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**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING – VIRTUAL

Participate through this Zoom link:
<https://us02web.zoom.us/j/88264360949>

Or by calling: 1-929-205-6099
Meeting ID: 882 6436 0949

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

**THURSDAY, AUGUST 26, 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: August 12th, 2021
- f) **Public Hearing – Site Plan and Special Use, Hampton Plaza**
Botinac, LLC, is seeking Special Use and Site Plan approval from the Planning Commission to construct a 7,488 square foot multi-tenant commercial building with a drive-thru at 6297 W Main Street.
- g) Public Comment
- h) Other Updates and Business
- i) 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: **882 6436 0949**

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: **882 6436 0949#**

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



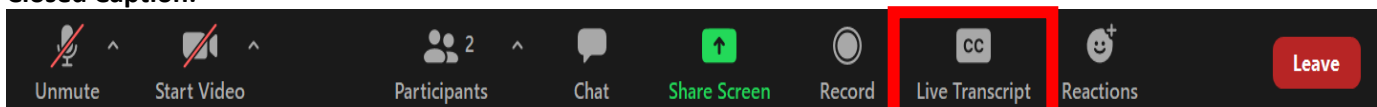
Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- 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:

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2. Then select “Show Subtitle”.

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**OSHEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

DRAFT MINUTES OF A VIRTUAL MEETING HELD AUGUST 12, 2021

Agenda

OLD BUSINESS:

Referral – Section 57.90 Sidewalks

NEW BUSINESS:

Discussion – Section 54.60 Outdoor Lighting Standards

A virtual meeting of the Oshtemo Charter Township Planning Commission was held Thursday, August 12, 2021, commencing at approximately 6:02 p.m.

MEMBERS PRESENT:

	<u>LOCATION</u>
Bruce VanderWeele, Chair	Oshtemo
Micki Maxwell, Vice Chair	Oshtemo
Kizzy Bradford	Kalamazoo
Alistair Smith	Manistee
Chetan Vyas	Oshtemo

MEMBERS ABSENT:

Deb Everett, Anna VerSalle

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

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:02 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 July 29, 2021

The Chair asked if there were additions, deletions or corrections to the Minutes of the Meeting of July 29, 2021. Hearing none, he asked for a motion.

Mr. Smith **made a motion** to approve the Minutes of July 29, 2021, as presented. Mr. Vyas **seconded the motion**. The **motion was approved** unanimously by roll call vote.

OLD BUSINESS

Referral – Section 57.90 Sidewalks

Ms. Lubbert indicated at the Planning Commission's June 24th meeting, a proposed amendment to Section 57.90 was motioned forward to the Township Board for consideration. The Township Board reviewed the proposed text amendment at their July 13th meeting and asked how it would affect 'change in use' site plans. Upon closer review it was found that portion of the proposed text did not clearly capture the intent of the amendment and was open to interpretation. At the July 27th Township Board meeting, the proposed text amendment to Section 57.90 was referred back to the Planning Commission to address the 'change in use' language.

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. Following is the newly proposed language Ms. Lubbert asked the Commission to review the new language, provide feedback, and if deemed appropriate send the text amendment back to the Township Board for consideration and adoption.

57.90 Sidewalks and Non-motorized Facilities.

For those uses requiring Site Plan review under this ordinance, an internal 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 to be constructed within public street rights-of-way and/or private street easements 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 exclusively into the categories of 'Accessory Structures and Site Improvements' or Administrative Review in 'Change in Use' in the Table under Section 64.20 Applicability.

After reviewing the changes the group thanked Ms. Lubbert for all the thought she put into it, and felt the amendment was ready to approve and send back to the Township Board for consideration.

Mr. Smith **made a motion** to approve the text amendments to Section 57.90 Sidewalks as presented, and to refer the amended language to the Township Board for consideration and adoption. Ms. Maxwell **seconded the motion**. The **motion was approved** unanimously by roll call vote.

NEW BUSINESS

Discussion – Section 54.60 Outdoor Lighting Standards

Ms. Lubbert noted that an oversight was identified within Section 54.60 of the Lighting Ordinance. Section 54.60 regulates outdoor lighting standards which includes specific parameters for both wall mounted and pole mounted lights. The section that regulates wall mounted lights only allows wall lights to 1. illuminate a walkway or entrance into the building or 2. decoratively illuminate the façade.

Recently the Zoning Board of Appeals reviewed a site plan for a commercial use requesting the use of pole lighting standards for wall lights on the back of their building to illuminate loading docks and access aisles. The argument was primarily that level of lighting was needed on the rear of the building and a pole light at this location would create an unnecessary and dangerous obstacle for trucks to have to maneuver around. After discussion, the Zoning Board of Appeals unanimously voted to allow the applicant the requested deviation and to send a request to the Planning Commission to consider an amendment to the ordinance to better address lighting for these types of situations.

Staff drafted a proposed amendment to section 54.60 to allow wall lights to be treated like pole lights in certain circumstances. Ms. Lubbert asked the Planning Commission to review and provide feedback on the proposed amendment.

The proposed change was to add a section C. 3 as follows:

1. Luminaires used for illuminating vehicular circulation, parking, loading and unloading operations for any commercial, industrial, or other use:
 - a. Shall be regulated using the same standards as B. Pole Mounted Lighting of this Section.

- b. Shall not apply to luminaries used for illuminating pedestrian walkways and doorways.

The group felt good light without the obstacle of a pole was appropriate for loading and unloading operations, saw the reason in providing it for security and in cases where the area is too small for trucks to safely navigate, and also noted wall lighting is much less expensive than erecting a pole. However, they felt vehicular circulation and parking were not intended to be part of this language and that illumination of pedestrian walkways and doorways were already addressed under C. 1.

After discussion it was agreed to revise the proposed C. 3. language to eliminate vehicular circulation, parking and to strike b. regarding illumination of pedestrian walkways and doorways as shown:

1. Luminaires used for illuminating ~~vehicular circulation, parking,~~ loading and unloading operations for any commercial, industrial, or other use:
 - a. Shall be regulated using the same standards as B. Pole Mounted Lighting of this Section.
 - b. ~~Shall not apply to luminaries used for illuminating pedestrian walkways and doorways.~~

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

Ms. Maxwell **made a motion** to approve the text amendments to Section 57.90 Sidewalks as presented by staff with the deletions agreed upon per Board discussion, and to move it to public hearing at a date set by Staff. Mr. Vyas **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 reported that the DDA is eager to see the amendments to the Village Theme Development Plan implemented through the Zoning Ordinance. They understand that this project is not at the top of the Planning Commission's project priority list and with staffing constraints it may not be completed for a while. To help expedite the process, they are looking into using their funding to pay a consultant to draft the amendment to the ordinance language that would implement the revised Village Theme Development Plan. The request from Harding's to allow restaurants to

have drive-throughs in the Village Core District will be included. They will invite Planning Commissioners to meetings held and once draft amendments are compiled submit them to the Commission for consideration. She will keep the Commission informed on progress.

Ms. Lubbert explained the Township's Master Plan needs to be updated by state mandate every five years, and the next one is due in 2022. She noted that the Amendment will focus on housing: what we have now, and what we need, and how we get there. This has been one of the biggest areas of concern by residents and the Township Board.

Ms. Maxwell expressed concern that Ms. Lubbert would not have time to work on the Commission's other defined priorities.

Ms. Lubbert indicated she is working to get approval from the Township Board to hire a consultant to work with a steering committee, comprised of Planning Commission members, on this Master Plan update. If proceeding with a contestant is approved, she felt she would have time to work on the other priority projects. She added that the work on the Master Plan centering on housing would trickle down to provide guidance for work on various code amendment projects.

Ms. Bradford noted housing is a big issue throughout Kalamazoo County. When she was running for the Township Board, she was approached by citizens most often about housing and is glad to see movement in this direction to respond to and meet the needs of the public.

ADJOURNMENT

With there being no further business to consider, Chairperson VanderWeele adjourned the meeting at approximately 6:40 p.m.

Minutes prepared:
August 13, 2021

Minutes approved:
_____, 2021

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August 20, 2021

Mtg Date: August 26, 2021

To: Oshtemo Township Planning Commission

From: Iris Lubbert, Planning Director

Applicant: Botinac, LLC

Owner: Botinac, LLC

Property: 6297 W Main Street, Parcel numbers 05-14-405-054

Zoning: R2: Residence District; 9th Street and West Main Overlay Zone

Request: Site Plan and Special Use approval to construct a multi-tenant commercial building with a drive-thru

Section(s): 35 - 9th Street and West Main Overlay; 65 - Special Uses

Project Name: Hampton Plaza

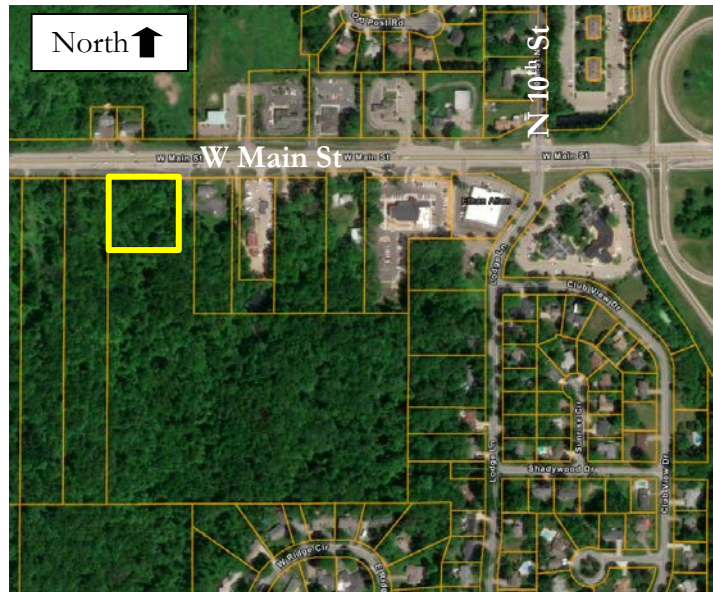
PROPOSAL:

Botinac, LLC, is seeking Special Use and Site Plan approval from the Planning Commission to construct a 7,488 square foot multi-tenant commercial building with a drive-thru at 6297 W Main Street. The project site under consideration is outlined in yellow in the map excerpt below.

OVERVIEW:

6297 W Main Street is a 1.7 acre parcel located on the south side of W Main Street, just west of the N 10th Street intersection. The proposed 7,488 square foot commercial building will have five tenant spaces, one with a drive – thru.

6297 W Main Street is located within the R-2 residence district and the 9th Street and West Main Overlay Zone. The overlay is an optional overlay zone, meaning that property owners have the option to either continue to use their property in the manner permitted in the underlying district or elect to become subject to the standards and procedures of the Overlay District in order to take advantage of the



opportunities allowed by the overlay. The applicant has elected to utilize the 9th Street and West Main Overlay Zone in order to propose this commercial development.

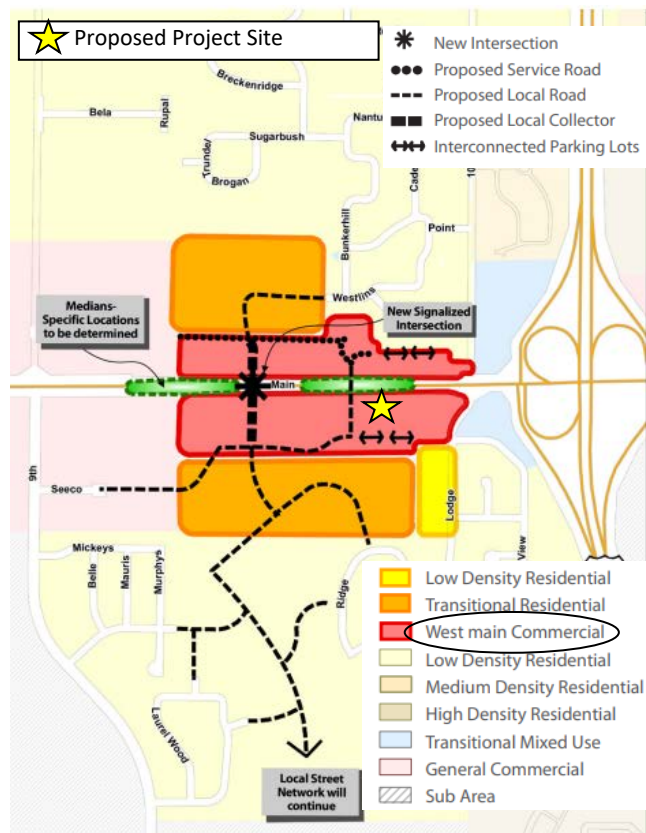
ANALYSIS:

The 9th Street and West Main Overlay Zone implements both the 9th Street and West Main Street Sub Area Plans adopted by the Township in 2011. The proposed project site falls within the West Main Commercial designation of the plan and through the overlay is permitted to develop as a commercial site. New construction of a Special Use requires the review and approval of the Planning Commission (Section 64.20). In addition to the general site plan review criteria and additional conditions outlined in the 9th Street and West Main Overlay Zone (Section 35), when reviewing a request for a Special Use the proposal needs to also be evaluated against the general Special Use review criteria outlined in Section 65.30 and the specific requirements for the use in question outlined under Section 49. In this case, Section 49 does not apply as the code does not contain any specific requirements for this use. Below is an analysis of the proposal against Ordinance Sections 65.30, 64, and 35.

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.

Oshtemo’s adopted West Main Sub-Area Plan shows the property in question within the West Main Commercial area, see map excerpt to the right. The intent for the West Main Commercial area is to reflect “a commercial and non-residential vision along West Main Street that would complement the rural nature of the Township as a whole.... Uses in this land use designation may consist of office buildings and low intensity commercial, similar to what has already developed along the West Main Street frontage between 9th and 10th Streets” (Oshtemo 2011 Master Plan, page 174). The proposed multi-tenant commercial building meets this intent of this designation.



From a zoning standpoint, the subject property is governed by the 9th Street and West Main Commercial Overlay, within which retail businesses are permitted uses and drive-through services for businesses are permitted as a special use. The proposed use is consistent with the zoning ordinance.

It should be noted that the zoning ordinance does not permit drive-throughs for restaurants within the 9th Street and West Main Commercial Overlay. The applicant has acknowledged that

the end unit in the proposed development with the drive-thru cannot be a restaurant and has designed the drive-thru accordingly. A condition of approval to document this requirement has been added.

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.**

The property in question falls within the West Main Commercial designation; the Master Plan notes that “Uses in this land use designation may consist of office buildings and low intensity commercial, similar to what has already developed along the West Main Street frontage between 9th and 10th Streets” (Oshtemo 2011 Master Plan, page 174). Uses already along West Main Street frontage between 9th and 10th Streets include, but are not limited to: Ethan Allen, Latitude 42, Chemical Bank, Lake Michigan Credit Union, Advia Credit Union, and Sharp & Associates Law Firm. A number of drive-in service windows or drive-through services for businesses are already established in the area; Chemical Bank across the street being the closest example. With drive-thrus already existing in the area and with it being consistent with the intent of both the Master Plan and the Zoning Ordinance, the proposed use is harmonious and appropriate with the existing uses and planned character of adjacent properties.

- 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 proposed site plan does not propose any new access connection points, provides the required parking, and exceeds minimum setbacks.

- 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.**

Given the nature of the West Main Street corridor staff anticipates that the proposed drive-thru to 6297 W Main Street will have no such negative impacts on adjacent properties. The subject use is very much in accordance with the area’s character.

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 site is currently undeveloped and completely wooded. Existing vegetation on site will need to be cleared in order for the proposed 7,488 square foot multi-tenant commercial building and drive – thru to be constructed. The only natural features proposed to be preserved on the site are in the dedicated open space on the west side of the site.

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.

There is adequate public infrastructure in place to service this proposed development. In order for the proposed development to utilize the existing curb cut to W Main Street, the change in use and increase of intensity of this site will require the review and approval of The Michigan Department of Transportation (MDOT). Per MDOTs review, to ensure traffic safety, additional modifications to the entrance of the site may be required.

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

Article 49 of the Zoning Ordinance dictates no specific considerations for drive-in service windows or drive-through services for businesses.

Section 64: Site Plan Review

General Zoning Compliance:

Zoning: 6297 W Main Street is zoned R-2, Residence District and falls within the 9th Street and West Main Overlay Zone. All properties surrounding this property are also within the 9th Street and West Main Overlay Zone. Within the 9th Street and West Main Commercial Overlay, retail businesses are permitted uses and drive-through services for businesses, not to include restaurants, are permitted as special uses.

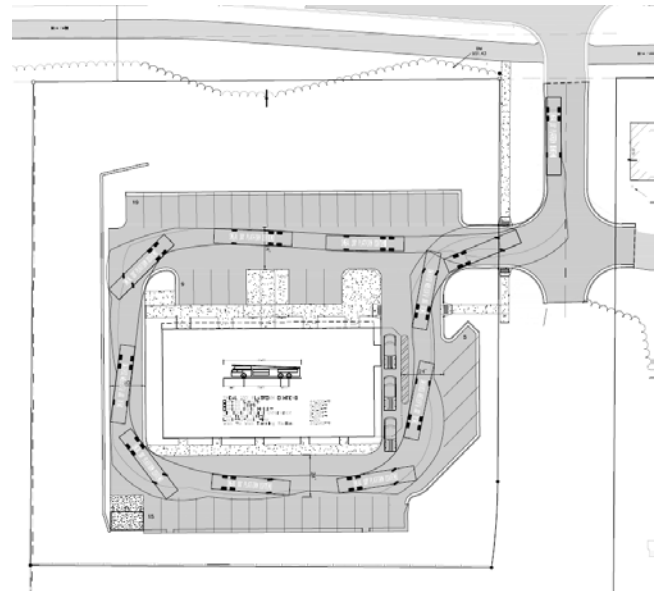
Lot Dimensions: Parcels within the R-2, Zoning District require a minimum area of 50,000 square feet and frontage of 200 feet (Section 50.10 (A)). 6297 W Main Street has approximately 330 feet of frontage along West Main Street and an area of 74,052 square feet.

Setbacks: Buildings within the 9th Street and West Main Street Overlay shall be set back a minimum of 140 feet from the ROW. The proposed commercial building has a front setback of 140.9 feet. The ordinance requires that the side and rear setback for the building is 20 feet or the height of the abutting side of the building at its highest point. The proposed building is just under 27 feet. Proposed side and rear setbacks for the building all exceed 70 feet.

Access and Circulation

Access: The proposed development will utilize the existing curb cut on the neighboring parcel to the east to access this site. See site plan excerpt on the next page. The owner of the neighboring parcel, who also owns the property for this development, is proposing a private street at this location with the intent that it one day be extended and made public to allow for the development of the land further south. This proposed street does follow the vision of this sub area which is to limit access points onto W Main Street and promote an internal network to support the development in this area. Details for how this private street will connect with W Main will need to be coordinated with MDOT. The private street has been designed so that it could transition to a public road in the future.

The Ordinance requires that internal parking/access aisles within a site plan be 24 feet wide for two-way traffic and 20 feet wide for one-way traffic. Overall the proposed site plan meets these requirements. However, the south most parking aisle is one-way and is shown with a width of 24 feet. The applicant requests a deviation from the Planning Commission to allow this parking aisle to be an additional 4 feet wide in order to safely accommodate emergency vehicle circulation onsite. See truck turning radius illustration to the right. The Fire Marshall has reviewed and is in support of this request.



The proposed drive-thru is on the east side of the building. Drive-thrus for non-food service establishments require a minimum of three 10 foot by 20 foot stacking spaces. Three stacking spaces, dimensions need to be added to the plan, are proposed and will be separated by a four-foot-wide raised landscape island from the general parking aisle.

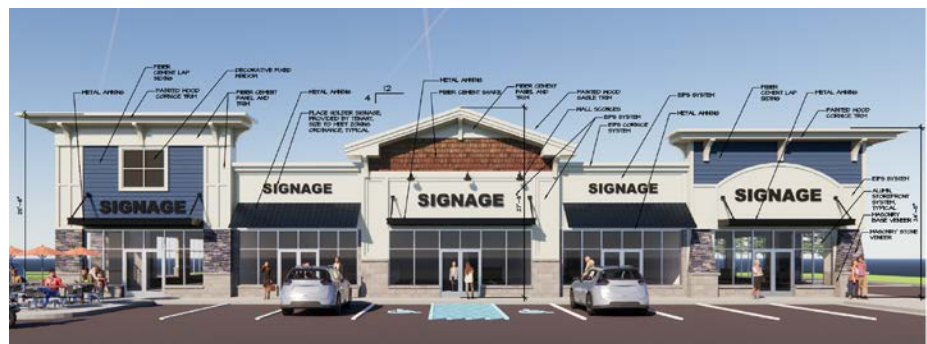
Both the Township’s Engineering and Fire department are comfortable with the proposed design.

Parking: Per code, Retail Sales and Business & General Office uses require one parking space for every 150 square feet of net floor area. The ordinance also requires that the parking lot not have parking spaces totaling more than 110% of the minimum parking space requirements. A 7,488 square foot building is proposed with 7,020 square feet of net floor area. Per code this proposed site plan shall have a minimum of 47 with a maximum of 52 parking spaces. 48 parking spaces are proposed; two of which are ADA compliant.

Sidewalk: The 10 foot wide shared use path shown on our nonmotorized plan that runs along this section of West Main Street is already installed. An internal sidewalk network that provides a connection from the shared use path to the building is proposed. The proposed sidewalk meets Township standards.

Building Design

The exterior of the proposed multi-tenant building includes a masonry stone veneer, blue fiber cement lap siding, and fiber cement shake, see image on the right.



Dumpster

A dumpster is proposed on the south west side of the site with a 6-foot high, wood fence trash enclosure. The location and design meet code standards.

Landscaping

Trees along the west property line will be preserved. All trees along West Main are proposed to be removed. A report from OCBA Landscape Architects was provided which determined that there is no existing native vegetation that is of high quality and health to be protected and remain on the site within the West Main buffer area during and following construction. The Township's Park Director has visited the site and agrees with OCBA's analysis.

The landscaping plan includes a 6 foot tall fence and provides canopy, evergreen, and understory trees to meet the requirement for screening between land uses. However, the 30 foot wide buffer required between different land uses is not provided where the parking lot is adjacent to the southern property line. In this area the buffer width varies from 18.5 feet to 20.3 feet. The applicant requests a deviation from the Planning Commission from the 30 foot landscaping buffer on the south side of the site with the reasoning that the property to the south is undeveloped and that per the sub area plan a road is to be installed adjacent to this parcel. In this situation, staff finds the request reasonable.

Photometric Plan

A photometric plan and lighting cut sheets have been provided. Three 20 foot tall pole mounted lights are proposed and three wall mounted lights. All proposed lights are cut off fixtures. Lighting requirements have generally been met but there are two items that need to be addressed.

1. Confirmation that the pole lights do not exceed 20,000 lumens and that the wall lights do not exceed 8,000 lumens.
2. Per the ordinance site and area lighting of nonresidential properties shall be designed such that light levels do not exceed 0.1 foot-candles at any point along the perimeter of the property adjacent to residential zoning. Some areas along the southern property line show 0.2 foot-candles. The lighting plan will need to be adjusted.

Signage

One pylon sign and five walls signs are proposed (one for each tenant space). Signage will be reviewed in detail if this development is approved and once sign permit applications are submitted.

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.

Section 35: 9th Street and West Main Commercial Review

The 9th Street and West Main Overlay has specific development requirements for new construction, including but not limited to: native landscaping; a natural features preservation plan; open space; building setbacks and landscape buffers designed as naturalized green spaces, incorporation of sustainable storm water management features; and that the design of storm water management systems shall respond to the natural drainage patterns of the area and should incorporate Low Impact Development standards. Overall, the requirements of this section have been met.

A Natural Features Preservation Plan has been provided. The only natural features proposed to be preserved on the site are in the dedicated open space on the west side of the site. It should be noted that this property is not located within the Township's Natural Features Protection District. A report from OCBA Landscape Architects was provided which determined that there is no existing native vegetation that is of high quality and health to be protected and remain on the site within the West Main buffer area during and following construction. The Township's Park Director has visited the site and agrees with OCBA's analysis.

The West Main Overlay also requires that at least 5% of the site be set aside as perpetual open space. The proposed site plan indicates that 46% of the parcel will be open space. The applicant has identified 5%, 3,907 square feet, to be set aside as perpetual open space per the ordinance requirements. The ordinance notes that the designated open space shall be set aside through an irrevocable conveyance through one of the following methods:

- a. recorded deed restrictions
- b. covenants that run perpetually with the land
- c. a conservation easement
- d. land trusts.

One of these irrevocable conveyance instruments will need to be provided.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the proposed Special Use and Site Plan for the construction the 7,488 square foot multi-tenant commercial building and drive-thru at 6297 W Main Street, with the conditions outlined below.

1. The drive-thru shall not serve a restaurant/food establishment.
2. An approved driveway permit from MDOT shall be provided prior to building permit issuance.
3. Grant the parking aisle width deviation request to allow the one-way parking aisle on the south side of the building to be 24 feet wide instead of the 20 feet required by the ordinance.
4. Dimensions for the three 10' by 20' stacking spaces shall be added to the site plan prior to building permit issuance.
5. Grant the landscaping buffer deviation request to allow the landscaping buffer on the south side of the building to be smaller than the 30 feet required by code as shown on the site plan.
6. An updated photometric plan is provided and approved prior to building permit issuance.
7. Applications for signage are submitted and approved. It should be noted that the signage shown in the submitted plan set and architectural drawings may change as they are not part of this approval.
8. The designated 5% open space on the site plan shall be set aside through an irrevocable conveyance per Section 35 of the ordinance prior to building permit issuance.

Attachments: Application, Site Plan, Photometric Plan, Architectural Rendering, Report from OCBA

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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 Hampton Plaza - 6297 W. Main St

PLANNING & ZONING APPLICATION

Applicant Name : Tom Carroll
Company Botinac, LLC.
Address 70 MICHIGAN AVE., SUITE 450
BATTLE CREEK, MI 49017
E-mail KKLINE@CARROLLDEV.COM
Telephone _____ Fax _____
Interest in Property OWNER

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name SAME AS ABOVE
Address _____
Email _____
Phone & Fax _____

Fee Amount _____
Escrow Amount _____

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

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

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

PROPOSED MULTI-TENANT COMMERCIAL DEVELOPMENT W/
ASSOCIATED PARKING, UTILITIES, STORM WATER MANAGEMENT
? LANDSCAPING

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEE SHEET 1 OF SITE PLAN SET

PARCEL NUMBER: 3905- 14-405-054

ADDRESS OF PROPERTY: 6297 W. MAIN ST.

PRESENT USE OF THE PROPERTY: VACANT

PRESENT ZONING R-2, 9TH WEST MAIN **SIZE OF PROPERTY** 1.71 ACRES
OVERLAY ZONE

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

Name(s)

Address(es)

SIGNATURES

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



Owner's Signature(* If different from Applicant)

5-10-2021

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

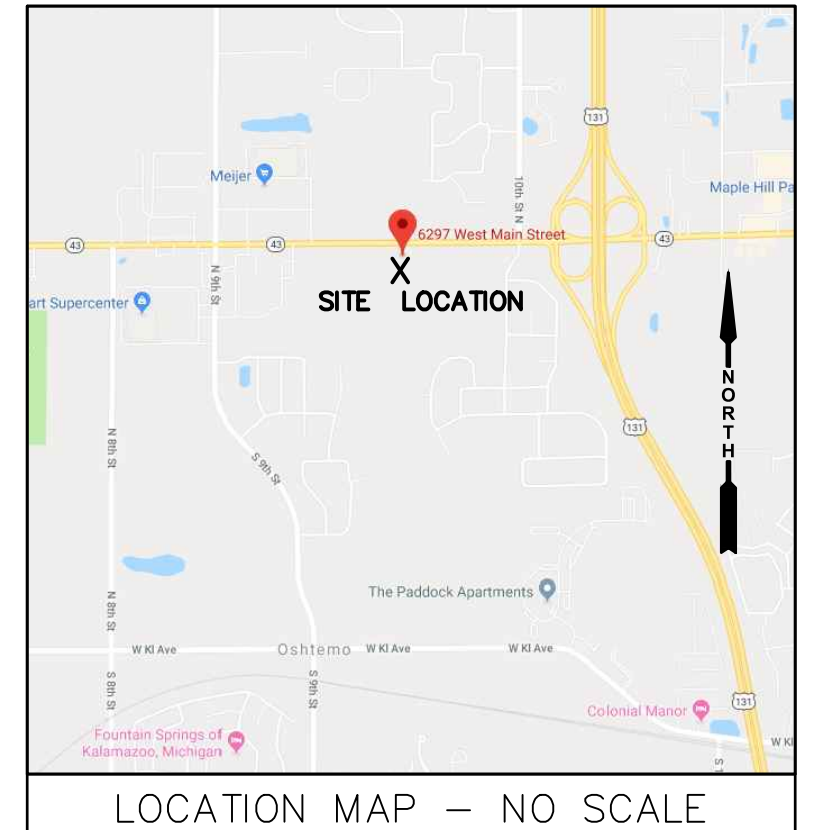
STORM STRUCTURE DATA		SURVEY CONTROL		
MH #1 - 4'Ø BLOCK RIM = 954.88 INV (E) 18" RCP = 947.78 INV (N) 12" RCP = 948.68 INV (W) 15" RCP = 948.23 SUMP = 947.58	POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (NAVD '88)
	50	9965.6495'	10992.4062'	952.45'
	51	9958.9283'	11324.5838'	950.49'
	52	9782.5595'	11105.3921'	957.37'
	53	9785.9935'	11023.3287'	968.39'
MH #2 - 4'Ø CONCRETE RIM = 952.53 INV (N) 12" RCP = 946.18 INV (E) 18" RCP = 945.63 INV (W) 18" RCP = 945.73 SUMP = 945.53				
MH #3 - 4'Ø BLOCK RIM = 950.55 INV (N) 18" RCP = 943.55 INV (E) 24" RCP = 941.85 INV (W) 18" RCP = 942.55 SUMP = 945.70				
MH #4 - 4'Ø BLOCK RIM = 949.96 INV (W) 24" RCP = 940.61 INV (E) NA = NA INV (S) NA = NA				

BENCHMARK DATA	
NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 12B	
BM #1 EL= 956.08' (NAVD '88 DATUM) CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN 163' NORTHWESTERLY FROM NORTHWEST PROPERTY CORNER OF SUBJECT PARCEL.	
BM #2 EL= 951.43' (NAVD '88 DATUM) SET RAILROAD SPIKE ON EAST SIDE OF POWER POLE 26' SOUTH OF WEST MAIN TURN LANE BACK OF CURB AND 26' NORTHWESTERLY FROM NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.	
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HOPSTONE PROP. LLC
#6312 WEST MAIN ST. (M-43)
PIN: 05-14-255-080
ZONED "R3" RESIDENCE
WEST MAIN COMMERCIAL OVERLAY DISTRICT

TIMOTHY J. KARMON
#6294 WEST MAIN ST. (M-43)
PIN: 05-14-255-090
ZONED "R2" RESIDENCE
WEST MAIN COMMERCIAL OVERLAY DISTRICT

ADVA CREDIT UNION
WEST MAIN ST. (M-43)
PIN: 05-14-255-010
ZONED "R2" RESIDENCE
WEST MAIN COMMERCIAL OVERLAY DISTRICT



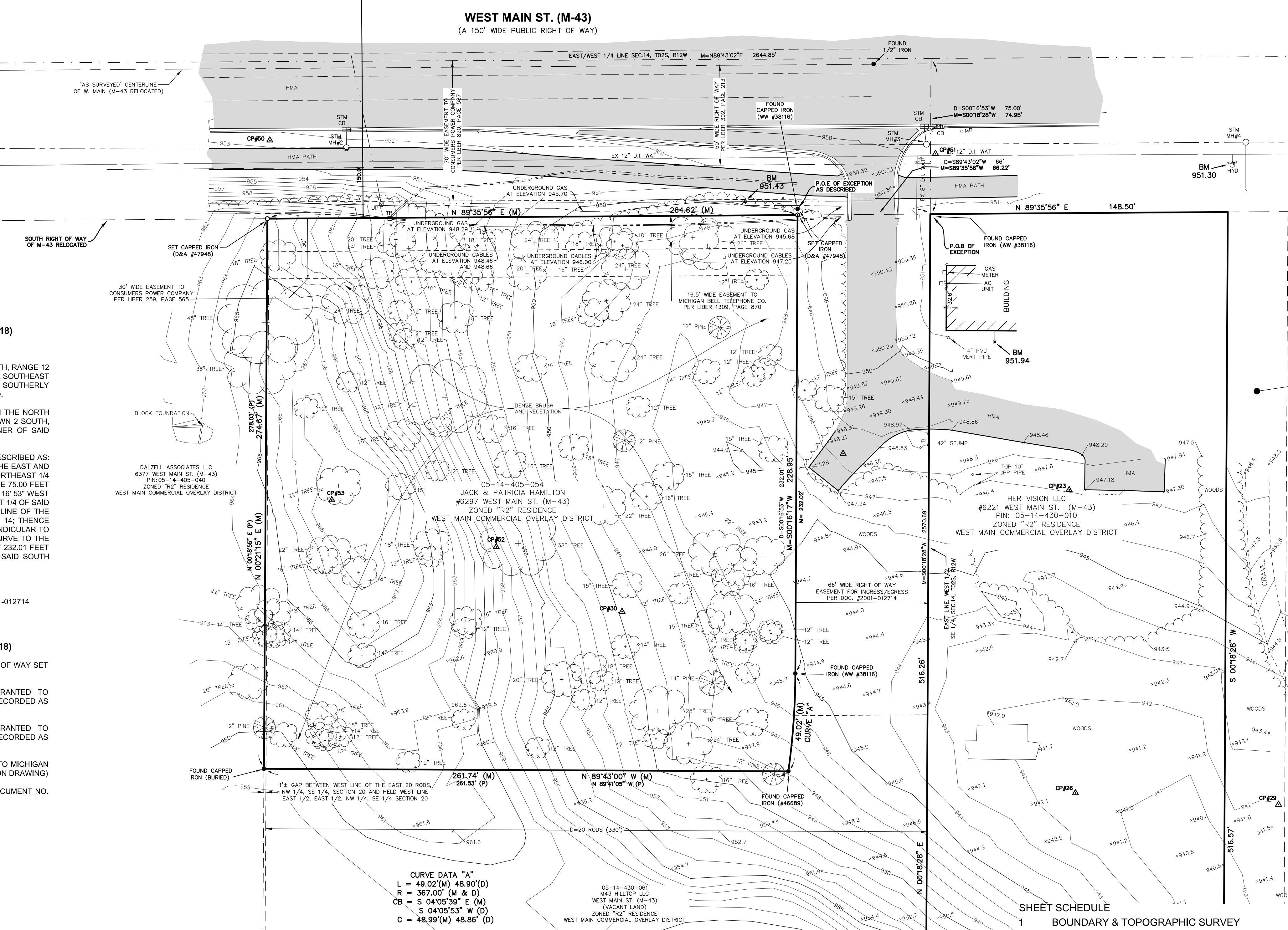
0 15 30
PLAN SCALE: 1" = 30'

811
Know what's below.
Call before you dig.

UNABLE TO ACCESS OTHER STRUCTURES ON WEST MAIN

LEGEND

BENCHMARK
SET CONCRETE MONUMENT
MONUMENT FOUND
SET CAPPED REBAR #47948
FOUND IRON
SET CHISELED "X"
FOUND CHISELED "X"
CONTROL POINT
PLATTED
DESCRIBED
MEASURED
RECORD
STORM SEWER MANHOLE
CATCH BASIN
ROOF DRAIN
SANITARY SEWER MANHOLE
CLEANOUT
WELL HEAD
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
SPRINKLER CONTROL VALVE
SPRINKLER HEAD
VALVE (WATER & GAS)
GAS METER
UTILITY RISERS
UTILITY POLE
LIGHT POLE
GUY ANCHOR
TRANSFORMER
HAND HOLE (ELECTRIC)
ELECTRIC METER
GROUND MOUNTED LIGHT
SIGN
V SOIL BORING
BOLLARD POST
POST
UNDERGROUND COMMUNICATIONS LINE MARKER
UNDERGROUND ELECTRIC LINE MARKER
UNDERGROUND GAS LINE MARKER
GATE
FENCE LINE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC COMMUNICATIONS
TELEPHONE
FIBER OPTIC
GAS LINE
EXISTING WATER LINE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
BITUMINOUS SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
CONIFEROUS TREE
DECIDUOUS TREE
ORNAMENTAL BUSH



SCHEDULE "A" LEGAL DESCRIPTION
FROM: CHICAGO TITLE OF MICHIGAN, INC.
TITLE NO.: 391054196CML - REVISION 1 (COMMITMENT DATE: JUNE 22, 2018)

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, TOWNSHIP OF OSHTEMO,
THE EAST 20 RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST, EXCEPTING THEREFROM THAT PART OF THE EAST 20 RODS OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST THAT LIES NORTHERLY OF A LINE 75.00 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SURVEY LINE OF M-43 RELOCATED.

THE SURVEY LINE OF M-43 RELOCATED IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE THAT IS SOUTH 5.46 FEET FROM THE CENTER CORNER OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST, THENCE NORTH 89° 29' 34" EAST 2,845.81 FEET TO THE EASTERN 1/4 CORNER OF SAID SECTION 14 AND POINT OF ENDING.
ALSO EXCEPT: PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST, DESCRIBED AS: COMMENCING AT THE EAST 1/4 POST OF SAID SECTION 14; THENCE SOUTH 89° 43' 02" WEST ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 14, A DISTANCE OF 1,322.26 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 00° 16' 53" WEST ON SAID WEST LINE 75.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00° 16' 53" WEST ON SAID WEST LINE 1,247.82 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89° 43' 13" WEST ON SAID SOUTH LINE 331.38 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00° 18' 55" EAST ON SAID WEST LINE 969.81 FEET; THENCE SOUTH 89° 41' 05" EAST PERPENDICULAR TO SAID WEST LINE 281.53 FEET; THENCE NORTHEASTERLY 48.90 FEET ON A 367.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 04° 05' 53" EAST 48.86 FEET; THENCE NORTH 00° 18' 53" EAST 232.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY M-43; THENCE NORTH 89° 43' 02" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 66.00 FEET TO THE POINT OF BEGINNING.

73099.31 SFT
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DOCUMENT NO. 2001-012714

SCHEDULE B-II EXCEPTIONS
FROM: CHICAGO TITLE OF MICHIGAN, INC.
TITLE NO.: 391054196CML - REVISION 1 (COMMITMENT DATE: JUNE 22, 2018)

- TERMS, COVENANTS, CONDITIONS, PROVISIONS AND RESTRICTIONS OF RELEASE OF RIGHT OF WAY SET FORTH AS LIBER 302, PAGE 213, (RIGHT OF WAY SHOWN ON DRAWING)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) IN A DOCUMENT RECORDED AS LIBER 259, PAGE 565. (SHOWN ON DRAWING)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) IN A DOCUMENT RECORDED AS LIBER 820, PAGE 587. (SHOWN ON DRAWING)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO MICHIGAN BELL TELEPHONE COMPANY IN A DOCUMENT RECORDED AS LIBER 1309, PAGE 870. (SHOWN ON DRAWING)
- TERMS, COVENANTS, AND CONDITIONS OF DECLARATION OF EASEMENT SET FORTH AS DOCUMENT NO. 2001-012714. (SHOWN ON DRAWING)
- RIGHTS OF OTHERS IN AND TO THE USE OF THE EASEMENT(S) DESCRIBED IN SCHEDULE A. (SHOWN ON DRAWING)

SURVEYOR'S NOTES

- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
- CONTOUR INTERVAL = 1 FOOT.
- FIELD WORK COMPLETED ON MARCH 26, 2021.

CURVE DATA "A"
L = 49.02'(M) 48.90'(D)
R = 367.00'(M & D)
CB = S 04°05'39" E (M)
S 04°05'53" W (D)
C = 48.99'(M) 48.86'(D)

SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	OVERALL SITEPLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & SOIL EROSION CONTROL
6	UNDERGROUND STORM WATER MANAGEMENT SYSTEM
7	CONSTRUCTION DETAILS
8-10	LANDSCAPE PLANS

PREPARED FOR:
CARROLL DEVELOPMENT & PROPERTY MANAGEMENT
100 GETHINGS CIRCLE
BATTLE CREEK, MI 49015
ATTN: MR. THOMAS CARROLL
(269) 962-7588

BOUNDARY & TOPOGRAPHIC SURVEY WAS OBTAINED FROM DRIESENGA & ASSOCIATES, FILE # 185056.55, DATED APRIL 1, 2021

PLAN REVISIONS

06-22-21	REV. PER TWP REVIEW
07-06-21	REV. PER TWP REVIEW
08-03-21	REV. PER TWP REVIEW

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 365-9801
mailto:mbruce@moore.com

SURVEY PLAN FOR HAMPTONS PLAZA
OSHTEMO TWP., KALAMAZOO COUNTY, MI

FIELD SURVEY DATE: 04/21/21
PROJECT NO.: 210174.01
DESIGN DRAWN BY: JFL
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 05-10-21
SHEET NUMBER: 1 OF 10

STORM STRUCTURE DATA

MH #1 - 4'Ø BLOCK
RIM = 954.88
INV (E) 18" RCP = 947.78
INV (N) 12" RCP = 948.68
INV (W) 15" RCP = 948.23
SUMP = 947.58

MH #2 - 4'Ø CONCRETE
RIM = 952.53
INV (N) 12" RCP = 946.18
INV (E) 18" RCP = 945.63
INV (W) 18" RCP = 945.73
SUMP = 945.53

MH #3 - 4'Ø BLOCK
RIM = 950.55
INV (N) 18" RCP = 943.55
INV (E) 24" RCP = 941.85
INV (W) 18" RCP = 942.55
SUMP = 941.70

MH #4 - 4'Ø BLOCK
RIM = 949.96
INV (W) 24" RCP = 940.61
INV (E) NA = NA
INV (S) NA = NA

UNABLE TO ACCESS OTHER STRUCTURES ON WEST MAIN

SURVEY CONTROL

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (NAVD '88)
50	9965.6495'	10992.4062'	952.45'
51	9959.9283'	11324.5839'	950.49'
52	9782.5595'	11105.3921'	957.37'
53	9785.9935'	11023.3287'	968.39'

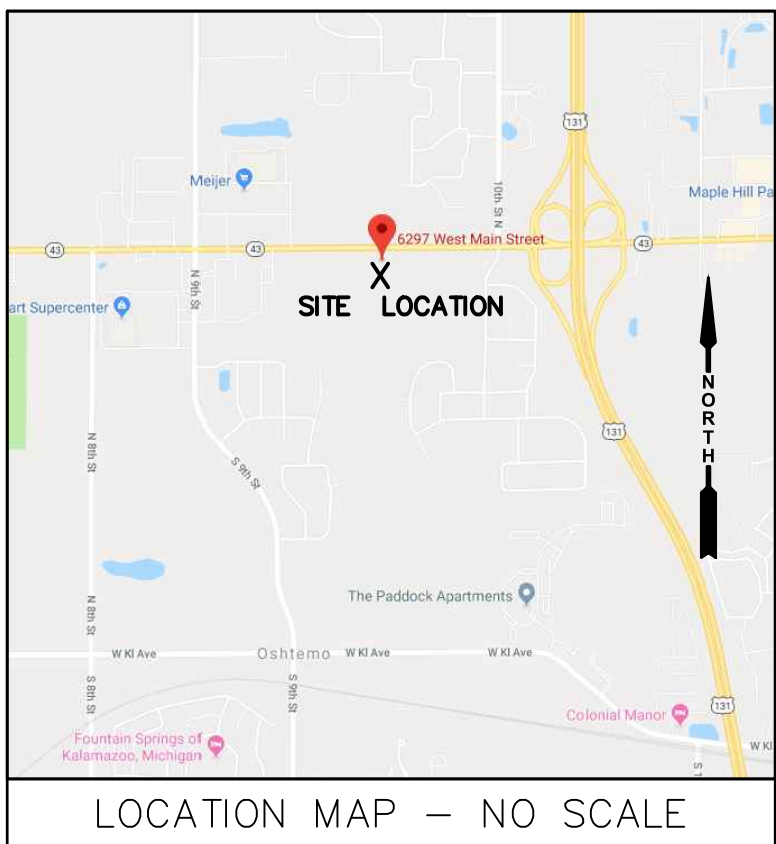
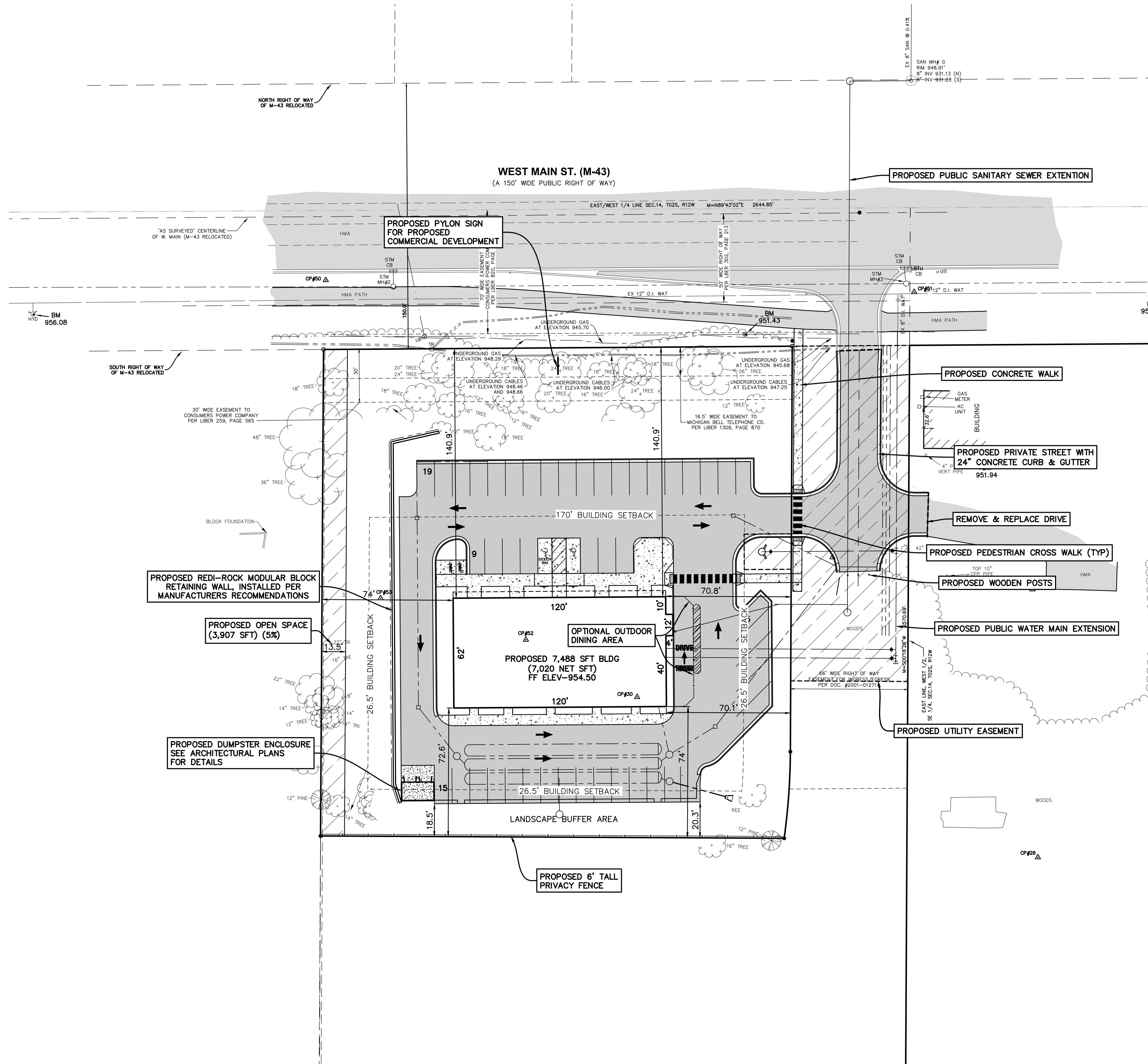
BENCHMARK DATA

NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 12B

BM #1 EL= 956.08' (NAVD '88 DATUM)
CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN 163' NORTHWESTERLY FROM NORTHWEST PROPERTY CORNER OF SUBJECT PARCEL.

BM #2 EL= 951.43' (NAVD '88 DATUM)
SET RAILROAD SPIKE ON EAST SIDE OF POWER POLE 26'± SOUTH OF WEST MAIN TURN LANE BACK OF CURB AND 26'± NORTHWESTERLY FROM NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

BM #3 EL= 951.30' (NAVD '88 DATUM)
CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN AND 218'± EASTERLY OF NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.



DEVELOPMENT INFORMATION

EXISTING ZONING: R2-RESIDENCE WITHIN THE WEST MAIN COMMERCIAL OVERLAY
MIN FRONT YARD SETBACK: 170' FROM C/L OF RIGHT OF WAY
MIN SIDE YARD SETBACK: 26.5'
MIN REAR YARD SETBACK: 26.5'
MIN LOT AREA: 50,000 SFT
MIN LOT WIDTH: 200'

PARKING REQUIREMENTS:
10' X 20' SPACE WITH 24' DRIVE (2 WAY TRAFFIC)

RETAIL PARKING REQUIREMENT: 1 SPACE/150 SFT NET FLOOR AREA
7020 NET SFT/150 = 47 SPACES REQUIRED

PARKING PROVIDED: 48 SPACES PLUS 3 DRIVE THRU STACKING

PARCEL COVERED BY BUILDING: 10.2%
PERCENTAGE OF PARCEL USED AS OPEN SPACE: 46%

CONSTRUCTION SCHEDULE

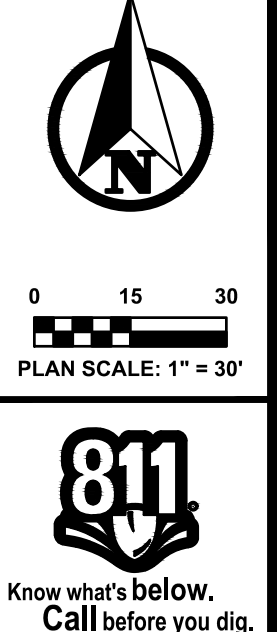
ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	OVERALL SITEPLAN
3	SITE PLAN
4	UTILITY PLAN
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PREPARED FOR:
CARROLL DEVELOPMENT & PROPERTY MANAGEMENT
100 GETTINGS CIRCLE
BATTLE CREEK, MI 49015
ATTN: MR. THOMAS CARROLL
(269) 962-7588

BOUNDARY & TOPOGRAPHIC SURVEY WAS OBTAINED FROM DRIESENGA & ASSOCIATES, FILE # 1850566.55, DATED APRIL 1, 2021



PLAN REVISIONS

06-22-21	REV PER TWP REVIEW
07-06-21	REV PER TWP REVIEW
08-03-21	REV PER TWP REVIEW

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 365-9801
mailto:mail@mbce.com

OVERALL SITE PLAN FOR
HAMPTONS PLAZA
OSHTEMO TWP., KALAMAZOO COUNTY, MI

FIELD SURVEY DATE: 04/21
PROJECT NO.: 210174.01
DESIGN DRAWN BY: JFL
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 05-10-21
SHEET NUMBER: 2 OF 10

BENCHMARK DATA

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 SET RAILROAD SPIKE ON EAST SIDE OF POWER POLE 26'+ SOUTH OF WEST MAIN TURN LANE BACK OF CURB
 AND 26'+ NORTHWESTERLY FROM NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

BM #3 EL= 951.30' (NAVD '88 DATUM)
 CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN AND 218'+
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STORM STRUCTURE DATA

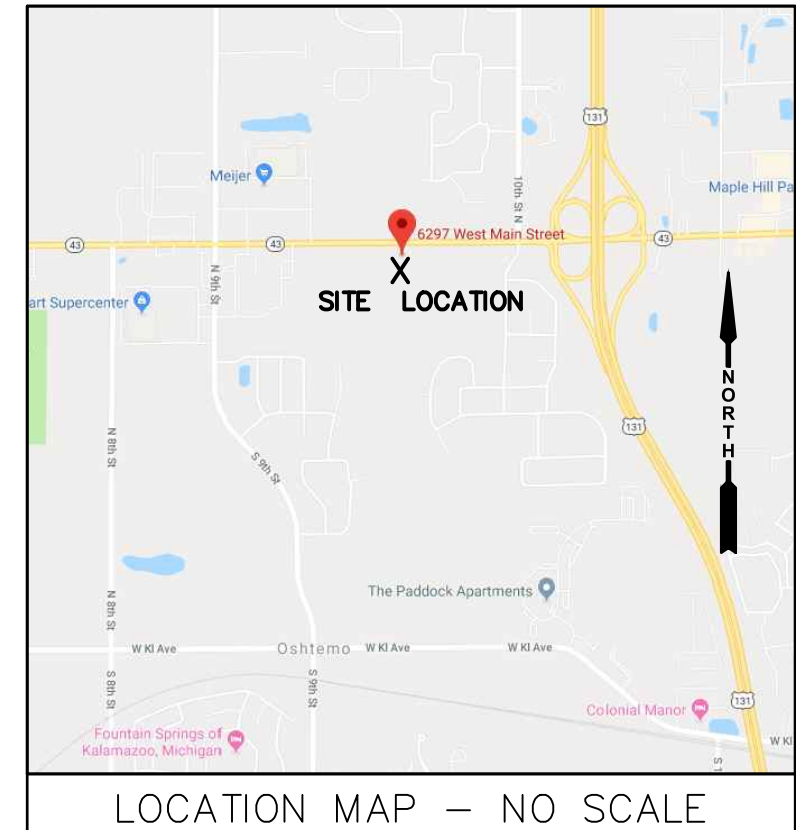
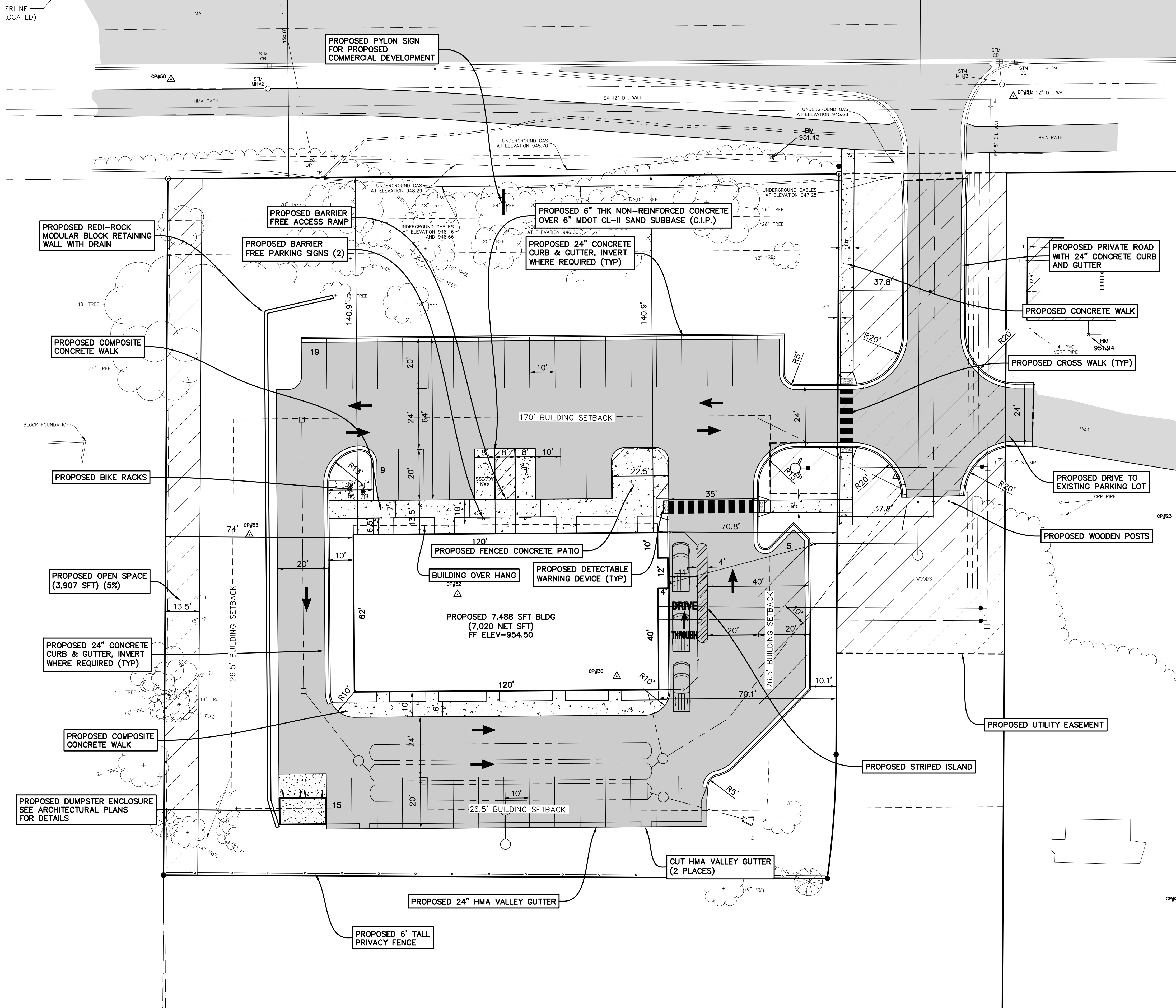
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 INV (W) 18" RCP = 945.73
 SUMP = 945.53

MH #3 - 4'Ø BLOCK
 RIM = 950.55
 INV (N) 18" RCP = 943.55
 INV (E) 24" RCP = 941.85
 INV (W) 18" RCP = 942.55
 SUMP = 941.70

MH #4 - 4'Ø BLOCK
 RIM = 949.96
 INV (W) 24" RCP = 940.61
 INV (E) NA = NA
 INV (S) NA = NA

UNABLE TO ACCESS OTHER STRUCTURES ON WEST MAIN



SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FURNISH AND PLACE ITEMS WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH KALAMAZOO COUNTY ROAD COMMISSION AND MDOT STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
6. PAVED AREAS SHALL BE CONSTRUCTED WITH:
 12" MDOT CL-2 SAND SUBBASE (C.I.P)
 8" 21-AA GRAVEL BASE (C.I.P)
 2" 3C HMA LEVELING COURSE
 1 1/2" 5E3 HMA WEARING COURSE
7. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
8. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
9. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
10. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
11. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

SHEET SCHEDULE

- 1 BOUNDARY & TOPOGRAPHIC SURVEY
- 2 OVERALL SITEPLAN
- 3 SITE PLAN
- 4 UTILITY PLAN
- 5 GRADING & SOIL EROSION CONTROL
- 6 UNDERGROUND STORM WATER MANAGEMENT SYSTEM
- 7 CONSTRUCTION DETAILS
- 8-10 LANDSCAPE PLANS

PREPARED FOR:
 CARROLL DEVELOPMENT & PROPERTY
 MANAGEMENT
 100 GETHINGS CIRCLE
 BATTLE CREEK, MI 49015
 ATTN: MR. THOMAS CARROLL
 (269) 962-7588

BOUNDARY & TOPOGRAPHIC SURVEY WAS
 OBTAINED FROM DRIESENGA & ASSOCIATES,
 FILE # 1850566.55, DATED APRIL 1, 2021

0 10 20
 PLAN SCALE: 1" = 20'

811
 Know what's below.
 Call before you dig.

PLAN REVISIONS

06-22-21	REV PER TWP REVIEW
07-06-21	REV PER TWP REVIEW
08-02-21	REV PER TWP REVIEW

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801
 mailbox@mbce.com

SITE PLAN FOR HAMPTONS PLAZA
 OSHTEMIO TWP., KALAMAZOO COUNTY, MI

FIELD SURVEY DATE: 04/21
 PROJECT NO.: 210174.01
 DESIGN DRAWN BY: JFL
 DESIGNED BY: JFL
 CHECKED BY: JFL
 PLAN DATE: 05-10-21
 SHEET NUMBER
3 OF 10

P:210174.01 Oshtemo Twp Commercial-DESIGN-SHEETS.dwg, 8.3.2021 8:41:57 AM, LISA FRIZZELL

BENCHMARK DATA

NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 12B

BM #1 EL= 956.08' (NAVD '88 DATUM)
CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN 163'+ NORTHWESTERLY FROM NORTHWEST PROPERTY CORNER OF SUBJECT PARCEL.

BM #2 EL= 951.43' (NAVD '88 DATUM)
SET RAILROAD SPIKE ON EAST SIDE OF POWER POLE 26'+ SOUTH OF WEST MAIN TURN LANE BACK OF CURB AND 26'+ NORTHWESTERLY FROM NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

BM #3 EL= 951.30' (NAVD '88 DATUM)
CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN AND 218'+ EASTERLY OF NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

STORM STRUCTURE DATA

MH #1 - 4'Ø BLOCK
RIM = 954.98
INV (E) 18" RCP = 947.78
INV (N) 12" RCP = 948.68
INV (W) 15" RCP = 948.23
SUMP = 947.58

MH #2 - 4'Ø CONCRETE
RIM = 952.53
INV (N) 12" RCP = 946.18
INV (E) 18" RCP = 945.63
INV (W) 18" RCP = 945.73
SUMP = 945.53

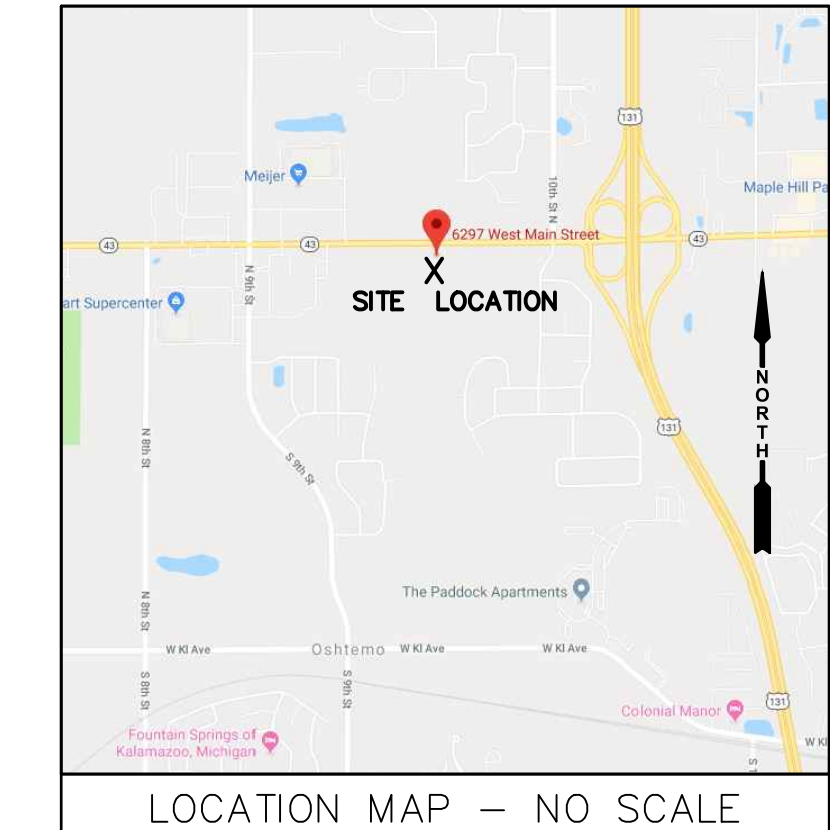
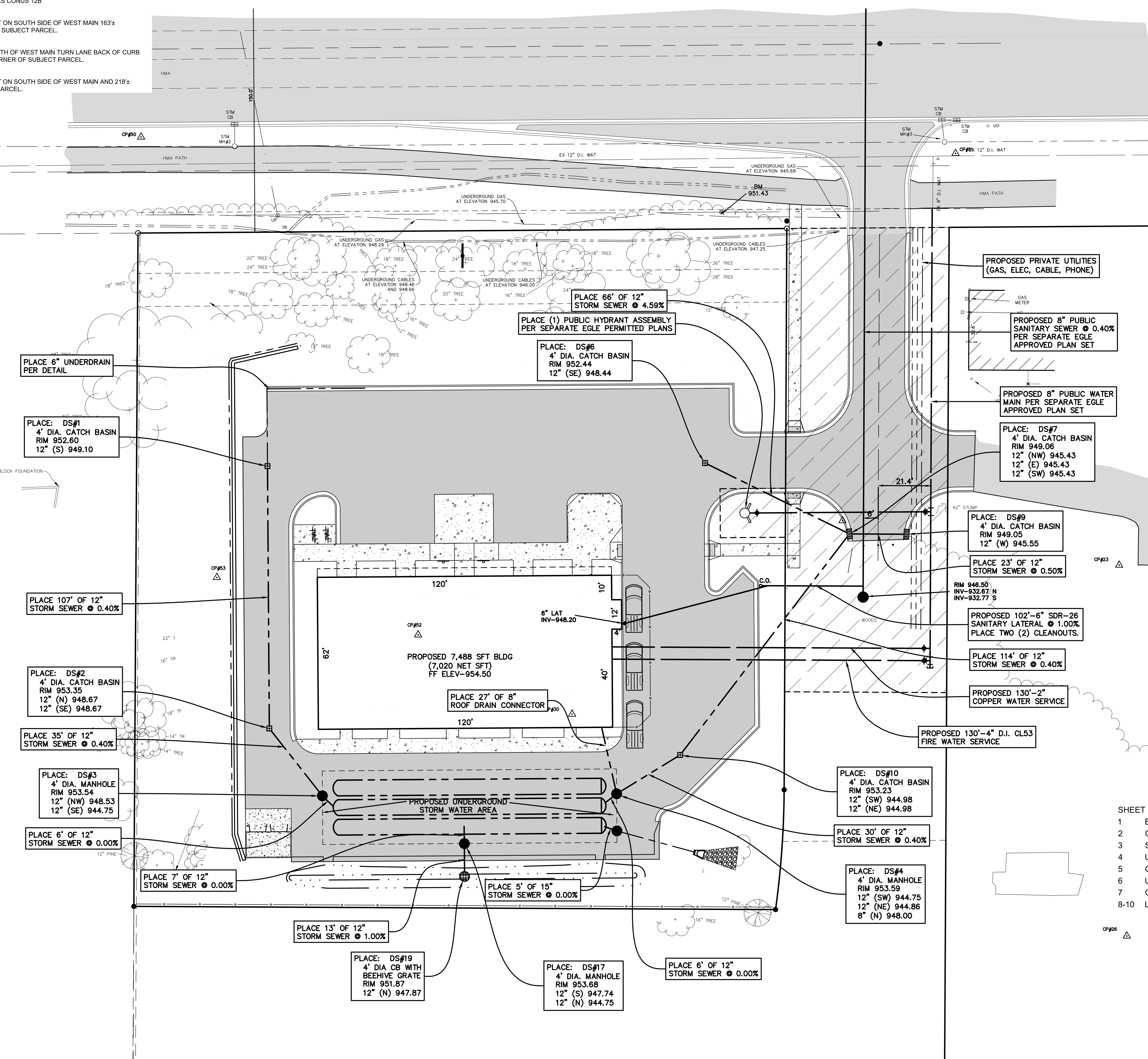
MH #3 - 4'Ø BLOCK
RIM = 950.55
INV (N) 18" RCP = 943.55
INV (E) 24" RCP = 941.81
INV (W) 18" RCP = 942.55
SUMP = 941.70

MH #4 - 4'Ø BLOCK
RIM = 949.96
INV (W) 24" RCP = 940.61
INV (E) NA = NA
INV (S) NA = NA

UNABLE TO ACCESS OTHER STRUCTURES ON WEST MAIN

SURVEY CONTROL

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (NAVD '88)
50	9965.6495'	10992.4062'	952.45'
51	9958.9283'	11324.5938'	950.49'
52	9762.5595'	11105.3921'	957.37'
53	9765.9935'	11023.3267'	968.39'



0 10 20
PLAN SCALE: 1" = 20'

PLAN REVISIONS

06-22-21	REV PER TWP REVIEW
07-06-21	REV PER TWP REVIEW
08-03-21	REV PER TWP REVIEW

UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH WOOD CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
7. UTILITY SERVICE CONNECTIONS SHALL BE COORDINATED WITH KALAMAZOO COUNTY DEPARTMENT OF PUBLIC WORKS.
8. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

SHEET SCHEDULE

- 1 BOUNDARY & TOPOGRAPHIC SURVEY
- 2 OVERALL SITEPLAN
- 3 SITE PLAN
- 4 UTILITY PLAN
- 5 GRADING & SOIL EROSION CONTROL
- 6 UNDERGROUND STORM WATER MANAGEMENT SYSTEM
- 7 CONSTRUCTION DETAILS
- 8-10 LANDSCAPE PLANS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 365-9801
mailto:mail@mbce.com

UTILITY PLAN FOR HAMPTONS PLAZA
OSHTEMO TWP., KALAMAZOO COUNTY, MI

FIELD SURVEY DATE: 04/21/21
PROJECT NO.: 210174.01
DESIGN DRAWN BY: FEF
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 05-10-21
SHEET NUMBER 4 OF 10

PREPARED FOR:
CARROLL DEVELOPMENT & PROPERTY MANAGEMENT
100 GETHINGS CIRCLE
BATTLE CREEK, MI 49015
ATTN: MR. THOMAS CARROLL
(269) 962-7588

BOUNDARY & TOPOGRAPHIC SURVEY WAS OBTAINED FROM DRIESENGA & ASSOCIATES, FILE # 1850566.55, DATED APRIL 1, 2021

P:210174.01 Oshtemo Twp Commercial-CADD\DWG\210174.01 Oshtemo Twp Commercial-DESIGN-SHEETS.dwg, 8/3/2021 8:42:02 AM, LISA FRIZZELL

BENCHMARK DATA

NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 12B

BM #1 EL= 956.08' (NAVD '88 DATUM)
CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN 163'± NORTHWESTERLY FROM NORTHWEST PROPERTY CORNER OF SUBJECT PARCEL.

BM #2 EL= 951.43' (NAVD '88 DATUM)
SET RAILROAD SPIKE ON EAST SIDE OF POWER POLE 26'± SOUTH OF WEST MAIN TURN LANE BACK OF CURB AND 26'± NORTHWESTERLY FROM NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

BM #3 EL= 951.30' (NAVD '88 DATUM)
CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN AND 218'± EASTERLY OF NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

STORM STRUCTURE DATA

MH #1 - 4'Ø BLOCK
RIM = 954.98
INV (E) 18" RCP = 947.78
INV (N) 12" RCP = 948.68
INV (W) 15" RCP = 948.23
SUMP = 947.58

MH #2 - 4'Ø CONCRETE
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INV (N) 12" RCP = 946.18
INV (E) 18" RCP = 945.63
INV (W) 18" RCP = 945.73
SUMP = 945.53

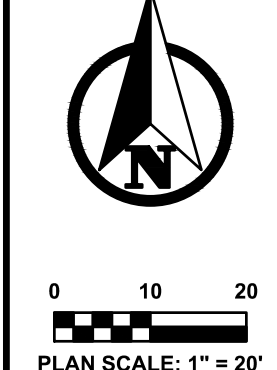
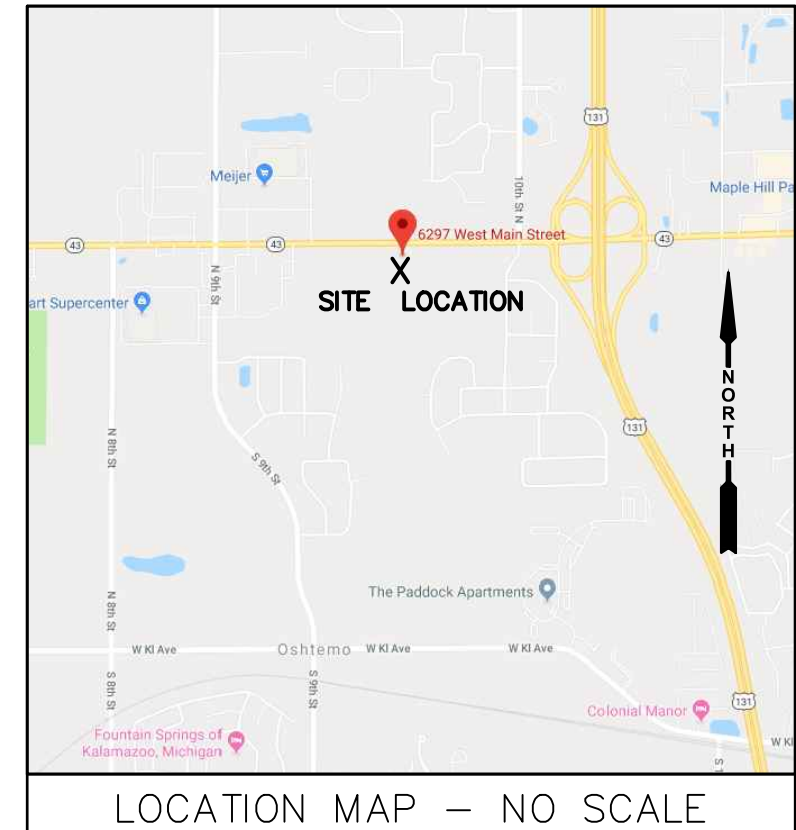
MH #3 - 4'Ø BLOCK
RIM = 950.55
INV (N) 18" RCP = 943.55
INV (E) 24" RCP = 941.85
INV (W) 18" RCP = 942.55
SUMP = 941.70

MH #4 - 4'Ø BLOCK
RIM = 949.96
INV (W) 24" RCP = 940.61
INV (E) NA = NA
INV (S) NA = NA

UNABLE TO ACCESS OTHER STRUCTURES ON WEST MAIN

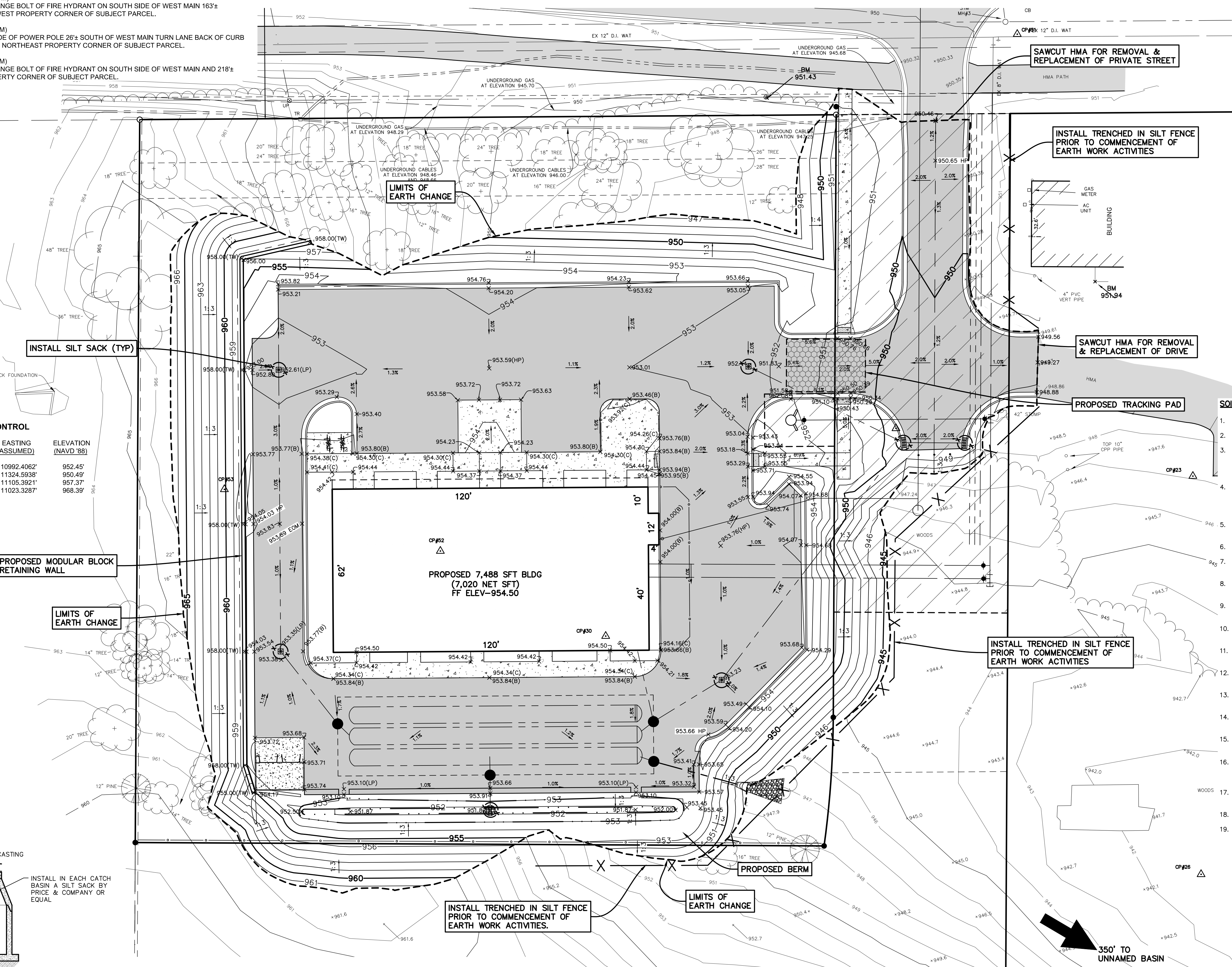
SURVEY CONTROL

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (NAVD '88)
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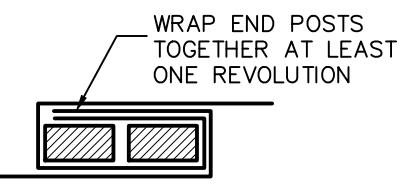
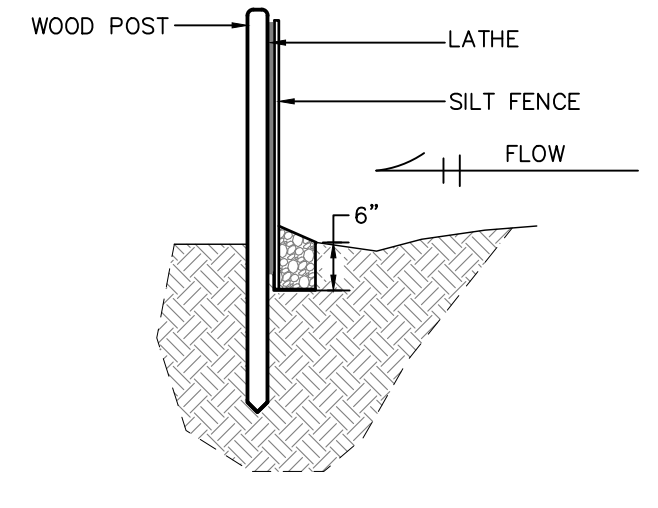
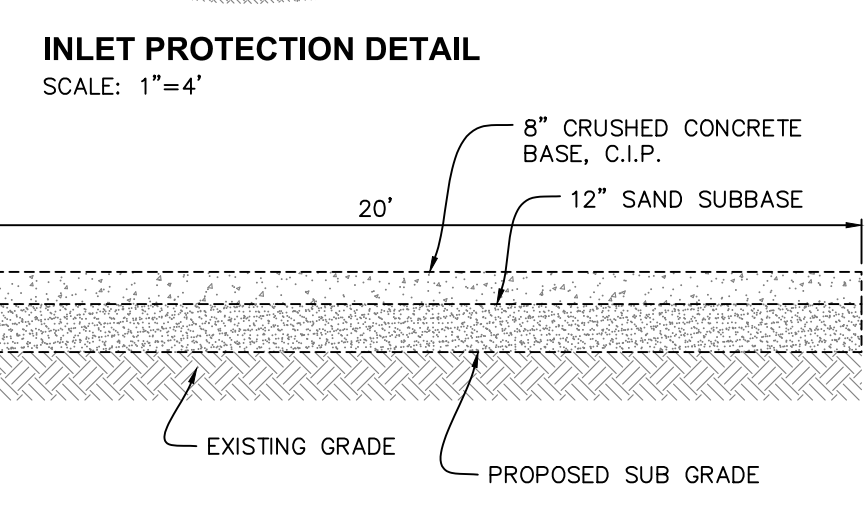
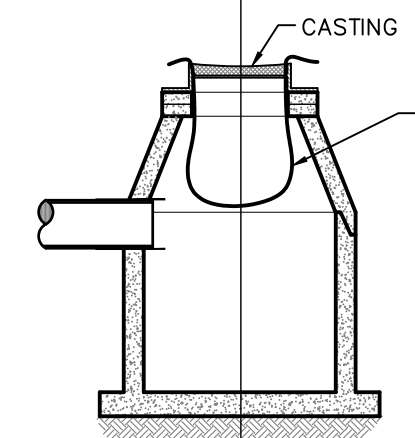
PLAN REVISIONS

06-22-21	REV PER TWP REVIEW
07-06-21	REV PER TWP REVIEW
08-03-21	REV PER TWP REVIEW



SOIL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS DIRT IS TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM WEST MAIN STREET.
19. EXISTING SOIL CONDITIONS: LOAMY SAND



CONSTRUCTION SCHEDULE

ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

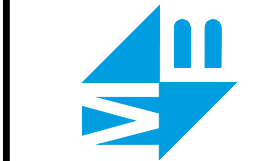
SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	OVERALL SITEPLAN
3	SITE PLAN
4	UTILITY PLAN
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PREPARED FOR:
CARROLL DEVELOPMENT & PROPERTY MANAGEMENT
100 GETHINGS CIRCLE
BATTLE CREEK, MI 49015
ATTN: MR. THOMAS CARROLL
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BOUNDARY & TOPOGRAPHIC SURVEY WAS OBTAINED FROM DRIESENGA & ASSOCIATES, FILE # 185056.55, DATED APRIL 1, 2021

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 365-9801
mailto:info@mbce.com



GRADING-S.E.S.C. PLAN
FOR
HAMPTONS PLAZA
OSHTEMIO TWP., KALAMAZOO COUNTY, MI

FIELD SURVEY DATE: 04/21
PROJECT NO.: 210174.01
DESIGN DRAWN BY: FEF
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 05-10-21
SHEET NUMBER
5 OF 10

P:210174.01 Oshtemo Twp Commercial-CADD\DWG\210174.01 Oshtemo Twp Commercial-DESIGN-SHEETS.dwg, 8/3/2021 8:42:08 AM, LISA FRIZZELL

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AND 26± NORTHWESTERLY FROM NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

BM #3 EL= 951.30' (NAVD '88 DATUM)
CUT 'X' IN SOUTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WEST MAIN AND 218±
EASTERLY OF NORTHEAST PROPERTY CORNER OF SUBJECT PARCEL.

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STORM STRUCTURE DATA

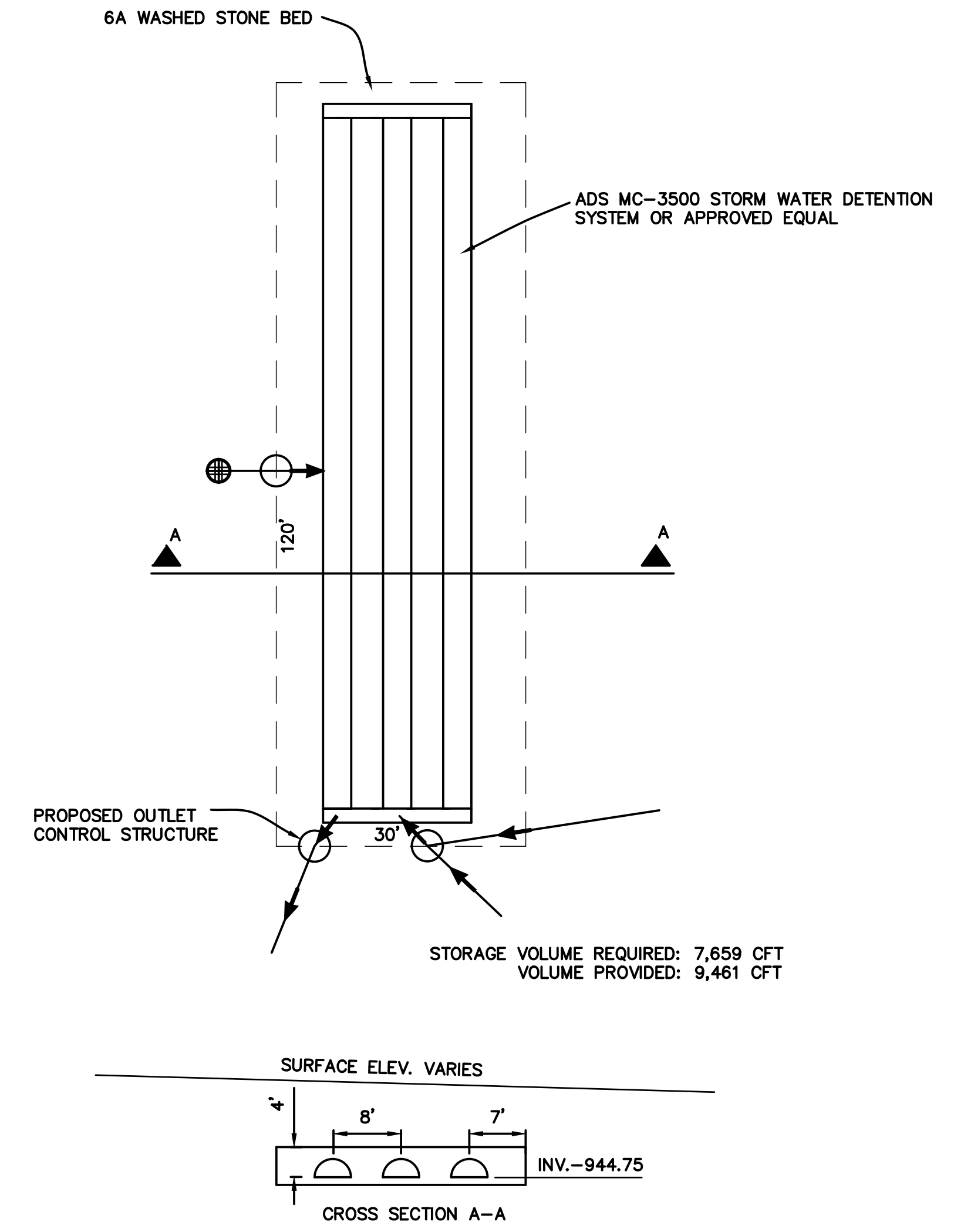
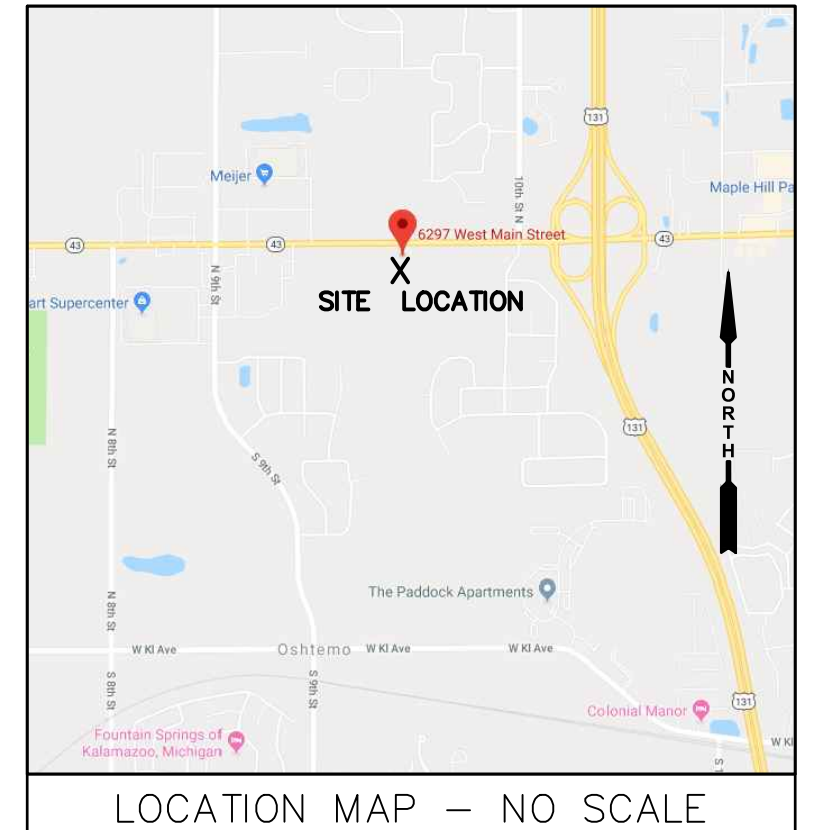
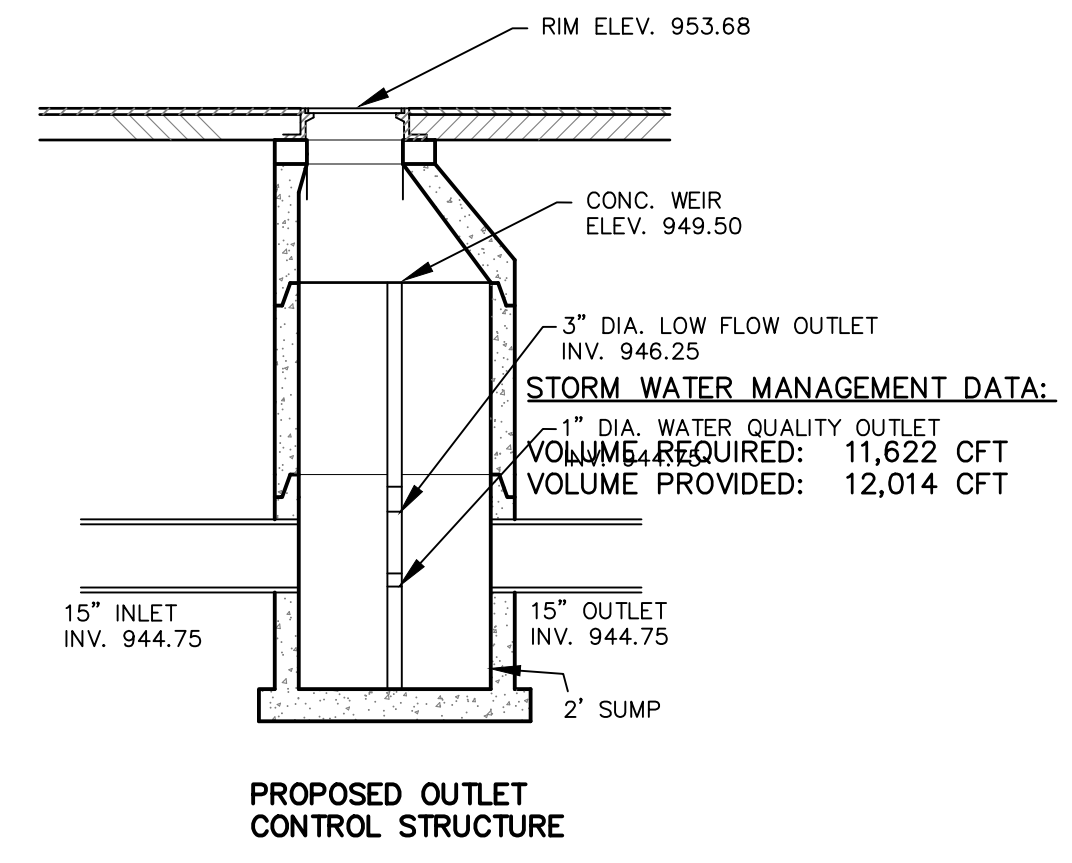
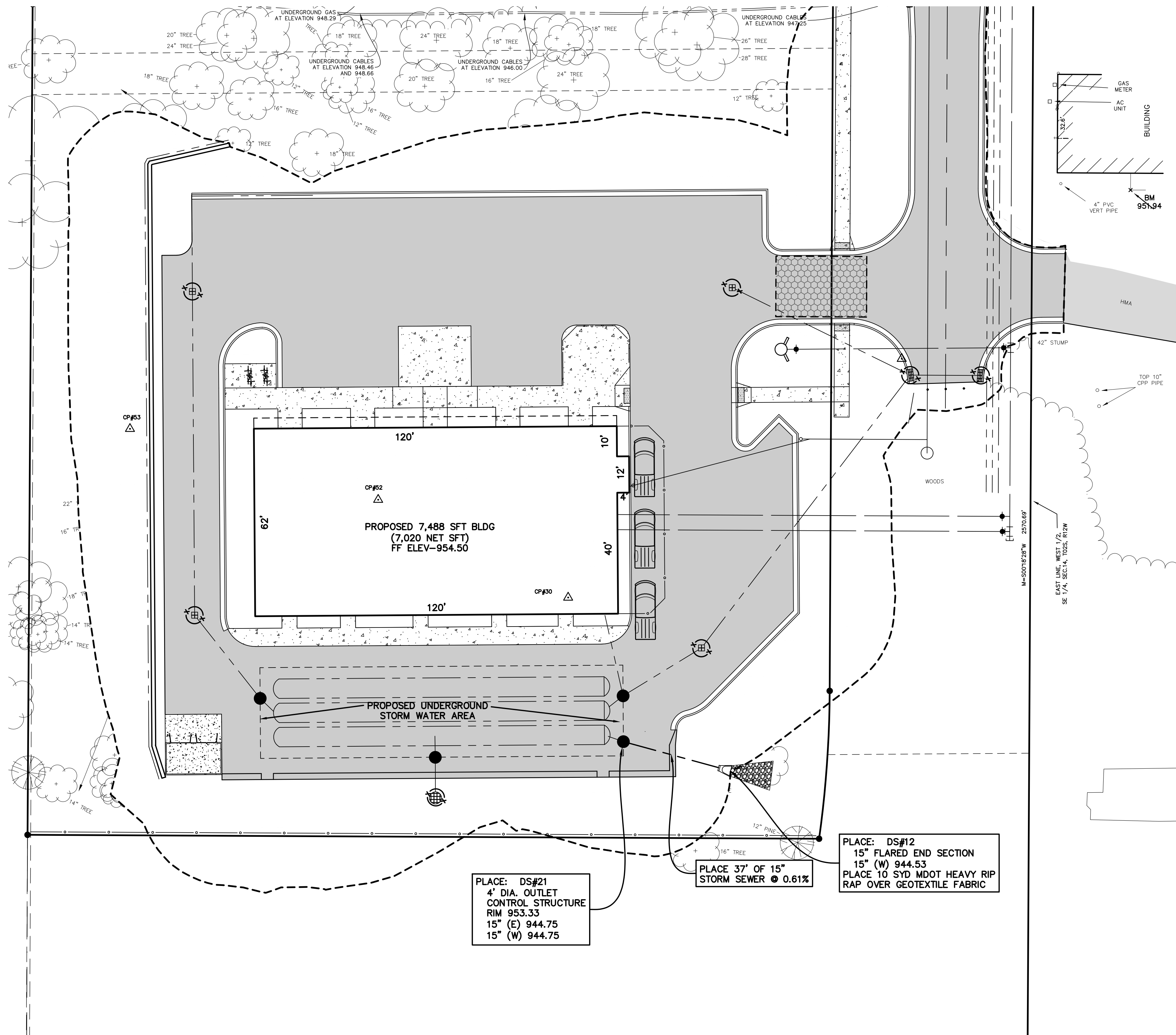
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RIM = 949.96
INV (W) 24" RCP = 940.61
INV (E) NA = NA
INV (S) NA = NA

UNABLE TO ACCESS OTHER STRUCTURES ON WEST MAIN



CONSTRUCTION SCHEDULE

ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

- SHEET SCHEDULE**
- BOUNDARY & TOPOGRAPHIC SURVEY
 - OVERALL SITEPLAN
 - SITE PLAN
 - UTILITY PLAN
 - GRADING & SOIL EROSION CONTROL
 - UNDERGROUND STORM WATER MANAGEMENT SYSTEM
 - CONSTRUCTION DETAILS
 - LANDSCAPE PLANS

PREPARED FOR:
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100 GETHINGS CIRCLE
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ATTN: MR. THOMAS CARROLL
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BOUNDARY & TOPOGRAPHIC SURVEY WAS OBTAINED FROM DRIESENGA & ASSOCIATES, FILE # 1850566.55, DATED APRIL 1, 2021

0 10 20
PLAN SCALE: 1" = 20'

Know what's below.
Call before you dig.

PLAN REVISIONS

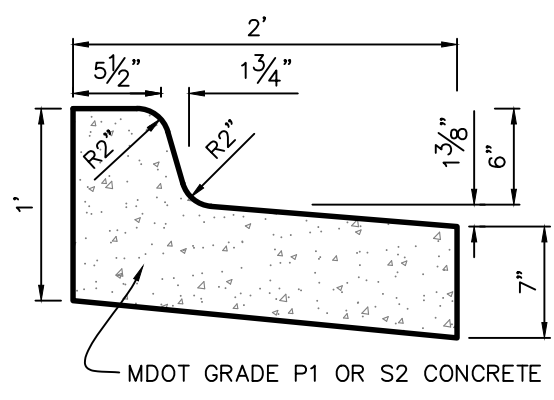
06-22-21	REV PER TWP REVIEW
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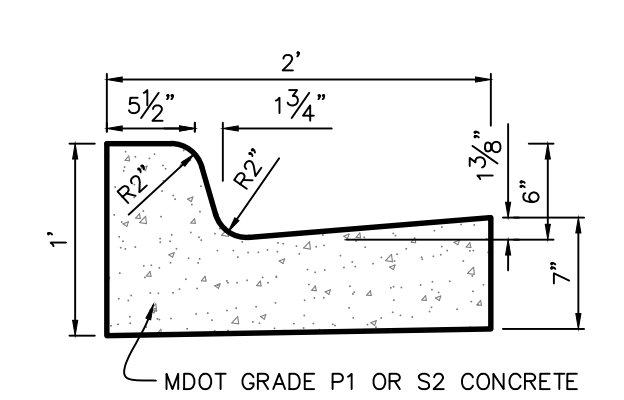
STORM WATER MANAGEMENT SYSTEM
FOR
HAMPTONS PLAZA
OSHTEMO TWP., KALAMAZOO COUNTY, MI

FIELD SURVEY DATE: 04/21
PROJECT NO.: 210174.01
DESIGN DRAWN BY: FEF
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CHECKED BY: JFL
PLAN DATE: 05-10-21
SHEET NUMBER
6 OF 10

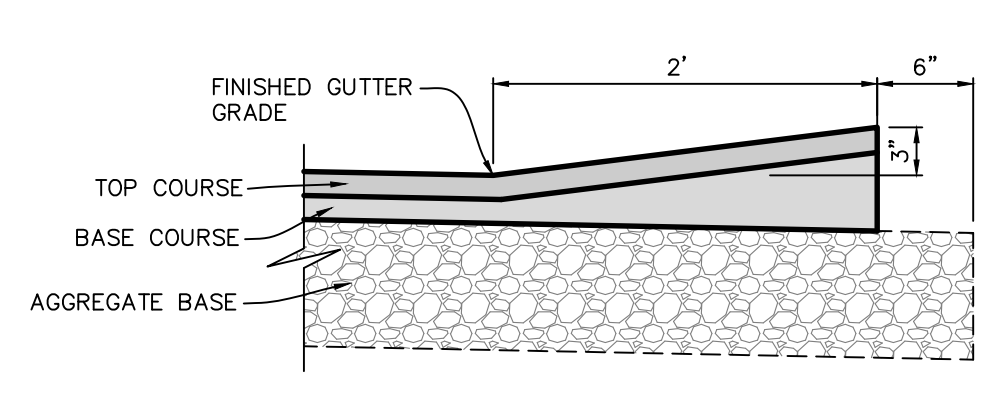
P:\210174.01 Oshtemo Twp Commercial\CADD\DWG\210174.01 Oshtemo Twp Commercial\DESIGN-SHEETS.dwg, 8/3/2021 8:42:12 AM, LISA FRIZZELL



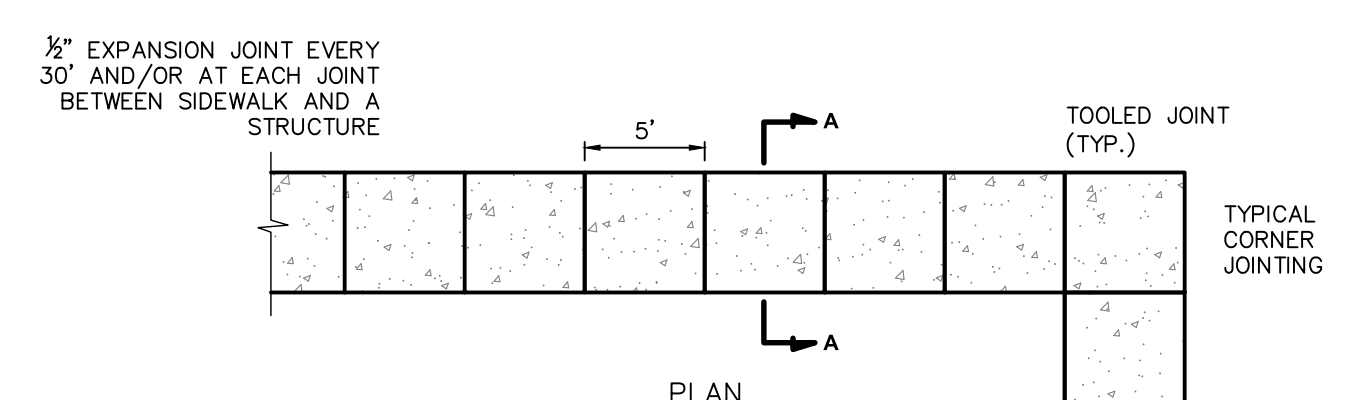
24" CURB & GUTTER DETAIL (INVERTED RESIDENTIAL/COMMERCIAL)
SCALE: 1"=1'



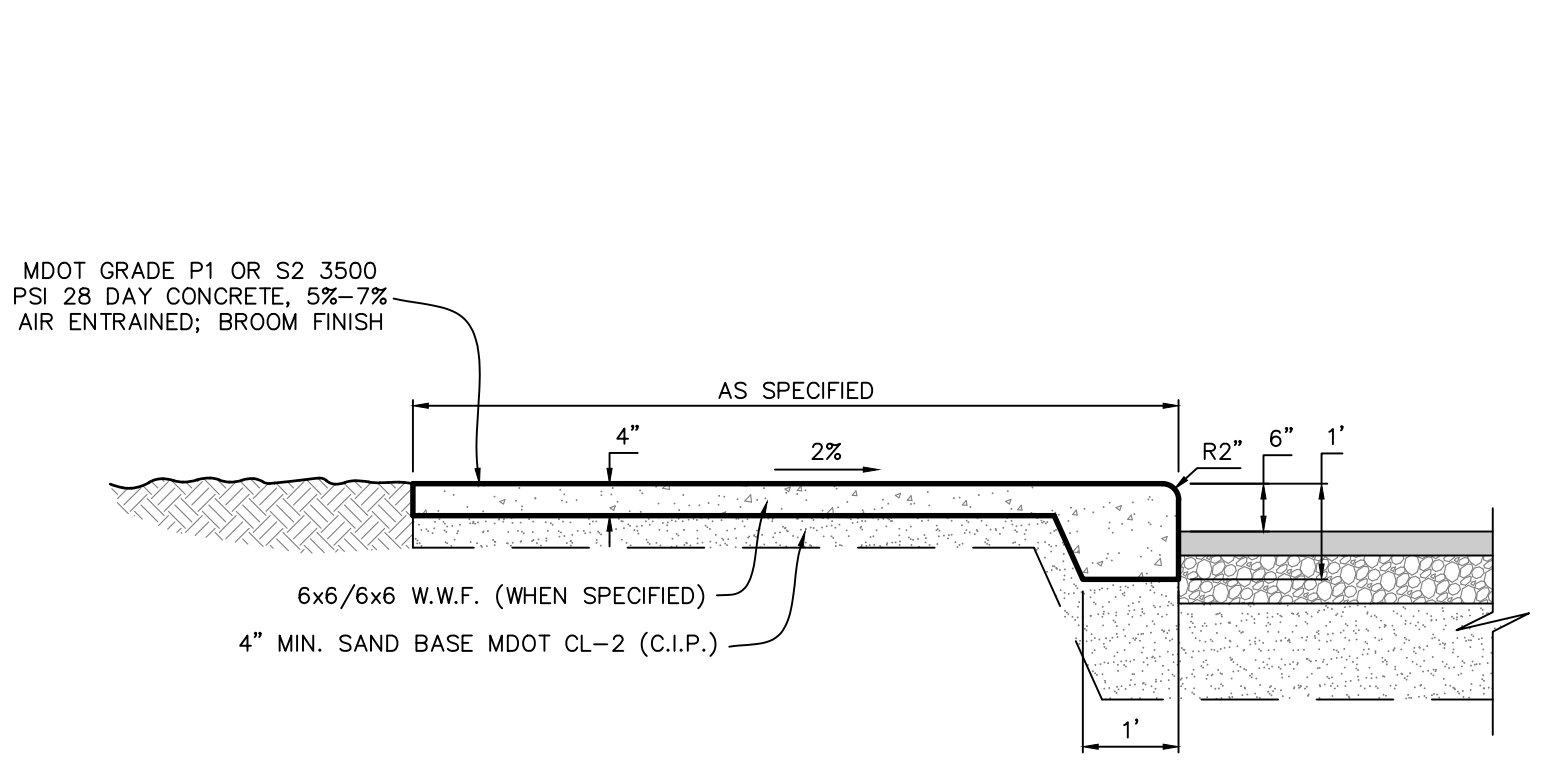
24" CURB & GUTTER DETAIL (STANDARD RESIDENTIAL/COMMERCIAL)
SCALE: 1"=1'



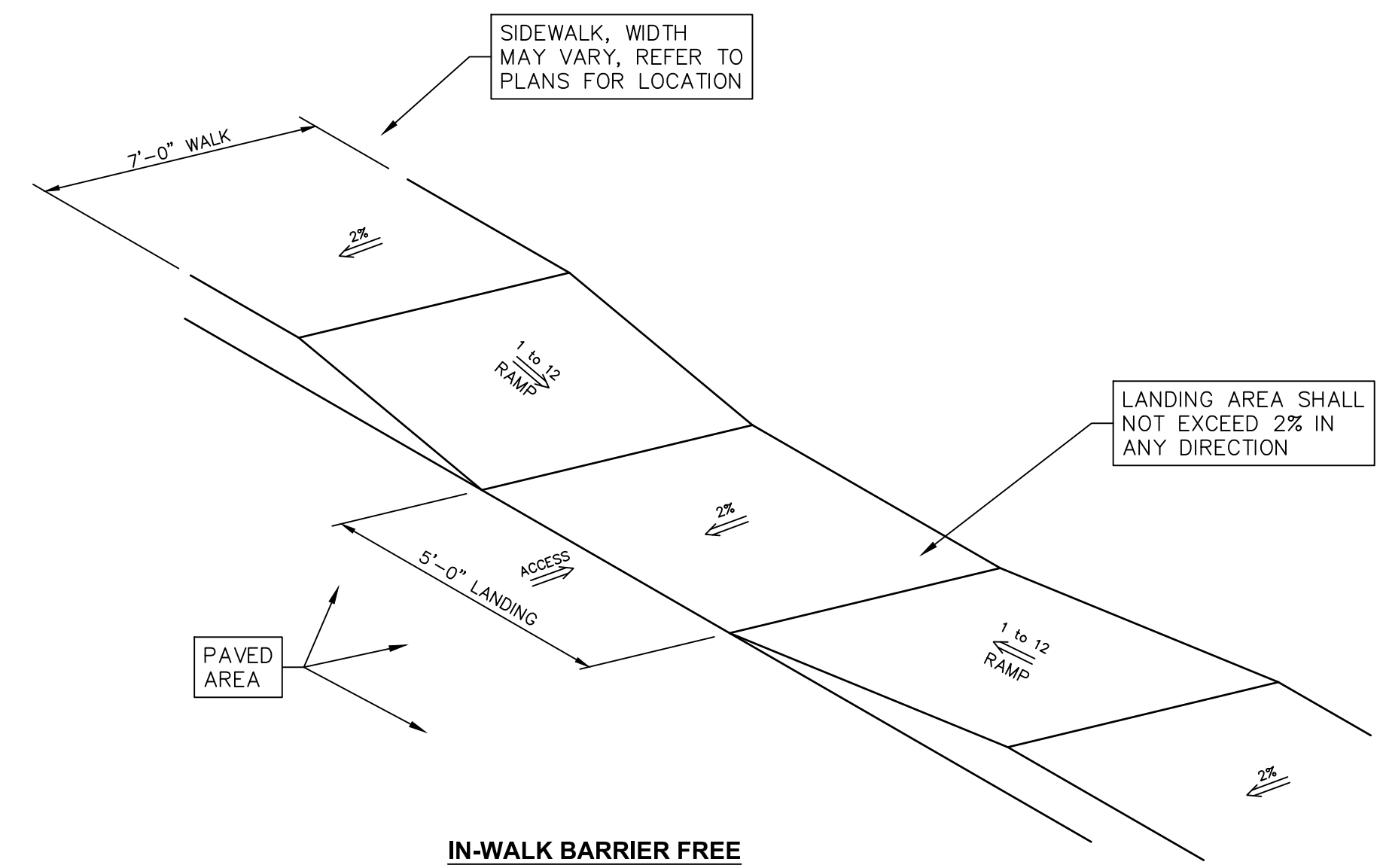
24" BITUMINOUS VALLEY GUTTER DETAIL
SCALE: 1"=1'



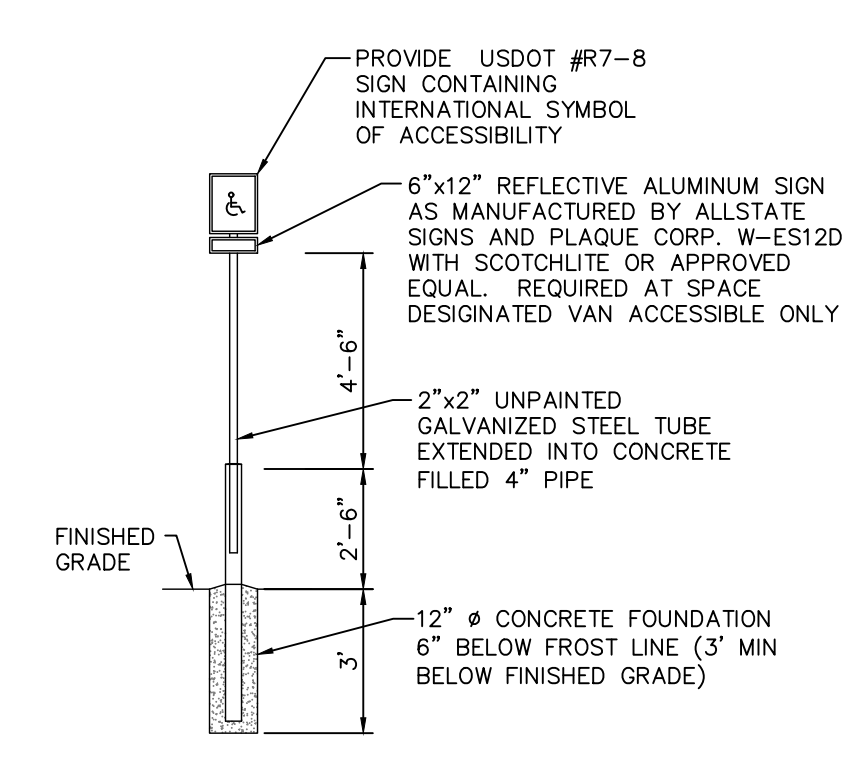
4" CONCRETE SIDEWALK DETAIL
SCALE: 1"=4'



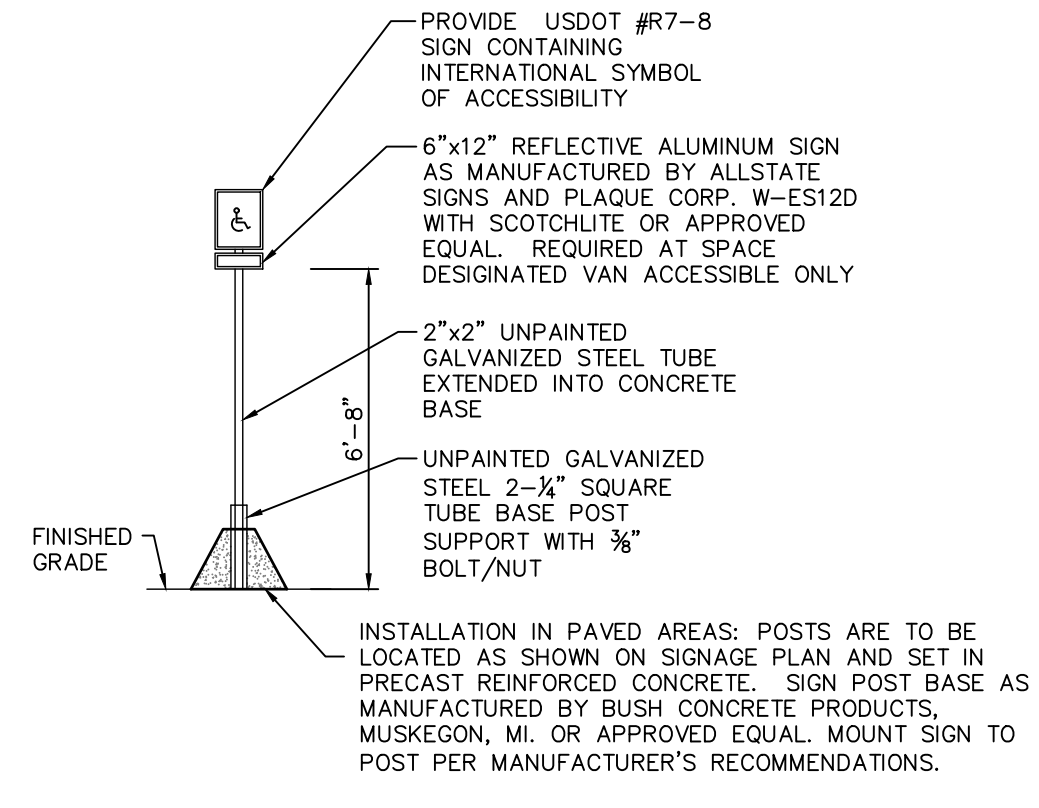
COMPOSITE CONCRETE WALK & CURB DETAIL
SCALE: 1"=2'



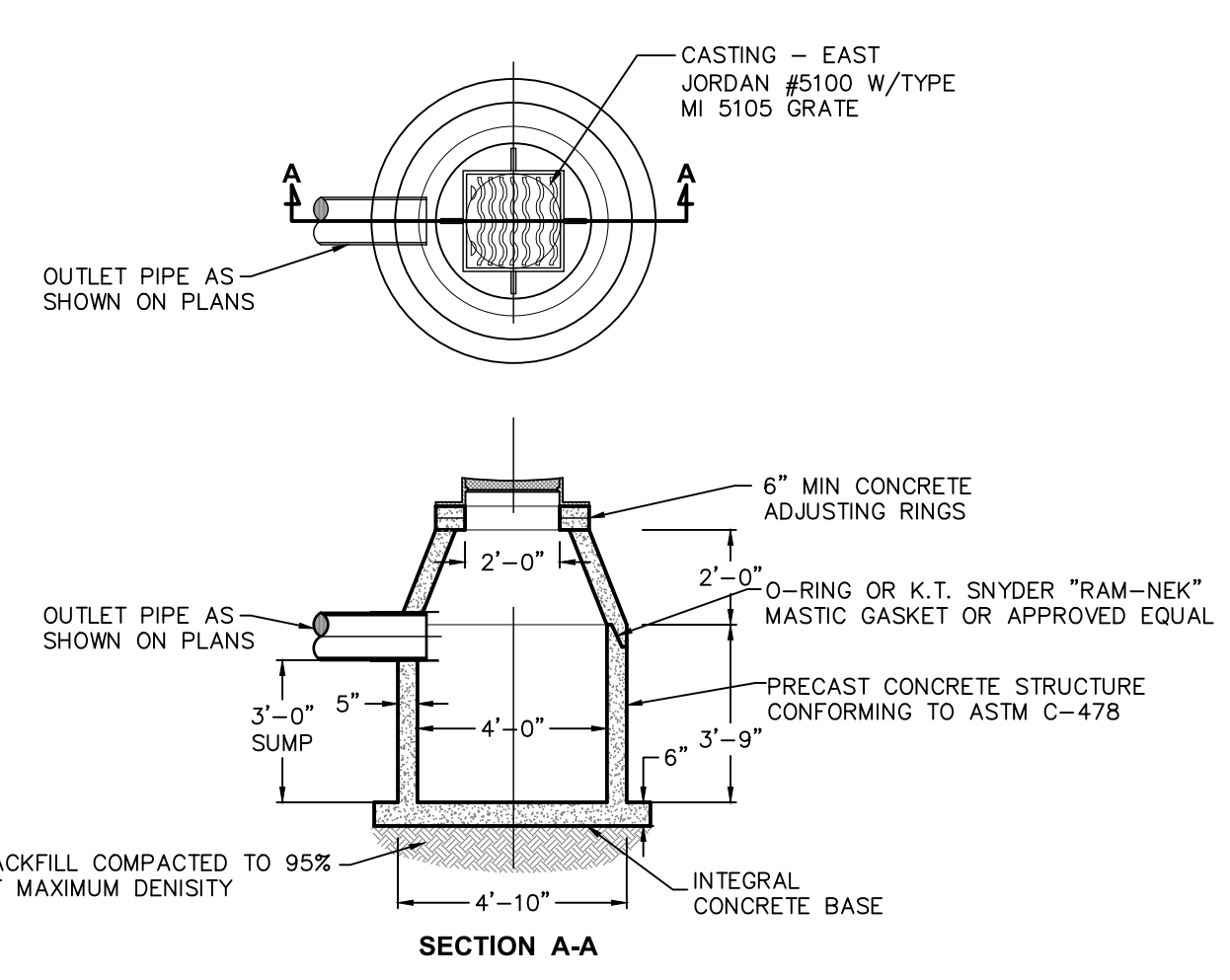
IN-WALK BARRIER FREE ACCESS RAMP ISOMETRIC
SCALE: N.T.S.



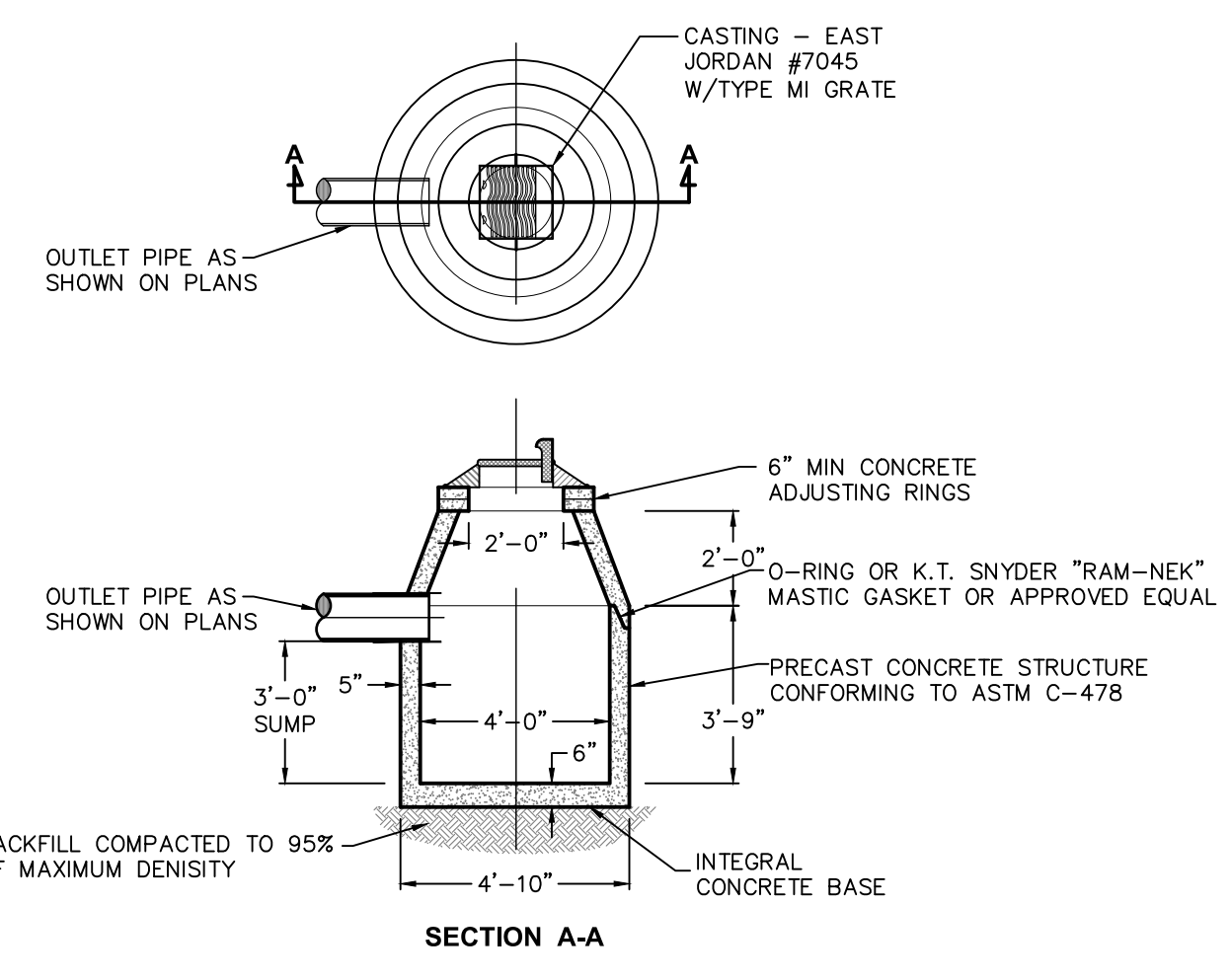
BARRIER FREE PARKING SIGN DETAIL (IN LAWN AREAS)
SCALE: 1"=4'



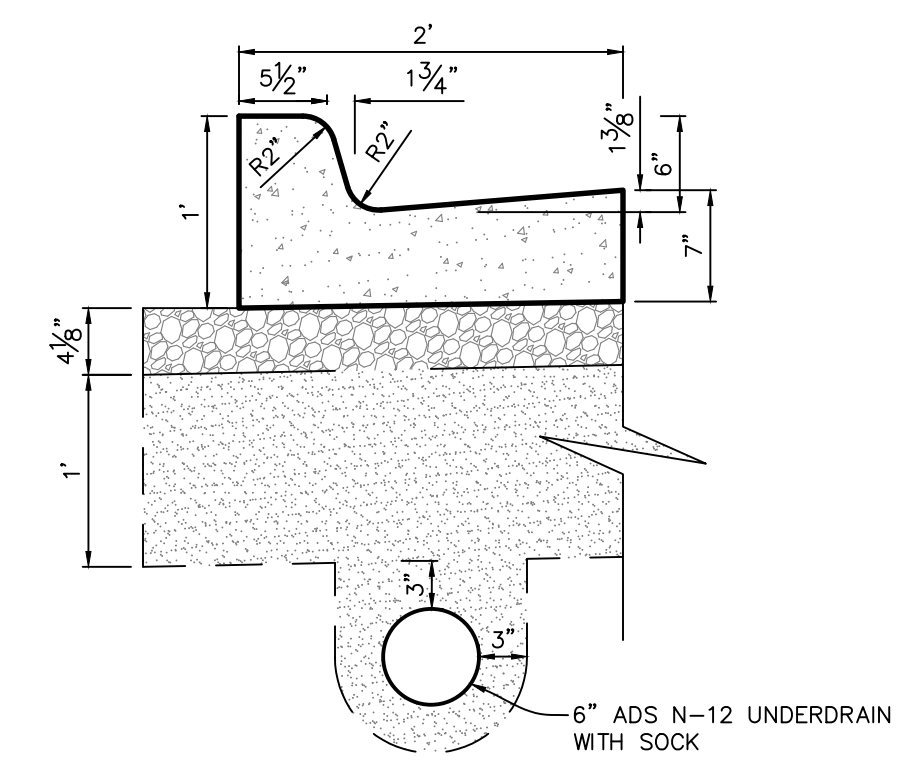
BARRIER FREE PARKING SIGN DETAIL (IN PAVED AREAS)
SCALE: 1"=4'



4" DIA. CATCH BASIN DETAIL (IN PAVED AREAS)
SCALE: 1"=4'



4" DIA. CATCH BASIN DETAIL (IN CURB AREAS)
SCALE: 1"=4'



24" CURB & GUTTER DETAIL (WITH UNDERDRAIN)
SCALE: 1"=1'

- SHEET SCHEDULE**
- 1 BOUNDARY & TOPOGRAPHIC SURVEY
 - 2 OVERALL SITEPLAN
 - 3 SITE PLAN
 - 4 UTILITY PLAN
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 - 8-10 LANDSCAPE PLANS

PREPARED FOR:
CARROLL DEVELOPMENT & PROPERTY MANAGEMENT
100 GETTINGS CIRCLE
BATTLE CREEK, MI 49015
ATTN: MR. THOMAS CARROLL
(269) 962-7588

BOUNDARY & TOPOGRAPHIC SURVEY WAS OBTAINED FROM DRIESENGA & ASSOCIATES, FILE # 1850566.58, DATED APRIL 1, 2021

P:\210174.01 Oshkemo Twp Commercial\DESIGN-SHEETS.dwg, 8/3/2021 8:42:16 AM, LISA FRIZZELL



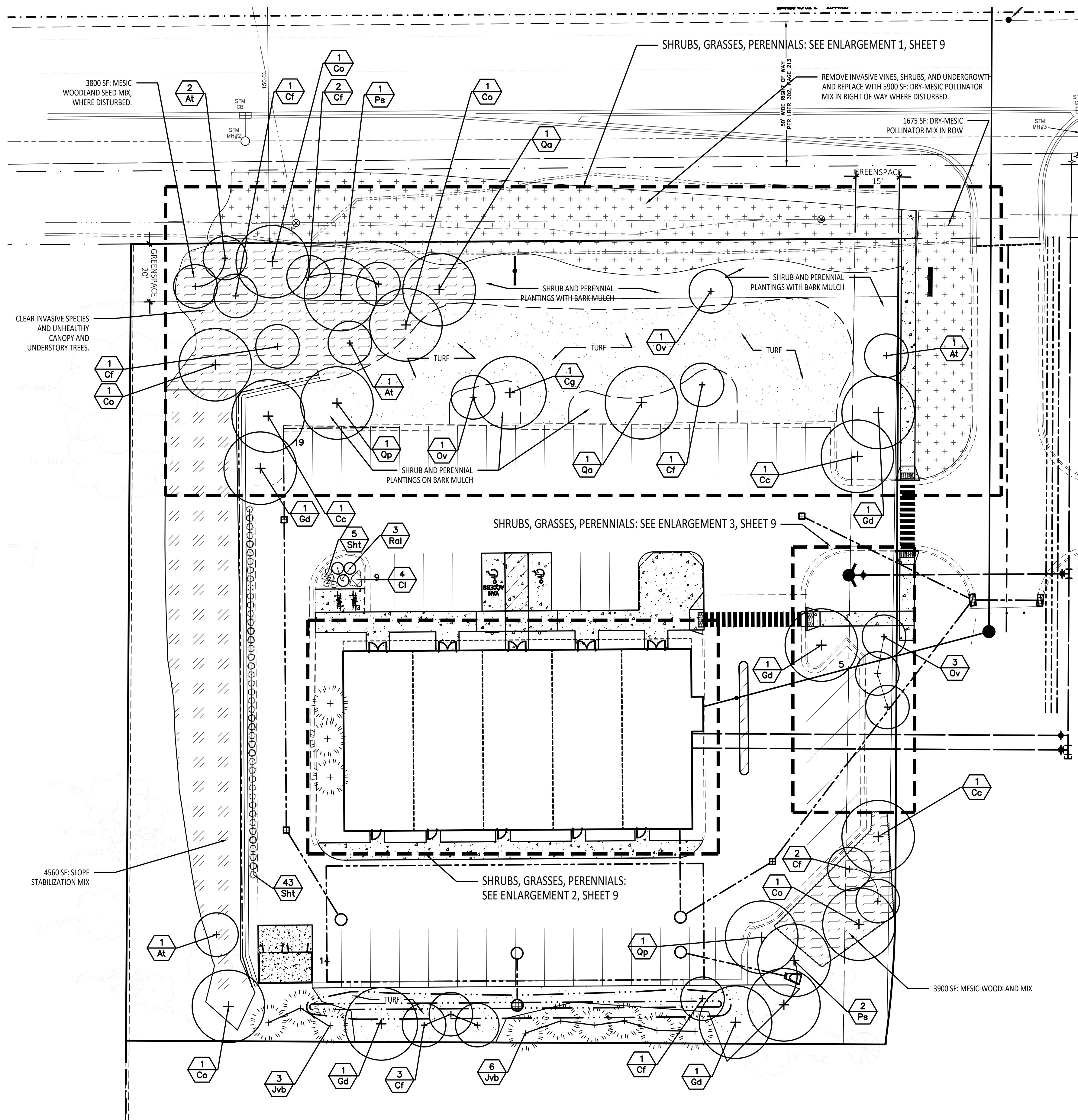
PLAN REVISIONS

06-22-21	REV PER TWP REVIEW
07-06-21	REV PER TWP REVIEW
08-03-21	REV PER TWP REVIEW

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
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CONSTRUCTION DETAILS
FOR
HAMPTONS PLAZA
OSHTEMO TWP., KALAMAZOO COUNTY, MI

FIELD SURVEY DATE: 04/21
PROJECT NO.: 210174.01
DESIGN DRAWN BY: FEF
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 05-10-21
SHEET NUMBER: 7 OF 10



1 Overall Plan
Scale: 1"=20'-0"

PROPOSED FEATURES LEGEND:

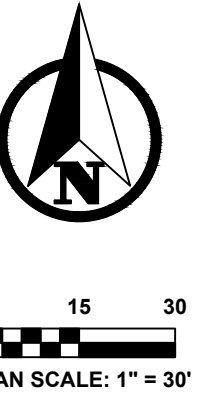
SYMBOL	DESCRIPTION	DETAIL
(Circle with +)	PROPOSED DECIDUOUS TREE	4/10
(Circle with star)	PROPOSED EVERGREEN TREE	6/10
(Circle with dot)	PROPOSED SHRUB	5/10
(Circle with horizontal lines)	PROPOSED GRASSES	3/10
(Grid pattern)	PROPOSED GROUND COVER AND/OR PERENNIALS	3/10
(Dashed line)	PROPOSED METAL EDGING	2/10
(Circle with + and dots)	PROPOSED DRY-MESIC POLLINATOR SEED MIX	
(Circle with dots)	PROPOSED MESIC WOODLAND SEED MIX	
(Circle with diagonal lines)	PROPOSED SLOPE STABILIZATION SEED MIX	
(Circle with dots and lines)	PROPOSED TURF MIX	
(Dashed line with arrow)	ENLARGEMENT LIMIT LINE	
(Hexagon with 6 Bn)	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	
(Dotted line)	PROPERTY LINE	

LANDSCAPE NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY MOORE + BRUGGINK, 2020 MONROE AVE, GRAND RAPIDS, MI, 49505.
2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
4. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
5. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
9. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
10. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
12. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
13. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
14. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
CANOPY TREES	Cg	<i>Carya glabra</i>	Pignut Hickory	2" CAL.	B&B	PER PLANS	NATIVE
	Cc	<i>Carpinus caroliniana</i>	American Hornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	Co	<i>Carya ovata</i>	Shagbark Hickory	2" CAL.	B&B	PER PLANS	NATIVE
	Gd	<i>Gymnocladus dioecious</i>	Kentucky Coffeetree	2" CAL.	B&B	PER PLANS	NATIVE
	Ps	<i>Prunus serotina</i>	Black Cherry	2" CAL.	B&B	PER PLANS	NATIVE
	Qa	<i>Quercus alba</i>	White Oak	2" CAL.	B&B	PER PLANS	NATIVE
UNDERSTORY TREES	Qp	<i>Quercus prinus</i>	Chestnut Oak	2" CAL.	B&B	PER PLANS	NATIVE
	At	<i>Asimina triloba</i>	Paw Paw	2" CAL.	B&B	PER PLANS	NATIVE
	Cf	<i>Cornus florida</i>	Flowering Dogwood	8" HT.	B&B	PER PLANS	NATIVE
EVERGREEN TREES	Ov	<i>Ostrya virginiana</i>	American Hophornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	Jvb	<i>Juniperus virginiana 'Burkii'</i>	Burk Eastern Red Cedar	6-8' HT.	B&B	PER PLANS	NATIVAR
SHRUBS	Ca	<i>Ceanothus americana</i>	New Jersey Tea	#3	CONT.	3' O.C.	NATIVE
	Jc	<i>Juniperus communis</i>	Common Juniper	#3	CONT.	5' O.C.	NATIVE
	Pon	<i>Physocarpus opulifolius 'Nana'</i>	Dwarf Ninebark	#3	CONT.	3' O.C.	NATIVAR
	Ral	<i>Rhus aromatica 'Low-Gro'</i>	Low-Gro Fragrant Sumac	#3	CONT.	4' O.C.	NATIVAR
	Vaa	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	#3	CONT.	3' O.C.	NATIVE
	Va	<i>Viburnum acerifolium</i>	Maple Leaf Viburnum	#3	CONT.	3' O.C.	NATIVE
GRASSES + SEDGES	Vd	<i>Viburnum dentatum</i>	Arrow-Leaved Viburnum	#3	CONT.	6' O.C.	NATIVE
	Sht	<i>Sporobolus heterolepis 'The Blues'</i>	Prairie Dropseed	#1	CONT.	3' O.C.	NATIVAR
	Ssj	<i>Schizachyrium scoparium 'Jazz'</i>	Little Bluestem	#1	CONT.	3' O.C.	NATIVAR
PERENNIALS	Alc	<i>Allium cernuum</i>	Nodding Onion	#1	CONT.	18" O.C.	NATIVE
	Asc	<i>Asarum canadense</i>	Wild Ginger	#1	CONT.	18" O.C.	NATIVE
	Av	<i>Asclepias verticillata</i>	Whorled Milkweed	#1	CONT.	24" O.C.	NATIVE
	Ba	<i>Baptisia alba</i>	White Wild Indigo	#1	CONT.	36" O.C.	NATIVE
	Cl	<i>Coreopsis lanceolata</i>	Lanceleaf coreopsis	#1	CONT.	30" O.C.	NATIVE
	Ey	<i>Eryngium yuccifolium</i>	Rattlesnake Master	#1	CONT.	12" O.C.	NATIVE
	La	<i>Liatris aspera</i>	Rough Blazing Star	#1	CONT.	18" O.C.	NATIVE
	Mfc	<i>Monarda fistulosa 'Claire Grace'</i>	Beebalm	#1	CONT.	12" O.C.	NATIVAR
	Sc	<i>Symphotrichum cordifolium</i>	Heart-Leaved Aster	#1	CONT.	12" O.C.	NATIVE
	Tej	<i>Tiarella cordifolium 'Jade Peacock'</i>	Foamflower	#1	CONT.	18" O.C.	NATIVE



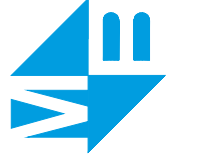
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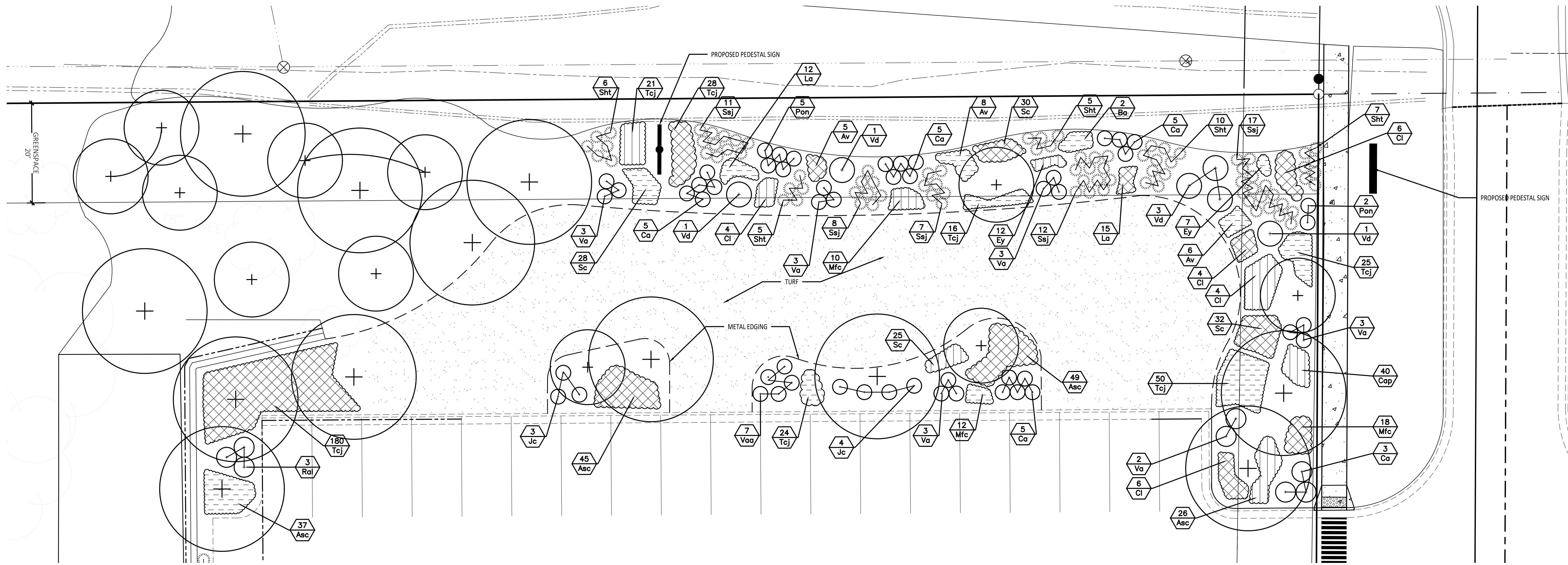


PRELIMINARY SITE PLAN FOR
6297 W MAIN STREET
OSHTIEMO TWP., KALAMAZOO COUNTY, MI

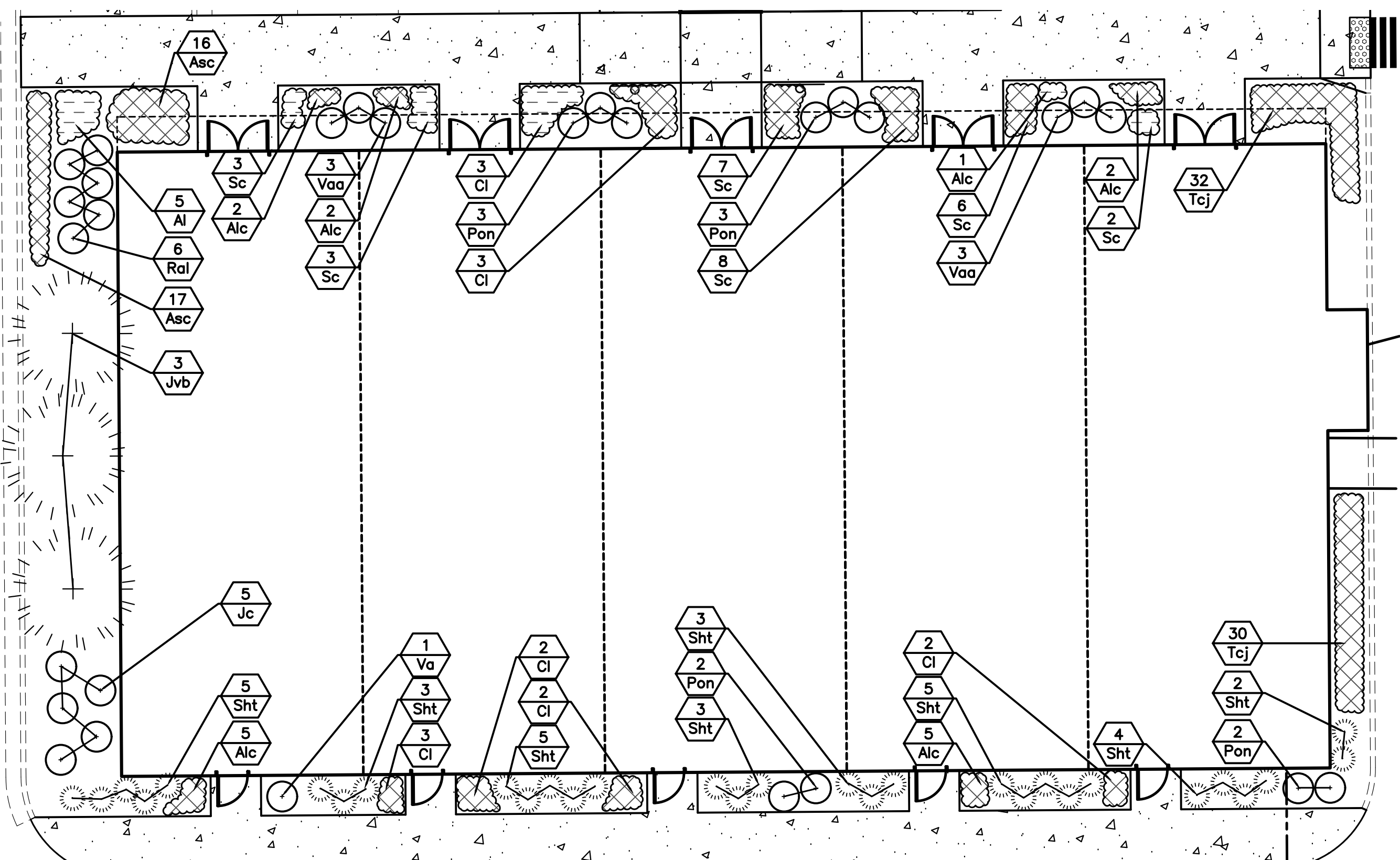


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DESIGNED BY: DD
CHECKED BY:
PLAN DATE:

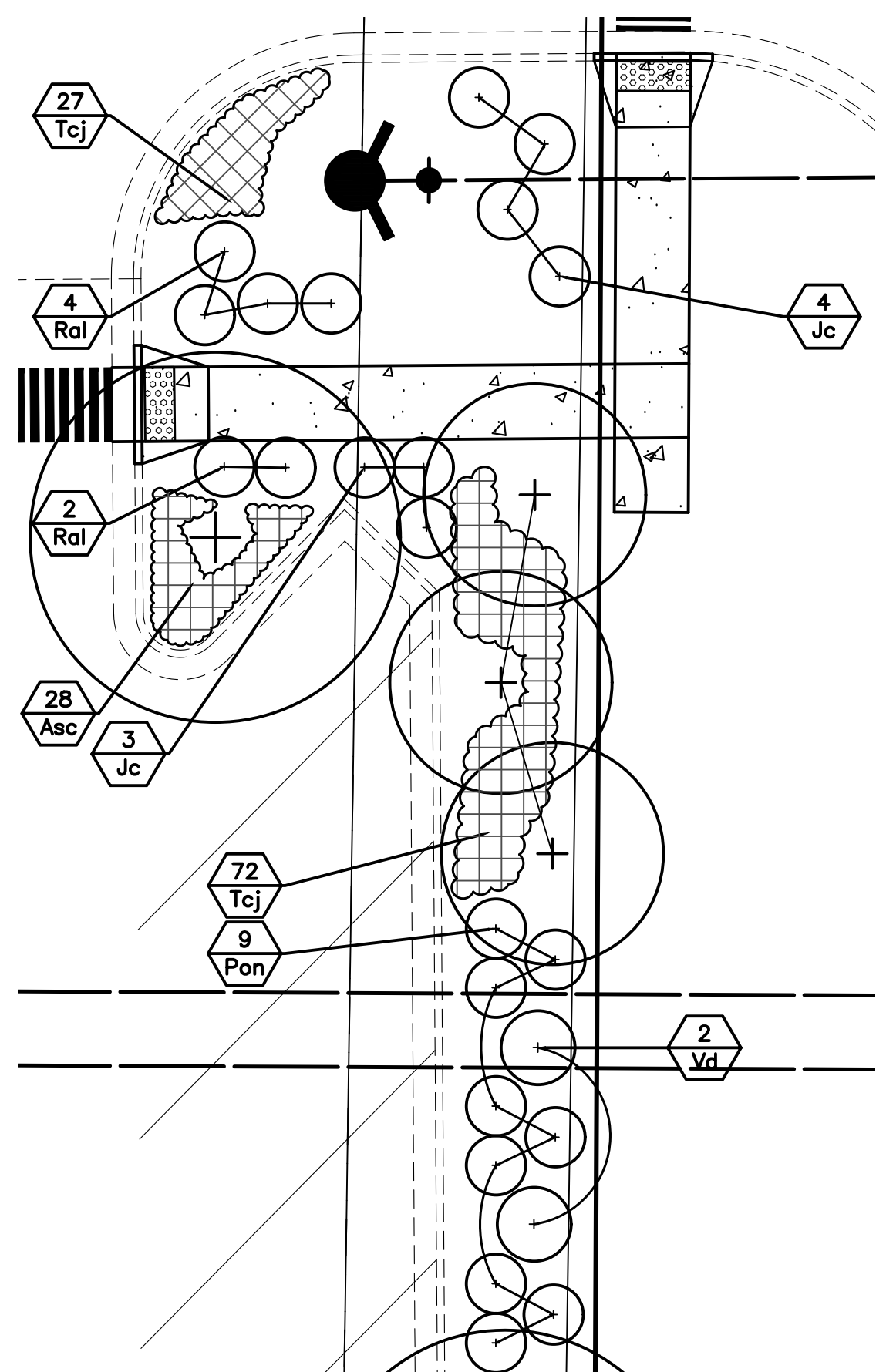
SHEET NUMBER
8 OF 10



1 Enlargement 1
Scale: 1"=10'-0"



2 Enlargement 2
Scale: 1"=10'-0"

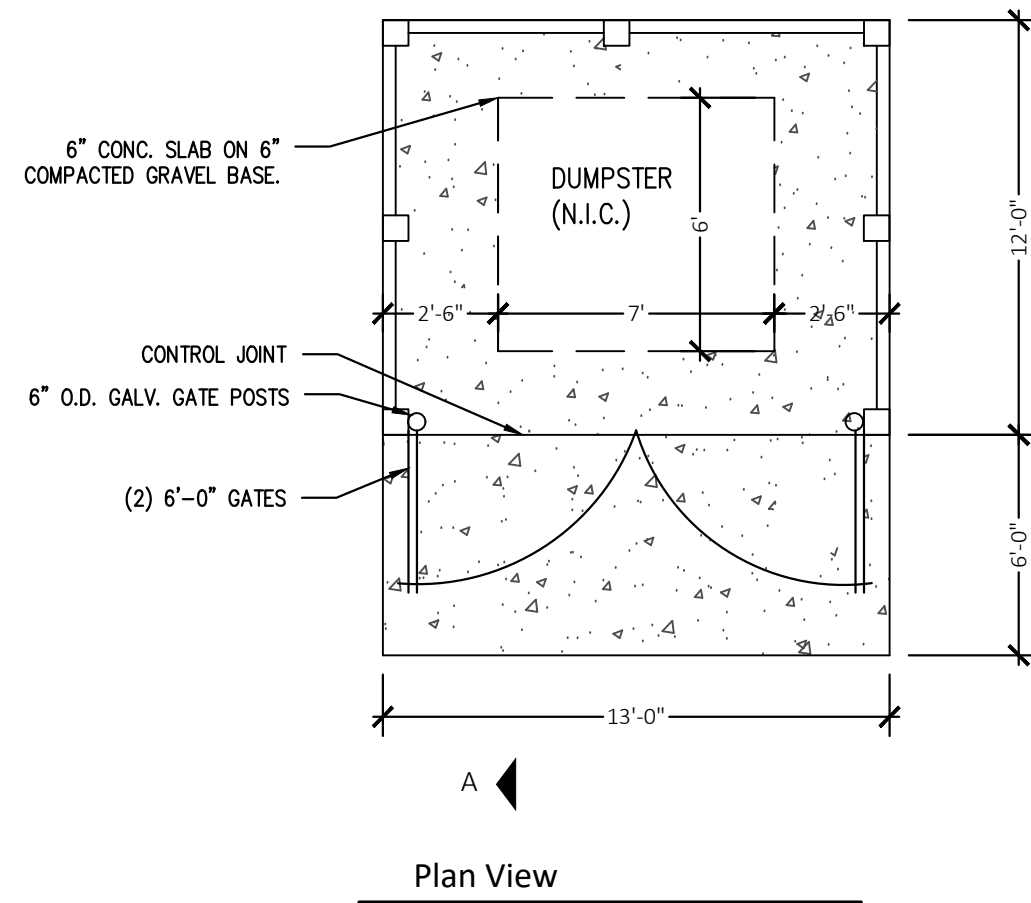


3 Enlargement 3
Scale: 1"=10'-0"

LANDSCAPE REQUIREMENTS		
WEST MAIN COMMERCIAL OVERLAY		
WEST MAIN STREET (PUBLIC ROW): 265 LF		
	REQUIRED	PROVIDED
MIN. DEPTH	20'	
CANOPY TREES	1 / 100 LF: 3	3 TREES
UNDERSTORY TREES	2 / 100 LF: 6	6 TREES
SHRUBS, ADJ. TO PARKING	1.5 / SPACE: 30	33 SHRUBS
EAST PROPERTY LINE (PRIVATE ROW): 280 LF		
MIN. DEPTH	20'	
CANOPY TREES	1 / 100 LF: 3	3 TREES
UNDERSTORY TREES	2 / 100 LF: 6	6 TREES
SHRUBS, ADJ. TO PARKING	1.5 / SPACE: 8	22 SHRUBS
SOUTH PROPERTY LINE (FUTURE RES USE): 260 LF		
CANOPY TREES	2 / 100 LF: 6	4 TREES
UNDERSTORY TREES	2 / 100 LF: 6	5 TREES
EVERGREEN TREES*	2 / 100 LF: 6	9 TREES
INTERIOR LANDSCAPING		
DEVELOPED AREA	65,355 SF	
INTERIOR LANDSCAPING	10% OF DEVELOPED: 6,536 SF	14,282 SF
CANOPY TREES	1 / 1500 SF: 4	5 TREES
UNDERSTORY TREES	1 / 2500 SF: 3	4 TREES
PARKING LOT LANDSCAPING: 47 SPACES		
LANDSCAPING	25 SF / SPACE: 1,175 SF	1,530 SF
CANOPY TREES	1 / 200 SF: 6	6 TREES
LOW GROW SHRUBS	2 / 200 SF: 12	13 SHRUBS
ADDITIONAL REQUIREMENTS		
NATIVE TREE SPECIES	>75%	100% **
NATIVE PLANT SPECIES	>60%	100% **

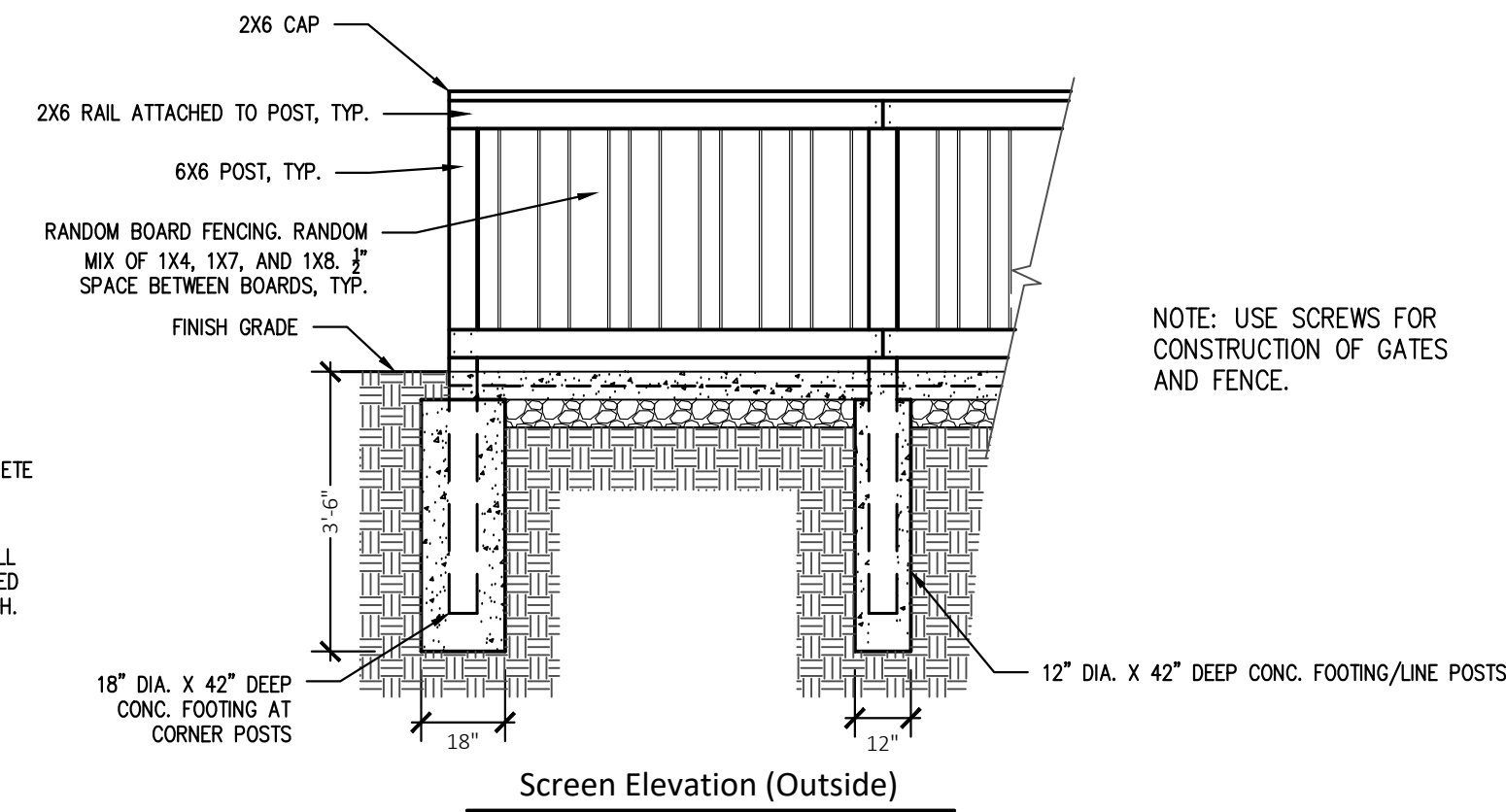
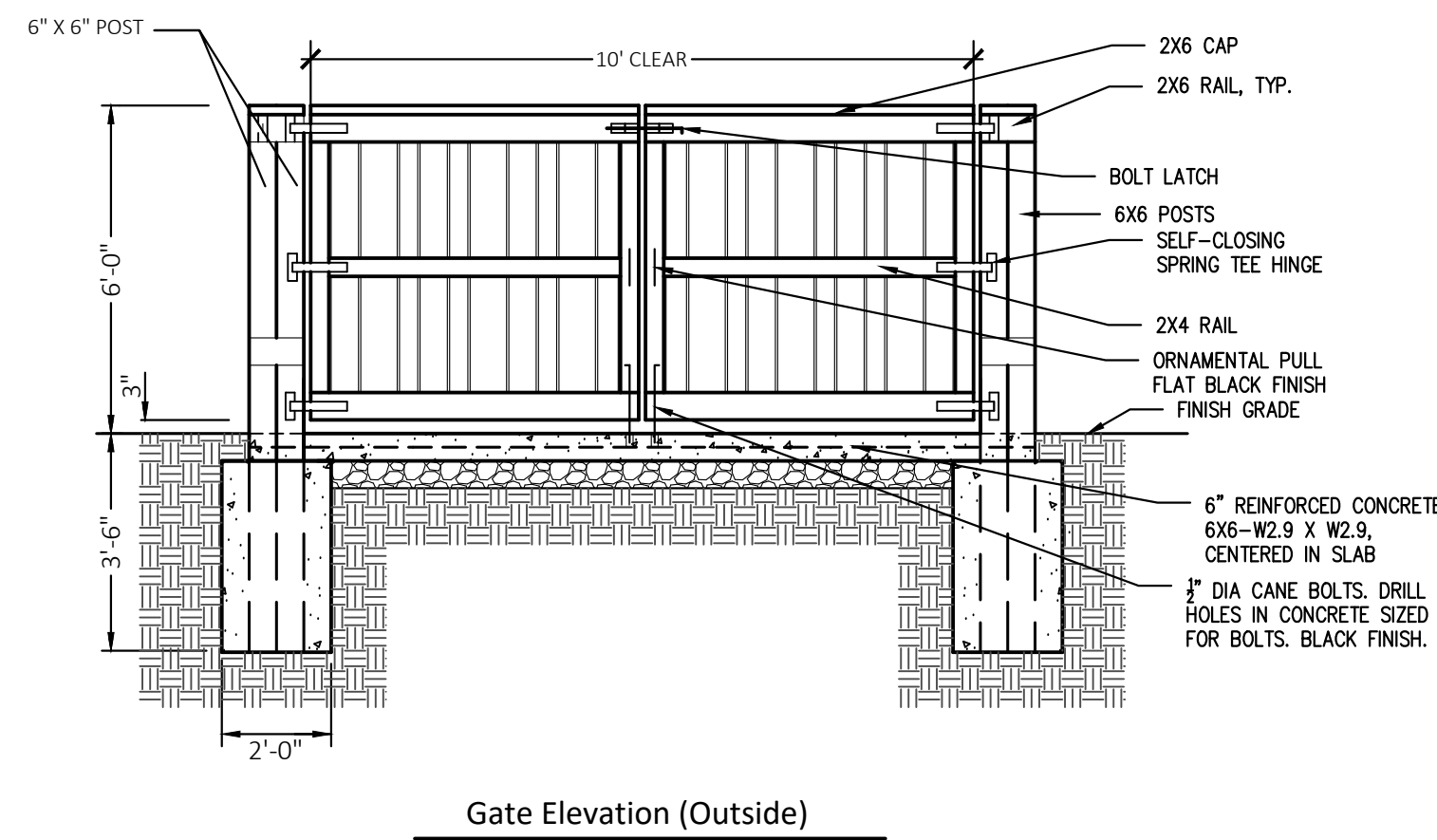
PROPOSED FEATURES LEGEND:		
SYMBOL	DESCRIPTION	DETAIL
	PROPOSED DECIDUOUS TREE	4/10
	PROPOSED EVERGREEN TREE	6/10
	PROPOSED SHRUB	5/10
	PROPOSED GRASSES	3/10
	PROPOSED GROUNDCOVER AND/OR PERENNIALS	3/10
	PROPOSED METAL EDGING	2/10
	PROPOSED TURF MIX	
	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	
	PROPERTY LINE	

* EVERGREENS MAY BE SUBSTITUTED FOR CANOPY AND UNDERSTORY TREES AT A 1:1 RATIO
** SEE PLANT LIST FOR NATIVE AND CULTIVATED NATIVE (NATIVAR) SPECIES.

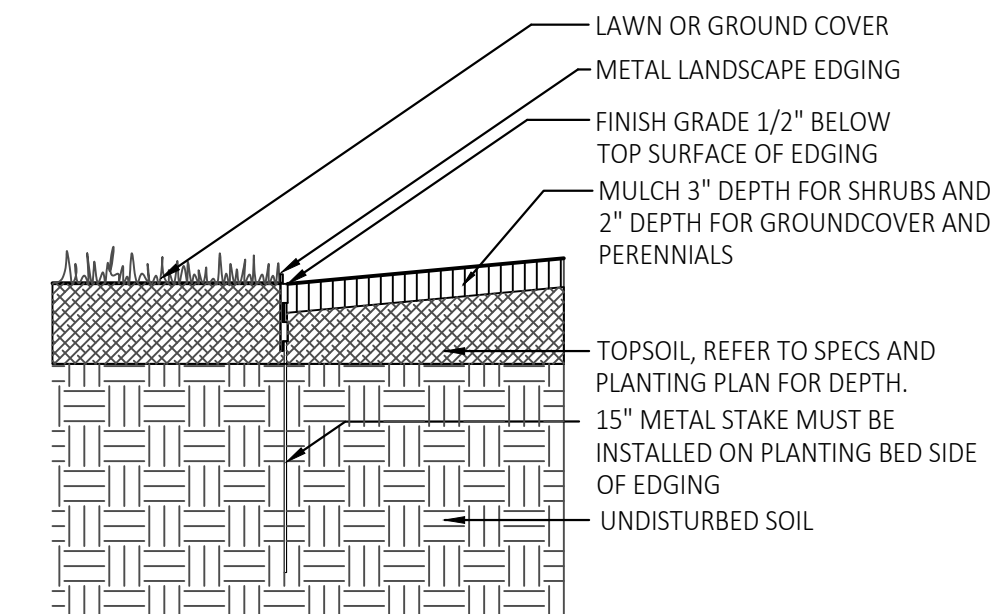


1 Dumpster Enclosure Detail

Not To Scale

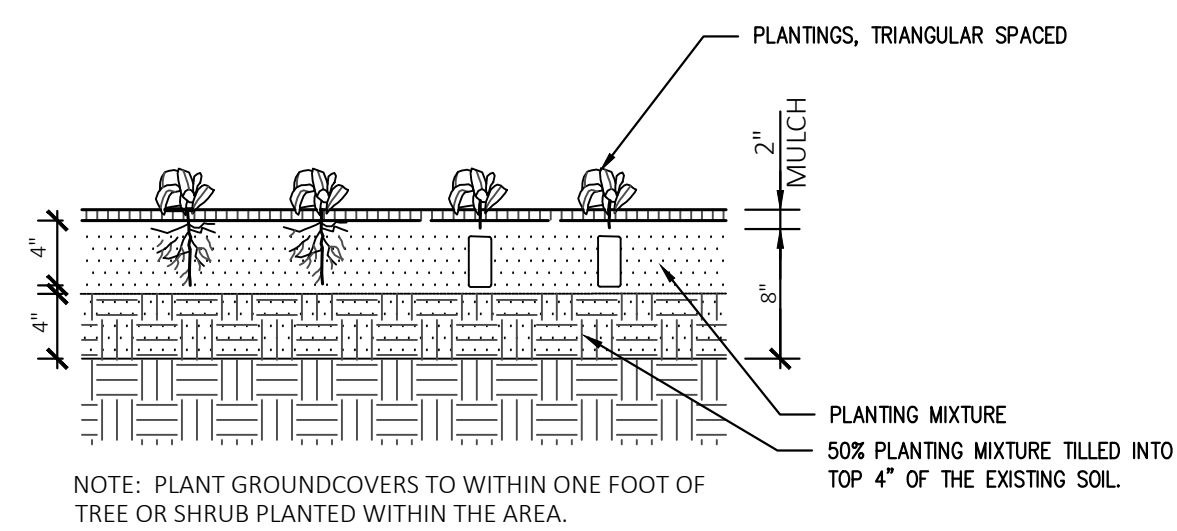


NOTE: USE SCREWS FOR CONSTRUCTION OF GATES AND FENCE.



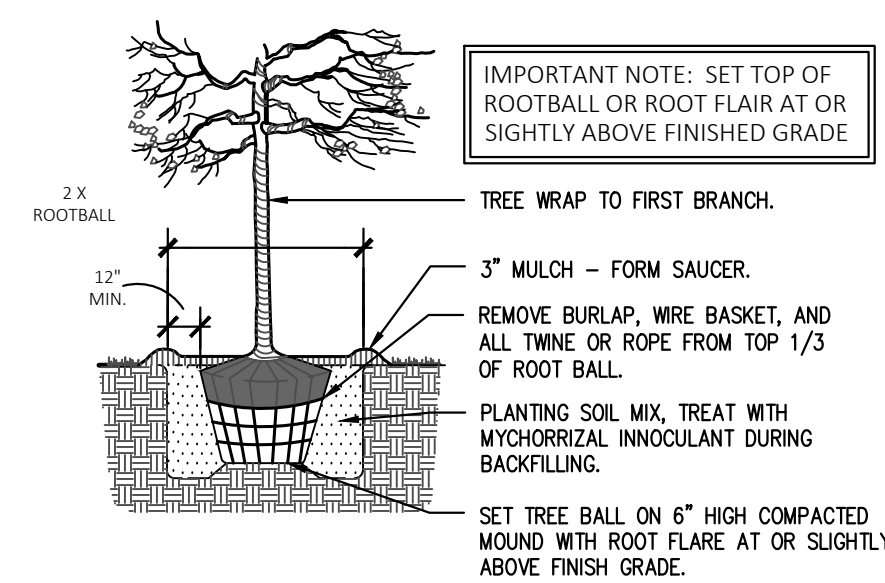
2 Metal Edging

Not To Scale



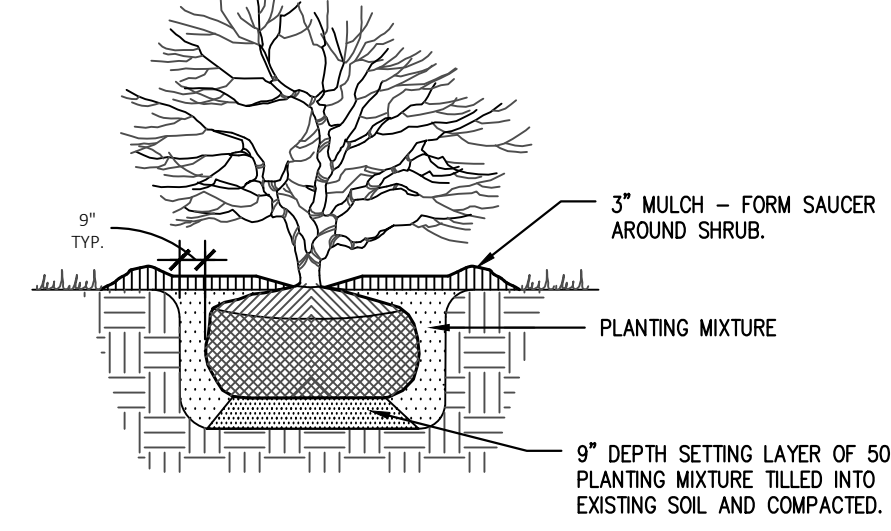
3 Perennial and Grasses Planting

Not to Scale



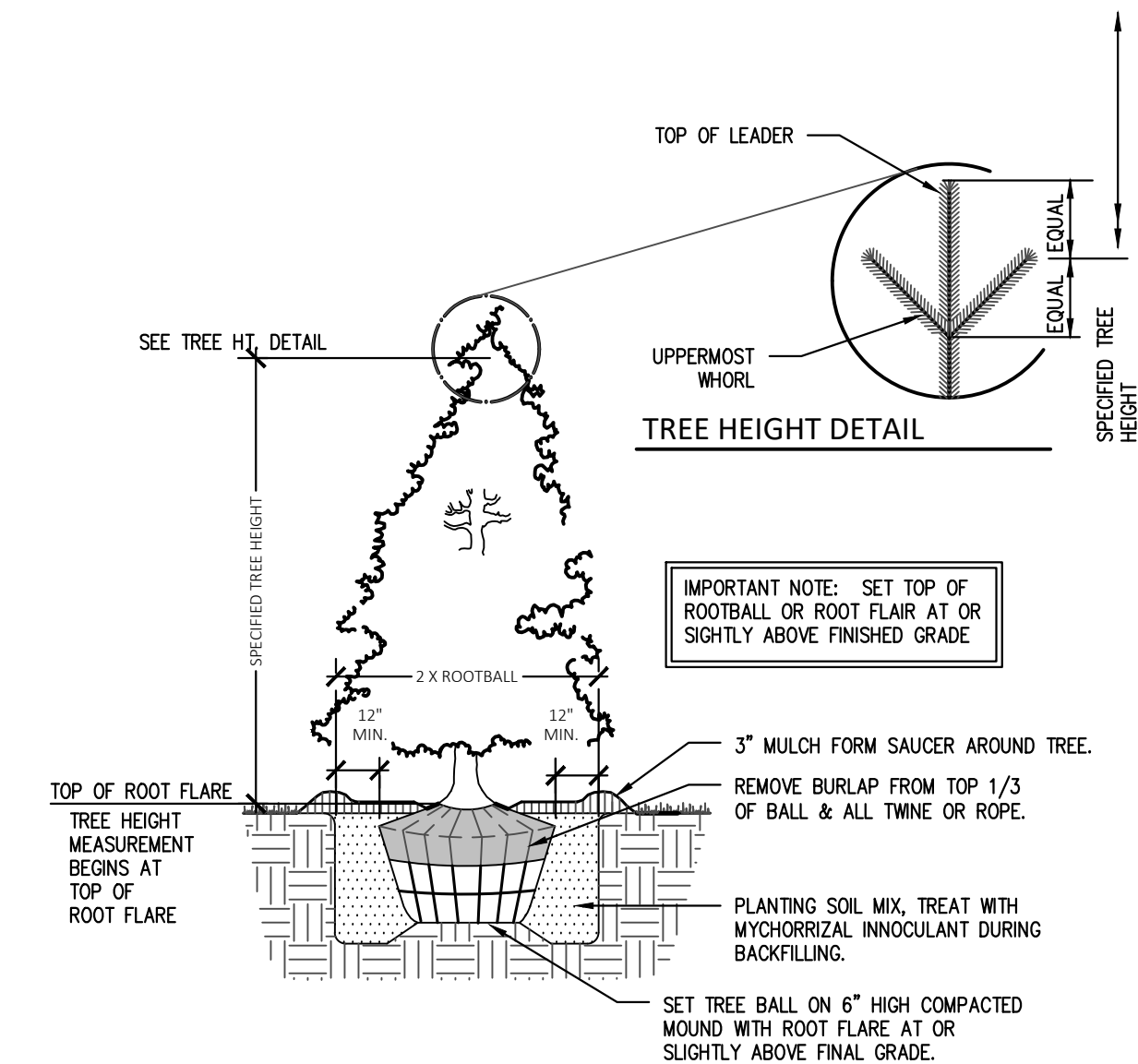
4 Tree Planting Detail

Not to Scale



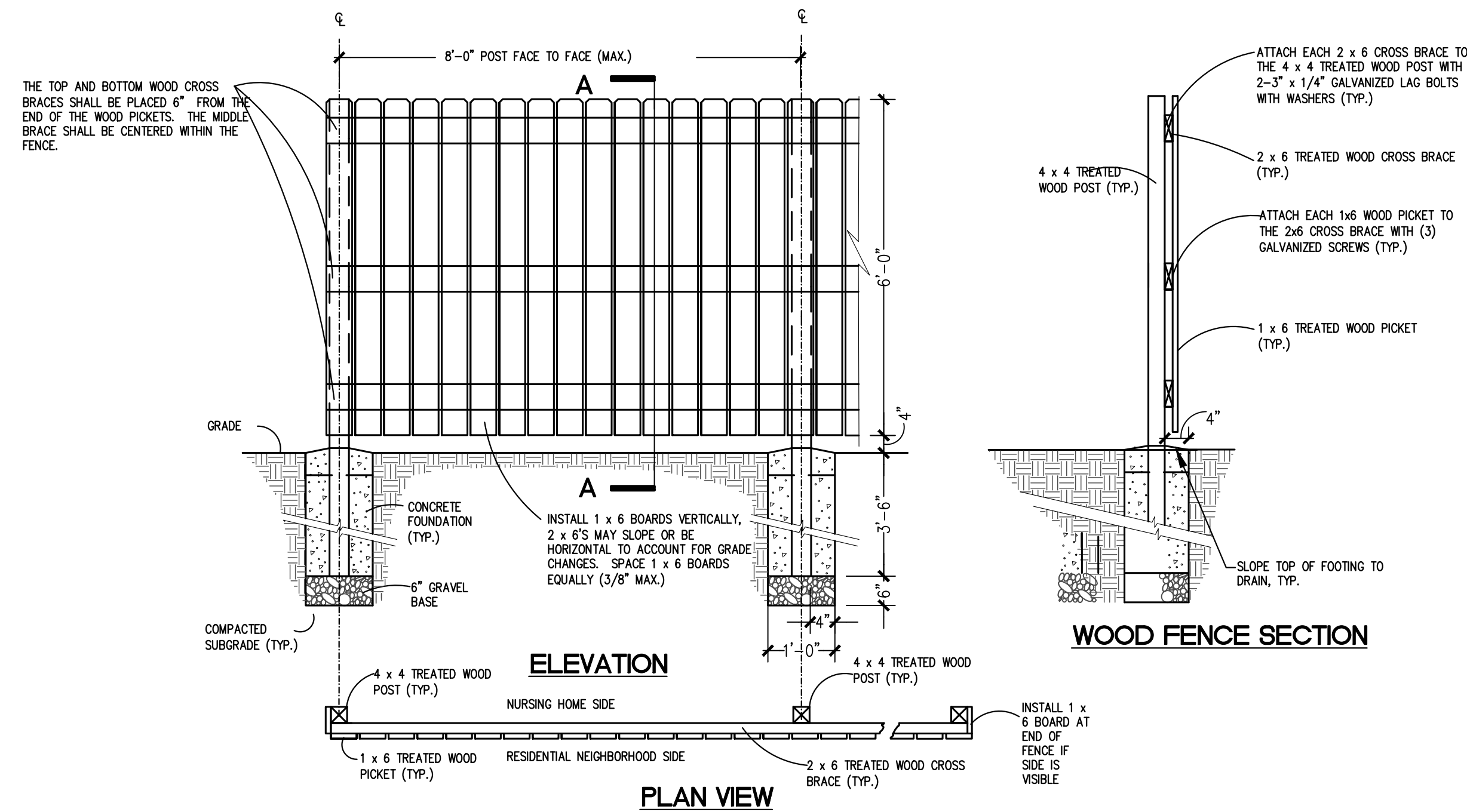
5 Shrub Planting Detail

Not to Scale



6 Evergreen Planting Detail

Not to Scale



7 Wood Privacy Fencing Detail

Not to Scale

'AS SURVEYED' CENTERLINE
OF W. MAIN (M-43 RELOCATED)

PER 35.50, RIGHT-OF-WAY GREENSPACE
ENHANCEMENTS INCLUDE ESTABLISHING A
NATIVE SEED MIX OF GRASSES AND
PERENNIALS.

TO MEET THE REQUIRED 20' GREENSPACE
ALONG A PUBLIC R.O.W., NATIVE TREES,
SHRUBS, GRASSES, AND PERENNIALS WILL BE
ESTABLISHED IN THIS AREA.

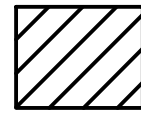
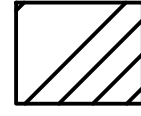
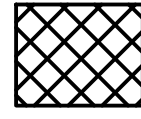

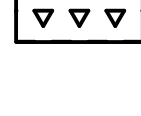
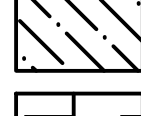
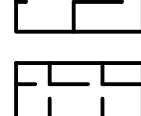
AREA BETWEEN THE REQUIRED GREENSPACE AND THE LIMITS OF
WORK WILL INCLUDE ESTABLISHING NATIVE SHRUBS, GRASSES, AND
PERENNIALS IN CLUSTERED MASSES AS SEEN FROM WEST MAIN,
AND MOWED TURF AS SEEN FROM THE PROPOSED BUILDING.

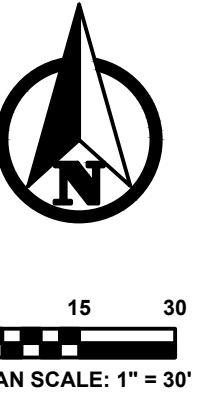
PROPOSED PLANS INCLUDE NATIVE CANOPY
AND UNDERSTORY TREES WITH A WOODLAND
MIX THAT WILL NATURALIZE.

DUE TO SIGNIFICANT EARTHWORK, THE
EXISTING TREES WILL BE REMOVED. THE
REQUIRED LAND USE SCREENING
PLANTINGS WILL BE PLACED WITHIN
THIS BUFFER.

NATURAL FEATURES INVENTORY:

OVERALL SITE ASSESSMENT
WITHIN THE PARCEL, THERE IS DENSE UNDERGROWTH AND CANOPY TREES, INCLUDING BEECH, HICKORY,
MULBERRY, AND EXTENSIVE VINES. REMOVAL OF INVASIVE SPECIES WILL ALSO SIGNIFICANTLY IMPACT ANY
EXISTING NATIVE VEGETATION, REQUIRING THE REMOVAL OF BOTH IN AREAS OF IMPROVEMENT. BEYOND THE
LIMITS OF EARTHWORK, SOME TREES AND UNDERGROWTH ARE PROPOSED TO BE REMOVED DUE TO POOR
LONG-TERM HEALTH. NO WETLANDS OR WATER BODIES ARE LOCATED WITHIN THIS PARCEL.

-  **RIGHT OF WAY ENHANCEMENTS**
THE RIGHT OF WAY CONSISTS OF SHRUBS, VINES, GRASSES, AND PERENNIALS INCLUDING ORIENTAL
BITTERSWEET, GRAPEVINE, RASPBERRY, MULBERRY, AND SWEET PEA. THE INVASIVE SPECIES ARE MOST
PREVALENT AND CAN NOT BE REMOVED WITHOUT ALSO REMOVING ANY EXISTING NATIVE VEGETATION.
 -  **GREENSPACE IMPROVEMENTS: MASSINGS**
THE 20' GREENSPACE INCLUDE TREES, SHRUBS, AND VINES ALONG THE WOODED EDGE. THE HEALTH OF THE
TREES IS HEAVILY IMPACTED BY INVASIVE VINES AND PRESENCE OF OVERHEAD POWERLINES, AND THE EXISTING
VEGETATION PROVIDES LITTLE AESTHETIC AND ECOLOGICAL VALUE. NO EXISTING VEGETATION TO REMAIN.
 -  **GREENSPACE IMPROVEMENTS: NATURALIZED CANOPY**
THE NATURALIZED UNDERGROWTH IS PRIMARILY INVASIVE VINES (ORIENTAL BITTERSWEET, GRAPEVINE) WHICH
IMPACT THE NATIVE TREES (HICKORY, BEECH). REMOVING THE VINES WILL DAMAGE THE TREES AND EXPOSE
THEM TO DISEASE AND INSECT INFESTATION MORE READILY, WHILE LEAVING THE VINES AS EXISTING WILL
CONTINUE TO BLOCK SUNLIGHT AND NUTRIENTS FROM THE TREES. BOTH INVASIVE VINES AND TREES SHOULD
BE REMOVED AND REPLACED WITH NATIVES. TREES HAVE AN ASYMMETRICAL AND UNBALANCED GROWTH
PATTERN; REMOVING SOME TREES MAY IMPACT THE STRUCTURAL INTEGRITY OF OTHERS.
 -  **ADJACENT TO GREENSPACE**
THE AREA BETWEEN THE REQUIRED GREENSPACE AND THE LIMITS OF EARTHWORK SERVES AS AN EXTENSION
OF THE GREENSPACE AND WILL INCLUDE REMOVAL OF EXISTING TREES AND INVASIVE UNDERGROWTH DUE TO
POOR HEALTH. THE EXISTING NATURAL STATE HAS LITTLE ECOLOGICAL AND AESTHETIC VALUE DUE TO THE
PREVALENCE OF INVASIVE SPECIES. NO EXISTING VEGETATION TO REMAIN.
 -  **WEST SLOPE**
WITHIN THE LIMITS OF EARTHWORK, THIS AREA HAS GENERAL UNDERGROWTH AND A FEW TREES THAT WILL BE
REMOVED TO ACCOMMODATE THE SITE IMPROVEMENTS. NO EXISTING VEGETATION TO REMAIN.
 -  **DEVELOPED PARCEL**
WITHIN THE DEVELOPED PARCEL, ALL EXISTING VEGETATION WILL BE REMOVED DUE TO EARTHWORK AND
CONSTRUCTION.
 -  **PRESERVED EDGE**
AT THE PERIPHERY OF THE PARCEL BEYOND THE LIMITS OF EARTHWORK, EXISTING TREES WILL REMAIN.
THOUGH THERE ARE SOME INVASIVE SPECIES, THESE TREES ARE FAR BEYOND THE LIMITS OF WORK.
- PROPERTY LINE
- - - LIMITS OF EARTHWORK

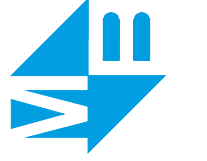


PLAN REVISIONS

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NATURAL FEATURES PROTECTION PLAN
FOR
6297 W MAIN STREET
OSHTIMO TWP. KALAMAZOO COUNTY, MI

FIELD SURVEY / DATE	###
PROJECT NO.	210174.01
DESIGN DRAWN BY:	DD
DESIGNED BY:	DD
CHECKED BY:	
PLAN DATE:	

SHEET NUMBER
1 OF 1

BY REMOVING INVASIVE VINES AND TREES IN
POOR HEALTH AND ESTABLISHING YOUNG TREES
AND NATIVE WOODLAND GROUND COVER THAT
WILL SOON NATURALIZE, THE INVASIVE SPECIES
CAN BE CLEARED AND POTENTIALLY HELD OFF
FROM THE SITE FROM SUCCESSFULLY.

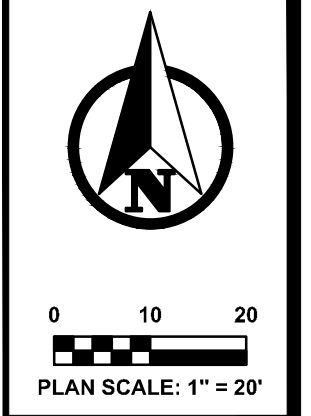
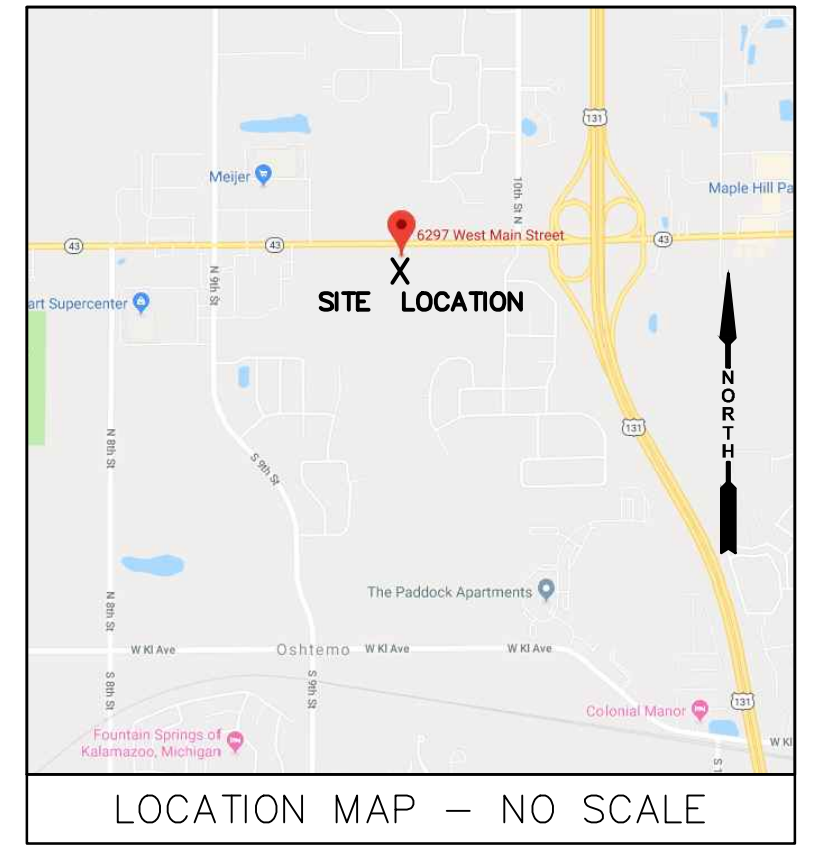
ALL VEGETATION WILL BE REMOVED
FOR CONSTRUCTION.

VEGETATION BEYOND THE LIMITS OF WORK ON
WILL BE PRESERVED AS-IS

ADDITIONAL AREAS OF EARTHWORK
WILL BE REPLANTED WITH NATIVE
SEED MIX TO NATURALIZE OVER TIME.

1 Natural Features Protection Plan
Scale: 1"=20'-0"

WEST MAIN ST. (M-43)
(A 150' WIDE PUBLIC RIGHT OF WAY)



PLAN REVISIONS

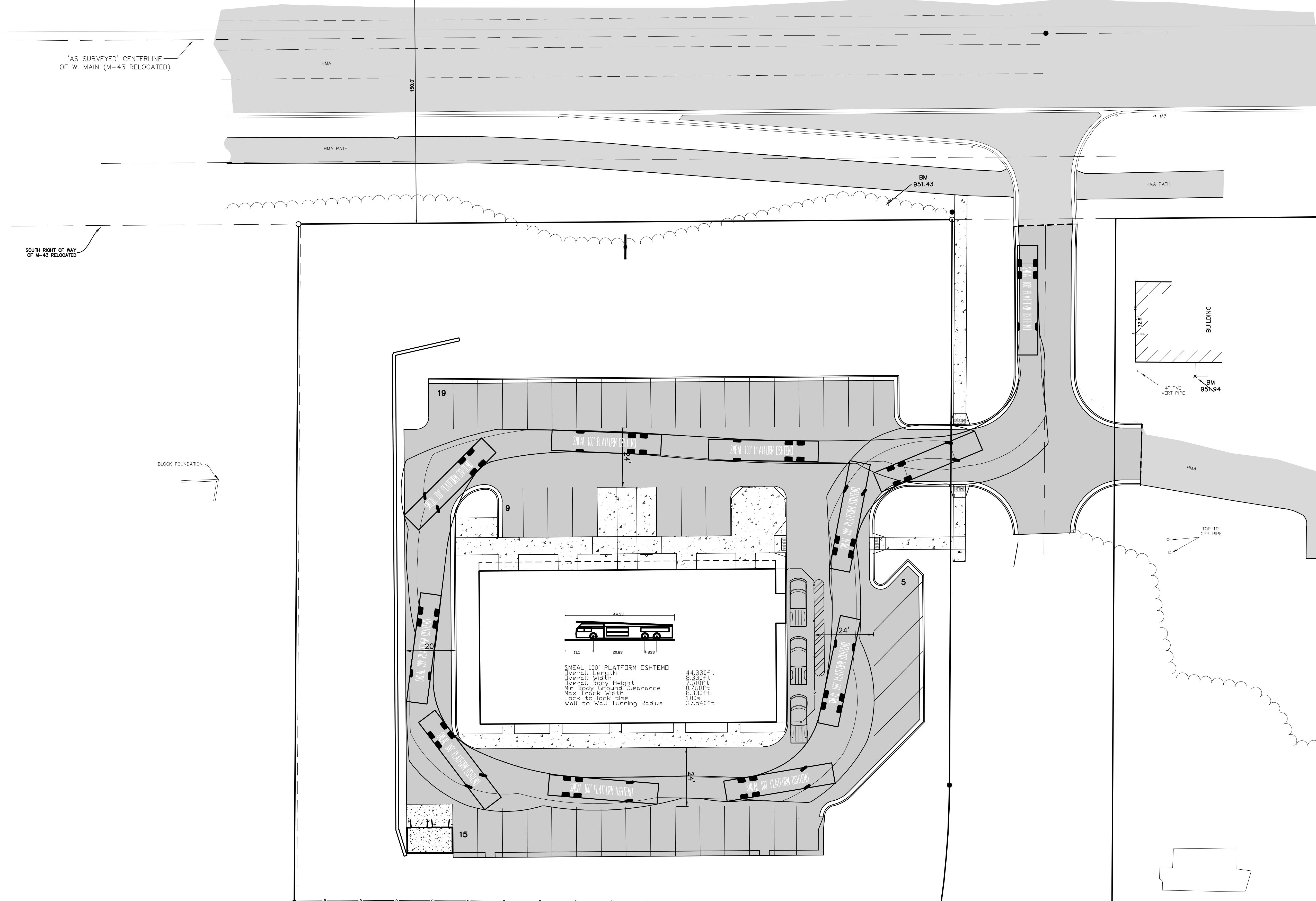
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TRUCK TURN EXHIBIT
FOR
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OSHTEMO TWP., KALAMAZOO COUNTY, MI

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OBTAINED FROM DRIESENGA & ASSOCIATES,
FILE # 1850566.55, DATED APRIL 1, 2021



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Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications



Product Features



Connected Systems

- WaveLinx
- Enlighted

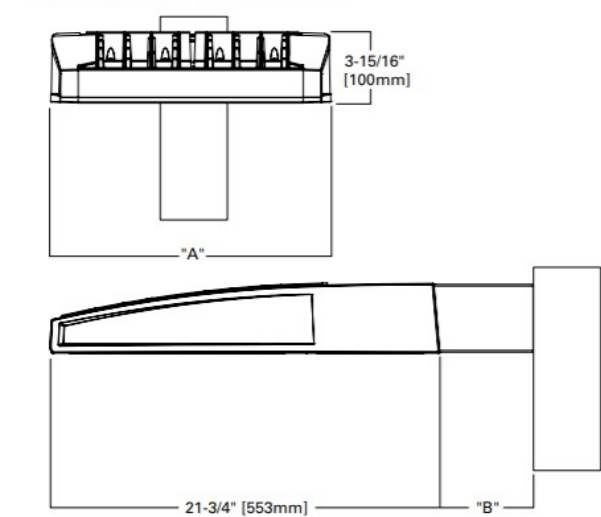
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Spheres	"L" Width	"S" Standard Arm Length	"E" Extended Arm Length	"Q" Quick Mount Arm Length	"E" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	-
9-10	33-3/4"	7"	16"	-	-

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.



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Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Product Certifications



Product Features



Connected Systems

- WaveLinx
- Enlighted

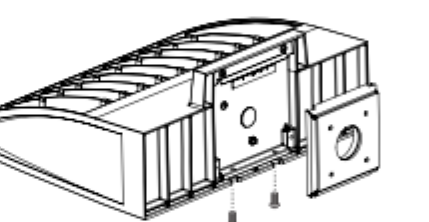
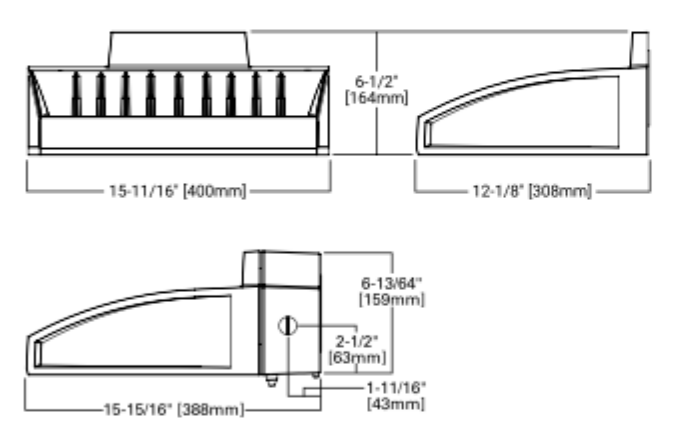
Interactive Menu

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- Energy and Performance Data page 4
- Control Options page 6

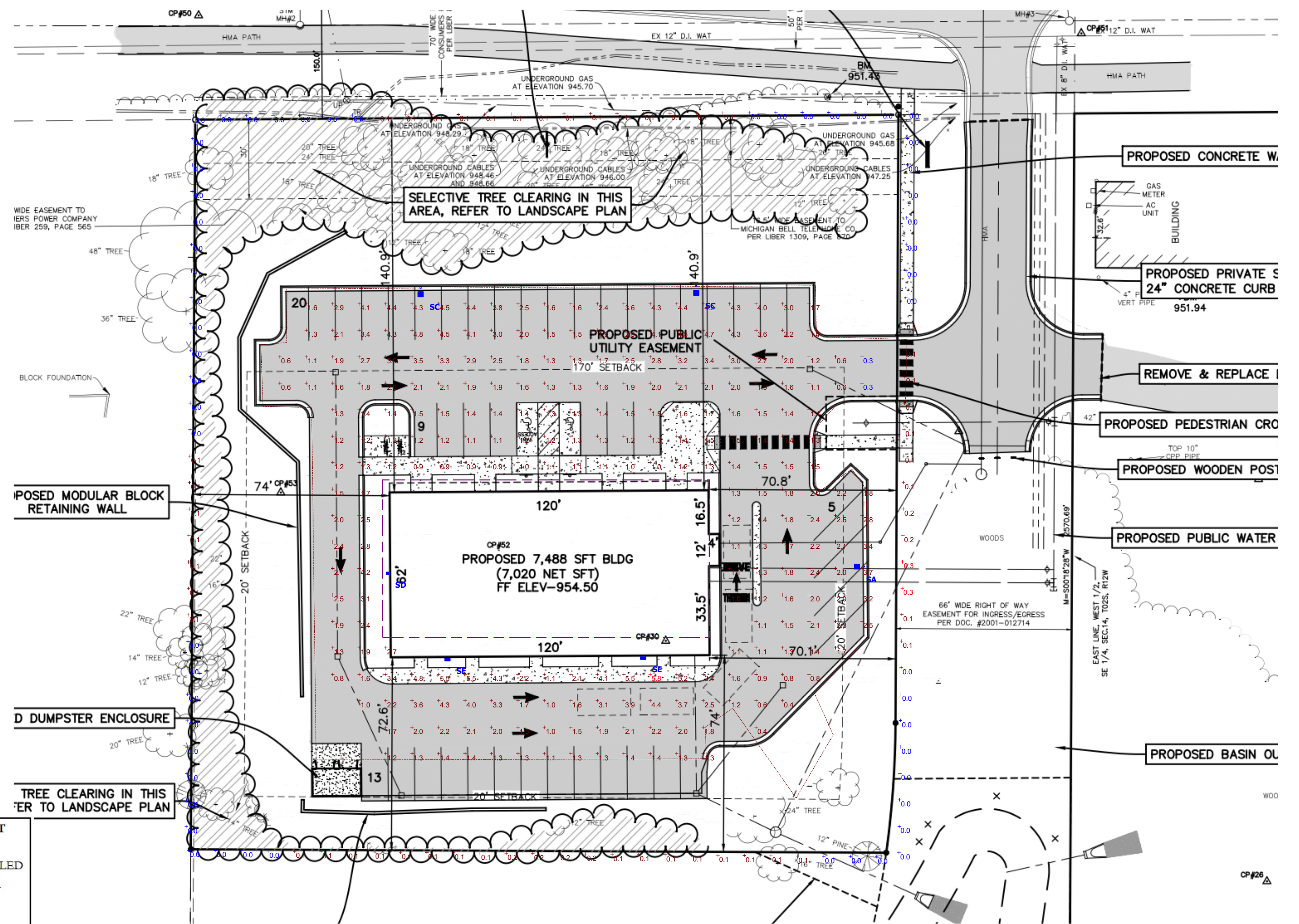
Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details

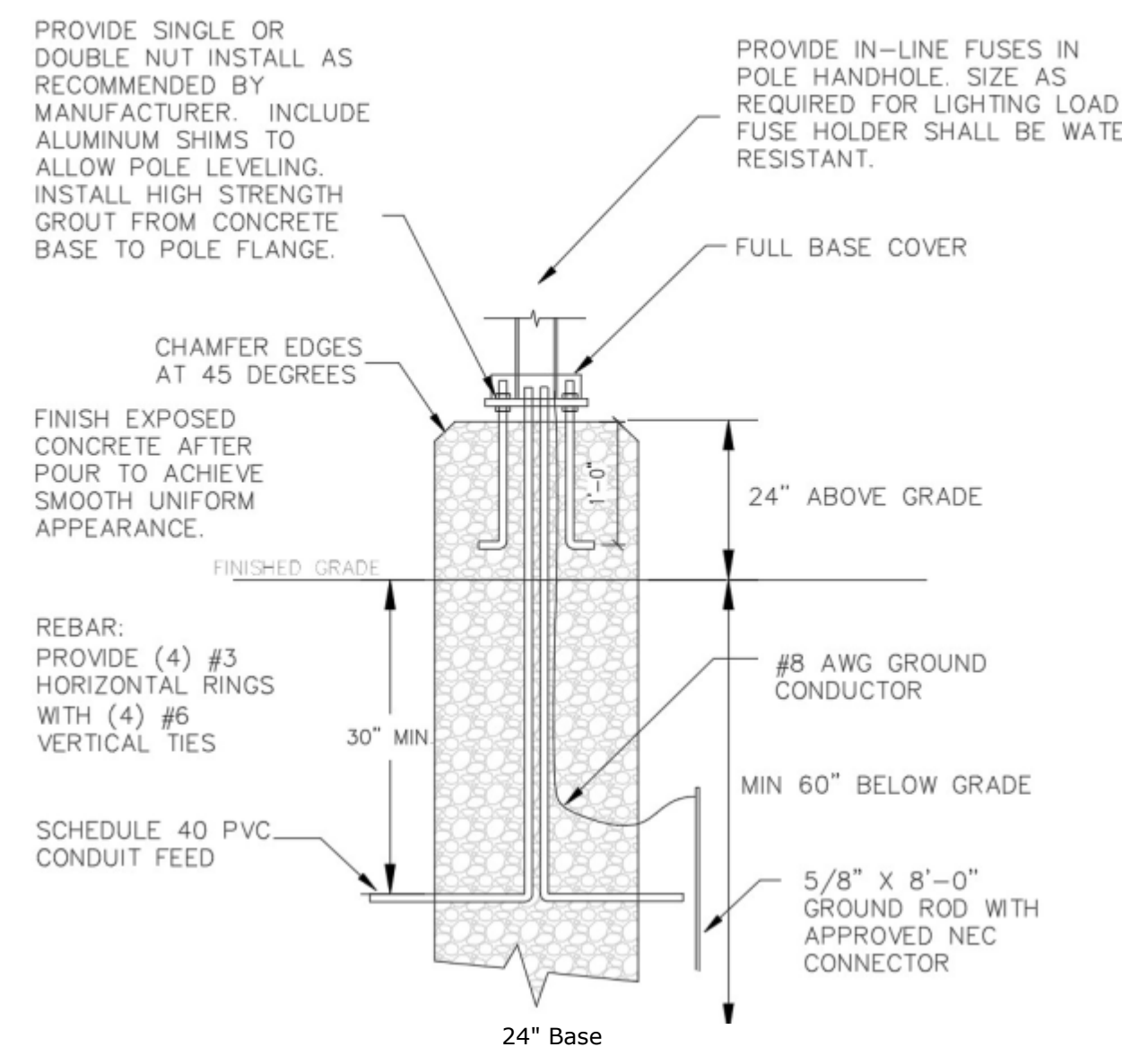


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Plan View
Scale - 1" = 30ft

TAG	MANUFACTURER/NUMBER	LAMP	BALLAST
SA	COOPER: GLEON SA2 C 740 U T4FT BZ HNS PR7 WOLC-7P-10A OR APPROVED EQUAL	LED 40K	0-10V DIMMABLE LED DRIVER
MOUNTING: MOUNT TO A 20' TALL ROUND ALUMINUM POLE WITH FULL BASE COVER			
DESCRIPTION: DIECAST ALUMINUM POLE MOUNTED SITE LUMINAIRE WITH 7PIN RECEPTACLE AND WAVELINX OUTDOOR CONTROL MODULE. TYPE IV DISTRIBUTION.			
SC	COOPER: GLEON SA3 C 740 U T4FT BZ PR7 WOLC-7P-10A OR APPROVED EQUAL	LED 40K	0-10V DIMMABLE LED DRIVER
MOUNTING: MOUNT TO A 20' TALL ROUND ALUMINUM POLE WITH FULL BASE COVER			
DESCRIPTION: DIECAST ALUMINUM POLE MOUNTED SITE LUMINAIRE WITH 7PIN RECEPTACLE AND WAVELINX OUTDOOR CONTROL MODULE. TYPE IV DISTRIBUTION.			
SD	COOPER: GWC SA1 C 740 U T4W OR APPROVED EQUAL	LED 40K	0-10V DIMMABLE LED DRIVER
MOUNTING: WALL MOUNT 14' ABOVE GRADE			
DESCRIPTION: DIECAST ALUMINUM WALL MOUNTED SITE LUMINAIRE WITH 7PIN RECEPTACLE AND WAVELINX OUTDOOR CONTROL MODULE. TYPE T4W DISTRIBUTION.			
SE	COOPER: GWC SA2 C 740 U T4FT OR APPROVED EQUAL	LED 40K	0-10V DIMMABLE LED DRIVER
MOUNTING: WALL MOUNT 14' ABOVE GRADE			
DESCRIPTION: DIECAST ALUMINUM WALL MOUNTED SITE LUMINAIRE WITH 7PIN RECEPTACLE AND WAVELINX OUTDOOR CONTROL MODULE. TYPE T4FT DISTRIBUTION.			



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.1 fc	5.8 fc	0.3 fc	19.3:1	7.0:1
PROPERTY LINE	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

STATISTICS

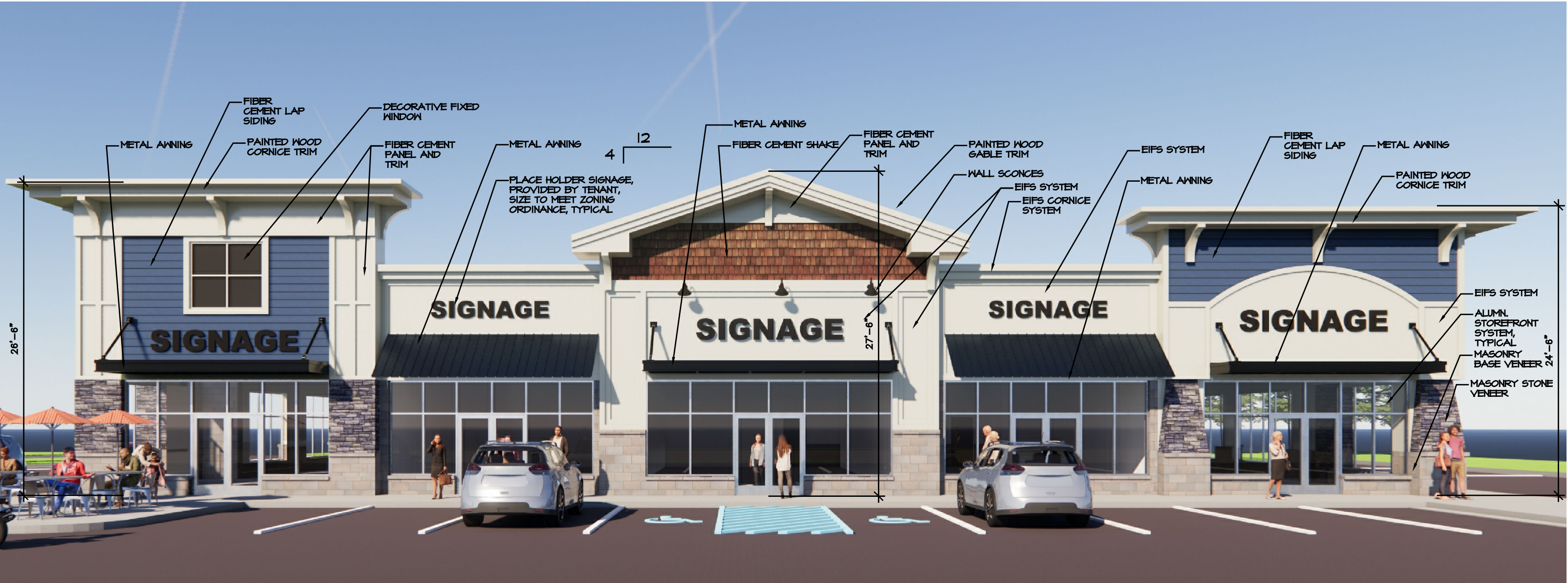
ELECTRICAL CONTRACTOR SHALL FEED SITE LIGHTING FROM MAIN ELECTRICAL PANEL WITH A DEDICATED 1P/20A BREAKER. PROVIDE (2) #8 AWG + GROUND IN 1" PVC CONDUIT TO LIGHTING SHOWN ON THIS SHEET.

ELECTRICAL CONTRACTOR SHALL PROVIDE WAVELINX WIRELESS AREA CONTROLLER (WAC-POE) NEAR ELECTRICAL PANEL. PER THE MICHIGAN CODE, LIGHTING SHALL BE CONFIGURED TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS AND REDUCE BY AT LEAST 30% BETWEEN MIDNIGHT AND 6 A.M.

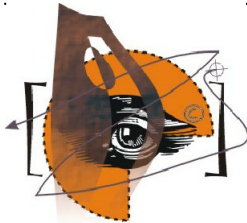


6297 W. Main
Oshtemo Township, Kalazmazoo, MI

Designer
Date 08/02/2021
Scale
Drawing No.
Summary

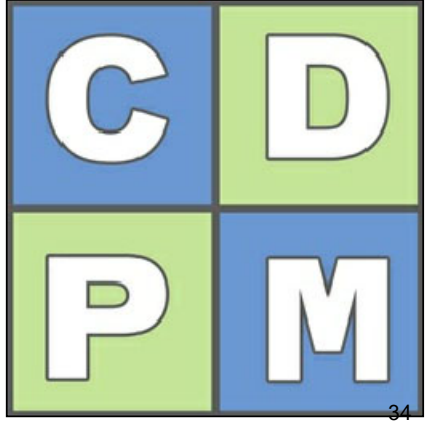


6297 W. MAIN ST. OSHTEMO, MI
NORTH ELEVATION



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MEMORANDUM

Date: 24 June 2021

To: Justin Longstreth, Moore + Bruggink

From: Deborah Dawe, O’Boyle, Cowell, Blalock & Associates (OCBA)

Project: Commercial Landscape Plan
6297 West Main Street, Oshtemo Township, 49009

Following analysis of the site’s existing vegetation, OCBA determined that there is no existing native vegetation that is of high quality and health to be protected and remain on the site within the West Main buffer area during and following construction.

The West Main Commercial Overlay requires that “Existing natural features, such as wetlands, woodlands, landmark trees, and scenic vistas, should be preserved and incorporated into the development or redevelopment” (35.50A1a). In the landscaping requirements of the overlay, the ordinance states: “Existing native vegetation should be maintained along the 9th Street and West Main Street road frontage” (35.50G5).

The easement along West Main includes a mix of shrubs, vines, and grasses, many of which are invasive, overgrown, and provide no aesthetic value. The existing vegetation beyond the easement is primarily hickory-beech forest. There are many trees ranging from 4” diameter to 26” diameter, but few to none are healthy enough to consider protecting and preserving. Trees are growing close together, and therefore have unbalanced and asymmetrical growth patterns; removal of one of these trees will either impact the structural integrity of the second tree or reveal an abnormal growth habit, such as leaves and branching on only one side of the tree. Many of the trees have vines climbing on them which significantly impact their health. While attached, these vines block sunlight, inhibit growth, and will eventually kill the tree. If removed, the vines will remove pieces of bark, allowing disease and insects to enter. A few understory trees, including mulberry species, are in good condition, however, they are located in the developed portion of the site and will require removal. Understory shrubs and herbaceous plantings are in poor condition and are primarily aggressive and invasive species.

Based on this analysis, OCBA recommends removing the existing vegetation – undergrowth and tree canopy – within the buffer area between the parking lot and West Main, and in all other developed areas of the site. Planting new native vegetation will provide more ecosystem benefits and a longer-lasting, healthier landscape.



Figure 1. View west along site boundary contains overgrown invasive species including sweet pea and grapevine. Any native vegetation would be destroyed in the removal of invasive species.



Figure 2. Native hickory covered in invasive vines. Complete removal of vine would harm tree.



Figure 3. View east along West Main Rd. Invasive shrubs and vines fill the easement, and dense undergrowth reaches under the tree canopy.



Figure 4. Undergrowth is primarily invasive, including rose, poison ivy, and grapevine. Trees, though native, are growing close together and are heavily impacted by invasive vines. Because of this proximity to one another, trees have grown asymmetrically and in poor health.



Figure 5. Hickory impacted by grapevine.



Figure 6. Majority of trees large and small have invasive vines impacting growth. Removal of only understory would result in unhealthy trees that may die soon with greater impact on the constructed property.



Figure 7. Understory species are in poor to moderate health and are not supported by a native ecosystem.



Figure 8. Canopy trees are in poor condition and should not be preserved. Understory vegetation provides little native value and will be impacted by site grading.



Figure 9. Fibrous root system on vines impacts bark health and will cause injury to the tree upon removal.