

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 - VIRTUAL**

Participate through this Zoom link:  
<https://us02web.zoom.us/j/82403576913>

Or by calling: 1-929-205-6099

**Meeting ID:** 824 0357 6913

*(Refer to the [www.oshtemo.org](http://www.oshtemo.org) Home Page or page 3 of this packet for additional Virtual Meeting Information)*

**TUESDAY, DECEMBER 15, 2020  
3:00 P.M.**

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes: November 17<sup>th</sup>, 2020
5. **Site Plan: One Way Products (Phase II)**  
Glas Associates, on behalf of One Way Products, is requesting Site Plan approval to construct a 32,350 square foot addition to their existing 25,586 square foot facility located at 5933 West KL Avenue.
6. **Site Plan: Advanced Poured Walls**  
Advanced Poured Walls is seeking Site Plan approval to have a concrete materials recycling yard in the northeast corner of Parcel Number 05-34-155-018.
7. Public Comment
8. Other Updates and Business
9. 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](mailto: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 am- 5:00 pm, and on Friday 8:00 am-1:00 pm. Additionally, questions and concerns are accepted at all hours through the website contact form found at [www.oshtemo.org](http://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](mailto:oshtemo@oshtemo.org) and it will be directed to the appropriate person.

| Oshtemo Township<br>Board of Trustees |          |  |
|---------------------------------------|----------|--|
| <b><u>Supervisor</u></b>              |          |  |
| Libby Heiny-Cogswell                  | 216-5220 | <a href="mailto:libbyhc@oshtemo.org">libbyhc@oshtemo.org</a>   |
| <b><u>Clerk</u></b>                   |          |  |
| Dusty Farmer                          | 216-5224 | <a href="mailto:dfarmer@oshtemo.org">dfarmer@oshtemo.org</a>   |
| <b><u>Treasurer</u></b>               |          |  |
| Grant Taylor                          | 216-5221 | <a href="mailto:gtaylor@oshtemo.org">gtaylor@oshtemo.org</a>   |
| <b><u>Trustees</u></b>                |          |  |
| Cheri L. Bell                         | 372-2275 | <a href="mailto:cbell@oshtemo.org">cbell@oshtemo.org</a>       |
| Deb Everett                           | 375-4260 | <a href="mailto:deverett@oshtemo.org">deverett@oshtemo.org</a> |
| Zak Ford                              | 271-5513 | <a href="mailto:zford@oshtemo.org">zford@oshtemo.org</a>       |
| Ken Hudok                             | 548-7002 | <a href="mailto:khudok@oshtemo.org">khudok@oshtemo.org</a>     |

| <b>Township Department Information</b> |          |  |
|--|----------|--|
| <b><u>Assessor:</u></b>                |          |  |
| Kristine Biddle                        | 216-5225 | <a href="mailto:assessor@oshtemo.org">assessor@oshtemo.org</a>   |
| <b><u>Fire Chief:</u></b>              |          |  |
| Mark Barnes                            | 375-0487 | <a href="mailto:mbarnes@oshtemo.org">mbarnes@oshtemo.org</a>     |
| <b><u>Ordinance Enf:</u></b>           |          |  |
| Rick Suwarsky                          | 216-5227 | <a href="mailto:rsuwarsky@oshtemo.org">rsuwarsky@oshtemo.org</a> |
| <b><u>Parks Director:</u></b>          |          |  |
| Karen High                             | 216-5233 | <a href="mailto:khigh@oshtemo.org">khigh@oshtemo.org</a>         |
| Rental Info                            | 216-5224 | <a href="mailto:oshtemo@oshtemo.org">oshtemo@oshtemo.org</a>     |
| <b><u>Planning Director:</u></b>       |          |  |
| Iris Lubbert                           | 216-5223 | <a href="mailto:ilubbert@oshtemo.org">ilubbert@oshtemo.org</a>   |
| <b><u>Public Works:</u></b>            |          |  |
| Marc Elliott                           | 216-5236 | <a href="mailto:melliott@oshtemo.org">melliott@oshtemo.org</a>   |

## Zoom Instructions for Participants

### Before a videoconference:

1. You will need a computer, tablet, or smartphone with a speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. If you are going to make a public comment, please use a microphone or headphones with a microphone to cut down on feedback, if possible.
3. Details, phone numbers, and links to videoconference or conference call are provided below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 11-digit Meeting ID.

### To join the videoconference:

1. At the start time of the meeting, click on this link to [join via computer](#). You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to [join.zoom.us](#) on any browser and entering this **Meeting ID: 824 0357 6913**

If you are having trouble hearing the meeting or do not have the ability to join using a computer, tablet or smartphone then you can join via conference call by following instructions below.

### To join the conference by phone:

1. On your phone, dial the toll-free teleconferencing number: **1-929-205-6099**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **824 0357 6913#**

### Participant controls in the lower-left corner of the Zoom screen:



Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- Participants – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand. **This will be used to indicate that you want to make a public comment.**
- Chat – opens pop-up screen that allows participants to post comments during the meeting.

If you are attending the meeting by phone, to use the “Raise Hand” feature **press \*9 on your touchtone keypad.**

**Public comments will be handled by the “Raise Hand” method as instructed above within Participant Controls.**

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**OSHTEMO CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS**

**DRAFT MINUTES OF A VIRTUAL MEETING HELD NOVEMBER 17, 2020**

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**Agenda**

**VARIANCE: JEREMY, 5359 SWEET BRIAR DRIVE**  
**FRANK H. AND M. JAMIE JEREMY REQUESTED RELIEF FROM SECTION 50.60 OF THE ZONING ORDINANCE WHICH GOVERNS SETBACKS FOR STRUCTURES IN RESIDENTIAL ZONING DISTRICTS IN ORDER TO CONSTRUCT AN 18 FOOT X 36 FOOT IN-GROUND POOL AND ASSOCIATED CONCRETE DECKING IN THE REQUIRED FRONT YARD.**

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A virtual meeting of the Oshtemo Charter Township Zoning Board was held Tuesday, November 17, 2020, called to order at approximately 3:02 p.m.

PRESENT: Neil Sikora, Chair  
Fred Antosz  
Cheri Bell  
Fred Gould  
Anita Smith, Vice Chair

ABSENT: Ollie Chambers  
Micki Maxwell

Also present were Iris Lubbert, Planning Director, Karen High, Zoning Administrator, James Porter, Township Attorney and Martha Coash, Meeting Transcriptionist.

One guest, applicant M. Jamie Jeremy was present.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF AGENDA**

Chairperson asked if there were changes to the agenda. Hearing none, he asked for a motion.

Ms. Smith **made a motion** to approve the agenda as presented. Mr. Gould **seconded the motion. The motion was approved unanimously.**

## **APPROVAL OF THE MINUTES OF AUGUST 25, 2020**

The Chair asked if there were any additions, deletions or corrections to the minutes of August 25, 2020. Hearing none, Chairperson Sikora asked for a motion.

Ms. Bell **made a motion** to approve the Minutes of August 25, 2020 as presented. Ms. Smith **seconded the motion**. **The motion was approved unanimously.**

Chairperson Sikora moved to the next agenda item and asked Ms. Lubbert for her presentation. Ms. Lubbert indicated Ms. Karen High, Zoning Administrator would be presenting to the Board.

### **VARIANCE: JEREMY, 5359 SWEET BRIAR DRIVE FRANK H. AND M. JAMIE JEREMY REQUESTED RELIEF FROM SECTION 50.60 OF THE ZONING ORDINANCE WHICH GOVERNS SETBACKS FOR STRUCTURES IN RESIDENTIAL ZONING DISTRICTS IN ORDER TO CONSTRUCT AN 18 FOOT X 36 FOOT IN-GROUND POOL AND ASSOCIATED CONCRETE DECKING IN THE REQUIRED FRONT YARD.**

Ms. High indicated the applicant was requesting relief from Section 50.60 of the Zoning Ordinance which governs setbacks for structures in residential zoning districts in order to construct an 18 foot x 36 foot in-ground pool and associated concrete decking in the required front yard.

Section 50.60 of the Zoning Ordinance requires that all primary structures located within the R-2 district have a 30 foot front yard setback. Required side setback is 10 feet and required rear setback is 15 feet.

She explained 5359 Sweet Briar Drive is a 0.50-acre corner lot in Rose Arbor plat No. 2. The lot is approximately 150 feet wide by 150 feet long and also fronts Fountain Square Drive. Though the required front setbacks are 30 feet, the house, built in 2002, is approximately 44 feet from each right of way line. The side and rear yards are somewhat narrow, at approximately 35 foot and 40 feet wide respectively.

The applicant submitted a property sketch showing the proposed layout in more detail. Though not shown on the plan, they state that required fencing will meet all ordinance and building code requirements. The applicant provided the following rationale for this variance request:

- The entire pool structure will be built below grade, surrounded by a fence with nothing above ground to impede the character of the neighborhood except enhanced landscaping and plantings. The pool will not be readily visible to anyone driving by; it will appear to be a fenced-in yard.

- A 10 foot side and 15 foot rear setback is provided, which shows a good faith effort to meet the side and rear setback requirements for lots not located on a corner.
- There is no other practical or safe location for a conventional pool on the property.
- A house in the neighborhood, also on a corner lot, was permitted to have a pool in the front yard.
- Several houses in the neighborhood have pools in the side and rear yards. Many of these pools would not be permitted if on our corner lot.

Ms. High indicated public input was received from six residents of the neighborhood, none of which objected to the variance request. Copies of their statements are attached to these minutes.

She urged the board to consider the larger picture. Does the Township wish to allow in-ground pools within required front yard setbacks? Should corner lots be considered differently? Should other structures be allowed as well? This is the first case of this nature under the current ordinance. By approving this case, a precedent would be set allowing in-ground pools or structures in a front yard, which could have negative impacts if not properly justified.

#### STANDARDS OF REVIEW - STAFF ANALYSIS

Ms. High noted the Michigan courts have applied the following principles for a dimensional variance, which collectively amount to demonstrating a practical difficulty:

- Special or unique physical conditions and circumstances exist which are peculiar to the property involved and which are not generally applicable to other properties in the same district.
- Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use; or would render conformity to the ordinance unnecessarily burdensome.
- The variance is the minimum necessary to provide substantial justice to the landowner and neighbors.
- The problem is not self-created.

Staff analyzed the request against these principles and Ms. High offered the following comments.

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

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

*Comment: The topography around this site is flat. Because it is located on a corner, a 30 foot front setback is required along each street frontage. This is a*

larger setback than is required of properties not located on a corner, where a 10 foot side yard setback is required on each side. Usable yard space is reduced by approximately 20 feet' along the Fountain Square Drive street frontage.

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

**Comment:** It is the applicant's desire for a pool that triggered this variance request. A pool is not a required or necessary amenity. A smaller or differently shaped pool might fit on the property without the need for a variance.

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

**Comment:** In researching past Zoning Board of Appeals decisions regarding setback relief for a pool in a front yard setback, Planning Department staff identified one comparable case. Further research revealed that interpretation of required setbacks for pools has varied over time. In a cursory review of the Township using aerial photos, staff found two in-ground pools in front yards. In addition, it should be noted that the zoning ordinance was amended in 2011 to require a setback for pools in the side and rear yard. These findings are described below.

1. Latoskewski, 405 Clubview, 10/20/1997: The applicant sought relief from the Zoning Board of Appeals to allow construction of a 17 foot x 35 foot pool in the required 40 foot front setback of Shadywood Drive. Located on a corner lot, the property also fronted Club View Drive. The Zoning Board of Appeals approved the variance request of 40 feet based on the following reasons: that conformance was unnecessarily burdensome in that the pool could not be located in compliance with all setbacks, that substantial justice would be served by the variance, and that the spirit and intent of the Ordinance would be met because the pool would be below ground and included no pool house or other structure.
2. 4970 Fountain Square, 10/9/01: A building permit for an in-ground pool in the required front yard was approved with no setback. This property is also on a corner lot. A letter in the file from Planning Department staff indicated that "placement of an in-ground pool is not subject to setbacks from the abutting streets." This is consistent with statements in meeting minutes from that time period that 'buildings' were required to meet setback requirements but 'structures' were not.
3. 6488 Killington Drive, 2008: A building permit was issued for an in-ground pool at this address, also on a corner lot. The pool is located



approximately 15 feet from the right of way line. Planning Department staff approved the building permit application.

4. Zoning Code text amendment to Section 64 – Setback and Side Line Spacing, 2/24/2011: The zoning ordinance was amended to require a minimum front yard setback of 30 feet rather than 40 feet. Minimum rear yard setback, formerly 10 feet, was increased to 15 feet. In addition, text was added requiring that pools and decks (attached or detached) conform to applicable rear and interior side setbacks. According to the staff report, reasoning was that “this will prevent decks and pools from being too close to property lines.” Added text for pools and decks follows in bold:
  - a. “The minimum setback distance between any building and any interior side property line in the "AG" Agricultural Districts, "RR" Residence Districts, "R-1" Residence Districts, "R-2" Residence Districts, and "R-3" Residence Districts shall be ten feet for all buildings, **pools, and associated decks whether attached or detached** unless a larger setback is otherwise required in the Township Zoning Ordinance.
  - b. The minimum setback distance between any building, **pools, and associated decks whether attached or detached** and any rear property line in the "AG" Agricultural Districts, "RR" Residence Districts, "R-1" Residence Districts, "R-2" Residence Districts, and "R-3" Residence Districts shall be not less than 15 feet unless a larger setback is otherwise required in the Township Zoning Ordinance.”

Text adopted in 2011 for front yard setbacks was as follows: “there shall be a setback from all street right of way lines and outlots and/or planned future public street extensions of not less than 30 feet for all buildings unless a larger setback is otherwise required.”

This is essentially the same as language in the current ordinance, which states “front yard setbacks for primary structures: a setback of 30-feet shall be required from all street rights-of-way and outlots and/or planned future public street extensions.” Because the code sets forth a side and rear setback for pools but does not mention a front setback, the generally accepted interpretation is that no pools are permitted in front of a house.

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

**Comment:** The home at 5359 Sweet Briar Drive was built near the center of the property. The lot lines and setbacks for the property have not changed since its construction. There may be room in the rear yard for a much smaller or irregularly shaped pool that meets setback requirements. It is

the applicant's desire for a pool that has triggered this variance request. A pool is not a required or necessary amenity.

Ms. High indicated approving the requested variance would not negatively affect safety and welfare.

She indicated possible motions for consideration:

1. Based on past precedence, **motion to approve** the variance request, allowing the applicant to construct an 18 foot x 36 foot in ground pool with a 10-foot front yard setback.

If the Zoning Board of Appeals were to choose this motion, staff requested a condition be attached requiring the property owner to complete the building permit process via the Southwest Michigan Building Authority. In addition staff also suggested a request be sent to the Planning Commission to consider an update to the code to provide some flexibility to pools on corner lots.

2. **Motion to deny** the requested variance based on the findings of fact presented under 'Support of variance denial.'

Chairperson Sikora thanked Ms. High for her presentation and asked if there were questions from Board Members.

Mr. Sikora asked about required fencing.

Ms. High said a fence is required by building code for all pools. The applicant has stated fencing will meet zoning requirements, with no variance needed.

Hearing no further questions from Board Members, Chairperson Sikora asked if the applicant wished to speak.

Ms. Jamie Jeremy, 5359 Sweet Briar Drive, thanked Township staff for their guidance through the variance request process, ZBA members for their service to the Township and their consideration of the request, and her neighbors for their support.

She said when their house was built in 2003, they never dreamed they would want a pool, and if they had they would have positioned the house differently. Now, 17 years later, they very much want to add a pool. They were unaware of the second "front" yard with much greater setback requirements than for a normal yard. They wish to commit to undertaking a project that will not detract from their or their neighbors' homes. They will follow the example of the landscaping done at 4970 Fountain Square so that you will hardly know there is a pool there.

The Chair thanked Ms. Jeremy for her comments and asked if there were questions for her from Board Members.

Ms. Smith asked why the pool could not be located west of the deck.

Ms. Jeremy said there is a retaining wall there at a 15 foot setback from the property line. A pool would have to be located very close to it. The landscaper who installed the retaining wall said that could impact the integrity of the wall.

Ms. Smith wondered how a pool located west of the deck would impact a retaining wall.

Ms. Jeremy said the retaining wall is dug down underground at the basement level and holds land back from the lower level windows. Another alternative would have to be figured out. She also noted the pool would not be a part of the yard visually off the sun porch and that a traffic pattern from the house to the pool from the deck flows as it is designed. There is no access currently from that part of the yard. The retaining wall is an eight-foot drop and a safety factor. The fence would need to be closer than if dealing with the property lines.

Ms. High noted she measured using the GIS feature and that a pool this size would not meet the setback requirements if located in the rear corner to the west. It might still require a different type of variance.

Hearing no more questions, the Chair asked if there were any comments from the public. He determined there were no members of the public present and moved to Board Deliberations.

The Chair asked why in the summary of review this particular corner lot is considered a “unique physical circumstance?”

Ms. High said all corner lots are constrained because there is less usable space which puts corner lots at a disadvantage.

Chairperson Sikora said the 1997 variance was approved partially because the pool placement was restricted due to drainage and the septic system location.

Ms. High agreed that was one of the factors discussed in 1997.

Chairperson Sikora said this is the first time since the ordinance was changed in 2011 that a variance has been sought for this purpose and wondered if the circumstances are different. Frontage on two streets comes into play for other cases, such as how assessments are determined for two front yards.

Attorney Porter said sewer and water assessments for corner lots (two front streets) are capped so that a corner lot is not penalized. They cannot be taxed at a different rate; assessment is based on fair market value. A corner lot may be seen as

worth more, but there is no disparity in rates between corner and interior lots. That would be improper.

Ms. Bell noted the 1997 variance for a pool at 405 Clubview was granted prior to the ordinance change in 2011. The similar in-ground pools for 4970 Fountain Square in 2001 and for 6488 Killington Drive in 2008 were approved without variance.

Ms. High noted the 1997 variance granted by the ZBA included language suggesting the Planning Commission should look at and consider amending the ordinance regarding front yard setbacks for pools, but she was unable find any evidence that had occurred.

Attorney Porter said that could have happened as an unintended difference in interpretation.

Ms. High noted the same people signed off on the building permits in 2001 and 2008, but that interpretations evolve and change over time and that may be what occurred.

Ms. Smith wondered how much smaller the pool would need to be if built to the west without encroaching on the retaining wall.

Ms. Lubbert did a rough calculation and thought it could be about 12 feet wide by 15 feet, not including the cement apron decking needed.

Mr. Gould said he has been a pool owner for more than 50 years in two locations. He said 18' x 36' is basically the ideal size for a pool for entertaining, especially for children, who jump, run and need enough space on the deck and around the pool for activities. He heard no opposition to the variance request from neighbors. The ZBA has granted 3-4 site exceptions. He would like to see the Jeremys be able to use and enjoy their property to the fullest. His only question would be concern for anyone moving in later and not finding the variance a problem, though he did not see that as a concern. He cited past precedent and neighbor approval as positives for approval of the variance.

Ms. Bell said she appreciates the tough questions posed by Board Members. There is ambiguity regarding the interpretation of what is and what is not a structure, which should go to the Planning Commission for consideration. Variance was allowed for similarly situated pools in the past which would provide substantial justice in this case and there is strong neighborhood support. Once a variance is granted there will be no problem with later owners. This is a unique circumstance as it is a corner lot. She said she could support approval of the variance request.

Chairperson Sikora was not convinced the criteria for setback relief has been met. He did not feel conformance was burdensome, setbacks granted in the past were

under different circumstances, apples were not being compared to apples, substantial justice doesn't apply with a corner lot, and the problem is self-created.

Attorney Porter said the Board must make a motion and decision as a body whether to grant or deny the variance. If it is felt there is inconsistency in the ordinance regarding corner lot definitions of side and front yards and the definition of "structures," the issue can be referred to the Planning Commission for their consideration.

The Chair said he would support suggesting the Planning Commission consider defining front and side yards for corner lots.

Ms. Smith said she feels the request for variance in this case is a self-created hardship, but would also like to have the Planning Commission look at the side/front yard issue for corner lots which would provide a better opportunity to get the pool where it is wanted.

Ms. Bell asked Attorney Porter whether all five criteria need to be met in order to grant the variance.

Attorney Porter said some would say yes, but he does not agree. Courts do not agree nor does the statute. Practical difficulties are not defined; case law is not clear. People view things differently. It comes down to how ZBA members determine the facts. The ZBA is the jury – you determine the facts.

Chairperson Sikora said he was trying to stick to the variance request form. Sending a request to the Planning Commission will take time. He asked Ms. Jeremy what the timeline is for installing the pool.

Ms. Jeremy said they were looking at the spring of 2021.

Chairperson Sikora asked if someone wished to make a motion.

Ms. Bell **made a motion** to approve the variance as requested, based on the fact that the two front lots are a unique physical circumstance, previous decisions have not been treated in the same way – two pools in the front yard were approved without variance, one with variance, substantial justice is met, reasonable use is not available to place a pool in the rear yard, fencing and screening will maintain safety and welfare.

Per Staff request, a condition will be attached requiring the property owner to complete the building permit process via the Southwest Michigan Building Authority.

A request will be sent to the Planning Commission to consider an update to the code that provides some flexibility to pools on corner lots, particularly addressing side vs. front lots for corner properties and the definition of "structures."

Mr. Antosz **seconded the motion. The motion was approved 3-2 by roll call vote, with Chairperson Sikora and Vice Chairperson Smith dissenting.**

### **Public Comment**

Chairperson Sikora determined there were no members of the public present and moved to the next agenda item.

### **Other Updates and Business**

Ms. Lubbert provided a schedule of meeting dates for 2021 consideration.

Zoning Board of Appeals  
Fourth Tuesday of every month @ 3:00 p.m.  
2021 Meeting Dates

1/26  
2/23  
3/23  
4/27  
5/25  
6/22  
7/27  
8/24  
9/28  
10/26  
11/16\*  
12/14\*  
1/25/2022

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

Mr. Gould **made a motion** to approve the Zoning Board of Appeals Meeting Date Schedule as presented. Ms. Smith **seconded the motion. The motion was approved unanimously.**

Ms. Lubbert told the Board public meetings will continue to be held virtually through December by order of the governor. It is likely that order will be extended further. She will keep the Board updated as more information is known.

She indicated she expects there to be two site plans for consideration at the December 15 meeting.

Attorney Porter said he felt the variance request discussion was one of the best the Board has had. It included tough questions and members focused on the issues at

hand, debating head to head on the facts, which is exactly what the ZBA should be doing. He said “the facts are what you say they are.”

Ms. Bell said the new Township Board will be sworn in Friday, November 20 at noon and will include two new Trustees and a new Treasurer. She encouraged Board Members to introduce themselves and welcome Trustees as they look forward to getting to work.

**Adjournment**

Hearing no further comments, Chairperson Sikora noted the Zoning Board of Appeals had exhausted its Agenda. There being no other business, he adjourned the meeting at approximately 4:15 p.m.

Minutes prepared:  
November 18, 2020

Minutes approved:  
\_\_\_\_\_, 2020

DRAFT

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December 10, 2020



**Mtg Date:** December 15, 2020

**To:** Zoning Board of Appeals

**From:** Karen High, Zoning Administrator

**Applicant:** Glas Associates

**Owner:** One Way Products

**Property:** 5933 West KL Avenue, Parcel number 05-24-305-011

**Zoning:** I-1: Industrial District

**Request:** Site Plan amendment to allow a 32,250 square foot building addition and 3,600 square foot covered storage area where a 29,250 square foot building addition was previously approved.

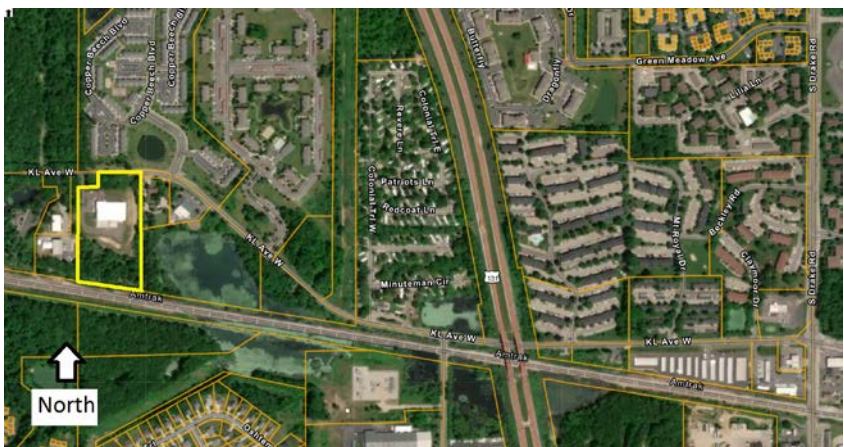
**Section(s):** 27: I-1 Industrial District  
64: Site Plan Review

**Project Name:** One Way Products (Phase II)

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**PROPOSAL:**

Glas Associates, on behalf of One Way Products, is requesting Site Plan approval from the Zoning Board of Appeals to construct a 32,350 square foot addition to their existing 25,586 square foot facility located at 5933 West KL Avenue. A 3,600 square foot covered storage area with concrete floor is also proposed. In July 2020, the Board approved a 29,250 square foot building addition at this site. The addition was not constructed. Instead, the applicant submitted a revised site plan for a larger addition with different building and parking configurations. Because the proposed expansion is greater than 2,000 square feet, site plan approval by the Zoning Board of Appeals is required. The property, outlined in yellow in the map excerpt to the right, is located west of Hwy 131, on the south side of KL Avenue.



**OVERVIEW:**

According to the applicant, the proposed building layout was revised to better accommodate workflow between the expanded warehouse and existing production space. As in the previous request, the proposed expansion area will be used exclusively for warehouse space to provide additional storage onsite. The proposed covered storage area will house emptied material totes that have been cleaned and are ready to be reused for product manufacturing. This temporary staging area will allow empty totes to stay dry and snow free until they are needed. One Way Products manufactures environmentally friendly soaps and detergents, as well as distributes cleaning supplies and cleaning tools. Their existing 25,586 square foot facility at 5933 West KL Avenue includes space for manufacturing, offices, distribution, and storage. This existing facility was reviewed and approved by the Zoning Board of Appeals in July 2016. No hazardous materials are scheduled to be stored, loaded, recycled, or disposed of on this site.

In its July review, the Zoning Board of Appeals approved the previous site plan and a deferment of 34 parking spaces with two conditions:

1. A 24-foot-wide gravel drive to the east of the building be relocated out of the landscape buffer and final plans for the drive be submitted and approved prior to the issuance of a building permit,
2. An updated landscaping plan be submitted and approved prior to the issuance of a building permit. Prior to the Certificate of Occupancy, additional landscape materials will be required if staff deems that landscaping materials are lost during construction to the point of noncompliance with the Zoning Ordinance.

**ANALYSIS:**

The entirety of the property in question is zoned I-1, Industrial District. Uses permitted in the I-1 zoning district are outlined in Article 27 of the Township’s Zoning Code. Warehouses are identified as a Permitted Use within this section. Outdoor storage in connection with Permitted Uses is allowed in the side and rear yard areas except within the area required for setback from side and rear lot lines. Such storage may not exceed 100 percent of the square foot area of the principal building upon the premises, and no outdoor storage of damaged or inoperable vehicles or equipment is allowed. Due to the scale of the addition, over 2,000 square feet, review and approval of the proposal is required by the Zoning Board of Appeals (Section 64.20). A proposal for a site plan expansion of a permitted use needs to be reviewed against the criteria outlined in Section 64.60 - Application Procedure, C - Site Plan. Staff’s summary of the requirements and analysis of the proposal is provided below.

General Zoning Compliance

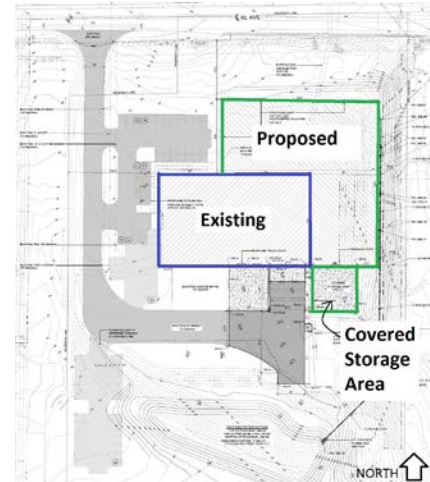
*Zoning:* 5933 West KL Avenue is located within the I-1, Industrial District, which continues to the east and west of the site. The proposed warehouse addition and covered storage area are permitted uses within the I-1 district. There are residentially zoned areas to the north and south of the property in question, see zoning map excerpt to the right. It should be noted that even though the neighboring property to the east is zoned I-1, it has a residential use: apartments.

*Open Area:* The proposed addition would increase the overall square footage of the building to 57,836 square feet and add



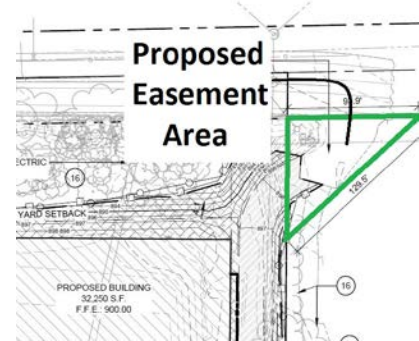
additional paved areas (covered storage area, parking and access drives). The percentage of the site covered with impervious services would increase from 20.2 % to 37.3%.

**Setbacks:** The proposed addition would expand the building 100 feet north toward KL Avenue and 90 feet east toward the side property line. The proposed front setback is 79.5 feet, which meets the 70-foot setback required under Section 50.60 (A). For side and rear yard setbacks the ordinance states that the minimum setback distance is 20 feet or 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 (Section 50.60 (c)). The proposed addition will be 25 feet tall and there is roughly a 7-foot elevation drop between the foundation of the building to the neighboring property line to the east, requiring a side yard setback of at least 32 feet. Both the proposed addition and storage area are shown with a 40-foot or greater side yard setback and more than a 200-foot rear yard setback.



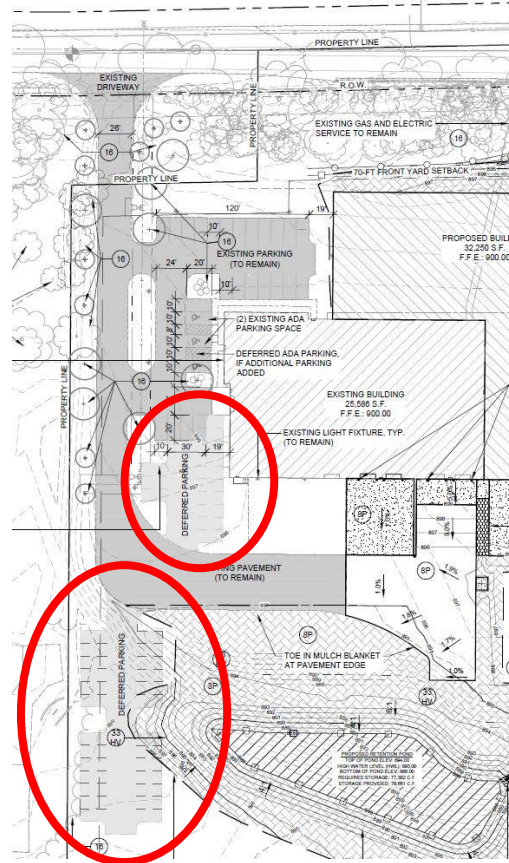
Access and Circulation

**Access:** Overall, vehicle access to the site will remain unchanged. The existing curb cut and drive to W KL Avenue located on the western portion of the site will continue to be utilized. The existing aisle to the back of the building will remain for access to the existing truck docks and proposed covered storage area. However, in order to access the east side of the building for fire safety and maintain the existing sanitary sewer line, a new 24-foot-wide gravel drive is proposed at the east most part of the site. The Road Commission denied an application for the proposed curb cut for this driveway due to site distance requirements along KL Ave. Therefore, an easement for emergency and utility maintenance access is needed from the property to the east. According to the applicant, the property owner to the east is willing to grant this easement. The applicant plans to gate this entrance and provide Knox box access for emergency services. Staff recommends that, if the site plan is approved, a condition be included that an access easement must be recorded prior to issuance of a building permit.



**Parking/Parking Deferment Request:** A total of 62 parking spaces are required per the code (Section 52.100), three of which are to meet ADA requirements for accessibility. Parking requirements are based on the square footage of each use, as follows: 5,185 square feet of production space requires 1.5 space/1,000 square feet, or 7.8 spaces; 49,592 square feet of warehouse requires 1 space/1,500 square feet or 33.1 spaces; 3,059 square feet of office requires 1 space/150 square feet or 20.4 spaces. The site currently has 28 parking spaces and one ADA spot. The proposed site plan shows 34 new 10' by 20' parking spaces to be added, located south and east of the existing access drive. Three ADA spots will be provided. As with the July review, the applicant has requested that the Zoning Board of Appeals allow these 34 spaces to be deferred, see attached deferred parking request letter. Section 52.120 of the Zoning Ordinance authorizes the Zoning Board of Appeals to grant parking deferment requests, provided such can be done safely, and that the deferred parking can still be installed—within ordinance

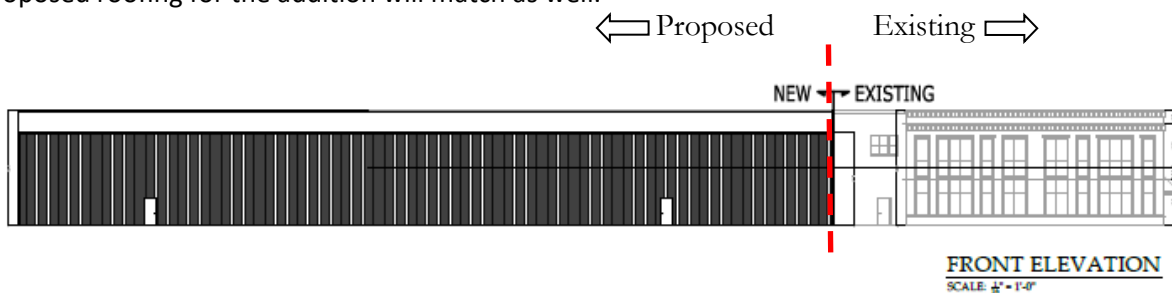
requirements—should the Township deem such as necessary at any point in the future. In their letter the applicant notes that One Way Products currently has 15 employees and an average of 5 visitors per day – their current use requiring approximately 20 parking spaces. They do not believe that additional parking is necessary as the newly proposed space is purely for storage and will not increase their employee base or customer traffic. Staff feels this request is appropriate and is satisfied with their reasoning. Note - deferred parking can still be installed—within ordinance requirements—should the Township deem such as necessary at any point in the future. The submitted site plan labels the 34 spaces requested to be deferred, see the areas circled in red in the site plan excerpt at right.



**Sidewalk** – Per Section 57.90 sidewalks indicated on the Township’s Non-motorized Plan shall be installed by the developer when properties adjacent to planned nonmotorized facilities receive site plan approval from the municipality. The Township’s Non-motorized Plan shows a paved shoulder bike lane in front of this property. With this improvement not yet designed for the road this criterion is not applicable at this time. However, it should be noted that the applicant has signed a non-motorized Sidewalk Special Assessment District (SAD) agreement - a document which states that the applicant won’t oppose any future special assessment districts to help fund non-motorized projects in their area at such time as the Township deems it necessary – when their original site plan was approved in 2016.

**Building Design**

The proposed addition will utilize metal siding similar to the existing building in color and profile. The proposed roofing for the addition will match as well.



**Landscaping**

The original request was submitted prior to the current landscaping ordinance adoption, as such the proposed plan is reviewed under the previous requirements. Overall, the proposed landscaping plan meets the requirements of the code, however there are some concerns with landscaping along the east property line. The proposed site plan requests tree preservation credits to meet all planting requirements along the east property line. But grading for the proposed 24-foot-wide gravel drive may

require the removal of some trees marked to be preserved in this 10-foot-wide landscape buffer. To ensure that the plantings used for tree preservation credits survive through development, staff recommends a condition of approval that plantings be reviewed at the time of the Certificate of Occupancy and that if vegetation is lost to the point of noncompliance with the Zoning Ordinance, additional plantings be required.

#### Photometric Plan

Four new cut-off LED wall mounted lights, type shown to the right, are proposed. All fixtures provide egress lighting for service doors. Two are on the north, one is on the south, and one is on the west side of the building. The photometric plan is required to show 0.1 foot candles at the property line or that 0.1 foot candles is accomplished before reaching the property line. This requirement has been met.



#### Engineering

Prein & Newhof, the Township's civil engineering agent, has reviewed the project site plan and has no issues. No changes to the plan are needed.

#### Fire Department

There is currently no water supply on the east side of the building. The Township Fire Marshal strongly recommends that a hydrant be added to the east side given the size of the expansion. The applicant is working with the Fire Marshal to address this issue. If the site plan is approved, staff recommends that provision of this water supply be a condition of approval.

#### **RECOMMENDATION:**

Staff recommends that the Zoning Board of Appeals approve the proposed Site Plan for One Way Products (Phase II) with the following conditions:

1. The Zoning Board of Appeals approves the requested deferment of 34 parking spaces, as illustrated on the proposed site plan.
2. An easement for emergency and utility maintenance access on property to the east must be recorded and submitted to the Planning Department prior to issuance of a building permit.
3. Prior to issuance of a certificate of occupancy, staff review of landscaping will occur. If landscaping materials are lost during construction to the point of noncompliance with the Zoning Ordinance, additional landscape materials will be required.
4. A revised site plan showing Fire Department access to water on the east side of the building be submitted and approved prior to issuance of a building permit.

*Attachments: Application, Deferred Parking request letter, Site Plan, Floor Plan & Elevations, July 2020 letter of approval, July 2020 approved site plan*

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

PLEASE PRINT

PROJECT NAME & ADDRESS 5933 West KL Avenue, Kalamazoo, MI 49009

**PLANNING & ZONING APPLICATION**

Applicant Name : Adam Harvey  
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 General Contractor

THIS  
SPACE  
FOR  
TOWNSHIP  
USE  
ONLY

**OWNER\*:**

Name One Way Products  
Address 5933 West KL Avenue  
Kalamazoo, MI 49009  
Email \_\_\_\_\_  
Phone & Fax (269) 343-3772

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

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

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

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

Revised Site Plan

from previously approved project for the addition to  
the current facility. (Previously approved July 28, 2020)

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

See Attached Site Plan Submittal

**PARCEL NUMBER:** 3905- 24-305-010

**ADDRESS OF PROPERTY:** 5933 West KL Avenue

**PRESENT USE OF THE PROPERTY:** Supply and Distribution Facility

**PRESENT ZONING** I-1 **SIZE OF PROPERTY** 8.11 Acre

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

| Name(s) | Address(es) |
|---------|-------------|
| _____   | _____       |
| _____   | _____       |

**SIGNATURES**

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

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

10/27/20  
**Date**

*Adam Hays*  
**Applicant's Signature**

10/27/20  
**Date**

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

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



June 9, 2020

Oshtemo Charter Township  
Zoning Board of Appeals  
7275 W. Main Street  
Kalamazoo, MI 49009

**RE: One Way Products Expansion – Deferred Parking Request**

As allowed per Section 52.120 of the Oshtemo Township Zoning Ordinance, One Way Products requests deferred parking for the required number of additional parking spaces pertaining to the building expansion of the current facility located at 5933 West KL Avenue, Kalamazoo, MI 49009.

Sheet CP102 of the site plan packet dated June 2, 2020 depicts 28 Existing Parking Spaces (2 of which are Accessible) and 34 Deferred Parking Spaces. Such deferred parking area does not include areas required for setbacks, landscaping, greenspace, or land otherwise unsuitable for parking due to environmental or physical conditions.

The existing parking area (which consists of 28 spaces) exceeds the parking needs due to the nature, size, density, and design of the proposed development expansion. There are 15 employees and an average of 5 visitors per day for a total need of 20 parking spaces.

We hope the above information and calculations are sufficient to allow for deferred parking for this project. Please feel free to contact me should you have any questions or concerns.

Regards,

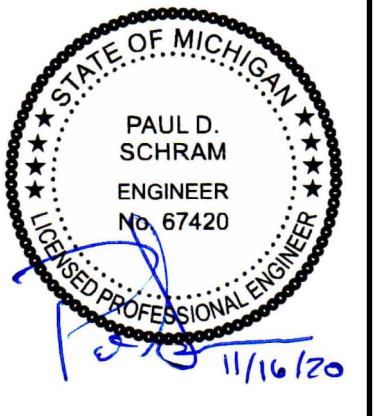


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# GLAS ASSOCIATES

## ONE WAY PRODUCTS (PHASE II)

**W+**  
**WIGHTMAN**  
 BENTON HARBOR  
 269.927.0100  
 KALAMAZOO  
 269.327.3532  
 ALLEGAN  
 269.673.8465  
 ROYAL OAK  
 248.791.1371  
 www.gowightman.com



PROJECT NAME:  
**ONE WAY PRODUCTS (PHASE II)**  
 5933 W KL AVENUE  
 KALAMAZOO, MI 49009

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

05/11/16/2020 PDS REVISIONS SITE PLAN SUBMITTAL  
 04/10/27/2020 PDS REVISION BUILDING PLAN SUBMITTAL  
 03/7/28/2020 PDS DRIVEWAY PERMIT APPLICATION  
 02/JUN 2020 PDS SITE PLAN RESUBMITTAL  
 01/JAN 2020 TWC SITE PLAN REVIEW

**REVISIONS**  
 DATE: JUNE, 2020  
 SCALE:

COVER SHEET  
 JOB No. 184387  
**G001**

### 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 ON 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.

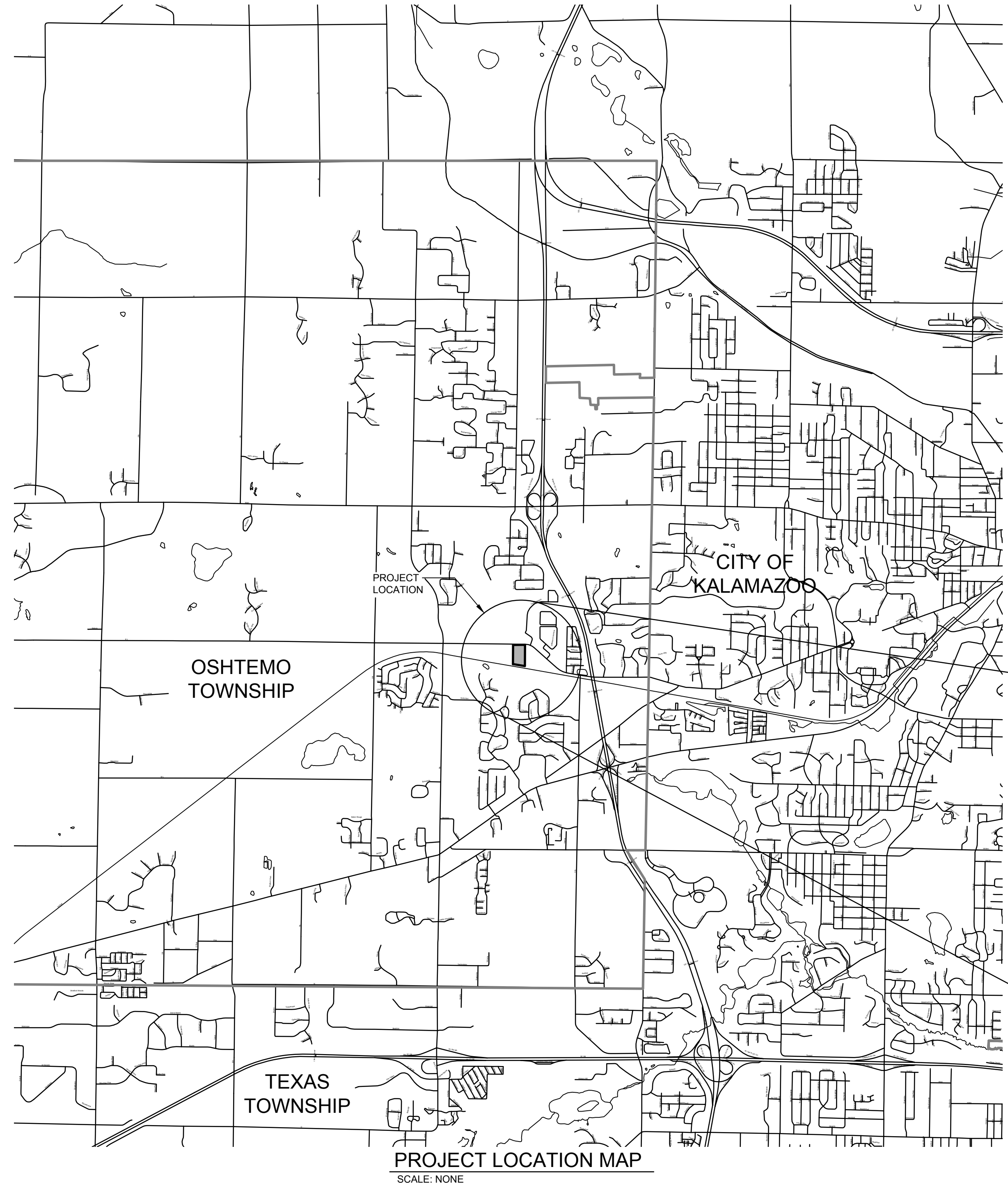
### LEGEND

- C = EXISTING CABLE
- E = EXISTING ELECTRIC LINE
- OHE = EXISTING ELECTRIC LINE (OVERHEAD)
- FO = EXISTING FIBER OPTIC LINE
- G = EXISTING GAS LINE
- T = EXISTING TELEPHONE LINE
- F = EXISTING FENCE
- GC = EXISTING GUARDRAIL
- SS = EXISTING SANITARY SEWER
- ES = EXISTING STORM SEWER
- WT = EXISTING WATER MAIN
- DL = EXISTING DITCH LINE
- AB = TO BE ABANDONED
- PE = PROPOSED ELECTRIC LINE
- PF = PROPOSED FENCE
- PG = PROPOSED FORCEMAIN
- PGS = PROPOSED GAS LINE
- PGC = PROPOSED GUARDRAIL
- PGSS = PROPOSED SANITARY SEWER
- PGSSE = PROPOSED STORM SEWER
- PGT = PROPOSED TELEPHONE LINE
- PGW = PROPOSED WATER MAIN
- CL = EXISTING CENTER LINE
- PC = PROPOSED CENTER LINE
- EL = EASEMENT LINE/GRADING PERMIT
- GL = GRADING LIMITS/LIMITS OF DISTURBANCE
- PL = PROPERTY LINE
- ROL = RIGHT-OF-WAY LINE
- SL = SECTION LINE

- A = ANTENNA
- CB = CATCH BASIN
- CR = CABLE RISER BOX
- CO = CLEAN OUT
- CI = CURB INLET
- EM = ELECTRIC MANHOLE
- EH = FIRE HYDRANT
- FI = FOUND IRON PIPE
- GV = GAS VALVE
- GA = GUY ANCHOR
- LP = LIGHT POLE
- MB = MAIL BOX
- MS = MONITORING WELL
- P = POST
- SD = SATELLITE DISH
- SM = SANITARY MANHOLE
- SC = SECTION CORNER
- S = SIGN
- SB = PAVEMENT/SOIL BORING
- PH = PROPOSED HYDRANT
- PGV = PROPOSED GATE VALVE & BOX
- PGV & V = PROPOSED GATE VALVE & VAULT
- PLP = PROPOSED LIGHT POLE
- PR = PROPOSED REDUCER
- PSM = PROPOSED SANITARY MANHOLE
- PSMS = PROPOSED STORM MANHOLE
- SMH = STORM MANHOLE
- TMH = TELEPHONE MANHOLE
- TRB = TELEPHONE RISER BOX
- TP = TURNING POINT/TRVERSE
- UP = UTILITY POLE
- V = VAULT
- WE = WATER ELEVATION
- WMH = WATER MANHOLE
- WM = WATER METER
- WV = WATER VALVE
- WSP = WATER SPIGOT
- W = WELL

### TREE DESIGNATORS

- B = BUSH
- CT = CONIFEROUS TREE
- CTR = CONIFEROUS TREE TO BE REMOVED
- DT = DECIDUOUS TREE
- DTR = DECIDUOUS TREE TO BE REMOVED
- ES = EXISTING STUMP



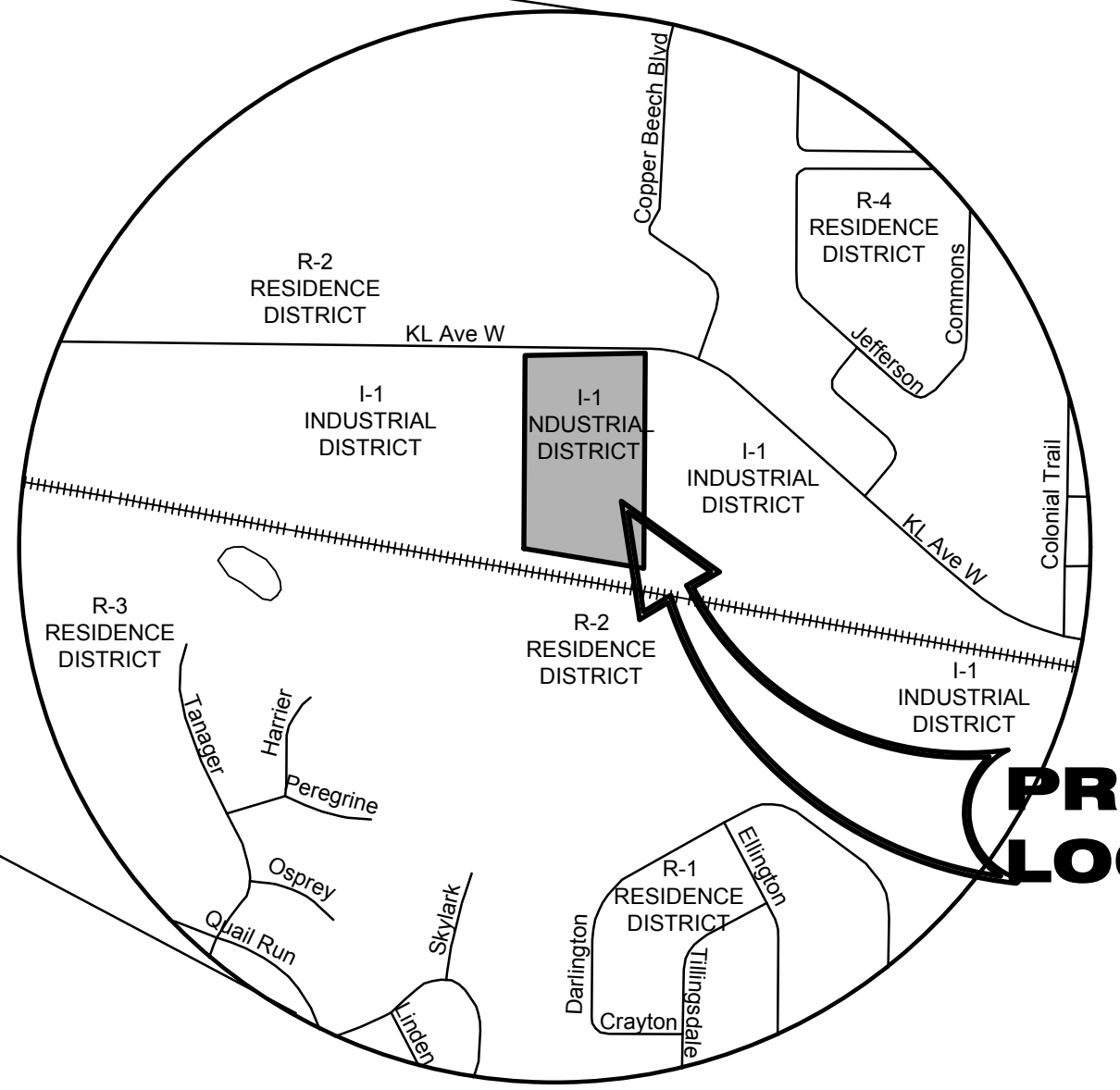
PROJECT LOCATION MAP  
 SCALE: NONE

### UTILITIES

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

### INDEX OF PLANS

- G001 COVER SHEET
- CP101 PROJECT NOTES AND EROSION CONTROL PLAN
- CP102 SITE UTILITY & GRADING PLAN
- CP103 LANDSCAPE PLAN
- CP104 PHOTOMETRIC PLAN
- CP105 ACCESS DRIVE DETAILS



**PROJECT LOCATION**

**PROJECT NOTES**

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

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 COUNTY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY.

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

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

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

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

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

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

REFER TO SUBSURFACE SOIL INVESTIGATION PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI) FOR FURTHER INFORMATION AND SITE DEVELOPMENT REQUIREMENTS. THE TEST BORINGS REPRESENT POINT INFORMATION AND MAY NOT HAVE ENCOUNTERED ALL THE TYPES AND MATERIALS WHICH ARE PRESENT AT THE SITE. THESE BORINGS DO NOT CONSTITUTE A GUARANTEE OF THE SOIL OR GROUNDWATER CONDITIONS, OR THAT THE TEST BORINGS ARE AN EXACT REPRESENTATION OF THE SOIL OR GROUNDWATER CONDITIONS AT ALL POINTS ON THE SITE.

SEE PLANS FOR SOIL BORING DATA.

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

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

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

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

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

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

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

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

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

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

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

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.

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

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

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

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

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

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

PROPOSED PARKING LOT LIGHTING SHALL BE OF BREAKAWAY DESIGN. POLE HEIGHT SHALL BE NO GREATER THAN 25 FT. LUMINARIES SHALL BE SHARP CUT-OFF DESIGN, DOWN-TYPE, MOUNTED HORIZONTALLY AND ANGLED PERPENDICULAR TO THE GROUND. SUCH LIGHTING SHALL NOT EXCEED 400 WATTS PER LAMP. SEE PHOTOMETRIC PLAN.

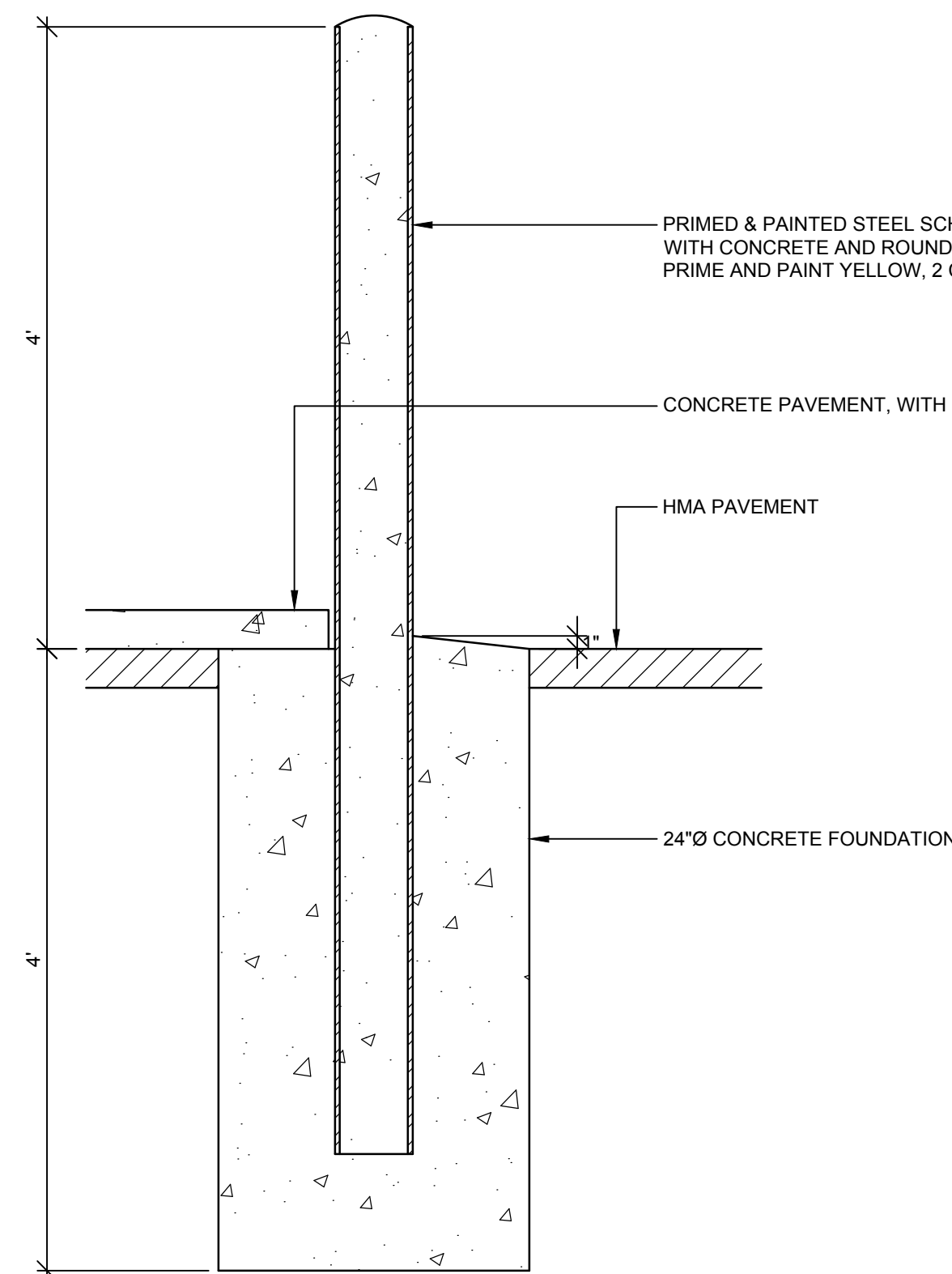
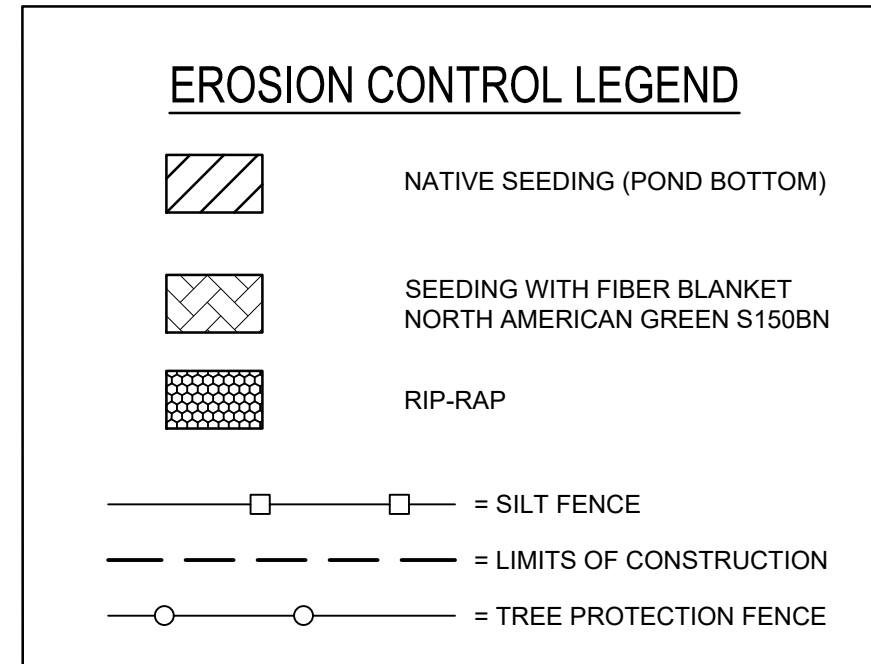
PROPOSED BUILDING MOUNTED LIGHTING SHALL BE FULL CUT-OFF DESIGN, MOUNTED NO HIGHER THAN 20 FT, AND SHALL NOT EXCEED 175 WATTS PER LAMP REGARDLESS OF LAMP TYPE. SEE SHEET PHOTOMETRIC PLAN.

**SOIL EROSION & SEDIMENTATION CONTROL NOTES**

1. 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.
2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
4. 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.
5. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
6. ALL WORK MUST COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT P.A. 451 OF 1994, AS AMENDED, AND AS ADMINISTERED BY THE KCDC, OR LOCAL JURISDICTION.

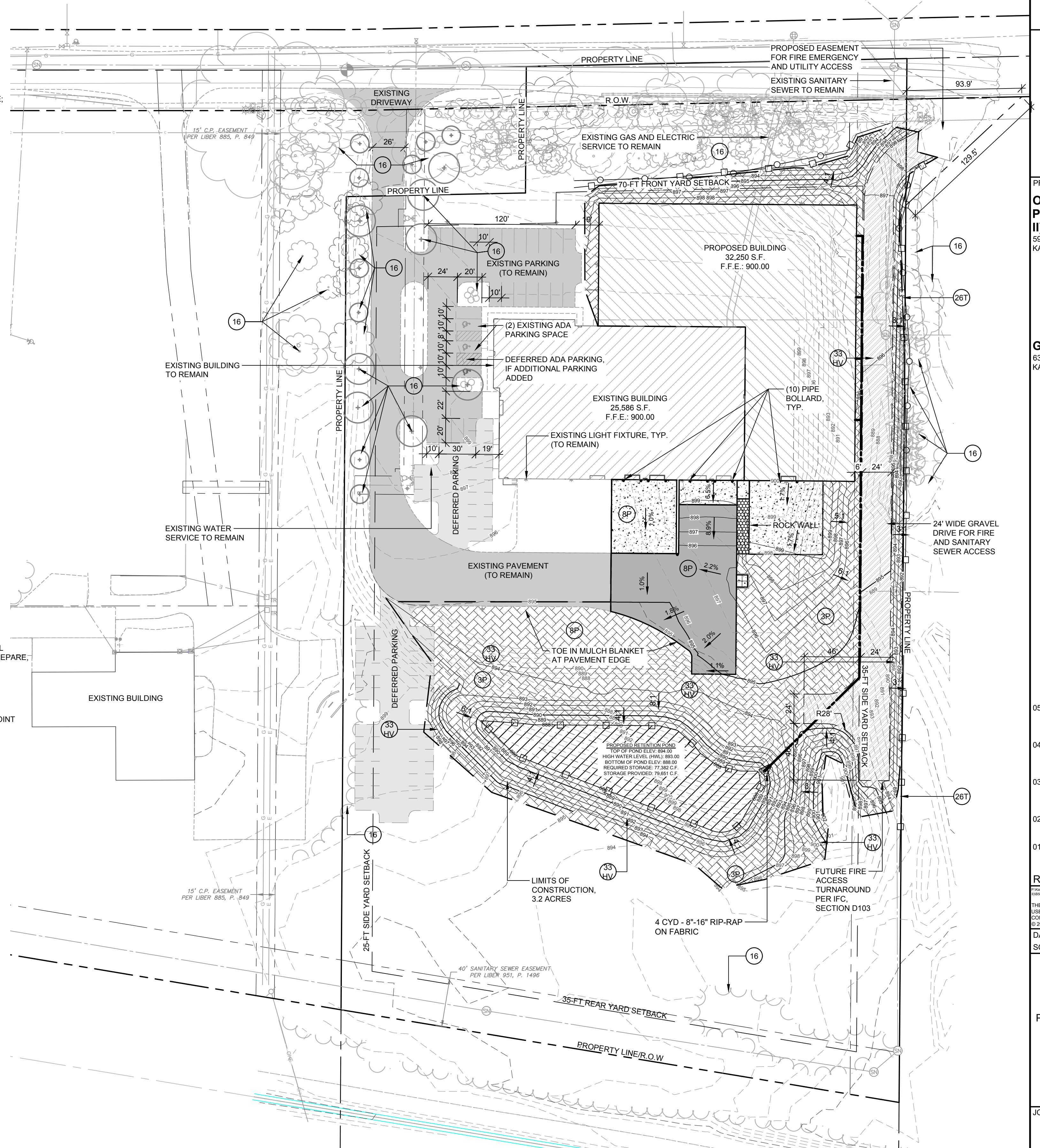
NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-96 SERIES, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- 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)
- 8P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
- 16 DENOTES TREES, SHRUBS AND PERENNIALS (TO REMAIN)
- 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.
- 33 HV DENOTES HIGH VELOCITY MULCH BLANKETS FOR USE ON STEEP BANKS. PROVIDE MULCH BLANKET, HIGH VELOCITY CENTERED ON ALL DITCH BOTTOMS WITH A LONGITUDINAL GRADE OF 2.00% OR GREATER AND AT OTHER LOCATIONS AS DIRECTED BY THE ENGINEER IN THE FIELD.



**BUILDING SETBACK REQUIREMENTS**

- FRONT YARD: 70 FT
- REAR & SIDE YARD: 20 FT OR HEIGHT OF ABUTTING SIDE OF BUILDING FROM HIGHEST POINT TO PROPERTY LINE (WHICH EVER IS GREATER. NOTE: BUILDING HEIGHT IS 25 FT)
- REAR YARD: 35 FT
- SIDE YARD (WEST): 25 FT
- SIDE YARD (EAST): 35 FT



**WIGHTMAN**

BENTON HARBOR  
269.927.0100

KALAMAZOO  
269.327.3532

ALLEGAN  
269.673.8465

ROYAL OAK  
248.791.1371

www.gowightman.com

PROJECT NAME:  
**ONE WAY PRODUCTS (PHASE II)**  
5933 W KL AVENUE  
KALAMAZOO, MI 49009

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

|             |                                 |     |
|-------------|---------------------------------|-----|
| 05/11/2020  | REVISIONS SITE PLAN SUBMITTAL   | PDS |
| 04/10/2020  | REVISED BUILDING PLAN SUBMITTAL | PDS |
| 03/7/2020   | DRIVEWAY PERMIT APPLICATION     | PDS |
| 02/JUN 2020 | SITE PLAN RESUBMITTAL           | PDS |
| 01/JAN 2020 | SITE PLAN REVIEW                | TWC |

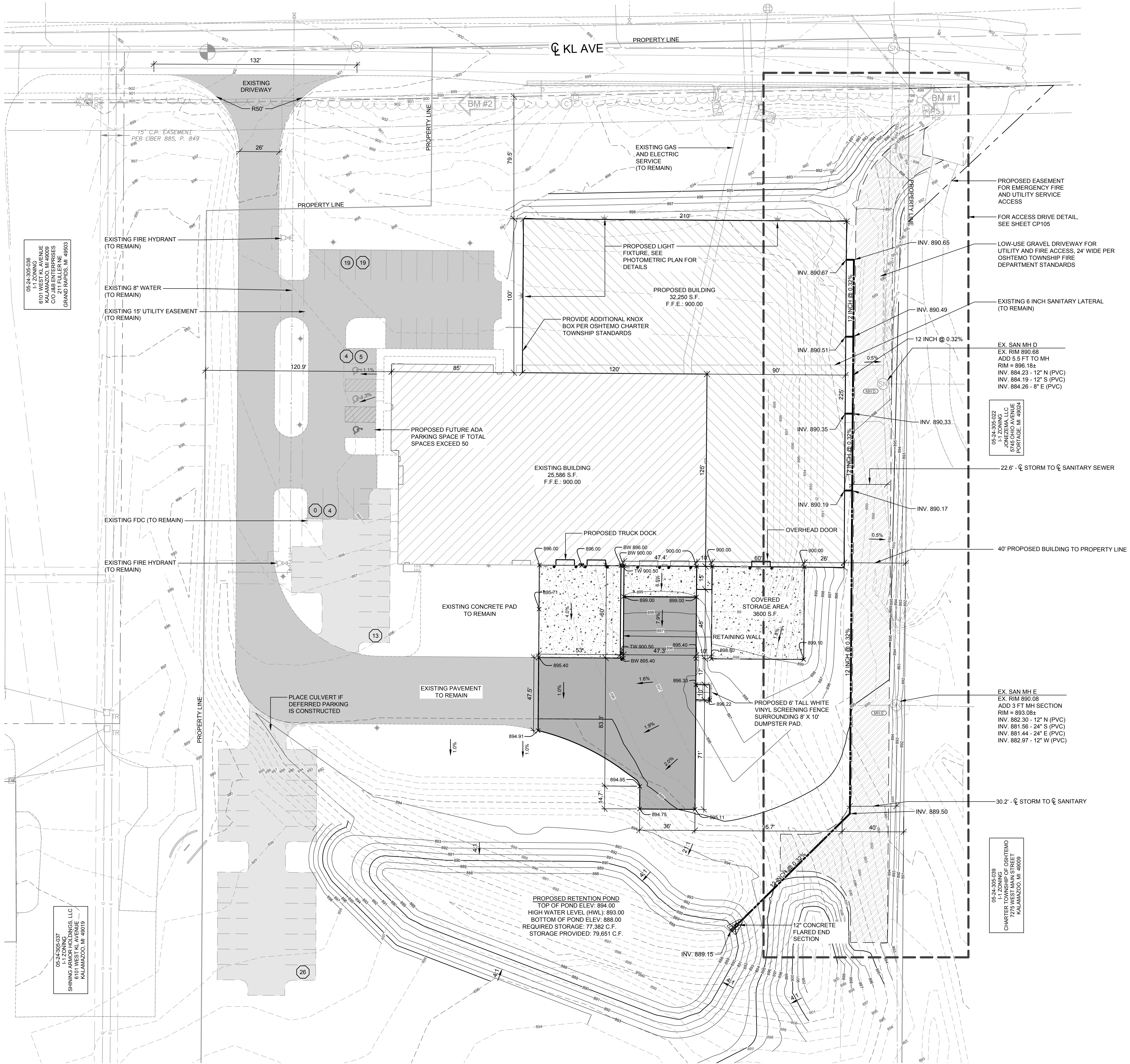
**REVISIONS**

|             |                                 |     |
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| 05/11/2020  | REVISIONS SITE PLAN SUBMITTAL   | PDS |
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| 01/JAN 2020 | SITE PLAN REVIEW                | TWC |

DATE: JUNE, 2020  
SCALE: 1" = 50'

PROJECT NOTES AND EROSION CONTROL PLAN

JOB No. 184387  
**CP101**  
OF 1



**SITE INFORMATION**

OWNER NAME: ONE WAY PRODUCTS, INC.  
 5933 W KL AVENUE  
 KALAMAZOO, MI 49009  
 269-343-3772

EXISTING USE: SUPPLY AND DISTRIBUTION FOR ONE WAY PRODUCTS

ZONING: "I-1" INDUSTRIAL

SITE AREA: 353,190 SFT (8.11 AC)  
 EX. BUILDING AREA: 25,586 SFT (7.2%)  
 BUILDING ADDITION: 32,250 SFT (16.4%)  
 EX. OPEN AREA: 281,867 SFT (79.8%)  
 PROP. OPEN AREA: 221,419 SFT (62.7%)  
 BUILDING HEIGHT: 25 FT

**PROJECT DESCRIPTION**

ONE-WAY PRODUCTS IS PLANNING AN ADDITION TO THEIR CURRENT FACILITY AT THIS SITE LOCATED ON PARCEL 05-24-305-010 ON KL AVENUE. THE PROPOSED SITE PLAN INCLUDES A STEEL FRAME BUILDING ADDITION ON GRADE WITH DELIVERY ACCESS LOT, AND STORM WATER RETENTION IMPROVEMENTS.

**PARKING CALCULATIONS**

| USE          | AREA(SF) | SPACES/AREA   | TOTAL SPACES |
|--------------|----------|---------------|--------------|
| PRODUCTION   | 5,155    | 1.5 / 1,000   | 7.8          |
| WAREHOUSE    | 49,592   | 1 / 1,500     | 33.1         |
| OFFICE       | 3,059    | 1 / 150 (NET) | 20.4         |
| <b>TOTAL</b> |          |               | <b>61.3</b>  |

PARKING SPACES REQUIRED: 62  
 EXISTING PARKING SPACES: 28  
 PROPOSED PARKING SPACES: 0  
 PARKING SPACES DEFERRED: 34

**SUMMARY AND CALCULATION OF C**

| TREATMENT       | AREA (SF) | AREA (AC) | C           | C*A          |
|-----------------|-----------|-----------|-------------|--------------|
| TOTAL SITE AREA | 353,190   | 8.11      |             |              |
| PAVEMENT        | 63,065    | 1.45      | 0.90        | 1.303        |
| GRAVEL          | 13,870    | 0.32      | 0.80        | 0.255        |
| BUILDINGS       | 54,836    | 1.26      | 0.90        | 1.133        |
| GREEN SPACE     | 221,419   | 5.08      | 0.20        | 1.017        |
| <b>SUM</b>      |           |           | <b>8.11</b> | <b>3.707</b> |

COMPOSITE C =  $\Sigma(C*A) / \Sigma(A)$  **0.457**

**REQUIRED 100-YR STORAGE VOLUME FROM KCDC** **77,382 CFT**

|                             |                |
|-----------------------------|----------------|
| INFILTRATION FLOW RATE:     | 1.04 IN/HR     |
| HYDRAULICALLY ENGAGED AREA: | 10,331 SFT     |
| INFILTRATION FLOW RATE:     | 895.31 CF/HR   |
| INFILTRATION FLOW RATE:     | 0.25 CFS       |
| RELEASE RATE PER ACRE:      | 0.031 CFS/ACRE |

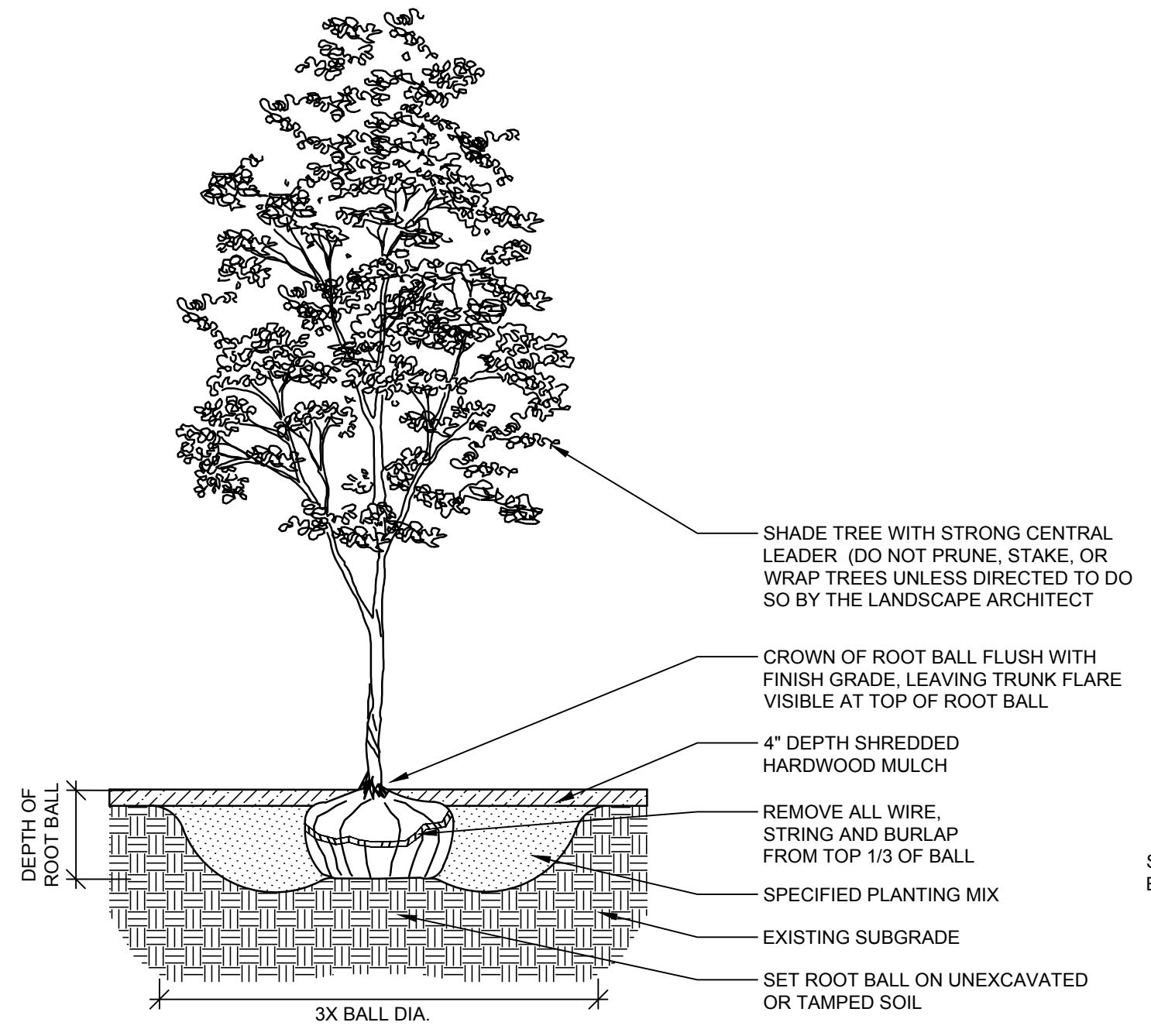
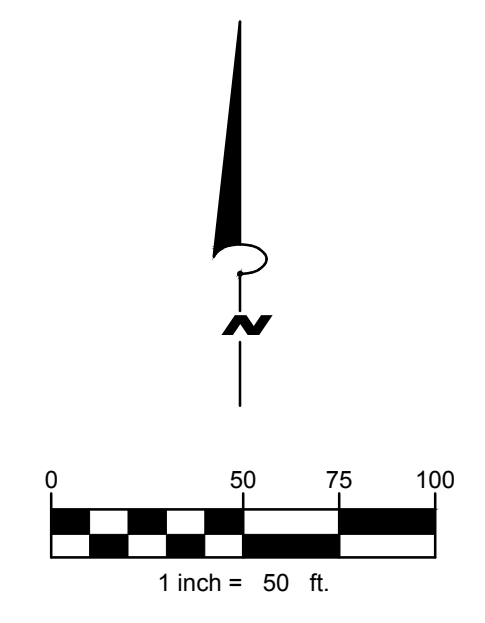
**LEGEND**

- OHE — = EXISTING ELECTRIC LINE (OVERHEAD)
- E — = EXISTING ELECTRIC LINE (UNDERGROUND)
- \* \* \* — = EXISTING FENCE
- — — — = EXISTING GUARDRAIL
- — — — = EXISTING MAJOR CONTOUR
- — — — = EXISTING MINOR CONTOUR
- — — — = EXISTING STORM SEWER
- T — = EXISTING TELECOMMUNICATIONS
- G — = EXISTING GAS MAIN
- — — — = EXISTING WATER MAIN
- — — — = EXISTING CENTER LINE
- — — — = PROPERTY LINE/EASEMENT LINE
- — — — = RIGHT-OF-WAY LINE
- — — — = SECTION LINE
- — — — = EXISTING TREE LINE
- — — — = PROPOSED MAJOR CONTOUR
- — — — = PROPOSED MINOR CONTOUR
- — — — = PROPOSED FENCE
- — — — = PROPOSED GUARDRAIL
- — — — = PROPOSED STORM SEWER
- — — — = PROPOSED GRAVEL EDGE
- — — — = SILT FENCE
- — — — = ORANGE BARRIER FENCE (SNOW FENCE)
- — — — = LIMITS OF CONSTRUCTION
- ⊙ = POWER POLE
- ⊙ = GUY WIRE ANCHOR
- ⊙ = BENCHMARK

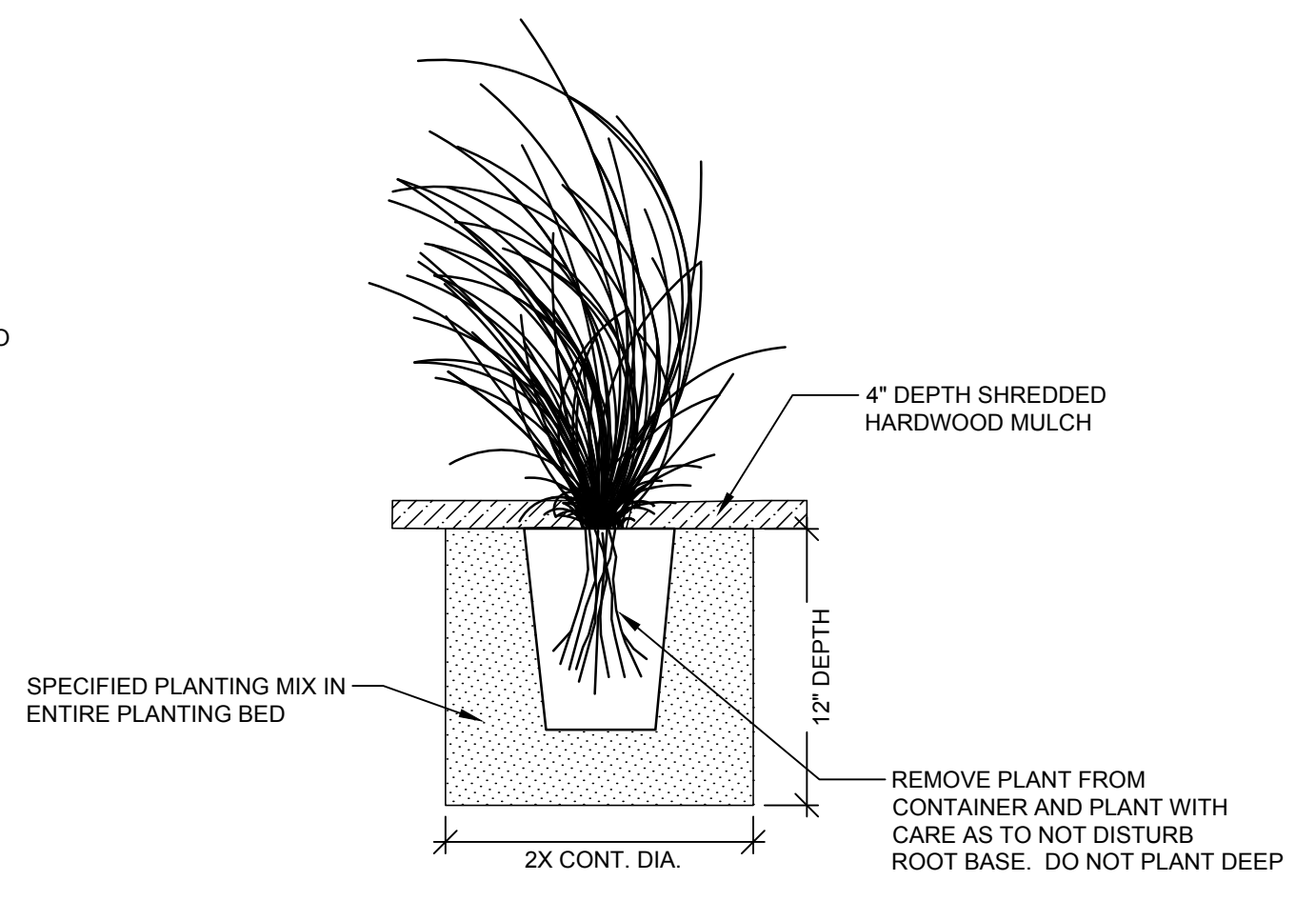
- 3260 SYD HEAVY DUTY HMA:  
 12" SUBBASE, CIP  
 8" AGGREGATE BASE, MDOT 22A  
 3" HMA, 3C BASE COURSE (330 #/SYD)  
 2" HMA, 4C WEARING COURSE (220 #/SYD)
- 750 SYD CONCRETE DOCK APRON:  
 6" SUBBASE, CIP  
 8" CONCRETE PAVEMENT WITH  
 6 X 6 2.9 X 2.9 WWF REINFORCEMENT  
 CONCRETE SHALL BE 4000 PSI, 517 LB CEMENT, AE
- 1700 SYD GRAVEL DRIVE:  
 24" MDOT CLASS III SUBBASE, CIP  
 8" MDOT 21AA, CIP
- EXISTING ASPHALT PAVEMENT
- DEFERRED PARKING

| ITEM                           | AWI | YIELD                | PERFORMANCE GRADE |
|--------------------------------|-----|----------------------|-------------------|
| HMA, 13A (LIGHT TRAFFIC BASE)  |     | 220#/SYD             | P.G. 58 - 28      |
| HMA, 36A (LIGHT TRAFFIC TOP)   |     | 165#/SYD             | P.G. 64 - 28      |
| HMA, 3C (HEAVY TRAFFIC BASE)   |     | 330#/SYD             | P.G. 64 - 28      |
| HMA, 4C (HEAVY TRAFFIC TOP)    | 220 | 220#/SYD             | P.G. 64 - 28      |
| HMA BOND COAT (NOT A PAY ITEM) |     | 0.05 TO 0.15 GAL/SYD | SS - 1h           |

**HMA APPLICATION TABLE**



**TREE/SHRUB PLANTING SECTION**  
-NOT TO SCALE-



**PERENNIAL/ORNAMENTAL GRASS PLANTING SECTION**  
-NOT TO SCALE-

**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 THREE 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.

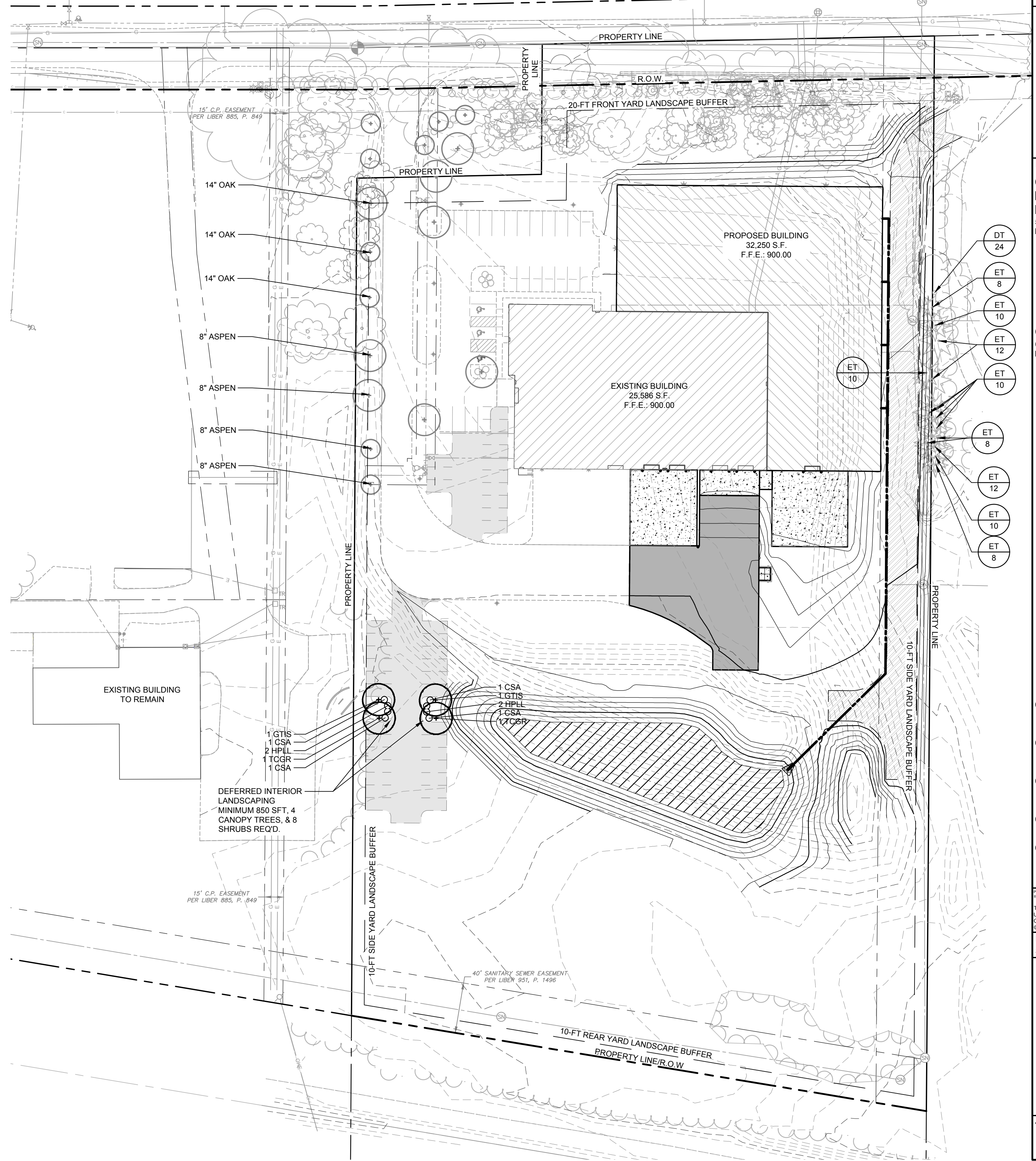
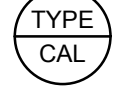
**PLANT LIST**

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 | ROOT            | REMARKS                                 |
|--------------------|---|-------------------------------|-----|-----|-----------------|---|
| <b>Shade Trees</b> |   |                               |     |     |                 |   |
| GTIS               | GLIEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE' | SKYLINE THORNLESS HONEYLOCUST | 2   | 4"  | B&B             | SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY |
| TCGR               | TILIA CORDATA 'GREENSPIRE'                    | GREENSPIRE LITTLELEAF LINDEN  | 2   | 4"  | B&B             | SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY |
| <b>Shrubs</b>      |   |                               |     |     |                 |   |
| CSA                | CORNUS SERICEA 'ALLEMANS'                     | ALLEMANS RED TWIG DOGWOOD     | 4   | #5  | 5'-0" ON CENTER |   |
| HPLL               | HYDRANGEA PANICULATA 'LITTLE LIME'            | LITTLE LIME HYDRANGEA         | 4   | #5  | 5'-0" ON CENTER |   |

**EXISTING TREES TO BE PRESERVED**

NOTE: EXISTING TREES TO REMAIN WHERE DT = DECIDUOUS TREE AND ET = EVERGREEN TREE



PROJECT NAME:  
**ONE WAY PRODUCTS (PHASE II)**  
5933 W KL AVENUE  
KALAMAZOO, MI 49009

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

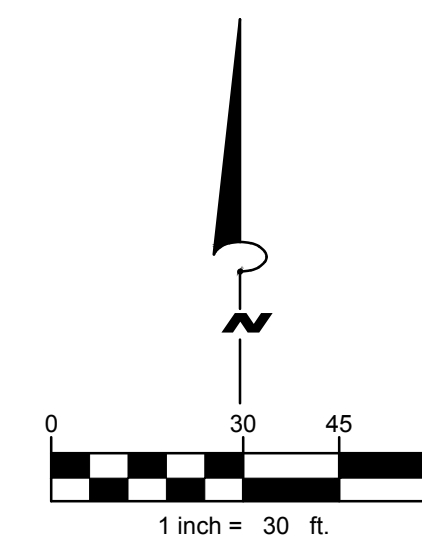
- 05 11/16/2020 REVISIONS SITE PLAN SUBMITTAL PDS
- 04 10/27/2020 REVISED BUILDING PLAN SUBMITTAL PDS
- 03 7/28/2020 DRIVEWAY PERMIT APPLICATION PDS
- 02 JUN 2020 SITE PLAN RESUBMITTAL PDS
- 01 JAN 2020 SITE PLAN REVIEW TWC

**REVISIONS**

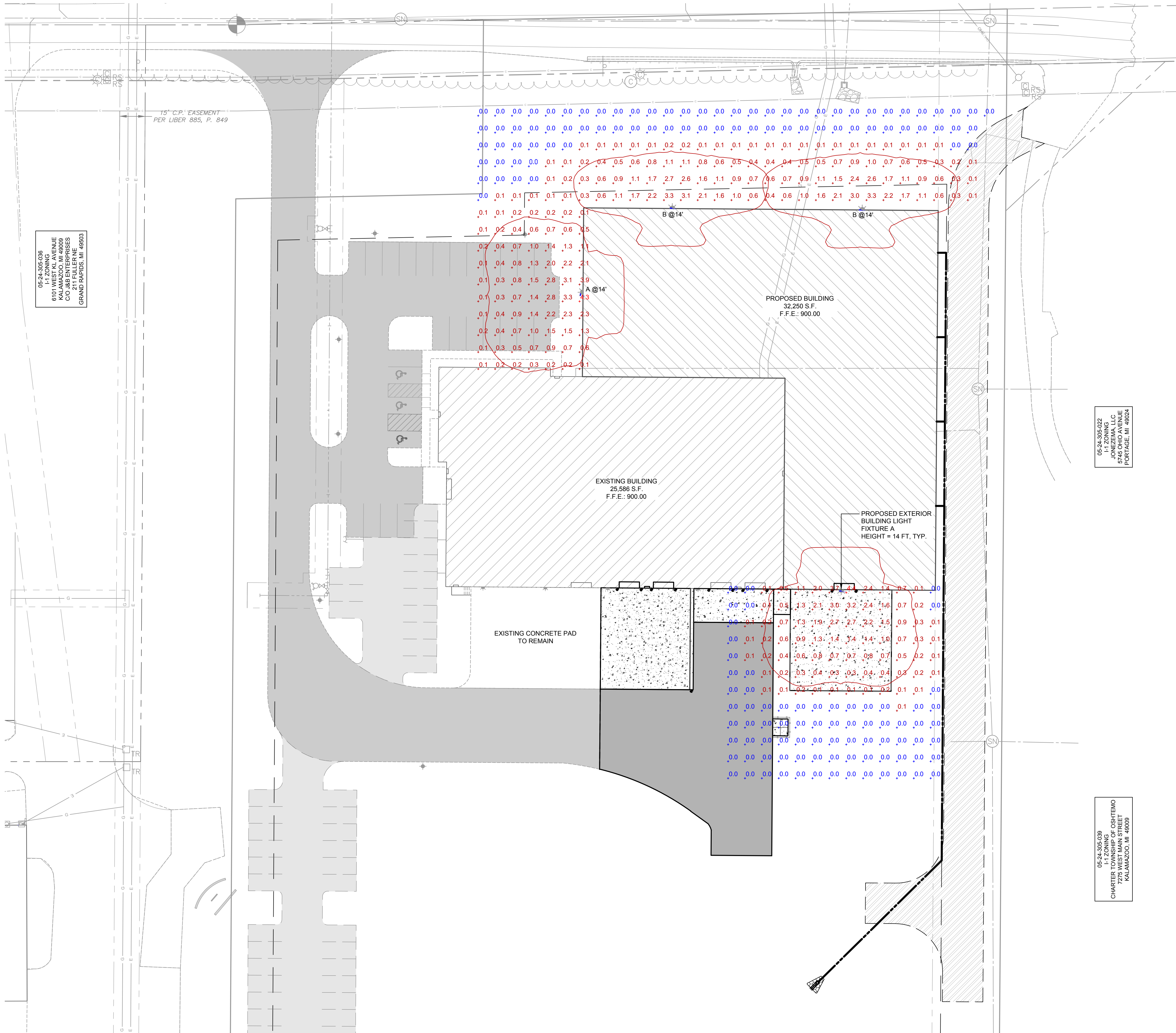
DATE: JUNE, 2020  
SCALE: 1" = 50'

LANDSCAPE PLAN

| Symbol | Label | Image | QTY | Manufacturer      | Catalog Number                   | Description   | Lamp | Number Lamps | Filename                              | Lumens per Lamp | Lumen Multiplier | LLF | Wattage | Efficiency | Distribution                               | Polar Plot | Notes |
|--------|-------|-------|-----|-------------------|----------------------------------|---|------|--------------|---------------------------------------|-----------------|------------------|-----|---------|------------|--|------------|-------|
| ☉      | A     |       | 2   | Lithonia Lighting | DSKW1 LED 20C 1000 40K T2M MVOLT | DSKW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA. | LED  | 1            | DSKW1_LED_2 0C_1000_40K_T2M_MVOLT.ies | 7711            | 1                | 1   | 73.2    | 100%       | TYPE IV, SHORT, BUG RATING: B1 - U0 - G2   |            |       |
| ☉      | B     |       | 2   | Lithonia Lighting | DSKW1 LED 20C 700 40K T2M MVOLT  | DSKW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 700mA.  | LED  | 1            | DSKW1_LED_2 0C_700_40K_T2M_MVOLT.ies  | 5309            | 1                | 1   | 45.7    | 100%       | TYPE III, MEDIUM, BUG RATING: B1 - U0 - G2 |            |       |



| Statistics   |        |        |        |        |         |         |  |
|--------------|--------|--------|--------|--------|---------|---------|--|
| Description  | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |  |
| Calc Zone #2 | +      | 0.6 fc | 4.3 fc | 0.0 fc | N/A     | N/A     |  |
| Calc Zone #3 | +      | 0.4 fc | 4.4 fc | 0.0 fc | N/A     | N/A     |  |



06-24-2020 09:02  
1-1 ZONING  
KALAMAZOO, MI 49009  
C/O AB ENTERPRISES  
211 FULLERINE  
GRAND RAPIDS, MI 49503

06-24-2020 09:02  
1-1 ZONING  
JONEZEMA, LLC  
8748 OHIO AVENUE  
PORTAGE, MI 49882

06-24-2020 09:02  
1-1 ZONING  
CHARTER TOWNSHIP OF OSHTIMO  
726 WEST MAIN STREET  
KALAMAZOO, MI 49009

**W+**  
**WIGHTMAN**  
BENTON HARBOR  
269.927.0100  
KALAMAZOO  
269.327.3532  
ALLEGAN  
269.673.8465  
ROYAL OAK  
248.791.1371  
www.gowightman.com

PROJECT NAME:  
**ONE WAY PRODUCTS (PHASE II)**  
5933 W KL AVENUE  
KALAMAZOO, MI 49009  
**GLAS ASSOCIATES**  
6339 STADIUM DRIVE  
KALAMAZOO, MI 49009

**LEGEND**

- OHE — = EXISTING ELECTRIC LINE (OVERHEAD)
- E — = EXISTING ELECTRIC LINE (UNDERGROUND)
- \* — = EXISTING FENCE
- x — = EXISTING GUARDRAIL
- - - - = EXISTING MAJOR CONTOUR
- - - - = EXISTING MINOR CONTOUR
- T — = EXISTING STORM SEWER
- G — = EXISTING TELECOMMUNICATIONS
- - - - = EXISTING GAS MAIN
- - - - = EXISTING WATER MAIN
- - - - = EXISTING CENTER LINE
- - - - = PROPERTY LINE/EASEMENT LINE
- - - - = RIGHT-OF-WAY LINE
- - - - = SECTION LINE
- - - - = EXISTING TREE LINE
- - - - = PROPOSED MAJOR CONTOUR
- - - - = PROPOSED MINOR CONTOUR
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- - - - = PROPOSED STORM SEWER
- - - - = PROPOSED GRAVEL EDGE
- - - - = SILT FENCE
- - - - = ORANGE BARRIER FENCE (SNOW FENCE)
- - - - = LIMITS OF CONSTRUCTION
- ⊙ = POWER POLE
- ⊙ = GUY WIRE ANCHOR
- ⊙ = BENCHMARK

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

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

1700 SYD GRAVEL DRIVE:  
24" MDT CLASS III SUBBASE, CIP  
8" MDT 22A, CIP

EXISTING ASPHALT PAVEMENT

DEFERRED PARKING

04/10/27/2020 PDS  
REVISED BUILDING PLAN  
SUBMITTAL

03/7/28/2020 PDS  
DRIVEWAY PERMIT  
APPLICATION

02/JUN/2020 PDS  
SITE PLAN RESUBMITTAL

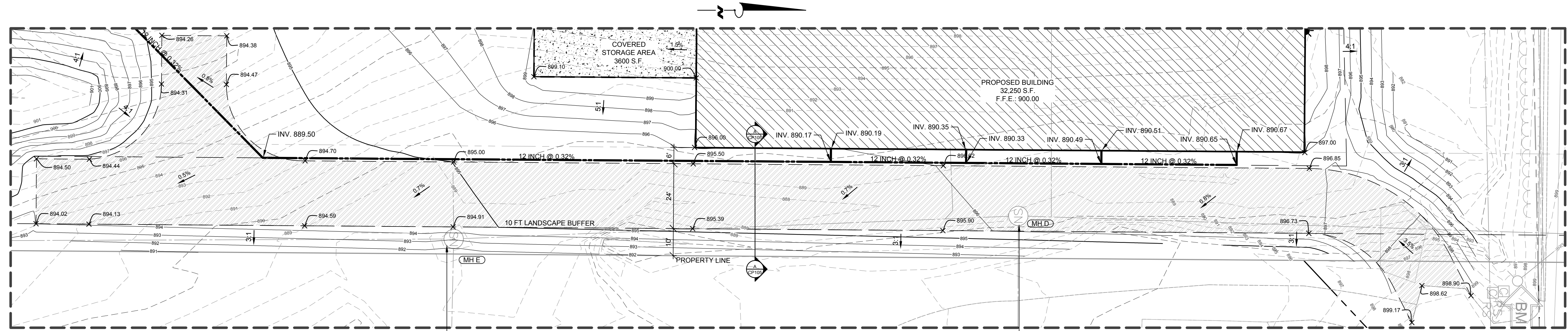
01/JUN/2020 TWC  
SITE PLAN REVIEW

**REVISIONS**

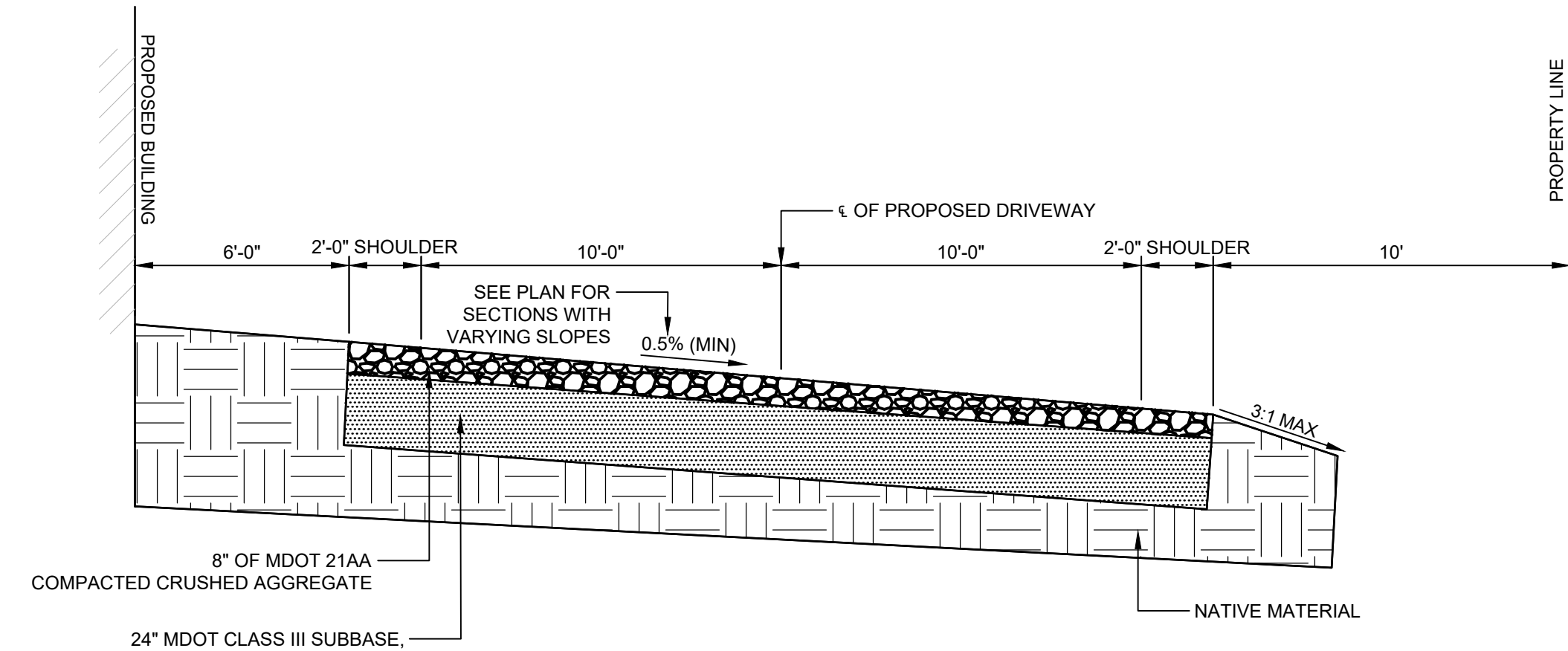
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DATE: JUNE, 2020  
SCALE: 1" = 30'

PHOTOMETRIC PLAN

JOB No. 184387  
**CP104**  
OF 1



**ACCESS DRIVE PLAN DETAIL**  
SCALE: 1" = 20'



**ACCESS DRIVE SECTION A-A DETAIL**  
SCALE: NONE

**LEGEND**

- OHE — = EXISTING ELECTRIC LINE (OVERHEAD)
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- ⊗ = BENCHMARK

PROJECT NAME:  
**ONE WAY PRODUCTS (PHASE II)**  
5933 W KL AVENUE  
KALAMAZOO, MI 49009

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

|               |     |                                 |
|---------------|-----|---------------------------------|
| 05 11/16/2020 | PDS | REVISIONS SITE PLAN SUBMITTAL   |
| 04 10/27/2020 | PDS | REVISED BUILDING PLAN SUBMITTAL |
| 03 7/28/2020  | PDS | DRIVEWAY PERMIT APPLICATION     |
| 02 JUN 2020   | PDS | SITE PLAN RESUBMITTAL           |
| 01 JAN 2020   | TWC | SITE PLAN REVIEW                |

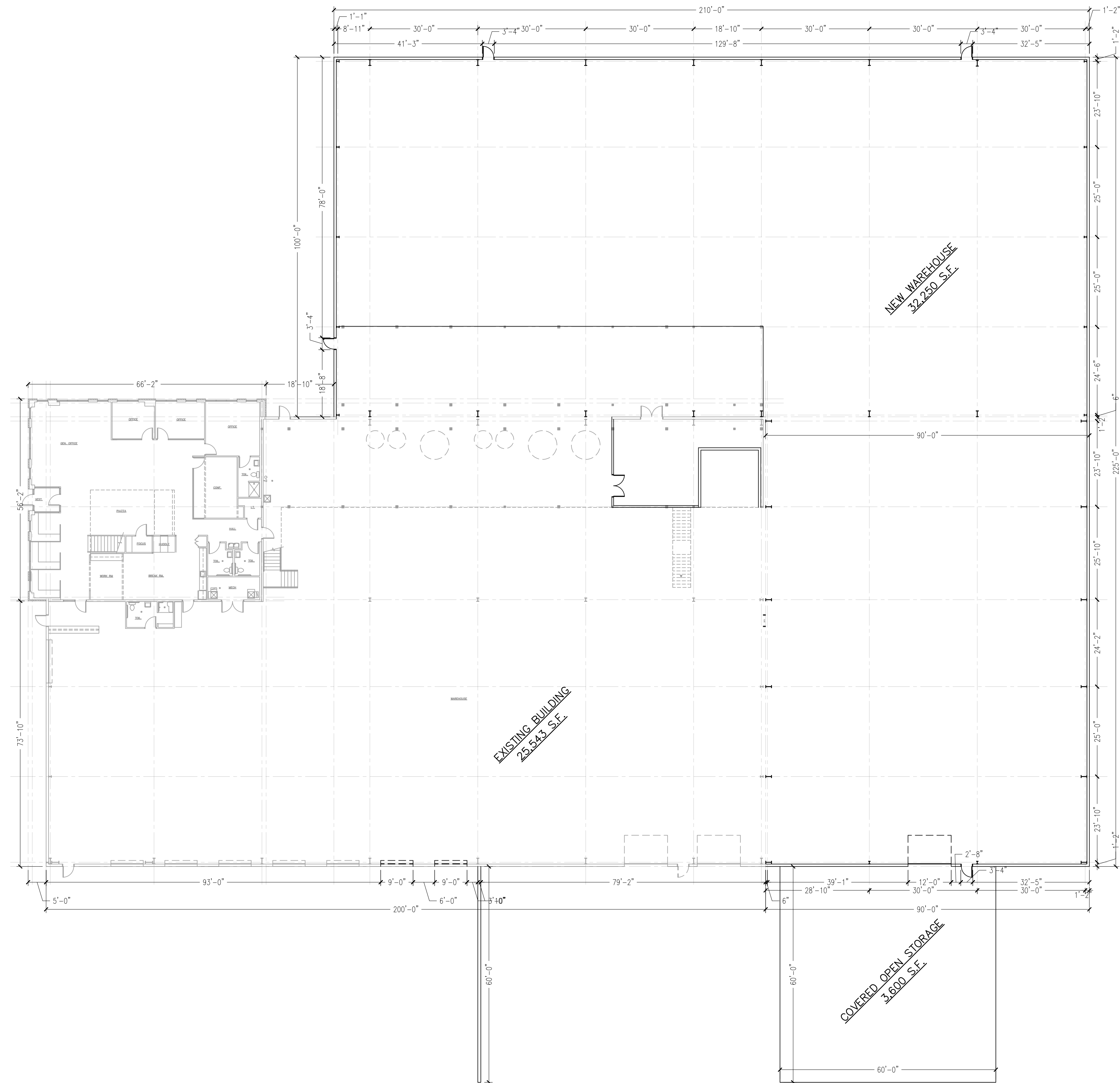
**REVISIONS**

DATE: JUNE, 2020

SCALE: 1" = 20'

**ACCESS DRIVE DETAILS**





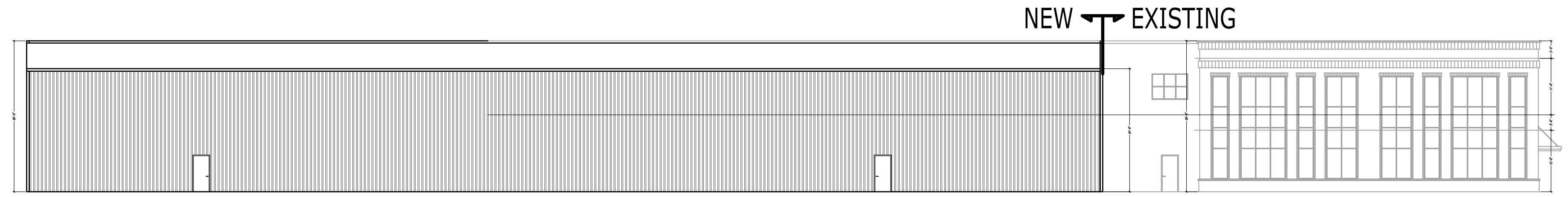
**MAIN LEVEL**  
SCALE: 1/16" = 1'-0"

**GlasAssociates**  
COMMERCIAL CONTRACTING  
6339 STADIUM DR., KALAMAZOO, MI 49009  
PH: (269)353-7737 FAX: (269)353-7316 GLASASSOCIATES.COM

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

MAIN ADDITION  
OCTOBER 27, 2020  
SCALE: 1/16" = 1'-0"

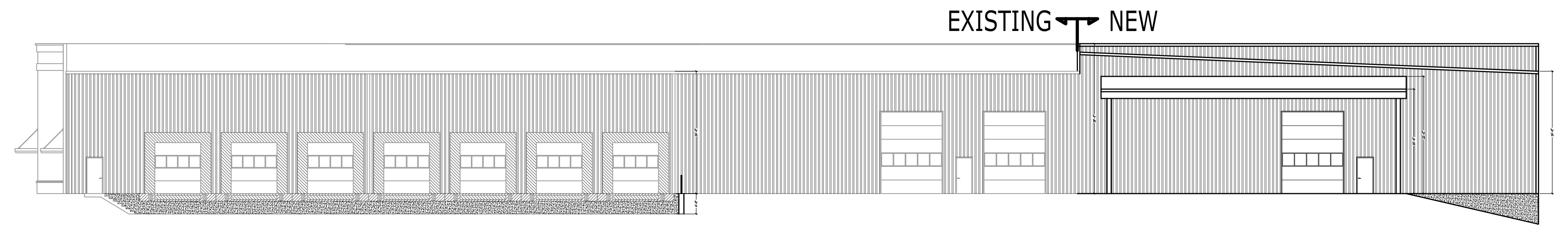
**A-1**



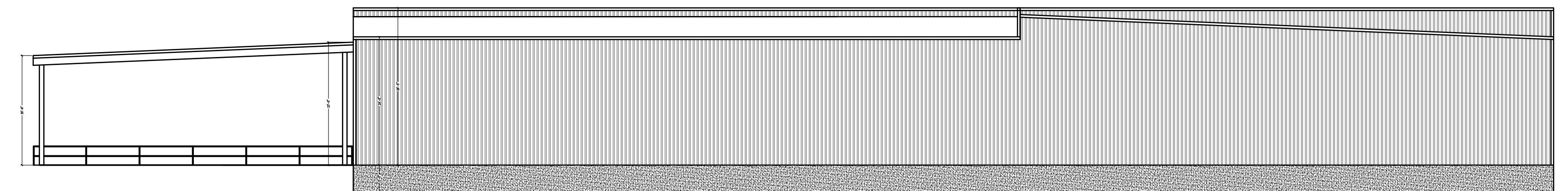
**FRONT ELEVATION**  
SCALE:  $\frac{1}{16}'' = 1'-0''$



**RIGHT ELEVATION**  
SCALE:  $\frac{1}{16}'' = 1'-0''$



**REAR ELEVATION**  
SCALE:  $\frac{1}{16}'' = 1'-0''$



**LEFT ELEVATION**  
SCALE:  $\frac{1}{16}'' = 1'-0''$



7275 West Main Street  
Kalamazoo, MI 49009  
269.375.4260 phone  
269.375.7180 fax  
[www.oshtemo.org](http://www.oshtemo.org)

7/29/2020

Adam Harvey  
Glas Associates  
6339 Stadium Drive  
Kalamazoo, MI 49009

On 7/28/2020, the Oshtemo Township Zoning Board of Appeals unanimously granted site plan approval to construct a 29,250 square foot addition to 5933 W KL Avenue. Per that action, the following are requirements and conditions of approval:

1. The Zoning Board of Appeals approved the requested deferment of 34 parking spaces, as illustrated on the project site plan.
2. The 24-foot-wide gravel drive to the east side of the building will be relocated out of the landscape buffer. Applicant will continue to coordinate with the Planning, Fire, and Engineering departments regarding the 24' wide access drive. Final plans will need to be submitted and approved prior to the issuance of a building permit by the Southwest Michigan Building Authority.
3. An updated landscaping plan is submitted and approved prior to the issuance of a building permit by the Southwest Michigan Building Authority. In addition, prior to the Certificate of Occupancy, a staff review of landscaping will occur. If landscaping materials are lost during construction to the point of noncompliance with the Zoning Ordinance, additional landscape materials will be required.

Please feel free to contact me at [ilubbert@oshtemo.org](mailto:ilubbert@oshtemo.org) or 269-375-4260 if you have any questions or concerns. Good luck with the development of your project and thank you for choosing to invest in Oshtemo.

Kind regards,

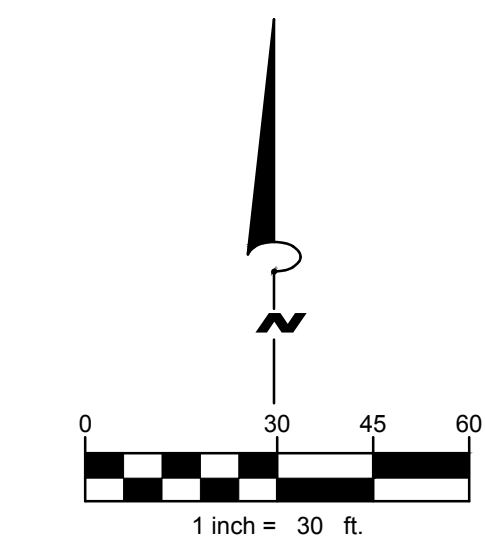
Iris Lubbert, AICP  
Planning Director

**PRIOR TO OCCUPANCY, ANY INCOMPLETE PROJECT SHALL BE  
SUBJECT TO THE TOWNSHIP'S TEMPORARY CERTIFICATE OF  
OCCUPANCY POLICY AND ANY OTHER APPLICABLE ORDINANCES AND  
REGULATIONS.**

**TEMPORARY CERTIFICATE OF OCCUPANCY POLICY  
SUMMARY HANDOUT**

In collaboration with the Southwest Michigan Building Authority (SMBA), Oshtemo Charter Township allows the issuance of temporary certificates of occupancy (C of O) for incomplete structures and sites, provided public health, safety, and welfare is not endangered. This document is meant to provide only a general overview; the complete policy is available upon request. Following is a summary of the policy's key provisions and requirements:

1. The structure and its associated site shall be substantially complete, and the temporary C of O shall only be issued if any remaining deficiencies are minor and do not present a danger to the public.
2. For incomplete single-family homes, a cash surety of \$1,000 shall be paid to SMBA in order to ensure timely completion of the building. Larger structures require a payment of \$5,000.
3. For incomplete sites, any use *not* subject to site plan review, per the Oshtemo Township Zoning Ordinance, shall require a cash surety of \$1,000 paid to the Township. For uses subject to site plan review, the payment shall be \$5,000.
4. In cases where both the structure and its site are incomplete, the necessary cash sureties stated above shall be paid to both SMBA and Oshtemo Township.
5. Temporary certificates issued for structures shall expire after six weeks.
6. Temporary certificates associated with site deficiencies shall also initially expire after six weeks, but Township staff can administratively grant an additional six-week extension. Provisions are also in place to accommodate for seasonal difficulties. If the site remains incomplete upon expiration, then the property owner or their agent may only request more time from the Township Zoning Board of Appeals.
7. If the structure/site is completed per the terms stated on the temporary C of O, then any remaining funds shall be returned to the payor.
8. If, upon expiration of the deadline stated on the temporary C of O, the structure and/or its site remains incomplete, then the same may not be legally occupied, and SMBA and/or the Township are authorized to draw funds from the provided cash sureties to achieve compliance.



**SITE INFORMATION**

OWNER NAME: ONE WAY PRODUCTS, INC.  
 5933 W KL AVENUE  
 KALAMAZOO, MI 49009  
 269-343-3772

EXISTING USE: SUPPLY AND DISTRIBUTION FOR ONE WAY PRODUCTS

ZONING: "I-1" INDUSTRIAL

SITE AREA: 353,190 SFT (8.11 AC)  
 EX. BUILDING AREA: 25,586 SFT (7.2%)  
 BUILDING ADDITION: 29,250 SFT (7.5%)  
 EX. OPEN AREA: 281,987 SFT (79.8%)  
 PROP. OPEN AREA: 243,320 SFT (68.9%)  
 BUILDING HEIGHT: 25 FT

**PROJECT DESCRIPTION**

ONE-WAY PRODUCTS IS PLANNING AN ADDITION TO THEIR CURRENT FACILITY AT THIS SITE LOCATED ON PARCEL 05-24-305-010 ON KL AVENUE. THE PROPOSED SITE PLAN INCLUDES A STEEL FRAME BUILDING ADDITION ON GRADE WITH DELIVERY ACCESS LOT, AND STORM WATER RETENTION IMPROVEMENTS.

**PARKING CALCULATIONS**

| USE          | AREA(SF) | SPACES/AREA   | TOTAL SPACES |
|--------------|----------|---------------|--------------|
| PRODUCTION   | 5,155    | 1.5 / 1,000   | 7.78         |
| WAREHOUSE    | 50,250   | 1 / 1,500     | 33.50        |
| OFFICE       | 3,059    | 1 / 150 (NET) | 20.39        |
| <b>TOTAL</b> |          |               | <b>61.67</b> |

PARKING SPACES REQUIRED: 62  
 EXISTING PARKING SPACES: 28  
 PROPOSED PARKING SPACES: 0  
 PARKING SPACES DEFERRED: 34

**SUMMARY AND CALCULATION OF C**

| C VALUE CALCULATION | AREA (SFT)    | AREA (AC)    | C    |
|---------------------|---------------|--------------|------|
| PAVEMENT            | 63065         | 1.448        | 0.95 |
| GRAVEL              | 0             | 0.000        | 0.80 |
| BUILDINGS           | 54836         | 1.259        | 0.95 |
| OPEN LAND AREA      | 235289        | 5.401        | 0.20 |
| <b>TOTAL AREA</b>   | <b>353190</b> | <b>8.108</b> |      |
| <b>COMPOSITE C</b>  | <b>0.450</b>  |              |      |

**REQUIRED 100-YR STORAGE**

| VOLUME FROM KCDC       | 75,257.00 | CFT |
|------------------------|-----------|-----|
| <b>RATIONAL METHOD</b> |           |     |

|                            |              |
|----------------------------|--------------|
| INFILTRATION FLOW RATE     | 1.04 IN/HR   |
| HYDRAULICALLY ENGAGED AREA | 10,331 SFT   |
| INFILTRATION FLOW RATE     | 895.31 CF/HR |
| INFILTRATION FLOW RATE     | 0.25 CFS     |
| RELEASE RATE PER ACRE      | 0.031 CFS/AC |

**LEGEND**

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- \* \* \* — = EXISTING FENCE
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- — — — — = POWER POLE
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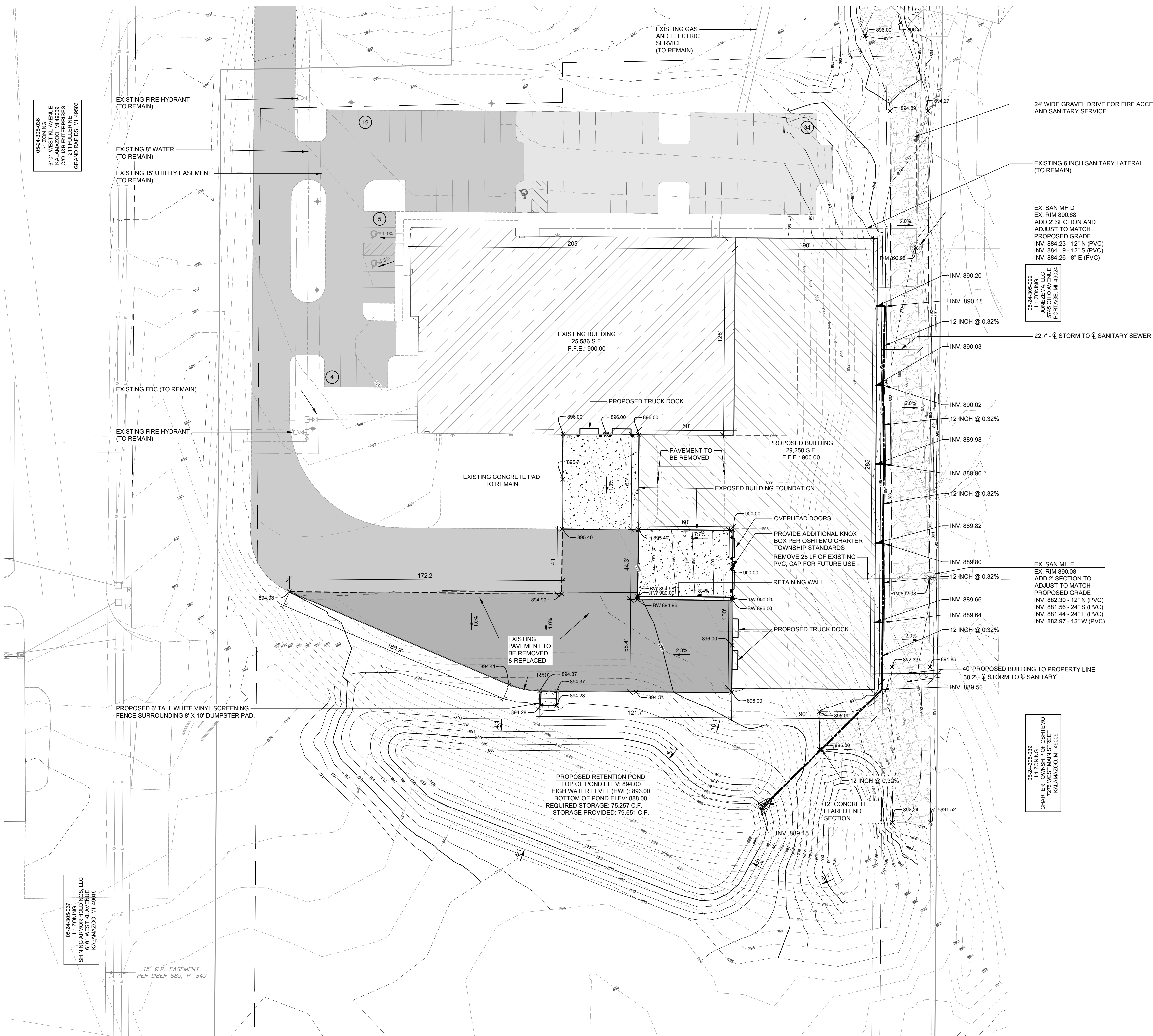
- 3260 SYD HEAVY DUTY HMA:
  - 12" SUBBASE, CIP
  - 8" AGGREGATE BASE, MDOT 22A
  - 3" HMA, 3C BASE COURSE (330 #/SYD)
  - 2" HMA, 4C WEARING COURSE (220 #/SYD)
- 750 SYD CONCRETE DOCK APRON:
  - 6" SUBBASE, CIP
  - 8" CONCRETE PAVEMENT WITH 6 X 6 2.0 X 2.9 WWF REINFORCEMENT
  - CONCRETE SHALL BE 4000 PSI, 517 LB CEMENT, AE
- 1700 SYD GRAVEL DRIVE:
  - 24" MDOT CLASS III SUBBASE, CIP
  - 8" MDOT 22A, CIP

EXISTING ASPHALT PAVEMENT

DEFERRED PARKING

| ITEM                           | AWI | YIELD                | PERFORMANCE GRADE |
|--------------------------------|-----|----------------------|-------------------|
| HMA, 13A (LIGHT TRAFFIC BASE)  |     | 220#/SYD             | P.G. 58 - 28      |
| HMA, 36A (LIGHT TRAFFIC TOP)   |     | 165#/SYD             | P.G. 64 - 28      |
| HMA, 3C (HEAVY TRAFFIC BASE)   |     | 330#/SYD             | P.G. 64 - 28      |
| HMA, 4C (HEAVY TRAFFIC TOP)    | 220 | 220#/SYD             | P.G. 64 - 28      |
| HMA BOND COAT (NOT A PAY ITEM) |     | 0.05 TO 0.15 GAL/SYD | SS - 1h           |

**HMA APPLICATION TABLE**



05-24-305-036  
 "I-1" ZONING  
 6141 WEST KALAMAZOO AVENUE  
 KALAMAZOO, MI 49009  
 C/O AB ENTERPRISES  
 271 FULLERINE  
 GRAND RAPIDS, MI 49503

EX. SAN MH D  
 EX. RIM 890.68  
 ADD 2' SECTION AND  
 ADJUST TO MATCH  
 PROPOSED GRADE  
 INV. 884.23 - 12" N (PVC)  
 INV. 884.19 - 12" S (PVC)  
 INV. 884.26 - 8" E (PVC)

05-24-305-039  
 "I-1" ZONING  
 JONZEWA LLC  
 5748 OHIO AVENUE  
 PORTAGE, MI 49821

05-24-305-039  
 "I-1" ZONING  
 CHARTER TOWNSHIP OF OSHTEMO  
 725 WEST MAIN STREET  
 PORTAGE, MI 49829

05-24-305-037  
 "I-1" ZONING  
 SHINING ARMOR HOLDINGS, LLC  
 801 WEST KALAMAZOO AVENUE  
 KALAMAZOO, MI 49009

15' C.P. EASEMENT  
 PER UBER 885, P. 849

02 JUN 2020 PDS  
 SITE PLAN RESUBMITTAL

01 JAN 2020 TWC  
 SITE PLAN REVIEW

**REVISIONS**

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DATE: JANUARY, 2020  
 SCALE: 1" = 30'

**SITE UTILITY & GRADING PLAN**

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December 10, 2020



**Mtg Date:** December 15, 2020

**To:** Oshtemo Township Planning Commission

**From:** Iris Lubbert, Planning Director

**Applicant:** Adam Barker, Advanced Poured Walls  
**Owner:** Advanced Poured Walls

**Property:** Unaddressed, Parcel Number 05-34-155-018

**Zoning:** I-3 Industrial District, Special  
I-1 Industrial District, Manufacturing/Serviceing

**Request:** Site Plan review for a concrete materials recycling yard

**Section(s):** Article 29: I-3 Industrial District, Special  
Section 48.30 Automobile and other salvageable material junkyards

**Project Name:** Advanced Poured Walls – concrete materials recycling yard

**PROPOSAL:**

Advanced Poured Walls is seeking Site Plan approval to have a concrete materials recycling yard in the northeast corner of Parcel Number 05-34-155-018, directly east of 3425 S 6<sup>th</sup> Street. The project area under consideration is outlined in yellow in the map excerpt to the right.

**OVERVIEW:**

For the past several years, Advanced Poured Walls has been placing large quantities of concrete debris on their property at the northeast corner of Stadium Drive and S 6<sup>th</sup> Street and then milling this concrete generally once a year or every other year. When milling occurs, operations run during normal business hours and can take two to three weeks. Both the location of the stored materials and the milling process are in violation of the *I-1 Industrial District*. The Township began enforcement actions to request the removal of the storage and milling operation several years ago. Staff worked with the applicant to try and find a solution to the zoning concerns related to their business. Milling operations are only permitted within the *I-3 Industrial District*. To that end, staff recommended finding a location



on the subject property for this district that would both meet the applicant’s needs as well as the criteria of the Township’s Master Plan. As a result of these efforts a little over four acres in the northeast corner of the parcel in question was rezoned to *I-3 Industrial District* in August 2018. After additional coordination with Oshtemo staff and the Road Commission, the applicant is now seeking site plan approval in order to operate the concrete materials recycling yard from this location.

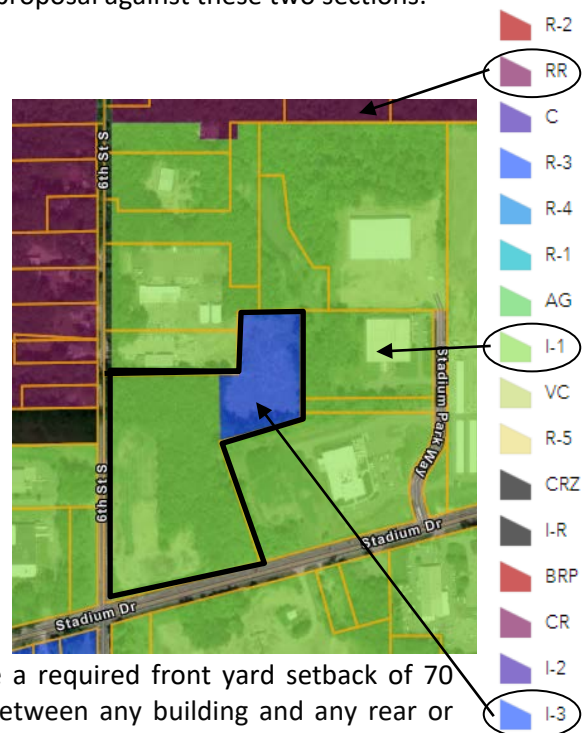
**ANALYSIS:**

The property in question is zoned both *I-1 Industrial District, Manufacturing/Service* and *I-3 Industrial District, Special*. The proposed concrete materials recycling yard falls completely within the I-3 zoned section of the property (just over four acres of the overall 17.48-acre site). Uses permitted in the I-3 zoning district are outlined in Article 29 of the Township’s Zoning Code and include: grain equipment and processing, fuel and feed yards, storage of gasoline, and automobile and other salvage yards. Staff has determined that the concrete storage and milling of Advanced Poured Walls is analogous to a salvage yard. Automobile and other salvageable material junkyards are listed as Permitted Uses with Conditions in the I-3 District. The implementation of any new nonresidential building, structure, or use requires the review and approval of the Zoning Board of Appeals (Section 64.20). When reviewing a site plan for a permitted use with conditions, two sets of criteria need to be considered: the general site plan review criteria outlined in Section 64.60 and the additional requirements for the use in question outlined under Section 48.30. Below is an analysis of the proposal against these two sections.

**Section 64: Site Plan Review**

**General Zoning Compliance:**

**Zoning:** Parcel Number 05-34-155-018 is partially zoned *I-3 Industrial District, Special* and partially zoned *I-1 Industrial District, Manufacturing/Service*. The proposed concrete materials recycling yard will be completely contained within the I-3 section of the property. The proposed use is permitted as a permitted use with conditions within the I-3 district. All properties surrounding the subject site are zoned *I-1: Industrial District*. There are residential properties approximately 600 feet to the west and 900 feet to the north of the proposed site. These properties are zoned *RR: Rural Residential*.



**Setbacks:** Properties within the I-3 District have a required front yard setback of 70 feet. The required minimum setback distance between any building and any rear or interior side property line is 20 feet or 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 (Section 50.60). The proposed concrete materials recycling yard will be located as far from both Stadium Drive and S 6<sup>th</sup> Street as possible, distances of approximately 600 and 460 linear feet, respectively. Although there is no building connected to this use to calculate the side and rear yard setbacks, the use will have a 50 foot landscaping buffer between it and the properties to



the west and a 25 foot landscaping buffer between it and the properties to the north, east, and south.

### **Access and Circulation**

*Access:* Parcel 05-34-155-018 has frontage along both Stadium Drive and S 6<sup>th</sup> Street. An existing curb cut on S 6<sup>th</sup> Street, reviewed and approved by the Road Commission, will be utilized to access this site. A 24-foot-wide gravel drive to allow for two-way traffic will be installed to connect to the proposed use. It should be noted that the owner of this property also owns the property directly to the east, 3425 S 6<sup>th</sup> Street, and will allow trucks to drive through 3425 S 6<sup>th</sup> Street to and from the proposed use to help with traffic circulation. Should one of the properties be sold, and the recycling use continue, a cross access agreement will need to be entered into between the properties.

*Parking:* Automobile and other salvageable material junkyards are not required to provide set parking via the zoning ordinance. This is logical as the proposed site will only be utilized by trucks either dropping off or picking up recycled concrete materials.

*Sidewalk:* Per Section 57.90 sidewalks indicated on the Township's Non-motorized Plan shall be installed by the developer when properties adjacent to planned nonmotorized facilities receive site plan approval from the municipality. The Township's adopted Non-motorized Plan shows a paved shoulder bike lane along S 6<sup>th</sup> Street and Stadium Drive. With this improvement not yet designed for either road this criterion is not applicable at this time. The Non-motorized Plan also shows a 6-foot-wide shared use path along Stadium Drive. As there are no other non-motorized facilities in the area for it to connect to, staff recommends that the applicant be allowed to file a Shared Use Path SAD form with the Township as a condition of Site Plan approval instead of installing this segment of path at this time. This means that when the Township deems it appropriate to install the path and implement a Special Assessment District to fund the installation of the shared use path the owners and future owners of this site cannot oppose it.

### **Building Design**

No structure is being proposed for this use. The criterion is not applicable.

### **Photometric Plan**

No lights are being proposed or are required for this use. The criterion is not applicable.

### **Landscaping**

The location of the proposed concrete materials recycling yard is in the far northeast corner of the parcel and is surrounded by other properties zoned and used for industrial purposes, eliminating the need to try and screen from residential uses. Never-the-less, the ordinance does require this proposed use be screened from neighboring properties. A 20-foot-wide landscape buffer is required between the I-1 and I-3 zoning districts. A 25-foot natural screening buffer has been provided. Existing vegetation can be used to meet the landscape requirements for the buffer.

The code however also requires a 20-foot-wide landscaping buffer along both Stadium Drive and S 6<sup>th</sup> Street. Staff requests the Zoning Board of Appeals waive this requirement. When

negotiations about moving this use to the back of the property started years ago, under the old landscaping ordinance, a buffer along the front was not a requirement nor part of the discussion. Given the applicant has acted in good faith, the proposed use is over 500 feet from both roads, and there is already significant tree cover between the proposed use and streets, staff and legal counsel have deemed waiving this requirement appropriate. It should also be noted that there is a High Tension Power line easement along S 6th Street.

#### **Engineering**

Public water is available along S 6<sup>th</sup> Street and sanitary sewer is currently available on S 6<sup>th</sup> Street for approximately 500 feet from Stadium Drive. Prein & Newhof, the Township's civil engineering agent, has reviewed the project site plan. All engineering concerns have been addressed.

#### **Fire Department**

The Township Fire Marshal is satisfied with the site design. Fire trucks will be able to enter or exit at either the 3425 S 6<sup>th</sup> Street driveway or at the proposed project drive. The Fire Marshal has requested that the following condition of approval is added: if a gate on the entrance drive is installed, a Knox Key Box shall be installed at that location.

#### Section 48.30 - Automobile and other salvageable material junkyards

- A. All storage operations shall be screened from adjoining streets and highways by a solid fence at least eight feet in height and set back not less than 100 feet from abutting street right-of-way lines.**

The requested use will be located as far from both Stadium Drive and S 6<sup>th</sup> Street as possible, distances of approximately 600 and 460 linear feet, respectively. Existing tree cover will provide the required screening.

- B. No operations or storage shall be conducted within the aforesaid 100-foot setback area which shall be maintained free of equipment, material or debris.**

The proposed concrete materials recycling yard is only allowed within the *I-3 Industrial District, Special* area of the site. The existing piles of boulders and soil that can be seen from S 6th Street shall be removed or relocated and screened from view.

- C. All outdoor activities and storage shall be screened by a solid wood fence of sufficient height located upon the property so as to obstruct such activities or storage from the view of persons occupying or using adjoining premises other than streets and highways unless, in the discretion of the Zoning Board of Appeals the same would be unnecessary because of the nature of the use or the contour or character of the adjoining premises.**

A 25-foot wide landscaping buffer is being provided between the proposed use and abutting neighboring sites – all industrial uses. Staff recommends the Zoning Board of Appeals waive this requirement.

#### RECOMMENDATION:

Staff recommends that the Zoning Board of Appeals approve the proposed Site Plan for the concrete materials recycling yard with the following deviations and conditions:

1. Deviation from the required 20-foot landscaping buffer along Stadium Drive and S 6<sup>th</sup> Street.
2. Deviation from the fencing required between the proposed use and neighboring properties.
3. A Shared Use Path SAD form shall be submitted to the Township and recorded.
4. The existing piles of boulders and soil that can be seen from S 6th Street shall be removed or relocated and screened from view.
5. If a gate on the entrance drive is installed, a Knox Key Box shall be installed at that location.
6. Should Parcel Number 05-34-155-018 or 3425 S 6th Street be sold, and the recycling use continue, a cross access agreement will need to be entered into between the properties.

Attachments: Application, Site Plan Documents

This page has been intentionally left blank for printing purposes.



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

**PLEASE PRINT**

PROJECT NAME & ADDRESS \_\_\_\_\_

**PLANNING & ZONING APPLICATION**

Applicant Name : Adam Barker  
Company Barker 5, LLC.  
Address 7282 E. YZ Ave  
Vicksburg, MI 49097  
E-mail adam @apwmi.com  
Telephone 269-372-0056 Fax 269-372-3722  
Interest in Property Owner

THIS  
SPACE  
FOR  
TOWNSHIP  
USE  
ONLY

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

**OWNER\*:**

Name Barker 5, LLC.  
Address 7282 E. YZ Ave  
Vicksburg, MI 49097  
Email adam @apwmi.com  
Phone & Fax 269-372-0056 269-372-3722

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

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

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

CONCRETE MATERIALS RECYCLING PERMITTED USE  
WITH CONDITIONS (SEC 29.30) AND (SEC 48.30)

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

SEE ATTACHED SURVEY

**PARCEL NUMBER:** 3905- 34-155-018

**ADDRESS OF PROPERTY:** S. 6th St.

**PRESENT USE OF THE PROPERTY:** VACANT

**PRESENT ZONING** I-1 and I-3      **SIZE OF PROPERTY** 17.39 Acres

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

**Name(s)**

**Address(es)**

\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURES**

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

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

\_\_\_\_\_  
**Date**

Adam Barker

3/26/20

\_\_\_\_\_  
**Applicant's Signature**

\_\_\_\_\_  
**Date**

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

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS**

OSHTEMO TOWNSHIP

HAZARDOUS SUBSTANCE REPORTING FORM

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

Name of Business: Advance Poured Walls, Inc.

Location of Business: 3425 S. 6th St.

Name of Business Owner: Adam Barker

Mailing Address: 3425 S. 6th St.

City: Kalamazoo State: MI Zip: 49009

Telephone: 269-372-0056

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

Owner's Signature: Adam Barker Date: 3/26/20

MANAGEMENT OF HAZARDOUS SUBSTANCES

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

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

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

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

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

5. Y ● Will new underground storage tanks be located less than 2,000 feet from drinking water wells serving two or more establishments, or less than 300 feet from a single family drinking well? If yes, contact Michigan Department of Environmental Quality, Storage Tank Division, (517) 373-8168 for specific requirements and restrictions.
6. Y ● Will the interior of the proposed project have any general purpose floor drains? If yes, into what system will the floor drains be connected? (Provide detail on site plan)
- a. Sanitary sewer system
  - b. On-site holding tank(s)
  - c. A system authorized by a state approved groundwater discharge permit, with required monitoring (Contact: Michigan Department of Environmental Quality, Waste Management Division, (616) 567-3500.
- Note: General purpose floor drains shall not be connected to a storm drainage system, dry well or septic system.
7. Y ● Please list the hazardous substances which are expected to be used, stored, or generated on-site. Quantities should reflect the maximum volumes on site at any time. Attach additional pages, if necessary to list all hazardous substances.

| <u>Common/<br/>Trade Name</u> | <u>Chemical<br/>Components</u> | <u>Form</u> | <u>Max Quantity</u> | <u>Storage</u> |
|-------------------------------|--------------------------------|-------------|---------------------|----------------|
|-------------------------------|--------------------------------|-------------|---------------------|----------------|

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_
- E. \_\_\_\_\_
- F. \_\_\_\_\_

Key:

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



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

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

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

-----  
Name of Business: Advance Poured Walls, Inc.

Location of Business: 3425 S. 6th St.

Name of Business Owner: Adam Barker

Mailing Address: 3425 S. 6th St.

City: Kalamazoo State: MI Zip: 49009

Telephone: 269-372-0056

Business Manager / Operator: Adam Barker

Type of Business (type of activities to be carried out at the proposed business-- include all processes and operations):  
Concrete construction and excavation , MATERIAL RECYCLING

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

Owner's Signature: Adam Barker Date: 3/26/20

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

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

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

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

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

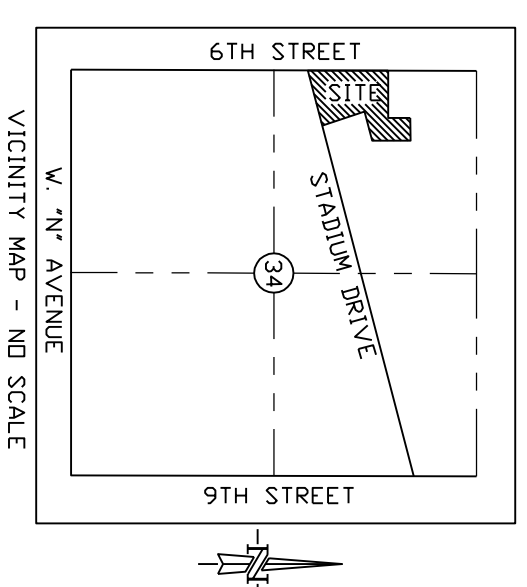
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# ADVANCED POURRED WALLS INC. RECYCLING FACILITY RELOCATION

OSHTEMO TOWNSHIP, MICHIGAN

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SITE PLAN REVIEW  
AUGUST 24, 2020  
rev November 17, 2020



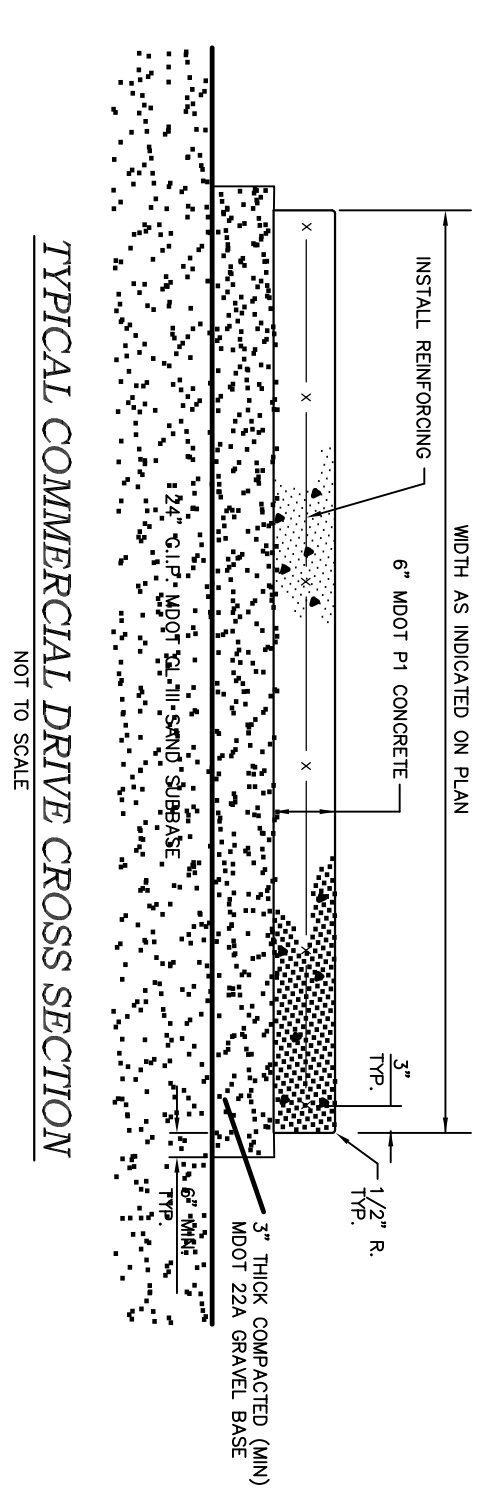
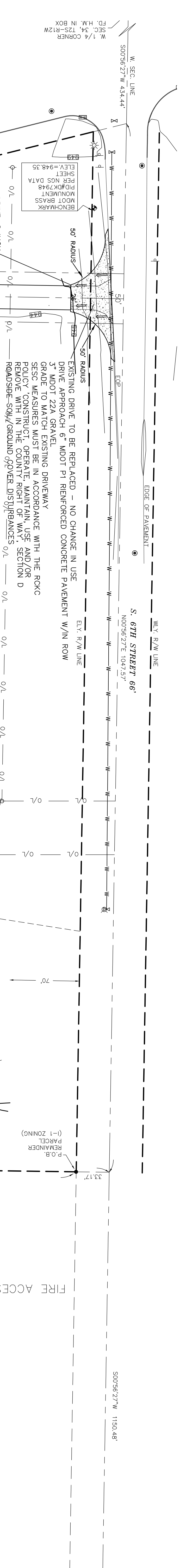
## SHEET INDEX

|      | COVER                                     |
|------|---|
| C-0  | SURVEY PLAN - STEPHENSON LAND SURVEYING   |
| S-1  | SITE LAYOUT AND GRADING PLAN              |
| C-1  | SOIL EROSION CONTROL PLAN                 |
| SC-1 | SOIL EROSION CONTROL PLAN NOTES / DETAILS |
| SC-2 |   |

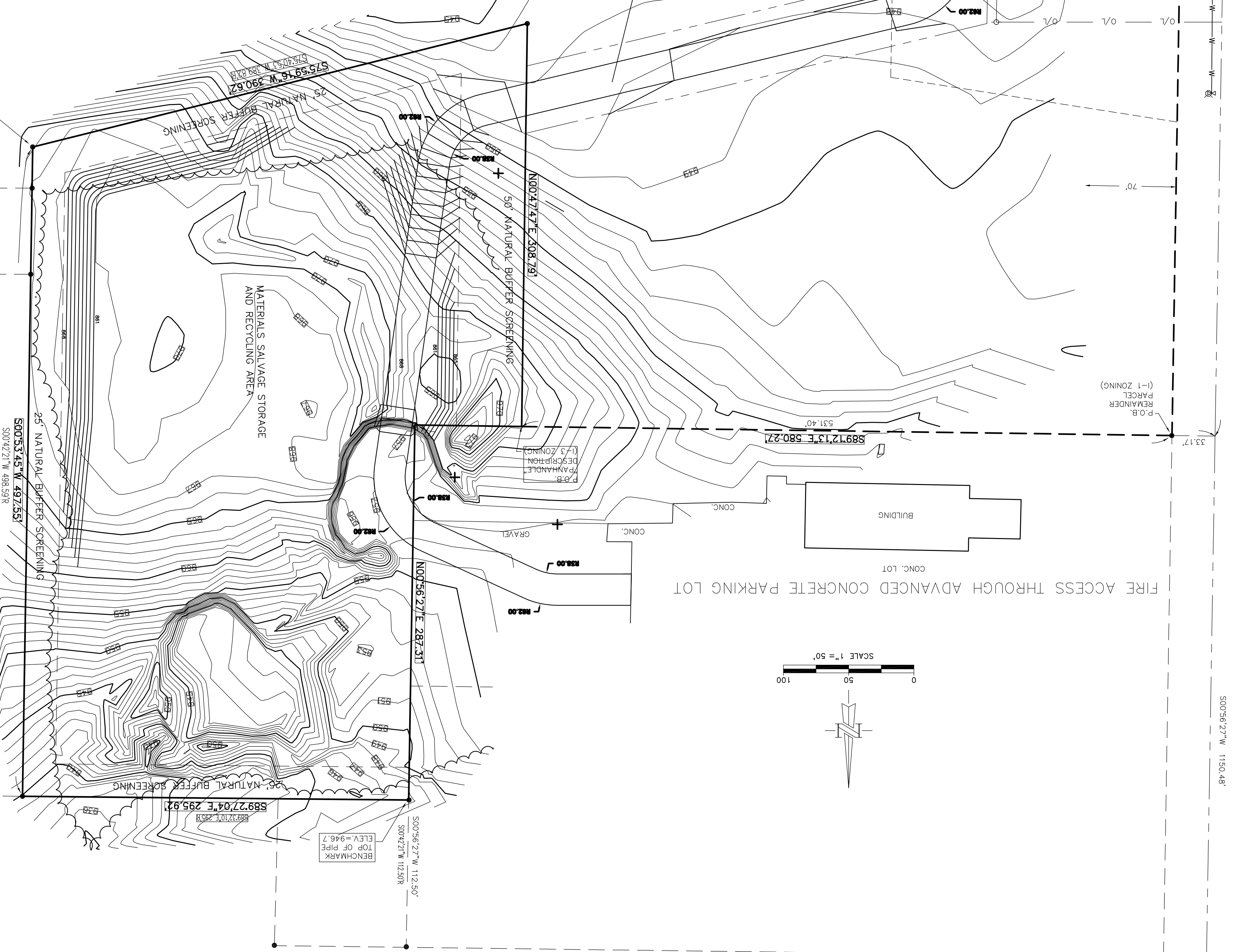
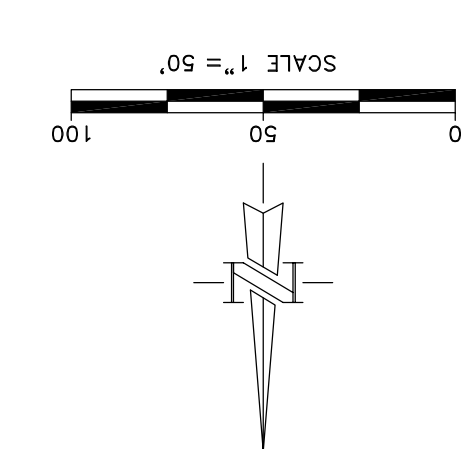
Engineer:  
**Civica Engineering PLLC**  
1303 E Centre Ave, Suite C•Portage, Michigan 49902  
(269) 760-6688

APPLICANT:  
BARKER 5 LLC.  
c/o JOE ALEXANDER  
7282 EAST YZ AVENUE  
WICKSBURG, MI 49097  
(269) 372-0056

REVISION PLOT DATE: NOVEMBER 16, 2020



24' WIDE, MDOT 22A GRAVEL DRIVE, 8 INCH  
 (DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED  
 LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH  
 AN ALL-WEATHER DRIVING SURFACE)



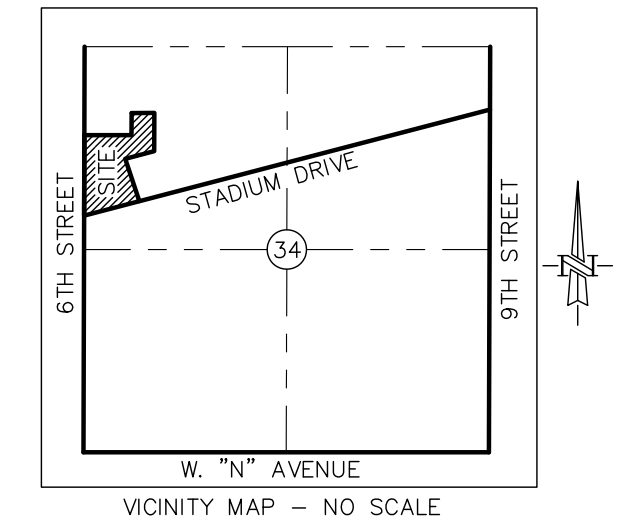
| DATE:      | BY: | REVISIONS:                       |
|------------|-----|----------------------------------|
| 7/10/2020  | TAW | RCKC-TYPICAL DRIVE CROSS SECTION |
| 8/24/2020  | TAW | OSHTEMO TOWNSHIP REVIEW          |
| 11/16/2020 | TAW | OSHTEMO TOWNSHIP REVIEW          |
|            |     |                                  |

**CIVICA ENGINEERING**  
 1503 E. Centre Street, Ste C • Portage, Michigan 49002  
 (269) 760-6688

**SITE LAYOUT AND GRADING PLAN**  
 ADVANCED POURED WALLS  
 RECYCLING FACILITY RELOCATION  
 OSHTMO TOWNSHIP, MICHIGAN

|                                  |
|----------------------------------|
| DESIGNED BY: DATE: TAW 3/16/2020 |
| DRAWN BY: DATE: TAW 3/16/2020    |
| CHECKED BY: DATE: TAW 3/16/2020  |
| HORIZ. SCALE: 1" = 20'           |
| VERT. SCALE: N/A                 |
| FILE: 1052-1                     |
| SHEET NUMBER:                    |
| C-1                              |

# SITE PLAN:~



DESCRIPTION PROVIDED: (PER L. 2070, PG. 1372)  
THE SITUATED IN THE TOWNSHIP OF OSHTEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, T2S-R12W; THENCE SOUTH 89°32'10" EAST ALONG THE NORTH LINE OF SAID SECTION, 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 6TH STREET; THENCE SOUTH 00°36'30" WEST ALONG SAID EAST LINE, 751.00 FEET TO THE PLACE OF BEGINNING; THENCE S89°32'10" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 580.00 FEET TO A POINT BEING NORTH 89°32'10" WEST 700.00 FEET FROM THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION; THENCE SOUTH 00°42'21" WEST PARALLEL WITH SAID EAST LINE, 112.50 FEET; THENCE SOUTH 89°32'10" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 295.00 FEET; THENCE SOUTH 00°42'21" WEST PARALLEL WITH SAID EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4), 498.59 FEET; THENCE SOUTH 75°40'53" WEST PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE RED ARROW HIGHWAY (WEST MICHIGAN AVENUE), 389.82 FEET; THENCE SOUTH 17°40'53" EAST 580.68 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF THE RED ARROW HIGHWAY (WEST MICHIGAN AVENUE), 389.82 FEET; THENCE SOUTH 75°40'53" WEST ALONG SAID LINE 706.18 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 6TH STREET; THENCE NORTH 00°36'30" EAST ALONG SAID EAST LINE, 1441.46 FEET TO THE PLACE OF BEGINNING.

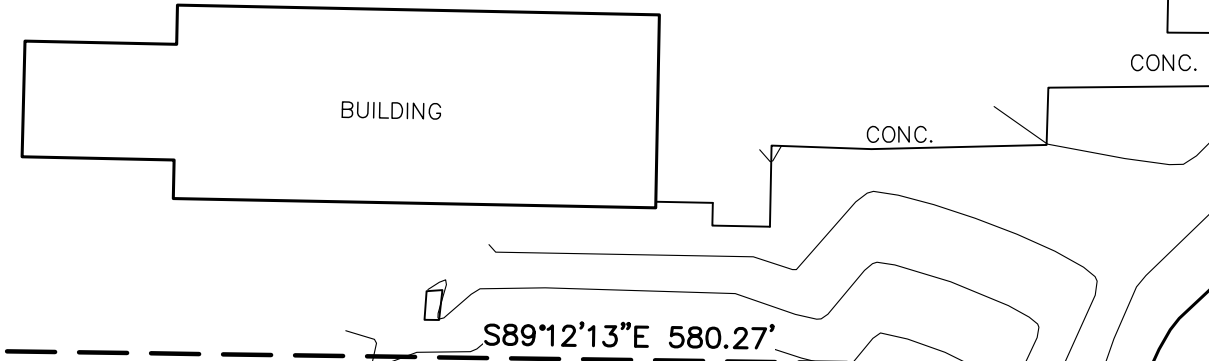
EXCEPT: THE SOUTH 200 FEET OF THE NORTH 1151 FEET OF THE WEST 613 FEET OF THE NORTHWEST QUARTER (1/4) OF SECTION 34, T2S-R12W, ALSO EXCEPTING THE WEST 33 FEET OF THE FORGOING EXCEPTION WHICH IS A RIGHT OF WAY FOR 6TH STREET.

LESS AND EXCEPT A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, T2S-R12W; THENCE SOUTH 00 DEGREES 38 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 751.00 FEET FOR THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE SOUTH 89 DEGREES 33 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 613.73 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 05 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SECTION 200 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 42 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 613.86 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 200 FEET TO THE POINT OF BEGINNING.

### EXCEPTIONS

ADJOINER:  
ADVANCE Poured WALLS  
05-34-130-030  
ZONED I-1



P.O.B.  
"PANHANDLE"  
DESCRIPTION  
(1-3 ZONING)

"PANHANDLE PARCEL"  
RE-ZONED I-3  
(4.20 AC±)  
(VACANT)

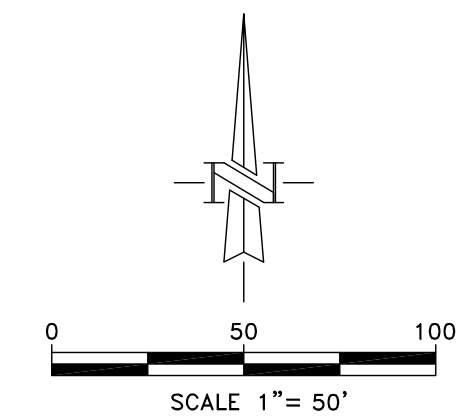
ADJOINER:  
HARRISON, JAMES G. LLC  
05-34-130-030  
ZONED I-1

ADJOINER:  
CHARTER TWP. OF  
OSHTEMO  
05-34-130-050  
ZONED I-1

BENCHMARK  
TOP OF REBAR  
ELEV.=965.91

ADJOINER:  
COMMERCIAL PROPERTY DEV.  
05-34-155-050  
ZONED I-1

"PANHANDLE" DESCRIPTION (1-3 ZONING):  
THE SITUATED IN THE TOWNSHIP OF OSHTEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:  
FROM THE NORTHWEST CORNER OF SECTION 34, T2S-R12W, MEASURE S00°56'27"W, ALONG THE WEST SECTION LINE, 1150.48 FEET; THENCE MEASURE S89°12'13"E 531.40 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE S89°12'13"E 81.87 FEET; THENCE N00°56'27"E 287.31 FEET; THENCE S89°27'04"E 295.92 FEET; THENCE S00°53'45"W 497.55 FEET; THENCE S75°59'16"W 390.62 FEET; THENCE N00°47'47"E 308.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4.20 ACRES MORE OR LESS.



### LEGEND

- W — WATER MAIN
- O/L — OVERHEAD LINES
- C/L — CENTER LINE
- ▭ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ POWER POLE
- ⊙ SIGN
- ⊙ WATER VALVE
- ⊙ IRON PIN SET
- ⊙ IRON PIN FOUND
- ⊙ SECTION CORNER
- R RECORD
- ~ TREELINE

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.  
TO: ADVANCE Poured WALLS

I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS A. STEPHENSON, P.S.#46689

## STEPHENSON LAND SURVEYING

|   |           |
|---|-----------|
| 27873 WHITE STREET<br>CASSOPOLIS, MICHIGAN 49031<br>(269) 445-8903                              |           |
| SCALE: 1" = 50'   | REVISIONS |
| DATE: 12/9/19   | BY        |
| DRAWN: [initials]   | DATE      |
| INDEX: [initials]   |           |
| TITLE: SITE PLAN FOR ADV. Poured WALLS PART OF SEC. 34, OSHTEMO TWP. KALAMAZOO COUNTY, MICHIGAN | NO. 19551 |



### GENERAL NOTES:

1. BEARING BASIS IS USING STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER MDOT CORS NETWORK.
2. VERTICAL DATUM IS NAVD 88 PER MDOT CORS NETWORK.
3. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
4. AN ON-LINE MISS DIG TICKET WAS MADE #B93360719-008 ON 12/2/19. THIS SURVEYOR IS NOT RESPONSIBLE NOR LIABLE FOR ANY UNMARKED UTILITIES BY MISS DIG.
5. NO HAZARDOUS SUBSTANCES NOTED AT THE TIME OF SURVEY.
6. THE PARCEL ID NUMBER IS: 05-34-155-018.
7. THE STREET ADDRESS IS: S. 6TH STREET (VACANT LAND)

### SETBACKS: I-1 & I-3

- FRONT: 120' FROM STADIUM DRIVE C/L  
SIDE: 70' FROM 6TH STREET R/W  
REAR: 20'

W. 1/4 CORNER  
SEC. 34, T2S-R12W  
FD. H.M. IN BOX

BENCHMARK  
MDOT BRASS  
MONUMENT  
PID#K7948  
PER NCS DATA  
SHEET  
ELEV.=948.35

S. 6TH STREET 66'  
N00°56'27"E 1047.57'  
N00°36'30"E 1441.66'R  
ELY. R/W LINE

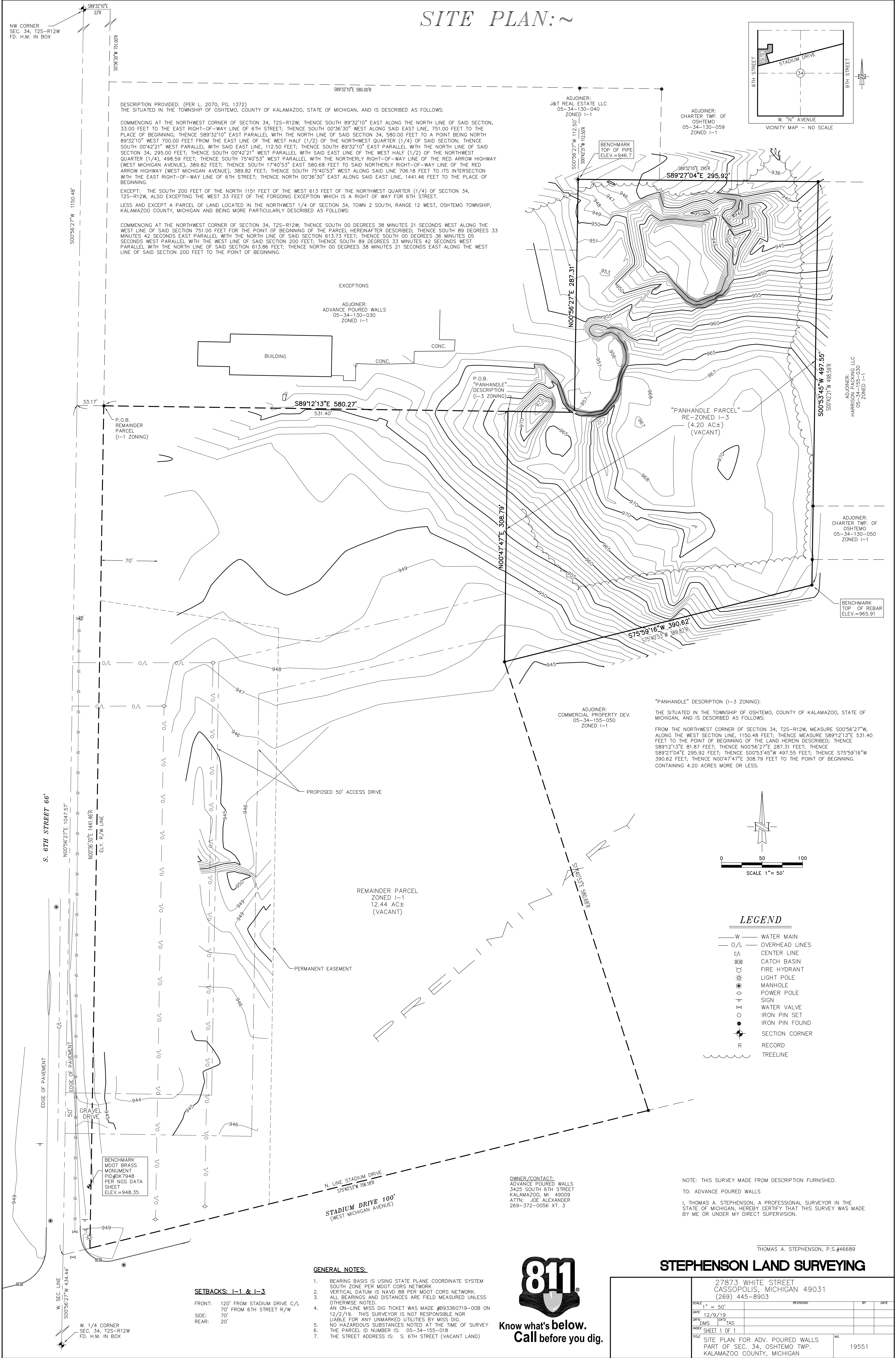
P.O.B.  
REMAINDER  
PARCEL  
(I-1 ZONING)

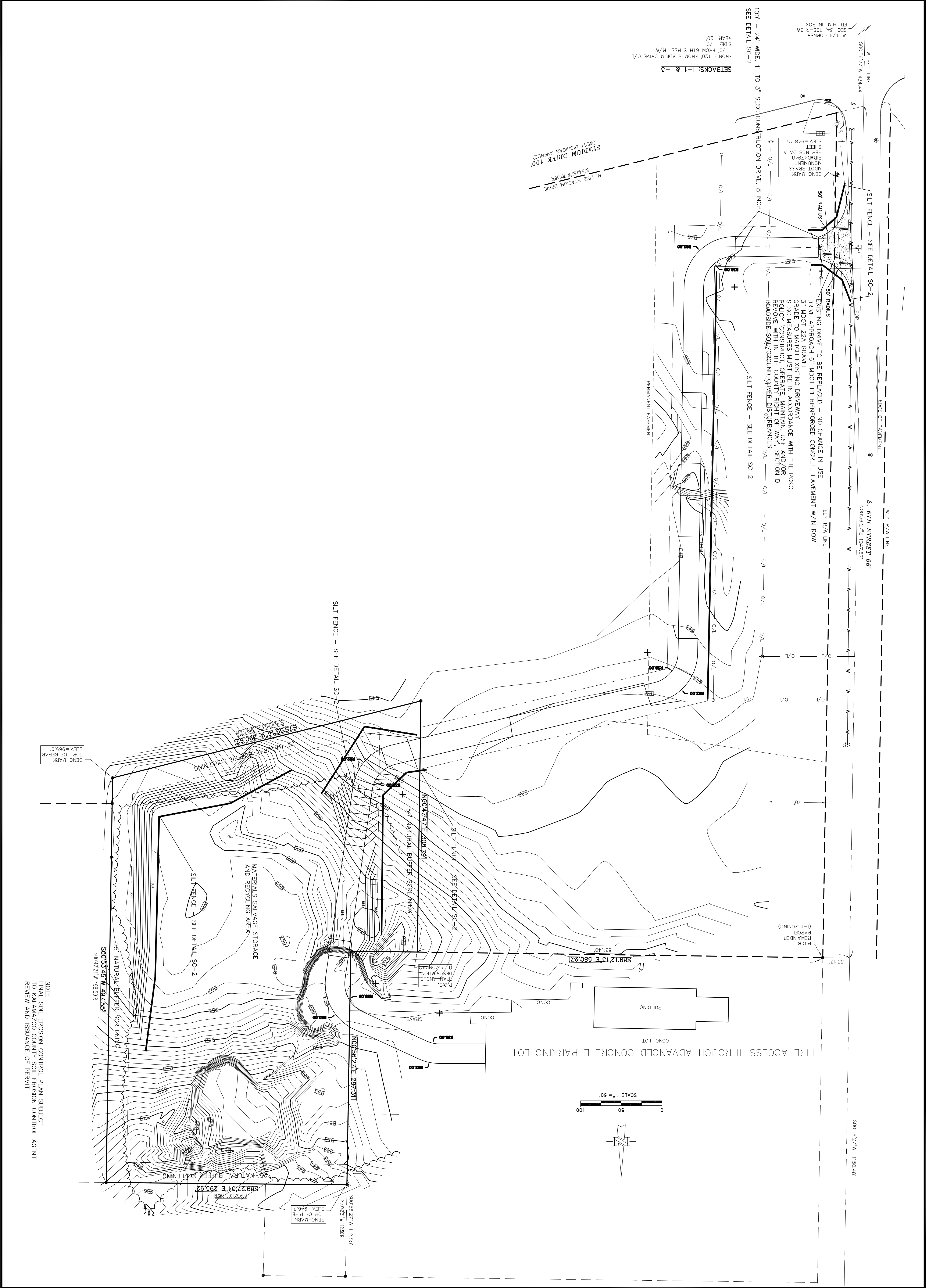
S89°12'13"E 580.27'

S00°56'27"W 1150.48'

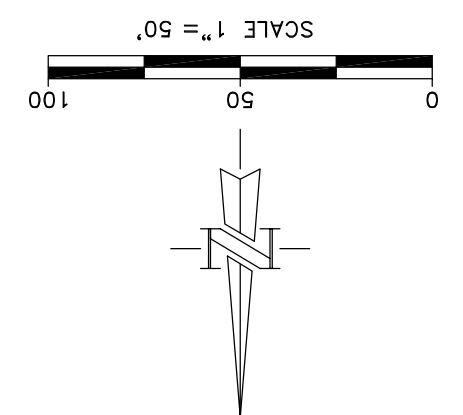
S89°32'10"E 580.00'R

NW CORNER  
SEC. 34, T2S-R12W  
FD. H.M. IN BOX





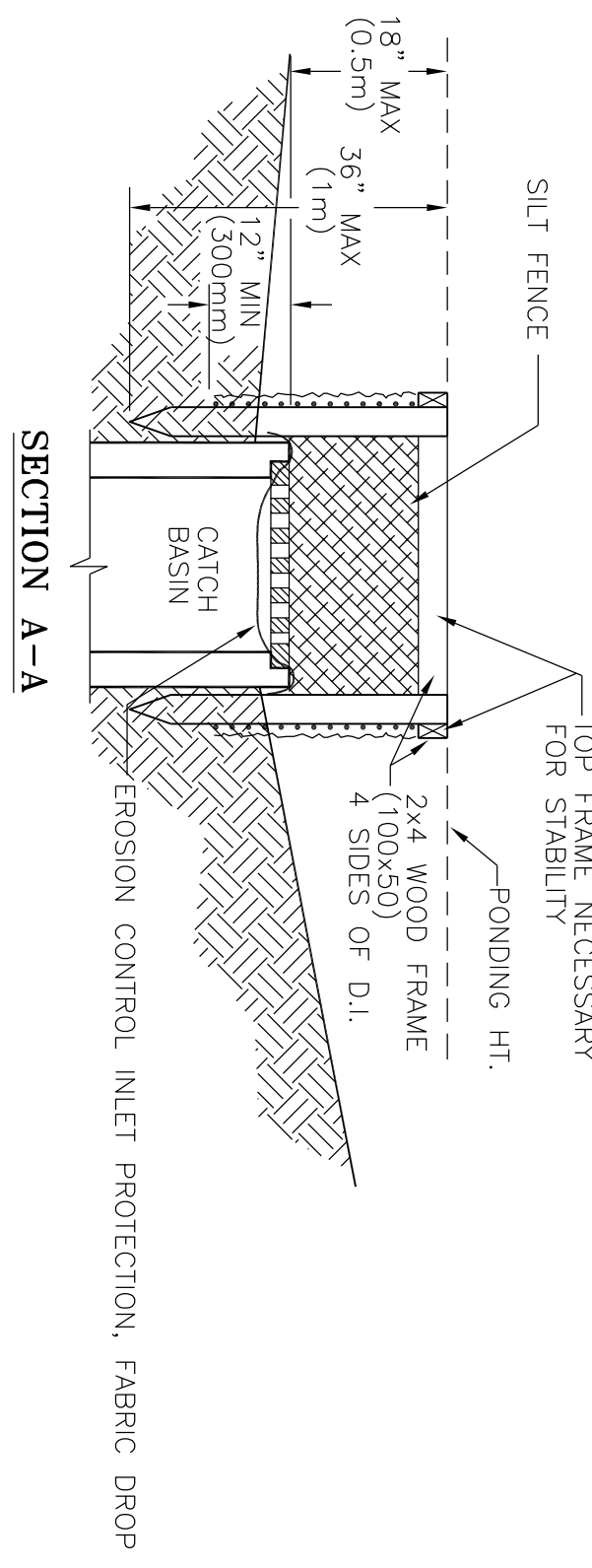
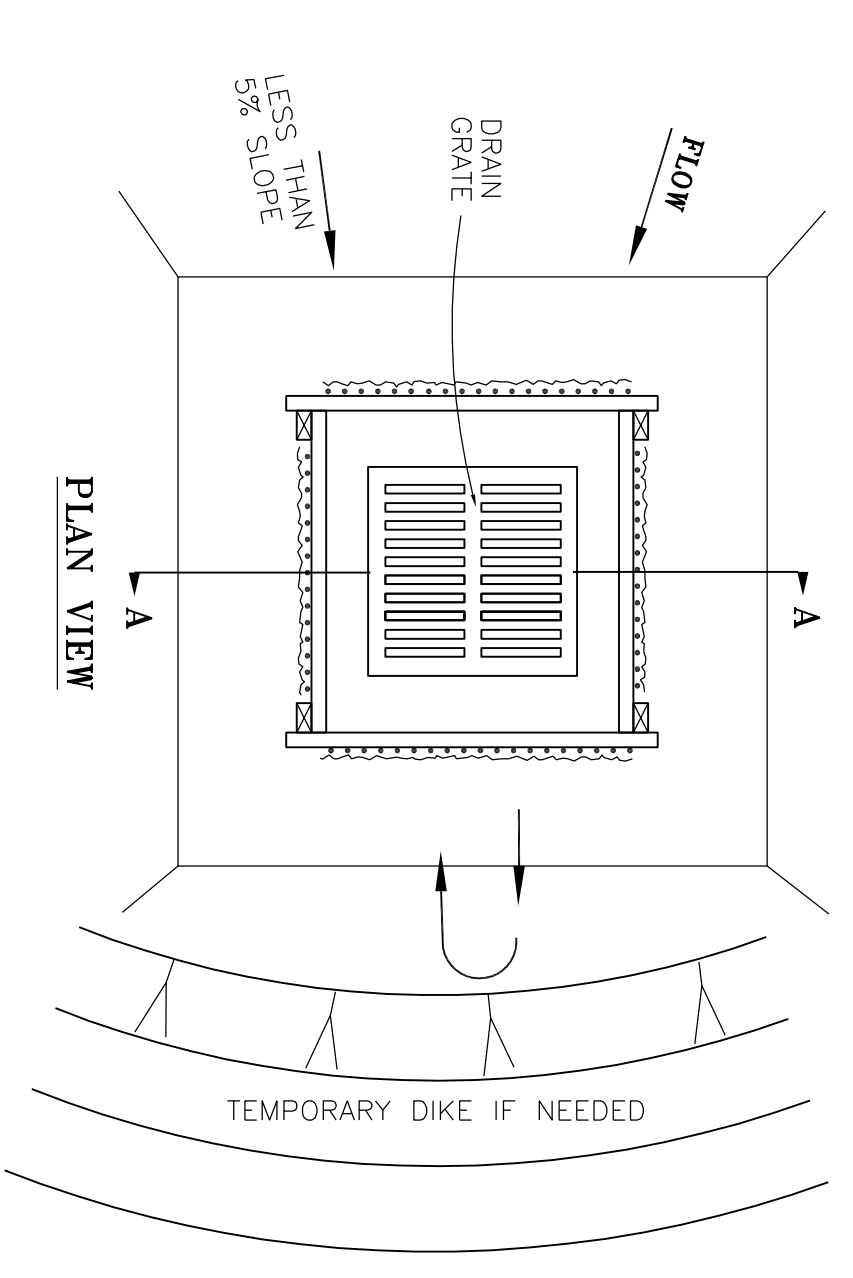
W. SEC. LINE  
 S. 6TH STREET 66'  
 500'96.27' W 434.44'  
 500'96.27' W 1150.48'  
 N. LINE STADIUM DRIVE  
 STADIUM DRIVE 100'  
 100' - 24' WIDE, 1" TO 3" SSCC CONSTRUCTION DRIVE, 8 INCH  
 SEE DETAIL SC-2



NOTE: SOIL EROSION CONTROL PLAN SUBJECT TO Kalamazoo County SOIL EROSION CONTROL AGENT REVIEW AND ISSUANCE OF PERMIT!

|  |  |   |       |           |            |                                  |
|--|--|---|-------|-----------|------------|----------------------------------|
| SC-1   | <b>SOIL EROSION CONTROL PLAN</b><br>ADVANCED POURED WALLS<br>RECYCLING FACILITY RELOCATION<br>OSHTEMO TOWNSHIP, MICHIGAN | <b>CIVICA ENGINEERING</b><br>1503 E. Centre Street, Ste C • Portage, Michigan 49002<br>(269) 760-6688 | DATE: | BY:       | REVISIONS: |                                  |
|  | DESIGNED BY: DATE:   |   | TAW   | 7/10/2020 | TAW        | RCKC-TYPICAL DRIVE CROSS SECTION |
|  | DRAWN BY: DATE:  |   | TAW   | 8/24/2020 | TAW        | OSHTEMO TOWNSHIP REVIEW          |
|  | CHECKED BY: DATE:  |   | TAW   |           |            |                                  |
| HORIZ. SCALE: 1" = 20'<br>VERT. SCALE: N/A<br>FILE: 1052-1<br>SHEET NUMBER |  |   |       |           |            |                                  |



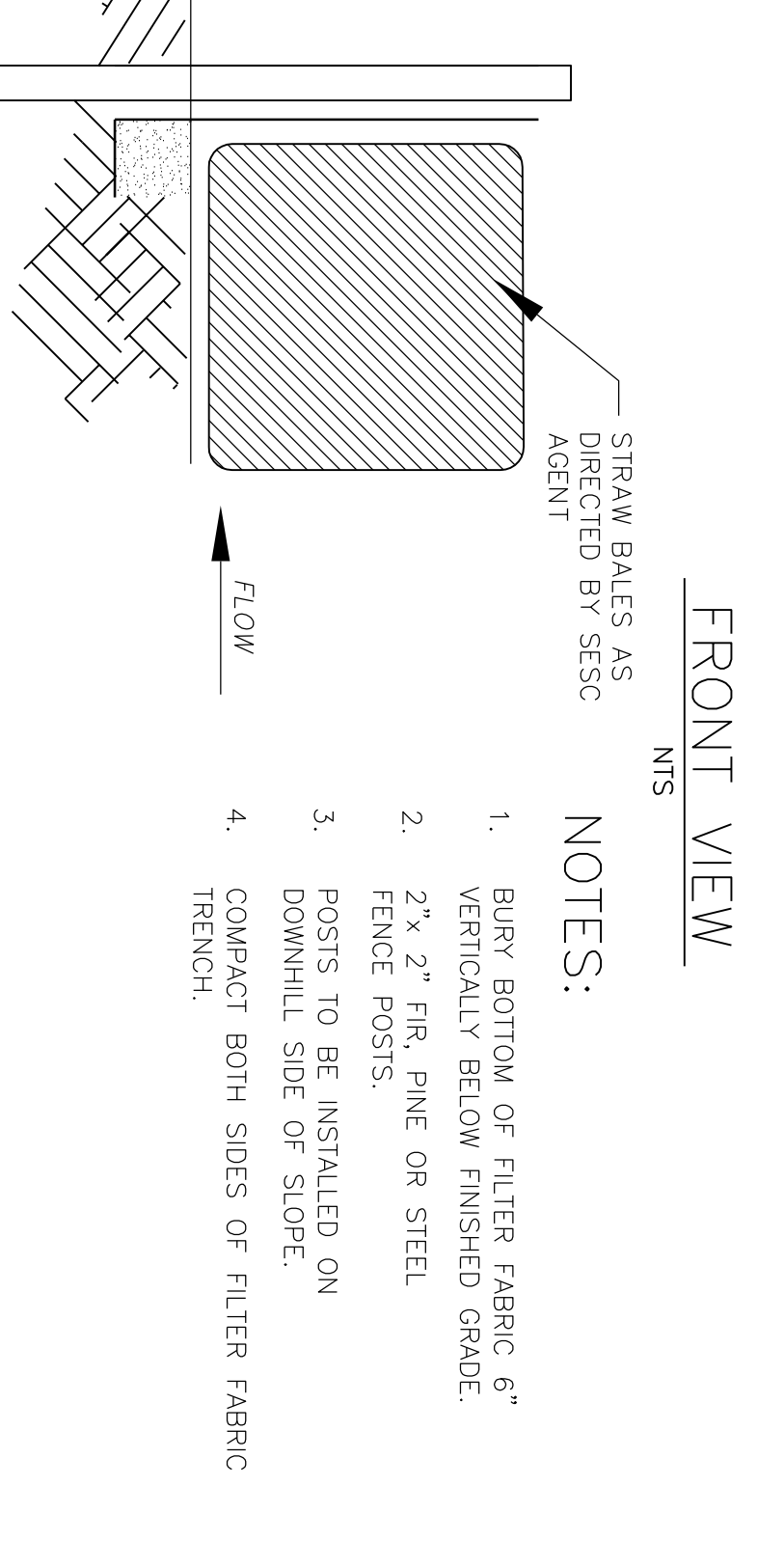
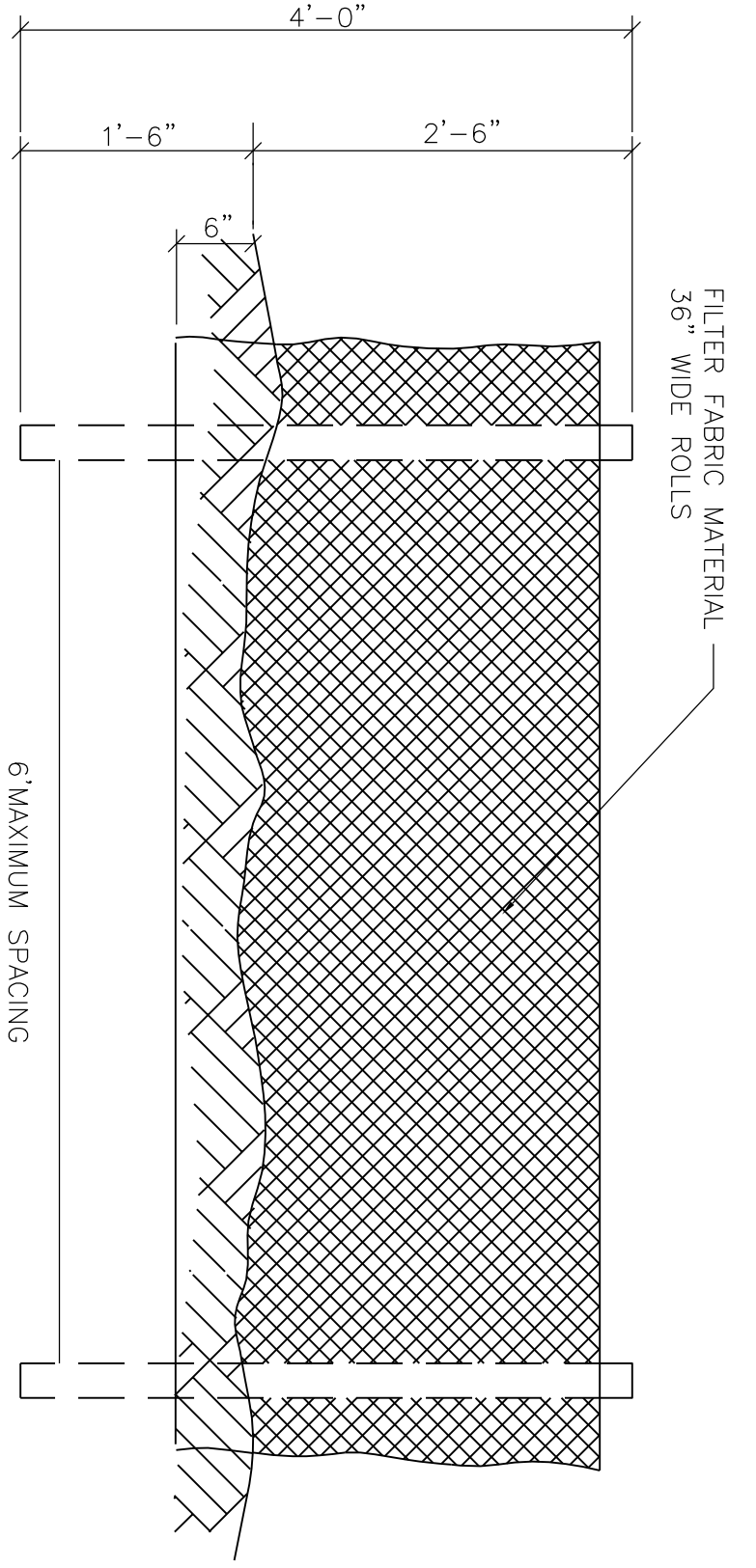


- NOTES:
1. CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS, (LESS THAN 5%)
  2. INSTALL 2"x4" WOOD TOP FRAME
  3. THE TOP OF THE FRAME (PONING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION
  4. SLOPE TO PREVENT RUNOFF FROM BASIN PONDING TO INLET PROTECTION FROM BASIN BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

**INLET PROTECTION**

**SOIL EROSION CONTROL NOTES:**

1. ALL WORK WILL COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT P.A. 451 OF 1994, AS AMENDED AND AS ADMINISTERED BY THE VBDG, OR THE DUTY AUTHORIZED AGENT.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF SESC MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY SESC MEASURES AS REQUIRED, AS DIRECTED BY THE SESC AGENT AND REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
5. A MINIMUM 50' LONG, BY 20' WIDE, 12" DEEP CLEAN STONE EXIT SHALL BE PROVIDED AT ALL CONSTRUCTION ENTRANCES. SHOULD THE STONE BECOME LESS EFFICIENT IT SHALL BE REPLACED. ALL CONSTRUCTION TRAFFIC WILL USE THE CLEAN STONE EXITS.
6. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTORS. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
7. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

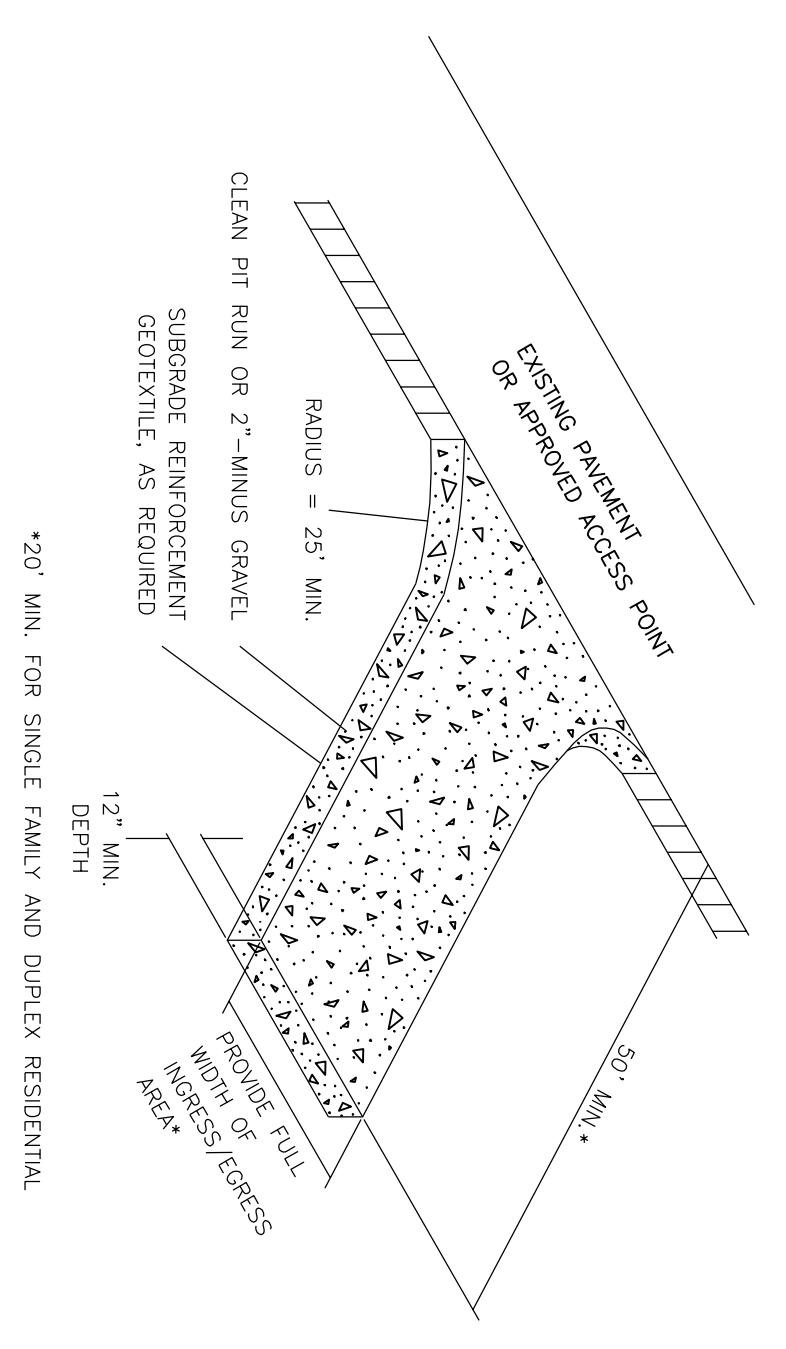


**SILT FENCE**

**BEST MANAGEMENT PRACTICES**

1. INSTALL ALL TEMPORARY SILT FENCE AS NECESSARY TO PROTECT WORK, INLET PROTECTION TO BE INSTALLED AT ALL STORM STRUCTURES.
2. CONSTRUCT THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT AT THE PROPOSED CONSTRUCTION ENTRANCE, PER DETAIL THIS SHEET .
3. WHILE MAINTAINING A VEGETATIVE BUFFER WHENEVER POSSIBLE, STRIP AND STOCKPILE TOPSOIL ABOVE AREAS OF PROPOSED EXCAVATION OR GRADING FOR LATER USE ON SITE. PLACE STOCKPILED TOPSOIL IN AREAS WHICH ARE NEITHER SUBJECT TO HIGH RUNOFF NOR ALONG STEEP SLOPES. SEED AND MULCH STOCKPILES IMMEDIATELY TO PREVENT WIND BLOWN SEDIMENT POLLUTION AND EXCESSIVE DUST.
4. EXCAVATE FOR PROPOSED SITE AND UTILITY CONSTRUCTION AS NECESSARY. DO NOT EXPOSE AREAS FAR IN ADVANCE OF THE PROPOSED CONSTRUCTION FOR THAT AREA. ROUGHEN AND SCARIFY EXPOSED SURFACES TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION. MAINTAIN VEGETATION WHENEVER POSSIBLE TO PROVIDE A NATURAL BUFFER.
5. INSTALL TEMPORARY STONE FILTER BERMS PERPENDICULAR TO EXPOSED STEEP SLOPES AS NECESSARY ALONG THE PROPOSED STREETS TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION. USE TEMPORARY STRAW BALE CHECK DAMS TO SLOW DOWN AND/OR DIVERT HEAVY RUNOFF WHERE NECESSARY.
6. TOPSOIL, SEED, FERTILIZE & MULCH ALL EXPOSED AREAS AS SOON AS FEASIBLE TO PROTECT AND RESTORE PERMANENT VEGETATION.
7. WATER EXPOSED GROUND REGULARLY TO CONTROL WIND EROSION.
8. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY AND PERMANENT SESC MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS UNTIL PERMANENT VEGETATION IS RE-ESTABLISHED IN ALL EXPOSED AREAS. REMOVE ACCUMULATED SEDIMENT FROM ALL STRUCTURES AND DISPOSE AT AN OPLAND, ON-SITE LOCATION.
9. THE SITE WILL BE PERIODICALLY INSPECTED BY THE VAN BUREN COUNTY SESC PERMITTING OFFICE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE RULES AND REGULATIONS OF THAT OFFICE AND WILL ATTEND MEETINGS AS ARRANGED BY THE ENGINEER WITH THE DRAIN OFFICE.
10. UPON FINAL INSPECTION OF THE COMPLETED CONSTRUCTION BY ALL REVIEWING AGENCIES, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SESC MEASURES.

**CONSTRUCTION ENTRANCE**



- NOTES:
- DIMENSIONS COMMERCIAL
  - 100' LONG BY 20' WIDE
  - 12\"/>

**CONSTRUCTION SCHEDULE & SEQUENCING:**

| CONSTRUCTION SCHEDULE & SEQUENCING:                            | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| PLACE & MAINTAIN TEMPORARY EROSION CONTROLS                    |     |     |     |     |     |     |     |     |     |     |     |     |
| ON-SITE UTILITIES CONSTRUCTION                                 |     |     |     |     |     |     |     |     |     |     |     |     |
| SITE GRADING & EARTHWORK                                       |     |     |     |     |     |     |     |     |     |     |     |     |
| MAINTAIN BASIN FILTERS/OUTLET FOR REMOVING SUSPENDED SEDIMENTS |     |     |     |     |     |     |     |     |     |     |     |     |
| CLEANOUT BASINS AS REQUIRED                                    |     |     |     |     |     |     |     |     |     |     |     |     |
| PAVING OPERATIONS  |     |     |     |     |     |     |     |     |     |     |     |     |
| TOPSOIL SPREADING  |     |     |     |     |     |     |     |     |     |     |     |     |
| PERMANENT SEEDING  |     |     |     |     |     |     |     |     |     |     |     |     |
| FINAL INSPECTIONS & REMOVE TEMPORARY EROSION CONTROLS          |     |     |     |     |     |     |     |     |     |     |     |     |
| MAINTAIN/CLEANOUT CB FILTERS & SWMPS                           |     |     |     |     |     |     |     |     |     |     |     |     |

**CONSTRUCTION SCHEDULE & SEQUENCING:**

| CONSTRUCTION SCHEDULE & SEQUENCING:                            | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| PLACE & MAINTAIN TEMPORARY EROSION CONTROLS                    |     |     |     |     |     |     |     |     |     |     |     |     |
| ON-SITE UTILITIES CONSTRUCTION                                 |     |     |     |     |     |     |     |     |     |     |     |     |
| SITE GRADING & EARTHWORK                                       |     |     |     |     |     |     |     |     |     |     |     |     |
| MAINTAIN BASIN FILTERS/OUTLET FOR REMOVING SUSPENDED SEDIMENTS |     |     |     |     |     |     |     |     |     |     |     |     |
| CLEANOUT BASINS AS REQUIRED                                    |     |     |     |     |     |     |     |     |     |     |     |     |
| PAVING OPERATIONS  |     |     |     |     |     |     |     |     |     |     |     |     |
| TOPSOIL SPREADING  |     |     |     |     |     |     |     |     |     |     |     |     |
| PERMANENT SEEDING  |     |     |     |     |     |     |     |     |     |     |     |     |
| FINAL INSPECTIONS & REMOVE TEMPORARY EROSION CONTROLS          |     |     |     |     |     |     |     |     |     |     |     |     |
| MAINTAIN/CLEANOUT CB FILTERS & SWMPS                           |     |     |     |     |     |     |     |     |     |     |     |     |

| DATE:     | BY: | REVISIONS:              |
|-----------|-----|-------------------------|
| 8/24/2020 | TAW | OSHTEMO TOWNSHIP REVIEW |
|           |     |                         |
|           |     |                         |

**CIVICA ENGINEERING**

1503 E. Centre Street, Ste C • Portage, Michigan 49702  
(269) 760-6688

**SESC DETAILS & CONSTRUCTION NOTES:**

ADVANCED POURED WALLS  
RECYCLING FACILITY RELOCATION  
OSHTEMO TOWNSHIP, MICHIGAN

|                        |                |
|------------------------|----------------|
| DESIGNED BY: TAW       | DATE: 04/10/19 |
| DRAWN BY: TAW          | DATE: 04/10/19 |
| CHECKED BY: TAW        | DATE: 08/24/20 |
| HORIZ. SCALE: NO SCALE |                |
| VERT. SCALE: NO SCALE  |                |
| FILE: 1052-1           |                |
| SHEET NUMBER:          |                |