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**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING – VIRTUAL

Participate through this Zoom link:
<https://us02web.zoom.us/j/82662096914>

Or by calling: 1-929-205-6099
Meeting ID: 826 6209 6914

(Refer to the www.oshtemo.org home page or the third page of this packet for additional virtual meeting information)

**THURSDAY, JUNE 24, 2021
6:00 P.M.**

AGENDA

- a) Call to Order
- b) Roll Call and Remote Location Identification
- c) Pledge of Allegiance
- d) Approval of Agenda
- e) Approval of Minutes: April 29th, 2021 and May 27th, 2021
- f) **Public Hearing: Special Use, 6480 Technology Avenue**
Corrion 9th LLC is requesting Special Use and Site Plan approval to create two additional tenant spaces within a multi-tenant building located at 6480 Technology Avenue. One of the proposed tenant spaces is for a martial arts studio.
- g) **Public Hearing: Special Use, Speedway**
Speedway LLC is requesting Special Use and Site Plan approval to demolish the existing gas station, dry cleaning, and car wash located at 1250 and 1300 S Drake Road to construct a new 4,608 sqft convenience store with a ten dispenser auto fueling canopy.
- h) **Public Hearing: Code Amendment, Nonmotorized**
Consideration of amendments to the Township Zoning Ordinance Section 57.90 Sidewalks, for recommendation to the Township Board.
- i) Emberly Acres II Expansion – Sidewalk SAD request
- j) Public Comment
- k) Other Updates and Business
- l) Adjournment

**Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.

b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be Board discussion prior to call for a motion. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name, but it is not required.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which does not follow these guidelines.

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

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

Oshtemo Township Board of Trustees		
<u>Supervisor</u>		
Libby Heiny-Cogswell	216-5220	libbyhc@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5221	cbuszka@oshtemo.org
<u>Trustees</u>		
Cheri L. Bell	372-2275	cbell@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Kizzy Bradford	375-4260	kbradford@oshtemo.org

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

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: 826 6209 6914**

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 teleconferencing number: **1-929-205-6099**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **826 6209 6914#**

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



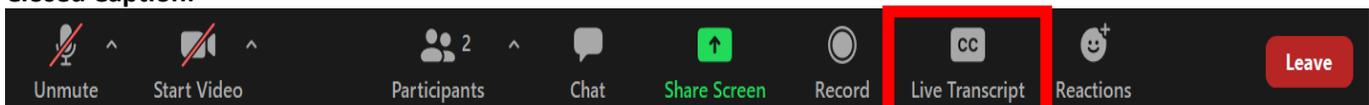
Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- 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.

Closed Caption:



Turn on Closed Caption:

Using the icons at the bottom of the Zoom screen:

1. Click on the “Live Transcription” button.
2. Then select “Show Subtitle”.

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**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

DRAFT MINUTES OF A VIRTUAL MEETING HELD April 29, 2021

Agenda

PUBLIC HEARING: SPECIAL USE, BIGGBY BCUBED DRIVE-THRU

Wayfound, LLC, with consent from Meijer Inc and Meijer Stores Limited Partnership, is seeking Special Use and Site Plan approval to construct a 349 square foot BCubed drive-thru for Biggby Coffee within the Meijer parking lot located at 6660 W Main Street.

**PUBLIC HEARING: SPECIAL USE, EMBERLY ACRES II CONDOMINIUM
EXPANSION**

Prime Homes LLC is seeking Special Use and Site Plan approval to expand the Emberly Acres II Condominium to the West. The proposed expansion will include the extension of Glendora Lane and twenty new condominium units onto the neighboring 5.84 acre vacant parcel.

PUBLIC HEARING: SPECIAL USE, STARTING POINT PRESCHOOL

Center Point Church is seeking special use approval to establish a child care center as an accessory use to their existing private preschool.

A virtual meeting of the Oshtemo Charter Township Planning Commission was held Thursday, April 29, 2021, commencing at approximately 6:00 p.m.

ALL MEMBERS WERE PRESENT:

	LOCATION
Bruce VanderWeele, Chair	Oshtemo
Micki Maxwell, Vice Chair	Oshtemo
Kizzy Bradford	Chicago IL
Deb Everett	Oshtemo
Alistair Smith	Madison WI
Anna Versalle	Not in Oshtemo
Chetan Vyas	Oshtemo

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney, and Martha Coash, Recording Secretary. Several guests were present.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m. and invited those in attendance to join in reciting the Pledge of Allegiance.

Approval of Agenda

Hearing no changes, the Chair let the agenda stand as published.

Approval of the Minutes of the Meeting of April 8, 2021

The Chair asked if there were additions, deletions or corrections to the Minutes of the Meeting of April 8, 2021. Hearing none, he requested a motion.

Mr. Smith **made a motion** to approve the Minutes of the Meeting of April 8, 2021 as presented. Mr. Vyas **seconded the motion**. The **motion was approved** **unanimously by roll call vote.**

Chairperson VanderWeele moved to the next agenda item and asked Ms. Lubbert for her presentation.

PUBLIC HEARING: SPECIAL USE, BIGGBY BCUBED DRIVE-THRU WAYFOUND, LLC, WITH CONSENT FROM MEIJER INC AND MEIJER STORES LIMITED PARTNERSHIP, IS SEEKING SPECIAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A 349 SQUARE FOOT BCUBED DRIVE-THRU FOR BIGGBY COFFEE WITHIN THE MEIJER PARKING LOT LOCATED AT 6660 W MAIN STREET.

Ms. Lubbert said Wayfound, LLC, with consent from Meijer Inc and Meijer Stores Limited Partnership, was seeking Special Use and Site Plan approval from the Planning Commission to construct a 349 square foot BCubed drive-thru for Biggby Coffee within the Meijer parking lot located at 6660 W Main Street, parcel number 05-14-185-022 within the C: Local Business District.

6660 W Main Street is located on the north side of W Main Street, just east of the N 9th Street intersection. 6660 W Main Street is currently owned by Meijer Corporation. Wayfound LLC's intent is to lease 10,086 square feet of the Meijer parking lot to allow for the construction of a 349 square foot BCubed drive-thru for Biggby Coffee.

She explained the proposed BCubed drive-thru is a standalone modular drive-thru building with a walk-up window designed specifically for the Biggby Coffee brand with no indoor seating. It is a capital investment, first implemented in 2018, that is movable and expandable as the structure comes pre-plumbed and pre-wired. There are several installations of the BCubed drive-thru in Michigan already: Alpena, Stevensville, and Swartz Creek. This modular drive-thru design is unique as it is both permanent and temporary in nature. The Township Ordinance currently does not address these types of facilities. As there is no definitive time frame proposed and the project could remain onsite indefinitely, the request was being reviewed as a permanent structure through the standard site plan review process.

The entirety of the property in question is zoned C, Local Business District. Uses permitted in the C zoning district are outlined in Article 18 of the Township's Zoning Code. Restaurants are a Permitted Use within this district. Drive-in service windows or drive-through services for businesses are identified as Special Uses within this section. New construction of a Special Use requires the review and approval of the Planning

Commission (Section 64.20). When reviewing a Special Use there are two sets of criteria that need to be considered: the general Special Use review criteria outlined in Section 65.30 and the specific requirements for the use in question outlined under Section 49.70. In this case, Section 49.70 does not apply as the code does not contain any specific requirements for this use. Below is an analysis of the proposal against Section 65.30.

Section 65.30: Special Use Review Criteria

Ms. Lubbert indicated the proposed site plan is consistent with the criteria of Section 65.30.

Section 64: Site Plan Review

She said the proposed use is also consistent with the criteria of Section 64, but noted the following necessary change regarding the landscaping requirements under Section 53.30:

Landscaping

The proposed site plan includes the installation of one shade tree, and a mixture of new lawn area and 3" thick hardwood bark mulch. In general, the proposed landscaping plan meets the intent of the landscape ordinance and will improve the appearance of the site. All requirements appear to be met other than: 53.30 C. Site coverage – "Developed portions of the site not devoted to building floor area, parking, access ways or pedestrian use shall be appropriately landscaped with live plant material and maintained in a neat and orderly manner. Developed portions of the site shall mean the physical extension and/or construction of any man-made change or alteration to an improved or unimproved property". As noted under the Access and Circulation section of this report the proposed plan primarily uses striping to delineate the drive thru aisle. Per section 53.30 C. these areas should be landscaped.

Ms. Lubbert explained the applicant was requesting a deviation from section 53.30 C. The following rationale was provided in the letter of intent:

1. "As this is a leased space, it is expected that the landscaping requirement would apply to the existing property in its entirety, not the leased space.
2. The plan neither adds paved area to nor does it remove any existing landscaping from the site.
3. The existing improved areas of the site will be minimally changed or altered for the duration of the lease.
4. The originally approved ratios of parking area to landscape will not change. It is not expected that greenery installed in a parking lot will have success of survival. However, we love the idea of having a Red Maple planted in a manner that mimics the other small shade trees on the south end of the parking lot."

She said as this is the first site plan of this nature to be presented to the Planning Commission for review, unique factors warranted consideration to decide if the requested deviation is appropriate.

Photometric Plan

A photometric plan was provided and meets code standards overall. However, LED wall light packs are proposed to be used to illuminate the building, see image to the right. Per section 54.60 of the Ordinance all luminaires are required to be cut-off fixtures. The proposed LED Wall light pack does not meet this requirement.

Signage

Three wall signs are proposed each on different sides of the building. Proposed signage meets code standards.

Engineering

Prein & Newhof, the Township's civil engineering agent, has reviewed the project site plan. All onsite concerns have been addressed.

Fire Department

The Township Fire Marshal has reviewed the project site plan. All onsite concerns have been addressed with that note that the BCubed drive-thru should not have a shared address with Meijer.

Ms. Lubbert recommended the Planning Commission approve the proposed Special Use and Site Plan for the construction of a BCubed drive-thru within the 6660 W Main Street parking lot, with the conditions outlined below.

1. Approval of the requested landscaping deviation from 53.30 C. allowing the applicant to keep the striping shown on their plan.
2. An updated lighting plan, with cut off fixtures, shall be provided to staff for administrative review prior to building permit issuance.
3. An individual address shall be required for this lease area prior to building permit issuance.

Chairperson VanderWeele thanked Ms. Lubbert for her presentation and asked whether Commissioners had questions for her.

Mr. Smith asked her to clarify the landscape deviation request.

Ms. Lubbert said code requires only one tree for the area in question, but also requires landscaping in the developed areas not devoted to specific use for buildings, parking or walkways. The applicant wishes to keep striping in that small, affected area rather than landscape.

Mr. Vyas noted there are a lot of auto accidents involving east bound left turns onto M-43 from the Meijer parking lot and suggested the direction be changed to east-west frontage rather than north-south, to reduce increased accident possibility.

Ms. Lubbert said that this is being resolved through planned modifications to the area via the Advia Site plan approval. The Chair added there will be a new traffic light at Advia.

As there were no further questions, Chairperson VanderWeele asked if the applicant wished to speak.

Mr. Matthew Lemmer, owner, said he had spent a lot of time with the project engineer and Oshtemo Staff on this issue and they believe this plan will keep people from coming into the ring road and address the congestion/possible accident concern.

Mr. Smith stated he loves coffee shops but wonders whether this will cause an additional traffic hazard if traffic is backed up M-43, noting he regularly sees cars backed up almost to M-43 at Starbucks.

Mr. Vyas said there should be enough room when entering from the Meijer lot to avoid much back up.

Ms. Lubbert said staff does not believe this will be a problem. There is substantial parking lot to the north. Even if the seven spaces are full there is still substantial room for cars to line up without getting near West Main. In her opinion a back-up problem here is remote to none.

Mr. Lemmer explained he is the owner and operator. He currently has a Biggby's in Battle Creek. There is room there to stack seven cars and there is not a problem with cars backing up into Columbia Avenue. He indicated he will hire the best staff and will use best practices at the new location.

Hearing no further Commission comments, Chairperson VanderWeele opened a public hearing. After determining no one wished to speak, he closed the hearing and moved to Board Deliberations.

Ms. Maxwell said she had no objections to the request. Hearing no further comments, the Chair asked for a motion.

Ms. VerSalle **made a motion** to approve the Site Plan and Special Use Permit as presented by Staff with the three recommended conditions:

1. Approval of the requested landscaping deviation from 53.30 C. allowing the applicant to keep the striping shown on their plan.
2. An updated lighting plan, with cut off fixtures, shall be provided to staff for administrative review prior to building permit issuance.
3. An individual address shall be required for this lease area prior to building permit issuance.

Ms. Maxwell **seconded the motion**. The **motion was approved** unanimously by roll call vote.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Lubbart for her presentation.

PUBLIC HEARING: SPECIAL USE, EMBERLY ACRES II CONDOMINIUM EXPANSION

PRIME HOMES LLC IS SEEKING SPECIAL USE AND SITE PLAN APPROVAL TO EXPAND THE EMBERLY ACRES II CONDOMINIUM TO THE WEST. THE PROPOSED EXPANSION WILL INCLUDE THE EXTENSION OF GLENDORA LANE AND TWENTY NEW CONDOMINIUM UNITS ONTO THE NEIGHBORING 5.84 ACRE VACANT PARCEL.

Ms. Lubbart said Prime Homes LLC is seeking special use and site plan approval to expand the Emberly Acres II Condominium to the West. The proposed expansion will include the extension of Glendora Lane and twenty new condominium units onto the neighboring 5.84 acre vacant parcel. The subject property is located north east of the S 8th Street and Stadium Drive intersection, directly south of the Lasalle Subdivision.

She explained the Emberly Acres condominium project was originally approved by the Planning Commission as a special exception use on February 12, 1998. The previous project totaled six acres, which were zoned R-3, and included 23 units in eight building clusters. At some point past this date, construction on the project ceased and the builder walked away from the project. Only two of the three-unit buildings were constructed for a total of six units. In 2006, the original six acres was divided into two separate parcels, one totaling 1.56 acres and containing the original six units and is owned and maintained by the Emberly Acres Homeowners Association and one totaling 4.28 acres, which was sold to a new owner, Prime Homes LLC.

Prime Homes LLC approached the Township in the fall of 2017 indicating they wished to complete the development under the 1998 approved site plan. However, to continue with construction the new project would have had to conform to the original site plan. Due to storm water issues in this area and the developer wanting to make some changes to the site design, particularly the placement and design of the new residential units, a new site plan was required, and special exception use approval sought through the Planning Commission.

A site plan for Emberly Acres II was submitted. The proposal was to extend the existing Glendora Lane to the west, ending in a one-way cul-de-sac. The proposal included 17 new units that were designed in five new building clusters. The Planning Commission reviewed and approved the new site plan at their June 28, 2018 regular meeting. She provided copies of both the 1998 and amended 2018 plans.

She said Prime Homes LLC was now requesting to expand Emberly Acres II to the west utilizing Article 42, Residential Condominium Development Standards, of the Ordinance. This Article of the code offers an alternative to traditional subdivisions through use of the Condominium Act, Public Act 59 of 1978. Condominium

developments are permitted as a special exception use in the R-2, R-3, and R-4 Residence Districts.

The 5.84 acre parcel for the proposed expansion of Emberly Acres II is zoned R-2, Residence District Per Article 42. Condominium developments are permitted as a special exception use in the R-2 Residence District. New construction of a Special Use requires the review and approval of the Planning Commission (Section 64.20). When reviewing a Special Use there are two sets of criteria that need to be considered: the general Special Use review criteria outlined in Section 65.30 and the specific requirements for the use in question outlined under Section 42.30. She provided an analysis of the proposal against Section 65.30 and 42.30.

Section 65.30: Special Use Review Criteria

Ms. Lubbert indicated the proposed development is generally consistent with the properties current zoning designation and the Township's zoning ordinance.

She noted different uses and zoning classifications surrounding the project site. The LaSalle Subdivision to the North is zoned R-2, Residential. Emberly Acres and Emberly Acres II are to the East, both Zoned R-3, Residential. All three are residential uses allowing for a density of four dwelling units an acre. The property immediately to the South is zoned C, Commercial and currently houses a water tower. Commercial uses directly south of the water tower with frontage along Stadium Drive include: Auto Trim Group, Womens Healthcare Specialists, and DDS Comprehensive dentistry. Property to the West of the proposed expansion site is zoned I-1, Industrial.

She said the currently vacant site will require some clearing and alteration to accommodate the proposed development. The applicant will limit tree removal to only what is necessary. While underbrush will be removed from the common open spaces, the existing trees will be preserved.

In addition, she said the applicant proposes to extend the existing utilities currently serving both Emberly Acres and Emberly Acres II to serve the expansion area. Prein & Newhof, the Township's civil engineering agent, has reviewed the existing and proposed infrastructure and found it sufficient.

Ms. Lubbert provided the following Site Plan Review (Section 64) and Development Standards (Section 42.30) information.

Section 64: Site Plan Review

General Zoning compliance

Zoning: Parcel 05-34-230-070 is zoned R-2, Residence District. Ms. Lubbert said the proposed residential condominium development is permitted as a Special Use within this district.

Parcel Dimensions: She indicated the proposed project is an expansion of Emberly Acres II. Both R-3 and R-2 zoning districts require a minimum width of 200 feet for parcels. Emberly Acres II, which this expansion will become a part of, has 200 feet of frontage along 8th Street. The property under consideration exceeds the code lot dimensions standards.

Setbacks: Properties within a R-2 Residence district require a 30-foot front yard setback from the street right of way. As the development has a private drive and is over 600 feet from S 8th Street this requirement is not applicable. The newly proposed structures will be 32 feet from the southern property line, 70 feet from the western property line, and over 100 feet from the northern property line. The proposed site layout exceeds the minimum setbacks required by the code.

Access and Circulation

Access: The proposed site plan does not introduce a new curb cut on S 8th Street but will utilize the existing private drive, Glendora Lane. The proposed development does not connect to LaSalle Subdivision's Belle Chase Boulevard to the north. Glendora Lane's proposed expansion meets all width and circulation standards.

There are two conditions that our code provides in which a secondary point of access is required. The first is if the proposed overall length of a drive or street exceeds 1,500 feet. With the expansion Glendora Lane will have a total drive length of 1,202 feet. The second is if the condominium is proposing 50 or more units. If the expansion is approved, Emberly Acres II would have a total of 37 units. The neighboring Emberly Acres has 6 units that also utilize Glendora Lane. Overall, with this expansion, there would be 43 total units. A secondary access point is not required by code.

Parking: Per Section 52.50 a minimum of 2.5 parking spaces are required for each proposed dwelling unit. Each proposed unit in the development has a two-car garage with a 16 feet wide paved driveway. Four cars could be accommodated per unit, two in the garage and two in front.

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 6-foot-wide path along this section of S 8th Street. The segment of the shared use path along the frontage of Emberly Acres II is included as part of the site plan set for the proposed development.

Building Design

Elevations for the proposed duplex units within the Emberly Acres II expansion were provided. The duplexes will be one story with a double car garage. Grey

siding and shake are proposed for the body of the buildings with white trim and windows and black roofs.

Per section 50.20 of the Township Ordinance, two family dwellings are required to have a minimum of 1,000 square feet of living area. Each duplex is shown with a footprint of 3,520 square feet (each unit 1,760 square feet). The proposed garages are 21 feet by 21 feet (441 square feet). Minimum unit size requirements are met.

Landscaping

The submitted landscaping plan for this development was reviewed against Sections 53.40 Screening Between Land Uses, 53.70 Interior Site Landscaping, and 53.100 Landscape Elements. All landscaping requirements have been met.

Photometric Plan

The only lighting proposed to be installed in the Emberly Acres II expansion are outdoor lanterns that are to be placed on each side of every unit's garage. Typical residential light fixtures on residential buildings are exempt from the cut off fixture requirements of the code. Providing lighting in residential condominium developments is not required.

Engineering

Prein & Newhof, the Township's civil engineering agent, has reviewed the project site plan. Overall, all onsite concerns have been addressed. Both water and sanitary sewer are being provided (private utilities).

Fire Department

The Township Fire Marshal has reviewed the project site plan and is satisfied with the site design.

Section 42.30: Development Standards

Density

The overall density of a condominium development in the R-2 District shall be 4 dwelling units per acre. Emberly Acres II expansion is proposed with a density of 3.4 (20 units on 5.84 acres).

Units Per Building

Two-unit buildings shall be permitted in the R-2 District. Duplexes are proposed.

Height

No unit shall be taller than two stories or 25 feet. Single story units are proposed under 25 feet in height.

Interior Transportation Network

Private drives are permitted within a condominium development. All private drives must be two way with a minimum surface width of 24 feet exclusive of any

area used for parking. The proposed private drive expansion is 24 feet wide. No on street parking shall be permitted. The applicant intends to install no parking signs on the sides of the drive. One access point is proposed. For condominium developments with 50 or more units, at least two primary points of ingress or egress must be provided. Including this expansion, 43 units total would utilize Glendora Lane. Code does not require a secondary access point.

Nonmotorized Transportation

Sidewalks shall be provided on both sides of any transportation network within the condominium development. Sidewalks are proposed within the Emberly Acres II expansion. Note that when the existing Condominium for Emberly Acres II, Phase I, was approved it was under a previous version of the code where sidewalks were not required. For continuity staff anticipates the developer would extend the sidewalk through Phase I.

The Township's adopted Non-motorized Plan shows a 6-foot-wide path along this section of S 8th Street. The segment of the shared use path along the frontage of Emberly Acres II is included as part of the site plan set for the proposed development.

Open Space

At least 10 % of the total condominium project must be dedicated as common open space for residents' recreational use. 12.7% common open space was proposed. Per code the dedicated common open space shall be easily accessible to residents of the condominium, including both visual accessibility from the residential units as well as pedestrian linkages through sidewalks and/or trails.

The applicant was proposing to limit the use of the proposed common open space to walking paths and other activities entailing enjoyment of the natural environment through a declaration of restrictions. However, no pedestrian linkages are proposed in the submitted plan set to provide clear access to this space. There are no visual indications that this space can be utilized as common open space for residents' recreational use. The site plan should be updated to include the walking paths noted by the applicant.

Utilities

Public water and sanitary sewer shall be provided as part of the development. All private utilities shall be placed underground. Both public water and sanitary sewer are being provided underground.

Master Deed and Bylaws

Language shall be included in the master deed and bylaws indicating common elements are to be properly and adequately maintained and that failure to do so will permit the Township to intervene, make the necessary improvements and ensure adequate maintenance, through an assessment to the property owners. The version of the Master Deed that staff has on file for Emberly Acres II does

not provide such language. The applicant has provided an amendment to the master deed of Emberly Acres II Condominium. Said amendment does not reference the common elements of the development.

RECOMMENDATION

Ms. Lubbert said Staff recommended approval of the requested site plan and special use for the Emberly Acres II expansion, with the following conditions:

1. No on street parking shall be permitted. No parking signs shall be installed on the sides of the private drive.
2. Prior to building permit issuance, the site plan shall be modified so that the common open space is easily accessible to residents of the condominium. Walking paths in the common open space shall be included in the site plan and installed, including a pedestrian linkage to the paths through sidewalks and/or trails.
3. Sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions shall be provided to the Township that address the dedicated common open space requirements outlined in the code.
4. The amendment to the master deed shall be updated to include language indicating that common elements are to be properly and adequately maintained and that failure to do so will permit the Township to intervene, make the necessary improvements and ensure adequate maintenance, through an assessment to the property owners.
5. General items
 - a. A SESC Permit will be required from the Kalamazoo County Drain Commission prior to building permit issuance.
 - b. The proposed water main connection shall be coordinated with the City of Kalamazoo Department of Public Services.

She noted the applicant submitted paperwork for numbers 3 and 4 but that staff had not had time to look at it. She also indicated the applicant was present.

Chairperson VanderWeele asked if there were questions for Ms. Lubbert from Commissioners.

Ms. Maxwell asked whether the sewer was public or private and who would be responsible for maintenance.

Ms. Lubbert indicated the majority was private.

Attorney Porter advised that the existing sewer agreement is sufficient to move ahead with the development.

Mr. Vyas asked whether street parking is allowed in the first phase of Emberly Acres II.

Ms. Lubbert said that the first phase of Emberly II was approved under different criteria.

Ms. Everett asked if owners in Emberly I will have a right to the new open space.

Attorney Porter said they would not. Attorney Porter explained Emberly I has no rights in the Emberly II expansion.

Ms. Everett said at one time there was a substantial drainage problem in Emberly I and asked if it had been resolved.

Attorney Porter indicated that had been addressed by Marc Elliott, Public Works Director.

Hearing no further questions, Chairperson VanderWeele asked if the applicant wished to speak.

Paul Schramm, Architect designer for the condominiums, said the first phase was completed in 2018 and all units have been sold. The second phase is similar to the first architecturally. He said drainage will be directed to a new pond. There will be 1.3 acres of open space for which they are prepared to issue a revised plan with a manicured walking path around the pond, trees and hill that has a natural vista. He indicated the home owners association (HOA) will be responsible for upkeep.

There were no questions for the applicant, so the Chair moved to Public Hearing.

Mr. Douglas Post, property manager for Emberly I addressed the Commission on behalf of the HOA. He stated when the lot was split for parcels A & B, an easement that was agreed to was never recorded on Glendora. He said a cross-access agreement had to be agreed upon. He said no notification of zoning change had been received and that when parcel C was clear cut, that was the first they were aware of the proposed development. Water crossing private land was not in easements. They are also concerned about snowplowing and how common maintenance will be handled and that things are happening quickly. He asked the Planning Commission to review their concerns about whether water is in a public right-of-way or not, or is crossing public land. The sewer is all private, not public. He said the HOA feels let down by the Township.

Note: Materials Mr. Douglas submitted to the Planning Commission to consider are appended to these minutes

Mr. Pat Lennon, Attorney, said the expansion plans were heavily vetted and worked through with the Township. The proposed development meets every

requirement of the ordinance. He understands some residents do not want development near them. The easement has been analyzed and vetted as well. The issues brought up are a civil issue, not a Township issue. If there are problems, the forum to address them is not here. He said the project is ready to go and contains nothing they do not know about. It is a continuation of the original project and meets all requirements. The project complies with the ordinance. He thanked the Commission for their consideration and asked them to approve the request.

Attorney Porter said he and Township staff looked at the proposed development closely. The Township did not make an improper split. The easement was designed for roads and utilities to serve the original five acres as well as the expansion area if it did not exceed 21 units, which it does not. He said the water issue statement was false. Glendora Lane is outside of Emberly 1. The public water line is within the ROW designated and issued by the City of Kalamazoo. He urged the Commission to move ahead and if the development were challenged it would go to circuit court.

The Chair closed the public hearing and moved to Board Deliberations.

Ms. Lubbert noted Commissioner Bradford had left the meeting.

Ms. Maxwell asked for clarification regarding the sewer.

Attorney Porter said a private agreement for utilities and maintenance was signed by Prime Homes, the parcel owner, that allows the sewer to flow through Emberly Acres to the public sewer system. It was designed to serve both the original and the expansion areas. It is not a concern for the Planning Commission.

Hearing nothing further, the Chair asked for a motion.

Ms. Maxwell **made a motion** to approve the Site Plan and Special Use as presented by Staff with the five conditions recommended by Staff:

1. No on street parking shall be permitted. "No parking" signs shall be installed on the sides of the private drive.
2. Prior to building permit issuance, the site plan shall be modified so that the common open space is easily accessible to residents of the condominium. Walking paths in the common open space shall be included in the site plan and installed, including a pedestrian linkage to the paths through sidewalks and/or trails.
3. Sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions shall be provided to the Township that address the dedicated common open space requirements outlined in the code.
4. The amendment to the master deed shall be updated to include language indicating that common elements are to be properly and adequately maintained and that failure to do so will permit the Township to intervene, make the

necessary improvements and ensure adequate maintenance, through an assessment to the property owners.

5. General items
 - a. A SESC Permit will be required from the Kalamazoo County Drain Commission prior to building permit issuance.
 - b. The proposed water main connection shall be coordinated with the City of Kalamazoo Department of Public Services.

Ms. VerSalle **seconded the motion**. The **motion was approved** unanimously by roll call vote. (6-0)

Chairperson VanderWeele noted due to past involvement with Center Point Church he would recuse himself from the next item and asked Vice Chair Maxwell to assume the duties of the Chair. Vice Chair Maxwell moved to the next agenda item and asked Ms. Lubbert for her presentation.

**PUBLIC HEARING: SPECIAL USE, STARTING POINT PRESCHOOL
CENTER POINT CHURCH WAS SEEKING SPECIAL USE APPROVAL TO
ESTABLISH A CHILD CARE CENTER AS AN ACCESSORY USE TO THEIR
EXISTING PRIVATE PRESCHOOL.**

Ms. Lubbert said Center Point Church, located at 2345 North 10th Street, parcel no. 3905-11-280-045, was requesting special use approval to establish a child care center as an accessory use to their existing private preschool. The approved preschool is permitted to serve children ages 30 months to 5 years. If approved, the child care center would allow the site to also provide care for infants and toddlers under 30 months of age. No additional capacity is requested; the maximum number of children served will remain at 110 as previously approved by the Planning Commission on April 30, 2020. The child care center, like the existing private school, is required to follow Michigan's Licensing and Regulatory Affairs (LARA) standards. No renovations to the building or site layout are proposed to the existing church facilities located at 2345 N. 10th Street. Both the preschool and the proposed child care center will utilize space within the existing building.

She said 2345 N 10th Street falls entirely within the R-2 zoning district. Uses permitted in the R-2 zoning district are outlined in Article 7 of the Township's Zoning Code. *Public and private schools, which may have a Child Care Center as an accessory use*, are identified as a Special Use within this section and require the Planning Commission's review and approval.

When reviewing a Special Use there are two sets of criteria that need to be considered: the general Special Use review criteria outlined in Section 65.30 and the specific requirements for the use in question outlined under Article 49. Overall, she said the requirements of both Section 65.30 and Article 49 had been met.

Ms. Lubbart explained this property already accommodates, and neighbors are accustomed to, the traffic flow generated by the Church's Sunday services and special events. The applicant requested permission to operate the child care center weekdays, Monday through Friday, with an earliest available drop off time of 7 am and latest available pick up time of 6 pm. This is a change from their currently approved hours for drop off and pick up of 8 a.m. to 6 p.m. The applicant requests that the drop off time for the preschool be changed to allow 7 am drop off as well. The traffic generated by the child care center, including the earlier drop off time, would not conflict with nor be as impactful as the traffic generated by the Church.

RECOMMENDATION:

Ms. Lubbart indicated Planning Department staff were satisfied the project meets all Special Use requirements and recommended the Planning Commission grant Special Use approval for the child care center as an accessory use to the private preschool for up to 110 children located at 2345 North 10th Street, subject to the following conditions:

1. Prior to the Certificate of Occupancy, documentation is provided to staff verifying that the proposed preschool's curriculum, construction, staffing etc. have met Michigan's Licensing and Regulatory Affairs (LARA) preschool standards.
2. The preschool and child care center will run Monday through Friday with the earliest available drop off time of 7 a.m. and latest available pick up time of 6 p.m.

She noted one letter was received, that was included in the Commission's packet, that felt the child care center is too extensive for a residential neighborhood, but had no objection if traffic would not be impacted.

Vice Chair Maxwell thanked Ms. Lubbart for her report and determined there were no questions for her from Commissioners. She asked if the applicant wished to speak.

Larry Harper said there would be no increase in the number of children that would be served (110), just an expansion of age.

The Vice Chair opened a public hearing and determining no one was present who wished to speak, closed the hearing and moved to Board Deliberation.

Mr. Vyas asked that the letter in the packet be read.

Ms. Lubbart read the letter from Mr. James Palmitessa, 2504 Ramblewood Drive, who was opposed to the Center Point request.

Note: the letter is appended to these minutes.

Mr. Vyas said the church was previously approved for 110 children and they are not exceeding that number. One hour earlier for drop off will not change traffic patterns. He felt it was perfectly ok to approve the request as presented.

Attorney Porter asked members to ignore the comments in Mr. Palmitessa's letter regarding Covid-19, that it is within the bounds of the church's rights to hold services and that is not a relevant issue for their consideration.

Vice Chair Maxwell asked for a motion.

Mr. Smith **made a motion** to grant Special Use approval for the child care center as an accessory use to the private preschool for up to 110 children located at 2345 North 10th Street, subject to the following conditions:

1. Prior to the Certificate of Occupancy, documentation is provided to staff verifying that the proposed preschool's curriculum, construction, staffing etc. have met Michigan's Licensing and Regulatory Affairs (LARA) preschool standards.
2. The preschool and child care center will run Monday through Friday with the earliest available drop off time of 7 a.m. and latest available pick up time of 6 p.m.

Mr. Vyas **seconded the motion**. The **motion was approved** by roll call vote, 5-0.

Chairperson VanderWeele resumed the chair.

PUBLIC COMMENT ON NON-AGENDA ITEMS

As there were no public comments, Chairperson VanderWeele moved to the next agenda item.

OTHER UPDATES AND BUSINESS

There were no updates or other business.

ADJOURNMENT

With there being no further business to consider, Chairperson VanderWeele adjourned the meeting at approximately 7:15 p.m.

Minutes prepared:
April 30, 2021

Minutes approved:
_____, 2021

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

DRAFT MINUTES OF A VIRTUAL MEETING HELD MAY 27, 2021

Agenda

Discussion – Section 57.90 Zoning Ordinance Regarding Nonmotorized

A virtual meeting of the Oshtemo Charter Township Planning Commission was held Thursday, May 27, 2021, commencing at approximately 6:00 p.m.

MEMBERS PRESENT:		LOCATION
	Bruce VanderWeele, Chair	Oshtemo
	Micki Maxwell, Vice Chair	Oshtemo
	Deb Everett	Oshtemo
	Alistair Smith	Oshtemo
	Chetan Vyas	Oshtemo

ABSENT: Kizzy Bradford

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney, and Martha Coash, Recording Secretary. One guest was present.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m. and invited those in attendance to join in reciting the Pledge of Allegiance.

Approval of Agenda

Hearing no changes, the Chair let the agenda stand as published.

Approval of the Minutes of the Meeting of April 29, 2021

The Chair asked if there were additions, deletions, or corrections to the Minutes of the Meeting of April 29, 2021.

It was noted the motion to grant Special Use approval for the child care center at Center Point Church listed Mr. Smith as both making and seconding the motion. Staff was asked to look at the meeting video to correct the error. The minutes will be corrected and brought back to the June meeting for approval.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Lubbert for her presentation.

Note: Ms. Versalle (in Oshtemo) arrived at this point in the meeting.

Discussion – Section 57.90 Zoning Ordinance Regarding Nonmotorized

Ms. Lubbert said Oshtemo Township continues to grow and simultaneously, the Township is hearing community requests for quality of life connected by sidewalks and paths. Over the years the Township has adopted several policies and ordinances to establish a physical and cultural environment that supports and encourages safe, comfortable, and convenient ways for a diverse population of pedestrians and bicyclists to travel throughout the Township and into the surrounding communities. The most recent was through the *Go!Green Oshtemo – 5 Year Parks and Recreation Master Plan*. Part of the plan included an action strategy to continue to require provisions for nonmotorized transportation facilities with site plan reviews. The Zoning Ordinance language that continues to implement this action strategy is Section 57.90.

She explained Section 57.90 does three things: 1) when a site plan is submitted to the Township, any and only the nonmotorized facilities shown on the adopted Nonmotorized Facilities Map, needs to be installed as part of the site plan review and approval process, 2) An internal sidewalk network is required within the site itself (including a connection from the proposed development to the adjacent nonmotorized path – if there is one), and 3) the reviewing body can grant a deviation if warranted.

What exactly that deviation can be was not specified in the code. As such, the Township's reviewing bodies have over the years waived the requirement to install a sidewalk with a number of different approaches, most recently by requiring the applicant to sign a sidewalk SAD agreement. It has also become common practice that if the property in question cannot directly connect to an existing nonmotorized facility a deviation is granted so to avoid "sidewalks to nowhere".

She noted when the Township Board discussed this section of the code and the Township's current sidewalk policies at their March 9th regular meeting, they agreed sidewalks should be installed more aggressively in urbanized areas of the Township, the "sidewalks to nowhere" argument is no longer a valid reason for a deviation in those urbanized areas, and this section of the code needs to be revisited and refined.

Staff presented the Township Board's request to the Planning Commission at their March 25th meeting. Based on feedback collected, a code amendment was drafted and presented to the Planning Commission at their regular April 8, 2021 meeting.

She provided a second draft of the proposed amendment to Section 57.90 of the ordinance, based on the direction of the Commission, which integrated existing code sections and feedback from legal. She walked through the amendment to review and solicit feedback from the group.

Mr. Vyas expressed concern that the development review and approval process is too long for project developers to have their requests considered, and a desire for requirements to be more business friendly.

Ms. Lubbert explained that the ordinance change being discussed will not affect a project's timeline of review. Any deviation request would be considered at the time that a site plan would normally be considered. She also noted that due to current staffing levels it was not realistic to shorten the development review process. She added that the Township's timeline was very similar to other municipalities.

Attorney Porter added that there are publication requirements for hearings that are also a factor and that this is not unique.

Chairperson VanderWeele noted the developer/planner often work on interior plans of a building and other paperwork during the Township's review process, so they are not waiting for months making no progress on a project due to Township review requirements.

Ms. Maxwell noted that she expected to see a lot fewer escrow agreements than SADs.

Ms. Lubbert agreed she felt there would be very few escrow agreements.

Ms. Everett felt, and the group agreed that the phrase "included but not limited to" under no. 1, addressing unique circumstances, was appropriate to give an applicant the chance to make a case for an escrow agreement.

Mr. Vyas wondered if any kind of expansion would go to the Township Board for approval and to whom sidewalk deviation requests would go.

Ms. Lubbert said that depending upon circumstances expansions would go the Planning Commission, Zoning Board of Appeals, or will be handled administratively.

Ms. Maxwell suggested changing wording in the second line of the second paragraph addressing unique circumstances from "may not be appropriate" to "may not be appropriate at the time of development" or something similar so it is not open ended. The group agreed with this change. There were no other changes proposed to the draft.

Chairperson VanderWeele asked for a motion.

Ms. Maxwell **made a motion** to set a public hearing on the proposed changes to the Sidewalk Ordinance as presented with the one wording change as agreed upon. Ms. VerSalle **seconded the motion**. The **motion was approved** unanimously by roll call vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

As there were no public comments, Chairperson VanderWeele moved to the next agenda item.

OTHER UPDATES AND BUSINESS

Ms. Lubbert noted public meeting requirements are constantly changing. As of now the Township can continue with virtual meetings until the end of the year. The Township Board is discussing the possibilities of future virtual, in-person and hybrid meetings. She will keep the group updated on any developments.

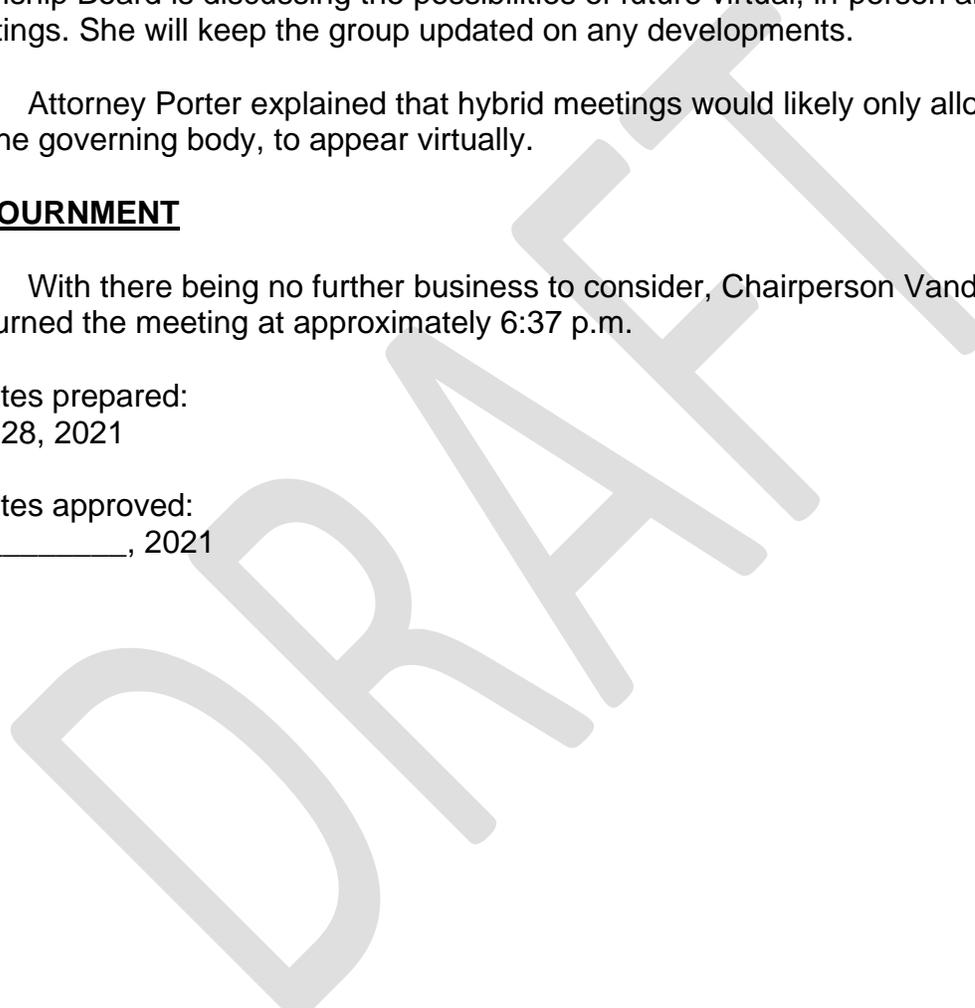
Attorney Porter explained that hybrid meetings would likely only allow the public, not the governing body, to appear virtually.

ADJOURNMENT

With there being no further business to consider, Chairperson VanderWeele adjourned the meeting at approximately 6:37 p.m.

Minutes prepared:
May 28, 2021

Minutes approved:
_____, 2021



June 17, 2021

Mtg Date: June 24, 2021

To: Oshtemo Township Planning Commission

From: Colten Hutson, Zoning Administrator

Applicant: Corrion 9th LLC

Owner: Corrion 9th LLC

Property: 6480 Technology Avenue, Parcel ID: 05-35-450-001

Zoning: I-R: Industrial District, Restricted

Request: Site Plan and Special Use approval to create two additional tenant spaces within a multi-tenant building.

Section(s): Section 26: Industrial District, Restricted
Section 64: Site Plan Review
Section 65: Special Uses



PROJECT SUMMARY:

Corrion 9th LLC is requesting Special Use and Site Plan approval to change the composition of the existing building located at 6480 Technology Avenue. Currently serving as a multi-tenant building consisting of two suites, the applicant is seeking to split one of the suites into two. The two new tenant spaces are proposed to serve as an indoor recreational use, in suite B, along with a general office and light manufacturing use, in suite C. If approved, such modifications would provide a total of three tenant spaces at the subject property. The project area under consideration is outlined in light blue on the map to the right.



6480 Technology Avenue falls within the I-R: Industrial District, Restricted zoning classification. The proposed indoor recreational use, a martial arts studio, is a permitted Special Use within the I-R: Industrial District, Restricted. Any proposed Special Uses require review and approval from the Planning

Commission. The general office and light manufacturing use of this proposal is a permitted use by right within the I-R: Industrial District, Restricted. The office and light manufacturing use that already exists in suite A is a permitted use within said zoning district as well.

ANALYSIS:

When reviewing this Special Use request, there are two sets of criteria that need to be considered: the general Special Use review criteria outlined in Section 65.30, and the general Site Plan review criteria outlined in Section 64. Below is an analysis of the proposal against these two Sections. Overall, most of the requirements of Section 65.30 and Section 64 have been met.

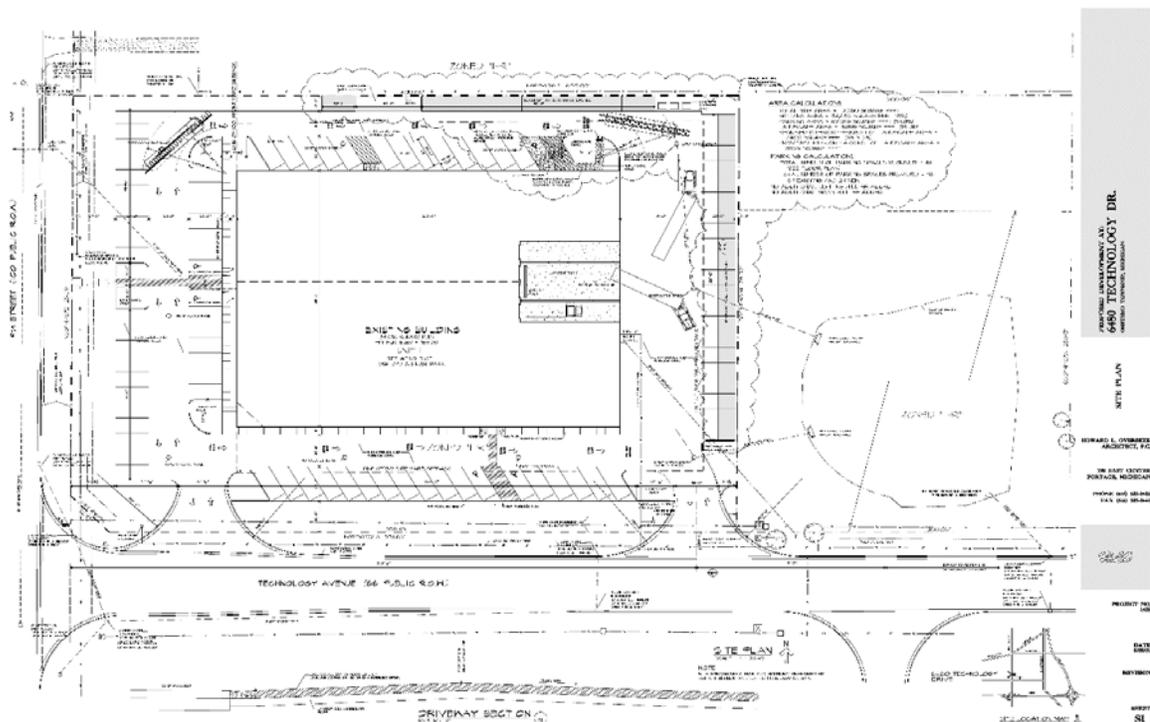
Section 64: Site Plan Review

General Zoning Compliance:

Zoning: 6480 Technology Avenue is zoned I-R: Industrial District, Restricted and is located within the Oshtemo Business Park. The property abuts an undeveloped parcel to its north, two industrial land uses to its south and west, along with the business park's stormwater retention pond to its east. All the above are zoned I-R: Industrial District, Restricted. The proposed general office and light manufacturing use is a permitted use by right within the I-R: Industrial District, Restricted. The proposed indoor recreational component of this proposal is a permitted Special Use within the mentioned zoning district. Additionally, 13.7% of the site is proposed to be reserved as open space while the proposed percentage of land covered by buildings is 31%.

Access and Circulation

Access: The site under consideration already has two established access drives adjacent to Technology Avenue. The site is designed to accommodate two-way travel on the west and east sides while allowing only one-way travel on the north and south circulation aisles. Aisles on the proposed site plan vary anywhere between 16 Ft and 49 Ft wide. The eastern circulation aisle is



proposed to be reduced from 59 Ft in width to 49 Ft in width in order to accommodate parking needs. All other circulation aisles will remain their existing widths. The Fire Marshal has reviewed the site plan and found it adequate to service emergency vehicle circulation.

Parking: The site currently has 69 parking spaces in total, four of which are ADA accessible. All existing parking stalls are 10 Ft x 20 Ft. Between the existing and proposed uses on-site, the proposed floor plan indicates that there will be a net floor area of 7,767 SF of general office space, 4,197 SF of indoor recreational space, 11,785 SF of manufacturing space, and 1,443 SF of warehouse space. Business and general office space requires one parking space per each 150 SF of net floor area. This would mean that 52 parking spaces are required to accommodate the overall office use at this site. Health and fitness center space requires one parking space per each 200 SF of net floor area and one additional parking space per each employee on the largest shift. The applicant has informed staff that their largest shift entails two employees. Considering the number of employees and net floor area, a total of 23 parking spaces for the health and fitness center component would be required. Manufacturing facilities require one and a half parking spaces per each 1,000 SF of net floor area plus the required parking devoted to other uses or one per employee whichever is greater. This means that the site would require 19 parking spaces to accommodate the overall manufacturing use at this site. Warehousing facilities require one parking space per each 1,500 SF of net floor area plus the required parking devoted to other uses or one per employee whichever is greater. The parking calculation would require one parking space for the overall warehousing use at this site. After calculating the parking needed for the various uses proposed to occupy the site, a total of 96 parking spaces would be required.

With the site currently only having 69 parking spaces in total, the parking lot would need to be expanded by an additional 27 parking spaces to accommodate the proposed uses. The applicant is proposing to add pavement on the north and east sides of the building to accommodate the necessary 96 parking spaces on-site. However, the proposed modifications to the existing parking lot would mean the removal of a 10 ft landscape buffer along the north and east property lines. Such a loss would put the site out of compliance with the landscaping ordinance. To help mitigate this issue, the applicant is seeking a parking deviation per Section 52.140: Deviation of the zoning ordinance to not install the eight parallel parking spaces proposed along the northern property line in order to maintain the landscape buffer on the north side. If granted by the Planning Commission, the parking spaces provided on-site would be reduced from 96 to 88.

The applicant utilizes Section 52.70: Mixed Uses in the Same Building or Joint Use of Facilities of the zoning ordinance to justify the deviation request. This section of the Ordinance allows the Planning Commission to approve sites with a multi-tenant building to have less than the required amount of parking needed during the peak hours for each respective business if such hours differentiate between each use on site. In essence, this would allow the site to be slightly under parked by strategically selecting tenants who have different hours of operations from each other to ensure that the site will still have sufficient parking spaces for customers visiting the site; have shared parking. Both office/light manufacturing uses will have standard operation hours on Monday through Friday. For the proposed martial arts studio, the applicant indicates that the majority of the classes will take place at 5pm or after. This alternative would allow the landscaping along the north side to remain intact. The applicant's logic behind the requested parking deviation is sound and meets the intent of Section 52.70.

Although the requested deviation would address the concerns with the landscaping on the north side of the property, the landscaping on the east side of the property would have to be addressed through a landscaping deviation per Section 53.150(C): Provisions for Existing Sites of the zoning ordinance. **Deliberation amongst the Planning Commission on the parking and landscaping conflicts will need to take place at the June 24th meeting.** Landscaping will be discussed later on within the site plan review portion of this report.

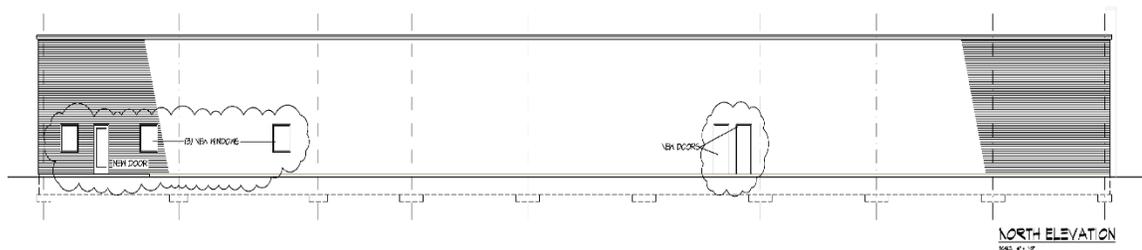
Easements: No changes to the current easements on-site are proposed. This portion of the review is not applicable.

Shared Use Path: Per Section 57.90: Sidewalks of the zoning ordinance, sidewalks indicated on the Township's Non-motorized Plan shall be installed by the developer when properties adjacent to planned non-motorized facilities receive site plan approval from the municipality. The Township's Non-motorized Plan does identify a 6 Ft wide sidewalk adjacent to the subject site on the east side of S 9th Street. The Township already has a signed SAD agreement form for the deferment of the sidewalk's installation from when the property was originally developed in 2016 (Document Number: 2017-003764). With an agreement already having been executed, no further action on this item is needed.

Sidewalk: Section 57.90: Sidewalks also requires that an interior sidewalk network be provided at the time of a site plan review unless the reviewing body grants a deviation from this provision. Since this is an existing site, an interior sidewalk network already exists on the south side and west side of the building to service the existing entryways of the two tenant spaces on-site. A sidewalk connection that extends along the full length of the building's north side would be required to provide a connection to the proposed tenant entrance near the northeast corner of the building. The installation of sidewalk on the building's north side would enhance the site's overall accessibility. However, the applicant is requesting that the Planning Commission grant a deviation from this requirement as the site was approved and is already built with parking spaces directly abutting the northern elevation of the building. Installing a sidewalk in this location presents a physical challenge as it would mean that the parking spaces along the north side of the building would need to be reconfigured. Ultimately the reconfiguration of the parking to accommodate a sidewalk connection would impact the overall width of the northern most circulation aisle or require it to shift north. Reducing the size of the aisle would affect the on-site circulation for delivery trucks and fire apparatus, creating a safety hazard in terms of access. There is also not much if any room to allow for the drive aisle to shift north without impacting utilities or encroaching on the required 10 ft wide northern landscaping buffer. In essence, the current layout of the site makes adding a sidewalk along the north side of the building unfeasible. **The Planning Commission will need to discuss this deviation request along with the parking and landscaping deviation to determine if the proposal is suitable for this site.**

Building Design

Building Information: The 34,830 SF, one-story building was constructed in 2016 and is approximately 20 Ft tall. The applicant will be making some relatively minor changes to the façade by adding windows on the north and east elevations along with new doorway entries on the north elevation to accommodate the new tenant spaces. The elevation sheet that was submitted with the site plan show that such exterior modifications will match the existing façade and architectural features of the building. Other than what is mentioned above, no changes to the building's exterior are proposed. See image of the building's north elevation below.



Lot Dimensions: The site under consideration is about 2.57 Acres (112,280 SF) and has approximately 375 Ft of road frontage on Technology Avenue along with 260 Ft of road frontage adjacent to S 9th Street. The parcel exceeds both the property area (13,200 SF minimum) and frontage (120 Ft minimum) requirements of the I-R: Industrial District, Restricted. The site's dimensions satisfy zoning ordinance requirements.

Setbacks: Properties located within Industrial Districts are required to have a minimum front yard setback of 70 Ft. If properties are located along a designated highway within the Township, they are subject to additional setback requirements if greater than what is outlined for the underlying zoning district. The minimum setback requirement for properties adjacent to S 9th Street, a designated highway, is also 70 Ft. With this being a corner property, it is subject to two front yard setbacks. The building is setback 100 Ft from the S 9th Street public right-of-way line and 70 Ft from the Technology Avenue public right-of-way line. Properties zoned as Industrial are also subject to have a minimum side and rear yard setback of 20 Ft. The building is setback approximately 50 Ft from the northern property line and 70 Ft from the eastern property line. The minimum setbacks for the front yard, side yard, and rear yard have all been met. **It should be noted that site plan will need to be revised to show the minimum front, side, and rear yard setbacks. Not all setbacks are currently shown. An updated site plan shall be required as a condition of approval.**

Fencing: No changes to the current on-site fencing is proposed. This portion of the review is not applicable.

Lighting: No changes to current on-site lighting is proposed. This portion of the review is not applicable.

Signs: No additional signage for the site is proposed. If the applicant wishes to add signage in the future, such signage will be required to be reviewed and approved by staff at time of their sign permit application submission.

Landscaping

When the site plan was approved in 2016, it was subject to landscaping requirements that have since been updated. In 2016, the landscaping ordinance required a 10 Ft landscape buffer between uses, which the site provided. The current landscaping ordinance requires additional interior landscaping instead of the buffer. The applicant is using the new landscaping ordinance, which allows pavement right up to the property lines, to utilize the north and east landscaping buffers for the installation of the additional 27 parking spaces needed to accommodate their proposal. Their removing the landscaping buffers brings them out of compliance with the landscaping ordinance they were originally approved under and out of compliance with our current ordinance as their site's configuration is unable to provide the interior landscaping needed.

If a parking deviation is granted by the Commission for the eight parking spaces along the north side, the landscape buffer on the north side of the property would be able to be preserved. However, the parking deviation does not address the eastern landscape buffer in which approximately nine understory tree plantings will have to be completely removed in order to accommodate the proposed parking along the eastern property line. Although the eastern landscape buffer would be removed in its entirety, the business park's stormwater retention basin abuts the subject site to the immediate east. The overall character of the project area will be unchanged as the community's stormwater basin will forever be vegetated. It could be argued that the intent of the previous landscaping ordinance's landscape buffer, to separate uses and break up pavement, would still be met if the deviation is granted. This unique situation would allow the basin's western border to serve as a substitute for the "planned landscaping" for aesthetic purposes at the site. The Planning Commission has the authority to grant such a deviation under 53.150 (C) Provisions for Existing Sites. This section of the ordinance states that "If site constraints prevent the application of these (landscaping) requirements, the reviewing body may grant an alternate approach or reduction in the landscape requirements through the site plan review process". The applicant is aware of the landscaping concerns and has offered to re-establish such understory trees elsewhere adjacent to the premises, noting the frontage of the business park's stormwater retention basin on Technology Avenue as an opportune location. With staff's involvement, these alternate tree planting locations would need to be approved by the owner of the stormwater retention basin and be privately arranged between said property owner and the owner of the subject multi-tenant facility. Another alternative would be to relocate the trees just inside the community stormwater basin's western property line. In the case that the Planning Commission grants the parking deviation, staff is in the opinion that granting a landscaping deviation for the eastern landscape buffer would be an appropriate option, given the site's unique characteristics.



Engineering

Prein & Newhof and the Oshtemo Public Works Department have reviewed the project site plan and are satisfied with the proposal.

Fire Department

The Fire Marshal has reviewed the site plan and is happy with the proposal. The Fire Marshal did note that the circulation aisle width on the north side does not meet the 20 Ft width requirement outlined in the zoning ordinance for one-way circulation aisles. Since this is an existing site, the applicant is not required to increase such width to meet current ordinance requirements.

Section 65.30: Special Use Review Criteria

A. Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the District in which the use is located.

The Township's Future Land Use Plan categorizes this area on S 9th Street, just north of the southern border, as *Research Office*. This part of the Township currently serves as an important employment center that provides high quality job opportunities to residents and neighboring areas. Uses allowed within this designation include a mix of technology, research, office, recreation, and industry. This property is presently zoned I-R: Industrial District, Restricted. General office and manufacturing are permitted uses by right within the I-R, Industrial District, Restricted while indoor recreational facilities are permissible with Special Use approval from the Planning Commission within said district. The proposed uses meet the intent of the Township's Master Plan documents for this area and complies with the Township's Zoning Ordinance.

B. Site Plan Review: The Site Plan Review Criteria of Section 64

A site plan has been provided. See the above evaluation under Section 64: Site Plan Review.

C. Impacts:

1. The proposed use would be compatible, harmonious and appropriate with the existing or planned character and uses of adjacent properties; meaning the proposed use can coexist with neighboring uses in a stable fashion over time such that no neighboring use is unduly negatively impacted.

The proposed martial arts studio, a special exception use within the I-R: Industrial District, Restricted, would be leasing space within the already established multi-tenant facility on-site. All properties adjacent to the subject site share the same zoning designation of I-R: Industrial District, Restricted. The I-R: Industrial District, Restricted allows for a mixture of different use types. Such uses include craft food and beverage facilities, banks and other financial institutions, general office, light manufacturing, indoor recreational facilities and health clubs, etc. An indoor recreational facility for soccer activities has been established within the same business park. A martial arts studio would be harmonious with the other existing uses surrounding the site. With the proposed martial arts studio being compatible with the allowable use within this zoning district, with minimal to no site changes proposed, and being in accordance with both the Master Plan and the Zoning Ordinance, staff has no concerns that the proposed use will negatively affect neighboring uses.

2. Potentially adverse effects arising from the proposed use on adjacent properties would be minimized through the provision of adequate parking, the placement of buildings,

structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.

Staff does not foresee a significant impact of the proposed use on neighboring properties. The overall site layout is not changing as the applicant is not proposing any additions to the existing building. The minimum building setbacks have been met. Existing entrances on the site will not change and will continue to be used in a similar fashion. See sections on Parking and Landscaping under Section 64: Site Plan Review of this report.

3. The proposed use would not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, or visual clutter.

Staff anticipates that the proposed project will not generate such negative impacts on adjacent properties as uses allowed within the I-R: Industrial District, Restricted zoning district can be established on this site. An office and light manufacturing business specializing in pharmaceuticals has occupied the building on-site since the date of its construction in 2016. The proposed martial arts studio and the office/light manufacturing use will be utilizing two different spaces within the existing building on-site for their daily business operations. All major site work will be happening within the building's interior.

D. Environment: The natural features of the subject property shall only be cleared or altered to the extent necessary to accommodate site design elements, particularly where the natural features assist in preserving the general character of the area.

The proposed project will be occupying the existing building on-site. Other than the modification to the on-site parking, most of the modifications will be to the building's interior. As previously mentioned under the Site Plan Review portion of this report, the applicant is proposing to add pavement to accommodate sufficient parking for the site due to the creation of two tenant spaces. The modifications to the existing parking lot would necessitate removing the landscape buffer to the east to create such parking stalls. Although the eastern landscape buffer would be removed in its entirety, the business park's stormwater retention basin abuts the subject site to the immediate east. Having said that, the character of the project area will remain intact as the community's stormwater retention basin will be vegetated in perpetuity. In normal circumstances where the surrounding properties are all developed, the vegetative character of the site would typically be diminished through such losses. However, this is a unique situation in that the natural vegetative growth on the stormwater retention basin's western border will act as a substitute of the "planned landscaping" for the visual appearance at the site. With the natural vegetation from the stormwater basin and the proposed relocation of tree plantings onto the adjacent stormwater basin, either along its frontage on Technology Avenue or just inside the western property line, staff feels that such combination would satisfy the intent of the previous landscaping ordinance that the site was originally approved under. Provided that this proposal would meet its spirit, and given the unique circumstance should not set a negative precedence.

E. Public Facilities: Adequate public and/or private infrastructure and services already exist or would be provided, and will safeguard the health, safety, and general welfare of the public.

The building located at 6480 Technology Avenue is already adequately serviced by public water and public sanitary sewer. The Township's Non-motorized Transportation Plan does identify a 6 Ft wide Shared Use Path adjacent to the subject site on the east side of S 9th Street. The applicant has already signed a sidewalk SAD agreement form for the deferment of the installation of said

non-motorized facility from when the property was developed in 2016 (Document Number: 2017-003764). 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 path, the owners and future owners of this site cannot oppose it.

F. Specific Use Requirements: The Special Use development requirements of Article 49.

No specific use requirements exist for indoor recreational facilities and health clubs. Therefore, this section does not apply.

RECOMMENDATION:

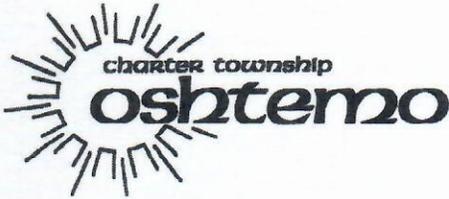
The Planning Commission will need to review the three deviation requests, outlined below.

- 1) **PARKING DEVIATION:** The Planning Commission will need to grant or deny the applicant's deviation request from Section 52.140. If approved, the eight parking spaces being proposed on the north side of the property can be eliminated.
- 2) **LANDSCAPING DEVIATION:** The Planning Commission will need to grant or deny the applicant's deviation request from Section 53.150. If approved, the previously approved 10 Ft eastern landscape buffer can be removed and utilized for parking.
- 3) **SIDEWALK DEVIATION:** The Planning Commission will need to grant or deny the applicant's deviation request from Section 57.90. If approved, the sidewalk connection on the north side of the building will not be required to be installed.

If all three deviations are approved by the Planning Commission, Planning Department staff recommend the approval of the proposed Special Use and Site Plan for the multi-tenant building located at 6480 Technology Avenue with the following conditions.

- 4) Alternative landscaping shall be provided elsewhere on or adjacent to the premises to replace the understory trees lost with the approval of the landscaping deviation. A landscaping plan shall be submitted and approved by Township staff prior to issuing a certificate of occupancy.
 - a. If the alternative landscaping is to be placed onto the neighboring basin, an agreement between the applicant and the owner of the stormwater retention basin for the tree plantings shall be executed with Township staff's oversight prior to issuing a certificate of occupancy or any temporary certificate of occupancy.
- 5) A revised site plan shall be submitted and approved by Township staff showing the correct minimum setbacks for all front, side, or rear yards prior to issuing a certificate of occupancy.
- 6) The applicant shall submit a sign permit application to be reviewed and approved by Township staff if the applicant wishes to add any type of signage to the site.

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



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

PLEASE PRINT

PROJECT NAME & ADDRESS 6480 Technology Avenue

Amended **PLANNING & ZONING APPLICATION**

Applicant Name: Corrion 9th, LLC

Company Same c/o Brian Corrion, Its member

Address 2324 Altamont Avenue
Ft. Meyers, FL 33901

E-mail cp.jnrket@gmail.com / dkayte@cmichigan.com

Telephone _____ Fax _____

Interest in Property OWNER

THIS SPACE FOR TOWNSHIP USE ONLY

OWNER*:

Name See Above

Address _____ Fee Amount _____

Email _____ Escrow Amount _____

Phone & Fax 269-217-2228 / 269-349-1000 (David Kayte)

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

- Planning Escrow-1042
- Site Plan Review-1088
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083

- Land Division-1090
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080

Other: Deviation Request per \$53.160 of Oshtemo Zoning Ord.

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

Site Plan Amendment as more fully set forth in letter of intent dated May 11, 2021 from James N. Rodbard, P.C.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

Oshkemo Business Park Unit #1

PARCEL NUMBER: 3905- 35-450-001

ADDRESS OF PROPERTY: 6480 Technology Avenue

PRESENT USE OF THE PROPERTY: Vacant. See Letter of Intent

PRESENT ZONING I-R SIZE OF PROPERTY 34,251 sq.ft.

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

Name(s)	Address(es)
<u>None.</u>	

SIGNATURES

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

DocuSigned by:
Brian Corrion Its Member
73D6BE9F6DE7483...

05/18/2021 | 5:16:53 AM PDT

Owner's Signature(* If different from Applicant)

Date

Applicant's Signature

Date

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS

James N. Rodbard, P.C.

Attorney at Law
141 E. Michigan Avenue
Suite 601
Kalamazoo, MI 49007
Tele: (269) 342-6000
Fax: (269) 342-6499

jnrket@gmail.com

JAMES N. RODBARD

June 1, 2021

VIA E-MAIL

Iris Lubbert, Planning Director
Colton Hutson, Zoning Administrator
Oshtemo Charter Township
7275 W. Main Street
Kalamazoo, MI 49009

RE: Corrion 9th, LLC Development for Leuco Tool Corporation and
Trinity Martial Arts

TECHNICAL COMMENTS RESPONSE

Via Email to: ilubbert@oshtemo.org
chutson@oshtemo.org
russell@preinnewhof.com
JWiley@oshtemo.org

Dear Ms. Lubbert, et al:

In response to Ms. Lubbert's email of May 25, 2021, Corrion 9th, LLC, the owner and proposed lessor (the "Owner") of proposed spaces within the structure commonly known as 6840 Technology Drive, in Oshtemo (the "Premises") to Leuco Tool Corporation and Trinity Martial Arts (the "Tenants"), states as follows, based on our understanding that Mr. Overbeek has provided Oshtemo Township (the "Township") with an updated site plan responsive to the Township's specific inquiries directed to his attention:

The one way traffic pattern on the South side of the building is the incorrect direction for the orientation of the parking spaces.

Response: *Please see the attached revised site plan (four sheets) dated June 1, 2021, attached to this letter. The direction of the traffic has been revised to show the correct direction.*

The existing easement to use the easterly parcel for storm water should be attached and or referenced to this project for completeness. Please provide.

Response: *Please see the attached Drainage Area Agreement for the Oshtemo Business Park, attached. Document No. 2007-047302, September 14, 2007. Please be aware that neither the Developer nor the Oshtemo Business Park Condominium Association are in existence. Lageoc, LTD, the Developer, was dissolved as a lawful Michigan corporation on July 15, 2013, and its sole shareholder, Larry Hollenbeck, is deceased. The Oshtemo Business Park Condominium Association was dissolved as a lawful Michigan corporation on December 1, 2015, at a time when it was controlled by the Developer's lender's court appointed receiver.*

Fire Department Comments (please contact Jim Wiley, JWiley@oshtemo.org, with any questions on these items):

The turning radius on the northeast and the northwest corners of the building do not meet the 30/50 radius required. We understand that this is a previously approved layout. Is there any way that this can be addressed?

Response: *The revised site plan shows the turning radius and 43' fire trucks at the northwest and northeast corners. The architect did not believe the northeast corner would be a problem for a fire truck to traverse. The northwest corner is a somewhat tighter turn. But we do not believe we can alter the northwest corner at this time.*

Planning Comments

Update the site plan to provide the percentage of land covered by buildings and the percentage of land reserved for open space.

Response: *Please see sheet two of the revised site plan which sets forth area and parking calculation in the upper right hand corner.*

The newly proposed handicap parking space and aisle adjacent to Lueco Tool should be made of concrete. Update site plan accordingly.

Response: *Please see sheet two of the revised site plan which provides for the removal of the bituminous surface and the installation of a 4" thick concrete slab for the this space, among other things.*

Please update site plan with the front, side and rear yard setbacks of the building.

Response: *Please see sheet two of the revised site plan.*

How will the façade of the building change for the new tenant spaces? Elevations showing the entrances to the new tenant spaces would be helpful.

Response: *Please see sheet four of the revised site plan for the new elevations of the building, including new doors and windows.*

Will any new lighting be installed with this project? Updates to existing lighting? If so, a lighting and photometric plan will be needed. (can be a condition of approval).

Response: *Please see sheet two of the revised site plan which provides that no additional lights will be added to the site.*

Will any new signage be added to the site? If so, sign permits will be required. (can be a condition of approval).

Response: *Please see sheet two of the revised site plan which provides that no additional signs will be added to the site. In terms of tenant signage, all leases connected with the Premises, including Lueco and Trinity, are subject to the requirements of the Township sign ordinance and Landlord's consent.*

Landscaping – see attached email from Karen High where she outlines concerns regarding what is proposed – can these concerns be mitigated in any way? These concerns will be presented to the Planning Commission for discussion.

Response: *Without abandoning the use of the Trinity site as an indoor recreational facility, and the number of spaces it requires, Owner does not know another method to add interior landscaping to the site itself. However, Owner does believe there are other opportunities for it to expand or enhance green space in the vicinity of the site in a number of ways.*

First, Owner will use its best efforts seek an easement or license to add additional landscaping to the property directly to the east of the Premises owned by Michigan Electric Transmission Company ("METC") at 4303 South 9th Street to address the loss of the landscaping on the north

boundary of the Premises, though Owner cannot agree that this should be a condition of the grant of the deviation as this decision is presently out of its control.

Alternately, Owner would ask for a deviation from the requirements of the off-street parking ordinance as provided in Section 52.140 and not install the eight (8) spaces proposed for the north side of the Premises current consisting of interior green space. That section provides that the reviewing body is given the right to grant a deviation from the parking ordinance requirements where there are practical difficulties or unnecessary hardship in the way of carrying out strict compliance, and the deviation is found to be in keeping with the spirit and intent of the ordinance. While there are sixteen (16) spaces allocated to Lueco, we've indicated that only eleven (11) or twelve (12) employees are expected to work in that space. And for Trinity, there is anticipated to be only two (2) employees and up to thirty (30) students. However, it also anticipated that many of the students will be children, and further, that the majority of the class activity will be after Lueco's typical business hours. Of course, Owner can always install up to eight (8) spaces if this alternative proves unworkable.

Next, Owner believes that for the purpose of retaining green space boundaries on the eastern portion of the Premises, the existence of the Oshtemo Business Park storm retention pond to the east of the Premises retains the green space character of the area. Additionally, as mentioned above, neither the Developer of the Oshtemo Business Park, Lageoc, LTD, nor the Oshtemo Business Park Condominium Association are in existence. Consequently, the storm retention area has become seriously overgrown with wild trees, particularly adjacent to Technology Avenue. Owner would be willing to explore a commitment to clean up and add plantings along the public right of way for Technology Avenue in exchange for the right to deviate from the interior landscape requirements for the Premises.

Owner is mindful of Ms. High, the Parks Director's concern about setting a precedent by granting the deviation. However, Owner believes it has made the case to grant the deviation under the circumstances we have outlined. As the ordinance says, ". . . [if] existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, reductions in plantings may also be approved if the spirit, purpose and intent of this Article is met." Section 53.160. We believe a creative and flexible approach to add enhancements to green space and landscaping other than on the Premises where it is not possible under the proposed site plan, will be a reasonable trade-off and

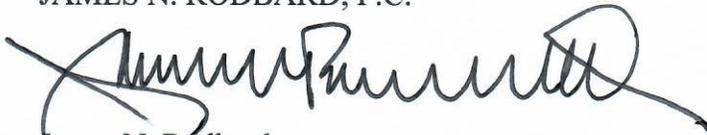
will ultimately benefit the Premises and other establishments within the condominium and the community.

In either the case of a landscaping deviation or a parking deviation, if the Planning Commission deems this proposal appropriate, Owner believes that it would face a practical difficulty or undue hardship if it was at this time required to meet the minimum interior landscaping, or in the case of parking, the minimum required spaces, and that the proposed site plan will further the spirit of the zoning ordinance. The existing topography and vegetation will provide equal or better landscape and buffering effect, so that reductions in plantings may be approved.

The undersigned and Owner and its representatives are available to answer any questions or provide any further information the Planning Commission may require for its

Very truly yours,

JAMES N. RODBARD, P.C.

A handwritten signature in black ink, appearing to read "James N. Rodbard", with a large, stylized flourish at the end.

James N. Rodbard

JNRchutson@oshtemo.org/alh

cc: Corrion 9th, LLC
David Keyte
Howard L. Overbeek

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9th STREET (100' PUBLIC R.O.W.)

ZONED "I-R"

AREA CALCULATIONS
 TOTAL SITE AREA = 112,280 SQUARE FEET
 BUILDING AREA = 34,830 SQUARE FEET (31%)
 PARKING AREA = 62,045 SQUARE FEET (55.3%)
 LANDSCAPE AREA = 15,355 SQUARE FEET (13.7%)
 REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA = 2400 SQUARE FEET (46 X 25)
 PROVIDED INTERIOR PARKING LOT LANDSCAPE AREA = 3623 SQUARE FEET.

PARKING CALCULATIONS
 TOTAL NUMBER OF PARKING SPACES REQUIRED = 96
 (SEE FLOOR PLAN)
 TOTAL NUMBER OF PARKING SPACES PROVIDED = 96
 67 EXISTING AND 29 NEW
 NO ADDITIONAL LIGHTING WILL BE ADDED
 NO ADDITIONAL SIGNS WILL BE ADDED.

EXISTING BUILDING
 34,830 SQUARE FEET
 FIN. FLR. ELEV. = 455.00
UNIT I
 REPLAT NO. 3 OF
 OSHEMTO BUSINESS PARK

ZONED "I-R"

TECHNOLOGY AVENUE (66' PUBLIC R.O.W.)

SITE PLAN
 SCALE: 1" = 20'-0"

NOTE
 SITE TOPOGRAPHIC MAP AND BOUNDARY PREPARED BY PREIN 4 NEWHOF AND DATED FEBRUARY 12, 2016

DRIVEWAY SECTION
 SCALE: 1/2" = 1'-0"

SITE LOCATION MAP
 NO SCALE

PROPOSED DEVELOPMENT AT:
6480 TECHNOLOGY DR.
 OSHEMTO TOWNSHIP, MICHIGAN

SITE PLAN

HOWARD L. OVERBEEK
 ARCHITECT, P.C.

198 EAST CENTRE
 PORTAGE, MICHIGAN

PHONE (616) 323-2422
 FAX (616) 323-2440

PROJECT NO.
 1425

DATE
 5/28/21

REVISION

SHEET
S1

42

9th STREET (100' PUBLIC R.O.W.)

4263 SQ. FT.

5024 SQ. FT.

169
265

343 434

376

347

351

924

275 157

EXISTING BUILDING
34,830 SQUARE FEET

62,095 SQ. FT.

5144 SQ.FT

442

464

STORM WATER
RETENTION AREA
PER DOCKET
2007-041302

TECHNOLOGY AVENUE (66' PUBLIC R.O.W.)

SITE PLAN
SCALE: 1" = 20'-0" 

PROPOSED DEVELOPMENT AT:
6480 TECHNOLOGY DR.
OSHTIMO TOWNSHIP, MICHIGAN

SITE PLAN

HOWARD L. OVERBEEK
ARCHITECT, P.C.

198 EAST CENTRE
PORTAGE, MICHIGAN

PHONE (616) 323-2422
FAX (616) 323-2440

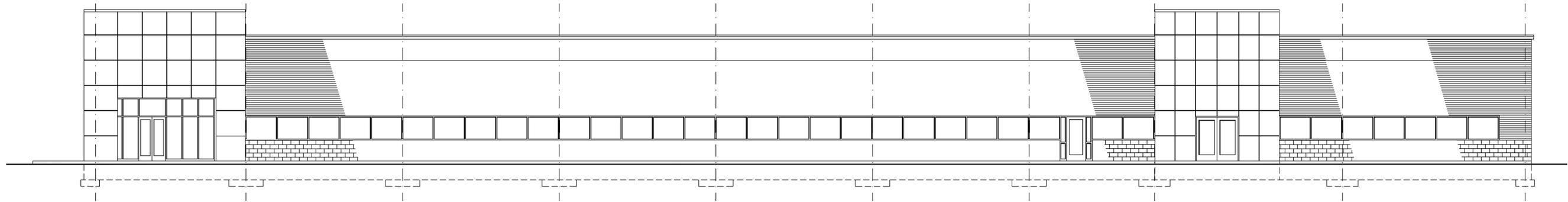


PROJECT NO.
1425

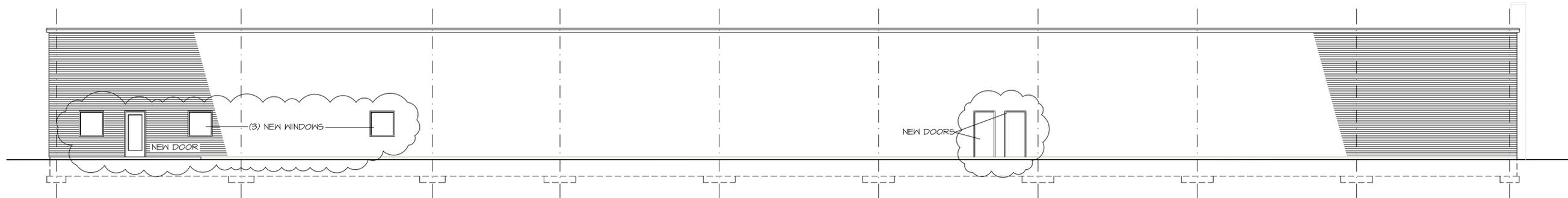
DATE
5/28/21

REVISION

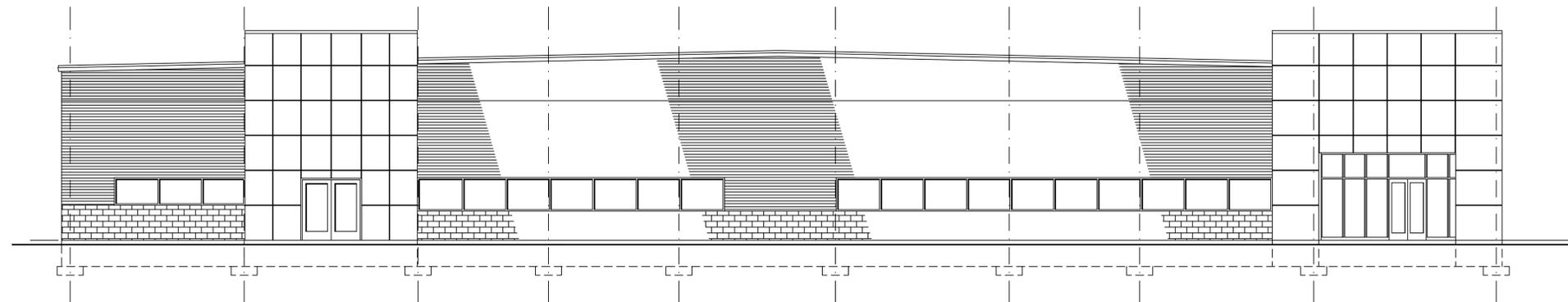
SHEET



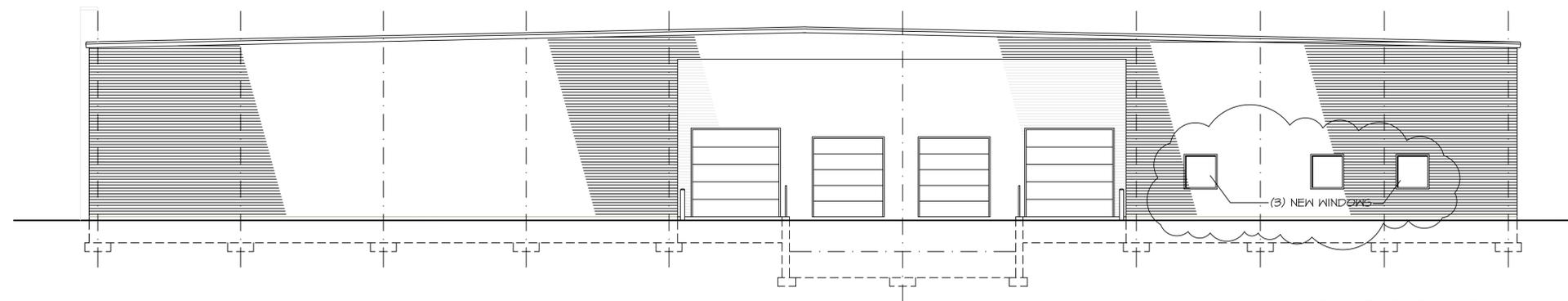
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

PROPOSED DEVELOPMENT FOR:
6480 TECHNOLOGY DR.
OSHTIMO TOWNSHIP, MICHIGAN

**EXTERIOR
ELEVATIONS**

HOWARD L. OVERBEEK
ARCHITECT, P.C.

198 EAST CENTRE
PORTAGE, MICHIGAN

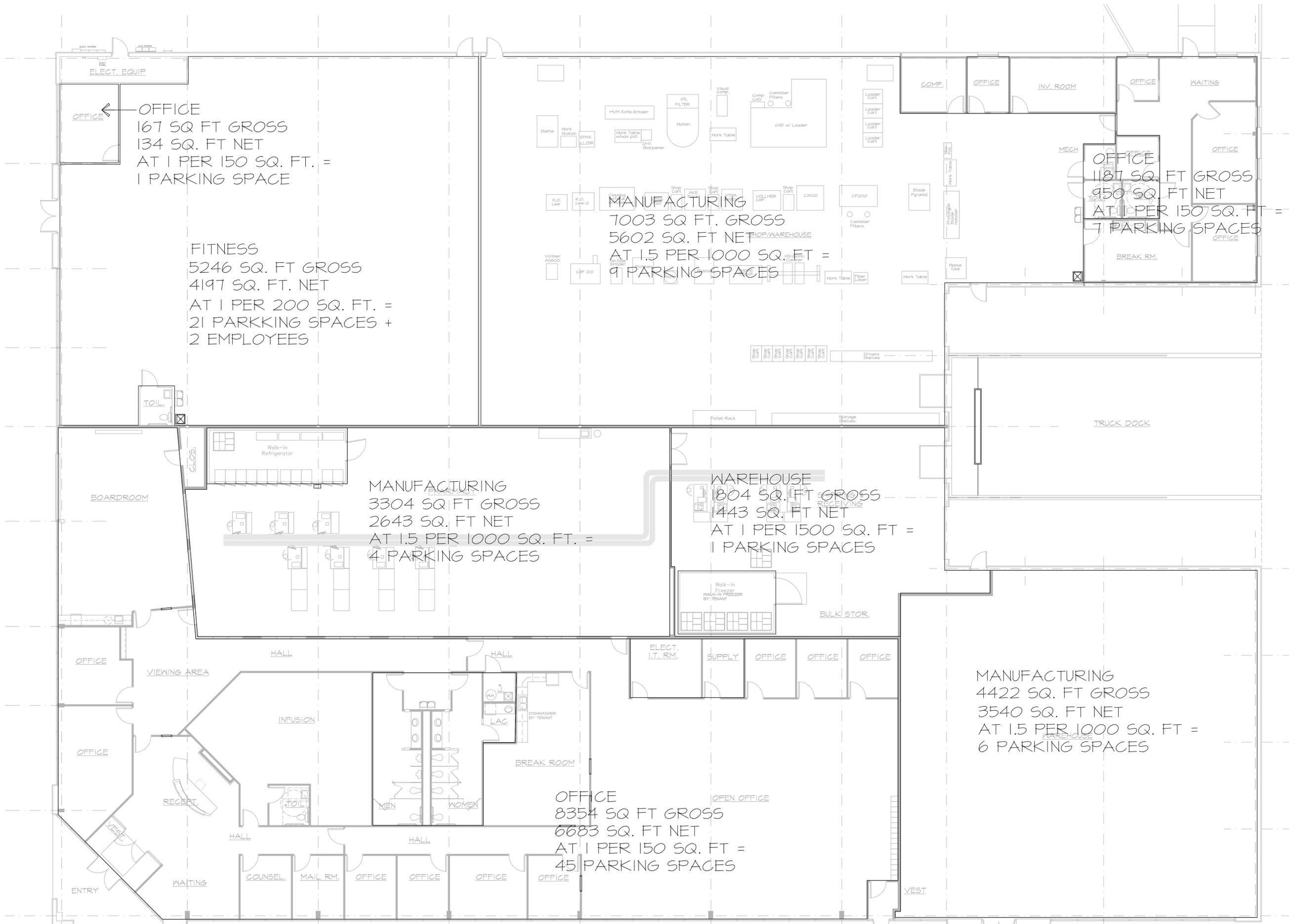
PHONE (269) 323-2422

PROJECT NO.
1425

DATE
5/28/21

REVISION

SHEET



OFFICE
 167 SQ FT GROSS
 134 SQ. FT NET
 AT 1 PER 150 SQ. FT. =
 1 PARKING SPACE

FITNESS
 5246 SQ. FT GROSS
 4197 SQ. FT. NET
 AT 1 PER 200 SQ. FT. =
 21 PARKING SPACES +
 2 EMPLOYEES

MANUFACTURING
 7003 SQ FT. GROSS
 5602 SQ. FT NET
 AT 1.5 PER 1000 SQ. FT =
 9 PARKING SPACES

OFFICE
 187 SQ. FT GROSS
 950 SQ. FT NET
 AT 1 PER 150 SQ. FT =
 7 PARKING SPACES

MANUFACTURING
 3304 SQ FT GROSS
 2643 SQ. FT NET
 AT 1.5 PER 1000 SQ. FT. =
 4 PARKING SPACES

WAREHOUSE
 1804 SQ. FT GROSS
 1443 SQ. FT NET
 AT 1 PER 1500 SQ. FT =
 11 PARKING SPACES

MANUFACTURING
 4422 SQ. FT GROSS
 3540 SQ. FT NET
 AT 1.5 PER 1000 SQ. FT =
 6 PARKING SPACES

OFFICE
 8354 SQ FT GROSS
 6683 SQ. FT NET
 AT 1 PER 150 SQ. FT =
 45 PARKING SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED = 96

PROPOSED DEVELOPMENT AT:
6480 TECHNOLOGY DR.
 OSHTEMO TOWNSHIP, MICHIGAN

FLOOR PLAN

HOWARD L. OVERBEEK
 ARCHITECT, P.C.

198 EAST CENTRE
 PORTAGE, MICHIGAN

PHONE (616) 323-2422
 FAX (616) 323-2440

HLO

PROJECT NO.
 1425

DATE
 5/28/21

REVISION

SHEET
 1
 45

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

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June 18, 2021



Mtg Date: June 24, 2021

To: Oshtemo Township Planning Commission

From: Iris Lubbert, AICP, Planning Director

Applicant: Jennifer High, Speedway LLC

Owner: Speedway LLC

Property: 1250 S Drake Rd, Parcel Number 05-24-480-020 and 1300 S Drake Rd, 05-24-480-016

Zoning: C: Local Business District

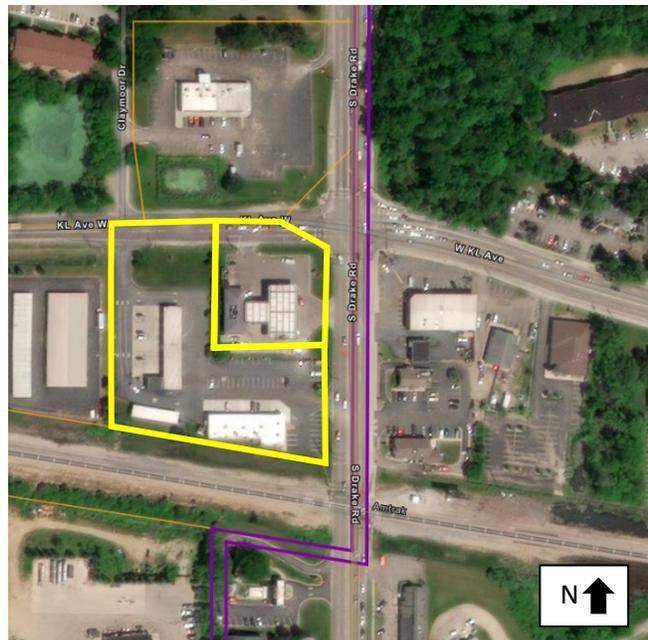
Request: Demolish existing gas station, dry cleaning, and car wash to construct a new 4,608 sqft convenience store and filling station

Section(s): Section 64: Site Plan Review
Section 65: Special Uses

PROJECT SUMMARY:

Speedway LLC is requesting Special Use and Site Plan approval to demolish the existing gas station, dry cleaning, and car wash located at 1250 and 1300 S Drake Road to construct a new 4,608 sqft convenience store with a ten dispenser auto fueling canopy. The proposal entails combining the two properties to create a 3.2 acre parcel, a land combination application has been received. 1250 and 1300 S Drake Road are outlined in yellow on the map to the right.

Currently zoned C: Local Business District, 1250 and 1300 S Drake Road are located at the edge of Oshtemo’s eastern boundary, directly south west of the S Drake Road and W KL Avenue intersection. The two properties abut an Amtrak rail line to the south and a National Mini Storage to the west. The properties adjacent to the north are zoned R-4: Residence District. The City of Kalamazoo starts on the east side of S Drake Road with a commercial zoning designation (uses to the east include Drake Party Center, Drake Auto Service, Roma’s Pizza, and Shawarma King). The purple line in the image above indicates the boundary between Oshtemo Township and the City of Kalamazoo. A filling station is a special use within the C: Local Business District. Any proposed Special Use requires review and approval from the Planning Commission.



ANALYSIS:

When reviewing this Special Use request, there are two sets of criteria that need to be considered: the general Special Use review criteria outlined in Section 65.30 and the general Site Plan review criteria outlined in Section 64. Below is an analysis of the proposal against these two Sections. Overall, the requirements of Section 65.30 and Section 64 have been met.

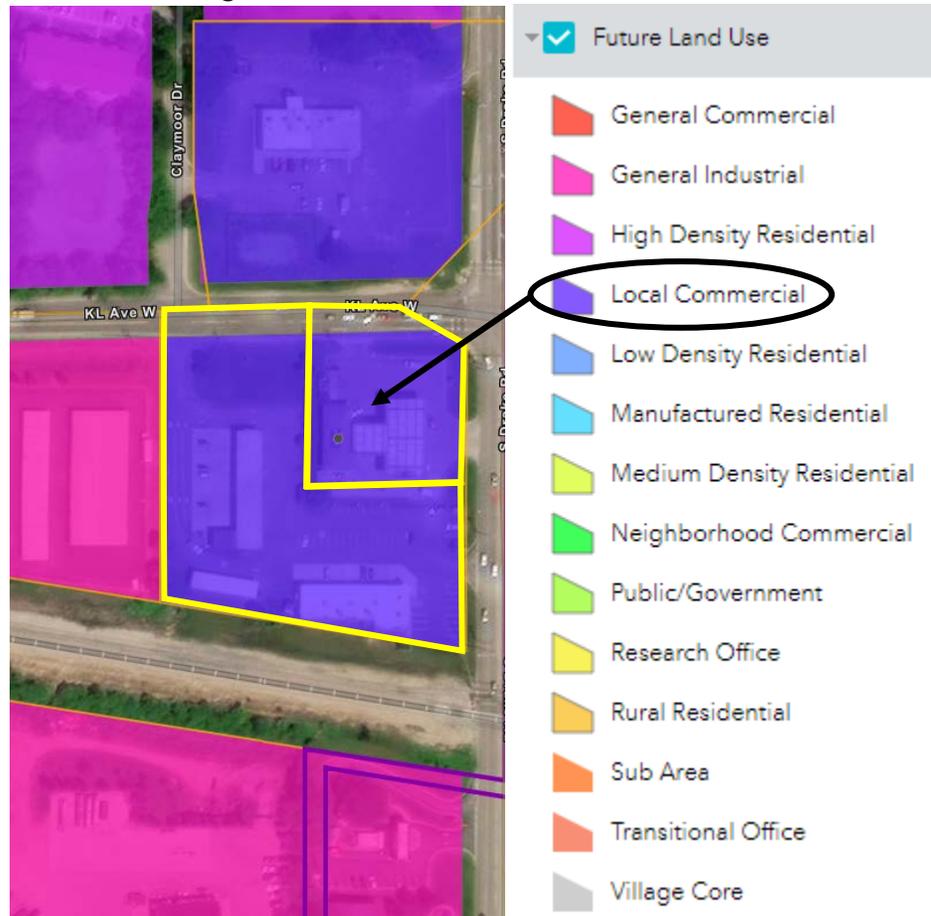
Section 65.30: Special Use Review Criteria

A. Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the District in which the use is located.

The Township’s Future Land Use Plan categorizes this area as *Local Commercial*. The intent of the *Local Commercial* designation is to provide low volume commercial businesses that mix well with a variety of land uses including residential, industrial, and general commercial.

This property is currently zoned C: Local Business District. Retail uses (including convenience stores) are permitted uses within the C: Local Business District and Filling Stations are permissible with Special Use approval from the Planning Commission.

From a zoning perspective, the proposed land use is consistent with the Future Land Use Map designation and the Township’s Zoning Ordinance.



B. Site Plan Review: The Site Plan Review Criteria of Section 64

A site plan has been provided. See evaluation under Section 64: Site Plan Review.

C. Impacts:

1. The proposed use would be compatible, harmonious and appropriate with the existing or planned character and uses of adjacent properties; meaning the proposed use can coexist with neighboring uses in a stable fashion over time such that no neighboring use is unduly negatively impacted.

Established commercial uses already exist on-site: a gas station, dry cleaning, and car wash. The proposal is to demolish these existing buildings/uses and construct a new convenience store and gas station. The proposed use of a convenience store with a ten dispenser auto

fueling canopy is comparable to the existing uses. Staff has no concerns that the proposal will negatively affect neighboring uses. It should be noted that with the residential development to the north the proposed convenience store is arguably more compatible and appropriate at this location than the existing uses onsite.

2. Potentially adverse effects arising from the proposed use on adjacent properties would be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.

Staff does not foresee a significant impact of the proposed use on neighboring properties. The proposal provides adequate parking, the placement of the building exceeds the minimum setbacks, and the number of curb cuts is being reduced and modified for safety. Landscaping, fencing, screening, setbacks, and more will be discussed further in the Site Plan Review section of this staff report.

3. The proposed use would not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, or visual clutter.

A gas station has occupied the site since the date of its construction in 1997. The laundry mat and car wash, per the assessor's website, have been at this location for the past 35 years. In combining the two parcels to accommodate the proposal, two of the four existing curb cuts will be closed; which will be an improvement in traffic safety. The proposed use of a convenience store and filling station is comparable to the existing uses on site and is appropriate for this zoning designation. Staff anticipates that the proposed project will not generate such negative impacts on adjacent properties.

D. Environment: The natural features of the subject property shall only be cleared or altered to the extent necessary to accommodate site design elements, particularly where the natural features assist in preserving the general character of the area.

The majority of the site in question is already hard surfaced, there are no natural features.

E. Public Facilities: Adequate public and/or private infrastructure and services already exist or would be provided, and will safeguard the health, safety, and general welfare of the public.

Public water and sewer are available to 1250 and 1300 S Drake Road. Regarding the transportation network, the intersection of S Drake Road and W KL Avenue is well controlled by a traffic signal that already supports several commercial uses.

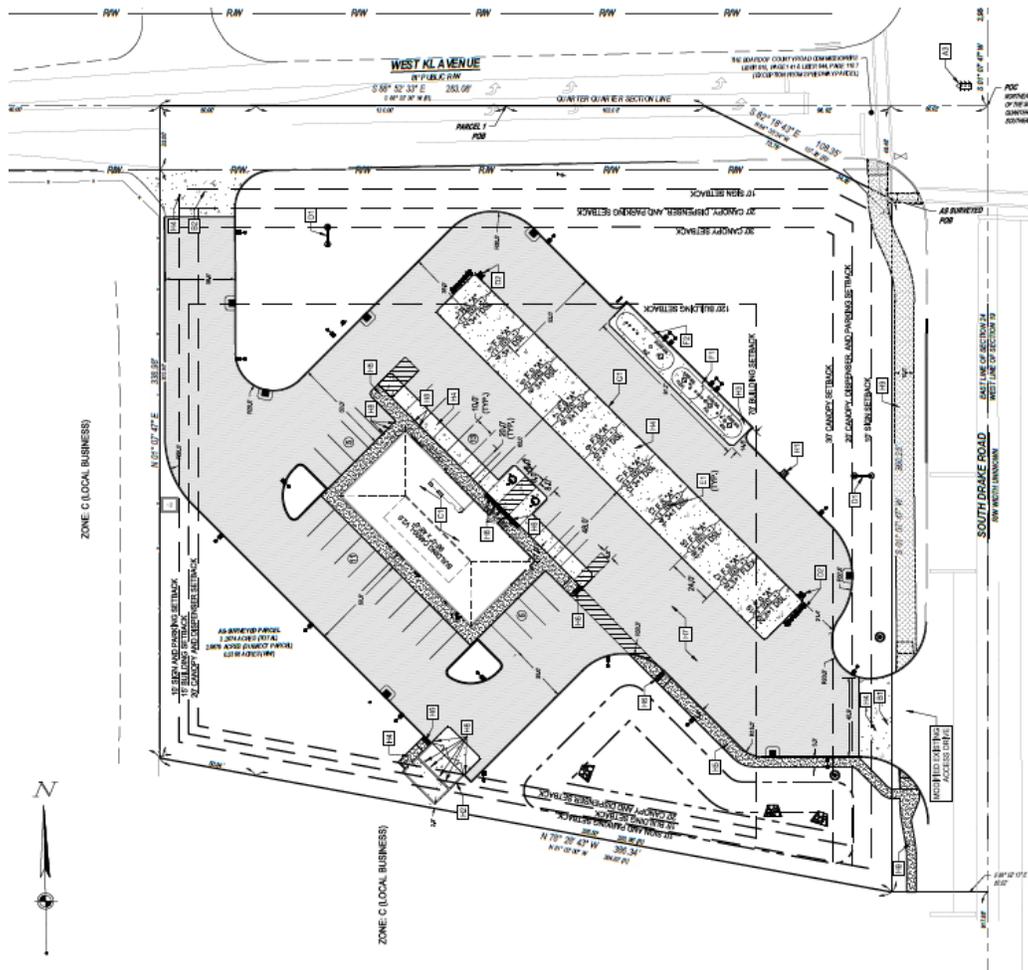
F. Specific Use Requirements: The Special Use development requirements of Article 49.

There are no specific development requirements for the use being considered.

Section 64: Site Plan Review

General Zoning Compliance:

Zoning: 1250 and 1300 S Drake Road are zoned C: Local Business District. Convenience stores are a permitted use by right within the C: Local Business District. Filling stations are permitted as a Special Use within the district. The proposed percentage of land on-site covered by buildings is 3% and 48% reserved for open space. All general zoning requirements have been met. A snapshot of the proposed site plan is provided on the next page.



Parcel Dimensions: The site under consideration, once 1250 and 1300 S Drake Road are combined, is about 3.2 acres and has frontage on two streets: approximately 380 Ft of frontage along both S Drake Road and W Kl Avenue. The parcel exceeds the minimum property area (50,000 SF) and minimum frontage (200 Ft) requirements within the C: Local Business District.

Setbacks: Generally, properties within the C: Local Commercial District must have a minimum front yard setback of 70 Ft; however, there are some exceptions. In this case, the ordinance requires a 120 Ft front yard setback from the centerline of Drake Road. The proposed building is located approximately 134 Ft from W Kl Avenue and 216 Ft from Drake Road. Per the ordinance the minimum setback distance between any building and any rear or interior side property line shall be 20 Ft or the height of the building, whichever is greater. The proposed building is just under 24 Ft tall. The proposed side and rear yard setbacks are both over 100 Ft. All setback requirements have been met.

It should be noted that service station equipment, the proposed ten dispenser auto fueling canopy, has its own setback requirement. Per Section 50.60.D. the minimum setback for detached gasoline pump canopies or other service station equipment shall be 20 Ft from the road right-of-way line and any rear or interior side property line. The proposed location of the fueling canopy is over 30 Ft from both the S Drake Road and W Kl Avenue road right-of-way.

Access and Circulation

Access: The two parcels currently have two access points each. Once the parcels are combined, two of the existing curb cuts will be closed; the two furthest from the intersection will remain to service the proposed use. To improve safety the applicant has worked with the Road Commission of Kalamazoo County to shift the south eastern curb cut further south to line up with the access point on the other side of S Drake Road. Most circulation aisles within the proposed site plan are approximately 30 Ft wide and have safe turning radii. Fire engines and other vehicles have ample space and circulation if emergency response is needed. Oshtemo’s Fire Marshal has reviewed the proposed layout and has no concerns in terms of access and circulation. It should be noted that all driveways will need to be reviewed and approved by the Road Commission of Kalamazoo County. An approved driveway permit will need to be submitted prior to building permit issuance.

Parking: The proposed structure on this site will serve primarily as a convenience store. As a convenience store requires more parking than an automotive service station, the convenience store designation was used to calculate the necessary parking onsite. Per Section 52.100 of the zoning ordinance a use of this nature requires one parking space for every 150 SF of net floor area. A 4,608 SF building is proposed. As such, 31 parking spaces are required. To minimize excessive areas of pavement which detract from the aesthetics of an area and contribute to high rates of storm water runoff, per ordinance no parking lot shall have parking spaces totaling more than 110% of the minimum parking space requirements. A maximum of 34 spaces are permitted on this site. The proposed site plan provides a total of 34 parking spaces, two of which are ADA. All parking requirements have been met.

Shared Use Path: The Township’s Non-Motorized Transportation Plan does identify a 10 Ft wide Shared Use Path along the frontage of this property on S Drake Road. The applicant has shown this path on their plan and will be coordinating its design and installation with the Township’s Public Works Department.

Internal Sidewalk Network: Per section 57.90 Sidewalks of the ordinance an internal sidewalk network is required. The proposed site plan has sidewalk on all sides of the building abutting parking and includes a sidewalk connection from the building to South Drake Road. Although this connection is acceptable it would be preferred that the sidewalk be located on the North side of the site. Staff anticipates that most foot traffic will be coming from the multifamily housing developments to the north. These individuals, and others coming from the north or east, will not walk to the south side of the site to access the proposed internal sidewalk network; it is anticipated that pedestrians would just cut through the site. Staff recommends that the applicant and Planning Commission consider placing the internal sidewalk connection on the north side of the site. Public Work’s staff has indicated that if an internal northern sidewalk was constructed the currently proposed eastern internal sidewalk would not be required to be installed. It should also be noted that a bike rack is being proposed near the building entrance.

Building Design

Building Information: The proposed 4,608 SF one story building will be just under 24 Ft tall. The exterior material for the proposed building is a heritage blend quik brik with estate grey asphalt shingles. The proposed dumpster enclosure is placed at the back of the site and will be made of the same material as the building with brown wooden gate. See image of the front elevation on the next page.



Fencing: No fencing is being proposed.

Lighting: A lighting and photometric plan has been provided. All lighting ordinance requirements have been met.

Signs: The applicant is proposing one reader board on the building, two free standing signs, and signage on the auto fueling canopy. The proposed free-standing signs do not meet code requirements. The applicant is aware of this and has submitted a variance request to be considered by the Zoning Board of Appeals. An updated signage plan will be needed or variance approval.

Landscaping

A landscaping plan has been submitted. All landscape ordinance requirements have been met.

Engineering

Prein & Newhof and the Oshtemo Public Works Department have reviewed the project site plan and have noted that all on-site engineering concerns have been addressed. However, there are a couple of standard items that will need to be addressed prior to building permit issuance which have been added as conditions of approval.

Fire Department

The Township Fire Marshal is satisfied with the overall design of the site. One fire hydrant is required to be placed on-site. The subject fire hydrant has been provided in the site plan.

RECOMMENDATION:

Planning Department staff recommend that the Planning Commission approve the proposed Special Use and Site Plan for Speedway at 1250 and 1300 S Drake Road with the following conditions.

1. Approved driveway permits from the Road Commission of Kalamazoo County will need to be submitted prior to building permit issuance.
2. 1250 S Drake Road and 1300 S Drake Road shall be formally combined.
3. The internal sidewalk connection be moved to the north side of the site.
4. An updated signage plan shall be submitted and approved administratively OR a variance acquired prior to building permit issuance.
5. The stormwater system is within the City of Kalamazoo wellhead protection zone and the proposed stormwater is being discharged to the City of Kalamazoo system. An approved and signed storm water maintenance agreement with the City of Kalamazoo will need to be provided prior to building permit issuance

6. No SESC plan was provided. A SESC Permit will be required from the Kalamazoo County Drain Commission.

Attachments: Application, Site Plan, Exterior Elevations

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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 2360 Kalamazoo Speedway

PLANNING & ZONING APPLICATION

Applicant Name : Jennifer High
Company Speedway LLC
Address 8902 Vincennes Circle; Ste. E
Indianapolis, IN 46268
E-mail jenniferhigh@speedway.com
Telephone 937-405-7043 Fax _____
Interest in Property Owner

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name Speedway LLC
Address 500 Speedway Drive
Enon, OH 45323
Email jenniferhigh@speedway.com
Phone & Fax 937-405-7043

Fee Amount _____
Escrow Amount _____

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

- | | |
|--|---|
| <input checked="" 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 checked="" 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): _____

Demolish existing gas station, dry cleaning, and car wash in order to construct a new
4608 sf convenience store with a ten dispenser auto fueling canopy.

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

See attached ALTA survey which includes the legal descriptions.

PARCEL NUMBER: 3905- 05-24-480-020 and 05-24-480-016

ADDRESS OF PROPERTY: 1250 S. Drake Road

PRESENT USE OF THE PROPERTY: Speedway gas station, car wash, and dry cleaning

PRESENT ZONING C (Local Business) **SIZE OF PROPERTY** 3.2074 acres

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

Name(s)

Address(es)

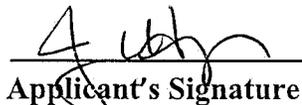
_____	_____
_____	_____

SIGNATURES

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

Owner's Signature (* If different from Applicant)

Date



Applicant's Signature

4-12-2011

Date

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS

REBUILD STORE #2360

C4600-LEFT HAND QUIK-BRIK V2.0 (FD)

1250 SOUTH DRAKE RD KALAMAZOO COUNTY KALAMAZOO, MI 49006

OWNER AND PROJECT MANAGEMENT:



500 SPEEDWAY DRIVE
ENON, OH 45323
937-864-3000

ENGINEERING:



WWW.CESOINC.COM

13060 US HIGHWAY 27
SUITE D
DEWITT, MICHIGAN 48820
517-622-3000

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
OSHTEMO TOWNSHIP
7275 W. MAIN STREET
KALAMAZOO, MI 49009
PHONE: (269) 216-5223

GAS SERVICE:
CONSUMER'S ENERGY
2500 EAST CORK STREET
KALAMAZOO, MI 49001
PHONE: (800) 477-5050

WATER:
OSHTEMO TOWNSHIP
7275 W. MAIN STREET
KALAMAZOO, MI 49009
PHONE: (269) 216-5223

COMMUNICATIONS:
SPECTRUM
5095 CENTURY AVE., SUITE A
KALAMAZOO, MI 49006
PHONE: (888) 406-7063

STORMWATER:
OSHTEMO TOWNSHIP
7275 W. MAIN STREET
KALAMAZOO, MI 49009
PHONE: (269) 216-5223

ELECTRIC:
CONSUMER'S ENERGY
2500 EAST CORK STREET
KALAMAZOO, MI 49001
PHONE: (800) 477-5050

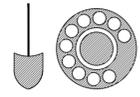
ZONING:
OSHTEMO TOWNSHIP
7275 W. MAIN STREET
KALAMAZOO, MI 49009
PHONE: (269) 216-5223



LOCATION MAP
NOT TO SCALE

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

SITE SPECIFIC		CIVIL SUPPORT	
CV	COVER SHEET	STD-CPC-1	PAVEMENT & CURBING DETAILS
CS	ZONING PLAN	STD-CUD-1	TYPICAL DRAINAGE & UTILITY DETAILS & SPECIFICATIONS
CG	PRELIMINARY GRADING PLAN	STD-CUD-2	DRAINAGE & UTILITY DETAILS & SPECIFICATIONS
CG1	PRE & POST DRAINAGE PLAN	STD-CYE-A	YARD EQUIPMENT INSTALLATION - AUTO
CF	CUT & FILL PLAN	STD-CIS-A	TYPICAL ISLAND AND CONCRETE SLAB DETAILS
CU	PIPING & UTILITIES PLAN		
LP	LANDSCAPE PLAN		
LP1	PLANTING DETAILS		
SS	SIGNAGE PLAN		
CR	CIRCULATION PLAN		

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THIRD PARTY ENGINEERING SUPPORT	
SURVEY PREPARED BY CESO, INC. (DATED 02/17/2020);	
UNIT #757535	ALTA/ACSM LAND TITLE SURVEY
PHOTOMETRIC PREPARED BY RED LEONARD ASSOCIATES (DATED 05/07/2021);	
RL-7297-S1-R1	LIGHTING PLAN (6 PAGES)
CANOPY DRAWINGS PREPARED BY MCGEE CORP (DATED XX/XX/XXXX);	
PXXXXX	AUTO FOUNDATION PLAN
PXXXXX-A	AUTO ROOF PLAN & DETAILS
PXXXXX-B	AUTO MISC. DETAILS
GEOTECHNICAL ENGINEERING SERVICES REPORT (DATED XX/XX/XXXX)	
PREPARED BY XXXXXX: XX PAGES	



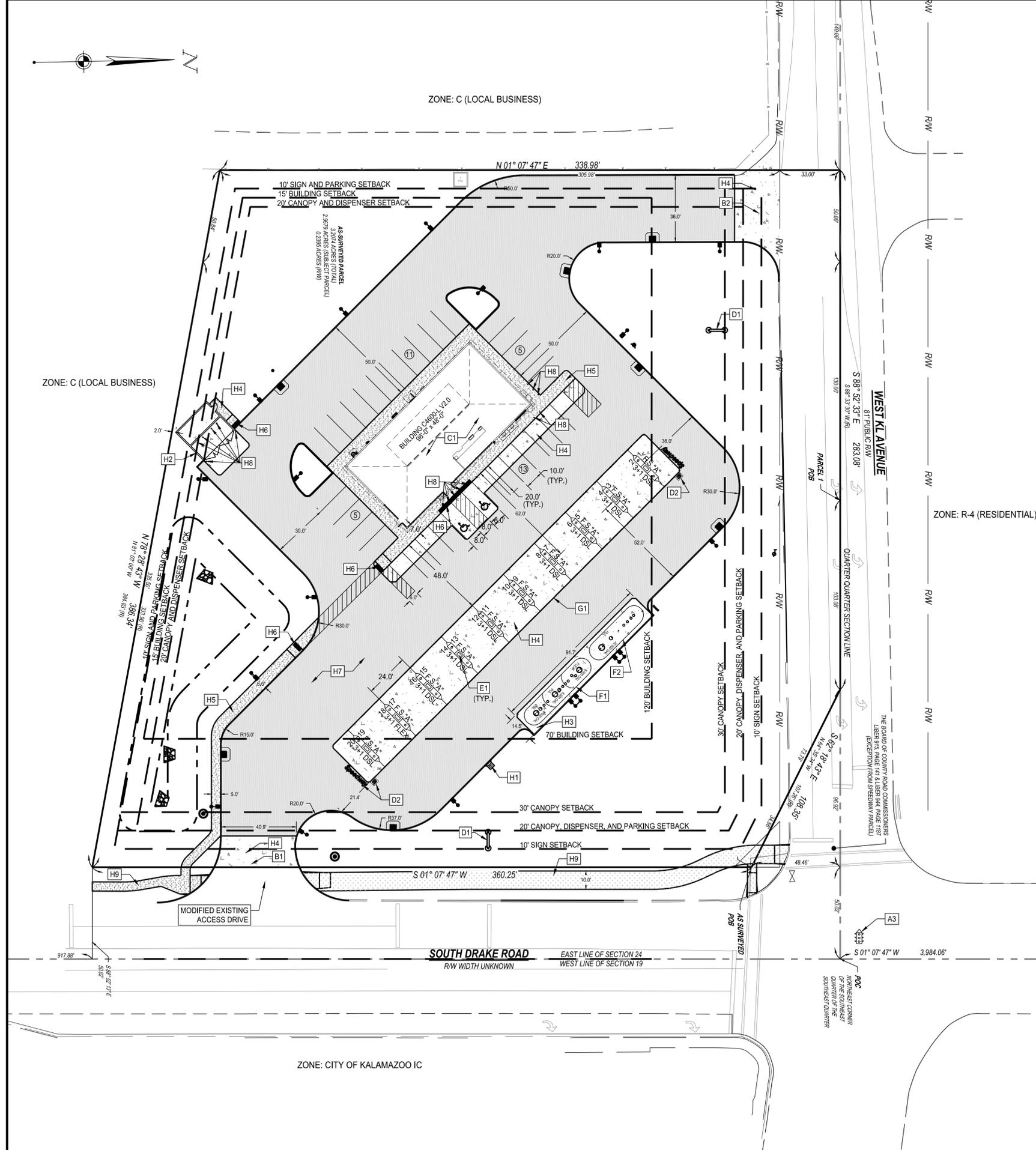
NOT FOR
CONSTRUCTION



NO.	REVISIONS	DATE
1	CHANGED DRAWING TO REPERFORCING	11/20/20
2	FEEDBACK INCORPORATED WITH CURRENT PROPOSED PLANS	JAN 2021
3	REBIDDED PLANS	02/17/2021

COVER SHEET
REBUILD #2360
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	NO SCALE
DESIGN TEAM	DATE
DGNR. J. STEIGERWALD	11/23/20
P.MGR. J. HIGH	11/23/20
R.VWR. R. PAPOTTO	11/23/20
DRWG. NO.	CV



PROPERTY DATA:

PARCEL ID: 05-24-480-020
05-24-480-016

ADDRESS: 1250 SOUTH DRAKE ROAD,
KALAMAZOO, MI 49006

PROPERTY AREA: 3.2074± ACRES (139,714 ± S.F.)

ZONING: C (LOCAL BUSINESS)

PROPOSED USE: SERVICE STATION / CONVENIENCE STORE

BUILDING SETBACKS: **REQUIRED:** **PROPOSED:**
 FRONT (KL AVE.) BUILDING: 70' FROM ROW 134.4'
 FRONT (DRAKE RD.) BUILDING: 120' FROM CENTER ROW 216.6'
 SIDE/REAR BUILDING: 15' OR BLDG. HEIGHT (LARGER) 118.4' / 178.5'
 FRONT (KL AVE.) PAVEMENT: 30' 22.0'
 FRONT (DRAKE RD.) PAVEMENT: 30' 20.0'
 SIDE/REAR PAVEMENT: 10' 2.0' / 2.5'

BUILDING AREA: 4,600± S.F. (3%)

IMPERVIOUS AREAS: 63,076 ± S.F. (49% OF PROPERTY)

OPEN SPACE AREA: 61,606 ± S.F. (48% OF PROPERTY)

FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39057C0018D, EFFECTIVE DATE: MARCH 17, 2011; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
SPEEDWAY, LLC
500 SPEEDWAY DRIVE
ENON, OHIO, 45323
PHONE: (937) 864 3000

ENGINEER:
CESO INC.
13060 US HIGHWAY 27
SUITE D
DEWITT, MICHIGAN 48820
PHONE: (517) 622-3000

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING AND DISPENSERS, AND PARKING.
- REQUIRED PARKING: 1 STALL PER 300 SF OF NET FLOOR AREA: 16 SPACES

PROVIDED PARKING: (PARKING DIMENSIONS: 10'W X 20'L)
(2) ADA PARKING SPACES
(32) STANDARD PARKING SPACES
(34) TOTAL PARKING SPACES
- THE ADJACENT INTERSECTION OF SOUTH DRAKE RD. AND WEST KL AVE. IS SIGNALIZED.

B. SITE WORK

- EXISTING CONCRETE APPROACH
- PROPOSED CONCRETE DRIVE APPROACH

C. BUILDING

- STANDARD #4600-L V2.0 BUILDING (96'-0" X 48'-0") WITH SIDE DOOR OPTION

D. EXTERIOR APPEARANCE & SIGNAGE

- 99 SF GOAL POST SIGN (VARIANCE REQUIRED)
- CANOPY SIGNAGE

E. DISPENSERS

- (10) 3+1 DISPENSERS, SUMPS, AND ISLANDS

F. UNDERGROUND STORAGE TANKS

- (1) 24,000 GALLON TANK FOR AUTO DIESEL, ETHANOL FLEX FUEL, AND PREMIUM.
- (1) 20,000 GALLON TANK FOR UNLEADED.

G. CANOPY

- 28' X 241' CAR ISLAND CANOPY PER CURRENT STANDARDS.

H. YARD

- AIR ISLAND
- TRASH ENCLOSURE
- CONCRETE TANK SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE
- ASPHALT PAVEMENT
- BOLLARDS
- BIKE PATH

NOTES:

- LANDSCAPING REQUIREMENTS WILL BE COORDINATED DURING SITE PLAN APPROVAL.
- PATHWAY DESIGN ALONG SOUTH DRAKE ROAD SHOWN AS PROVIDED BY OSHTEMO CHARTER TOWNSHIP.
- CANOPY SIGNAGE WILL REQUIRE A VARIANCE.
- GOAL POST SIGNS WILL REQUIRE A VARIANCE.

LEGEND

PROPOSED

- PROP. FUEL DISPENSER
- NORMAL STRENGTH CONCRETE PER SPEEDWAY STANDARDS
- NORMAL STRENGTH ASPHALT PAVEMENT PER SPEEDWAY STANDARDS
- CONCRETE SIDEWALK PER SPEEDWAY STANDARDS
- ASPHALT SIDEWALK PER SPEEDWAY STANDARDS

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOP AND/OR AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



NOT FOR CONSTRUCTION

Speedway
Prepared By: Speedway and Construction Dept.
Enon, OH 45323

NO.	DATE	REVISIONS
1		CHANGED DRIVE TO RECTANGULAR
2		FEELERS REVIEWED WITH CURRENT PHOTOGRAPHY PLANS
3		REMOVED FEELERS
4		REMOVED SHEET PER TOWNSHIP COMMENTS

PLOT PLAN
REBUILD #2360
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	0 15 30 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. J. STEIGERWALD	11/23/20
P.MGR. J. HIGH	11/23/20
R.VWR. R. PAPOTTO	11/23/20
DRWG. NO.	CS



LEGEND

- EXISTING ELEVATION
- NEW PAVEMENT ELEVATION (UNLESS NOTED OTHERWISE)
- EXISTING CONTOUR
- NEW CONTOUR
- NEW GRASS CONTOUR
- PAVEMENT CROWN LINE

CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF EXISTING ELEVATIONS AT CRITICAL POINTS SUCH AS APPROACHES, DRAINAGE STRUCTURES, CURBING, ETC. VERIFICATION SHALL BE PERFORMED DURING LAYOUT STAGES AND SIGNIFICANT DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

A. GENERAL NOTES

1. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING IN AND AROUND EXISTING UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH PRIOR TO START OF CONSTRUCTION.
2. EXCAVATE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION. UNLESS OTHERWISE DIRECTED (REFER TO GEOTECHNICAL REPORT), USE ALL EXCAVATED SOILS AS FILL ON SITE. ANY SOILS THAT CANNOT BE UTILIZED ON SITE SHALL BE LOADED DIRECTLY ONTO TRANSPORT TRUCKS AND HAULED TO OWNER'S APPROVED LOCATION. ANY IMPACTED SOILS ENCOUNTERED SHALL BE LOADED SEPARATELY AND SHALL NOT BE COMINGLED WITH CLEAN SOILS. ANY EXCAVATED SOIL OR MATERIALS THAT LEAVE THE SITE MUST GO TO AN APPROVED LANDFILL LOCATION OR BE ACCOMPANIED BY AN APPROVED BILL OF SALE.
3. BID AS ALTERNATE A: IMPACTED SOILS SHALL BE PLACED ON MINIMUM 6 MIL. VISQUEEN AND COVERED WITH 40' X 100' SHEETS OF 4 MIL. VISQUEEN. A SAND BERM SHALL BE CONSTRUCTED AROUND ENTIRE PILE OF SOIL TO HOLD THE VISQUEEN DOWN. ALL SEAMS OR OVERLAP (6" MINIMUM) IN THE VISQUEEN COVERING SHALL BE SECURED WITH WEIGHTED MATERIAL.
4. BID AS ALTERNATE B: PROVIDE DEWATERING NECESSARY FOR ANY EXCAVATIONS AND TO PREVENT TANKS FROM FLOATING WHILE THE TANKS ARE NOT COVERED BY PROPER OVERBURDEN. DEWATERING SHALL CONSIST OF SUPPLYING EQUIPMENT AND LABOR TO MAINTAIN PUMPING ACTIVITIES AS NECESSARY. COORDINATE WITH OWNER'S REPRESENTATIVE TO DETERMINE WHERE WATER CAN BE PUMPED. IDENTIFY THIS COST AS A SPECIFIC LINE ITEM IN THE BID. DISPOSAL OF CONTAMINATED WATER SHALL BE THE OWNER'S RESPONSIBILITY.
5. THE ENVIRONMENTAL CONSULTANT AND THE CONTRACTOR SHALL USE THE "SOILS WORKSHEET" TO ACCOUNT FOR ALL EXCAVATED SOILS.
6. A REPORT OF THE SUBSURFACE INVESTIGATION IS MADE AVAILABLE TO THE CONTRACTOR AT TIME OF BIDDING. THE BARE BID SHALL INCLUDE LAND BALANCING ACTIVITIES BASED ON THE ASSUMPTION THAT EXCAVATED SOIL CAN BE REUSED AS NECESSARY FOR CONSTRUCTION. UPON REVIEWING THE SUBSURFACE INVESTIGATION, CONTRACTOR SHALL INCLUDE THE FOLLOWING AS ALTERNATE:
 - A. OVER-EXCAVATE AREAS OF UNSUITABLE SOILS AND STABILIZE AREAS PER THE SUBSURFACE INVESTIGATION. ESTIMATE QUANTITY OF OVER-EXCAVATED AREAS AND REPLACEMENT BACKFILL IN EACH AREA, ALONG WITH THE TYPE OF BACKFILL. ACTUAL QUANTITIES WILL BE VERIFIED DURING CONSTRUCTION PER THE DIRECTION OF THE GEOTECH CONSULTANT AND OWNER'S REPRESENTATIVE, WITH DETAILED CHANGE ORDERS SUBMITTED TO OWNER.
7. ANY DISCREPANCIES BETWEEN ELEVATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER.

NOTE:
CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER AND SPEEDWAY PROJECT MANAGER TO VERIFY ABILITY TO REUSE EXISTING SOILS. ALL EXISTING SOILS TO BE REUSED ARE TO MEET THE STANDARDS AS NOTED IN THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXX, DATED XXXXXXXX. ALL SOILS THAT ARE NOT SUITABLE FOR RE-USE ARE TO BE PROPERLY DISPOSED OF.

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION. OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/ OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



NOT FOR CONSTRUCTION

Speedway
Prepared By: Speedway
Supervisory and Construction Dept.
Encl. CH 14329

NO.	REVISIONS	DATE
1	CHANGED DRAWING TO REPRESENT PROJECT	11/23/20
2	FEEDBACK INCORPORATED WITH CURRENT PROJECTING PLANS	JMS:MDR/11/23/20
3	REWORKED FEEDBACK	11/23/20

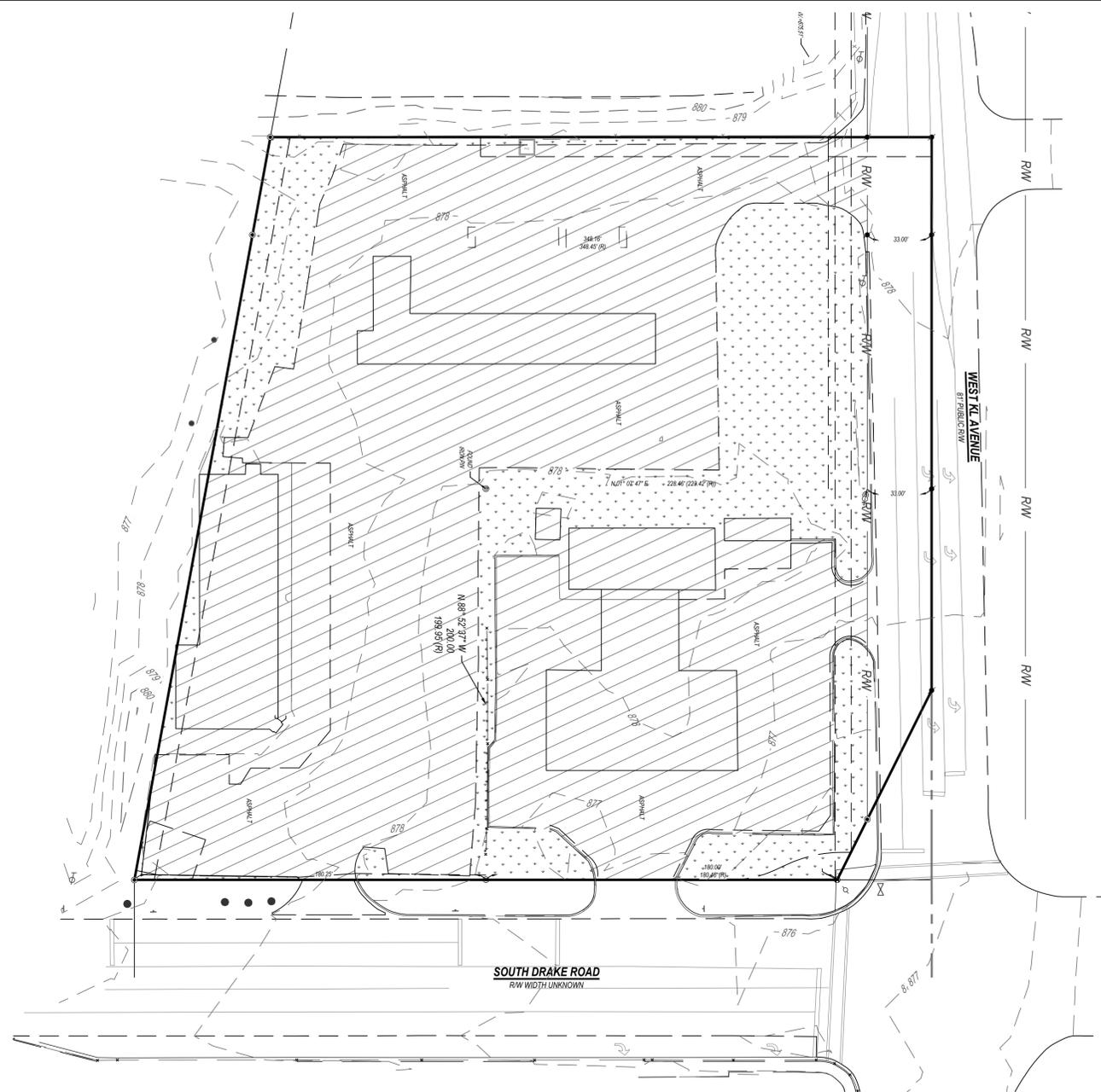
PRELIMINARY GRADING PLAN
REBUILD #2360
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	0 15 30 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. J. STEIGERWALD	11/23/20
P.MGR. J. HIGH	11/23/20
R.VWR. R. PAPOTTO	11/23/20
DRWG. NO.	CG

NO.	REVISIONS	DATE
1	CHANGED DRAINAGE TO REPERFORATED	11/23/20
2	FEEDBACK ISSUED WITH CURRENT PROPOSED PLANS	JAN 08/2021
3	REWORKED PLANS	APR 02/2021

**PRE & POST
DRAINAGE PLAN
REBUILD #2360**
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	0 20 40 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. J. STEIGERWALD	11/23/20
P.MGR. J. HIGH	11/23/20
R.VWR. R. PAPOTTO	11/23/20
DRWG. NO.	CG1



PRE-DEVELOPED DRAINAGE

EXISTING CONDITIONS

- PERVIOUS AREA = 28,360 S.F. (0.65 ACRES)
 - IMPERVIOUS AREA = 100,922 S.F. (2.32 ACRES)
- TOTAL DRAINAGE AREA = 129,282 S.F. (2.97 ACRES)

DETERMINATION OF RUNOFF COEFFICIENT			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	RUNOFF COEFFICIENT
PERVIOUS SITE AREA	28,360	0.65	0.10
IMPERVIOUS SITE AREA	100,922	2.32	0.90
TOTAL SITE AREA	129,282	2.97	
COMPOSITE RUNOFF COEFFICIENT FOR UNDEVELOPED SITE			
$0.65(0.10) + 2.32(0.90) = 2.15 / 2.97 = 0.72$			

Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description	
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr		100-yr
1	SCS Runoff	---	---	3.411	---	4.992	6.335	8.776	10.94	13.27	PRE-DEVELOPED (TO DRAKE)
2	SCS Runoff	---	---	1.338	---	2.799	4.175	6.905	9.511	12.51	POST-DEVELOPED
3	Reservoir	2	---	0.198	---	0.343	0.432	0.572	1.850	3.244	WQ Basin

POST-DEVELOPED DRAINAGE

PROPOSED CONDITIONS

- PERVIOUS AREA = 61,606 S.F. (1.41 ACRES)
 - IMPERVIOUS AREA = 67,676 S.F. (1.56 ACRES)
- TOTAL DRAINAGE AREA = 129,282 S.F. (2.97 ACRES)

DETERMINATION OF RUNOFF COEFFICIENT			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	RUNOFF COEFFICIENT
PERVIOUS SITE AREA	61,606	1.41	0.10
IMPERVIOUS SITE AREA	67,676	1.56	0.90
TOTAL SITE AREA	129,282	2.97	
COMPOSITE RUNOFF COEFFICIENT FOR DEVELOPED SITE			
$1.41(0.10) + 1.56(0.90) = 1.55 / 2.97 = 0.52$			

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.





B-1

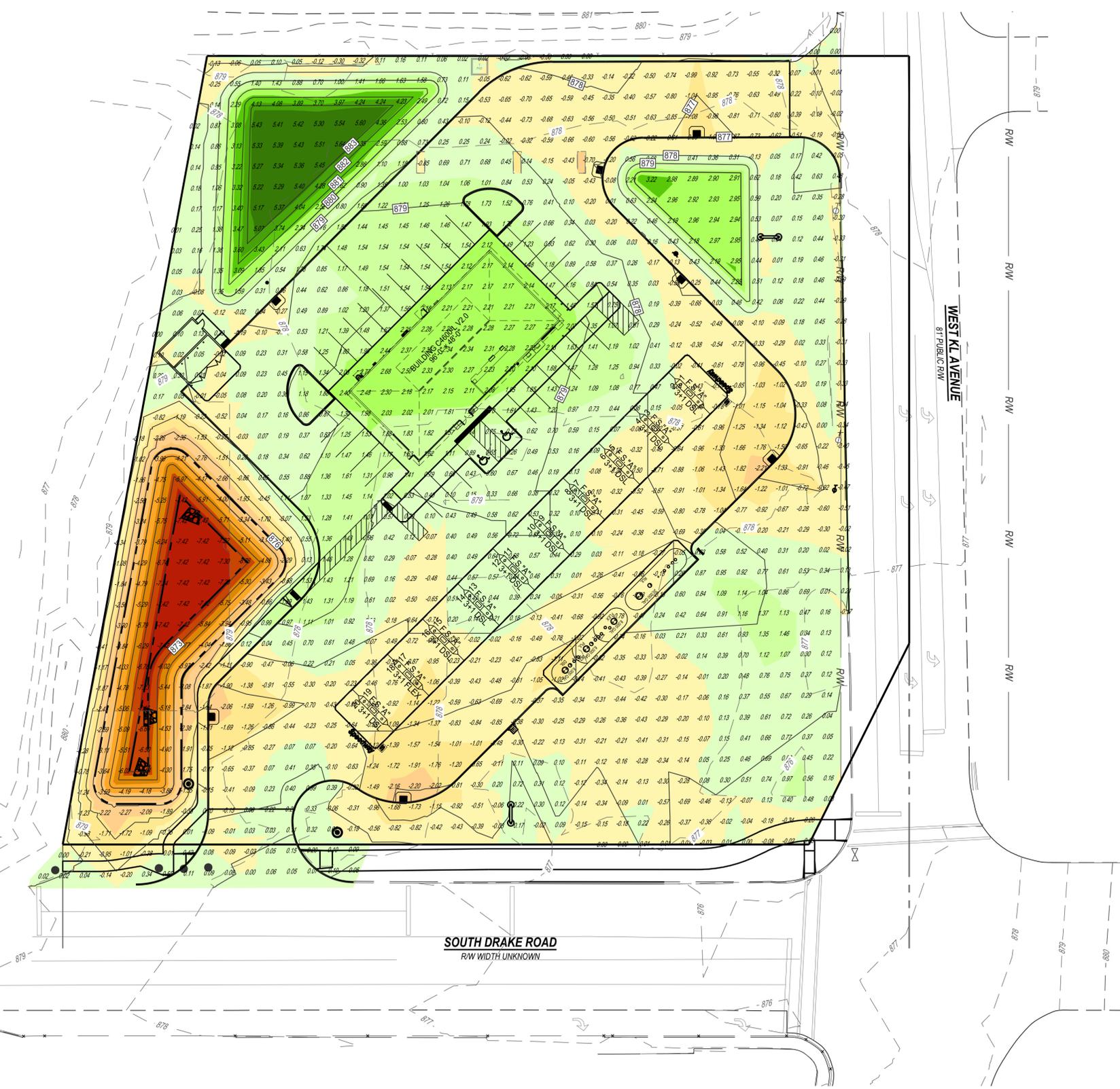
SOIL BORINGS			
BORING	TOPSOIL DEPTH	PAVEMENT DEPTH	AGGREGATE DEPTH
B-1			
B-2			
C-1			
C-2			
P-1			
P-2			
SN-1			
ST-1			

NOTE:
 • SOIL BORINGS HAVE NOT YET BEEN COMPLETED

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-8.000	-7.000	Red
2	-7.000	-6.000	Orange
3	-6.000	-5.000	Light Orange
4	-5.000	-4.000	Yellow-Orange
5	-4.000	-3.000	Yellow
6	-3.000	-2.000	Light Yellow
7	-2.000	-1.000	Yellow-Green
8	-1.000	0.000	Light Green
9	0.000	1.000	Green
10	1.000	2.000	Light Green
11	2.000	3.000	Green
12	3.000	4.000	Light Green
13	4.000	5.000	Green
14	5.000	6.000	Dark Green

CUT AND FILL SUMMARY			
Description	CUT	FILL	
Total Volume (CY)			
Structures	370	560	
UST System	1300	970	
Utilities	650	380	
Surface-to-Surface (Adjusted to subgrade, excludes unsuitable material mounding)	2850	3314	
Off-Site	0	0	
Other	0	0	
Undercut / Poor Soils	0	0	
Environmental Hauloff	670	670	
Structural fill in place of Topsoil		700	
Structural fill in place of Rock		0	
Demo Material (pavement asphalt/concrete, gravel, rock)	3870		
Demo Reuse quantity			
Total	7300	6594	
Soil Net (CY)	CUT 706	No swell	PERCENT SOIL SWELL 25%
	880	Includes 25% Swell	
Assumptions / Limitations of balancing the site:			
1) Geotechnical report not available at the time of design			
2) Mounding added to plans to balance excess cut			
3)			
4)			
5)			
Topsoil Net (CY)	IMPORT 760	No swell	PERCENT TOPSOIL SWELL 25%
	950	Includes 25% Swell	
Excess TOPSOIL and POOR SOIL cut available for mounding in lieu of hauling off-site (CY)			
Proposed additional Surface-to-Surface FILL			
via CAD, consisting only of non-structural material mounds			
Excess TOPSOIL and POOR SOIL haul-off NET (CY)			

Legend	
Structures	Foundations for site features: building, trash enclosure, storage sheds, canopies, signs, light poles, etc.
UST System	Fueling related items: tank cavities, product piping trenches, dispenser sumps, etc.
Utilities	Exterior underground utility items: gas, electric, cable/fiber, telephone, water, sanitary, transformer pad foundations, utility structures, storm piping/detention, etc.
Surface to Surface	Cut & fill between existing and proposed site elevations on the whole site.
Off-Site	Any soil work that is being completed off-site: roadway improvements, utility extensions, signal work, off-property regrading, shared detention, etc.
Other	Any unique items that do not fit in the above categories. Please list origin of soil in parenthesis next to "Other" in description.
Undercut / Poor Soils	Any soils deemed to be poor/unsuitable in Geotech report or by expert on-site.
Env. Hauloff	Any soils deemed to be contaminated in Environmental Report or by expert on-site.
Topsoil	Lists topsoil to be stripped and/or proposed on-site.
Demo Material	Pavement (asphalt or concrete), foundations, gravel, and rock to be hauled off.



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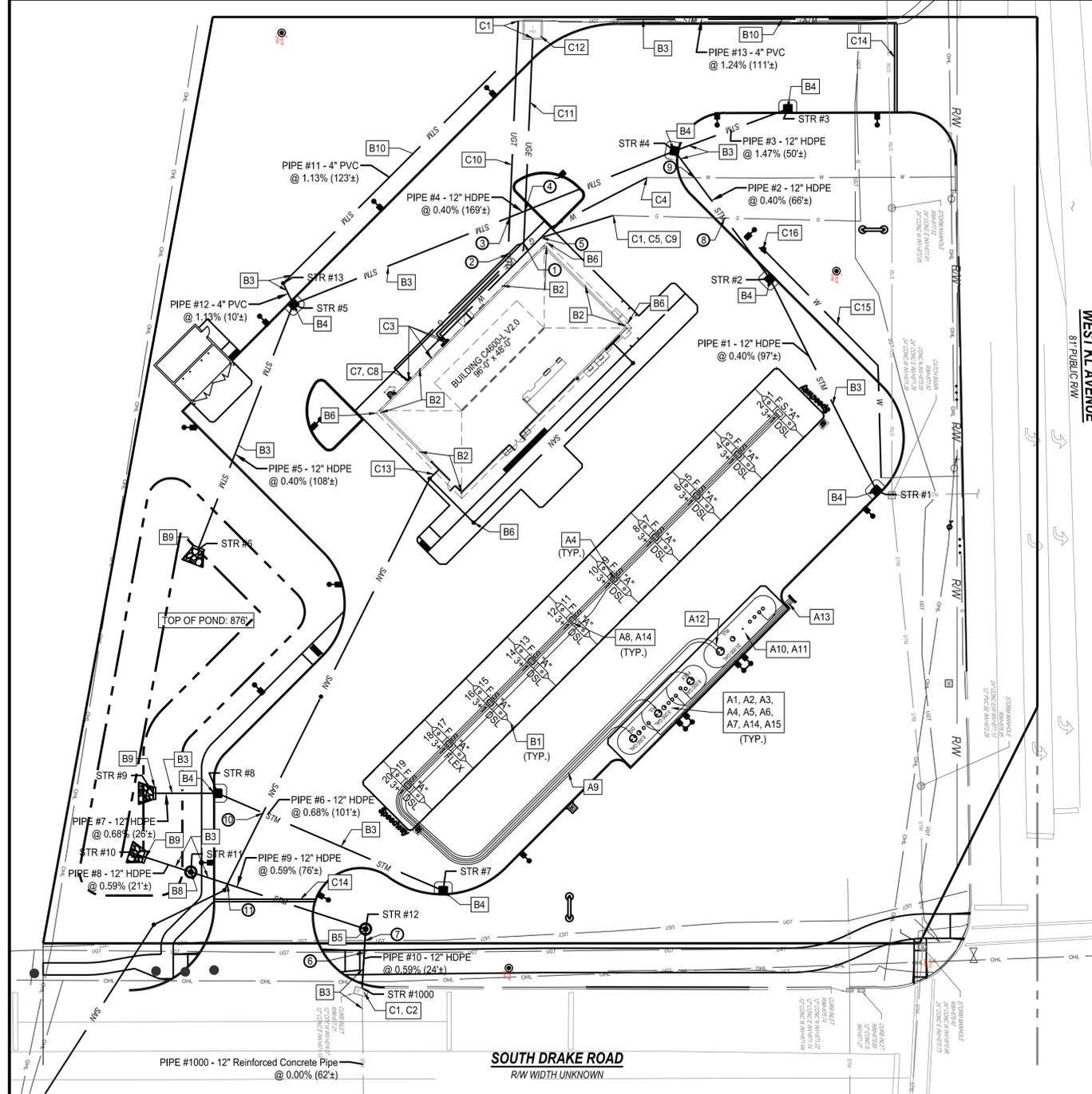


NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
1	CHANGED DRAWING TO REFLECT CURRENT PLAN	11/20/20
2	FEEDBACK INCORPORATED WITH CURRENT PROPOSED PLANS	JAN 2021
3	REVISIONS TO PLANS	APR 2021

CUT & FILL PLAN
REBUILD #2360
 1250 SOUTH DRAKE RD
 KALAMAZOO COUNTY
 KALAMAZOO, MI

BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	0 15 30
GRAPHIC SCALE IN FEET	
DESIGN TEAM	DATE
DGNR. J. STEIGERWALD	11/23/20
P.MGR. J. HIGH	11/23/20
R.WWR. R. PAPOTTO	11/23/20
DRWG. NO.	



PIPING & UTILITIES LEGEND

- NEW PRODUCT PIPING
- NEW VENT PIPING
- STM — STORM SEWER
- SAN — SANITARY SEWER
- G — GAS LINE
- W — WATER LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- OHT — OVERHEAD TELEPHONE LINE
- UGT — UNDERGROUND TELEPHONE LINE

UTILITY CROSSING SCHEDULE

NO.	UTILITY	ELEVATION	CLEARANCE
1	PR. GAS	B/PIPE = 873.65	1.50'
	PR. ELEC	T/PIPE = 872.12	
2	PR. GAS	B/PIPE = 873.65	1.50'
	PR. TELE	T/PIPE = 872.15	
3	PR. TELE	T/PIPE = 872.46	1.50'
	PR. STM	B/PIPE = 873.96	
4	PR. STM	B/PIPE = 873.92	1.50'
	PR. ELEC	T/PIPE = 872.42	
5	PR. GAS	B/PIPE = 873.65	1.50'
	PR. WATER	T/PIPE = 872.15	
6	PR. STM	T/PIPE = 872.25	1.50'
	EX. TELE	B/PIPE = 873.75	
7	PR. STM	T/PIPE = 872.28	1.50'
	EX. TELE	B/PIPE = 873.78	
8	EX. GAS	T/PIPE = 871.65	1.50'
	PR. STM	B/PIPE = 873.15	
9	PR. STM	B/PIPE = 873.06	1.50'
	EX. WATER	T/PIPE = 871.56	
10	PR. STM	B/PIPE = 872.72	1.50'
	PR. SAN	T/PIPE = 871.22	
11	PR. STM	B/PIPE = 871.69	1.50'
	PR. SAN	T/PIPE = 870.19	

STORM CHART

#	STRUCTURE	RIM ELEV.	PIPE INV.
1	2X2 CB	876.16	873.66 (12") SW
2	2X2 CB	876.87	873.27 (12") NE 873.27 (12") SW
3	2X2 CB	876.74	873.74 (12") S
4	2X2 CB	876.97	873.01 (12") NE 873.01 (12") N 873.01 (12") S
5	2X2 CB	877.45	872.33 (12") N 875.12 (4") SW 872.33 (12") E
6	HEADWALL		871.90 (12") W
7	2X2 CB	875.77	873.27 (12") SW
8	2X2 CB	876.33	872.58 (12") NE 872.58 (12") S
9	HEADWALL		872.40 (12") N
10	HEADWALL		871.90 (12") N
11	OUTLET CONTROL STRUCTURE	876.83	871.78 (12") S 871.78 (12") N
12	48" MH	878.21	871.33 (12") S 871.33 (12") E
13	CLEANOUT	878.40	875.22 (4") NW 875.22 (4") NE
1000	EX. CURB INLET	877.43	871.19 (12") W 871.19 (12") E

A. TANKS AND PRODUCT PIPING DETAILS

- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AS INDICATED ON STD-PQ SERIES DRAWINGS.
- ALL NEW INSTALLATIONS AND MODIFICATIONS TO THE UNDERGROUND STORAGE TANK SYSTEM SHALL COMPLY WITH PEI RP100-05, PEI RP300-09, API RP1615 AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- TANKS SHALL BE ANCHORED PER STANDARD DRAWING STD-PQ-5.
- BALLAST TANKS TO 90% FULL WITH CLEAN WATER. AFTER THE TANKS HAVE BEEN PROPERLY COVERED BY OVERBURDEN AND BEFORE PRODUCT IS DELIVERED, THE CONTRACTOR SHALL REMOVE ALL WATER. COORDINATE WITH OWNER'S REPRESENTATIVE FOR DELIVERY OF PRODUCT. ANY WATER REMAINING IN TANKS AFTER PRODUCT DELIVERY SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- INSTALL TANK CONDUIT FROM TANK TO DISPENSER ELECTRICAL EQUIPMENT INSIDE BUILDING PER STD-PQ SERIES DRAWINGS AND MANUFACTURER'S INSTRUCTIONS.
- INSTALL EVO LINE LEAK DETECTION AND ATG SYSTEM, RELATED MANHOLES, CONDUITS, AND JUNCTION BOXES PER DRAWING STD-EVO-550 AND MANUFACTURER'S INSTRUCTIONS. INSTALL TANK INTERSTITIAL SENSORS FURNISHED BY OWNER.
- INSTALL TANK SUMP SENSORS FURNISHED BY OWNER.
- PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S. "A") OF DISPENSERS SHALL BE AS SHOWN. PIPING AND CONDUIT LOCATION AND SPACING UNDER DISPENSERS SHALL BE PER STD-PQ SERIES DRAWINGS.
- INSTALL 2" DIRECT-BURY SOLID WALL PRODUCT PIPING (UPP DOUBLE WALL) PER MANUFACTURER'S RECOMMENDATIONS AND SERIES STD-PQ DRAWINGS. THE PIPE, APPURTENANCES (INCLUDING BULKHEAD ENTRY FITTINGS), AND MISC. MATERIALS NECESSARY TO ASSEMBLE SYSTEM SHALL BE OWNER SUPPLIED.
- INSTALL SIPHON LINES PER DETAILS ON THE STD-PQ SERIES DRAWINGS.
- INSTALL MANIFOLD PER DETAILS ON THE STD-PQ SERIES DRAWINGS.
- INSTALL A SECOND FILL PIPE ON TANKS PER DETAILS ON THE STD-PQ SERIES DRAWINGS.
- SUPPLY AND INSTALL 2" SINGLEWALL FIBERGLASS VENT LINES AND RELATED EQUIPMENT. CONTRACTOR TO LOCATE VENT STACKS A MINIMUM OF 10' AWAY FROM ELECTRICAL EQUIPMENT AND EXISTING BUILDING STRUCTURES.
- FUTURE FUEL LINE TO BE RUN TO EACH DISPENSER. LINE IS TO BE CAPPED AT EACH DISPENSER WHERE THE LINE IS NOT BEING USED (AND IN FUTURE FUEL SUMP).
- CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING OBSERVATION WELLS THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SUCH WELLS THAT ARE DAMAGED DURING CONSTRUCTION. IF DAMAGE TO AN EXISTING WELL IS INEVITABLE, CONTRACTOR SHALL INCLUDE COST TO REPAIR OR REPLACE IN BASE BID.

B. STORM PIPING

- A CLEANOUT SHALL BE INCLUDED AT EVERY CANOPY COLUMN WITH A DOWNSPOUT THAT IS CONNECTED TO THE STORM DRAINAGE SYSTEM AS INDICATED PER DRAWING STD-SCB-1.
- BUILDING DOWNSPOUTS SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM AS INDICATED.
- SUPPLY AND INSTALL STORM DRAINAGE PIPING AS SHOWN PER STANDARD DRAWING SERIES STD-CUD.
- SUPPLY AND INSTALL (7) STANDARD DUTY CATCH BASINS, WITH SPIDER DRAINS, INCLUDING CONCRETE COLLAR IF IN ASPHALT PAVEMENT PER DRAWING STD-CUD-1.
- SUPPLY AND INSTALL (1) STANDARD DUTY MANHOLE, INCLUDING CONCRETE COLLAR IF IN ASPHALT PAVEMENT, PER DRAWING STD-CUD-1.
- SUPPLY AND INSTALL CLEAN OUTS AT LOCATIONS SHOWN PER DRAWING STD-CUD-1 AND STD-SCB-1.
- SUPPLY AND INSTALL RIP-RAP AS SHOWN PER DRAWING STD-CUD-2.
- SUPPLY AND INSTALL (1) OUTLET CONTROL STRUCTURE PER DETAIL AND PER STANDARD DRAWING STD-CUD-1.
- CONSTRUCT (3) HEADWALLS IN POND PER DRAWING STD-CUD-3.
- SUPPLY AND INSTALL SUBSURFACE DRAIN AS SHOWN PER DRAWING STD-CUD-2.

C. UTILITIES

- VERIFY ALL SERVICE UTILITY ROUTINGS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. VERIFY ALL UTILITY CLEARANCES ARE MAINTAINED PER LOCAL CODE.
- ALL WORK WITHIN RIGHT-OF-WAY SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.
- SITE CONTRACTOR TO BRING UTILITIES WITHIN 5' OF BUILDING AT LOCATIONS SHOWN. COORDINATE ALL BUILDING UTILITY CONNECTIONS WITH BUILDING DRAWINGS.
- WATER COMPANY SHALL FURNISH AND INSTALL 2" COPPER WATER LINE FROM METER TO EXISTING 2" WATER LATERAL. LOCAL WATER COMPANY SHALL FURNISH AND INSTALL A 2' METER. CONTRACTOR SHALL INSTALL THE WATER LINE FROM THE METER TO THE BUILDING SERVICE PER THE BUILDING DRAWINGS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH WATER COMPANY.
- CONTRACTOR SHALL FURNISH AND INSTALL 1.25" GAS LINE FROM METER TO NEW TAP. THE CONTRACTOR SHALL INSTALL THE GAS LINE FROM THE METER TO THE BUILDING SERVICE PER THE BUILDING DRAWINGS AND AT LEAST 36 INCHES BELOW FINISH GRADE. IF NATURAL-GAS PIPING IS INSTALLED LESS THAN 36 INCHES BELOW FINISH GRADE, INSTALL IT IN CONTAINMENT CONDUIT. CONTRACTOR SHALL COORDINATE INSTALLATION WITH GAS COMPANY.
- INSTALL UNDERGROUND, PE, NATURAL-GAS PIPING ACCORDING TO ASTM D2774.
- INSTALL SHUTOFF VALVE DOWN STREAM FROM GAS METER AND OUTSIDE OF BUILDING AT GAS SERVICE ENTRANCE.
- INSTALL SERVICE METERS TO COMPLY WITH GAS COMPANY REQUIREMENTS.
- UNDERGROUND, NATURAL-GAS PIPING SHALL BE PE PIPE AND FITTINGS JOINED BY HEAT FUSION OR MECHANICAL COUPLINGS; SERVICE-LINE RISERS WITH TRACER WIRE TERMINATED IN AN ACCESSIBLE LOCATION.
- CONTRACTOR SHALL FURNISH AND INSTALL (1) 2" PVC CONDUIT WITH PULL STRING FROM TELEPHONE SERVICE CONNECTION TO BUILDING.
- NEW UNDERGROUND 120/208V THREE PHASE ELECTRIC SERVICE SHALL BE INSTALLED PER BUILDING DRAWINGS. CONTRACTOR SHALL INSTALL CONDUITS AND CONDUCTORS FROM PAD MOUNTED TRANSFORMER TO BUILDING. CONTRACTOR SHALL SUPPLY AND INSTALL CONDUITS FOR PRIMARY POWER AS SPECIFIED BY LOCAL POWER COMPANY FROM POWER POLE TO TRANSFORMER. PRIMARY POWER CONDUCTORS SUPPLIED AND INSTALLED BY LOCAL POWER COMPANY.
- INSTALL CONCRETE TRANSFORMER PAD AT LOCATION INDICATED PER REQUIREMENTS OF LOCAL POWER COMPANY, INCLUDING ANY REQUIRED BOLLARDS.
- INSTALL 6" PVC SANITARY SEWER LINE FROM BUILDING TO APPROPRIATE SERVICE LATERAL PER FIELD CONDITIONS. MINIMUM SLOPE SHALL BE 1.0%. INSTALL CLEAN-OUTS EVERY 100' ALONG SEWER LINE.
- INSTALL 3" PVC SLEEVE FOR IRRIGATION LINES UNDER APPROACHES.
- SUPPLY AND INSTALL 6" DUCTILE IRON CLASS 54 WATER MAIN PER CITY OF KALAMAZOO STANDARDS.
- INSTALL FIRE HYDRANT PER CITY OF KALAMAZOO STANDARDS.

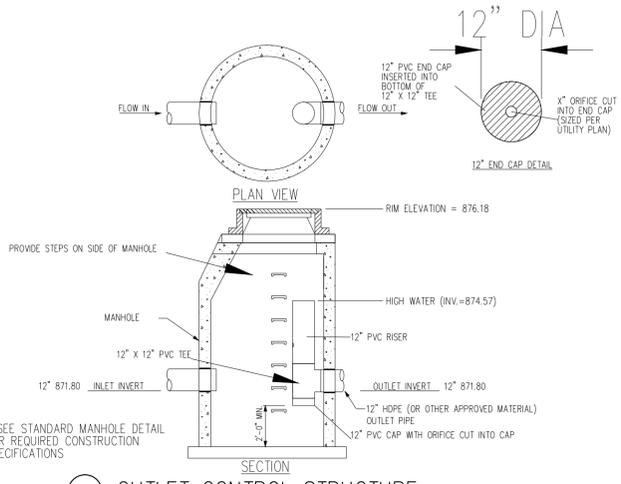
CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

CONTRACTOR TO VERIFY THE EXISTING SANITARY LATERALS FROM THE SPEEDWAY LAUNDRYMAT, AND CAR WASH TO DETERMINE THE LOCATIONS AND INVERTS OF THE CONNECTIONS AT THE SANITARY MAIN. ONCE LOCATIONS AND INVERTS HAVE BEEN ESTABLISHED, THE VIABILITY OF THE REUSE OF THE LATERALS FOR THE PROPOSED DEVELOPMENT WILL BE DETERMINED.

CONTRACTOR SHALL VERIFY INVERT ELEVATIONS AND OTHER CRITICAL DIMENSIONS LISTED ON THESE DRAWINGS WHERE UTILITY TIE-INS ARE TO BE MADE. VERIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF NEW UTILITIES. ANY SIGNIFICANT DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

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**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171



OUTLET CONTROL STRUCTURE
SCALE: NOT TO SCALE

NOT FOR CONSTRUCTION

Speedway
Prepared By: J. Steigerwald
Checked By: R. Papotto
Encl. CH 15329
and Construction Dept.

NO.	REVISIONS	DATE
1	CHANGED DRAWING TO REPRESENT CURRENT	11/23/20
2	FEEDBACK FROM CURRENT PROJECTING PLANS	JMS 11/23/20
3	REVISIONS TO PLANS	11/23/20

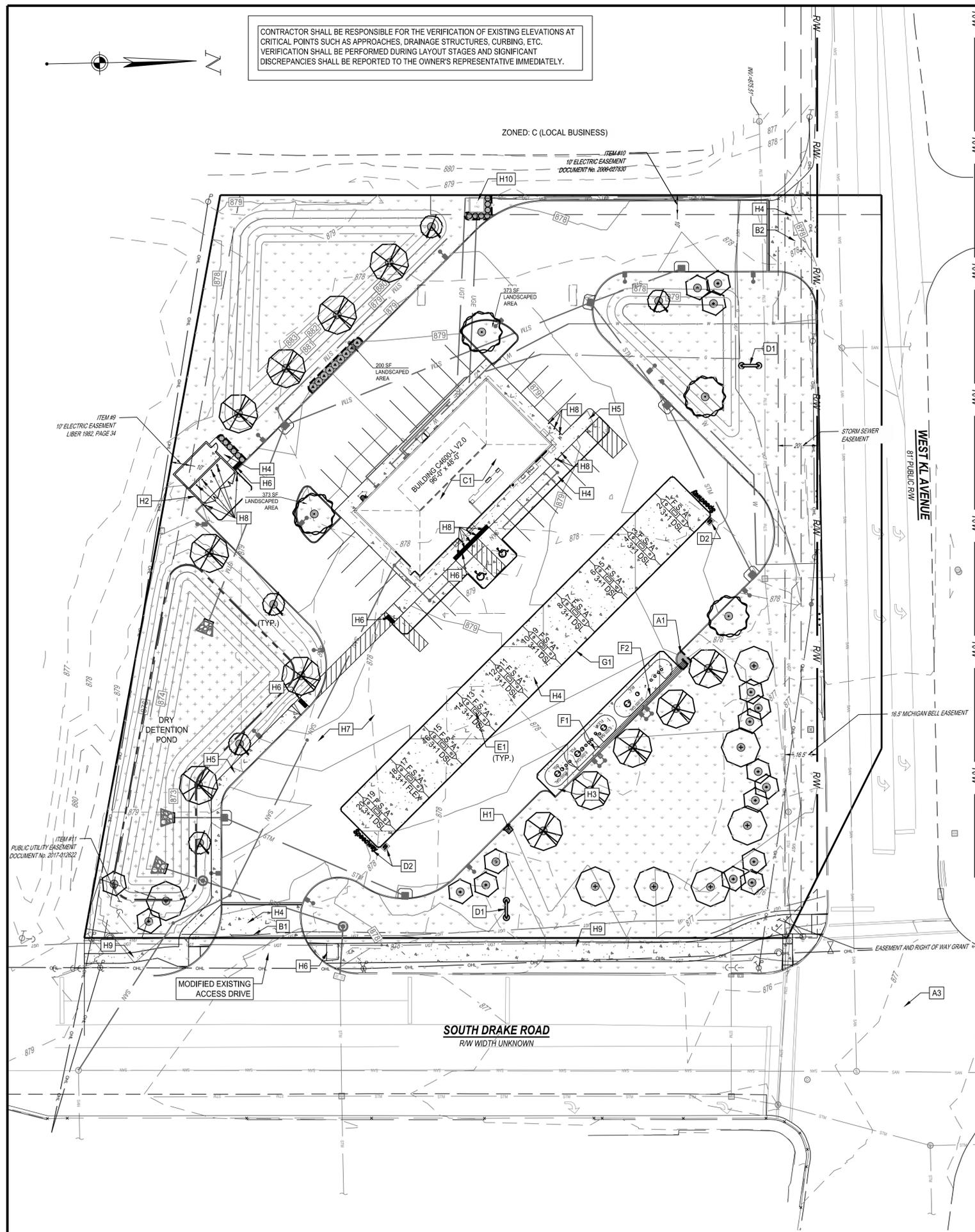
PIPING & UTILITIES PLAN
REBUILD #2360
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	0 15 30 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. J. STEIGERWALD	11/23/20
P.MGR. J. HIGH	11/23/20
R.VWR. R. PAPOTTO	11/23/20
DRWG. NO.	



CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF EXISTING ELEVATIONS AT CRITICAL POINTS SUCH AS APPROACHES, DRAINAGE STRUCTURES, CURBING, ETC. VERIFICATION SHALL BE PERFORMED DURING LAYOUT STAGES AND SIGNIFICANT DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

ZONED: C (LOCAL BUSINESS)



- A. GENERAL LANDSCAPE NOTES**
- CONTRACTOR TO INSTALL MULCH AROUND VENT PIPES AS SHOWN
- B. SITE WORK**
- EXISTING CONCRETE APPROACH
 - PROPOSED CONCRETE DRIVE APPROACH
- C. BUILDING**
- STANDARD BUILDING
- D. EXTERIOR APPEARANCE & SIGNAGE**
- GOAL POST SIGN
 - CANOPY SIGNAGE
- E. DISPENSERS**
- DISPENSERS, SUMPS, AND ISLANDS
- F. UNDERGROUND STORAGE TANKS**
- AUTO DIESEL, ETHANOL FLEX FUEL, AND PREMIUM TANK
 - UNLEADED TANK
- G. CANOPY**
- CAR ISLAND CANOPY
- H. YARD**
- AIR ISLAND
 - TRASH ENCLOSURE
 - CONCRETE TANK SLAB
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - ADA ACCESSIBLE RAMP
 - ASPHALT PAVEMENT
 - BOLLARDS
 - BIKE PATH
 - TRANSFORMER PAD

LANDSCAPE PLANT MATERIAL SCHEDULE

TREES	SIZE	SPACING	QTY
QUERCUS RUBRA NORTHERN RED OAK	2" CAL.	AS SHOWN	7
CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" CAL.	AS SHOWN	4
GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE	2" CAL.	AS SHOWN	12
AMELANCHIER LAEVIS SMOOTH SERVICEBERRY	1.5" CAL. 8'-10" HT.	AS SHOWN	5
CERCIS CANADENSIS EASTERN REDBUD	1.5" CAL. 8'-10" HT.	AS SHOWN	17

SHRUBS & ACCENTS	SIZE	SPACING	QTY
BUXUS MICROPHYLLA JAPONICA 'WINTERGREEN' WINTERGREEN BOXWOOD	18" HT.	3'-0" O.C.	13
CORNUS STOLONIFERA RED OSIER DOGWOOD	18" HT.	3'-0" O.C.	9

GROUNDCOVERS	SIZE	QTY
SOD PER LOCAL SPECIFICATIONS		56,425 SF
SEED PER LOCAL SPECIFICATIONS		7,768 SF

MULCH

- ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF SHREDDED HARDWOOD MULCH
- CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

LANDSCAPE REQUIREMENTS

STREET RIGHT OF WAY GREENBELT

SOUTH DRAKE ROAD (360 LF)	
REQUIRED WIDTH:	20 FT
PROPOSED WIDTH:	20 FT
REQUIRED CANOPY TREES:	4 (1 PER 100 LF)
PROPOSED CANOPY TREES:	4
REQUIRED ORNAMENTAL TREES:	8 (2 PER 100 LF)
PROPOSED ORNAMENTAL TREES:	8

WEST KL AVENUE (390 LF)	
REQUIRED WIDTH:	20 FT
PROPOSED WIDTH:	20 FT
REQUIRED CANOPY TREES:	4 (1 PER 100 LF)
PROPOSED CANOPY TREES:	4
REQUIRED ORNAMENTAL TREES:	8 (2 PER 100 LF)
PROPOSED ORNAMENTAL TREES:	8

PARKING LOT	
REQUIRED LANDSCAPED AREA:	850 SF (25 SF PER PARKING STALL)
PROPOSED LANDSCAPED AREA:	946 SF
REQUIRED CANOPY TREE:	5 (1 PER 200 SF OF REQUIRED LA AREA)
PROPOSED CANOPY TREE:	5
REQUIRED SHRUBS:	9 (2 PER 200 SF OF REQUIRED LA AREA)
PROPOSED SHRUBS:	9

INTERIOR SITE LANDSCAPING	
REQUIRED LANDSCAPED AREA:	13,706 SF (10% OF DEVELOPED AREA)
PROPOSED LANDSCAPED AREA:	60,900 SF
REQUIRED CANOPY TREE:	10 (1 PER 1500 SF OF REQUIRED LA AREA)
PROPOSED CANOPY TREE:	10
REQUIRED UNDERSTORY TREE:	6 (1 PER 2500 SF OF REQUIRED LA AREA)
PROPOSED UNDERSTORY TREE:	6

LEGEND

- PROP. CURB
- PROP. SPADE EDGE
- PROP. CONCRETE
- - - - - EXISTING CONTOUR
- XXX— NEW CONTOUR
- STM— STORM SEWER
- SAN— SANITARY SEWER
- G— GAS LINE
- W— WATER LINE
- OHL— OVERHEAD ELECTRIC LINE
- UGL— UNDERGROUND ELECTRIC LINE
- OHT— OVERHEAD TELEPHONE LINE
- UGT— UNDERGROUND TELEPHONE LINE
- EASEMENT LINE
- - - - - SOD LIMIT

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS; BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



NOT FOR CONSTRUCTION

Speedway
Prepared By: Speedway
Engineering and Construction Dept.
Enon, OH 45329

NO.	REVISIONS	DATE
1	CHANGED DRIVE TO DEPTH/HEIGHT/OUT	11/23/20
2	FEEDBACK INCORPORATED WITH CURRENT PROPOSED PLANS	JMS/HRP/11/23/20
3	REVISIONS TO PLANS	11/23/20

LANDSCAPE PLAN
REBUILD #2360
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

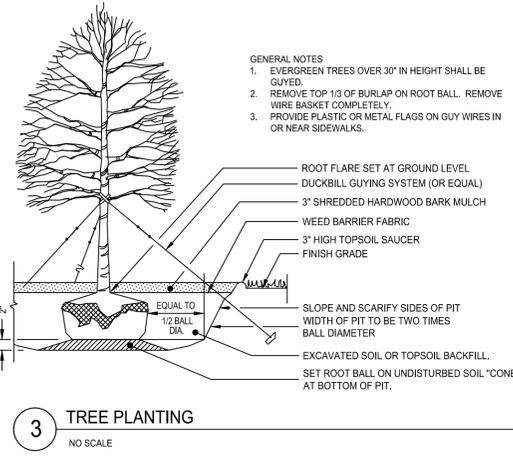
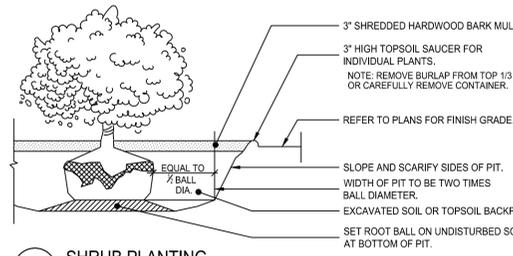
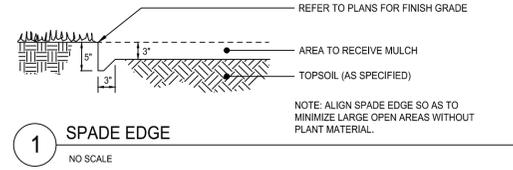
BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	0 15 30
GRAPHIC SCALE IN FEET	
DESIGN TEAM	DATE
DGNR. M. SANTANA	11/23/20
P.MGR. E. LALONE	11/23/20
R.VWR. R. PAPOTTO	11/23/20
DRWG. NO.	LP

A. GENERAL NOTES

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. ALL MATERIAL SHALL ALSO CONFORM TO THE SPEEDWAY SPECIFICATIONS SECTION 32840 - PLANTING IRRIGATION, SECTION 329200 - TURF AND GRASSES, AND SECTION 329300 - PLANTS. FOR ANY SPECIFICATION CONFLICTS, THE AMERICAN STANDARD FOR NURSERY STOCK IS THE CONTROLLING SPECIFICATION.
- IF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST ARE FOUND, CONTACT THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR LANDSCAPE PORTION OF WORK.
- ALL NEW LANDSCAPE PLANTING SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY OWNER'S REPRESENTATIVE. AT THE END OF THIS PERIOD, PLANT MATERIAL DEEMED AS DEAD OR UNSATISFACTORY BY OWNER'S REPRESENTATIVE SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED. RECOMMEND HARDIER AND SALT TOLERANT VEGETATION FOR COLD WEATHER REGIONS.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED AND PROTECTED FROM DAMAGING WIND AND SUN, WATERED DAILY AND PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS OR GET DAMAGED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS SHOWN ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION SHOWING GENUS, SPECIES, AND VARIETY AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. AFTER REMOVAL OF NOTED ITEMS AND LOOSENING OF SUBSOIL, AMEND EXISTING OR PURCHASED TOPSOIL TO PROVIDE A WELL-DRAINING PLANTING MEDIUM THAT MEETS THE OPTIMUM GROWING REQUIREMENTS OF THE SPECIFIED PLANTS. A FULL 4 INCH LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX IN ALL PLANTING BEDS AND HEDGEROWS.
- ALL PLANTS, INCLUDING TREES, SHRUBS, GROUND COVER, AND FLOWERS, SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- GROUND COVER AND FLOWERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE BEFORE DIGGING. TREES AND SHRUBS SHALL HAVE A FINISH GRADE OF +1 INCH MAXIMUM TO ORIGINAL GRADE. WHERE HEAVY POORLY DRAINING SOILS ARE ENCOUNTERED SEEK APPROVAL FROM OWNER'S REPRESENTATIVE TO PLANT THE MATERIAL HEIGHT THAN EXISTING GRADE TO AVOID DROWNING.
- SIZE OF VEGETATION DEPICTED ON DRAWING IS A MATURE-SIZED REPRESENTATION AND IS NOT INDICATIVE OF SIZE OF ITEM AT PLANTING.
- REFER TO PLAN CALLOUTS FOR ALL LANDSCAPE AREAS REQUIRING MULCH BEDDING. GRAVEL MULCH SHALL BE USED IN NARROW AREAS FOR LANDSCAPING BETWEEN THE BUILDING AND THE SIDEWALK, OR IN ANY MULCH BEDS ALONG SIDEWALKS OR PARKING SPACES. USE DARK BROWN, SHREDDED, HARDWOOD MULCH IN ALL OTHER LOCATIONS (UNLESS OTHERWISE DENOTED ON THE PLAN AND/OR REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION).
- TREES ARE TO BE A MINIMUM OF 3 FEET AWAY FROM ANY HARDSCAPE FEATURE SUCH AS CURBS, WALKS, ETC. TREES SHALL HAVE A ROOT BARRIER SYSTEM IF WITHIN 3-5 FEET OF ANY HARDSCAPE FEATURE.
- MAINTAIN 3 FEET MINIMUM FROM THE NEAREST DRIPLINE/ROOT BALL EDGE OF PLANTED TREES TO THE NEAREST EDGE OF ANY UTILITY LINES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCING WORK AND PROVIDE A ROOT BARRIER SYSTEM FOR TREES WITHIN 3-5 FEET OF UTILITY LINES.
- ALL AREAS NOTED "GRADE AND TURF" AND "MULCHED PLANT BED" WILL RECEIVE TOP SOIL AS INDICATED IN SPEEDWAY SPECIFICATIONS. FOR NON-IRRIGATION SITES, WATER LAWN FOR 30 DAYS POST TURNOVER DATE.
- ALL VEGETATION AND LANDSCAPING PROPOSED WITHIN THE RIGHT-OF-WAY IS ONLY ALLOWED IF REQUIRED BY LOCAL JURISDICTION AGENCY.
- ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT PER MANUFACTURER'S RECOMMENDATIONS AND WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- ALL STORM WATER DETENTION BASINS SHALL HAVE GRASS COVERAGE UNLESS LOCAL CODE DICTATES OTHER TYPE OF VEGETATION TREATMENT OR AS CALLED OUT ON THE LANDSCAPING PLAN.
- USE GRASSES FOR SEEDING BY SPECIES THAT ARE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "JOURNAL OF SEED TECHNOLOGY"; RULES FOR TESTING SEEDS FOR PURITY AND GERMINATION TOLERANCES". ALSO, SEED SPECIES ARE TO BE SITE SPECIFIC STATE-CERTIFIED SEED OF GRASS SPECIES AS STATED ON DRAWINGS.
- 21A. WHEN SEEDING, EVENLY DISTRIBUTE SEED BY SOWING THE SPREADER OR SEEDING MACHINE IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER PER SEEDING RATE LISTED ON DRAWINGS. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH A FINE SPRAY. PROTECT SEEDED AREAS BY SPREADING STRAW MULCH AT A RATE OF 2 TONS/ACRE WITH 1-1/2 INCHES IN LOOSE THICKNESS.
- 21B. WHEN SEEDING BY HYDROSEEDING MIX, PROVIDE SLOW-RELEASE FERTILIZER, AND FIBER MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. UNIFORMLY BLEND INTO HOMOGENEOUS SLURRY. APPLY THE SLURRY UNIFORMLY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 150 LB/ACRE DRY WEIGHT, AND SEE COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.
- WHEN USING TRUFGRASS SOD THE QUALITY WILL COMPLY WITH "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN TPIS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING".
- 22A. LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD WITH TIGHTLY FITTED JOINTS, OFFSETTING JOINTS IN ADJACENT COURSES; DO NOT STRETCH OR OVERLAP; TAMP AND ROLL LIGHTLY. FILL MINOR CRACKS BETWEEN PIECES OF SOD WITH SOIL OR SAND. LAY SOD ACROSS ANGLE OF SLOPES EXCEEDING 1:3. ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK, WATER DAILY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.

B. IRRIGATION NOTES

- CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTER AREAS AS SHOWN THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE IRRIGATION SYSTEM SHALL CONFORM TO SPEEDWAY SPECIFICATIONS SECTION 328400 - "PLANTING IRRIGATION".
- PROVIDE HYDRAULIC ANALYSIS OF CRITICAL FLOW RATE (GPM) AND STATIC PRESSURE REQUIRED FOR SYSTEM TO FUNCTION AS DESIGNED.
- CONFIRM EXISTING WATER SOURCE AVAILABLE FLOW RATE (GPM), STATIC PRESSURE AT POINT OF CONNECTION AND SERVICE LINE SIZE AT POINT OF CONNECTION. CONTRACTOR NOTE: NOTIFY SPEEDWAY IF WATER SOURCE DOES NOT COMPLY WITH HYDRAULIC ANALYSIS REQUIREMENTS.
- LOCATE AND IDENTIFY TYPE / SIZE OF DEDICATED WATER METER AND BACKFLOW PREVENTER ON PLANS.
- DESIGN SEPARATE ZONES FOR TURF AND MIXED LANDSCAPE (TREES, SHRUBS, PERENNIALS OR GROUNDCOVER).
- SHRUBS, GROUNDCOVER AND TREES SHOULD BE IRRIGATED WITH DRIP IRRIGATION.
- PROVIDE DRIP PLANT IRRIGATION, WITH A FLOW METER, FOR LANDSCAPED AREAS WHERE TYPICAL SPRAY IRRIGATION LINES CANNOT BE UTILIZED.
- TURF SHALL BE IRRIGATED WITH 6 INCH POP-UP SPRINKLERS.
- LIST OF SPRINKLER NOZZLES THAT ARE ACCEPTABLE TO SPEEDWAY: HUNTER MPROTATOR, RAIN BIRD HE-VAN SPRAY NOZZLE, AND TORO PRECISION SPRAY NOZZLE.
- PROVIDE A DETAIL SHEET OR MANUFACTURERS SPECIFICATIONS FOR CONTROLLER, VALVES, DRIPLINE, HEADS, AND PIPES.
- MINIMUM 2 YEAR MANUFACTURER WARRANTEE ON IRRIGATION PRODUCTS.
- CONTROLLER TYPE, SIZE AND LOCATION SHALL BE IDENTIFIED ON PLANS ALONG WITH POWER REQUIREMENTS AND CONNECTIONS.
- LOCATE ALL SLEEVING ON PLANS FOR HARD SURFACE CROSSINGS. SLEEVES SHOULD BE CALLED OUT AS 3 INCH PVC PIPE WITH 18" MIN COVER UNDER APPROACHES/PAVEMENT AND CAPPED ENDS AT 3' BEYOND BACK OF CURB. PIPE WILL BE UTILIZED FOR IRRIGATION LINES GOING UNDER PAVEMENT BETWEEN PLANTING BEDS.
- ALL IRRIGATION PIPE SHALL BE SIZED ON THE PLAN.
- SHOW ALL CONTROL VALVES, PRESSURE REDUCERS, QUICK COUPLERS AND IRRIGATION HEADS. VALVE BOXES TO BE LOCATED IN LAWN AREAS, INSTALL QUICK COUPLERS AND 90° INTERVALS AT PERIMETER OF PAVEMENTS AND CURBS.
- PROVIDE FLOW SENSOR ON EACH SYSTEM THAT WILL SHUT DOWN A ZONE OR MAINLINE IF A LEAK IS DETECTED.
- PROVIDE SMART CONTROL SYSTEM THAT EMPLOYS EITHER A CLIMATE SENSOR OR MOISTURE SENSOR TO AUTOMATICALLY ADJUST THE IRRIGATION OPERATIONAL PROGRAM TO MEET THE ACTUAL PLANT WATER REQUIREMENTS.
- PROVIDE A DETAIL AND OR NOTES THAT DEFINE PIPE DEPTHS, MAINLINE, LATERALS AND SLEEVES AND PIPE LOCATION RELATIVE TO CURBS AND HARDSCAPES.
- NO IRRIGATION HEADS, VALVES, LINES OR OTHER IRRIGATION FIXTURES AND IMPROVEMENTS TO BE WITHIN 36 INCHES FROM BACK OF CURB TO PROTECT SYSTEM FROM VEHICULAR DAMAGE. PUT THE IRRIGATION HEADS, VALVES OR LINES AT THE BACK OF NARROW LANDSCAPED AREAS. CONTRACTOR TO ADJUST SPRINKLER HEADS TO ACCOMMODATE 36 INCH MIN. STRIP OF GRASS BEHIND THE CURB. INSTALL IRRIGATION LINES WITH 12" MIN. COVER.
- PREVENT OVERSPRAY ONTO BUILDINGS, STRUCTURES, SIGNS, SIDEWALKS OR DRIVES.



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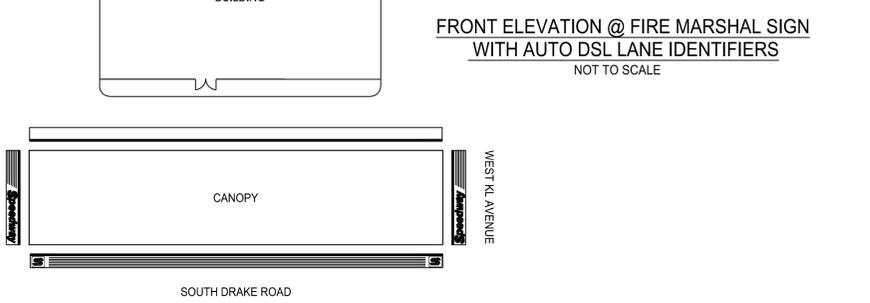
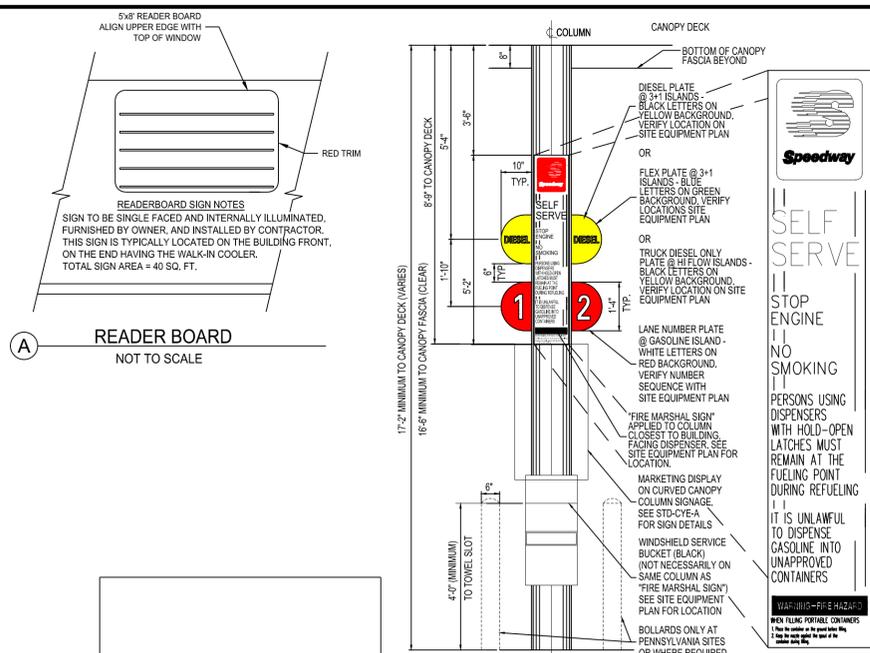
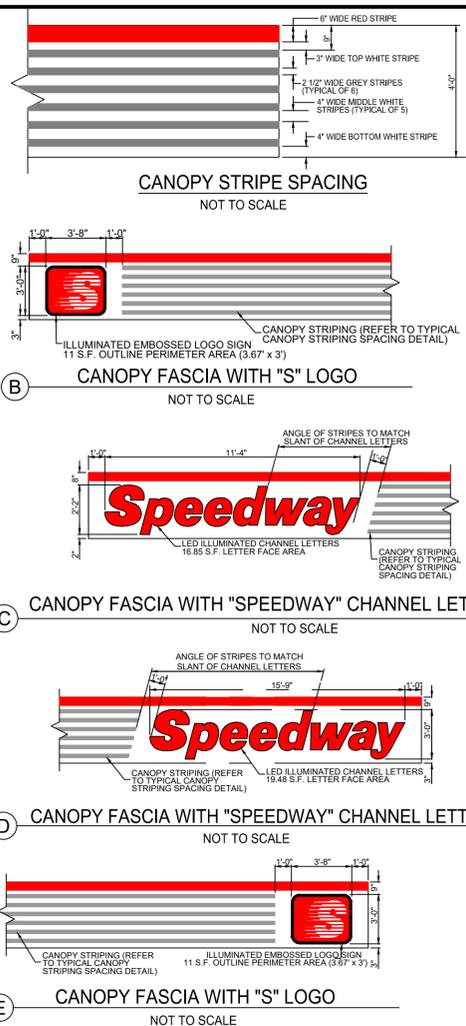
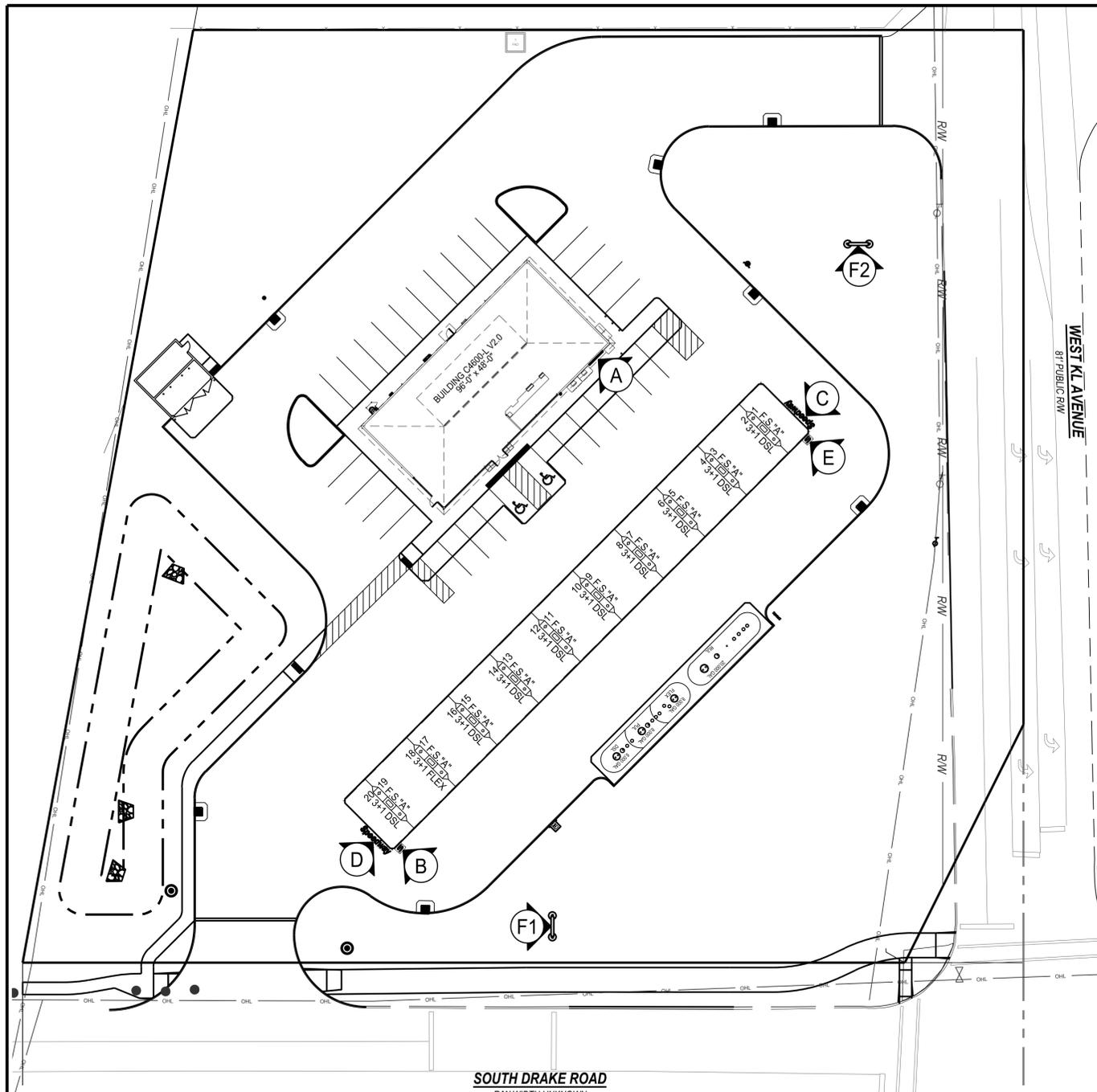
NOT FOR CONSTRUCTION

Speedway
Prepared By: Speedway
and Construction Dept.
Encl. 01H 16329

NO.	REVISIONS	DATE	DESIGNER/PROJECT MANAGER/DATE
1	CHANGED DRAWING TO REPERFORATE OUT	11/20/21	JAMES HENRI
2	FEEDBACK RECEIVED WITH CURRENT PROPOSED PLANS		
3	REBIDDED FEEDBACK	02/02/2021	

PLANTING DETAILS
REBUILD #2360
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	NO SCALE
DESIGN TEAM	DATE
DGNR. M. SANTANIA	11/23/20
P.MGR. E. LALONE	11/23/20
R/WVR. R. PAPOTOTI	11/23/20
DRWG. NO.	LP1



GRAPHICS - INSTALLATION

ITEM	FURNISHED BY:	INSTALLED BY:	REMARKS
DISPENSER DECALS	V	V	
FIRE MARSHAL SIGN	O	C	SEE SITE EQUIPMENT PLAN
LANE NUMBER PLATES	O	C	SEE SITE EQUIPMENT PLAN
BUILDING READERBOARD	O	V	
CANOPY FASCIA SIGNS	V	V	ELECTRICAL BY CONTRACTOR
BUILDING ADDRESS NUMERALS	O	V	

O - OWNER V - OWNER'S VENDOR C - CONTRACTOR

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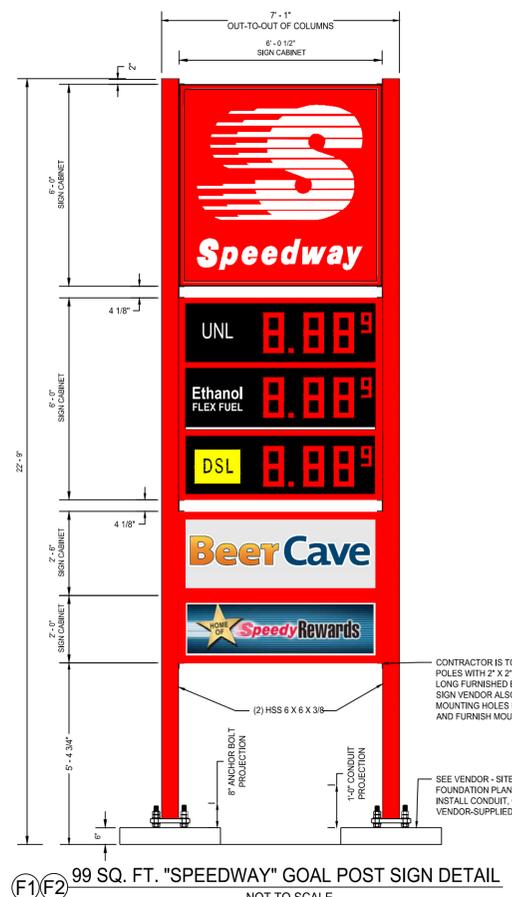


CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

SIGNAGE

REF. LET.	LOCATION	MESSAGE	ILLUMINATION	DIMENSION	AREA
BUILDING - SEE GRAPHICS CONTROL DRAWING					
A	BUILDING WALL	READER BOARD	ILLUMINATED	5' x 8'	40.0 SF
BUILDING TOTAL					
40.0 SF					
CANOPY - SEE GRAPHICS CONTROL DRAWING					
B	LONG SIDE (E)	MOVING "S" LOGO	ILLUMINATED	3.66 x 3	11.0 SF
C	SHORT SIDE (N)	SPEEDWAY	ILLUMINATED	LETTER FACING	46.5 SF
D	SHORT SIDE (S)	SPEEDWAY	ILLUMINATED	LETTER FACING	46.5 SF
E	LONG SIDE (E)	MOVING "S" LOGO	ILLUMINATED	3.66 x 3	11.0 SF
CANOPY TOTAL					
115 SF					
GROUND MOUNT - SEE SIGN DRAWING					
F1	ALONG SOUTH DRAKE ROAD	TRADEMARK/PRICE	ILLUMINATED		99 SF
F2	ALONG WEST KL AVENUE	TRADEMARK/PRICE	ILLUMINATED		99 SF
GROUND MOUNT TOTAL					
198 SF					
SITE TOTAL					
353 SF					

- A. GENERAL NOTES**
- ALL SIGNAGE SHALL BE INSTALLED AT LEAST FOUR WEEKS PRIOR TO THE DAY OF "TURNOVER."



SPEEDWAY PAINT SCHEDULE - REV. 11/27/2019

NO.	DESCRIPTION	PRIMER	FINISH	FINISH	REMARKS
1	METAL BOLLARDS	PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT	SHER-CRYL, B66R300 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT	SHER-CRYL, B66R300 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT	General Contractor
2	METAL SIGN POLES AND FRAMES	PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT	SHER-CRYL, B66R300 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT	SHER-CRYL, B66R300 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT	Vendor Supplied
3	METAL AREA LIGHT POLES	DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT	SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT	SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT	Vendor Supplied
4	METAL STRUCTURAL CANOPY COLUMNS	DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT	SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT	SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT	General Contractor
4.1	GASOLINE ISLAND CANOPIES	DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT	SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT	SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT	Vendor Supplied
4.2	CANOPY GUTTERS	DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT	SHER-CRYL, B66W351 COLOR: SW7006 EXTRA WHITE 2.5 - 4.0 MILS DFT	SHER-CRYL, B66W351 COLOR: SW7006 EXTRA WHITE 2.5 - 4.0 MILS DFT	Vendor Supplied
5	ARRIVE ON SITE POWDER COATED	STANDARD C3900/C4600 BLOCK OR BRICK COLOR SCHEMES	DMI - BRITE RED		Vendor Supplied
6	DOWNSPROUTING	DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT	SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT	SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT	Vendor Supplied
7	METAL EXTERIOR DOORS	PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT	SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT	SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT	General Contractor
8	CONCRETE ONLY	NOT REQUIRED	NOT REQUIRED	COROTRANS I HS PAINT COLOR: YELLOW B65Y50	General Contractor
8	PARKING LOT STRIPING (ONLY WHEN BLUE IS REQUIRED)	NOT REQUIRED	NOT REQUIRED	PRO-PARK™ WATERBORNE TRAFFIC MARKING PAINT COLOR: BLUE B97LD2022	General Contractor
8	PARKING LOT STRIPING (ONLY WHEN WHITE IS REQUIRED)	NOT REQUIRED	NOT REQUIRED	PRO-PARK™ WATERBORNE TRAFFIC MARKING PAINT COLOR: WHITE B97WD434	General Contractor
11	METAL CANOPY DECKING	DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT	SHER-CRYL, B66W311 COLOR: SW7006 EXTRA WHITE 2.5 - 4.0 MILS DFT	SHER-CRYL, B66W311 COLOR: SW7006 EXTRA WHITE 2.5 - 4.0 MILS DFT	Vendor Supplied

Speedway
 Prepared By: Speedway and Construction Dept.
 Encl. 01-15329

NOT FOR CONSTRUCTION

SIGNAGE PLAN
REBUILD #2360
 1250 SOUTH DRAKE RD
 KALAMAZOO COUNTY
 KALAMAZOO, MI

BLDG TYPE & VERSION: C4600-V2.0
 PROJECT ID NO.: 65791
 SCALE: 0 15 30
 GRAPHIC SCALE IN FEET

DESIGN TEAM: DGNR, J. STEIGERWALD, P.MGR, J. HIGH, RVWR, R. PAPOTTO, DRWG. NO. SS

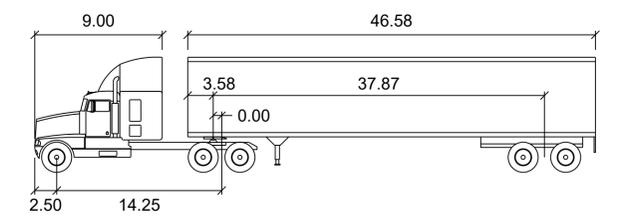
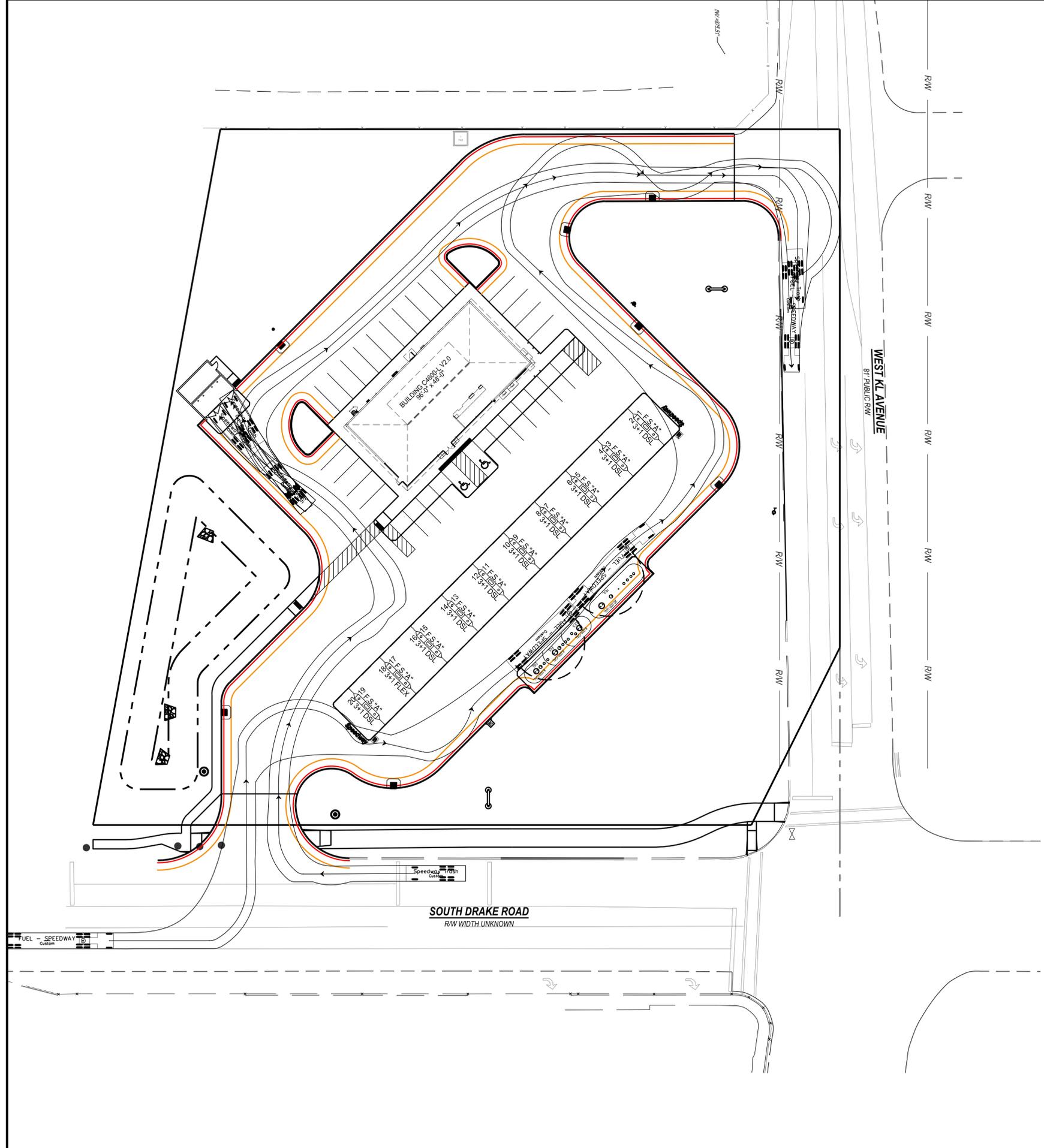
DATE: 11/20/20
 DATE: 11/20/20
 DATE: 11/20/20

DESIGNER: JAMES HENRIK
 CHECKER: JAMES HENRIK
 DATE: 11/20/20

1 CHANGED DRAWING TO REFLECT CURRENT PROPOSING PLANS
 2 REVISIONS
 3 REVISIONS

WWW.CESOINC.COM

PROJECT NO: 0757353

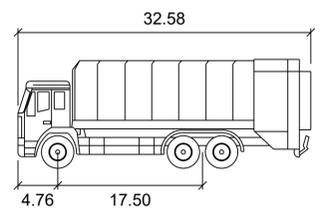


FUEL - SPEEDWAY feet

Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 26.0
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		

LEGEND

- 1 FT OFFSET FROM FACE OF CURB
- 5 FT OFFSET FROM FACE OF CURB



Speedway Trash feet

Width	: 4.76
Track	: 17.50
Lock to Lock Time	: 6.0
Steering Angle	: 38.3

NO.	REVISIONS	DATE
1	CHANGED DRAWING TO REPHASING OUT	11/20/21
2	FEEDBACK REVISED WITH CURRENT PROPOSED PLANS	JAN 10/2022
3	REBIDDED PLANS	02/22/2022

CIRCULATION PLAN
REBUILD #2360
1250 SOUTH DRAKE RD
KALAMAZOO COUNTY
KALAMAZOO, MI

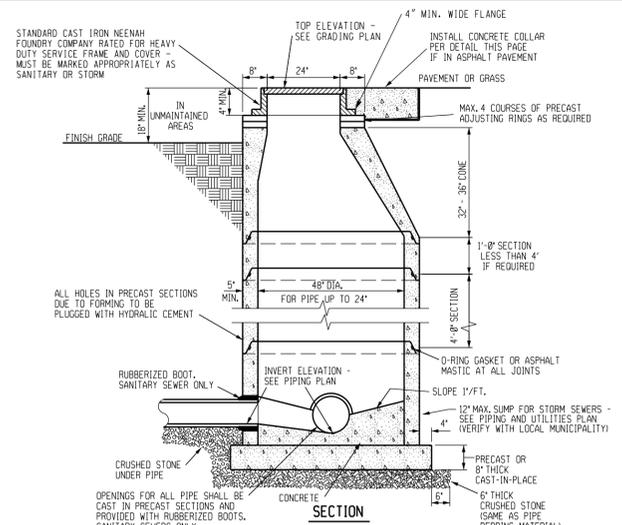
BLDG TYPE & VERSION	C4600-V2.0
PROJECT ID NO.	65791
SCALE	0 15 30 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. J. STEIGERWALD	11/23/20
P.MGR. J. HIGH	11/23/20
R.VWR. R. PAPOTTO	11/23/20
DRWG. NO.	CR

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

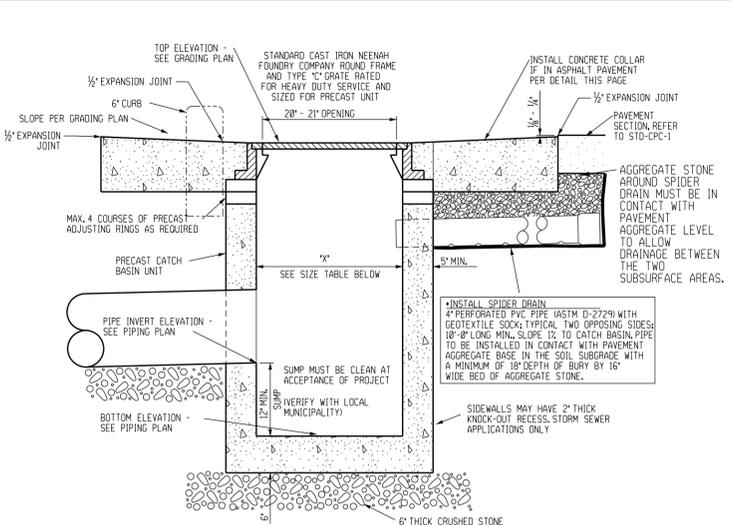
NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPD AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



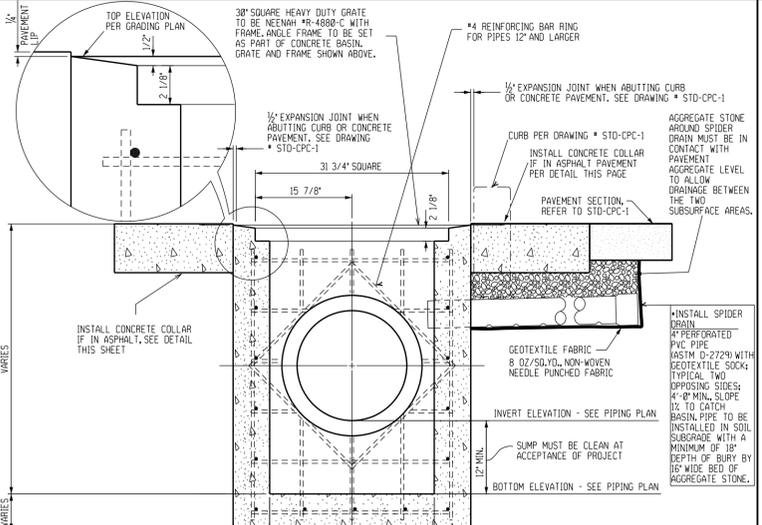
DRAINAGE & UTILITY DETAILS & SPECIFICATIONS



A STANDARD MANHOLE
SCALE: NOT TO SCALE



B STANDARD DUTY CATCH BASIN
TO BE USED IN NORMAL STRENGTH PAVEMENT AREAS ONLY



C HEAVY DUTY CATCH BASIN
FOR OUTLETS UP TO 18" R.C.P. TO BE USED IN HIGH STRENGTH PAVEMENT AREAS

- D GEOTEXTILE FABRIC SPECIFICATIONS**
8 OZ. NONWOVEN NEEDLE PUNCHED FABRIC/AMOCO 4553, PHILLIPS SUPAC 8NP, OR EQUAL
- GENERAL NOTES:**
1. ALL STORM AND SANITARY PIPING SHALL BE THE SIZE AND TYPE SHOWN ON THE GRADING OR PIPING PLAN AND SHALL CONFORM TO THE ASTM AND AASHTO STANDARD SPECIFICATIONS LISTED HEREUNLESS OTHERWISE REQUIRED BY GOVERNING AUTHORITIES.
 2. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF DIVISION 15 OF SPEEDWAY'S STANDARD SPECIFICATIONS.
 3. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO STARTING ANY BELOW GRADE WORK TO LOCATE UNDERGROUND FACILITIES.
 4. ALL SANITARY SEWERS SHALL HAVE "PREMIUM" SEALED JOINTS. STORM SEWERS WITHIN 20' OF HYDROCARBON PRODUCT PIPING OR UNDERGROUND TANKS SHALL HAVE "PREMIUM" SEALED JOINTS.
 5. THE PIPE INVERT SHALL BE STRAIGHT LINE GRADED BETWEEN ELEVATIONS SHOWN ON THE PLAN.
 6. PIPE SHALL BE LAID FROM THE LOWER ELEVATION TO THE HIGHER ELEVATION.
 7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
 8. PIPING TO BE MIN. 12" BELOW TOP OF RIGID PAVEMENT, BOTTOM OF FLEXIBLE PAVEMENT, OR FINISHED GRADE IN NON-TRAFFIC AREAS, APPLICABLE AASHTO OR AASD GUIDELINES SHALL OVERRIDE AND GOVERN MINIMUM COVER HEIGHTS WHEN GREATER THAN STATED ABOVE.
 9. SEE DRAWING STD-SCB-1 FOR CANOPY DOWNSPOUT DRAIN DETAILS.

MINIMUM DEPTH OF BURY:
(SEE NOTE #8)

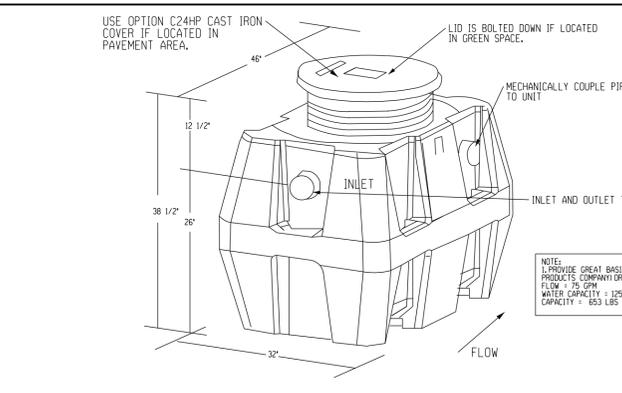
PVC 18"
RCP 12"
HDPE 18"

PIPE SLOPES

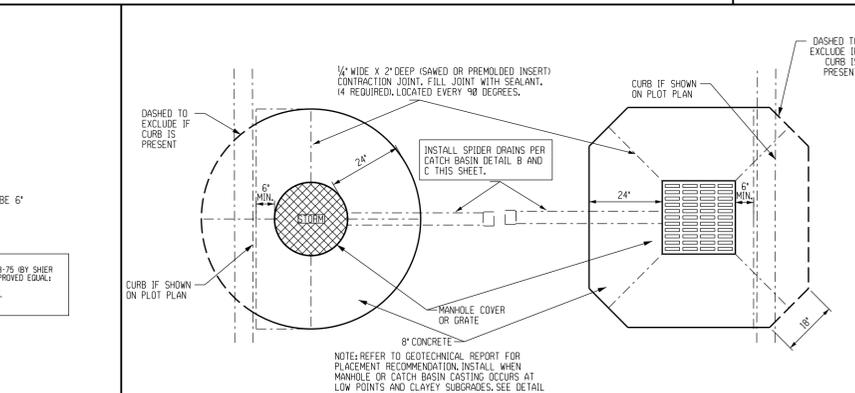
Pipe Diameter (Inches)	MINIMUM PIPE SLOPES (%)			MAXIMUM PIPE SLOPES (%)		
	POLY-VNYL CHLORIDE (PVC)	SMOOTH LINED CORRUGATED HDPE	REINFORCED CONCRETE (RCP) & DUCTILE IRON (DIP)	POLY-VNYL CHLORIDE (PVC)	SMOOTH LINED CORRUGATED HDPE	REINFORCED CONCRETE (RCP) & DUCTILE IRON (DIP)
4	0.92	1.33	-	8.29	11.93	-
6	0.54	0.77	-	4.83	6.95	-
8	0.37	0.53	-	3.29	4.74	-
10	0.27	0.39	-	2.44	3.52	-
12	0.21	0.31	0.36	1.92	2.76	3.24
15	0.16	0.23	0.27	1.42	2.05	2.40
18	0.12	0.18	0.21	1.12	1.61	1.89
21	0.10	0.15	0.17	0.91	1.31	1.54
24	0.08	0.12	0.14	0.76	1.09	1.28
27	0.07	0.10	0.12	0.65	0.94	1.10
30	0.06	0.09	0.11	0.56	0.81	0.95
36	0.05	0.07	0.08	0.44	0.64	0.75
48	0.03	0.05	0.06	0.30	0.43	0.51
60	0.02	0.04	0.04	0.22	0.32	0.38

1. MANHOLES SHOWN ON THE PLOT OR PIPING PLAN SHALL BE PRECAST CONCRETE AND CONSTRUCTED OF MATERIALS AND IN A MANNER MEETING THE SPECIFICATIONS OF ASTM C-478 AND THE PUBLIC AUTHORITY HAVING JURISDICTION.
 2. SEE GRADING AND/OR PIPING PLAN FOR TOP AND INVERT ELEVATIONS, SIZE AND ARRANGEMENT OF INLET/OUTLET PIPING.
 3. ADDITIONAL MASONRY BRICK OR BLOCK WORK IS NOT PERMITTED TO MEET SURFACE ELEVATION.
 4. OBTAIN APPROVAL OF MANUFACTURER'S STRUCTURAL ENGINEER FOR DEPTHS EXCEEDING 10'.
- FOR SANITARY SEWERS ONLY**
5. THE BOTTOM OF THE MANHOLE SHALL BE CONTOURED WITH CONCRETE TO CHANNEL THE FLOW THROUGH THE MANHOLE.
 6. WHEN SPECIFIED ON THE PLANS, AN EXTERIOR "DROP" MANHOLE SHALL BE CONSTRUCTED PER LOCAL SPECIFICATIONS.

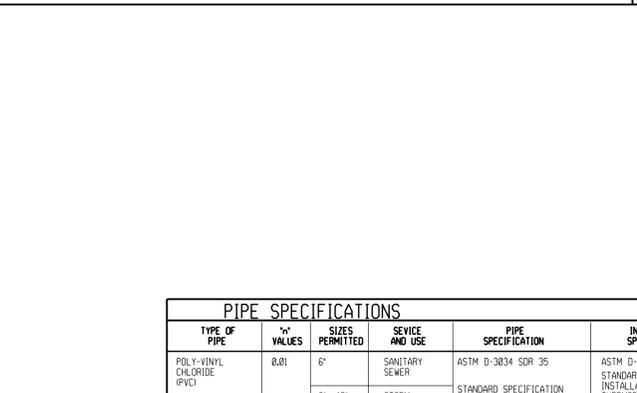
- SIZE TABLE**
- | LARGEST PIPE DIA. | "N" SQUARE C.B. | LARGEST PIPE DIA. | "N" ROUND C.B. |
|-------------------|-----------------|-------------------|----------------|
| 21" | 24" | 15" | 30" |
| 33" | 36" | 24" | 42" |
| 42" | 48" | 30" | 48" |
| 54" | 60" | 36" | 60" |
| 60" | 72" | 48" | 72" |
- NOTE: TRAFFIC RATED REINFORCED PRECAST CONCRETE UNITS TO BE USED WITH LARGER CATCH BASINS. VERIFY STRUCTURE SIZE IS ADEQUATE FOR MULTIPLE PIPES AND PIPE ANGLES.
1. THE PRECAST CATCH BASIN UNIT SHALL CONFORM TO THE APPLICABLE STANDARD STATE D.O.T. SPECIFICATIONS AND ASTM C93. THE UNIT SHALL BE PROPERLY REINFORCED TO PREVENT DAMAGE DURING TRANSPORT AND INSTALLATION.
 2. SEE GRADING AND/OR PIPING PLAN FOR TOP, INVERT, AND BOTTOM ELEVATIONS, SIZE, AND ARRANGEMENT OF INLET/OUTLET PIPING.
 3. MORTAR ALL INLET, OUTLET PIPE OPENINGS WITH HYDRAULIC CEMENT GROUT.
 4. ADDITIONAL MASONRY BRICK OR BLOCK WORK IS NOT PERMITTED TO MEET SURFACE ELEVATION.



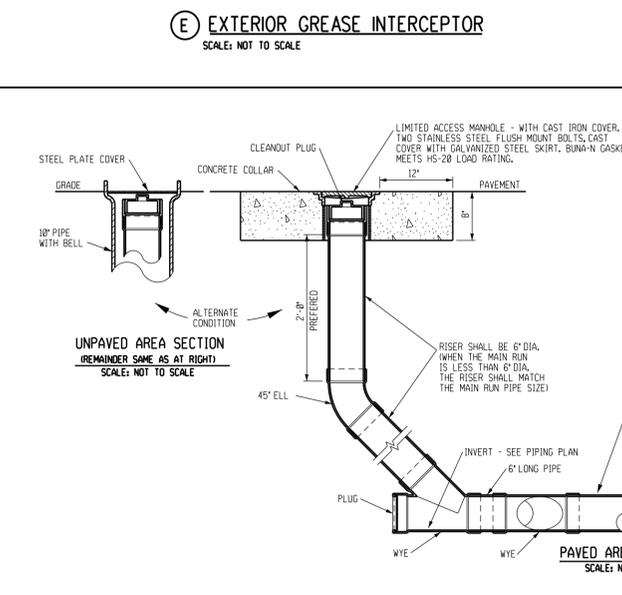
E EXTERIOR GREASE INTERCEPTOR
SCALE: NOT TO SCALE



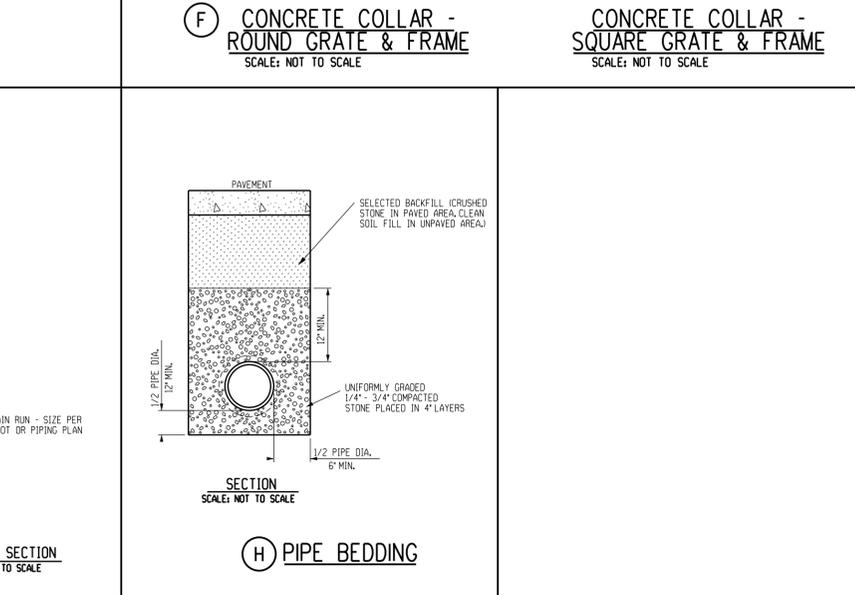
F CONCRETE COLLAR - ROUND GRATE & FRAME
SCALE: NOT TO SCALE



G CONCRETE COLLAR - SQUARE GRATE & FRAME
SCALE: NOT TO SCALE



G UTILITIES PIPE CLEAN-OUT
SCALE: NOT TO SCALE



H PIPE BEDDING
SCALE: NOT TO SCALE

PIPE SPECIFICATIONS

TYPE OF PIPE	"N" VALUES	SIZES PERMITTED	SEVICE AND USE	PIPE SPECIFICATION	INSTALLATION SPECIFICATION	JOINT SPECIFICATION	PREMIUM JOINTS
POLY-VINYL CHLORIDE (PVC)	8,10,12	6"	SANITARY SEWER	ASTM D-3034 SDR 35	ASTM D-2321 STANDARD PRACTICE FOR INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE CLASS 1 BEDDING FOR PAVED AREAS	ASTM D-3212 STANDARD SPECIFICATION FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMERIC SEALS	ASTM F-477 ELASTOMERIC SEALS FOR JOINING PLASTIC PIPE (OIL RESISTANT) HIGH NITRILE (NBR), EPICHLOROHYDRIN (ECCO), NEOPRENE (CR), POLYSULFIDE (PL), OR FLUORO ELASTOMER (FFM)
REINFORCED CONCRETE (RCP)	8,10,12	12" DIA. AND LARGER	STORM DRAINAGE	ASTM C-76, ASTM C1479 CLASS 3, WALL B-TONGUE AND GROOVE	CLASS B BEDDING FOR PAVED AREAS	BITUMINOUS MASTIC	ASTM C-443 STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS (OIL RESISTANT)
SMOOTH LINED CORRUGATED HDPE	8,10,12	8" AND LARGER	STORM DRAINAGE	AASHTO M294-S	CLASS B BEDDING FOR PAVED AREAS	STANDARD COUPLERS (PMD LINK)	PVC DOUBLE BELL COUPLER WITH GASKET (PMD LINK 10.8)
DUCTILE IRON (DI)	8,10,12	4" - 12"	SPECIAL	ASTM A-746 CLASS 50	TYPE 5 BEDDING FOR PAVED AREAS	RUBBER GASKET COMPRESSION TYPE JOINT	GASKET TO BE OIL RESISTANT NITRILE-BUTADIENE (NBR)
POLYETHYLENE (PE)	8,10,12	4" - 6"	UNDERDRAINS AND SEPTIC DISPOSAL FIELDS ONLY	ASTM F-405 STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE TUBING AND FITTINGS	SEE UNDERDRAIN DETAIL	STANDARD COUPLINGS	N/A
CORRUGATED METAL PIPE (CMP)	8,10,12	12" DIA. AND LARGER	STORM DRAINAGE	ASTM A-760 STANDARD SPECIFICATION FOR CORRUGATED METAL PIPE, METALLIC-COATED FOR SEWERS AND DRAINS	ASTM A-807 STANDARD SPECIFICATION FOR INSTALLING CORRUGATED METAL STRUCTURAL PLATE PIPE FOR SEWERS	STANDARD COUPLINGS	N/A
HIGH PERFORMANCE (HP) PIPING	8,10,12	12" - 60"	STORM DRAINAGE	AASHTO M330 ASTM F2881	ASTM D2321	WATER TIGHT ASTM D-3212	EXTENDED REINFORCED INTEGRAL BELL AND GASKETED SPIGOT

REVISIONS

NO.	DATE	DESCRIPTION
1	06-15-19	ISSUED FOR PERMIT
2	06-15-19	ISSUED FOR PERMIT
3	06-15-19	ISSUED FOR PERMIT
4	06-15-19	ISSUED FOR PERMIT
5	06-15-19	ISSUED FOR PERMIT

DESIGN TEAM

ROLE	NAME	DATE
DMR	E.NICHOLAS	02-01-16
PM/DP	J.FRYE	02-01-16
SET ISSUE	B.BAIRD	02-01-16

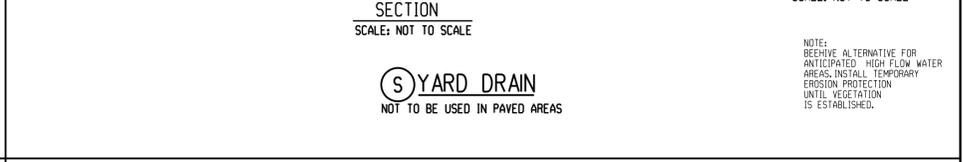
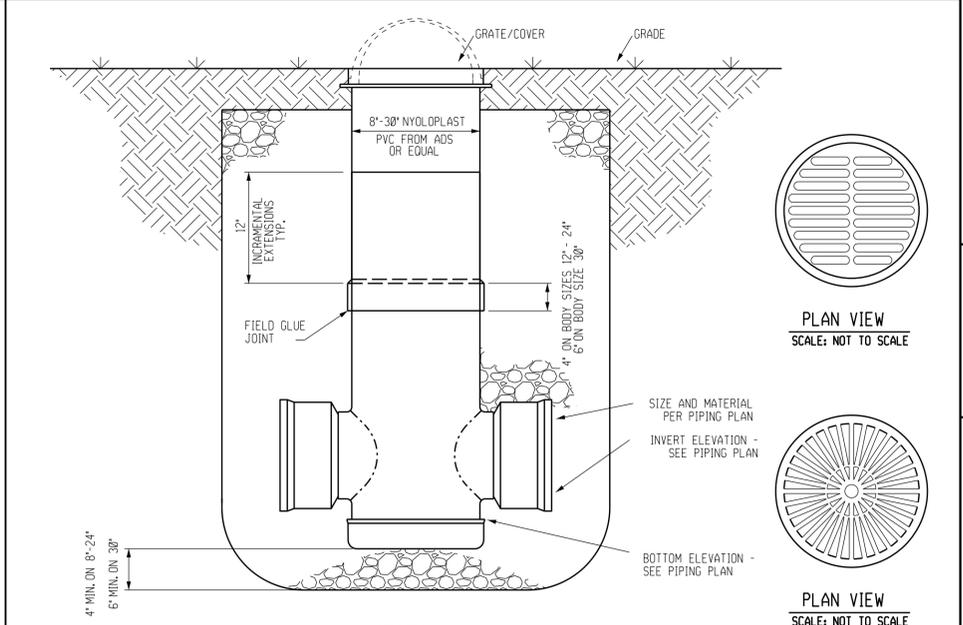
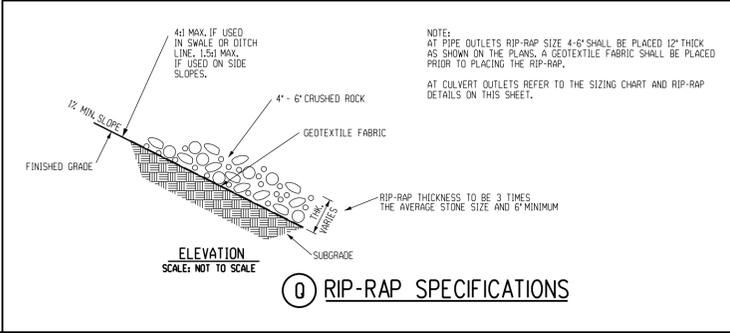
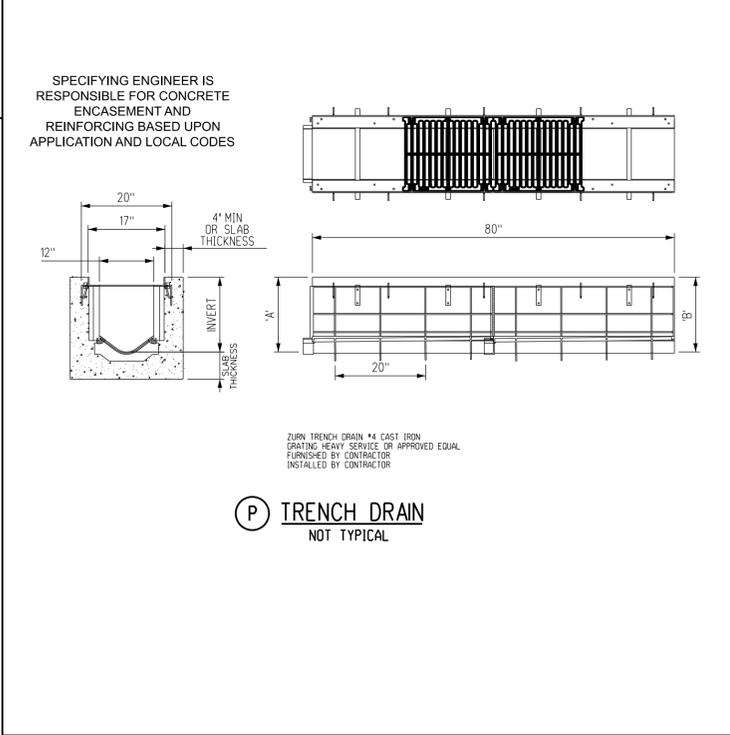
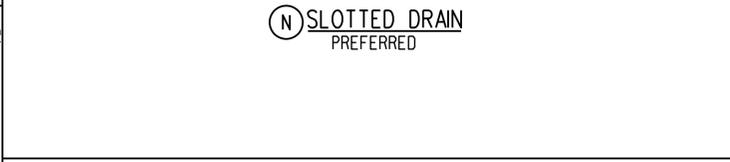
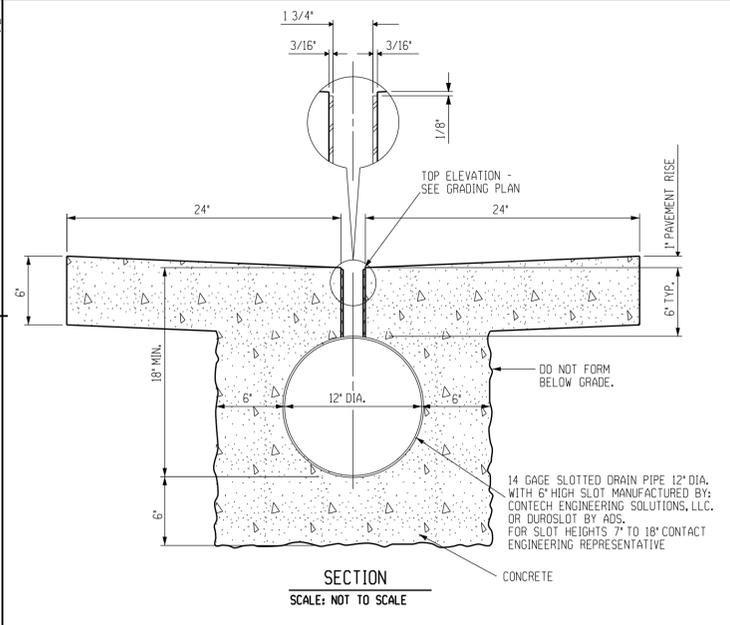
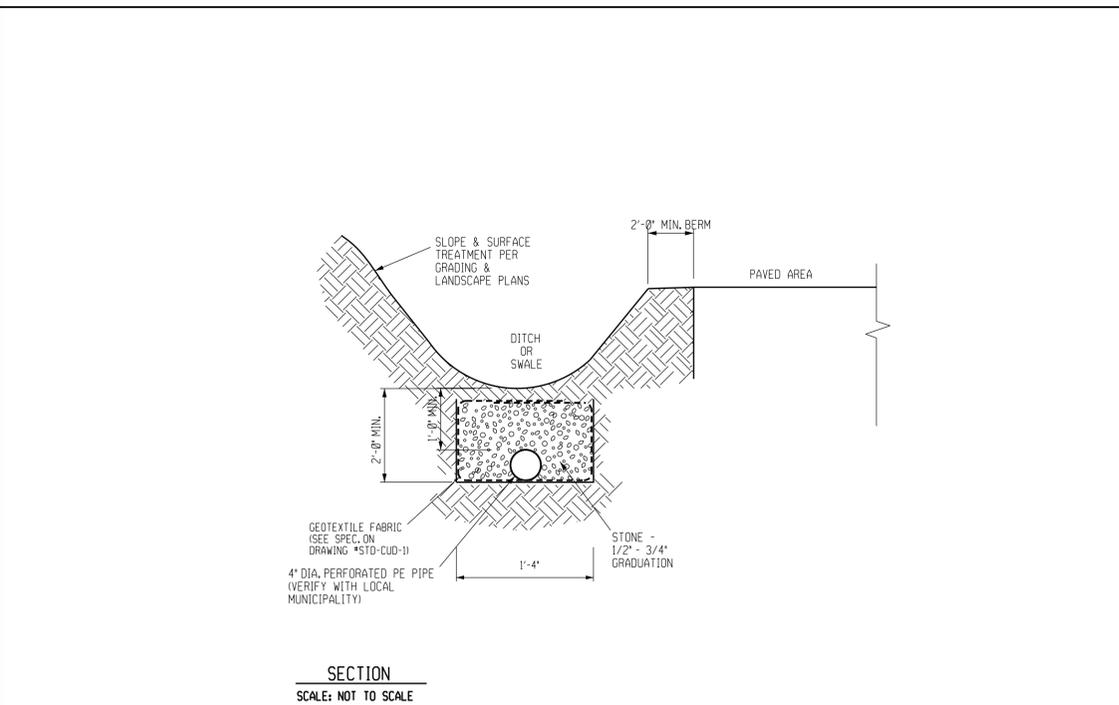
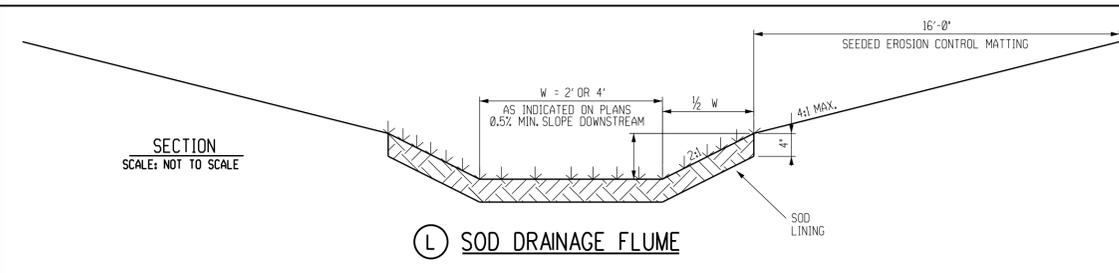
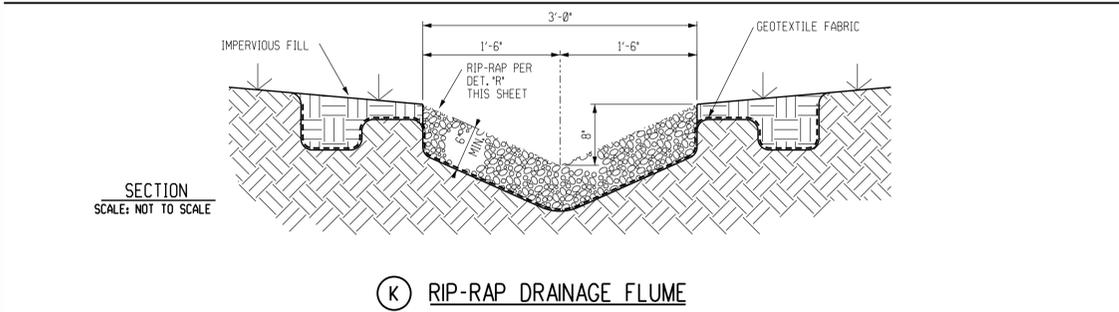
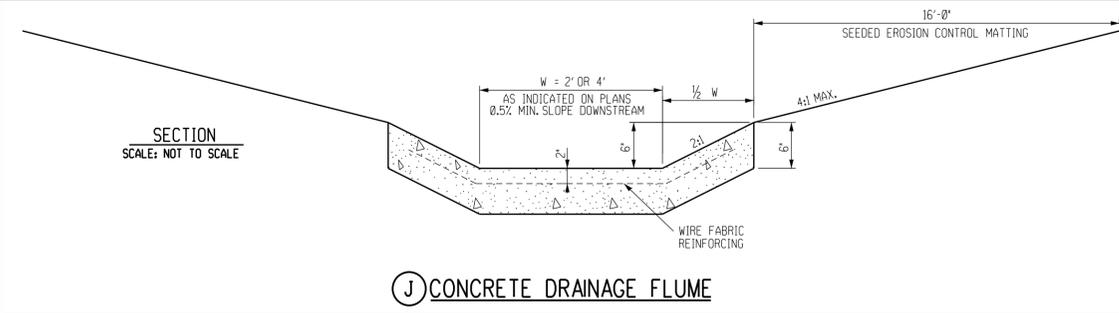
SCALE
AS SHOWN

SERVICE STATION
DRAINAGE & UTILITY DETAIL & SPECIFICATIONS
STORE NUMBER - STREET CITY, STATE

DRWG. NO.
STD-CUD-1

Speedway
Prepared By:
Engineering and Construction Dept.
Enon, OH 45323

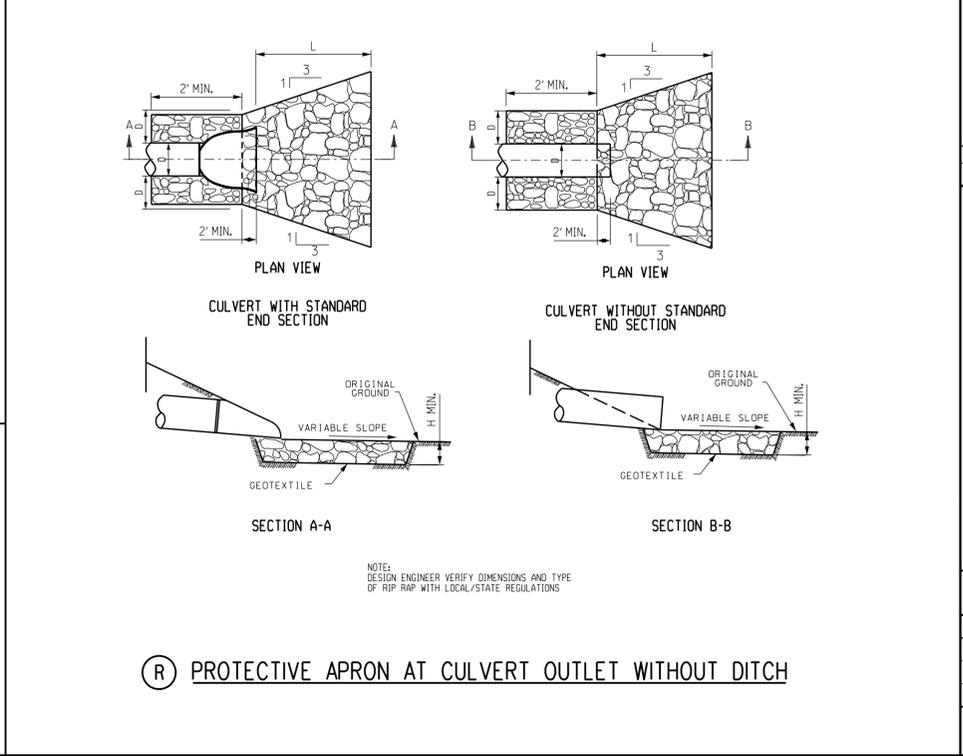
DRAINAGE & UTILITY DETAILS & SPECIFICATIONS



PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (in)	RIPRAP CLASS	LENGTH OF APRON L (ft)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	2	4	1.5	1	5
	18	2	6	1.5	2.2	9
	24	2	9	1.5	3.9	14
	30	3	12.5	2	10.9	28
	36	3	16	2	15.6	37
WITHOUT END SECTION	42	4	21	2.5	34.1	63
	48	4	24	2.5	44.5	79
	12	2	6	1.5	1.7	8
	18	2	9	1.5	3.2	12
	24	2	12	1.5	5.2	17
	30	3	15	2	13.3	33
	36	3	18	2	18.5	43
	42	4	21	2.5	38.7	70
48	4	24	2.5	49.8	87	

NOTE: RIP RAP CLASSIFICATION SPECIFICATIONS:
CLASS 2 RIP-RAP: NO MORE THAN 10% OF THE STONE WILL HAVE A DIAMETER GREATER THAN 10"; NO MORE THAN 50% OF THE STONE WILL HAVE A DIAMETER LESS THAN 12"; NO MORE THAN 10% OF THE STONE WILL HAVE A DIAMETER LESS THAN 6"; THICKNESS OF THE RIP-RAP LINER WILL BE NO LESS THAN 10".
CLASS 3 RIP-RAP: NO MORE THAN 10% OF THE STONE WILL HAVE A DIAMETER GREATER THAN 20"; NO MORE THAN 50% OF THE STONE WILL HAVE A DIAMETER LESS THAN 10"; NO MORE THAN 10% OF THE STONE WILL HAVE A DIAMETER LESS THAN 6"; THICKNESS OF THE RIP-RAP LINER WILL BE NO LESS THAN 2".
CLASS 4 RIP-RAP: NO MORE THAN 10% OF THE STONE WILL HAVE A DIAMETER GREATER THAN 27"; NO MORE THAN 50% OF THE STONE WILL HAVE A DIAMETER LESS THAN 22"; NO MORE THAN 10% OF THE STONE WILL HAVE A DIAMETER LESS THAN 10"; THICKNESS OF THE RIP-RAP LINER WILL BE NO LESS THAN 2".



PROTECTIVE APRON AT CULVERT OUTLET WITHOUT DITCH

NOTE: DESIGN ENGINEER VERIFY DIMENSIONS AND TYPE OF RIP RAP WITH LOCAL/STATE REGULATIONS

Speedway
Prepared By: **Engineering and Construction Dept.**
Enon, OH 45323

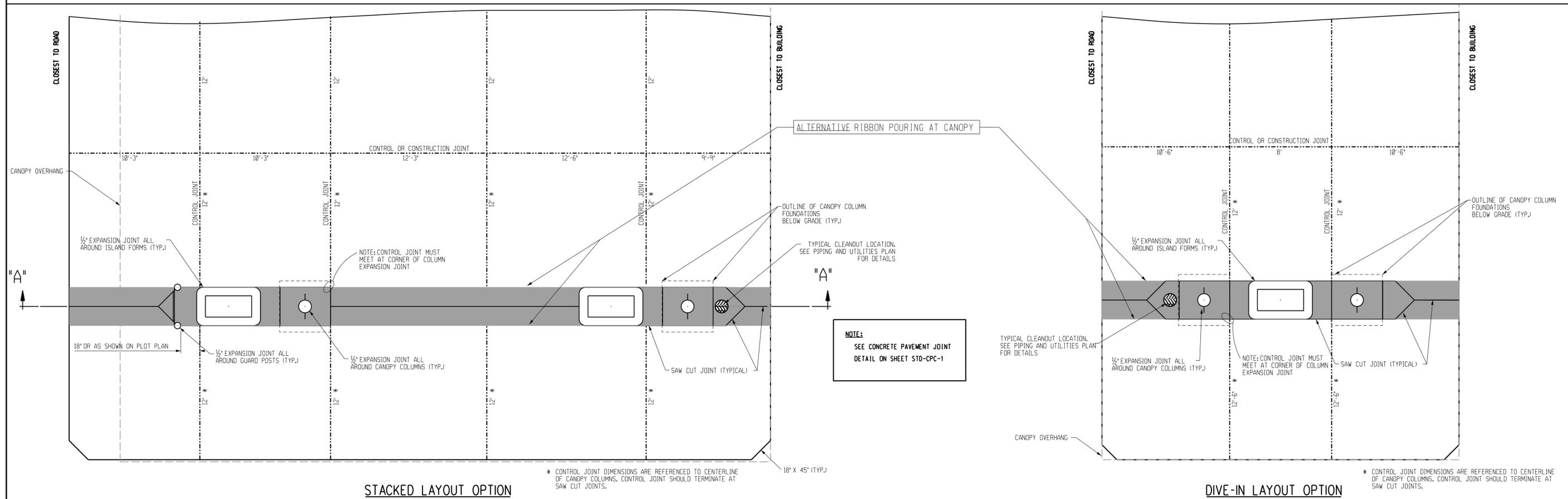
NO.	REVISIONS	DATE
1.	ADDED NEW TRENCH DRAIN	11-26-15

SUPPLEMENTAL SERVICE STATION
DRAINAGE & UTILITY DETAILS & SPECIFICATIONS

SCALE	0	AS SHOWN
DESIGN TEAM		DATE
DCMR.	E.NICHOLAS	02-01-16
P.MGR.	J.FRYE	02-01-16
RWR.	B.BAIRD	02-01-16
DRWG. NO.	STD-CUD-2	

\$57 (16%) + \$57 (16%) = \$114 (32%)
 \$114 (32%) + \$114 (32%) = \$228 (64%)
 \$228 (64%) + \$228 (64%) = \$456 (100%)

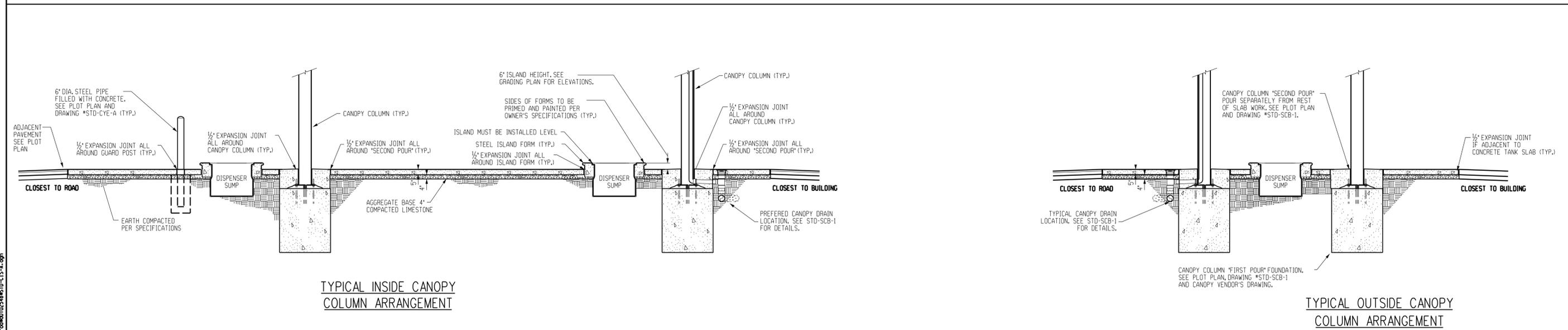
PLAN VIEWS



STACKED LAYOUT OPTION

DIVE-IN LAYOUT OPTION

NOTES AND DETAILS



TYPICAL INSIDE CANOPY COLUMN ARRANGEMENT

TYPICAL OUTSIDE CANOPY COLUMN ARRANGEMENT

NOTE:
THIS ISLAND/COLUMN CONFIGURATION IS ONLY A REPRESENTATIVE ARRANGEMENT TO SHOW TYPICAL DETAILS TO BE USED FOR ALL ISLAND INSTALLATIONS. REFER TO PLOT PLAN FOR ACTUAL SIZE AND LOCATION OF ISLANDS, CANOPY COLUMNS, GUARD POSTS, AND LIMITATIONS OF CONCRETE WORK REQUIRED.

- GENERAL CONSTRUCTION NOTES**
1. ALL EXPANSION JOINT MATERIAL TO BE FULL DEPTH, RECESSED 3/4" AND SEALED PER SPECIFICATIONS AND DRAWING *STD-CPC-1.
 2. SAWED CONTROL JOINTS TO BE 1/3 THE DEPTH OF CONCRETE AND SHOULD UNIFORMLY DIVIDE THE SLAB INTO NOMINAL 12'-6" X 12'-6" (MAX.) SECTIONS.
 3. CONSTRUCTION JOINTS SHALL REPLACE OR LINE UP WITH INTENDED CONTROL JOINTS.
 4. SEE DRAWING *STD-CPC-1 FOR JOINT DETAILS.



NO.	REVISIONS	DATE
1	1. RIBBON POURING ALTERNATIVE AT CANOPY ISLAND	02-01-16
2	2. WAYNE DISPENSER UPDATES	02-01-16

TYPICAL ISLAND AND CONCRETE SLAB DETAILS

SCALE 0 14" = 1'-0"

DESIGN TEAM	DATE
DCMR: E. NICHOLAS	02-01-16
P.MGR.: J. FRYE	02-01-16
RWR: B. BAIRD	02-01-16

DRWG. NO. **STD-CIS-A**

1/19/2016 9:03:08 AM c:\documents and settings\jfr\my documents\11\project\std-cis-a.dwg

SPEEDWAY PARCEL - EXHIBIT "A" LEGAL DESCRIPTION

(FROM TITLE COMMITMENT, SEE SURVEYOR'S NOTES FOR DETAILS)

TAX ID NUMBER(S): 05-24-480-020

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWN 2 SOUTH, RANGE 12 WEST, THENCE SOUTH 88° 33' 30" WEST 50.02 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE PLACE OF BEGINNING; THENCE SOUTH 228.45 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 24, THENCE WEST 199.95 FEET; THENCE NORTH 223.42 FEET TO SAID NORTH LINE, THENCE NORTH 88° 33' 30" EAST 200.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

EXCEPT: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, T2S, R12W, THENCE SOUTH 88° 33' 30" WEST 50.02 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE PLACE OF BEGINNING; THENCE SOUTH 48.46 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 24, THENCE NORTH 54° 53' 34" WEST 107.26 FEET TO SAID NORTH LINE; THENCE NORTH 88° 33' 30" EAST 96.92 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

CLIENT REFERENCE: 1250 SOUTH DRAKE ROAD, KALAMAZOO, MI 49006

SPEEDWAY PARCEL - SCHEDULE BII ITEMS:

ITEMS 1-6, 8 AND 11-15 ARE NOT SURVEY RELATED.

SCHEDULE BII ITEMS:

ITEM #7. RIGHT OF WAY IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 4, 1970 IN LIBER 849, PAGE 1314.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HERE.

ITEM #9. WATER MAIN EASEMENT IN FAVOR OF THE CHARTER TOWNSHIP OF OSHTEMO, KALAMAZOO COUNTY, MICHIGAN, A MUNICIPAL CORPORATION, RECORDED AUGUST 15, 1993 IN LIBER 1175, PAGE 1457.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HEREON.

ITEM #10. EASEMENT AND RIGHT OF WAY GRANT IN FAVOR OF THE CHARTER TOWNSHIP OF OSHTEMO, A MICHIGAN MUNICIPAL CORPORATION, RECORDED MAY 4, 2016 IN DOCUMENT NO. 2016-014793.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HEREON.

PURCHASE PARCEL - EXHIBIT "A" LEGAL DESCRIPTION

(FROM TITLE COMMITMENT, SEE SURVEYOR'S NOTES FOR DETAILS)

TAX ID NUMBER(S): 05-24-480-016

LAND SITUATED IN THE CITY OF KALAMAZOO, IN THE COUNTY OF KALAMAZOO, IN THE STATE OF MICHIGAN PARCEL 1: A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWN 2 SOUTH, RANGE 12 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 2 SOUTH, RANGE 12 WEST, THENCE SOUTH 88 DEGREES 33 MINUTES 30 SECONDS WEST 250.02 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, THENCE SOUTH 223.42 FEET, THENCE EAST 199.95 FEET TO THE WEST LINE OF DRAKE ROAD, THENCE SOUTH 180.25 FEET ALONG SAID WEST LINE TO THE NORTH LINE OR THE RAILROAD, THENCE NORTH 81 DEGREES 03 MINUTES WEST 333.96 FEET ALONG SAID RAILROAD, THENCE NORTH 348.45 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, THENCE NORTH 88 DEGREES 33 MINUTES 30 SECONDS EAST 130.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

PARCEL 2: A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 2 SOUTH, RANGE 12 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 100 FEET OF THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 2 SOUTH, RANGE 12 WEST, THENCE SOUTH 88 DEGREES 33 MINUTES 30 SECONDS WEST 380.02 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, THENCE SOUTH 348.45 FEET TO THE NORTH LINE OF THE RAILROAD, THENCE NORTH 81 DEGREES 03 MINUTES WEST 192.39 FEET ALONG SAID RAILROAD, THENCE NORTH 313.75 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, THENCE NORTH 88 DEGREES 33 MINUTES 30 SECONDS EAST 190.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

CLIENT REFERENCE: 1300 SOUTH DRAKE ROAD, KALAMAZOO, MI 49006

PURCHASE PARCEL - SCHEDULE BII ITEMS:

ITEMS 1-6 AND 13-18 ARE NOT SURVEY RELATED.

SCHEDULE BII ITEMS:

ITEM #7. RIGHT OF WAY IN FAVOR OF THE MICHIGAN BELL TELEPHONE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 4, 1970 IN LIBER 849, PAGE 1314.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HEREON.

ITEM #8. STORM SEWER EASEMENT IN FAVOR OF THE CHARTER TOWNSHIP OF OSHTEMO, KALAMAZOO COUNTY, MICHIGAN, A MUNICIPAL CORPORATION, RECORDED JANUARY 3, 1989 IN LIBER 1397, PAGE 283.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HEREON.

ITEM #9. EASEMENT FOR ELECTRIC LINE IN FAVOR OF CONSUMERS ENERGY COMPANY, A MICHIGAN CORPORATION, RECORDED DECEMBER 10, 1997 IN LIBER 1982, PAGE 34.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HEREON.

ITEM #10. EASEMENT FOR UNDERGROUND ELECTRIC LINE IN FAVOR OF CONSUMERS ENERGY COMPANY, A MICHIGAN CORPORATION, RECORDED JUNE 21, 2006 IN DOCUMENT NO. 2006-027830.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HEREON.

ITEM #11. PUBLIC UTILITY EASEMENT IN FAVOR OF CHARTER TOWNSHIP OF OSHTEMO, A MICHIGAN MUNICIPAL CORPORATION, RECORDED APRIL 14, 2017 IN DOCUMENT NO. 2017-012622.

EASEMENT IS ON SUBJECT PARCEL AND SHOWN HEREON.

ITEM #12. TEMPORARY PERMIT IN FAVOR OF THE CHARTER TOWNSHIP OF OSHTEMO RECORDED APRIL 14, 2017 IN DOCUMENT NO. 2017-012623.

TEMPORARY PERMIT IS ON SUBJECT PARCEL AND SHOWN HEREON.

SURVEYORS NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH TWO TITLE COMMITMENT CONDUCTED:

THE TITLE COMMITMENT FOR THE SPEEDWAY PARCEL WAS PROVIDED BY AMROCK, INC., ORDER NO. C000122188-1 WITH AN EFFECTIVE DATE OF DECEMBER 16, 2019, 8:00 AM.

THE TITLE COMMITMENT FOR THE PURCHASE PARCEL WAS PROVIDED BY AMROCK, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. C000122188 WITH AN EFFECTIVE DATE OF DECEMBER 11, 2019, 8:00 AM

ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE KALAMAZOO COUNTY REGISTER OF DEEDS OFFICE LOCATED IN KALAMAZOO, MICHIGAN.

OCCUPATION IN GENERAL MATCHED THE SURVEY

MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE

BASIS OF BEARINGS FOR RECORD INFORMATION BASED ON INSTRUMENT NUMBER 2008-001540

HORIZONTAL DATUM AND BASIS OF BEARINGS FOR SURVEY INFORMATION: U.S. STATE PLANE, NAD83 MICHIGAN SOUTH, ESTABLISHED FROM A STATION OBSERVATION AND POST PROCESSED UTILIZING NSS OPUS SOLUTION USING BASE STATIONS DHT131 MPP, D9H09 MIB, D1838 MCV, COORDINATES TAKEN TO GROUND AT LATITUDE N42°16'40.3801", LONGITUDE W85°38'58.1403", PROJECT HEIGHT 769.832' GROUND SCALE FACTOR 1.00007417264513.

SOURCE DOCUMENTS USED: ROAD COMMISSION OF KALAMAZOO COUNTY, KL AVENUE IMPROVEMENTS PROJECT, 11TH STREET TO DRAKE ROAD

VERTICAL DATUM - NAVD83 COMPUTED USING GEOID 12B

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

ALTA / NSPS LAND TITLE SURVEY

1250 & 1300 SOUTH DRAKE ROAD
SECTION 24, TOWN 2 SOUTH, RANGE 12 WEST
OSHTEMO TOWNSHIP, COUNTY OF KALAMAZOO, STATE OF MICHIGAN

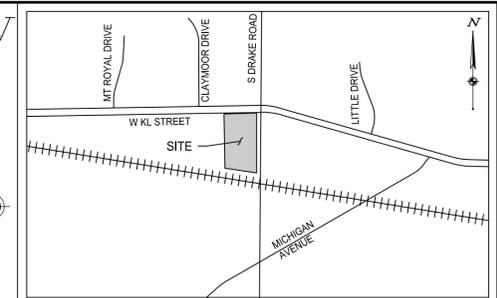
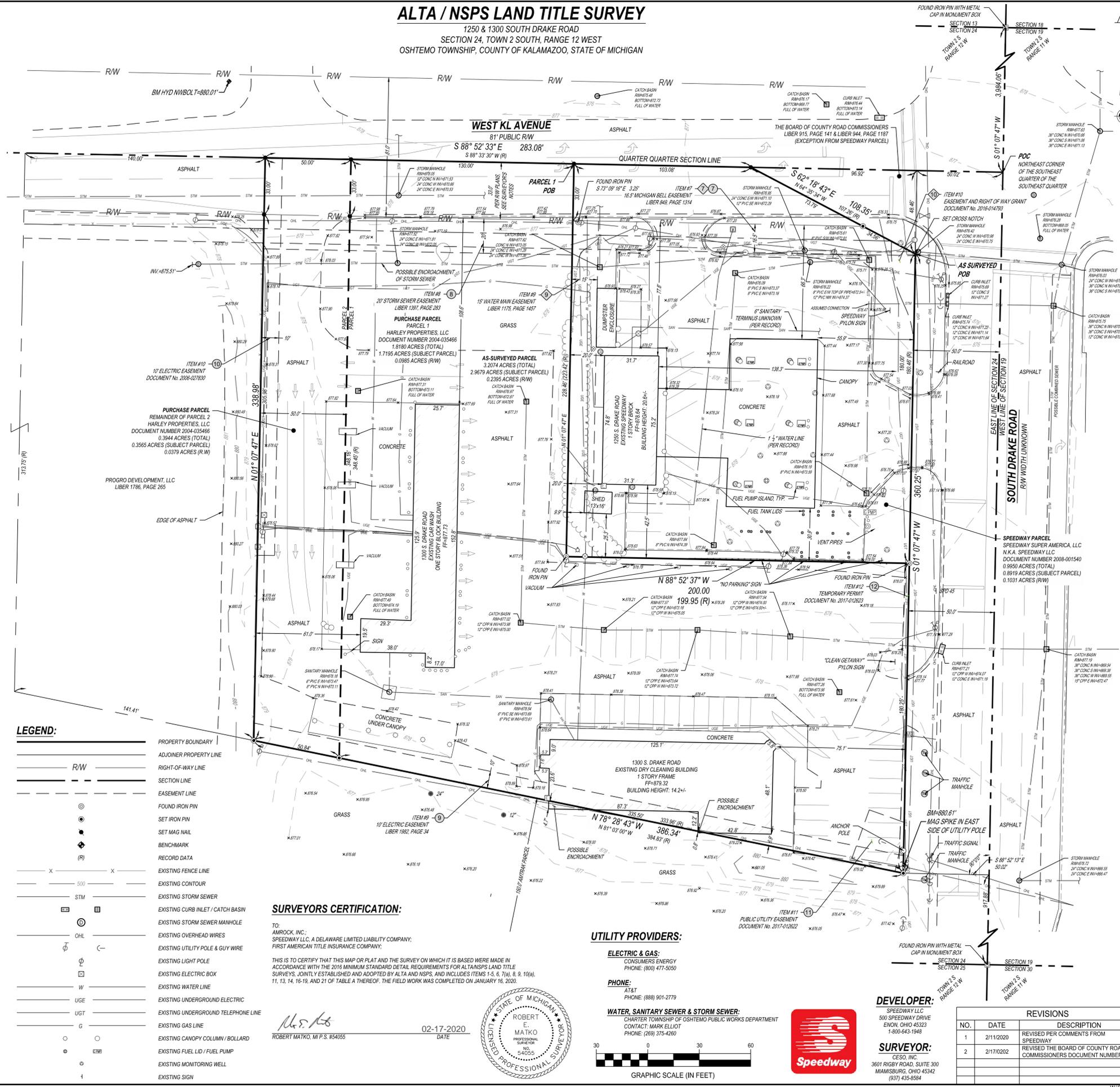


TABLE A ITEMS:

1. MONUMENTS FOUND OR SET AS SHOWN.
2. SITE ADDRESSES: SPEEDWAY PARCEL: 1250 SOUTH DRAKE ROAD, KALAMAZOO, MICHIGAN 49006 PURCHASE PARCEL: 1300 SOUTH DRAKE ROAD, KALAMAZOO, MICHIGAN 49006
3. BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26077C0169D, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010.
4. GROSS LAND AREA AS SHOWN.
5. SEE "SURVEYOR'S NOTES" FOR VERTICAL DATUM INFORMATION.
6(a). SPEEDWAY AND PURCHASE PARCEL ZONED C (LOCAL BUSINESS) PER OSHTEMO TOWNSHIP ZONING.
6(b). BUILDING SETBACKS: KL AVE - 10' FROM RIGHT OF WAY DRAKE AVE - 120' FROM RIGHT OF WAY SIDE/REAR - 15' OR BUILDING HEIGHT
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN.
9. NUMBER OF PARKING SPACES: SPEEDWAY PARCEL: 14 SPACES PURCHASE PARCEL: 45 SPACES
10(a). NO DIVISION OR PARTY WALLS LOCATED ON OR ADJACENT TO SUBJECT PARCELS.
11. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
13. NAMES OF ADJOINERS AS SHOWN.
14. DISTANCE TO NEAREST INTERSECTING STREET NOT SPECIFIED BY CLIENT.
16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.
18. A FIELD DELINEATION OF WETLANDS SURVEY WAS NOT CONDUCTED AT THE TIME OF SURVEY.
19. PLOTTABLE OFFSITE EASEMENTS PROVIDED AS SHOWN.
21. SPEEDWAY SPECIFICATION FOR LAND SURVEY AS SHOWN.

AS-SURVEYED LEGAL DESCRIPTION

SITUATED IN SECTION 24, TOWN 2 SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP, COUNTY OF KALAMAZOO, STATE OF MICHIGAN AND BEING ALL OF THE LANDS AS DESCRIBED IN DOCUMENT NUMBERS 2008-001540 AND 2004-035466 OF THE KALAMAZOO COUNTY REGISTER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, SAID COMMENCEMENT POINT BEING LOCATED ALONG A LINE, SOUTH 01°07'47" WEST, A DISTANCE OF 3.984.06 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE WITH THE NORTH QUARTER QUARTER LINE AND THE CENTERLINE OF WEST KL AVENUE, NORTH 88°52'33" WEST, FOR A DISTANCE OF 50.02 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO THE BOARD OF COUNTY ROADWAY COMMISSIONERS BY LIBER 915, PAGE 141 AND LIBER 944, PAGE 1187;

THENCE LEAVING SAID QUARTER QUARTER LINE AND SAID CENTERLINE, WITH THE EAST LINE OF THE BOARD OF COUNTY ROADWAY COMMISSIONERS, PARALLEL WITH THE EAST LINE OF SECTION 24, SOUTH 01°07'47" WEST, FOR A DISTANCE OF 48.46 FEET TO A SET CROSS NOTCH AT THE SOUTH CORNER OF THE BOARD OF COUNTY ROADWAY COMMISSIONERS AND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH DRAKE ROAD, AND ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, PARALLEL TO THE EAST LINE OF SECTION 24, SOUTH 01°07'47" WEST, PASSING A FOUND IRON PIN AT 180.00 FEET, FOR A TOTAL DISTANCE OF 360.25 FEET, TO A SET 5/8" IRON PIN IN THE NORTH LINE OF A 150-FOOT WIDE AMTRAK RAILROAD RIGHT-OF-WAY;

THENCE LEAVING SAID QUARTER QUARTER RIGHT-OF-WAY, AND WITH THE NORTH LINE OF AMTRAK, NORTH 78°28'43" WEST, PASSING SET 5/8" IRON PIN AT 335.50 FEET, FOR A TOTAL DISTANCE OF 386.34 FEET, TO A SET 5/8" IRON PIN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO PROGR DEVELOPMENT, LLC BY LIBER 1786, PAGE 265;

THENCE WITH THE EAST LINE OF PROGR DEVELOPMENT, PARALLEL WITH THE EAST LINE OF SECTION 24, NORTH 01°07'47" EAST, PASSING A SET MAG NAIL ON THE RIGHT OF WAY OF KL AVENUE AT 305.98 FEET, A TOTAL DISTANCE OF 338.98 FEET, TO A SET MAG NAIL IN THE CENTERLINE OF KL AVENUE AND THE NORTH QUARTER QUARTER SECTION LINE OF SECTION 24;

THENCE WITH SAID CENTERLINE AND QUARTER QUARTER SECTION LINE, SOUTH 88°52'33" EAST, PASSING SET MAG NAILS AT 50.00 FEET AND 180.00 FEET, FOR A TOTAL DISTANCE OF 283.08 FEET, TO A SET MAG NAIL IN THE WEST CORNER OF THE BOARD OF COUNTY ROADWAY COMMISSIONERS;

THENCE LEAVING SAID CENTERLINE, WITH THE SOUTHWESTERLY LINE OF THE BOARD OF COUNTY ROADWAY COMMISSIONERS, ALONG A LINE BEARING SOUTH 62°18'43" EAST, PASSING A SET 5/8" IRON PIN AT 73.79 FEET ON THE SOUTHERLY RIGHT OF WAY OF KL AVENUE, FOR A TOTAL DISTANCE OF 108.35 FEET, AND THE POINT OF BEGINNING;

CONTAINING 3.2074 ACRES, OF WHICH 0.2395 ACRES IS WITHIN THE RIGHT OF WAY OF KL AVENUE.

BEARINGS BASED ON MICHIGAN STATE PLANE SOUTH ZONE.

ALL IRON PINS CALLED AS SET ARE 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "CESO".

BEING ALL OF THE SAME LANDS AS DESCRIBED IN COMMITMENT ORDER NUMBERS C000122188 AND C000122188-1.

LEGEND:

---	PROPERTY BOUNDARY
---	ADJOINER PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT LINE
⊙	FOUND IRON PIN
⊙	SET IRON PIN
⊙	SET MAG NAIL
⊙	BENCHMARK
(R)	RECORD DATA
X	EXISTING FENCE LINE
---	EXISTING CONTOUR
---	EXISTING STORM SEWER
---	EXISTING CURB INLET / CATCH BASIN
---	EXISTING STORM SEWER MANHOLE
---	EXISTING OVERHEAD WIRES
---	EXISTING UTILITY POLE & GUY WIRE
---	EXISTING LIGHT POLE
---	EXISTING ELECTRIC BOX
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING CANOPY COLUMN / BOLLARD
---	EXISTING FUEL LID / FUEL PUMP
---	EXISTING MONITORING WELL
---	EXISTING SIGN

SURVEYORS CERTIFICATION:

TO: AMROCK, INC.; SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 7(a), 8, 9, 10(a), 11, 13, 14, 16-19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2020.

ROBERT M. MATKO, M.P.S. #54055
02-17-2020
DATE

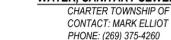


UTILITY PROVIDERS:

ELECTRIC & GAS:
CONSUMERS ENERGY
PHONE: (800) 477-5050

PHONE:
AT&T
(888) 901-2179

WATER, SANITARY SEWER & STORM SEWER:
CHARTER TOWNSHIP OF OSHTEMO PUBLIC WORKS DEPARTMENT
CONTACT: MARK ELLIOT
PHONE: (269) 375-4260



DEVELOPER:
SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OHIO 45323
1-800-643-1948

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MAMSAUR, OHIO 45342
(937) 435-8584

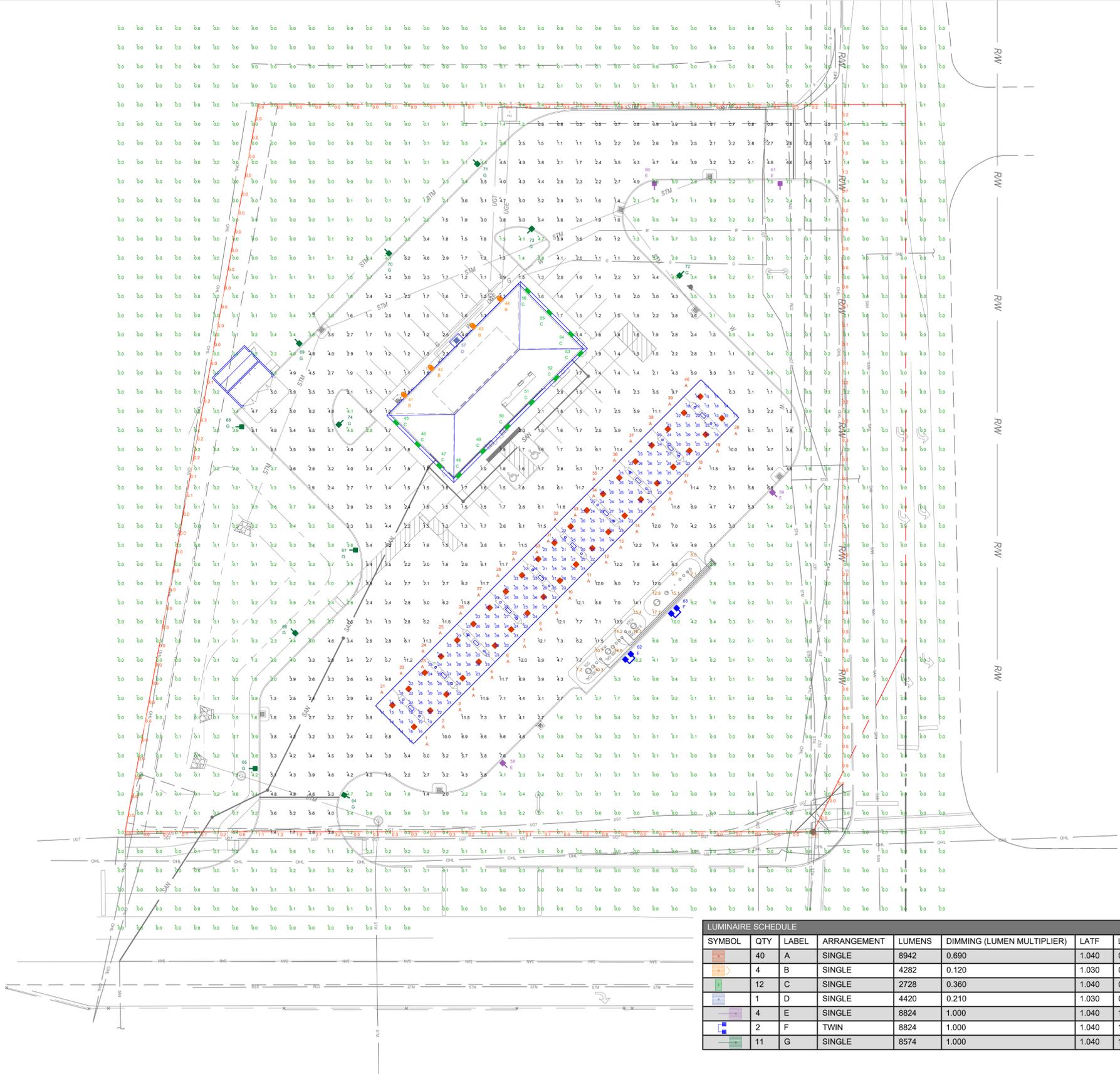


ALTA/NSPS LAND TITLE SURVEY

SPEEDWAY LLC
STORE NUMBER: 2360
1250 & 1300 SOUTH DRAKE ROAD
OSHTEMO TOWNSHIP
SCALE: 1"=30'
DATE: 01/27/2020

DESIGN:	N/A	JOB NO.:	757535
DRAWN:	DMT	SHEET NO.:	1 OF 1
CHECKED:	DRAFT		

CESO
WWW.CESOINC.COM



NOTES:
 - ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE
 - THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1 - 40	A	16.5
41 - 44	B	10.5
45 - 56	C	12
57	D	8.67
58 - 61	E	17
62 - 63	F	17
64 - 74	G	17

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINES	0.19	3.2	0.0	N.A.	N.A.
SITE PAVED AREA	3.79	14.1	0.5	7.58	28.20
TANK PAD	12.14	17.7	6.0	2.02	2.95
UNDEFINED	0.36	10.2	0.0	N.A.	N.A.
UNDER CANOPY	23.21	30	11	2.11	2.73

LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	DIMMING (LUMEN MULTIPLIER)	LATF	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	40	A	SINGLE	8942	0.690	1.040	0.718	B3-U0-G1	55.46	2218.4	CREE, INC.	CAN-304-SL-RS-04-E-UL-XX-700-40K-DIM (SET TO 5.1V)
[Symbol]	4	B	SINGLE	4282	0.120	1.030	0.124	B1-U0-G1	6	24	CREE, INC.	XSPW-B-WM-3ME-4L-40K-UL-XX-DIM (SET TO 1.0V)
[Symbol]	12	C	SINGLE	2728	0.360	1.040	0.374	B2-U0-G1	11	132	CREE, INC.	SFT-228-5M-RM-03-E-12-XX-350-40K-DIM (SET TO 1.6V) NON-IC RATED
[Symbol]	1	D	SINGLE	4420	0.210	1.030	0.216	B2-U0-G1	8	8	CREE, INC.	CPY250-B-DM-F-C-UL-XX-40K-DIM (SET TO 1.3V)
[Symbol]	4	E	SINGLE	8824	1.000	1.040	1.040	B1-U0-G2	72	288	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-40K7-3M-UL-NM-XX-w_OSQ-BLSMF
[Symbol]	2	F	TWIN	8824	1.000	1.040	1.040	B1-U0-G2	72	288	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-40K7-3M-UL-NM-XX-w_OSQ-BLSMF
[Symbol]	11	G	SINGLE	8574	1.000	1.040	1.040	B1-U0-G2	72	792	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-40K7-4M-UL-NM-XX-w_OSQ-BLSMF

DISCLAIMER

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECORDED. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLES, BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC. DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE J. LEONARD IS STRICTLY PROHIBITED.

REDLEONARD ASSOCIATES
 1340 Kemper Meadow Dr. Forest Park, OH 45240
 513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	RCF	05/07/2021	DIMMED ALL SOFFIT FIXTURES AND WALL PACKS TO MEET CITY ORDINANCE. ALSO CHANGED SOFFIT FIXTURES TO NON-IC RATED FOR DIMMING PURPOSES

SCALE: 1" = 30'
 DWG SIZE: D

PROJECT NAME:
SPEEDWAY #2360
 KALAMAZOO, MI
 DRAWING NUMBER:
RL-7297-S1-R1



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June 14, 2021

Mtg Date: June 24, 2021
To: Planning Commission
From: Iris Lubbert, AICP, Planning Director
Subject: Public Hearing - Section 57.90 Sidewalks

Objective:

Consideration of an amendment to Section 57.90 of the Township Zoning Ordinance, for recommendation to the Township Board.

Background:

Oshtemo Township continues to grow and, simultaneously, the Township is hearing community requests for a quality of life that is connected by sidewalks and paths. Over the years the Township has adopted several policies and ordinances to establish a physical and cultural environment that supports and encourages safe, comfortable, and convenient ways for a diverse population of pedestrians and bicyclists to travel throughout the Township and into the surrounding communities. The most recent of which was through the *Go!Green Oshtemo – 5 Year Parks and Recreation Master Plan*. Part of the plan included an action strategy to continue to require provisions for nonmotorized transportation facilities with site plan reviews. The Zoning Ordinance language that continues to implement this action strategy is Section 57.90, language provided below.

“For those uses requiring Site Plan review under this ordinance, an internal sidewalk network (including connection to and establishment of a sidewalk in the right-of-way of any arterial, collector, or local road indicated on the Non-motorized Facilities Map abutting the site) shall be required within public street rights-of-way and/or private street easements unless the reviewing body grants a deviation from this provision. Deviation may be considered if the street is a cul-de-sac, or if there are constraints as the result of severe topography or natural features.” (57.90 Sidewalks)

In essence, Section 57.90 does three things: 1) when a site plan is submitted to the Township, only the nonmotorized facilities shown on the adopted Nonmotorized Facilities Map (attached) needs to be installed as part of the site plan review and approval process, 2) An internal sidewalk network is required within the site itself (including a connection from the proposed development to the adjacent nonmotorized path – if there is one), and 3) the reviewing body can grant a deviation if warranted.

What exactly that deviation can be was not specified in the code. As such, the Township’s reviewing bodies have over the years waived the requirement to install sidewalk with a number of different approaches. Most recently by requiring the applicant to sign a sidewalk SAD agreement. It has also become common practice that if the property in question cannot directly connect to an existing nonmotorized facility a deviation is granted so to avoid “sidewalks to nowhere”.

The Township Board discussed this section of the code and the Township’s current sidewalk policies at their March 9th, 2021 regular meeting. At that meeting the Board agreed that sidewalks should be installed more aggressively in urbanized areas of the Township, the “sidewalks to nowhere” argument is no longer a valid reason for a deviation in those urbanized areas, and this section of the code needs to be revisited and refined.

Staff presented the Township Board's request to the Planning Commission at their regular March 25th meeting to get initial reactions and input before drafting an ordinance change. Using the feedback collected, staff presented potential variations of the ordinance amendment to the Commission at their regular April 8th meeting. Ordinance Section 64, Site Plan Review and Section 294, Non-Motorized Facilities/Sidewalks as well as the KATS MPO Urbanized area map and Oshtemo's adopted nonmotorized plan were referenced in both the discussion and drafting of the amendment. Staff finalized a draft per the discussion on April 8th. At their regular May 27th meeting, after reviewing the proposed changes and making additional tweaks, the Planning Commission unanimously motioned to forward the proposed amendment to a public hearing.

It should be noted that when comparing the KATS MPO Urbanized area map to Oshtemo's adopted nonmotorized plan it was found that almost all of Oshtemo's identified desired nonmotorized facilities were within the urbanized boundary (ACUB area), see attached image. As such, both the Planning Commission and staff felt it was unnecessary to distinguish between urban and non-urban areas within the proposed amendment.

Proposal:

The proposed amendment to Section 57.90 of the Ordinance addresses the Township Board's concerns regarding the installation of nonmotorized facilities in connection to site plan reviews, provides clear direction, and makes this section consistent with other existing sections of the ordinance. Proposed changes are shown in red.

57.90 Sidewalks and Non-motorized Facilities.

For those uses requiring Site Plan review under this ordinance, ~~an internal contribution to the non-motorized facility sidewalk~~ network (including connection to and establishment of a sidewalk ~~or shared use path~~ in the right-of-way of any arterial, collector, or local road indicated on the Non-motorized Facilities Map abutting the site) shall be required within public street rights-of-way and/or private street easements. ~~unless the reviewing body grants a deviation from this provision. Deviation may be considered if The street is a cul-de-sac. there are constraints as the result of severe topography or natural features.~~ Sidewalk easements on private property may be entered into and utilized if determined appropriate by the Township Engineer.

However, unique circumstances may exist such that the installation of non-motorized facilities in compliance with this article may not be appropriate at the time of development. Accordingly, the property owner may in lieu of constructing the required non-motorized facility, request to enter into an Escrow Agreement with the Township as outlined in the Non-Motorized Facilities/ Sidewalk Ordinance. The reviewing body is authorized to approve an Escrow Agreement in lieu of the required non-motorized facility in the following instances:

1. Where strict application would result in extraordinary difficulty, including, but not limited to, severe variations in topography, unsuitable soils, or difficulty in providing safe separation between pedestrian and vehicular traffic due to site location, layout, or existing building arrangements.
2. The Township has plans to install sidewalk along the property in question in the next five years or in coordination with an anticipated project.

The following Site Plan reviews are exempt from this Section:

1. Uses requiring site plan review that entail an alteration or expansion to an existing building involving less than 2,000 sq. ft.
2. Uses requiring site plan review that fall into the categories of 'Change in Use' or 'Accessory Structures and Site Improvements' in the Table under Section 64.20 Applicability.

Attachments: Excerpt from Ordinance Section 64, Excerpt from Ordinance Section 294, Adopted Nonmotorized Plan, Illustration overlaying the ACUB area onto the Oshtemo nonmotorized plan

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ZONING ORDINANCE ARTICLE 64

64 – SITE PLAN REVIEW

64.20 APPLICABILITY

- A. Prior to the establishment of a use, addition to an existing use, or the erection of any building, a Site Plan shall be submitted to and approved by the Township in accordance with the procedures of this Article, and the development requirements of this and other applicable ordinances.
- B. The Township shall not approve the issuance of a building permit until a Site Plan, where required, has been approved and is in effect. Obtaining Site Plan approval does not guarantee issuance of a building permit.
- C. No grading, removal of trees or other vegetation, landfilling, installation of utilities, or other construction improvements shall commence for any development which requires Site Plan approval until a Site Plan is approved and is in effect, except as permitted by this ordinance or by Section 56.30.
- D. Site Plan review shall be required for the activities or uses listed in the table below. The Planning Commission, Zoning Board of Appeals, or Planning Department through Administrative Approval shall have the authority to review and to approve, approve with conditions, or deny Site Plan applications as provided in this Article, in accordance with the table below. If all Site Plan application requirements are met, the Site Plan shall be approved, approved with conditions, or denied within 60 days of receipt of the completed application.
- E. The Planning Director shall have the discretion to forward any Site Plan submitted for administrative approval to the Zoning Board of Appeals for final determination.
- F. If administrative approval is denied, the applicant may appeal the decision to the Zoning Board of Appeals.
- G. Single-family and two-family dwellings are exempt from these requirements.

Activity/Use	Administrative Review	Zoning Board of Appeals	Planning Commission	Township Board
NEW CONSTRUCTION				
Open Space Developments			Approve	
Planned Unit Developments (PUD)			Approve	
Multi-Family Developments/Buildings		Approve in R-4 District	Approve in R-3 District	
Mobile Home Community			Recommend	Approve
Any Nonresidential Building, Structure or Use (unless Special Use)		Approve		
Special Uses			Approve	

EXPANSION/MODIFICATION TO EXISTING BUILDINGS				
Alteration or expansion involving less than one-fourth of the floor area of an existing structure or is no greater than 2,000 sq. ft. whichever is less	Approve			
Alteration or expansion involving more than one-fourth of the floor area of an existing structure or is greater than 2,000 sq. ft.		Approve		
Expansion/Intensification of a Special Use			Approve	
CHANGE IN USE				
Reuse of an existing building where no building expansion is proposed, if the Planning Director determines the new use is similar or less intense in terms of parking, traffic generation, drainage, utility needs, noise, aesthetics and other external effects	Approve			
Change of land or building to a more intensive use, as determined by the Planning Director, that may involve substantial change in parking, traffic flow, hours of operation, public services, effluent discharge, or substantial alteration of the physical character of the site		Approve		
Change to a Special Use			Approve	
Temporary uses, buildings and structures	Approve			
Change of use/occupancy of an individual suite within a Commercial Center	Approve			
ACCESSORY STRUCTURES AND SITE IMPROVEMENTS				
Accessory structures/buildings that are one-fourth the size of the principal building or less and does not affect other Zoning requirements	Approve			

Accessory structures/buildings that are more than one-fourth the size of the principal building and/or affect other Zoning requirements		Approve		
Outdoor storage, sales and display for more than one day			Approve	
Modification or expansion of existing off-street parking, stacking spaces or loading and unloading areas	Approve			
Construction, relocation or erection of signs, screening walls, fences, waste receptacles, sidewalks, lights, and poles	Approve			
Modifications to comply with accessibility requirements	Approve			

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294.000 - NON-MOTORIZED FACILITIES/SIDEWALKS

294.005 - Construction regulations.

Sec. V.

- A. Sidewalks/Multi-purpose Paths/Facilities Required - All developers shall, upon development of, **or major improvement to**, real property, construct a sidewalk or non-motorized multi-purpose path/facility in accordance with the Township's Zoning Ordinance and/or Subdivision/Site Condominium Ordinance, as guided by the Township's Master Land Use Plan.
- B. Sidewalk/Multi-purpose Path/Facility Construction Standards - All sidewalks or non-motorized paths/facilities shall be constructed in accordance with the design and construction standards which shall be approved, from time to time, by the Township Board.
- C. Permit Required - No sidewalk or other non-motorized path/facility shall be constructed without application for, and issuance of, a permit from the Township, in addition to any other state or local permits which may be required. The developer shall pay a permit application fee in accordance with the schedule adopted by the Township Board by resolution.
- D. Construction Plan Review - No sidewalk or other non-motorized path/facility shall be constructed, and no permit issued for same, prior to the review and approval of construction plans for same by the Township's Planning Department, the Township Engineer and any other required review body, including the Kalamazoo County Road Commission, or Michigan Department of Transportation, if applicable. The developer shall pay a fee for plan review in such amount as may be adopted by the Township Board by resolution from time to time. This fee may be in lieu of, or in addition to, any escrow fees, site inspection fees or certificate of occupancy inspection fees paid by developer, as determined by Township.
- E. Sidewalk Completion - All sidewalks or other non-motorized paths/facilities shall be constructed, inspected and approved by the Township prior to occupancy of a building on a site or in the case of a subdivision, prior to final plat or site condominium approval except as may be allowed in Paragraph G below.
- F. Inspection Required - The construction of the sidewalk or other non-motorized path/facility shall be inspected by the Township prior to the Township's approval thereof. The developer shall pay a fee for inspection in such amount as may be adopted by the Township Board by resolution from time to time. This fee may be in lieu of, or in addition to, any escrow fees, site inspection fees or certificate of occupancy inspection fees paid by developer, as determined by Township.
- G. Performance Guarantee - If weather or other unanticipated conditions prohibit completion of a sidewalk or non-motorized path/facility prior to Certificate of Occupancy issuance, prior to recordation of a final plat or prior to site condominium final approval, the developer/owner may provide the Township with a performance guarantee in an amount equal to the cost of the construction of the sidewalk or non-motorized path/facility system. The cost figure shall include the costs of site preparation, construction, site restoration and site inspection, and shall be based upon the construction plans as reviewed and approved by the Township. The performance guarantee provided to the Township shall be valid for the

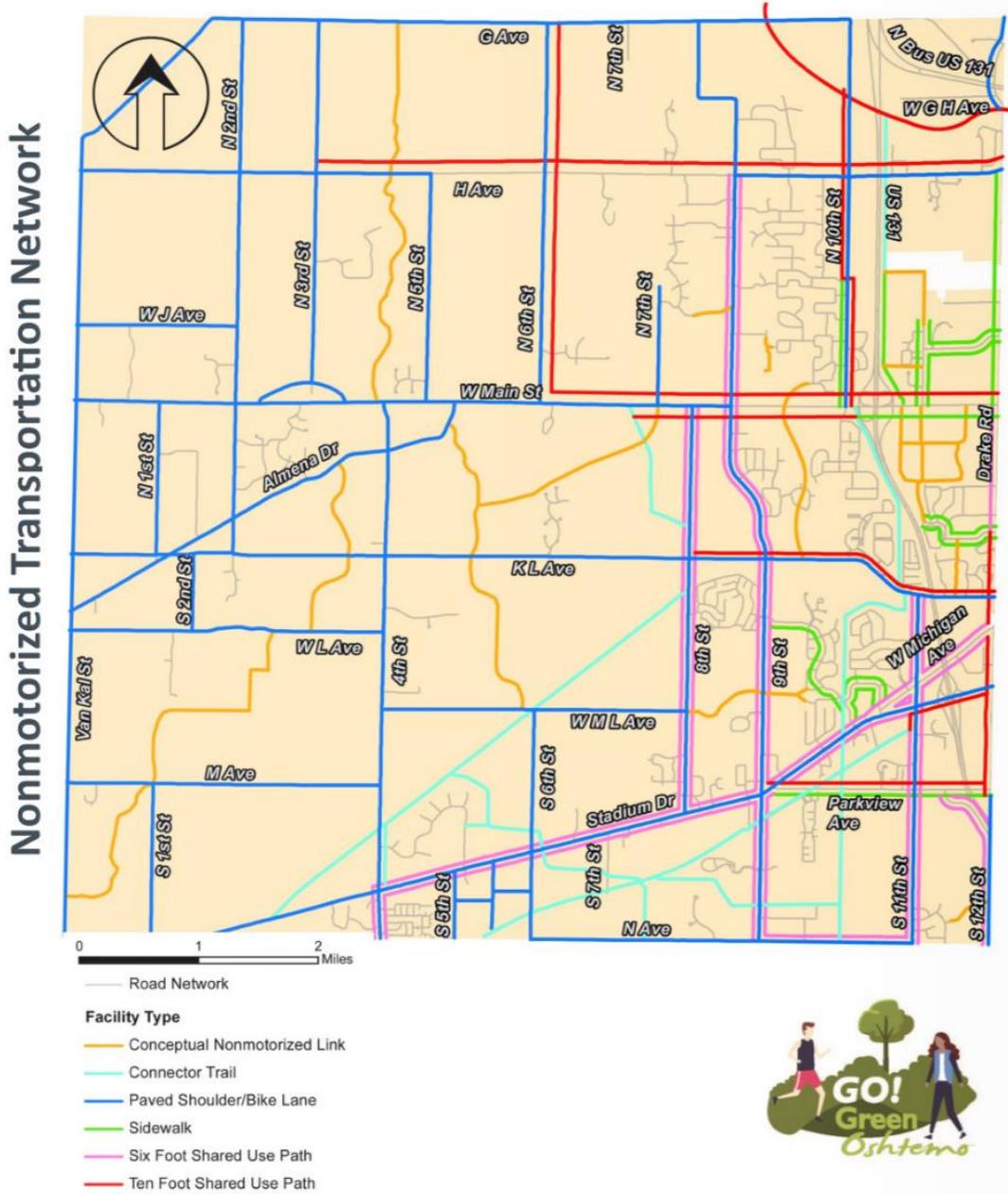
entire completion period allowed for sidewalk or non-motorized path/facility installation, inspection and approval.

H. Escrow Agreement - When the Township determines it is in the Township's best interest to delay construction of sidewalks, the developer/owner of the real property may pay the cost of construction of the sidewalk (as determined by the Township Engineer) to the Township and shall execute the Township's standard escrow agreement to guarantee completion of the sidewalk or non-motorized path/facility, pursuant to all Township standards and requirements. The cost figure shall include the costs of design, site preparation, construction, site restoration and site inspection.

(Amended: Ord. No. 559, § I, 2-24-2015)

Nonmotorized Transportation Implementation

The Nonmotorized Transportation Network Map provides both multi-use paths and sidewalks that follow roadways, as well as ideas for off-road connections intended throughout the Township. This is a long-range plan of existing and envisioned facilities that will connect the entire Township. The intent of the future nonmotorized efforts is to create a network of links to adjacent jurisdictions, provide access to destinations within and around the Township, and ensure a system of “loop connections” throughout the community.

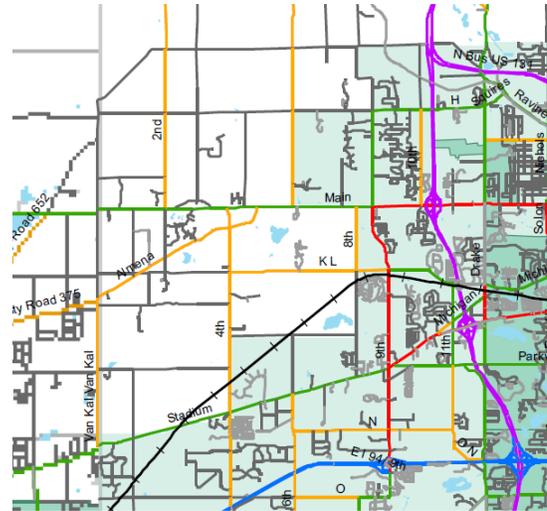


Oshtemo Nonmotorized Network Plan



+

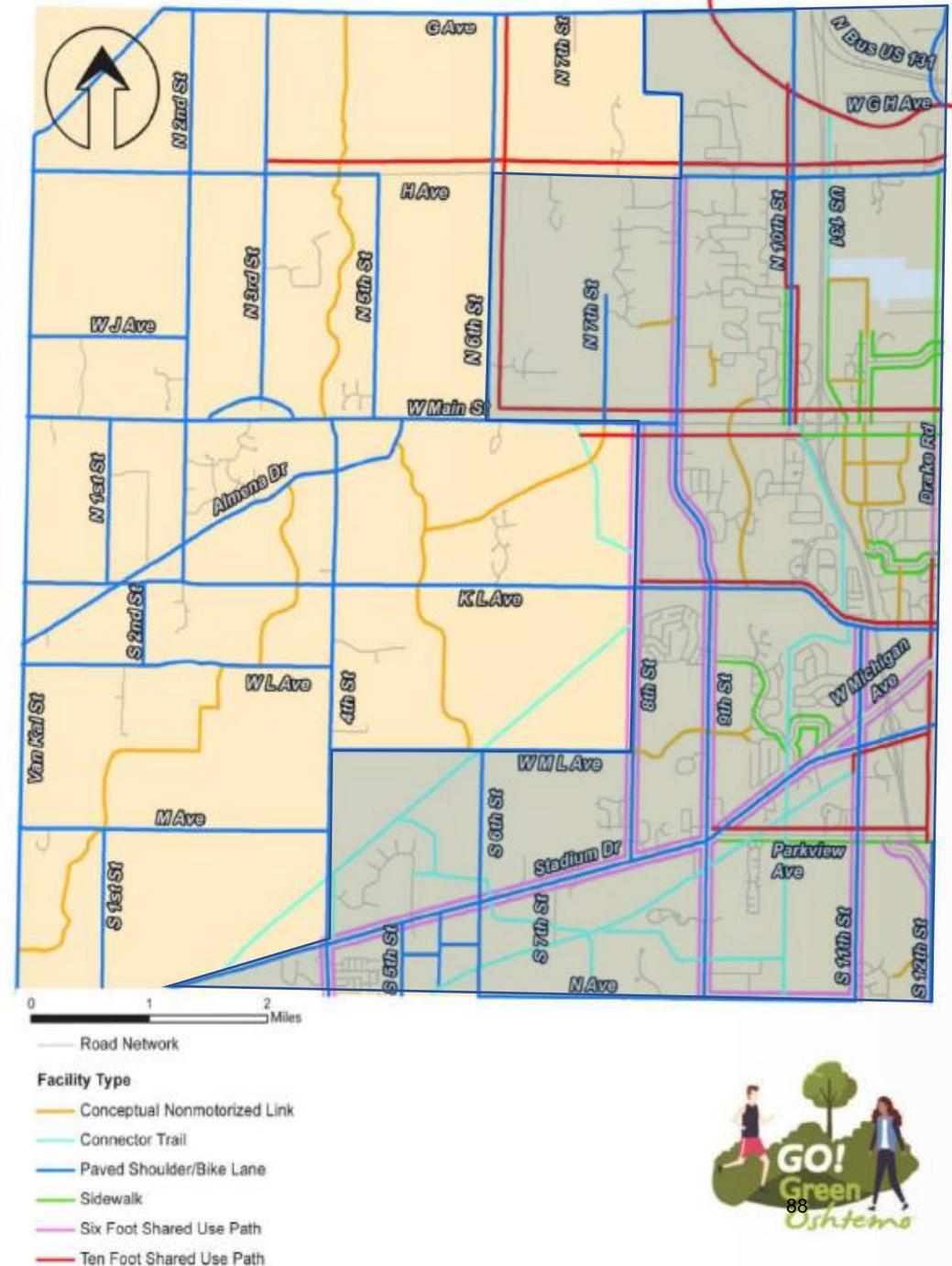
KATS MPO map with Urbanized Area (excerpt)



ACUB (Adjusted Census Urban Boundary)

+

Nonmotorized Transportation Network





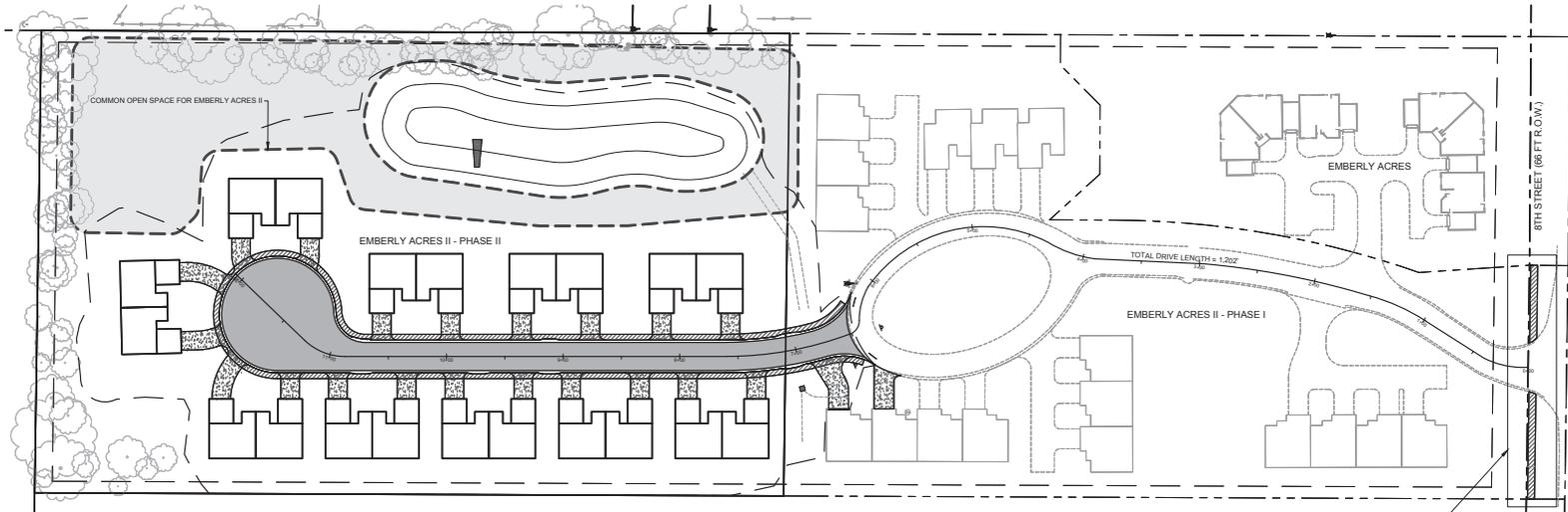
June 18, 2021

Mtg Date: June 24, 2021
To: Planning Commission
From: Iris Lubbert, AICP, Planning Director
Subject: Emberly Acres II Expansion – Sidewalk SAD request

Prime Homes LLC, both applicant and owner, has approached township staff requesting a sidewalk SAD agreement for their recently approved Emberly Acres II Condominium Expansion project. However, only the reviewing body has the authority to grant such a request. This item has been placed on the Planning Commission agenda for consideration.

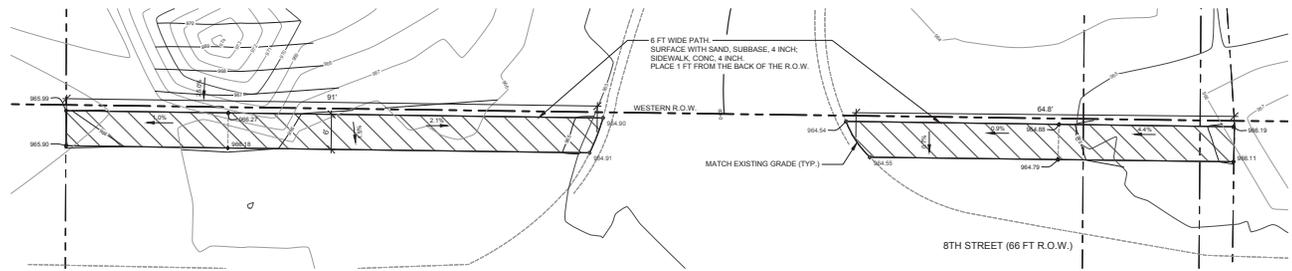
Per Section 57.90 of the Zoning Ordinance, non-motorized facilities indicated on the Township's Non-motorized Plan shall be installed by the developer when properties adjacent to planned nonmotorized facilities receive site plan approval from the municipality unless the reviewing body grants a deviation. The Township's adopted Non-motorized Plan shows a 6-foot-wide path along Emberly Acres II section of S 8th Street. The segment of the shared use path along the frontage of Emberly Acres II, Parcel ID: 05-34-230-070, was included as part of the site plan set reviewed and approved by the Planning Commission at their regular April 29th meeting.

Attachments: Approved Emberly Acres II Condominium Expansion Site Plan Excerpt



TOTAL EMBERLY ACRES II PROJECT, PHASES I & II
SCALE: 1" = 50'

SEE SHARED USE PATH DETAILS BELOW



SHARED USE PATH @ 8TH STREET
SCALE: 1" = 10'



WIGHTMAN

BENTON HARBOR
269.327.0100

KALAMAZOO
269.327.3532

ALLEGAN
269.673.8465

ROYAL OAK
248.791.1371

www.gowightman.com

PROJECT NAME:
EMBERLY ACRES II ADDITION
CORTLAND TOWNSHIP

PRIME HOMES LLC
415 TREASURE ISLAND DRIVE
KALAMAZOO, MI 49071

02/04/2021	PDS
REVISIONS PER TOWNSHIP	COMMENTS
01/02/2021	PDS
SUBMITTED FOR SITE PLAN REVIEW	

REVISIONS

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DATE: FEBRUARY 2021
SCALE: VARIES

ENTIRE CONDOMINIUM DRAWING

JOB No. 204172
C106
OF 11