



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

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

**MEETING WILL BE HELD IN PERSON
AT OSHTEMO TOWNSHIP HALL
7275 W MAIN STREET**

Masks Are Now Optional in Oshtemo Township Buildings

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

**TUESDAY, JULY 26, 2022
3:00 P.M.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: April 26th, 2022
6. **Public Hearing – Variance, Harding’s Friendly Market (WITHDRAWN)**
Sign Art, Inc., on behalf of Meyer C. Weiner, Co., is requesting a variance in order to install three wall signs where one is allowed at 5161 West Main Street.
7. **Site Plan – H&K Excavating**
H&K Excavating is requesting site plan approval to expand their building at 7504 Stadium Drive by 5,450 sqft and place a 5,000 sqft accessory building onsite.
8. Adjournment

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

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

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

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

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

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

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

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

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

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday 8:00 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	

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**DRAFT MINUTES OF A REGULAR MEETING HELD APRIL 26, 2022 AT
OSHTEMO TOWNSHIP HALL, 7275 WEST MAIN STREET**

Agenda

OTHER UPDATES AND BUSINESS

a. Joint Board Meeting Update/Discussion

A meeting of the Oshtemo Charter Township Zoning Board of Appeals was held Tuesday, April 26, 2022, beginning at approximately 3:00 p.m.

MEMBERS PRESENT: Louis Williams, Vice Chair
Dusty Farmer
Fred Gould
Micki Maxwell

ABSENT: Anita Smith, Chair

Also present were Iris Lubbert, Planning Director, and Martha Coash, Recording Secretary.

Call to Order and Pledge of Allegiance

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

Approval of Agenda

The Vice Chair verified there were no agenda changes and asked for a motion.

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

Vice Chairperson Williams moved to the next agenda item.

Public Comment on Non-Agenda Items

As there were no members of the public present, the Vice Chair moved to the next agenda item and asked for a motion.

Approval of the Minutes of March 22, 2022

Ms. Maxwell made a motion to approve the Minutes of March 22, 2022, as presented. Ms. Farmer seconded the motion. The motion was approved unanimously.

Vice Chairperson Williams moved to the next agenda item.

Other Updates and Business

a. Joint Board Meeting Update/Discussion

Ms. Lubbert reported the main subject discussed at the recent joint board meeting was the housing study W. E. Upjohn is conducting for Kalamazoo County to determine county-wide preferences. She encouraged members to take the survey and to encourage as many others as possible to do the same. Results will translate into decisions and the county study will inform the Township's housing study and future. The five-minute survey is available online through the end of April. She will resend the link to board members.

She asked if joint meetings are valuable to continue and if so, for suggestions that would make them more accessible and interesting.

Ms. Maxwell felt the meetings provide a forward look at the big picture for the Township and its projects, but felt it might better be held earlier in the year and suggested February. The group was in consensus that April is probably not a good month, especially given busy schedules then for public works and parks departments.

Ms. Farmer suggested a Master Plan presentation/discussion sometime in the future, especially since the future of township housing will be tied to the Master Plan.

Ms. Maxwell agreed, saying familiarity with the Master Plan helps to acclimate board members to the job. She added she would like to see a possible climate change resolution be included in planning.

Adjournment

Vice Chairperson Williams noted the Zoning Board of Appeals had exhausted its agenda. There being no other business, he adjourned the meeting at approximately 3:15 p.m.

Minutes prepared:
April 27, 2022

Minutes approved:
_____, 2022



MCKENNA

July 18, 2022

Charter Township of Oshtemo
7275 West Main Street
Kalamazoo, MI 49009

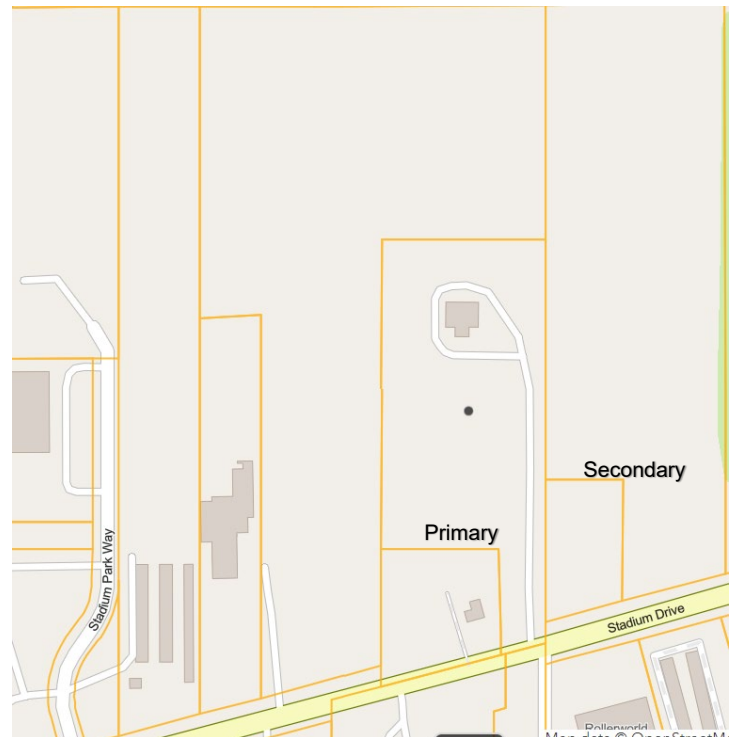
Subject: H & K Excavating – Site Plan Review #3
Location: 7504 Stadium Drive: parcel # 05-34-180-059) & parcel # 05-34-205-020
Zoning: I-1, Industrial District
Applicant(s): H & K Excavating
Owner(s): H & K Excavating

On behalf of the Charter Township of Oshtemo Planning Department, McKenna has reviewed the above-referenced site plan resubmission for the proposed office expansion, site improvements, future addition to the existing garage space, new storm water management system and erection of a standalone accessory building; we offer the following comments and findings for your consideration. This review is based on the resubmitted site plan dated 5/4/2022 and accompanying response letter from the applicant’s engineer, Hurley & Stewart, dated 6/22/2022. Additionally, it was noted that previous site plans did not indicate the placement of a 50’ x 100’ accessory structure: the supplemental plans dated 7/12/2022 has corrected this missing information.

SITE DESCRIPTION

The primary development site is approximately 7.763-acres and is located on the north side of Stadium Drive, east of Stadium Parkway. The secondary site, located to the immediate east, is 13.5 acres in size.

The site is mostly wooded with one (1) existing commercial/industrial building, located on the northern portion of the site (as depicted on the graphic to the right). The applicant proposes to construct an additional 1,400 square feet of office space on the southern portion of the existing building, and an additional 4,050 (50’ x 81’) of garage/warehouse space on the northern portion of the existing building. The applicant also proposes to utilize the parcel located directly east for storm water management and retention. Further proposal includes the permanent placement of a 5,000 (50’ x 100’) accessory building (hoop structure): insufficient details have been provided on this structure at this time.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



The proposed office, accessory building and warehouse expansion of the existing contractor/landscape business is a permitted use in the I-1, Industrial District, as defined in Section 27.20 of the Township Zoning Ordinance.

RECOMMENDATION

We note that the site plan has been amended to address the concerns outlined in our review memorandum dated 4/19/2022 and 6/13/2022. Based on these revisions, we are supportive of the site plan being approved by the Zoning Board of Appeals, subject to the following conditions outlined below being resubmitted for approval by Township Administration:

1. Clarification as to the loading/unloading space placed on the western portion of the property: will this space be used to unload equipment and landscaping material or used for non-material delivery.
2. Clarification as to the loading/unloading of landscaping materials.
3. Clarification to access drive/pathway to accessory building (hoop structure).
4. Use statement related to the accessory building (hoop structure): is this a temporary structure as indicated on the site plan or permanent. If permanent, footing and foundation details will need to be provided.
5. Accessory structure (hoop building) to meet the minimum setback distance of 25 feet from the east property line.
6. Site plan to be scaled at a 1:20 ratio. Site plan to show entire property and all existing and proposed structures.
7. Any other comments provided by additional reviewing agencies.

SITE PLAN REVIEW COMMENTS

Site Plan Review (\$64.60)

- a. General Requirements. The applicant has submitted a revised set of site plans for review by the Township. The site plan has been stamped/sealed by a licensed engineer: Todd Hurley. This requirement has been satisfied.
- b. Access and Circulation. The applicant does not propose to make modifications to the existing site access, located along Stadium Drive. Interior site circulation shows semi-trailer circulation around the periphery of the building. The applicant indicates on sheet C-2 that the proposed pavement expansion around the subject building will be standard duty hot-mix asphalt pavement, as stipulated by the Zoning Board of Appeals conditional approval on May 23, 2017.

The plans, dated 6/22/2022, show additional site circulation around and through the proposed garage expansion.

Additionally, Section 52.50.E. stipulates that "barrier free parking spaces, accessible loading aisles between said spaces, and ramps shall be constructed of aggregate cement concrete or a similar, pre-approved hard surface alternative, subject to Township Staff approval." The amended site plan dated



6/22/2022 indicates the ADA space will be constructed of aggregate cement concrete. Furthermore, the applicant has provided signage details on sheet C-2 regarding ADA space identification.

Section 52.50 – Off Street Parking and Site Circulation Requirements – stipulates that drive aisles shall be 24 feet wide for two-way traffic and 20 feet wide for one-way traffic. The applicant proposes a 24-foot-wide drive isle on the southern portion of the building to accommodate two-way traffic flow. The drive isle on the western portion of the proposed expansion also indicates a 24-foot-wide pathway. This meets ordinance standards.

- c. Loading and unloading. Section 52.60 stipulates that *space for all necessary loading and unloading operations for any commercial, industrial, or other use must be provided in addition to the required off-street parking space.* The site plan calls out a loading/unloading area along the western portion of the proposed parking lot expansion. The applicant will need to provide clarity as to the type of loading/unloading to take place in this designated space. If material loading/unloading is proposed, the plan will need to reflect this designated area.
- d. Parking. Section 52.100 of the Zoning Ordinance stipulates 1.5 parking spaces per 1,000 square feet of net floor area plus the required parking devoted to other uses OR one per employee, whichever is greater for manufacturing. One (1) space is required for every 150 square feet of net floor area for general office use. The applicant proposes a total of 8,400 square feet of manufacturing space, and 1,500 square feet of office space. The following table provides parking space analysis for this type of use, based on ordinance requirements.

Parking	Required	Proposed
Office: 1 space per 150 sq.ft.	$(1,500 \text{ sq.ft.} / 150) = 10$	10
Manufacturing: 1.5 spaces per 1,000 sq.ft.	$(8,400 / 1,000) * 1.5 = 13$	13
<i>Total</i>	23	23

Net floor area is defined as the following: *“the area of all floors in a building computed by measuring the dimensions of the outside walls of a building excluding elevator shaft, stairwells, hallways, floor space used for basic utilities and sanitary facilities such as heating and cooling equipment and lavatories.”* The required parking minimum has been met by the applicant, as indicated on the amended site plan dated 5/4/2022.

- e. Sidewalks. The applicant proposes to install interior sidewalks around the office portion of the proposed expansion. No sidewalks are proposed to be installed along Stadium Drive. As background information, a sidewalk special assessment district was agreed upon by H & K Excavation, LLC and Oshtemo Charter Township on May 7, 2018, and subsequently recorded with the County on March 5, 2019. At that time, the developer agreed to *“subject its property to a special assessment for the construction of a sidewalk or bike path along Stadium Drive Oshtemo Township as such time as the Township deems necessary.”*



Additionally, it has been noted on the site plan that sidewalks around the office building expansion will be installed. Due to the proximity to the parking area, the past recommendation was that the sidewalk width be increased to a minimum of six (6) feet to accommodate for vehicle intrusion over the sidewalks. The applicant has noted on the 6/22/2022 site plans those new sidewalks, integral to the building expansion, will be a minimum of six (6) feet in width, per sheet C-2.

- f. Buildings & Structures. Front, side and rear building elevations with all windows, lights, doors and exterior materials, including color is required to be submitted. The applicant has included these details with the revised site plan, dated 5/4/2022.
- g. Rubbish disposal facilities. The submitted site plan does not indicate a proposed location for rubbish disposal facilities. The applicant, per their narrative letter dated 5/4/2022, indicates refuse and recycling containers will be kept inside the building and thus, no refuse enclosure is needed. We find this acceptable, however, advise the applicant that should an exterior dumpster enclosure be required, further site plan review may be required.

The applicant/engineer has indicated in their response letter dated 6/16/2022, that the property owner has been advised that additional site plan review may be required if an exterior dumpster enclosure is proposed.

- h. Landscaping. Per Section 53.30.B *"landscape plans are required for all developments requiring site plan approval."* The applicant has provided a landscaping plan in conjunction with the proposed site improvements.
- i. Parking lot landscaping. Section 53.50.B.2 stipulates the following: "parking lots with 11 spaces or more shall provide landscaping at 25 square feet per parking lot space. Total square footage shall be dispersed into separate landscape features, such as islands or peninsulas, within parking lots so as to break up the broad expanse of pavement, guide the circulation of vehicular and pedestrian traffic, and to provide shade and visual relief from pavement."
 - 1. The site is proposed to have 23 parking spaces, of which, 25 square feet of landscaping is required per space. The minimum requirement is 575 square feet. The amended site plan provides 575 square feet of landscaping. This requirement is met.
 - 2. There shall be a minimum of one (1) canopy tree and two (2) low growing shrubs for every 200 square feet of required parking lot landscaping. The applicant proposes to install three (3) canopy trees. Canopy trees are required to be a minimum of 2" caliper: the site plan dated 6/22/2022 has been amended to include the pertinent caliper listing. We find that this requirement has been met.

Six (6) shrubs are proposed, which is in accordance with ordinance regulations. Per Section 53.100.B.1 stipulates "except for plantings used for evergreen screening, no one species of tree or shrub may make up more than 50 percent of the total amount of required landscaping material." The



site plan dated 6/22/2022 shows an increase in diversity of shrubs to be planted – this increase in diversity meets ordinance requirements.

- j. Lighting. The applicant indicates no new lighting or updates are proposed at this time. Should any new lighting or updates be proposed in the future, further review by the Township may be warranted.
- k. Outdoor storage. Outdoor storage is allowed “in the side and rear yards except within the area required for setback from side and rear lot lines. Such storage may not exceed 100 percent of the square foot area of the principal building upon the premises” (section 27.50). The outdoor storage indicated on the site plan is classified as existing, per the applicant’s supplemental memo dated 5/4/2022.

We note that the revised site plan, dated 6/22/2022, shows a proposed loading/unloading zone for excavation materials. While we addressed the loading/unloading zone in a previous section, we encourage the applicant/property owner to be cognizant of the outdoor storage requirements and regulations.

- l. Storm water management. Section 56.20.C – storm water management standards – requires storm water management to be retained on-site. The applicant has provided revised plans, dated 5/4/2022, which indicate that storm water management will be retained on the principal parcel, just south of the existing building and proposed expansion. The revised plans also indicate a swale will be constructed along the eastern property line to divert onsite storm water to the southern basin. We will defer any additional comments regarding storm water management to the Township Engineer.

Accessory Structure (§50.60.C.)

The applicant has amended the site plan, dated 7/12/2022, to include a 50-foot by 100-foot (5,000 square feet) accessory building (hoop structure) in the rear of the subject site. Section 50.60.C. of the Township Zoning Ordinance requires *the minimum setback distance between any accessory building and any rear or interior side property line in the I-2 Industrial District, shall be 20 feet or the height of the accessory building at its highest point as measured from the grade of the property line, whichever is greater.*

The applicant indicates the structure is 20 feet from the east property line, and 35 feet from the north property line. The structure height is approximately 25 feet tall. Based on this information, the structure does not meet the required setbacks.

In addition, the applicant has not provided details pertaining the intended use of the structure. The site plan notes it is temporary in nature. If the structure is permanent, footings and foundation details will need to be provided. Based on a use statement, the Township will make a determination if this is an accessory or principal structure. Access and site circulation will need to be reviewed based on the statement of use. Further, based on the plan not including the full extent and property lines, we are unable to determine if its location is acceptable and meets the Zoning Ordinance.



Engineering Comments

The Township Engineer has provided the following comments relating to the submitted site plan, dated May 5, 2022:

We have received and reviewed the site plan for the H & K Excavating Addition plans dated May 5, 2022 and have the following comments.

1. Grading:
 - a. Plan contours, spot elevations and building FFE's are shown and accepted.
2. Traffic Flow:
 - a. The drive aisle width is 24' and accepted.
3. Drainage:

Storm sewer and a storm water basin is proposed. The stormwater basin storage design used a 100-year event for calculating volume and contains more than 1' of freeboard.

East Basin:

- Required storage volume for the watershed area is 32,584 cft

South Basin:

- Provided storage volume for the watershed area is 32,969 cft

P&N approves the site storm system.

4. Soil Erosion Control:
 - a. A SESC plan was provided is accepted.

We hope these comments are helpful in your review of this site plan.

Respectfully submitted,

McKENNA

Paul Lippens, AICP, NCI
Vice President

Kyle Mucha, AICP
Senior Planner



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

PLEASE PRINT

PROJECT NAME & ADDRESS H&K Excavating Office Expansion

7504 Stadium Drive

PLANNING & ZONING APPLICATION

Applicant Name : Kip Martin

Company H&K Excavating

Address 7504 Stadium Drive, Kalamazoo,
Michigan, 49009

E-mail kip@hkexcavating.com

Telephone 269-459-6773 Fax _____

Interest in Property Owner

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name _____

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): _____

Site plan approval for H&K Excavating office expansion. This expansion includes a new 1400 square foot office addition, new pavement around the existing facility, new sidewalk, and a new storm water management system, as well as a future addition to the existing garage space.

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

Building parcel on attached plans. Adjacent parcel as follows: SEC 34-2-12 COM AT N 1/4 POST SEC 34 TH S ALG N&S 1/4 LI 1512 FT TO NLY LI US 12 ROW TH NELY ON SD LI 463 FT TH N PAR TO N&S1/4 LI 1397 FT TO N LI SD SEC TH W THEREON 449 FT TO PL OF BEG EXC BEG ON N&S1/4 LI SEC AT INTERSEC SD 1/4 LI WITH NLY LI SD HWY 200 FT TH N PAR N&S1/4 LI 300 FT TH W PAR N SEC LI TO N&S1/4 LI TH S ON SD N&S1/4 LI TO PL BEG SUBJ TO A FUTURE SURVEY *H 34-14-2
PARCEL NUMBER: 3905- 05-34-180-059

ADDRESS OF PROPERTY: 7504 Stadium Drive

PRESENT USE OF THE PROPERTY: Office Space/Machine Shop

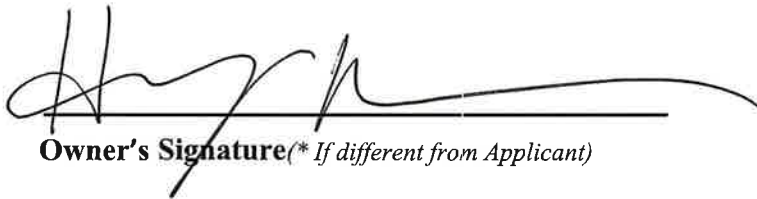
PRESENT ZONING I-1 **SIZE OF PROPERTY** 21.1 Acres

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

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

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


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

4/5/2022
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

DRAWING LOCATION: H-10-072D (H&K Office Addition) FINAL DRAWINGS-C-1 Existing Conditions and Demo Plan.dwg LAST SAVER BY: ASEGIBEN ON 7/12/2022

REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
3. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
4. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY KALAMAZOO COUNTY DRAIN COMMISSIONER. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
5. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
7. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
8. REVIEW CLEARING LIMITS WITH OWNER PRIOR TO COMMENCING WORK. PRESERVE TREES WHERE INDICATED.
9. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

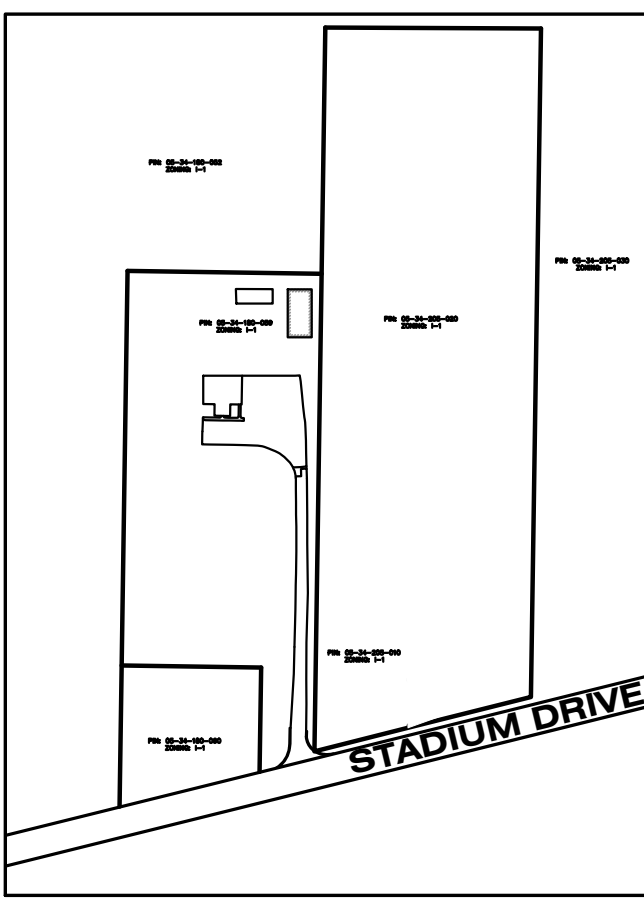
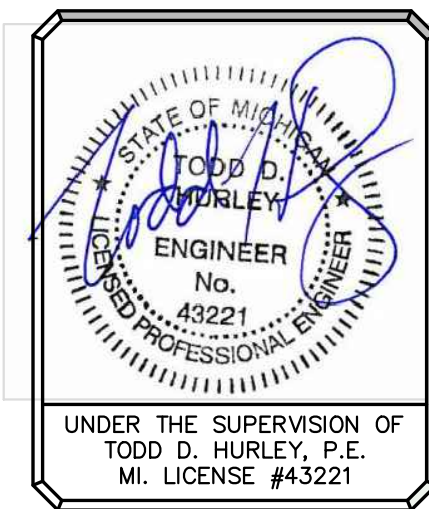
REMOVALS LEGEND

-  SAWCUT
-  PAVEMENT/SIDEWALK REMOVAL
-  REMOVE
-  PROTECT
-  LIMITS OF CONSTRUCTION

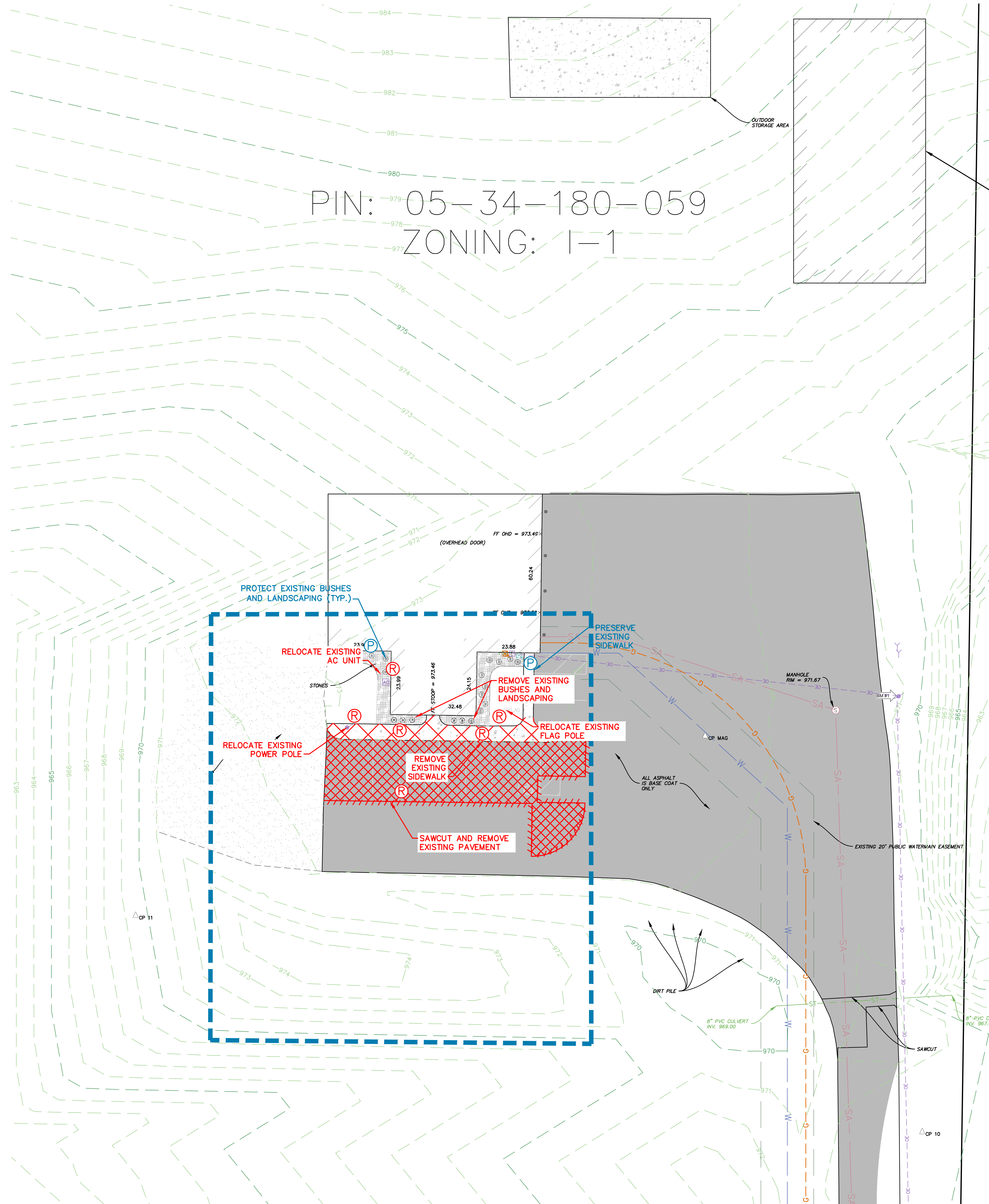
LEGAL DESCRIPTION

COMMENCING ON THE NORTH LINE 466.00 FEET EAST OF THE NORTHWEST CORNER OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 34, TOWN 2 SOUTH, RANGE 12 WEST; THENCE SOUTH PARALLEL TO THE WEST ONE EIGHTH LINE 759.54 FEET; THENCE EAST 150.00 FEET; THENCE SOUTH PARALLEL TO THE SAID ONE EIGHTH LINE 932.97 FEET TO THE NORTHERLY LINE OF WEST MICHIGAN AVENUE; THENCE NORTHEASTERLY THEREON 303.30 FT; THENCE NORTHERLY PARALLEL TO SAID WEST ONE EIGHTH LINE 338.46 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL TO NORTH LINE 290.00 FT; THENCE SOUTH PARALLEL TO SAID ONE EIGHTH LINE 262.46 FEET TO NORTHERLY LINE OF SAID AVENUE; THENCE NORTHEASTERLY THEREON TO NORTH AND SOUTH ONE QUARTER LINE; THENCE NORTHERLY THEREON TO A POINT 513.00 FEET SOUTH OF NORTH LINE; THENCE WEST TO A POINT NORTH OF BEGINNING AS MEASURED PARALLEL TO SAID ONE EIGHTH LINE; THENCE SOUTH TO POINT OF BEGINNING

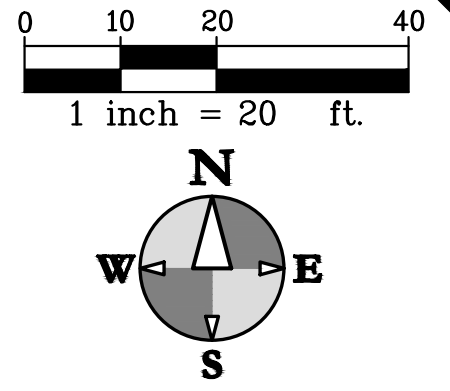
**8-88 1988 SPLIT FROM 34-180-051



LOCATION PLAN
SCALE: 1" = 400'



PIN: 05-34-180-059
ZONING: F-1



50' X 100' HOOP STRUCTURE TO COVER TOPSOIL AS A SOIL EROSION MEASURE. STRUCTURE IS A TEMPORARY STRUCTURE THAT IS MOVEABLE AS NEEDED



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



ISSUED FOR/REVISIONS:	DATE
1. TOWNSHIP SUBMITTAL	3/20/22
2. TOWNSHIP RESUBMITTAL	5/4/22
3. TOWNSHIP RESUBMITTAL	6/22/22
4. TOWNSHIP RESUBMITTAL	7/12/22
5. TOWNSHIP RESUBMITTAL	7/12/22

Job No.: 20-072D - P.M.-TDH - Drt: ACS, RA, QC: 7/12/22
COPYRIGHT © of Hurley & Stewart, LLC

EXISTING CONDITIONS AND DEMO PLAN
H&K OFFICE ADDITION
H&K

Sheet Title:
Project:
Client:
7/12/22
Sheet
C-1

DRAWING LOCATION: H:\20-0720 (M&K Office Address) - FINAL DRAWINGS\2-3 Site Layout Plans.mxd LAST SAVER BY: ASEGREN ON: 7/12/2022

NOTES

- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
- PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2012 EDITION.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ALL EXTERIOR CONCRETE SHALL BE 4000PSI, AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.

ZONING REQUIREMENTS

ZONING
I-1 - INDUSTRIAL MANUFACTURING & SERVICE

SETBACKS
BUILDING SETBACKS:
FRONT = 120'
SIDE = 20'
REAR = 20'

PROPOSED USE
OFFICE BUILDING EXPANSION

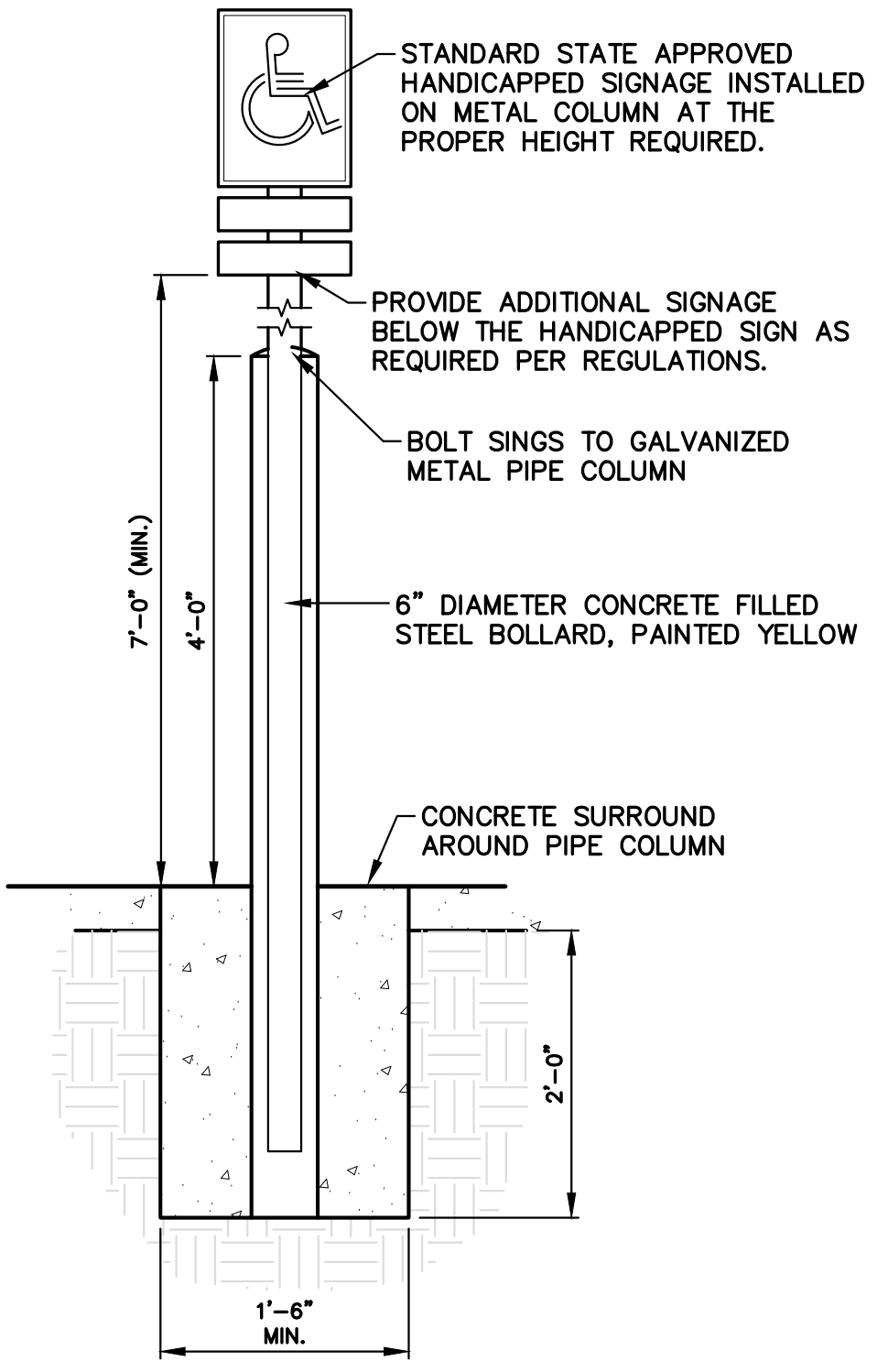
PARKING
REQUIRED: 17 SPACES
MACHINE SHOP:
1.5 PER 1000 SF OF NET FLOOR AREA
NET FLOOR AREA: 8400 SF/1000 * 1.5 = 13 SPACES
OFFICE:
1 SPACE PER 150 SF OF NET FLOOR AREA
NET FLOOR AREA OF EXISTING OFFICE: 550 SF
NET FLOOR AREA OF PROPOSED EXPANSION: 950 SF
TOTAL FLOOR AREA OF OFFICE: 1500 SF
1500 SF/150 = 10 SPACES

TOTAL: 23 SPACES
PROVIDED: 23 SPACES
BARRIER FREE SPACES: 1

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
TYPICAL PARKING SPACE DIMENSION = 10'x20'
DRIVE AISLE WIDTHS = 24'

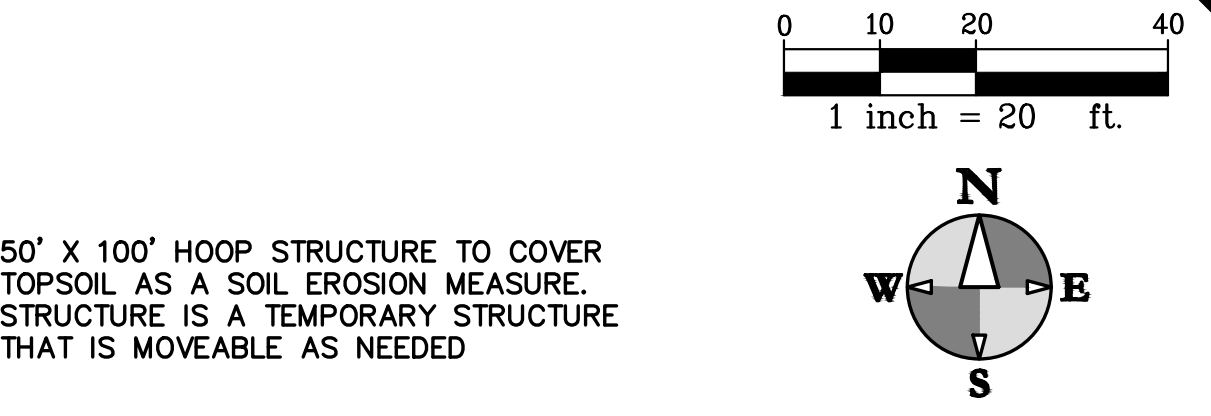
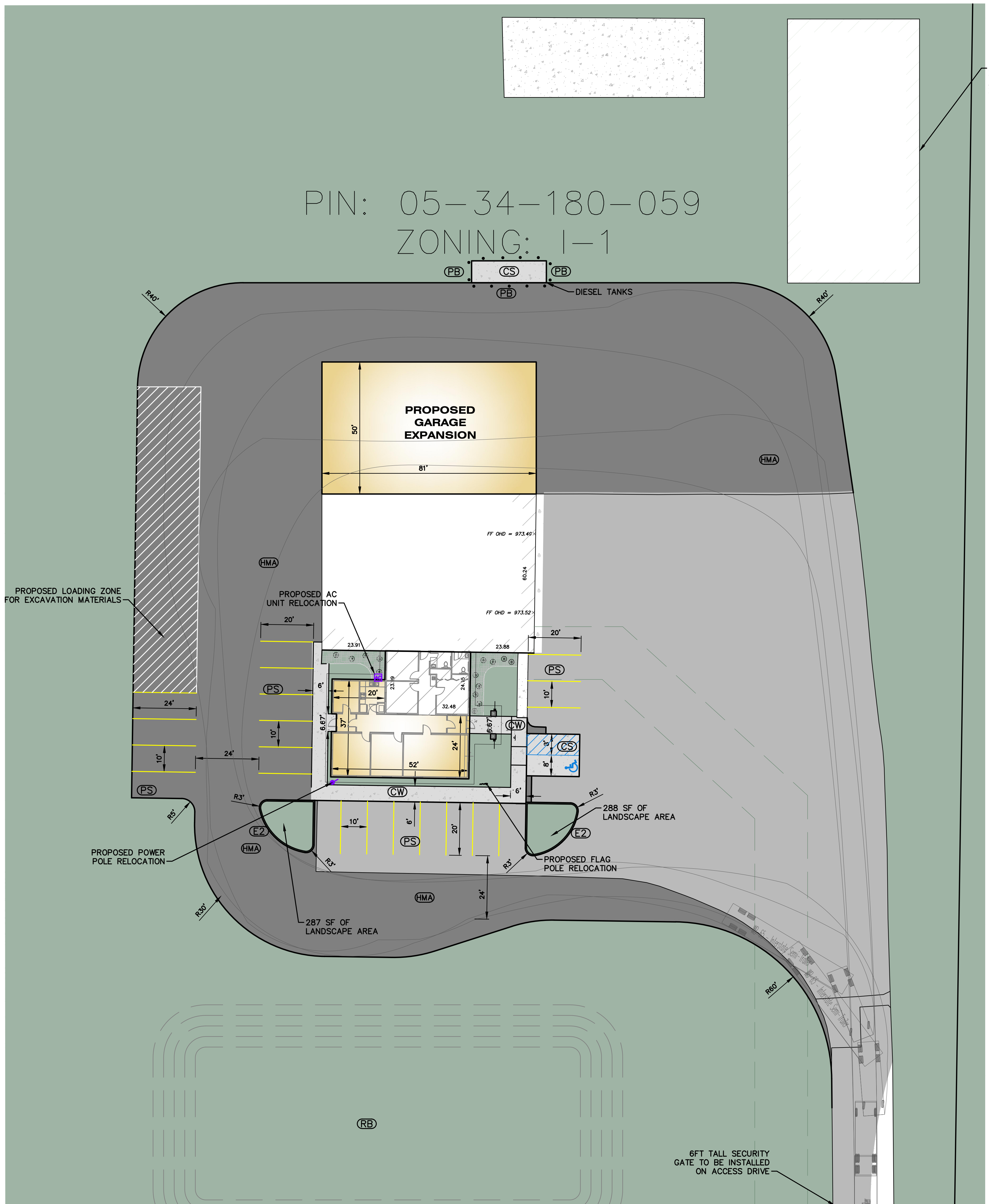
BUILDING AREA
1 STORY ADDITION TO EXISTING OFFICE
1400 SF

OPEN SPACE
TOTAL SITE AREA: 21.1 ACRES
TOTAL BUILDING AREA: 0.26 ACRES 1.2% OF SITE
TOTAL OPEN SPACE: 20.84 ACRES (98.8% OF SITE)



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

PIN: 05-34-180-059
ZONING: I-1

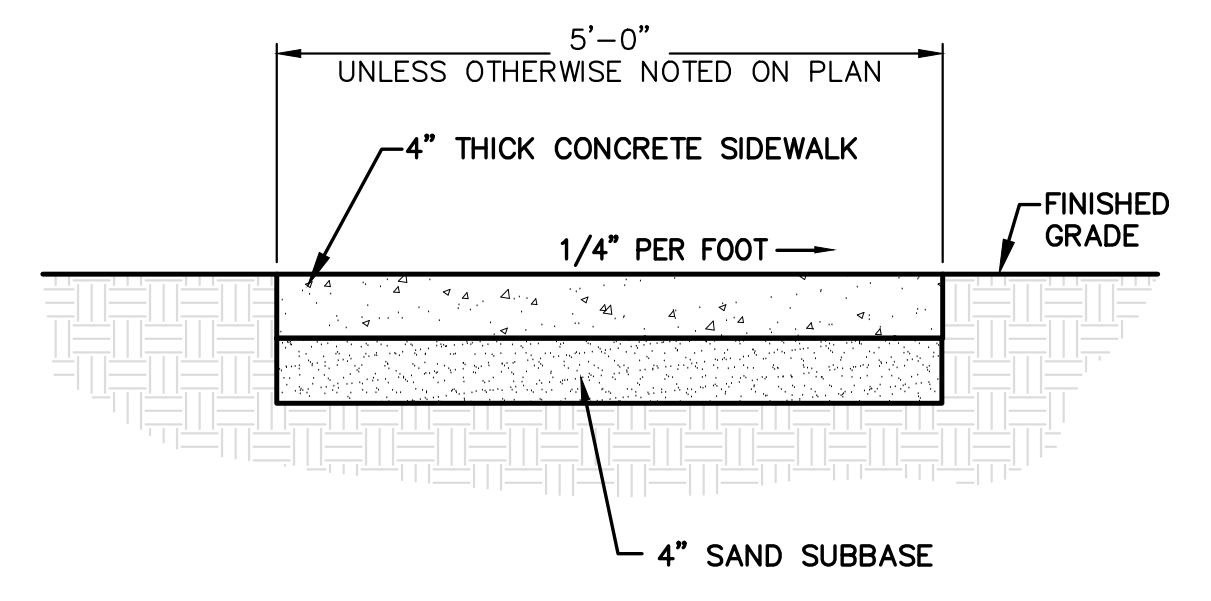


SITE LEGEND

- (HMA) HMA PAVEMENT
- (CW) CONCRETE WALK
- (PS) PARKING STRIPING (10'x20')
- (RB) RETENTION BASIN
- (PB) PIPE BOLLARD
- (E2) E2 CURB (SEE DETAIL)
- (CS) CONCRETE SURFACE

LEGEND

- [Dark Grey Box] PROPOSED HEAVY DUTY HMA PAVEMENT
- [Light Grey Box] EXISTING HMA PAVEMENT
- [Hatched Box] EXISTING BUILDING
- [Yellow Box] PROPOSED BUILDING EXPANSION
- [White Box with Dashed Line] EXISTING CONCRETE SIDEWALK
- [White Box with Dotted Line] EXISTING CONCRETE SIDEWALK



SIDEWALK DETAIL
NOT TO SCALE



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

Job No.: 20-0720 - P.M.-TDH - Draft: ACS, DA, QC: 7/12/22

ISSUED FOR/REVISIONS:	DATE
1. TOWNSHIP SUBMITTAL	3/29/22
2. TOWNSHIP RESUBMITTAL	5/4/22
3. TOWNSHIP RESUBMITTAL	6/22/22
4. TOWNSHIP RESUBMITTAL	7/12/22
5. TOWNSHIP RESUBMITTAL	7/12/22

COPYRIGHT © of Hurley & Stewart, LLC

SITE LAYOUT PLAN
H&K OFFICE ADDITION
H&K

Sheet Title:
Project:
Client:

7/12/22
Sheet
C-2

DRAWING LOCATION: H:\00-0072 (Oak Office Addition)\FINAL DRAWINGS\C-3 Grading, SESC, and Utility Plan.dwg LAST SAVER BY: ASEGREN ON: 7/12/22

GRADING NOTES

- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
- SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

SESC NOTES

- ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 347 OF 1972 AS AMENDED) ADMINISTERED BY THE COUNTY DRAIN COMMISSIONER.
- SITES LARGER THAN 5 ACRES NEED TO FOLLOW THE SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK BY THE STATE OF MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET OFFICE OF FACILITIES, DESIGN AND CONSTRUCTION DIVISION.
- AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
- CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE SOIL EROSION CONTROL PERMIT FROM THE KALAMAZOO COUNTY DRAIN COMMISSIONER.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
- CONTRACTOR TO PROVIDE STRAW BALE DAMS OR SILT FENCES ACROSS ALL DITCHES, SWALES, AND ROUGH CUT ROADS WHICH EXIST FROM THE SITE TO ELIMINATE SEDIMENT RUNOFF. PROVIDE STRAW BALE DAMS, SILT FENCES OR INSTALL FILTER FABRIC UNDER INLETS AT ALL STORM SEWER STRUCTURES DURING CONSTRUCTION.
- NO SITE WORK SHALL BEGIN UNTIL THE SILT FENCE AND ACCESS ROAD ARE INSTALLED.
- ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
- THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
- ALL INLETS IN PAVED AREAS SHALL HAVE SILT SAVER SEDIMENTATION REDUCERS DURING CONSTRUCTION.
- FINAL LANDSCAPING SHALL CONSIST OF MIN. 3" TOPSOIL, 200#/ACRE CLASS A SEEDING, 2T/ACRE MULCH AND 240#/ACRE CHEMICAL FERTILIZER NUTRIENT.
- SEE PLAN AND PROFILE SHEETS FOR ROADWAY GRADING AND UTILITIES.
- SEE RETENTION BASIN PLAN FOR SESC DEVICES IN THAT AREA.
- COORDINATE TOPSOIL STOCKPILE WITH OWNER.
- PLACE TRACK MATS AT THE ENTRANCE OF SITE TO REDUCE MATERIAL TRACKED OFF SITE.
- COORDINATE THE CLEARING LIMITS WITH THE OWNER PRIOR TO COMMENCING WORK.
- IT IS THE INTENT FOR THE EARTHWORK TO BALANCE AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE EARTHWORK SHOWN BALANCES PRIOR TO BEGINNING WORK.
- PLACE "DO NOT ENTER CONSTRUCTION ZONE" SIGNS AT ALL ENTRY POINTS TO PROJECT.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- ALL SOIL EROSION MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING WORK.
- PLACE SILT FENCES ALONG THE TOE OF TOPSOIL STOCKPILES AND OTHER FILL AREAS. SEED TOPSOIL STOCKPILE AND MAINTAIN SILT FENCES UNTIL SITE IS STABILIZED.
- MAINTAIN A VEGETATIVE BUFFER WHEREVER POSSIBLE.
- SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- PLACE MULCH BLANKET AN ALL SLOPES 1 ON 3 OR STEEPER.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

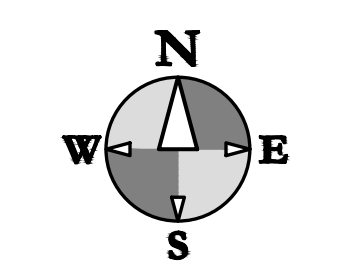
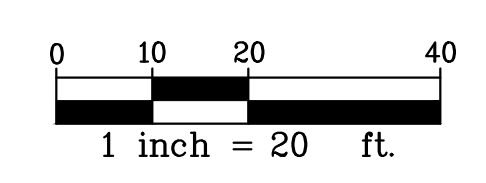
STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
STM #1	971.82	4'	1040 M1	12" N: 966.68	12" S: 966.68
STM #2	972.87	4'	1040 M1	12" N: 967.15	12" S: 967.15
STM #3	973.42	4'	1040 A	12" E: 967.48 12" SE: 969.33	12" S: 967.48
STM #4	973.13	4'	1040 M1	12" E: 967.84	12" W: 967.84
STM #5	973.19	4'	1040 A	12" E: 968.13 12" SW: 969.39	12" W: 968.13
STM #6	972.00	2'	6508		12" W: 968.75



GRADING PLAN LEGEND

- PROPOSED CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
- EXISTING SPOT GRADE
- EXISTING SPOT GRADE
- PROPOSED SURFACE SLOPE
- PROPOSED SILT FENCE
- PROPOSED GRADED SWALE
- SOIL BORING
- BENCH MARK
- SOIL EROSION MEASURE
- SEDIMENT CONTROL MEASURE



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

hurley & stewart, llc
 2800 s. 11th street
 kalamazoo, michigan 49009
 269.552.4960 fax 269.552.4961
 www.hurleystewart.com

ISSUED FOR/REVISIONS:
 1. JOB NO. 20-0072D, P.M.T.O.P. DRG. ACS, OA, QC, 7/12/22
 2. TOWNSHIP SUBMITTAL 3/20/22
 3. TOWNSHIP SUBMITTAL 5/4/22
 4. TOWNSHIP SUBMITTAL 6/22/22
 5. TOWNSHIP SUBMITTAL 7/12/22
 COPYRIGHT © of Hurley & Stewart, LLC

GRADING, SESC, AND UTILITY PLAN
H&K OFFICE ADDITION
H&K

Sheet Title:
 Project:
 Client:
 7/12/22
 Sheet
C-3

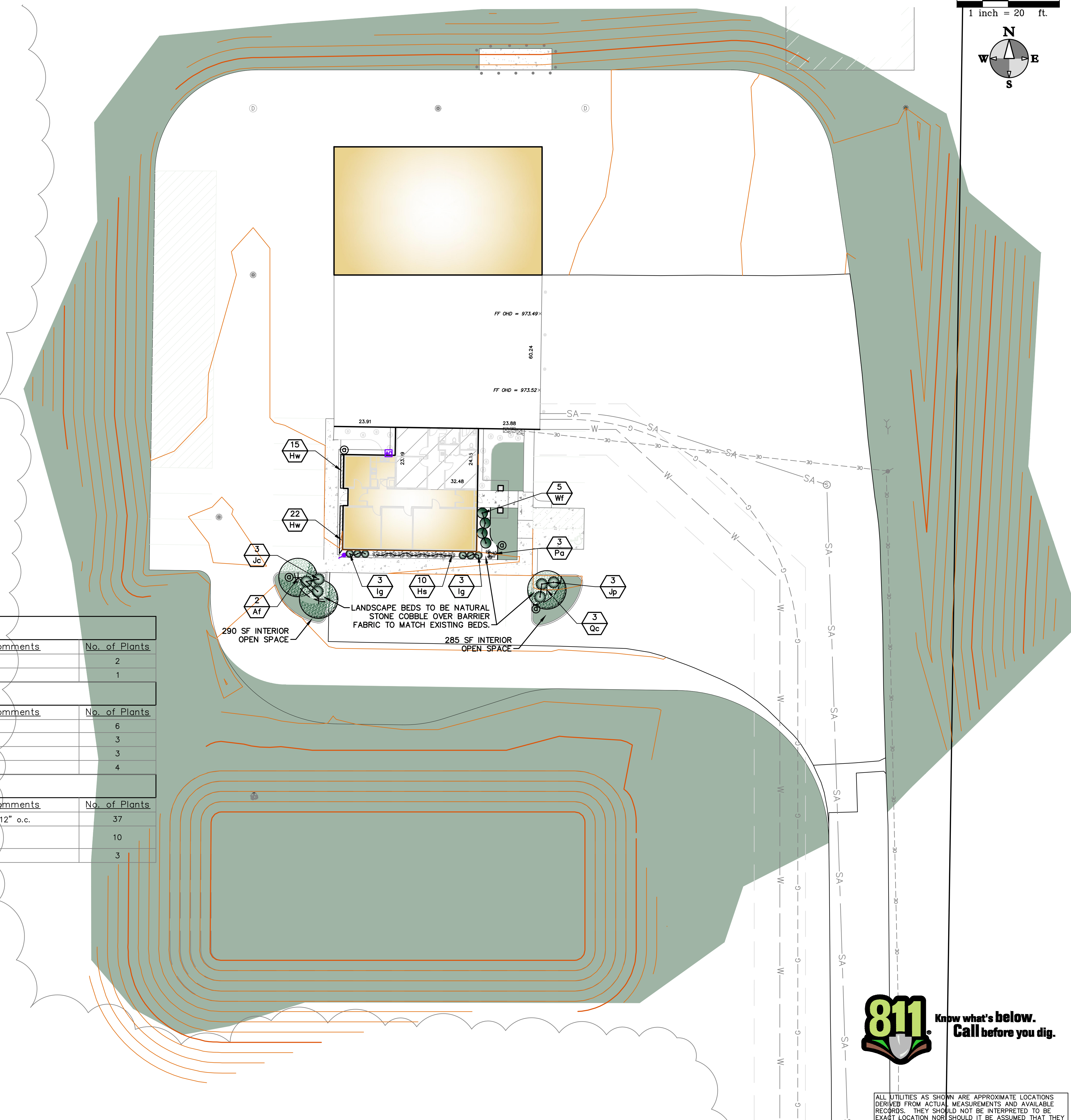
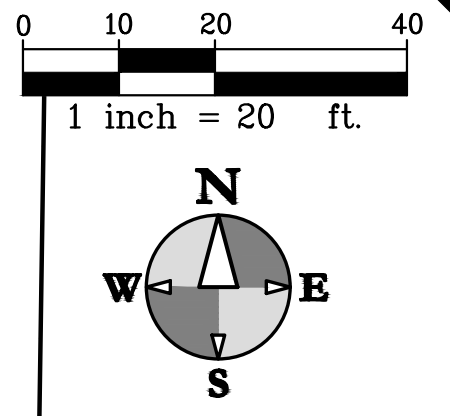
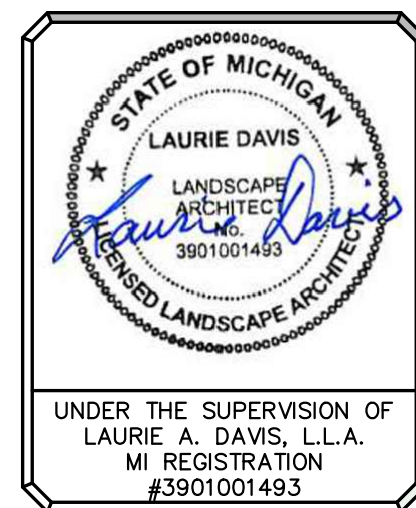
DRAWING LOCATION: H:\0720 (H&K) Other Additions\0720 (H&K) Landscape Plans.dwg LAST SAVER BY: ASEGIBRE, ON: 7/12/2022

OSHTEMO PLANTING REQUIREMENTS

- 25 SF OF INTERNAL LANDSCAPE PER PARKING SPACE 23 SPACES X 25 SF = 575 SF INTERNAL LANDSCAPE REQUIRED
- 575 SF OF INTERNAL LANDSCAPE PROVIDED
- 1 CANOPY TREE AND 2 LOW GROWING SHRUBS / 200 SF OF REQUIRED INTERIOR LANDSCAPE
- 3 TREES REQUIRED
- 6 SHRUBS REQUIRED

LANDSCAPE NOTES:

1. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
2. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/8" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
3. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
4. WARRANT TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
5. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
6. MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
7. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
8. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
9. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
10. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER FROM SITE.
11. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
12. DO NOT PLACE STONE COBBLE DURING WET WEATHER. DO NOT PLACE DIRTY OR MUDDY COBBLE ON BARRIER FABRIC.
13. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.



Planting Schedule Trees

Symbol	Latin Name	Common Name	Size	Container Type	Comments	No. of Plants
Af	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" Cal.	B&B		2
Qc	Quercus coccinea	Scarlet Oaks	2 1/2" Cal.	B&B		1

Planting Schedule Shrubs

Symbol	Latin Name	Common Name	Size	Container Type	Comments	No. of Plants
Ig	Ilex glabra	Inkberry	18" Ht.	Cont.		6
Jc	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	24" spread	Cont.		3
Jp	Juniperus procumbens 'Nana'	Dwarf Japanese Garden	24" spread	Cont.		3
Wf	Weigela florida 'Alexandra'	Wine and Roses Weigela	36" Ht.	Cont.		4

Planting Schedule Perennials

Symbol	Latin Name	Common Name	Size	Container Type	Comments	No. of Plants
Hw	Heuchera 'Wildberry'	Wildberry Coral Bells	#1	Cont.	12" o.c.	37
Hs	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	#1	Cont.		10
Pa	Pennisetum alopecuroides 'Hameln'	Fountain Grass 'Hameln'	#2	Cont.		3

LEGEND

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- SEEDED LAWN.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- PROPOSED ORNAMENTAL GRASS
- STEEL LANDSCAPE EDGING.

hurley & stewart, llc
 2800 s. 11th street
 kalamazoo, michigan 49009
 269.552.4960 fax 269.552.4961
 www.hurleystewart.com



Job No. 20-0720 - P.M.T.H. - Drt. ACS - QA/QC: 7/12/22

ISSUED FOR/REVISIONS:	DATE
2 TOWNSHIP SUBMITTAL	3/29/22
3 TOWNSHIP RESUBMITTAL	5/4/22
4 TOWNSHIP RESUBMITTAL	6/22/22
5 TOWNSHIP RESUBMITTAL	7/12/22

COPYRIGHT © of Hurley & Stewart, LLC

**LANDSCAPE PLAN
 H&K OFFICE ADDITION
 H&K**

Sheet Title:
 Project:
 Client:

7/12/22
 Sheet



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 FIELD WORK PERFORMED BY:
 HURLEY & STEWART, LLC