this time would ensure that a non-conformity is avoided if and when the road is extended.

Per section 68.000: *Off-Street Parking* of the Zoning Ordinance, a facility of this type and size requires at least 78 parking spaces. The applicant contends that only 58 will be needed at this time to accommodate staff and visitors, and requests that 20 spaces be deferred, per section 68.420: *Deferred Parking (Non-residential Uses)* of the Zoning Ordinance. In this section, four conditions shall be satisfied/deliberated by the reviewing body prior to approval of the requested deferral:

- A. *The applicant submits a site plan including the design and layout of all required parking areas including areas proposed for deferred parking. Such deferred parking area shall not include areas required for setbacks, landscaping or greenspace, or land otherwise unsuitable for parking due to environmental or physical conditions.*

All elements for this requirement have been satisfied, with such being clearly indicated on the proposed site plan.

- B. *The applicant demonstrates, to the satisfaction of the reviewing body, that a reduced number of parking spaces will meet the parking needs due to the nature, size, density, location, or design of the proposed development. Pedestrian access and use may be considered.*

The applicant has indicated that the Select Hinges facility will initially be staffed with 30 employees, which leaves a surplus of 28 spaces for any incidental uses, such as visitor parking.

- C. And any other factors reasonably related to the need for parking for the proposed development as determined by the reviewing body.*

Given the relatively straightforward nature of this project, staff does not feel that the parking scenario at hand is complicated, and is satisfied that, assuming the staffing numbers provided are accurate, there are few additional parking load factors to be considered.

- D. At any time subsequent to approval, the Township may require the construction of additional parking spaces based on review of the parking needs by the Planning Director.*

Assuming that the Zoning Board of Appeals approves the requested parking deferral, any subsequent parking issues that manifest at the Select Hinges facility may result in administrative action taken on the part of the Township, revoking the deferred status of the remaining 20 parking spaces. At such a time, full compliance with section 68.000 of the Zoning Ordinance would be required, and the property would need to be fully developed to the approved site plan.

Mr. Clark said although some additional changes to the site plan are necessary before the project can obtain full approval from the Township, Planning Department staff is satisfied that the proposal being made to the Zoning Board of Appeals for the project is generally acceptable. Staff would recommend attaching the following conditions, to be resolved administratively if the Board approves the site plan.

1. Prior to the issuance of a building permit, a more detailed photometric plan shall be submitted for staff review, indicating all points at which light levels drop to 0.1 foot-candles.
2. Prior to the issuance of a building permit, any outstanding issues pertaining to the design of the stormwater management facilities for the Select Hinges site shall be reviewed and approved by the Township Engineer.
3. Prior to the issuance of a certificate of occupancy, any necessary easements shall be drafted and recorded with the Kalamazoo County Register of Deeds. This condition shall include, but not necessarily be limited to, any relevant items listed in the Township Engineer's memo to the applicant, dated June 13th, 2017.
4. If the Zoning Board of Appeals agrees to allow such, construction of the 20 spaces on the north end of the parking lot shall be deferred for the time being, to be built if needed at a future date. Township staff shall be granted the authority to require such.
5. Prior to the issuance of a certificate of occupancy, Township staff shall inspect landscaping on the site in order to ensure that adequate vegetation has been

preserved. If not, a compliant landscape plan shall be provided to the Township for administrative review and approval.

Chairperson Sterenberg thanked Mr. Clark for his report and asked whether there were questions for him from the Board.

In response to a question from Mr. Sikora, Mr. Clark acknowledged that a deficiency in setback if the road is extended in the future, could be alleviated by moving the structure five feet to provide enough buffer.

Mr. Sterenberg confirmed that the business is relocating from Portage.

Mr. Smith asked whether there are residences near the site and whether they received notification.

Mr. Clark said there are no residences near the site; there are some single residences on 6th Street that are set back from the street. There is currently a de-facto buffer of hundreds of feet. No notices were sent as this is a permitted use in the 1:1 district.

Mr. Boulding, Sr. asked for an explanation of the request to defer of 20 parking spaces.

Mr. Clark said it is expensive to add 20 spaces when they are not currently needed. If they are needed in the future, the applicant would have to return to the ZBA with a request for expansion which would include the addition of the parking spaces.

Ms. Smith commented it would be good to move the building a few feet to the west to avoid issues with any future expansion.

Hearing no further question, Chairperson Sterenberg asked whether the applicant wished to speak.

The applicant, Mr. Mike Anderson, 9770 Shaver Road, confirmed the business would be relocated from south Portage; he had no further comments.

Chairperson Sterenberg asked for Board discussion.

Several Board Members expressed support for approval of the site plan request.

Hearing no further comments, the Chair called for a motion.

Mr. Sikora made a motion to approve the site plan as requested, based on the recommendation of Staff and subject to the five conditions listed. Mr. Anderson supported the motion. The motion was approved unanimously.

Any Other Business

There was no other business for consideration.

ZBA Member Comments

Mr. Sikora noted there are bills before both the state house and senate. If passed, local control of the ability to limit vacation and short-term rentals would be lost. He suggested contacting state senators and representatives about the importance of maintaining local control.

Attorney Porter agreed, and said passage of the bills would decimate control over local zoning.

Mr. Clark said he was not aware of any Township regulations regarding vacation and short-term rentals.

Attorney Porter said the general rule is that if something is not specifically permitted, it is prohibited.

Mr. Sikora reiterated that a law, if passed, would preclude local government from being able to prohibit vacation and short-term rentals.

Adjournment

Chairperson Sterenberg noted the Zoning Board of Appeals had exhausted its Agenda, and there being no other business, adjourned the meeting at approximately 3:35 p.m.

Minutes prepared:
June 23rd, 2017

Minutes approved:
August 22nd, 2017



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

Memorandum

Date: June 13, 2017

To: Ben Clark

From: Marc Elliott, P.E., Director of Public Works

Subject: Select Products, Stadium Park Way (unaddressed), SPR

I have reviewed project plans dated June 5, 2017 for the above referenced proposed development and provide the following review comments.

1. I understand the final parcel configuration and split to remove the water feature remain unresolved.
2. The obstruction of the private utility structure which is at Stadium Park Way and located over the storm sewer of the Kalamazoo County Drain Commission needs to be resolved.
3. As noted, for the most part the existing 20ft easement of the referenced KCDC easement can be used in dedicating the access easement required by MDEQ to approach the water feature. However, the above noted utility structure is in conflict with this proposed access use. If the structure is to remain in its current location, the access requirement of MDEQ will need to be relocated outside and around this structure.
4. The proposed public water main alignment is accepted in the location proposed in consideration of the described grade challenges. Please provide a profile drawing for the water main through the storm water swale to assure installation at a safe bury depth.
5. Deficiencies previously noted in the proposed functional purpose of the sedimentation basin have not been addressed. If cooperation or collaboration with the KCDC is not forthcoming, pollutant reduction and water quality protection functions for direct discharge of storm water will need to occur upstream of the KCDC easement, and in general conformance with the storm water management guidelines of the Kalamazoo County Drain Commission.

SELECT PRODUCTS LIMITED

NEW OFFICE & MANUFACTURING FACILITY

LEGAL DESCRIPTION

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, TOWNSHIP OF OSHTEMO.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWN 2 SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN; THENCE NORTH 89° 14' 37" EAST ALONG THE NORTH SECTION LINE, 714.28 FEET FOR THE PLACE OF BEGINNING OF THE LAND HERINAFTER DESCRIBED, THENCE CONTINUING NORTH 89° 14' 37" EAST ALONG SAID NORTH LINE, 865.26 FEET; THENCE SOUTH 00° 34' 58" EAST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, 863.03 FEET; THENCE SOUTH 89° 14' 37" WEST, 865.25 FEET; THENCE NORTH 00° 34' 58" WEST, 863.03 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

BEARINGS ARE RELATED TO COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE OF MICHIGAN, INC., COMMITMENT NUMBER 3910020031CML, REVISION 1, EFFECTIVE DATE JANUARY 20, 2017.

SITE INFORMATION

OWNER NAME: SELECT PRODUCTS LIMITED
9770 SHAVER ROAD
PORTAGE, MI 49024

EXISTING USE: VACANT

ZONING: "I-1" INDUSTRIAL DISTRICT, MANUFACTURING/SERVICING

	EXISTING	PROPOSED	REQUIRED
SITE AREA:	746,620 SFT (17.14 AC)	746,620 SFT (17.14 AC)	
BUILDING AREA:	0 SFT (0%)	48,960 SFT (6.56%)	
IMPERVIOUS AREA:	0 SFT (0%)	104,400 SFT (13.98%)	
OPEN AREA:	746,620 SFT (100%)	697,660 SFT (93.44%)	
BUILDING HEIGHT:		28' - 10"	78
PARKING (SEE TABLE BELOW):		58 (20 DEFERRED)	70 FT
FRONT SETBACK:		170.3 FT	20 FT
SIDE SETBACK:		246.5 FT	20 FT
REAR SETBACK:		436.5 FT	102 FT

PROPOSED PARKING INCLUDES 4 ACCESSIBLE SPACES, ALL OF WHICH ARE VAN-ACCESSIBLE. SOME REQUIRED PARKING HAS BEEN DEFERRED BASED ON THE NUMBER OF EMPLOYEES THE NEW FACILITY WILL HAVE (30) WITH ADDITIONAL PARKING PROVIDED FOR GUESTS

PARKING CALCULATIONS	AREA (SFT)	70% OF AREA	ORDINANCE REQ.	SPACES
OFFICE SPACE	6,700	4,690	1 per 150 sft	32
MANUFACTURING SPACE	43,160	30,212	1.5 per 1000 sft	46
TOTAL REQUIRED				78

INDEX OF PLANS

174053-01	COVER SHEET
174053-02	OVERALL PARCEL AND SITE LAYOUT
174053-03	LAYOUT PLAN AND UTILITIES
174053-04	GRADING AND DRAINAGE
174053-05	LANDSCAPE PLAN
174053-06	PHOTOMETRIC PLAN
174053-07	SESC PLAN

NOTES

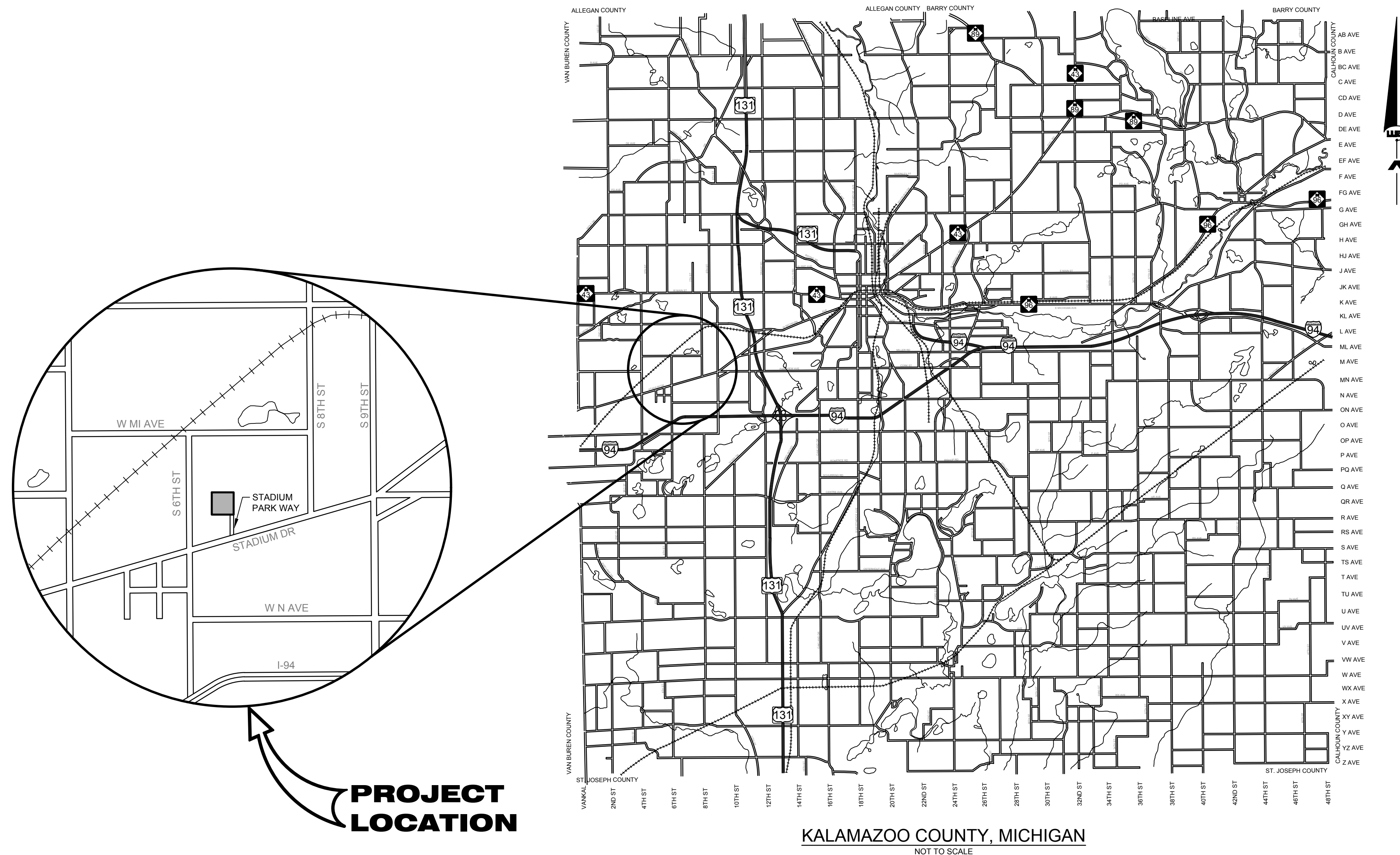
EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.

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.

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 THUS 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.

PROJECT DESCRIPTION

NEW MANUFACTURING FACILITY FOR SELECT PRODUCTS LIMITED



UTILITIES

GAS	CONSUMERS ENERGY 2500 EAST CORK STREET KALAMAZOO, MI 49001 (269) 337-2366 KYLE OAK
ELECTRIC	CONSUMERS ENERGY 2500 EAST CORK STREET KALAMAZOO, MI 49001 (269) 337-2478 STEVE DALTON
CABLE	CHARTER COMMUNICATIONS 4176 COMMERCIAL AVENUE PORTAGE, MI 49002 (269) 217-8152 MARK BURKE
TELEPHONE	AT&T 2919 MILLCORK STREET KALAMAZOO, MI 49001 (269) 384-4436 TODD SHIBAYAMA
WATER	CITY OF KALAMAZOO 415 EAST STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 (269) 337-8533 STEPHEN SKALSKI, P.E.
SEWER	OSHTEMO CHARTER TOWNSHIP 7275 WEST MAIN STREET KALAMAZOO, MI 49009 (269) 216-5223 MARC ELLIOT, P.E.
"MISS DIG"	811



WIGHTMAN & ASSOCIATES, INC.
AMERICAN COUNCIL OF ENGINEERING COMPANIES
★ FIRM OF THE YEAR ★

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



PROJECT NAME:
NEW OFFICE & MANUFACTURING FACILITY
STADIUM DRIVE
KALAMAZOO, MI 49009

SELECT PRODUCTS LIMITED
9770 SHAVER ROAD
PORTAGE, MI 49024

03/6/2017 MKS
REVISED PER OSHTEMO
TWP REVIEW COMMENTS

01/5/16/2017 MKS
SUBMITTED FOR SITE PLAN
REVIEW

REVISIONS

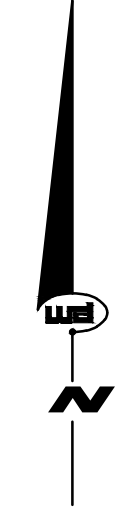
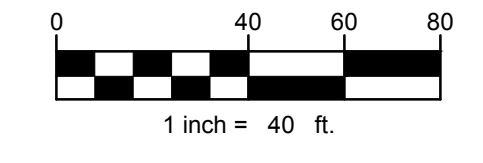
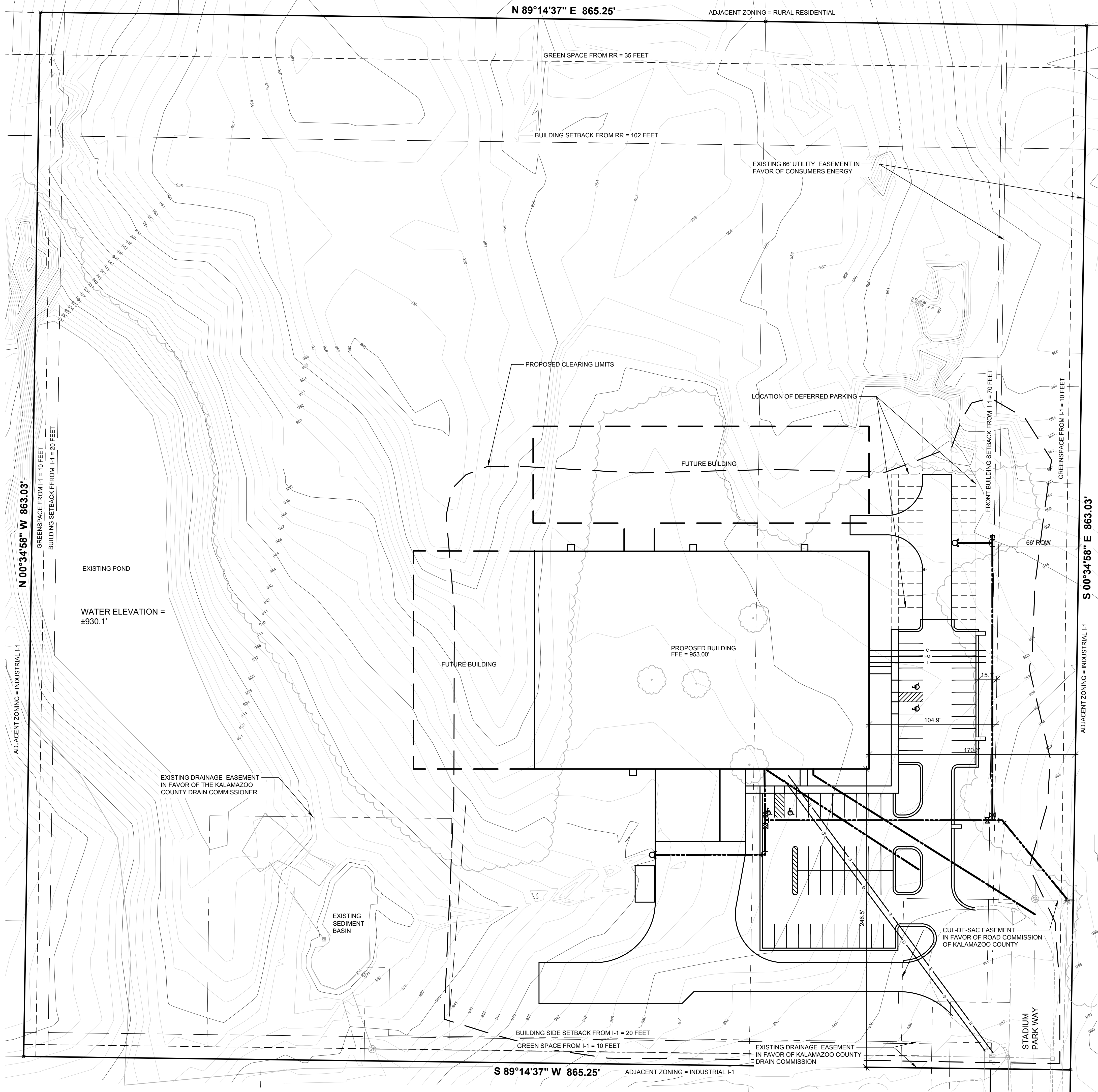
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2017 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 2017

SCALE: NONE

COVER SHEET

174053
174053-01



PROJECT NOTES

1. 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.
2. 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.
3. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
4. 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.
5. 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 COUNTY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY.
6. 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 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.
7. 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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TOWNSHIP TO NOTIFY THEM THAT WORK IS COMMENCING.
9. 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.
10. 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 (KCRG). 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.
11. DATUM REFERS TO NAVD83 DATUM.
12. 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.
13. ALL RADII FOR CURB AND GUTTER ARE DIMENSIONED TO THE BACK OF THE CURB.
14. 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 CURB/SIDEWALK, CURB/RETAINING WALL, CURB/BUILDING, AND EXISTING/NEW CONSTRUCTION, AT LENGTHS OF NOT MORE THAN 120' APART, AND AS SPECIFIED ELSEWHERE.
15. HMA MATERIALS FOR THIS PROJECT SHALL BE PERFORMANCE GRADE 58-28.
16. STORM SEWER PIPING SHALL BE CLASS C76-IV OR N-12 SEWER UNLESS INDICATED OTHERWISE. SEE PLAN FOR SIZES AND LOCATIONS OF PIPING.
17. ALL PROPOSED 2' DIA. AND 4' DIA. DRAINAGE STRUCTURES WILL BE INLETS OR MANHOLES (NO SUMP). BOTTOM DETAIL SHALL BE PER SECTION A-A, TYPICAL MANHOLE AS SHOWN ON MDOT STANDARD PLAN R-1 SERIES, AND SHALL BE INCLUDED IN THE RESPECTIVE DRAINAGE STRUCTURE ITEMS.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. EXTERIOR CONCRETE SHALL MEET MDOT GRADE P1 OR S2 SPECIFICATIONS WITH A LIGHT BROOM FINISH.
25. 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.
26. 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.
27. ALL LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE.
28. NO HAZARDOUS SUBSTANCES OR UNDERGROUND/ABOVEGROUND STORAGE PROPOSED.
29. THE PRIVATE EXTENSION OF PUBLIC WATER MAIN SHALL BE IN ACCORDANCE WITH THE 2017 STANDARD SPECIFICATIONS OF THE CITY OF KALAMAZOO.
30. ALL FITTINGS BENEATH BUILDING TO BE FLANGED W/ STAINLESS STEEL NUTS/BOLTS.
31. THE SANITARY LEAD SHALL BE CONSTRUCTED TO OSHTEMO TOWNSHIP STANDARDS.

70 YEARS
W&A
 WIGHTMAN & ASSOCIATES, INC.
 AMERICAN COUNCIL OF ENGINEERING COMPANIES
 ★ FIRM OF THE YEAR ★
 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

PROJECT NAME:
NEW OFFICE & MANUFACTURING FACILITY
 STADIUM DRIVE
 KALAMAZOO, MI 49009

SELECT PRODUCTS LIMITED
 9770 SHAVER ROAD
 PORTAGE, MI 49024

03/6/2017 MKS
 REVISED PER OSHTEMO
 TWP REVIEW COMMENTS

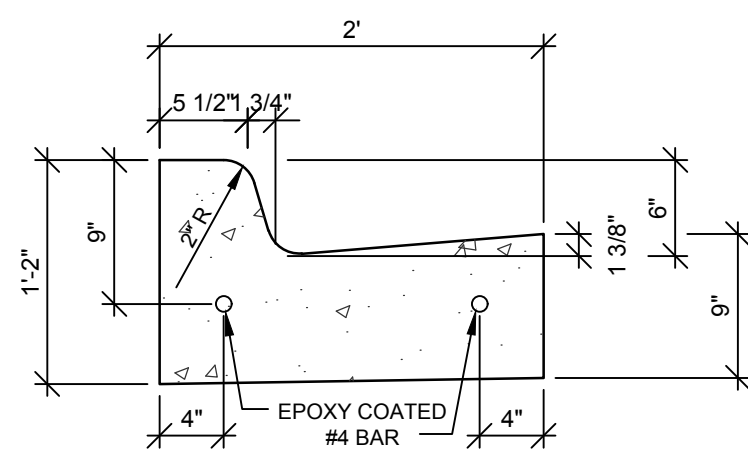
01/5/16/2017 MKS
 SUBMITTED FOR SITE PLAN
 REVIEW

REVISIONS
 THE REPRODUCTION, COPYING OR OTHER
 USE OF THIS DRAWING WITHOUT WRITTEN
 CONSENT IS PROHIBITED.
 © 2017 WIGHTMAN & ASSOCIATES, INC.

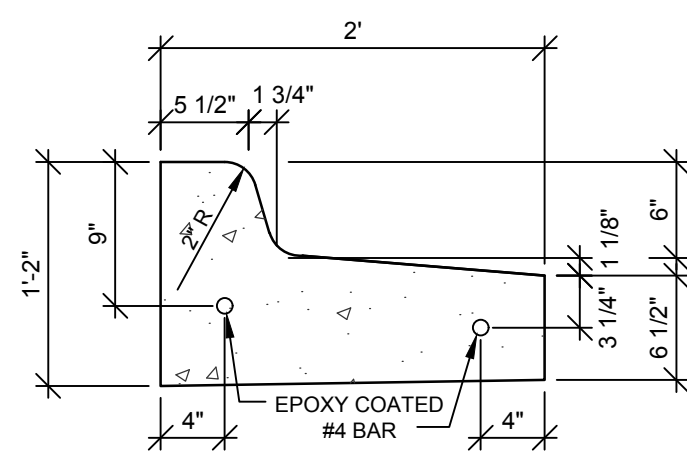
DATE: JUNE 2017
 SCALE: 1"=40'

OVERALL PARCEL AND SITE LAYOUT

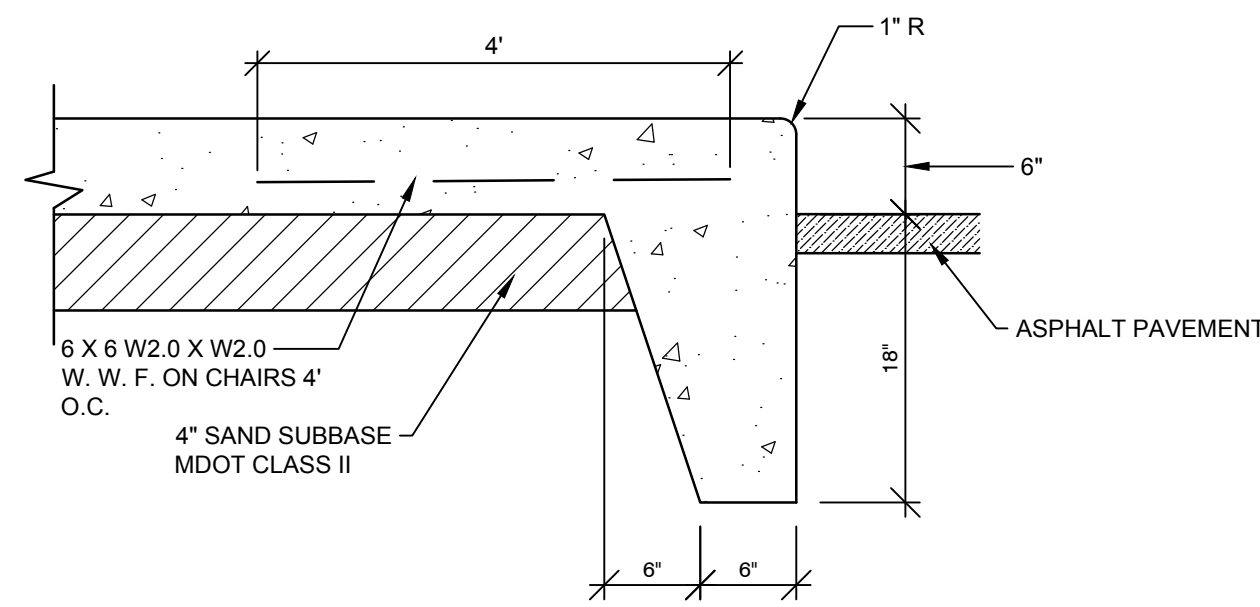
174053
174053-02



CURB & GUTTER - DETAIL F4

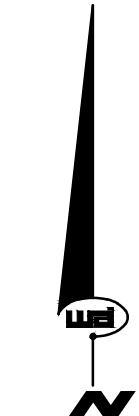
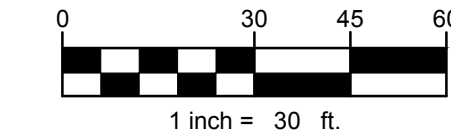


CURB & GUTTER - DETAIL F4 (TIP OUT)



CURB & GUTTER - THICKENED EDGE SIDEWALK

Pavement Quantities				
	Area (sq ft)	Thickness (Inches)	Total	Unit
HMA, 13A Mod. Top	9,653	2.0	120	TON
HMA, 13A Mod. Leveling		2.0	120	TON
HMA, 13A Mod. Base		2.0	120	TON
8" Aggregate base		8.0	1080	SYD
HMA, 4C Top	17,356	2.0	220	TON
HMA, 3C Leveling		3.0	320	TON
8" Aggregate base		8.0	1930	SYD
HMA, 36A Top	28,913	1.5	270	TON
HMA, 13A Leveling		2.0	360	TON
6" Aggregate Base		6.0	3220	SYD
8" Reinforced Concrete	4,440	8.0	500	SYD
6" Non-Reinforced	1,120	6.0	130	SYD
4" Non-Reinforced	1,830	4.0	210	SYD



LEGEND

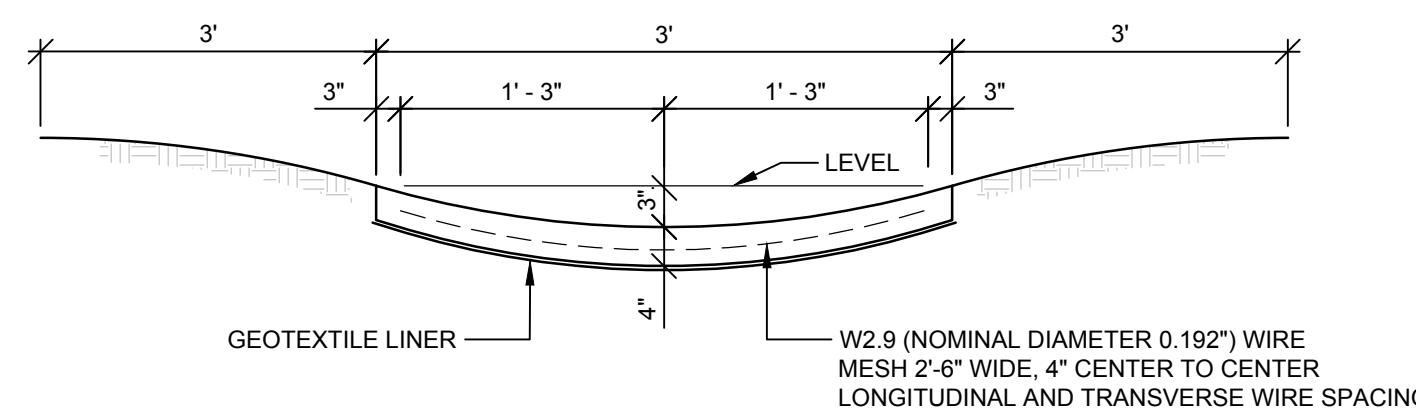
- | | | | | |
|--|-----------------|--|-----------------|--------------------------------------|
| | EXISTING | | PROPOSED | CABLE |
| | | | | ELECTRIC LINE |
| | | | | ELECTRIC LINE (OVERHEAD) |
| | | | | FIBER OPTIC LINE |
| | | | | GAS LINE |
| | | | | TELEPHONE LINE |
| | | | | FENCE |
| | | | |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

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

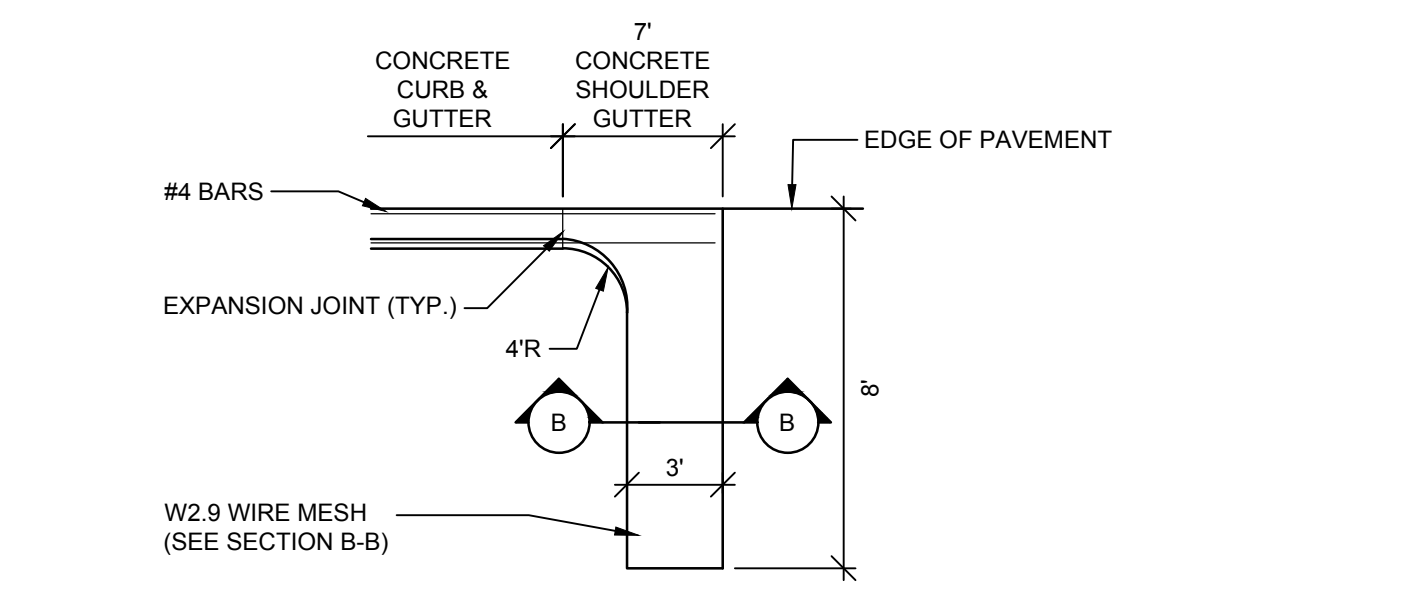
- TREE DESIGNATORS**
- | | | | |
|--|-------------------------------|--|------------------------------|
| | BUSH | | STUMP |
| | CONIFEROUS TREE | | DECIDUOUS TREE |
| | CONIFEROUS TREE TO BE REMOVED | | DECIDUOUS TREE TO BE REMOVED |

- KEY NOTES**
- (A) F4 CURB
 - (B) F4 CURB W/TIPOUT GUTTER
 - (C) THICKENED EDGE CONCRETE (DENOTES 6" DIFFERENCE TOP OF WALK TO TOP OF ASPHALT)
 - (D) STANDARD SIDEWALK
 - (E) DETECTABLE WARNING SURFACE/SIDEWALK RAMP
 - (B1) PAVT MARKING, WATERBORNE, FOR REST AREAS, PARKS, & LOTS, 4", BLUE - SOLID
 - (B2) PAVT MARKING, WATERBORNE, FOR REST AREAS, PARKS, & LOTS, 4", BLUE - CROSS HATCH AT 24" CENTER TO CENTER SPACING
 - (W1) PAVT MARKING, WATERBORNE, FOR REST AREAS, PARKS, & LOTS, 4", WHITE - SOLID (TYP. OF ALL PARKING SPACES UNLESS NOTED)
 - (W2) PAVT MARKING, WATERBORNE, FOR REST AREAS, PARKS, & LOTS, 4", WHITE - CROSS HATCH AT 24" CENTER TO CENTER SPACING
 - (BH) PAVT MARKING, PREFORMED THERMOPLASTIC, ACCESSIBLE SYMBOL

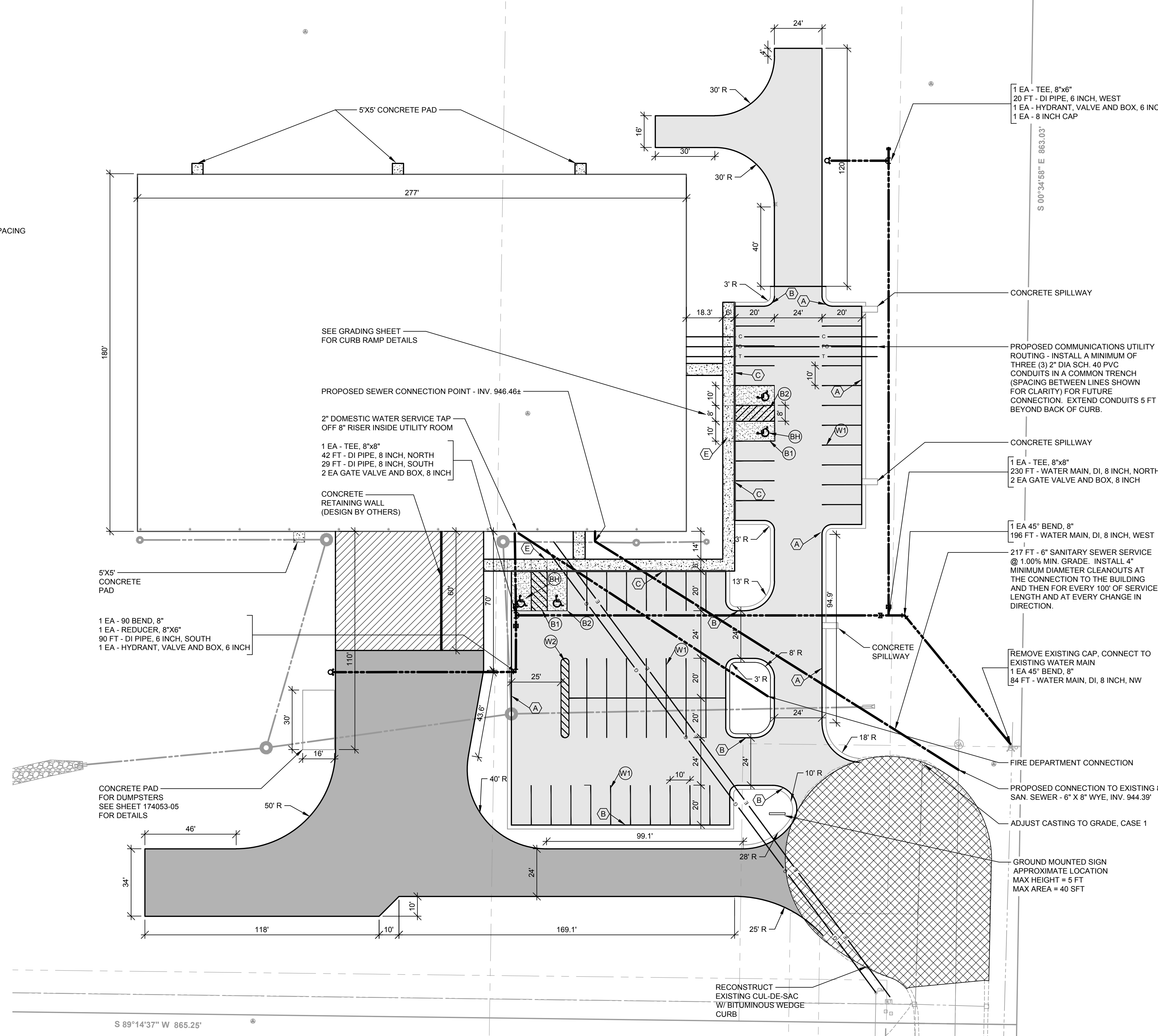
- REVISIONS**
- | | |
|--|--|
| | HEAVY DUTY ASPHALT PAVEMENT
2.0" HMA, 4C TOP COURSE
3.0" HMA, 3C LEVELING COURSE
8.0" AGGREGATE BASE, 21AA
12" SUBBASE, CIP |
| | LIGHT DUTY ASPHALT PAVEMENT
1.5" HMA, 36A TOP COURSE
2.0" HMA, 13A LEVELING COURSE
6.0" AGGREGATE BASE, 21AA
12" SUBBASE, CIP |
| | CUL-DE-SAC ASPHALT PAVEMENT
2.0" RCKC HMA 13A MOD. OR 36A WEARING COURSE (AS DETERMINED BY THE COUNTY ENGINEER)
2.0" RCKC HMA 13A MOD. LEVELING COURSE
2.0" RCKC HMA 13A MOD. BASE COURSE
8.0" CIP MDOT 22A AGGREGATE BASE
24" CIP MDOT GRANULAR MATERIAL CLASS III SUBBASE |
| | CONCRETE DOCK APRON
8" CONCRETE PAVEMENT WITH
6 X 6 @ 2.9 X 2.9 WWF REINFORCEMENT
CONCRETE SHALL BE 4000 PSI, 517 LB CEMENT, AE
6" SUBBASE, CIP |
| | 4" CONCRETE -
SIDEWALK, NONREINF CONC, 4 INCH
SIDEWALK RAMP, CONC, 4 INCH |
| | 6" CONCRETE -
ADA PARKING STALLS - NON-REINF CONC, 6 INCH |



SECTION B-B
SCALE: NONE



PLAN: CONCRETE GUTTER AND SPILLWAY
SCALE: NONE



S 89°14'37\"/>

70 YEARS
WIGHTMAN & ASSOCIATES, INC.
AMERICAN COUNCIL OF ENGINEERING COMPANIES
FIRM OF THE YEAR

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:
NEW OFFICE & MANUFACTURING FACILITY
STADIUM DRIVE
KALAMAZOO, MI 49009

SELECT PRODUCTS LIMITED
9770 SHAVER ROAD
PORTAGE, MI 49024

03/6/2017 MKS
REVISED PER OSHTOMO
TWP REVIEW COMMENTS

01/5/16/2017 MKS
SUBMITTED FOR SITE PLAN
REVIEW

REVISIONS

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2017 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 2017
SCALE: 1" = 30'

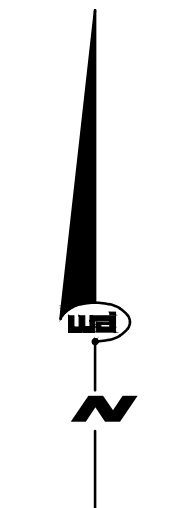
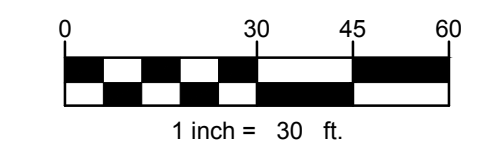
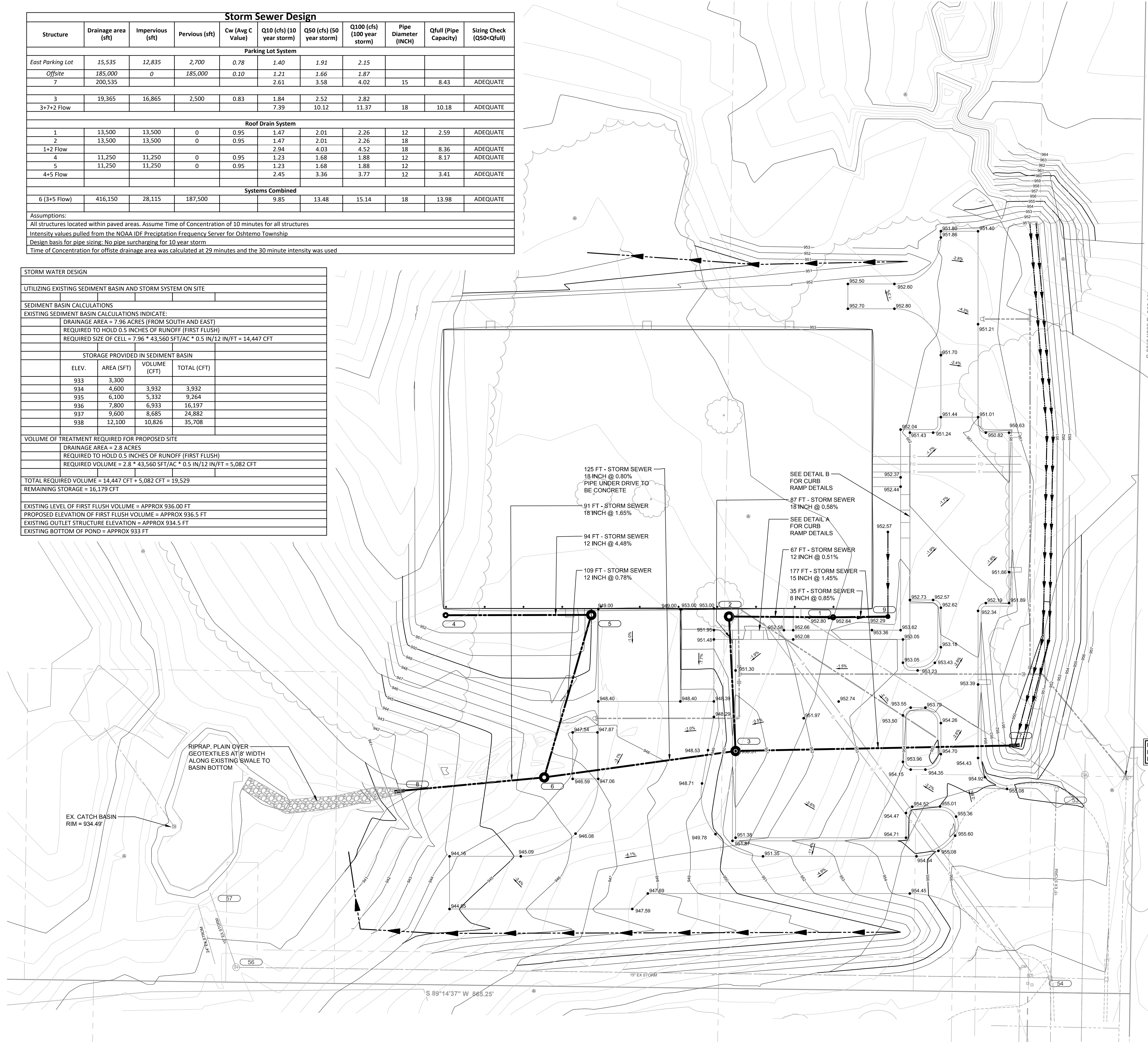
LAYOUT PLAN AND UTILITIES

174053-03

Storm Sewer Design										
Structure	Drainage area (sft)	Impervious (sft)	Pervious (sft)	Cw (Avg C Value)	Q10 (cfs) (10 year storm)	Q50 (cfs) (50 year storm)	Q100 (cfs) (100 year storm)	Pipe Diameter (INCH)	Qfull (Pipe Capacity)	Sizing Check (Q50-Qfull)
Parking Lot System										
East Parking Lot	15,535	12,835	2,700	0.78	1.40	1.91	2.15			
Offsite	185,000	0	185,000	0.10	1.21	1.66	1.87			
7	200,535				2.61	3.58	4.02	15	8.43	ADEQUATE
3	19,365	16,865	2,500	0.83	1.84	2.52	2.82			
3+7+2 Flow					7.39	10.12	11.37	18	10.18	ADEQUATE
Roof Drain System										
1	13,500	13,500	0	0.95	1.47	2.01	2.26	12	2.59	ADEQUATE
2	13,500	13,500	0	0.95	1.47	2.01	2.26	18		
1+2 Flow					2.94	4.03	4.52	18	8.36	ADEQUATE
4	11,250	11,250	0	0.95	1.23	1.68	1.88	12	8.17	ADEQUATE
5	11,250	11,250	0	0.95	1.23	1.68	1.88	12		
4+5 Flow					2.45	3.36	3.77	12	3.41	ADEQUATE
Systems Combined										
6 (3+5 Flow)	416,150	28,115	187,500		9.85	13.48	15.14	18	13.98	ADEQUATE

Assumptions:
 All structures located within paved areas. Assume Time of Concentration of 10 minutes for all structures
 Intensity values pulled from the NOAA IDF Precipitation Frequency Server for Oshtemo Township
 Design basis for pipe sizing: No pipe surcharging for 10 year storm
 Time of Concentration for offsite drainage area was calculated at 29 minutes and the 30 minute intensity was used

STORM WATER DESIGN			
UTILIZING EXISTING SEDIMENT BASIN AND STORM SYSTEM ON SITE			
SEDIMENT BASIN CALCULATIONS			
EXISTING SEDIMENT BASIN CALCULATIONS INDICATE:			
DRAINAGE AREA = 7.96 ACRES (FROM SOUTH AND EAST)			
REQUIRED TO HOLD 0.5 INCHES OF RUNOFF (FIRST FLUSH)			
REQUIRED SIZE OF CELL = 7.96 * 43,560 SFT/AC * 0.5 IN/12 IN/FT = 14,447 CFT			
STORAGE PROVIDED IN SEDIMENT BASIN			
ELEV.	AREA (SFT)	VOLUME (CFT)	TOTAL (CFT)
933	3,300		
934	4,600	3,932	3,932
935	6,100	5,332	9,264
936	7,800	6,933	16,197
937	9,600	8,685	24,882
938	12,100	10,826	35,708
VOLUME OF TREATMENT REQUIRED FOR PROPOSED SITE			
DRAINAGE AREA = 2.8 ACRES			
REQUIRED TO HOLD 0.5 INCHES OF RUNOFF (FIRST FLUSH)			
REQUIRED VOLUME = 2.8 * 43,560 SFT/AC * 0.5 IN/12 IN/FT = 5,082 CFT			
TOTAL REQUIRED VOLUME = 14,447 CFT + 5,082 CFT = 19,529			
REMAINING STORAGE = 16,179 CFT			
EXISTING LEVEL OF FIRST FLUSH VOLUME = APPROX 936.00 FT			
PROPOSED ELEVATION OF FIRST FLUSH VOLUME = APPROX 936.5 FT			
EXISTING OUTLET STRUCTURE ELEVATION = APPROX 934.5 FT			
EXISTING BOTTOM OF POND = APPROX 933 FT			



STORM STRUCTURES

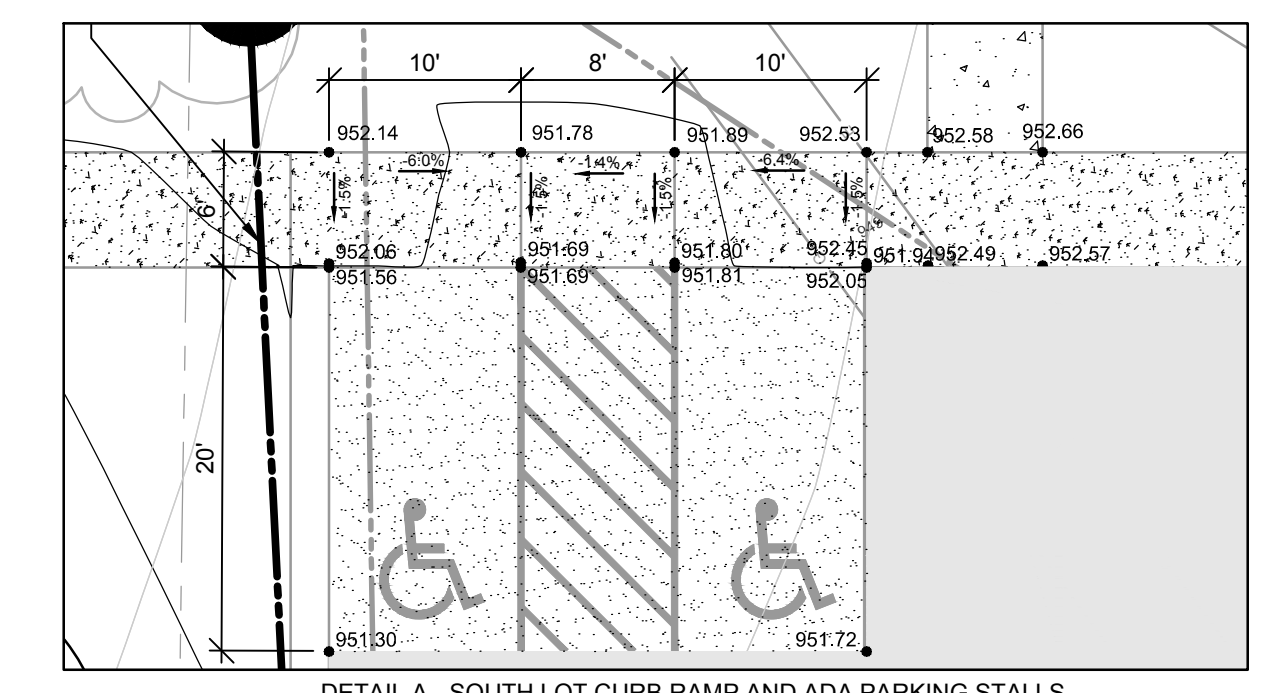
- 1 DR STRUCTURE, 24 INCH DIA COVER G
RIM 952.66
INV. 949.70 - 8" E
INV. 948.84 - 12" W
- 2 DR STRUCTURE, 48 INCH DIA COVER B
RIM 952.57
INV. 948.50 - 12" E
INV. 947.00 - 18" S
- 3 DR STRUCTURE, 48 INCH DIA COVER K
RIM 950.44
INV. 946.50 - 18" N
INV. 947.00 - 15" E
INV. 943.97 - 18" W
- 4 DR STRUCTURE, 24 INCH DIA COVER B
RIM 952.76
INV. 948.71 - 12" E
- 5 DR STRUCTURE, 48 INCH DIA COVER G
RIM 950.00
INV. 944.50 - 12" W
INV. 944.50 - 12" S
- 6 DR STRUCTURE, 48 INCH DIA COVER B
RIM 946.43
INV. 943.65 - 12" N
INV. 942.97 - 18" E
INV. 940.50 - 18" W
- 9 NYLOPLAST STRUCTURE, 24 INCH DIA STANDARD
RIM 952.30
INV. 950.00 - 8" W

END SECTIONS

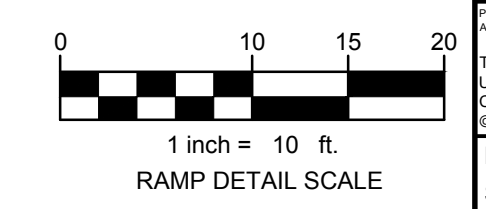
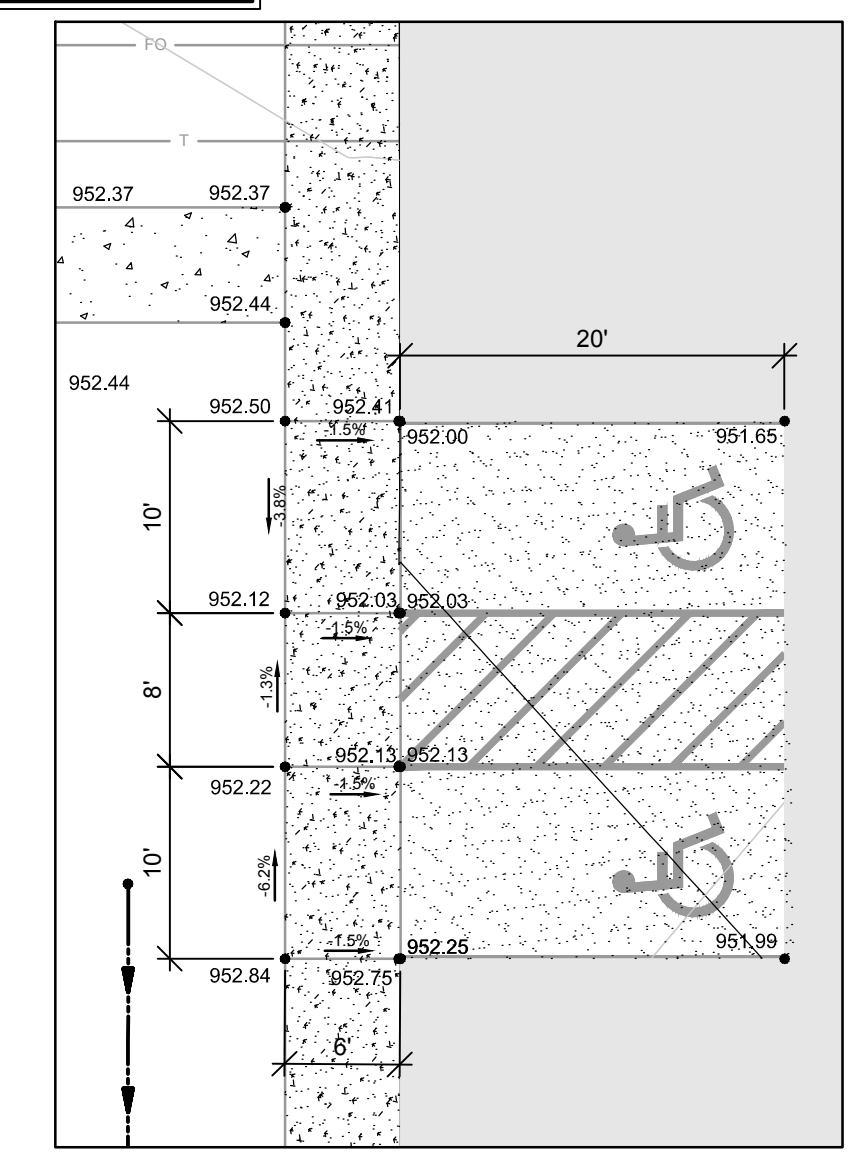
- 7 15 INCH CONC END SECTION INV. 949.56 - 15" W
- 8 18 INCH CONC END SECTION INV. 939.00 - 18" E

EXISTING STORM STRUCTURES

- 53 EXISTING DR STRUCTURE RIM 954.62
INV. 948.62 - 15" S
- 54 EXISTING DR STRUCTURE RIM 957.09
INV. 948.59 - 15" N
INV. 948.59 - 15" W
- 56 EXISTING DR STRUCTURE RIM 941.88
INV. 935.68 - 15" E
INV. 935.68 - 15" N
- 57 EXISTING END SECTION RIM 936.92
INV. 935.40 - 15" S



BENCHMARK: NORTHWEST BOLT/TAG ON HYDRANT ELEV. = 958.33



- ASPHALT - SEE 174053-03 FOR SECTION
- 4" CONCRETE - SEE 174053-03 FOR SECTION
- 6" CONCRETE - SEE 174053-03 FOR SECTION

70 YEARS
W&A
 WIGHTMAN & ASSOCIATES, INC.
 AMERICAN COUNCIL OF ENGINEERING COMPANIES
FIRM OF THE YEAR
 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

PROJECT NAME:
NEW OFFICE & MANUFACTURING FACILITY
 STADIUM DRIVE
 KALAMAZOO, MI 49009

SELECT PRODUCTS LIMITED
 9770 SHAVER ROAD
 PORTAGE, MI 49024

03/6/2017 MKS
 REVISED PER OSHTOMO
 TWP REVIEW COMMENTS
 01/5/16/2017 MKS
 SUBMITTED FOR SITE PLAN
 REVIEW
REVISIONS
 THE REPRODUCTION, COPYING OR OTHER
 USE OF THIS DRAWING WITHOUT WRITTEN
 CONSENT IS PROHIBITED.
 © 2017 WIGHTMAN & ASSOCIATES, INC.
 DATE: JUNE 2017
 SCALE: 1" = 30'

GRADING AND DRAINAGE
 174053-04

NOTES

1. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 811 FOR UTILITY LOCATIONS TWO DAYS PRIOR TO DIGGING.
2. LANDSCAPE BEDS TO RECEIVE 4" SHREDDED HARDWOOD BARK. APPLY PRE-EMERGENT HERBICIDE TO ALL LANDSCAPE BEDS.
3. CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL. AMEND SOIL IF PH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
4. PLANTING MIX TO BE A 12" MINIMUM DEPTH IN ALL PLANTING BEDS.
5. 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.
6. 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% 98/85 KENTUCKY BLUEGRASS OR APPROVED EQUAL. ALL LAWN AREAS TO RECEIVE 4" OF TOPSOIL.
7. ALL LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE.
8. LANDSCAPE ARCHITECT TO REVIEW ALL TREES EITHER IN THE NURSERIES OR VIA PHOTOGRAPHS OF EACH PLANT. CONTRACTOR TO COORDINATE.
9. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
10. NATIVE SEED MIX TO BE STORMWATER MIX FROM NATIVE CONNECTIONS. WWW.NATIVECONNECTIONS.NET OR APPROVED EQUAL.

LANDSCAPE CALCULATIONS

NORTH PL (865 LF):
 35' WIDE GREENSPACE
 4 CANOPY TREE PER 100 LF = 35 CANOPY TREES. NA, COVERED BY 75,200
 2 UNDERSTORY TREE PER 100 LF = 17 UNDERSTORY TREES NA, COVERED BY 75,200
 18 SHRUBS PER 100 LF = 156 SHRUBS. NA, COVERED BY 75,201
 6 EVERGREEN TREE PER 100 LF = 52 EVERGREEN TREES NA, COVERED BY 75,200
 *PER 75,200 = 104 TREE CREDITS REQUIRED, 26-104 TREES NEED TO BE PRESERVED

EAST PL (863 LF):
 10' WIDE GREENSPACE
 1 CANOPY TREE PER 100 LF = 9 CANOPY TREES. NA, COVERED BY 75,200
 2 UNDERSTORY TREE PER 100 LF = 17 UNDERSTORY TREES NA, COVERED BY 75,200
 0 SHRUBS
 0 EVERGREEN TREES
 *PER 75,200 = 26 TREE CREDITS REQUIRED, 7-26 TREES NEED TO BE PRESERVED

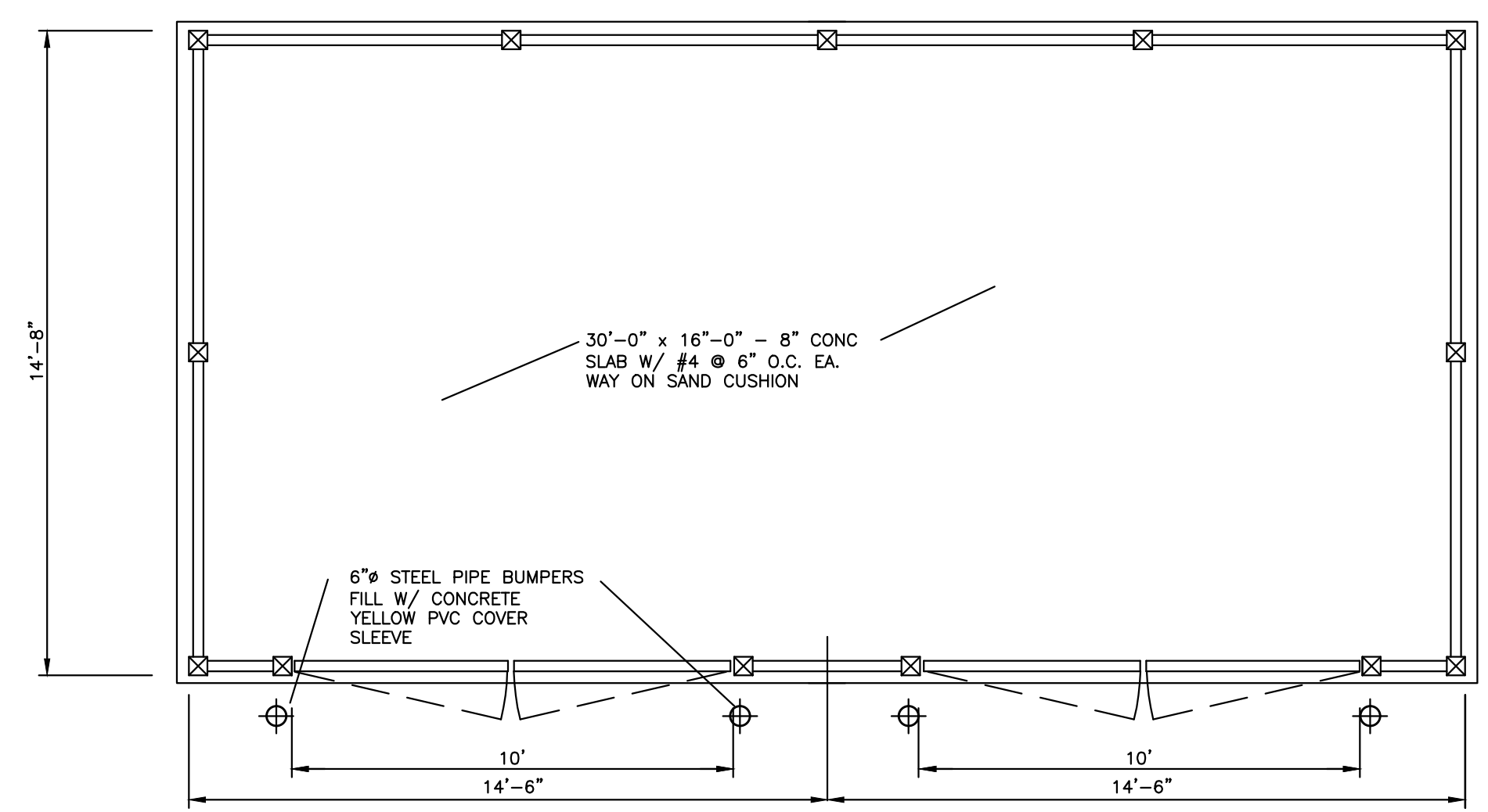
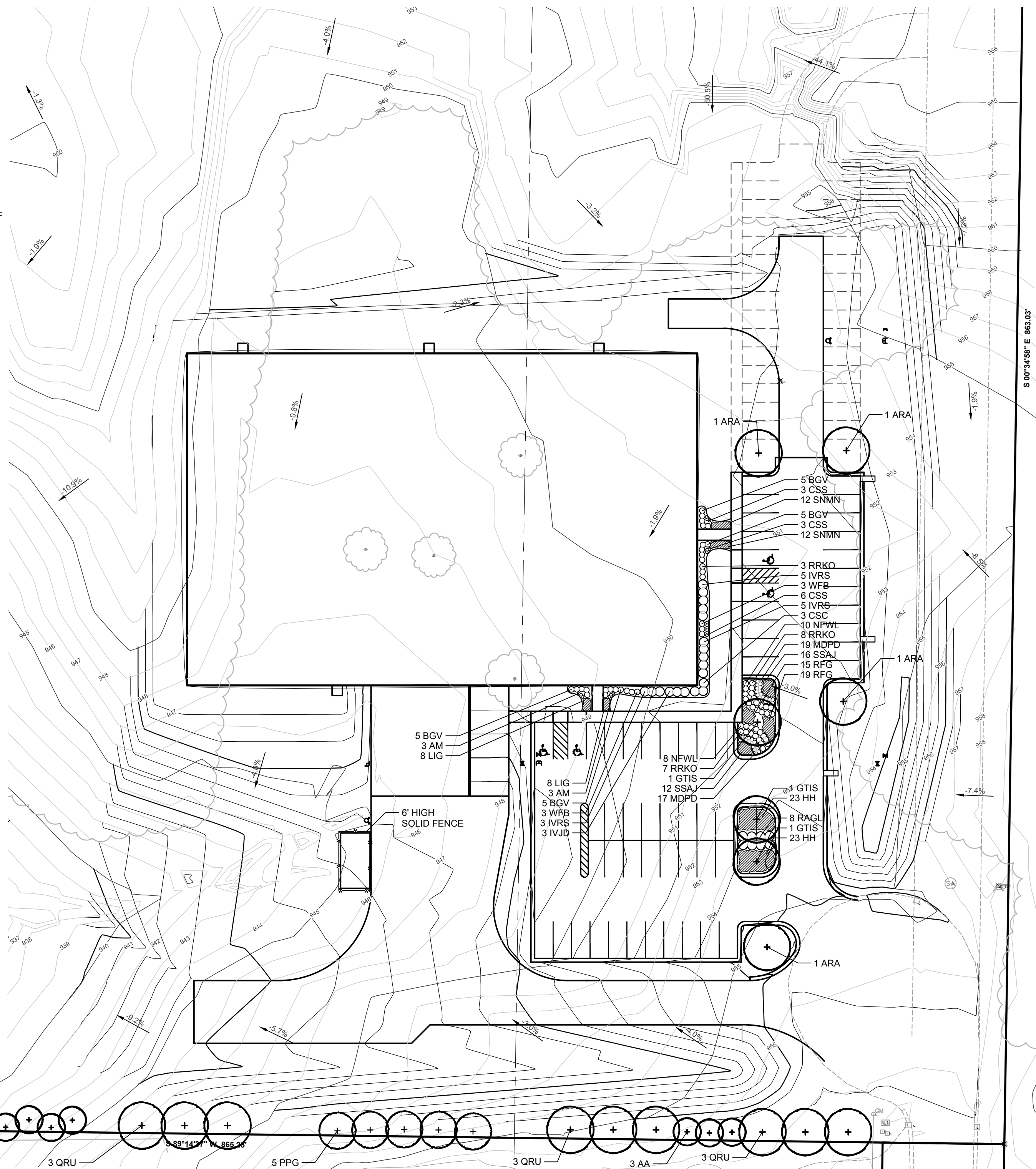
SOUTH PL (865 LF):
 10' WIDE GREENSPACE
 1 CANOPY TREE PER 100 LF = 9 CANOPY TREES.
 2 UNDERSTORY TREE PER 100 LF = 17 UNDERSTORY TREES
 0 SHRUBS
 0 EVERGREEN TREES
 *PER 75,200 = 26 TREE CREDITS REQUIRED, 7-26 TREES NEED TO BE PRESERVED

WEST PL (863 LF):
 10' WIDE GREENSPACE
 1 CANOPY TREE PER 100 LF = 9 CANOPY TREES. NA, COVERED BY 75,200
 2 UNDERSTORY TREE PER 100 LF = 17 UNDERSTORY TREES NA, COVERED BY 75,200
 0 SHRUBS
 0 EVERGREEN TREES
 *PER 75,200 = 26 TREE CREDITS REQUIRED, 7-26 TREES NEED TO BE PRESERVED

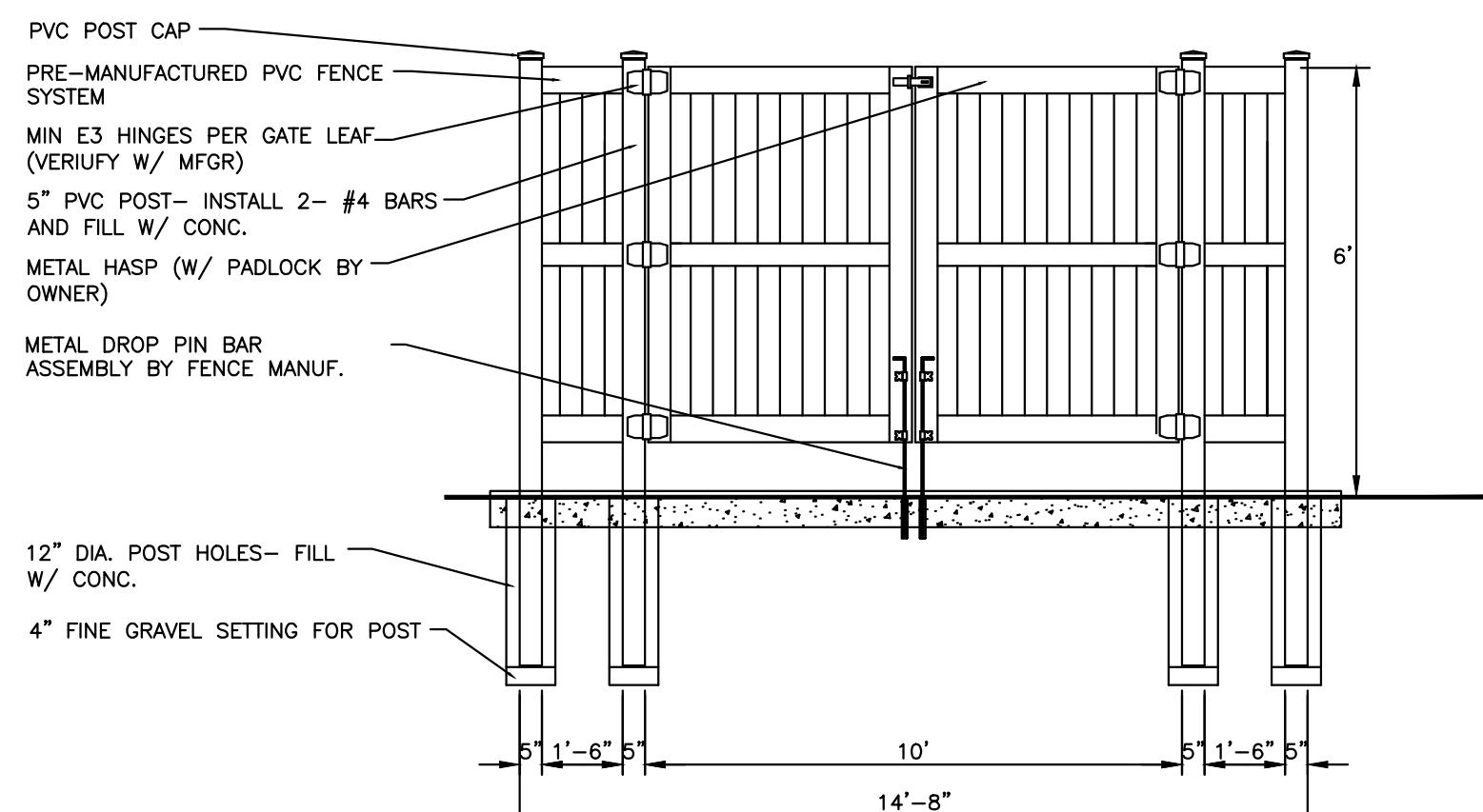
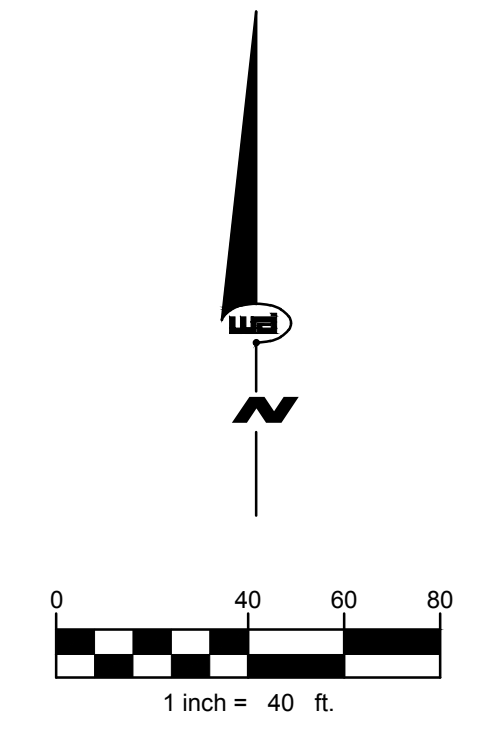
75,140 PARKING AREAS:
 PARKING LOT 51-99 SPOTS = 25 SF INTERIOR LANDSCAPE PER SPACE
 58 SPACES * 25 SF / SPACE = 1,450 SF

1 DEC. CANOPY TREE PER 200 SF OF LANDSCAPE
 1,450 SF / 200 SF = 7 DEC. CANOPY TREES

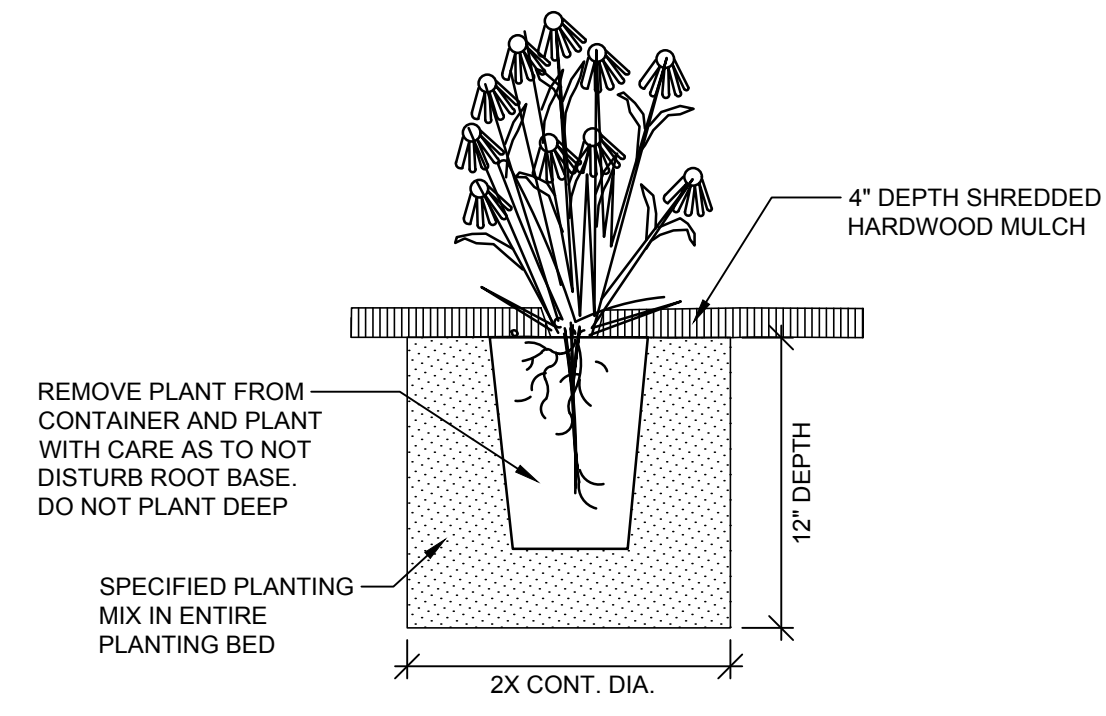
2 LOW GROWING SHRUBS PER 200 SF OF LANDSCAPE
 1,450 SF / 200 = 7 * 2 = 14 LOW GROWING SHRUBS



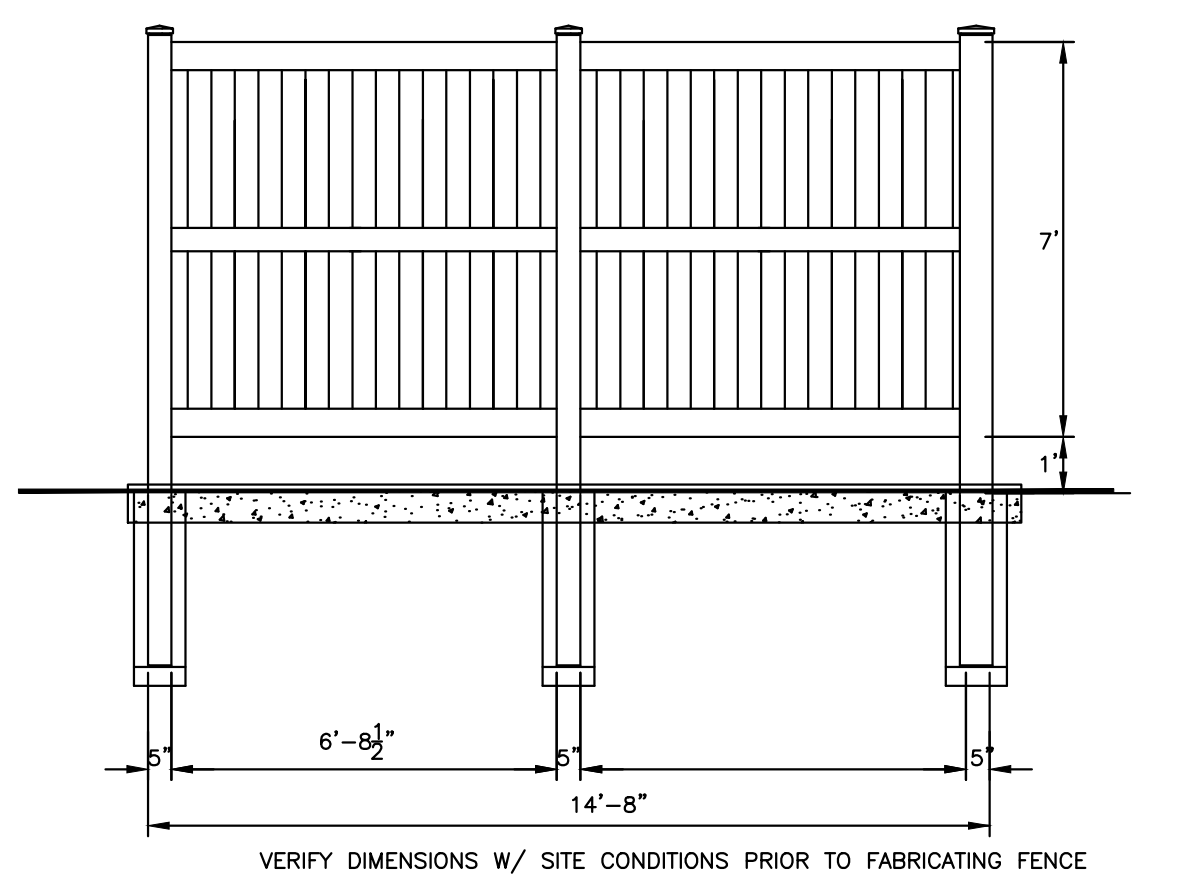
PLAN DUMPSTER ENCLOSURE
NOT TO SCALE



ELEVATION @ DUMPSTER ENCLOSURE
NOT TO SCALE



PERENNIAL/ORNAMENTAL GRASS PLANTING SECTION
NOT TO SCALE

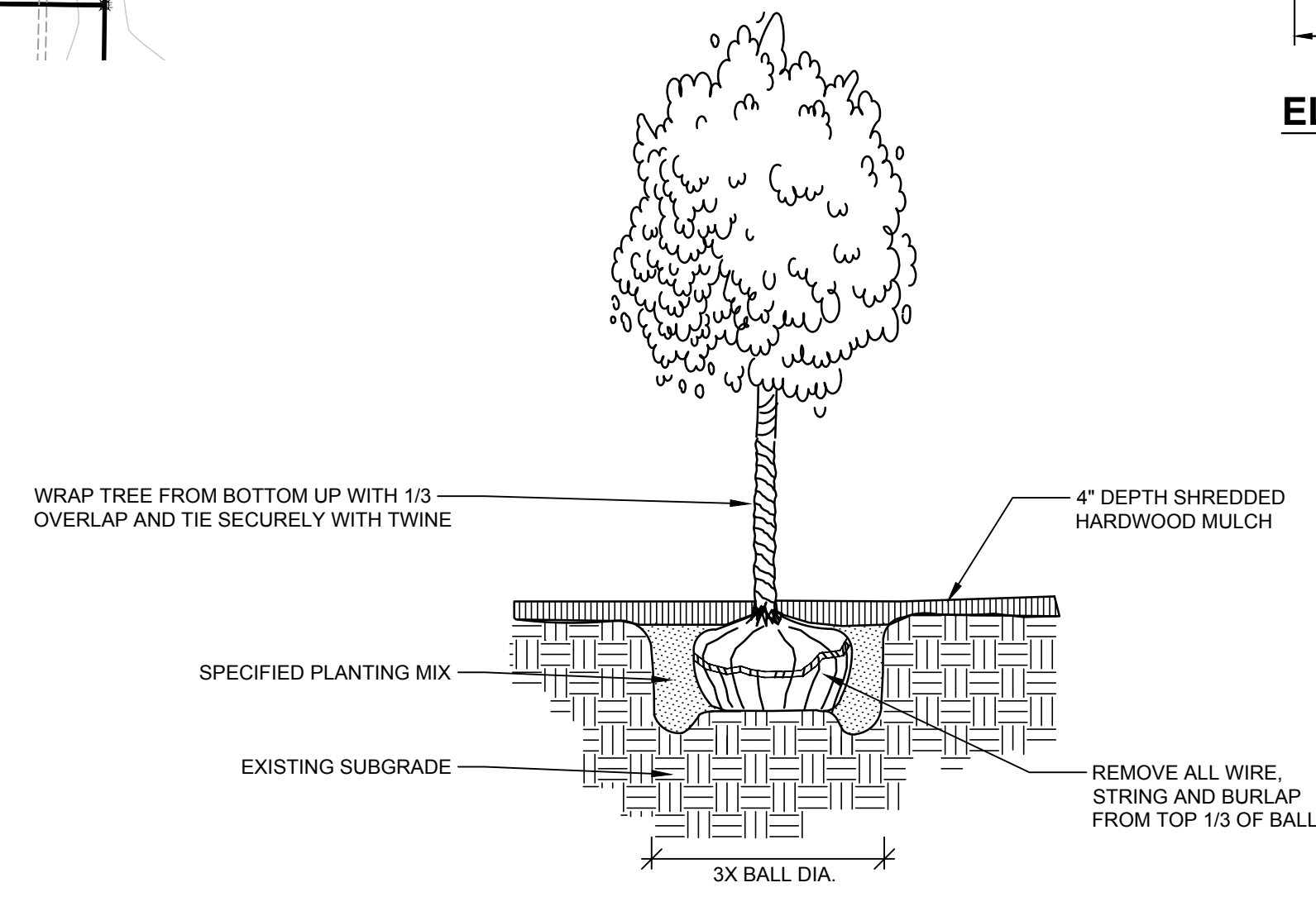


ELEVATION @ DUMPSTER ENCLOSURE
NOT TO SCALE

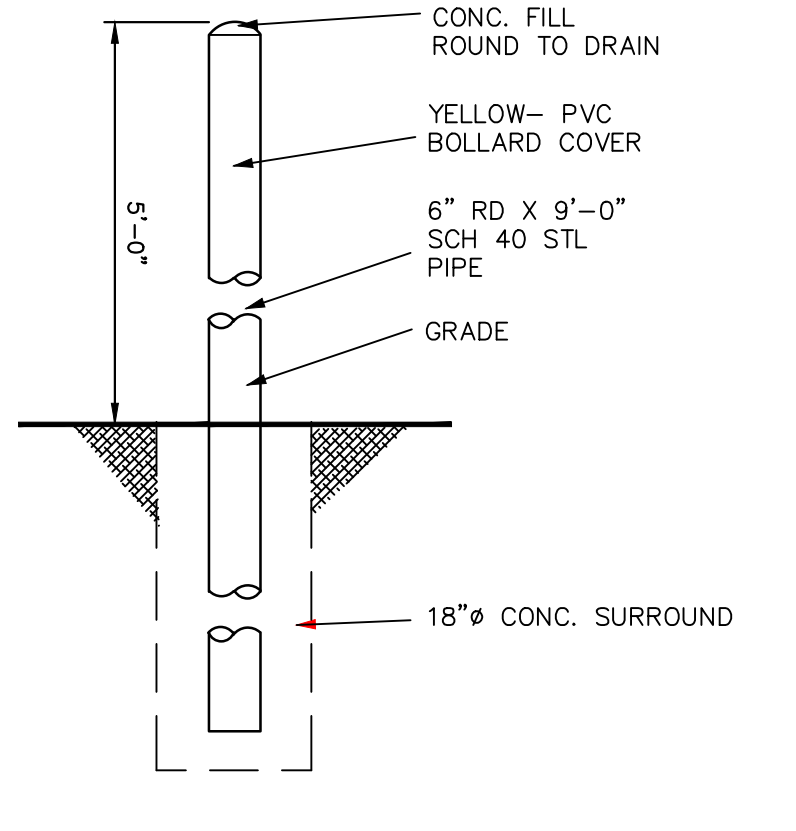
PLANT LIST

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	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	4	2"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	3	2"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QRU	QUERCUS RUBRA	NORTHERN RED OAK	9	2"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
Ornamental Trees	AA	AMELANCHIER ARBOREA	SERVICEBERRY	10		8'	B&B	MULTI-STEM, 4-5 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
	CAL	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	7		8'	B&B	MULTI-STEM, 4-5 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
Evergreen Trees	PPG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	5		5'	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
Shrubs	BGV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	20		18"	#3	3'-0" ON CENTER
	CSC	CORNUS SERICEA 'CARDINAL'	CARDINAL REDOSIER DOGWOOD	3		24"	#5	5'-0" ON CENTER
	IVJD	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY DWARF WINTERBERRY	3		24"	#5	5'-0" ON CENTER
	IVRS	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE DWARF WINTERBERRY	13		18"	#3	5'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	8		24"	#5	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	18		24"	#5	3'-0" ON CENTER
	WFB	WEIGELA FLORIDA 'BRAMWELL'	FINE WINE WEIGELA	6		24"	#5	5'-0" ON CENTER
	Perennials	AM	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM	6			#1
CSS	CHRYSANTHEMUM X SUPERBUM 'SNOWCAP'	SNOWCAP SHASTA DAISY	12			#1	1'-6" ON CENTER	
HH	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	46			#1	3'-0" ON CENTER	
LIG	LAVENDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	16			#1	2'-0" ON CENTER	
MDPD	MONARDA DIDYMA 'PETITE DELIGHT'	PETITE DELIGHT BEE BALM	36			#1	2'-0" ON CENTER	
NFWL	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	18			#1	3'-0" ON CENTER	
RFG	RUBBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	34			#1	1'-6" ON CENTER	
SNMN	SALVIA NEMEROSA 'MAY NIGHT'	MAY NIGHT SALVIA	24			#1	1'-6" ON CENTER	
SSAJ	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	28			#1	1'-6" ON CENTER	



TREE/SHRUB PLANTING SECTION
NOT TO SCALE



PIPE BUMPER DETAIL
NOT TO SCALE

70 YEARS
W&A
 WIGHTMAN & ASSOCIATES, INC.
 AMERICAN COUNCIL OF ENGINEERING COMPANIES
★ FIRM OF THE YEAR ★
 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

PROJECT NAME:
NEW OFFICE & MANUFACTURING FACILITY
 STADIUM DRIVE
 KALAMAZOO, MI 49009

SELECT PRODUCTS LIMITED
 9770 SHAVER ROAD
 PORTAGE, MI 49024

03/6/2017 MKS
 REVISED PER OSHTOMO
 TWP REVIEW COMMENTS
 02/5/2017 PDS
 SUBMITTED FOR DUMPSTER
 ENCLOSURE ELEVATIONS
 01/5/2017 MKS
 SUBMITTED FOR SITE PLAN
 REVIEW
REVISIONS
 THE REPRODUCTION, COPYING OR OTHER
 USE OF THIS DRAWING WITHOUT WRITTEN
 CONSENT IS PROHIBITED.
 © 2017 WIGHTMAN & ASSOCIATES, INC.
 DATE: JUNE 2017
 SCALE: 1" = 40'

LANDSCAPE PLAN
 174053-05

EXTERIOR LIGHTING SCHEDULE

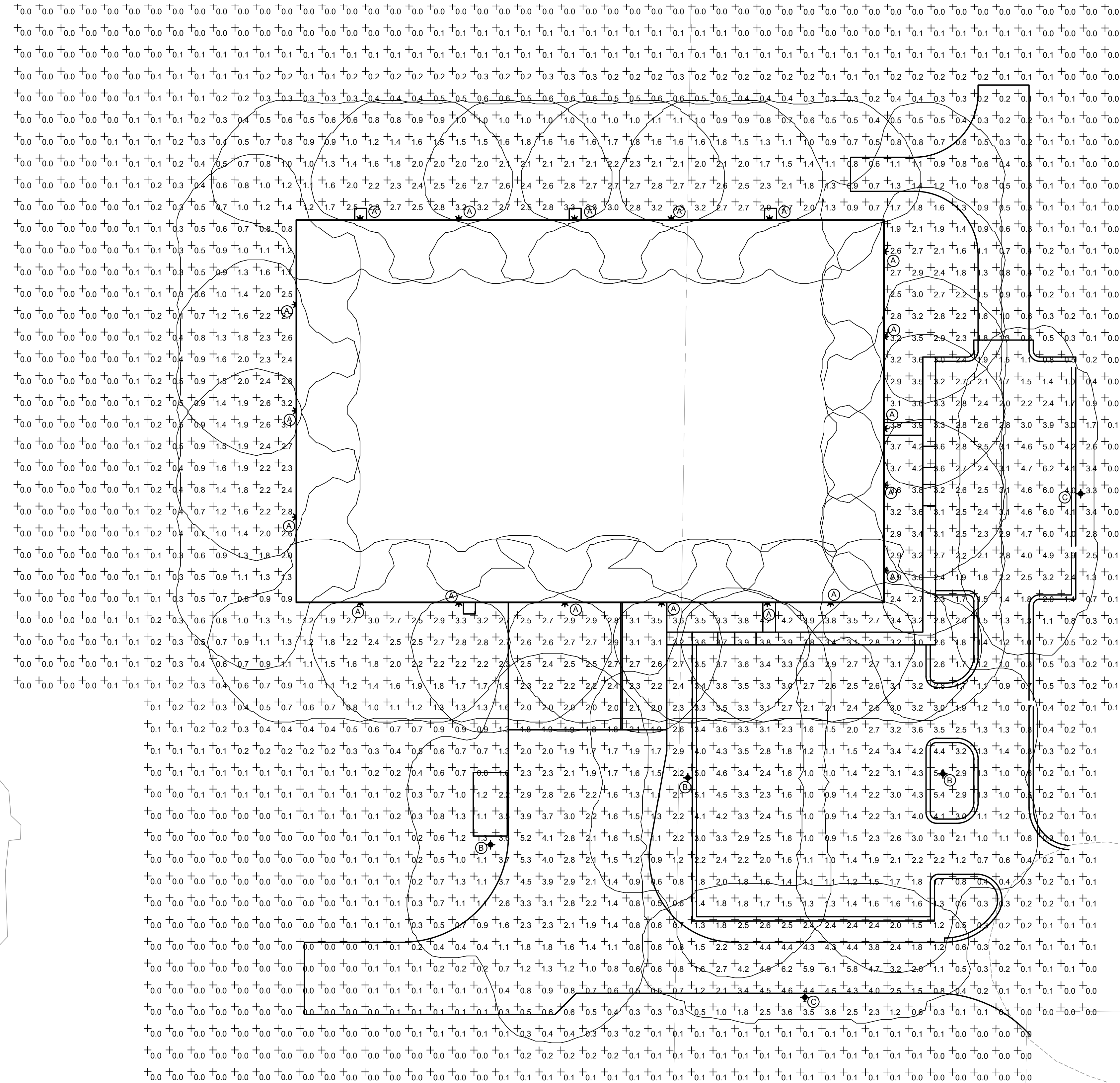
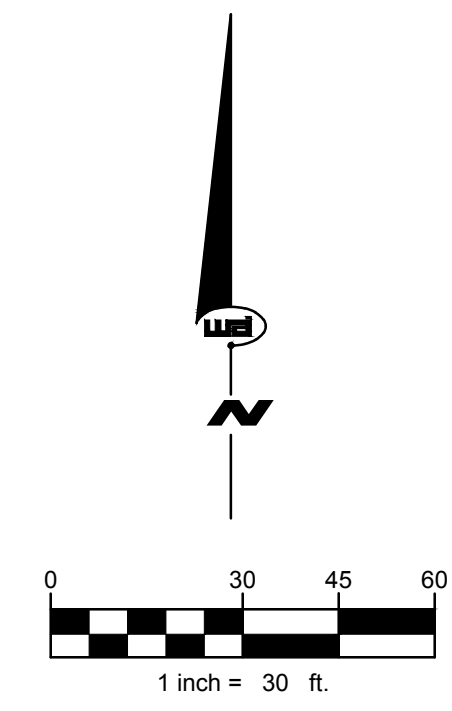
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NO.	DESCRIPTION	LAMP	NO. LAMPS	LUMENS/LAMP	WATTAGE
★	(A)	19	Lithonia Lighting	DSXW2 LED 20C 1000 40K T3M MVOLT DDBXD	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED'S, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	1	7,701	73
★	(B)	3	Lithonia Lighting	DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD w/ SSS 20 4C DM19AS DDB	DSX1 LED WITH 60 LED'S @ 1000 mA , 4000K , TYPE 3 MEDIUM OPTICS	LED	1	21,909	209
★	(C)	2	Lithonia Lighting	DSX1 LED 60C 1000 40K BLC MVOLT SPA DDBXD w/ SSS 20 4C DM19AS DDB	DSX1 LED WITH 60 LED'S @ 1000 mA , 4000K , BACKLIGHT CONTROL OPTIC	LED	1	16,630	209

NOTES:

ALL POLE MOUNTED LIGHTING FIXTURES SHALL BE MOUNTED AT 20 FT IN HEIGHT A DOWN-TYPE, MOUNTED HORIZONTALLY AND ANGLED PERPENDICULAR TO THE GROUND (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA, "IES," SHARP CUT-OFF). SUCH LIGHTING SHALL NOT EXCEED 400 WATTS PER LAMP.

MINIMAL BUILDING MOUNTED LIGHTING IS INDICATED IN THE PLAN. IF ADDITIONAL BUILDING MOUNTED LIGHTING IS CONSTRUCTED, IT SHALL CONSIST OF FULL CUT-OFF FIXTURES AND SHALL NOT EXCEED 175 WATTS PER LAMP REGARDLESS OF LAMP TYPE AND SHALL NOT EXCEED A 20-FOOT MOUNTING HEIGHT.

LIGHT INTENSITIES INDICATED ARE THOSE PROVIDED BY WEST MICHIGAN LIGHTING.



WIGHTMAN & ASSOCIATES, INC.
AMERICAN COUNCIL OF ENGINEERING COMPANIES
★ FIRM OF THE YEAR ★

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:

NEW OFFICE & MANUFACTURING FACILITY
STADIUM DRIVE
KALAMAZOO, MI 49009

SELECT PRODUCTS LIMITED
9770 SHAVER ROAD
PORTAGE, MI 49024

04/6/2017 PDS
REVISED PHOTOMETRIC PLAN

01/5/16/2017 MKS
SUBMITTED FOR SITE PLAN REVIEW

REVISIONS

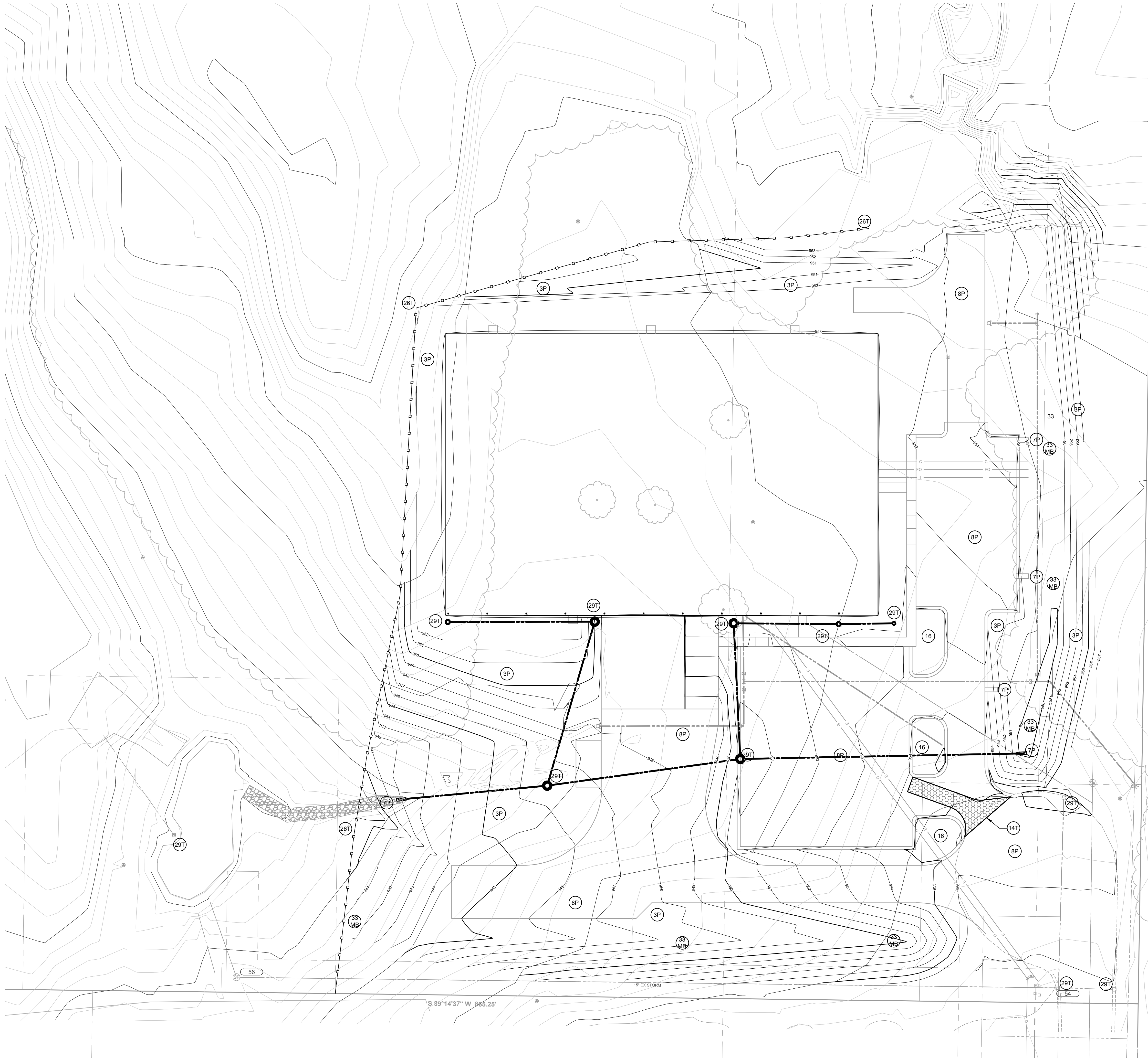
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2017 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 2017

SCALE: 1" = 30'

PHOTOMETRIC PLAN

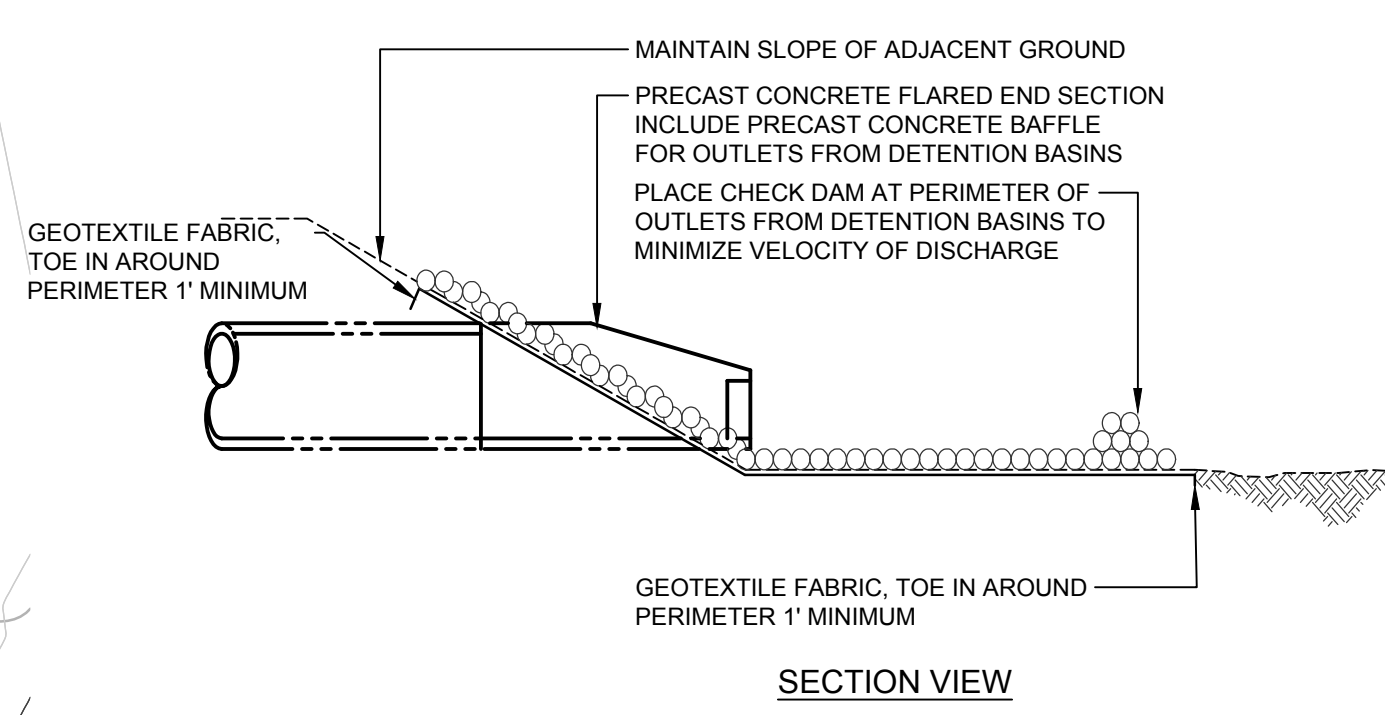
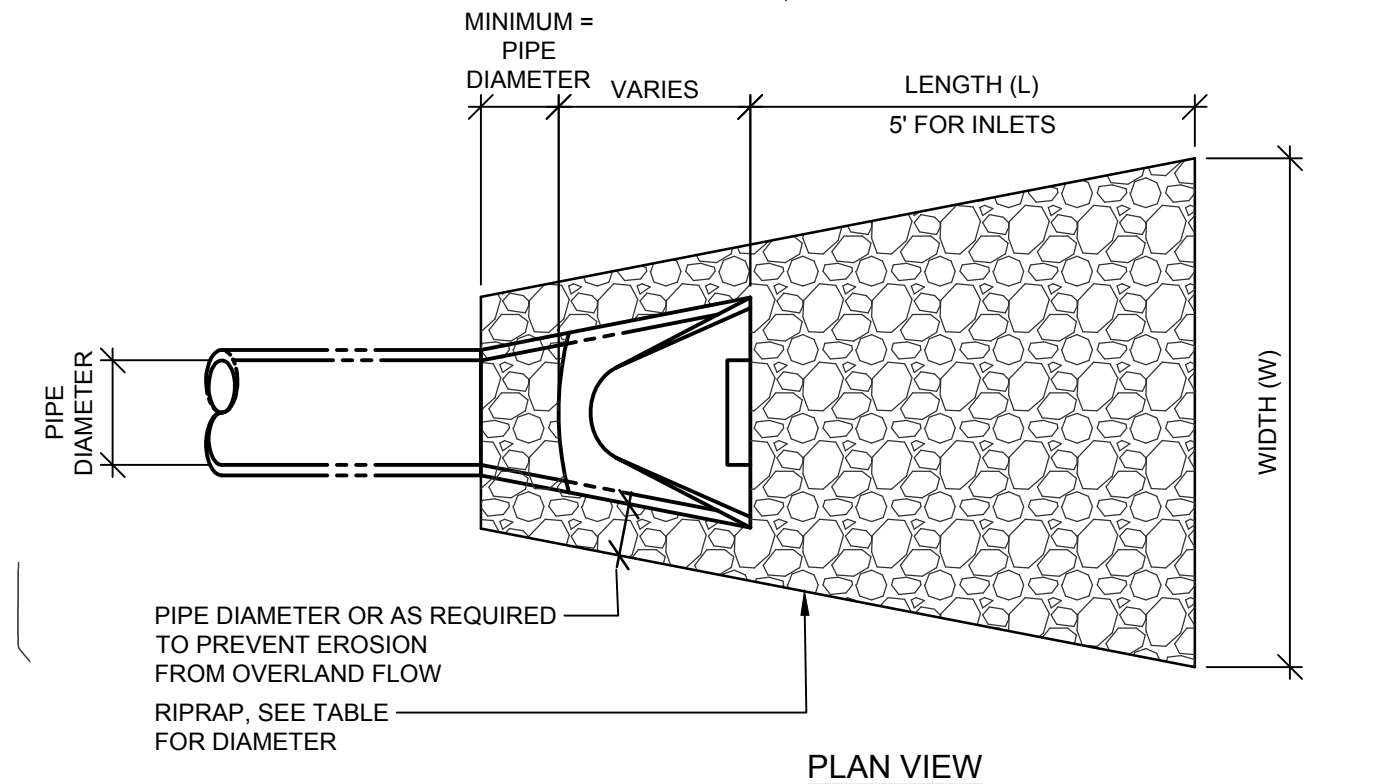
174053
174053-06



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.
 - 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 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)
- 5 DENOTES SODDING
- 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
- 14T DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS, FOLLOWING THE STANDARDS FROM THE MDEQ. THE APPROACH SHALL BE A MINIMUM OF 50' LONG, 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 MB 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.



TYPICAL END SECTION DETAIL
SCALE: NONE

RIPRAP TABLE			
PIPE DIA	LENGTH (FT)	WIDTH (FT)	RIPRAP Ø (IN)
12"			8" - 16"
15"	5'	8'	(PLAIN)
18"			

70 YEARS
W&A
WIGHTMAN & ASSOCIATES, INC.
AMERICAN COUNCIL OF ENGINEERING COMPANIES
★ FIRM OF THE YEAR ★

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:
NEW OFFICE & MANUFACTURING FACILITY
STADIUM DRIVE
KALAMAZOO, MI 49009

SELECT PRODUCTS LIMITED
9770 SHAVER ROAD
PORTAGE, MI 49024

03/6/2017 MKS
REVISED PER OSHTOMO
TWP REVIEW COMMENTS

01/5/16/2017 MKS
SUBMITTED FOR SITE PLAN
REVIEW

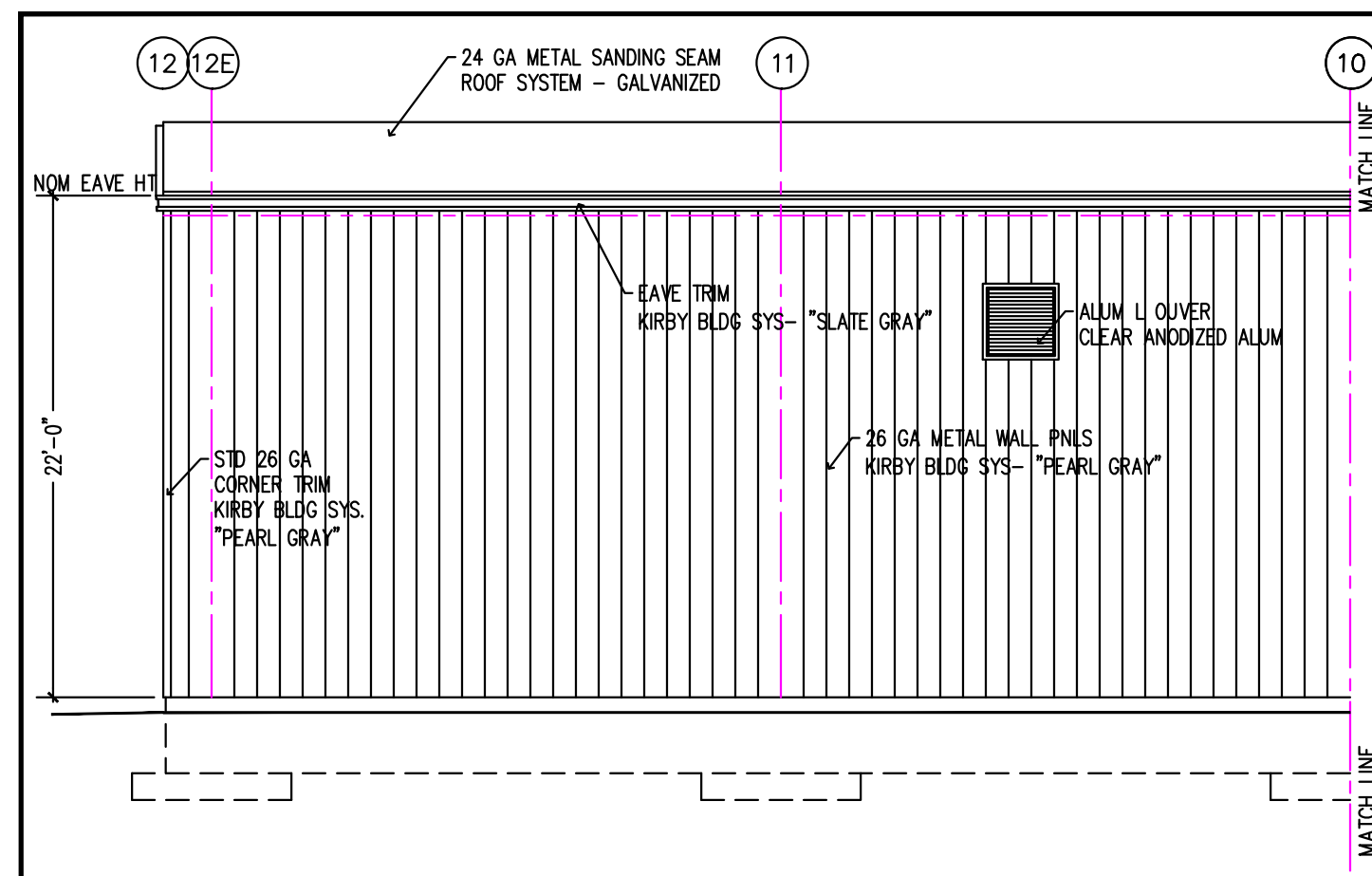
REVISIONS

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2017 WIGHTMAN & ASSOCIATES, INC.

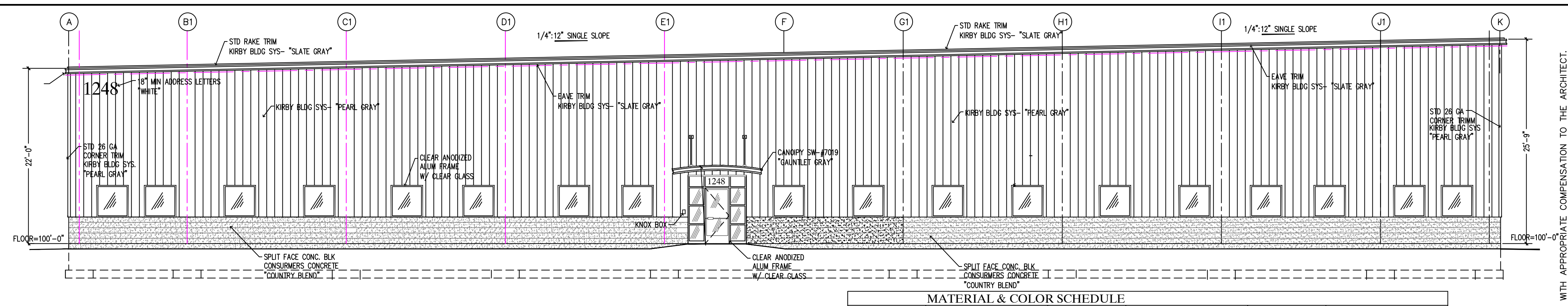
DATE: JUNE 2017
SCALE: 1" = 30'

SESC PLAN

174053-07



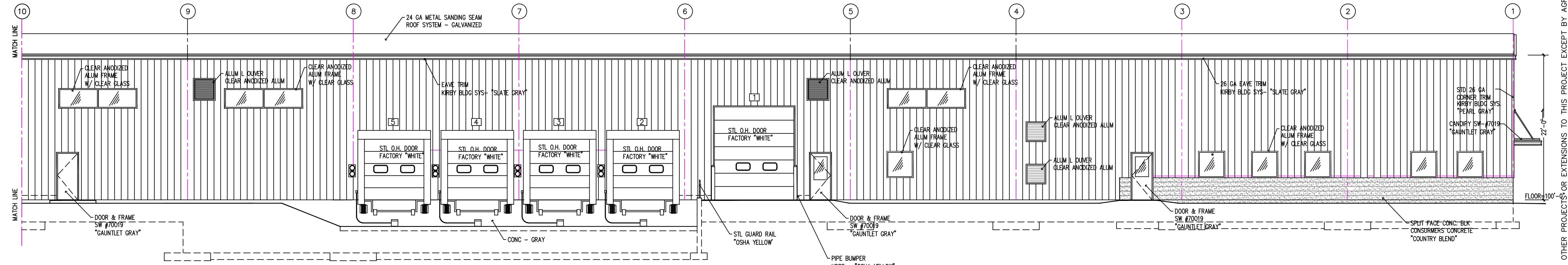
SOUTH ELEVATION - WEST
SCALE: 1/8" = 1'-0"



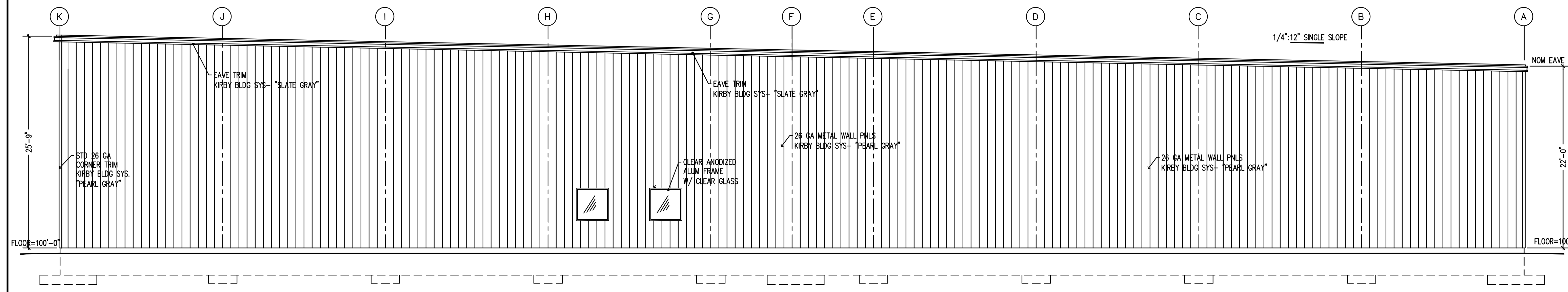
EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE

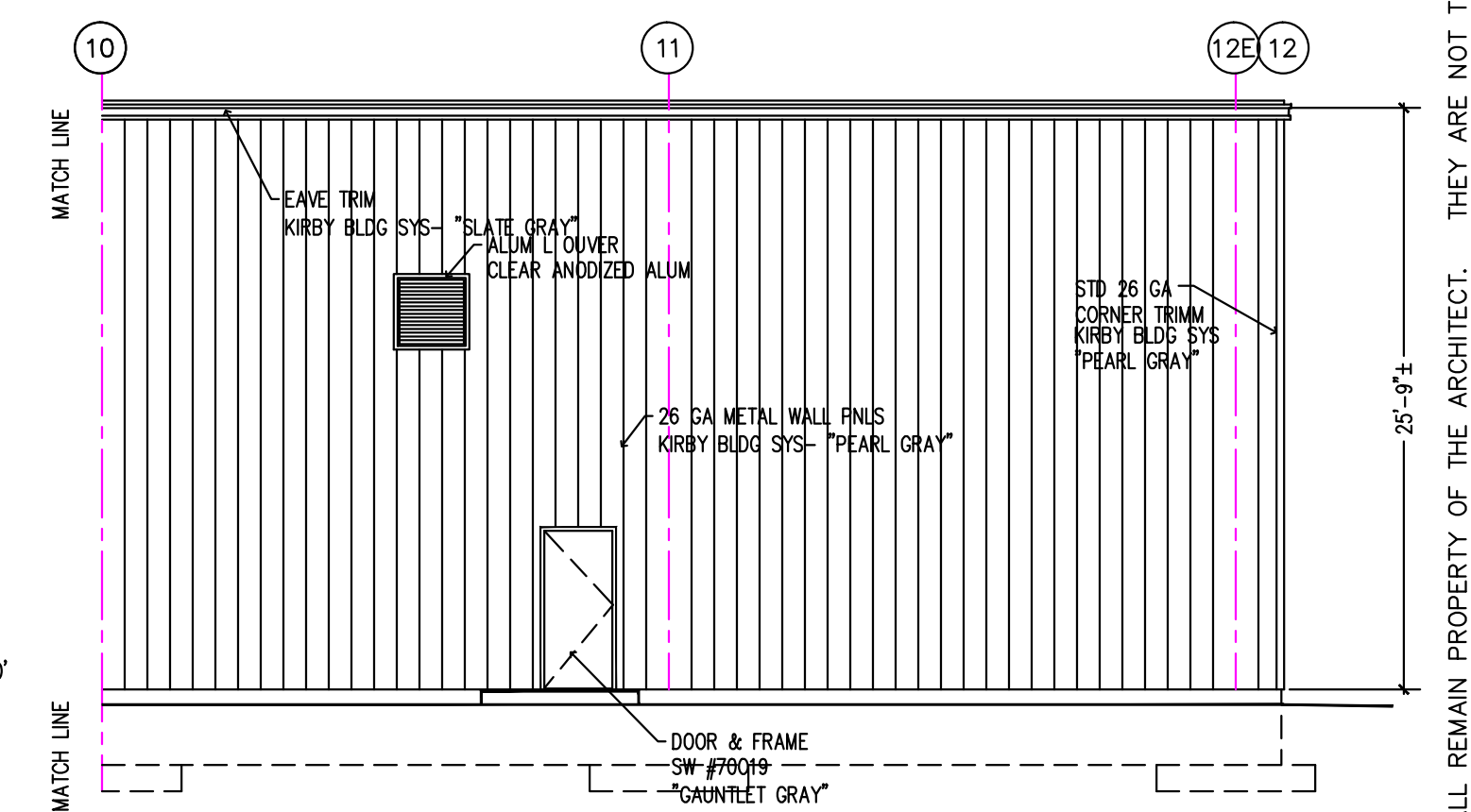
ITEM	COLOR	ITEM	COLOR
METAL WALL PANELS	KIRBY BLDG SYS - "PEARL GRAY"	WINDOW GLASS	CLEAR INSUL GLASS
METAL FASCIA PANELS	KIRBY BLDG SYS - "SLATE GRAY"	DOORS & FRAMES	SW - #7019 "GAUNTLET GRAY"
METAL TRI PCS	KIRBY BLDG SYS - "PEARL GRAY"	PIPE BUMPERS	HOPE - "OSHA YELLOW"
ALUM WINDOWS	CLEAR ANODIZED	GUARD RAILING	"OSHA YELLOW"
		METAL ROOF	"GALVANIZED"
		SPLIT FACE CONC BLK	CLEAR INSUL GLASS
		ALUM FRONT DOOR	CLEAR ANODIZED
		EXTER. LIGHT FIXTURES	"BRONZE"
		METAL ROOF	"GALVANIZED"



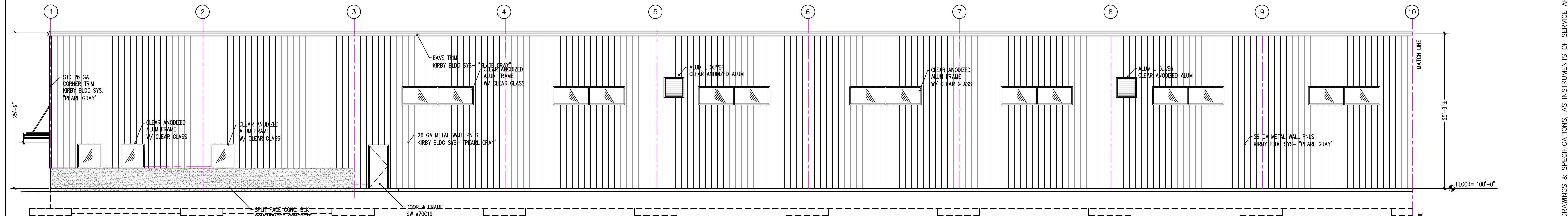
SOUTH ELEVATION - EAST
SCALE: 1/8" = 1'-0"



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



NORTH ELEVATION - WEST
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - EAST
SCALE: 1/8" = 1'-0"

© 2017 DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE PROJECT SITE. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROGRAMS IN CONNECTION WITH THE PROJECT.

REVISIONS:
 REVISED 06/06/17 - COLORS & MATERIALS

EXTERIOR ELEVATIONS
 MATERIALS & COLORS

NEW OFFICE & MANUFACTURING
 SELECT PRODUCTS LIMITED
 STADIUM PARKWAY
 KALAMAZOO, MICHIGAN

BATES
 ARCHITECTS
 8821 EAST AVE. KALAMAZOO, MICHIGAN 49048
 TELEPHONE 269/349-3314 FAX 269/349-3448

06/01/17

A1

1710