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www.oshtemo.org

**NOTICE
OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

REGULAR MEETING - VIRTUAL

Participate through this Zoom link:

<https://us02web.zoom.us/j/86916288107>

Or by calling: 1-929-205-6099

Meeting ID: 869 1628 8107

(Refer to the www.oshtemo.org Home Page or the next page of this packet for additional Virtual Meeting Information)

**TUESDAY, JULY 28, 2020
3:00 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes: May 26th, 2020
5. **Site Plan: One Way Products (Phase II)**
Glas Associates, on behalf of One Way Products, is requesting Site Plan approval from the Zoning Board of Appeals to construct a 29,250 square foot addition to their existing 25,586 square foot facility located at 5933 West KL Avenue.
6. Public Comment
7. Other Updates and Business
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>		
Grant Taylor	216-5221	gtaylor@oshtemo.org
<u>Trustees</u>		
Cheri L. Bell	372-2275	cbell@oshtemo.org
Deb Everett	375-4260	deverett@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Ken Hudok	548-7002	khudok@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: 869 1628 8107**

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

To join the conference by phone:

1. On your phone, dial the toll-free teleconferencing number: **1-929-205-6099**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **869 1628 8107#**

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



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

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

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

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

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**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

DRAFT MINUTES OF A VIRTUAL MEETING HELD MAY 26, 2020

Agenda

**VARIANCE: CONSUMER CREDIT UNION, 6699 W. MAIN STREET
UNIVERSAL SIGN, ON BEHALF OF CONSUMER CREDIT UNION, REQUESTED
RELIEF FROM THE ZONING ORDINANCE IN ORDER TO INSTALL A POLE SIGN
WITH 80 SQUARE FEET OF DISPLAY AREA WHEN ONLY 60 SQUARE FEET IS
ALLOWED.**

A virtual meeting of the Oshtemo Charter Township Zoning Board was held Tuesday, May 26, 2020, at approximately 3:00 p.m.

MEMBERS PRESENT: Neil Sikora, Chair
Cheri Bell
Fred Antosz
Fred Gould
Micki Maxwell

MEMBER ABSENT: Ollie Chambers
Anita Smith, Vice Chair

Also present were Iris Lubbert, Planning Director, James Porter, Township, Josh Owens, Assistant to the Supervisor, and Martha Coash, Meeting Transcriptionist.

Guests present were Jack Vos and Nate Zevenbergen, Universal Sign Systems and Scott Foster and Cindy MacDonald, Consumers Credit Union.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chairperson Sikora determined there were no comments on non-agenda items.

APPROVAL OF THE MINUTES OF APRIL 28, 2020

The Chair asked if there were any additions, deletions, or corrections to the minutes of April 28, 2020.

Hearing none, he asked for a motion to approve the minutes as presented.

Ms. Bell **made a motion** to approve the Minutes of April 28, 2020 as presented. Ms. Maxwell **seconded the motion. The motion was approved unanimously by roll call vote.**

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

**VARIANCE: CONSUMER CREDIT UNION, 6699 W. MAIN STREET
UNIVERSAL SIGN, ON BEHALF OF CONSUMER CREDIT UNION, REQUESTED
RELIEF FROM THE ZONING ORDINANCE IN ORDER TO INSTALL A POLE SIGN
WITH 80 SQUARE FEET OF DISPLAY AREA WHEN ONLY 60 SQUARE FEET IS
ALLOWED.**

Ms. Lubbert said the applicant was requesting relief from Section 55.80 of the Zoning Ordinance, which governs the area, type, height, and numbers of signs allowed for a commercial or office use, in order to replace an existing 20 foot tall, 60 square foot Consumers Credit Union pylon sign along West Main Street with a 19 foot tall, 80 square foot pylon sign. Section 55.80 of the Zoning Ordinance allows individual commercial establishments to have a maximum pole sign area of 60 square feet and height of 20 feet. The variance request was for an additional 20 square feet in sign area; the applicant argued that a variance is warranted because of the following three existing conditions unique to this site:

- the MDOT clear vision triangle at the corner of West Main and N 9th Street;
- the Consumers Energy easement in which no signs or other structures are allowed which forces this sign to be set back further than the Township's minimum requirement;
- the drastic elevation changes from the road.

In their submitted letter of intent the applicant reasoned that: "by allowing the sign to be 80 square feet it will allow the sign to appear similar in size to neighboring signs that are smaller but are set closer to the road. The larger pylon size will offset the inequality that the larger set back creates as the sign is forced to set back further from the road. The current sign is obscured from view when travelling west by neighboring vegetation and the Walgreens pylon which is located much closer to the road".

The Michigan courts have applied the following principles for a dimensional variance, which collectively amount to demonstrating a practical difficulty, as follows:

- Special or unique physical conditions and circumstances exist which are peculiar to the property involved and which are not generally applicable to other properties in the same district.

- Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use; or would render conformity to the ordinance unnecessarily burdensome.
- The variance is the minimum necessary to provide substantial justice to the landowner and neighbors.
- The problem is not self-created.
- If granted, the spirit of the ordinance is observed, and public safety and welfare secured.

Ms. Lubbert explained the Zoning Board Appeals (ZBA) is required by law to consider the five criteria, and only the five criteria, outlined by the Michigan Courts when deciding on an application for a nonuse variance. Staff analyzed the proposal against these criteria:

Criteria: Unique Physical Circumstances

Are there unique physical limitations or conditions which prevent compliance?

The property under consideration does have the two placement restrictions noted by the applicant: the MDOT clear vision triangle and the Consumers Energy Easement. Both of these restrictions force the placement of a sign further back creating a visual disadvantage for signage for this lot compared to neighboring properties. For example, the existing Walgreens pylon sign is located about 18 feet closer to the road than the Consumer Credit Union's sign.

The applicant also noted there are elevation changes at this location that present a unique challenge for the site. Google Images does show a small dip in elevation. According to Township resources there is about a three foot difference between the elevation of the center of the road and the base of the sign.

Criteria: Conformance Unnecessarily Burdensome

Are reasonable options for compliance available? Does reasonable use of the property exist with denial of the variance?

Consumers Credit Union currently has a freestanding sign at this location that meets the Ordinance requirements. The existing sign size is the same as other existing signs in the area. It can be argued that conformance is not unnecessarily burdensome, and denial of the variance would not take away from the reasonable use of the property.

Criteria: Minimum Necessary for Substantial Justice

Applied to both the applicant as well as other property owners in district

In researching past Zoning Board of Appeals decisions regarding sign size relief for commercial uses, Planning Department staff identified the following two cases to help the ZBA consider past precedence:

1. West Main Mall, Parcel # 3905-13-430-036, 4/09/2004: The applicant requested a sign deviation to allow an increase in the sign area and height for a free-standing sign on West Main Street to service a multi-tenant commercial center. The applicant requested to increase the total height of the existing sign from 25 feet to 30 feet, and to expand the sign area by an additional 67 square feet. Based on variances approved in the late 1990's for West Century Center and Maple Hill Mall, the Zoning Board of Appeals approved the request to allow the applicant the same larger sign square footage that was permitted to his competitors. The property's limited visibility from West Main Street was also considered a reason for approval.
2. Value Place Hotel, 1647 South 11th Street, 10/24/2006: The applicant requested a sign deviation to allow the proposed freestanding and wall signs to exceed the Ordinance's height and sign area limitations. The code permitted a 60 square foot free-standing sign with a height of 20 feet for a hotel/motel. The applicant's request was for a 250 square foot and 30 foot tall freestanding sign. Recognizing that larger signs in the area outdated the Ordinance and the property's elevation in relation to the interstate, the Zoning Board of Appeals did not grant the request but approved an increase to 105 square feet so the sign could be more compatible with existing signs in the area. The request to allow an increase in the freestanding sign's height was denied as well as the request to increase the size of the wall signs.

Criteria: Self-Created Hardship

Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?

The Consumers Credit Union at 6699 W Main Street was built in 2005. The Consumers Energy Easement was acquired by the Consumers Tower Company in 1929 according to the County Clerk's records. The applicant did not create the site condition, so it is reasonable to say the hardship is not self-created.

Criteria: Public Safety and Welfare

If granted, will the spirit of the ordinance be observed, and public safety and welfare secured?

Article 55, Signs and Billboards, of the Zoning Ordinance was adopted to regulate the type, number, physical dimensions, erection, placement, and maintenance of signs within the Township. Section 55.10 outlines the various intents that these requirements were established around:

- A. Promote the public peace, health, and safety of residents and visitors;
- B. Protect the natural beauty and distinctive character of Oshtemo Charter Township;
- C. Protect commercial districts from visual chaos and clutter;
- D. Provide an environment which fosters growth and development of business;

- E. Protect property values;
- F. Eliminate distractions which are hazardous to motorists and pedestrians;
- G. Protect the public's ability to identify establishments and premises;
- H. Protect the public's interest in public buildings, streets, roads and highways and open spaces; and
- I. Balance the individual rights of property owners to communicate their message with the public's right to be free of unreasonable distractions and aesthetic intrusions.

Ms. Lubbert said through reviewing the outlined intentions of the code and considering the request at hand, it can be argued that approving this request would be in keeping with the intent of the Ordinance. Due to a unique easement created in 1929, the signage for this property is forced to be set back further than other similar signs in the Township. In the spirit of promoting development, keeping a balance in allowing property owners to advertise and the public to identify establishments, permitting a slightly larger sign to help offset the locational disadvantage could be deemed reasonable. Approving this request would not compromise public health, safety, or welfare.

Ms. Lubbert indicated the Zoning Board of Appeals might take the following possible actions:

- Motion to approve as requested (conditions may be attached)
- Motion to approve with an alternate variance relief (conditions may be attached)
- Motion to deny

The motion should include the findings of fact relevant to the requested variance. Based on staff analysis, the following findings of fact are presented:

- Support of variance approval:
 - The property under consideration has a unique easement that forces any signage or structures to be placed further back from the road than other similar properties within the Township. This is not a self-created hardship.
 - There is precedence that variances have been granted to allow for increased signage area to permit a business to compete fairly with other businesses in the area.
 - Approving this request would not compromise public health, safety, or welfare.
- Support of variance denial:
 - Without relief, the property can continue to advertise its use as it has in the past. Conformance with the Zoning Ordinance is not unnecessarily burdensome.

She said possible motions for the Zoning Board of Appeals to consider included:

1. Approval of the applicant's request based on the findings of fact discussed with a **motion to approve the variance request**, allowing the applicant to increase the square footage of the sign to 80 square feet; a sign deviation increase of 20 square feet.

Ms. Lubbart noted if the ZBA chose this motion, staff requested a condition be attached requiring the property owner to complete the building permit process via the Southwest Michigan Building Authority and the sign permit process via the Township Planning & Zoning Department.

2. **Motion to deny the variance request** because reasonable use of the property is possible under the current Ordinance standards.

Chairperson Sikora thanked Ms. Lubbart for her presentation and moved to questions from board members. He confirmed with her that the difference in height between the center of the road and the sign is three feet.

Ms. Bell asked whether in the two previous sign requests cited as examples, there was any consideration for larger wall signs if the ground size was less.

Ms. Lubbart said that was not the case in either example. She gave an overview of each.

Ms. Maxwell asked whether the easement existed when Consumers bought the property and if they were aware of it.

Ms. Lubbart replied that was the case.

Ms. Maxwell noted coming from the west the CCU sign is not visible, but a large part of the reason is due to the trees. She was not sure what would be accomplished even if the sign were a little bigger.

Hearing no further questions from board members, the Chair asked whether anyone present wished to speak for the applicant.

Mr. Jack Vos, Universal Sign Systems, representing CCU, indicated criteria #2, referring to compliance with the standard being unnecessarily burdensome applied in this case. The original sign met code, but has proven to be burdensome. Many clients have complained about the difficulty in finding the building due to the small size of the sign or because it is set back and behind Walgreens. If it was located in a row like the other businesses, it would not be a problem. It is especially problematic when driving from east to west.

Mr. Scot Foster, Operations Officer for CCU, said they were making investments in the branch drive up and would be remodeling the interior. Because of easements, etc., there is no other spot to install a sign. He wants to be sure a new sign, which will

include an electronic message center, will be visible, before they make that investment. They would also like to install a similar sign at their new building on West Main Street.

Ms. Cindy MacDonald, CCU, said they hope updating technology to include a digital sign will help Oshtemo Township by providing information on current events, such as disaster instructions, but the current location and size do not stand out. People driving slowly to look for their sign could cause accidents. More visibility would help with safety.

Chairperson Sikora asked whether CCU would be better served with a taller sign rather than a larger one.

Mr. Nate Zevenbergen, Universal Sign Systems, explained that when you make signs taller, they actually start to look smaller. If mounted on a 10-foot pole, you wouldn't think the sign is the size it actually is. The higher it is mounted, the smaller it appears. Because the CCU sign is set way back it does look smaller than other signs; they are trying to offset that with this request.

Mr. Fred Gould commented that trying to read a changing sign quickly as you are driving by, especially if you are wearing glasses, can be difficult and they should be cautious about what they expect a driver to absorb without becoming frustrated.

Mr. Vos said CCU has a full marketing team that agrees with Mr. Gould. The message has to be kept short. They have to keep the message to 4-5 words, for example, "Wash hands," "stay home," "Congrats 2020 Seniors," "% CD Offer." If a sign is by a stoplight, the messages can be rotated slightly faster.

Ms. Bell asked if there were any concrete comments regarding complaints about being able to read the current sign or if the information was anecdotal.

Mr. Foster said it is more anecdotal. Part of the problem is because they do not have their own access road. There is not a clear vision corner. The sign isn't located where it traditionally would be because of the Consumers Energy easement. Being 20 feet back further than the Walgreen's sign the CCU sign looks smaller.

Ms. Bell asked why the easement only affects CCU's property.

Mr. Foster said he doesn't know. The easement dates back to 1929; it may have been a tree clearing easement, but that is not clear. He said he has never had any luck dissolving easements.

Hearing no further questions, Chairperson Sikora determined there were no members of the public present for comment and moved to Board Deliberations.

Ms. Bell said she was willing to support the request based on the fact that the easement is unnecessarily burdensome. It does not provide equity along the easement,

but she is hesitant that if the request is approved the Board may be opening a door. She felt that they needed to be very clear on the record about why they were granting this request.

Mr. Gould agreed with her logic. Having driven down that corridor many times, he said he could see the difference in height as described between the road and the sign location and that it is definitely a disadvantage. He also would support a motion to approve the request.

Ms. Bell **made a motion** to approve an additional 20 square feet in sign area for Consumers Credit Union at 6699 West Main Street, particularly based on the unnecessarily burdensome nature of strict compliance to ordinance conformity in this case, that substantial justice is provided to both the landowner and neighbors, that the problem was not self-created, and that the rest of the five required criteria as listed below have been met:

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

In addition, Consumers Credit Union will be required to complete the building permit process via the Township Planning and Zoning Department. Mr. Gould **seconded the motion. The motion was approved unanimously by roll call vote.**

Public Comment

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

Other Updates and Business

Ms. Lubbert reported Governor Whitmer would likely soon address the Open Meetings Act and asked board members to think about how they would like to meet – go back to regular in person public meetings, keep meeting on Zoom, or a mixture of the two.

Attorney Porter said after the Covid restrictions are lifted, a mixture of in person and virtual attendance would likely require an amendment to the Open Meetings Act. A result could be that as long as there is an in person quorum of board members, other members who may be out of town or ill could attend virtually, as could members of the public.

The Township Board would have to address policy, the technology issues involved and provide funding to address them. Each board could set its own policy.

Mr. Owens added a meeting moderator would also be necessary.

Ms. Bell commented as restrictions are lifted it would be difficult for the public if there are different rules for different boards.

Mr. Gould commented when we are out of quarantine things will be looking different and will require a little different thought process and figuring out how to conduct ourselves. We need to think about it.

Ms. Lubbert noted there are two potential site plans that may need consideration at the June 23rd meeting.

Mr. Sikora said he heard there will be a Next Door application for a cell phone tower and wondered who approves cell phone towers.

Ms. Lubbert said the cell tower request would be considered at the June 11th Planning Commission meeting.

Adjournment

Chairperson Sikora noted the Zoning Board of Appeals had exhausted its Agenda. There being no other business, he adjourned the meeting at approximately 3:56 p.m.

Minutes prepared:
May 27, 2020

Minutes approved:
_____, 2020

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July 22, 2020



Mtg Date: July 28, 2020

To: Zoning Board of Appeals

From: Iris Lubbert, Planning Director

Applicant: Glas Associates

Owner: One Way Products

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

Zoning: I-1: Industrial District

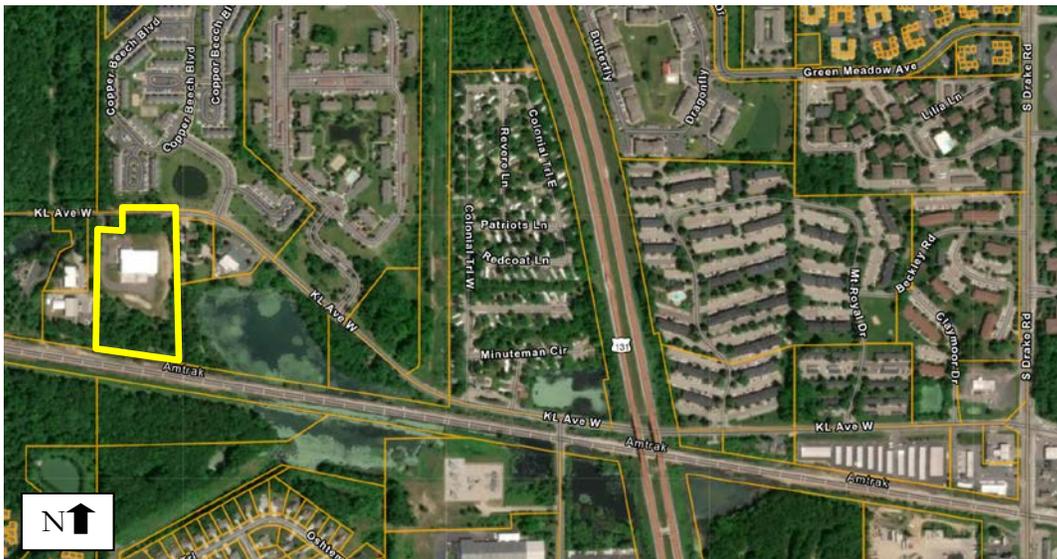
Request: Site Plan approval for a 29,250 square foot building addition

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

Project Name: One Way Products (Phase II)

PROPOSAL:

Glas Associates, on behalf of One Way Products, is requesting Site Plan approval from the Zoning Board of Appeals to construct a 29,250 square foot addition to their existing 25,586 square foot facility located at 5933 West KL Avenue. The property, outlined in yellow in the map expert below, is located west of Drake Road, on the south side of KL Avenue.



OVERVIEW:

One Way Products manufactures environmentally friendly soaps and detergents, as well as distributes cleaning supplies and cleaning tools. Their existing 25,586 square foot facility at 5933 West KL Avenue includes space for manufacturing, offices, distribution, and storage. This existing facility was originally reviewed and approved by the Zoning Board of Appeals in July 2016. Their proposed 29,250 square foot expansion will be used exclusively as a warehouse to provide additional storage space onsite. No hazardous materials are scheduled to be stored, loaded, recycled, or disposed of on this site.

ANALYSIS:

The entirety of the property in question is zoned I-1, Industrial District. Uses permitted in the I-1 zoning district are outlined in Article 27 of the Township’s Zoning Code. Warehouses are identified as a Permitted Use within this section. Due to the scale of the addition, over 2,000 square feet, review and approval of the proposal is required by the Zoning Board of Appeals (Section 64.20). A proposal for a site plan expansion of a permitted use needs to be reviewed against the criteria outlined in Section 64.60 - Application Procedure, C - Site Plan. Staff’s summary of the requirements and analysis of the proposal is provided below.

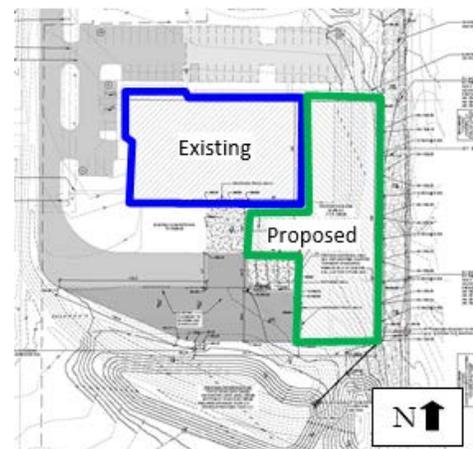
General Zoning Compliance

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



Open Area: The proposed addition would increase the overall square footage of the building to 54,836 square feet and add additional paved areas (parking and access drives). The percentage of the site covered with impervious services would increase from 20.2 % to 31.1%.

Setbacks: The proposed addition would expand the building 90 feet east toward the side property line and 160 feet south toward the rear. The building expansion maintains the existing front yard setback which meets the enhanced setbacks required under Section 50.60 (A), which indicates a 70-foot setback from KL Avenue. For side and rear yard setbacks the ordinance states that the minimum setback distance is 20 feet or the height of the abutting side of the building at its highest point as measured from the grade of the property line, whichever is greater (Section 50.60 (c)). The proposed addition will be 25 feet tall and there is roughly a 7-foot elevation drop between the foundation of the building to the neighboring property line to the east, requiring a side yard setback of at

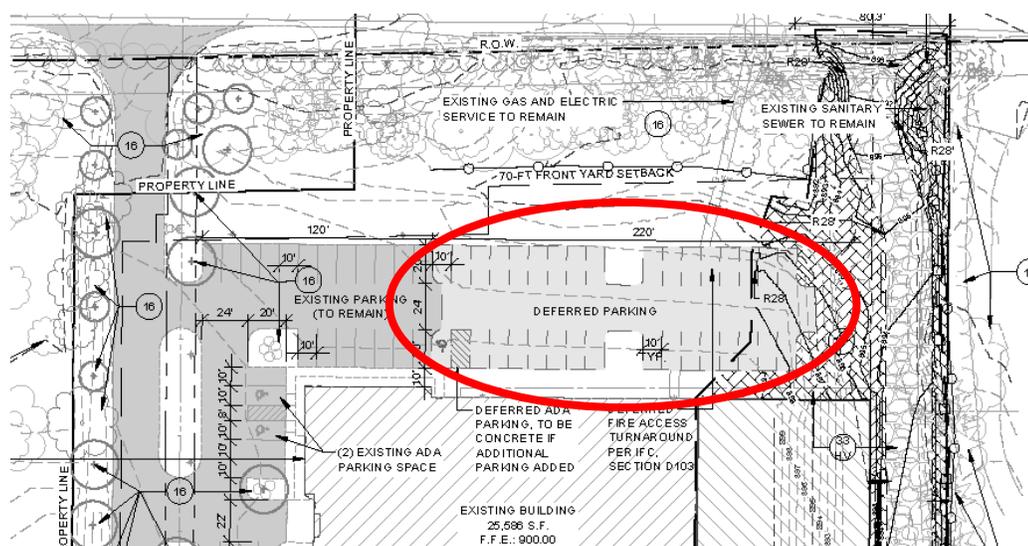


least 32 feet. The proposed addition is shown with a 40-foot side yard setback and more than a 200-foot rear yard setback.

Access and Circulation

Access: Overall, vehicle access to the site will remain unchanged. The existing curb cut and drive to W Kl Avenue located on the western portion of the site will continue to be utilized. The existing aisle to the back of the building will be extended to access the proposed addition's truck docks. However, in order to access the east side of the building for fire safety and access to the existing sanitary sewer line, a new 24 foot wide gravel drive is proposed at the east most part of the site. Approval from the Road Commission will be required for the installation of the proposed new curb cut. Note that if the curb cut is not approved by the Road Commission another route of access to the east side of the building will need to be provided.

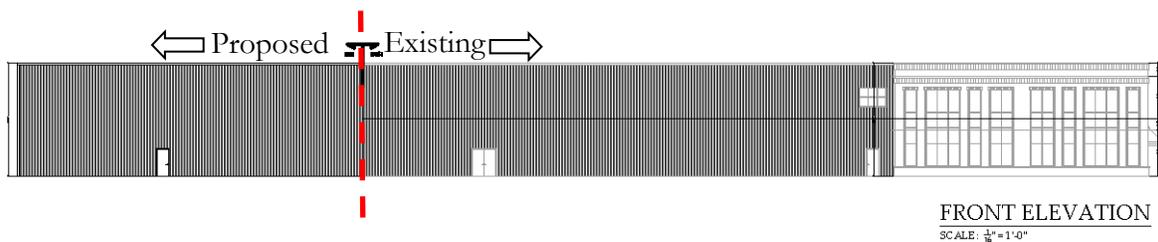
Parking/Parking Deferment Request: With the proposed addition, 62 parking spaces are required per the code (Section 52.100), three of which to be ADA. The site currently has 28 parking spaces and one ADA spot. The proposed site plan shows 34 new 10' by 20' parking spaces to be added along the north side of the building. Three ADA spots will be provided. The applicant has requested that the Zoning Board of Appeals allow these 34 spaces to be deferred, see attached deferred parking request letter. Section 52.120 of the Zoning Ordinance authorizes the Zoning Board of Appeals to grant parking deferment requests, provided such can be done safely, and that the deferred parking can still be installed—within ordinance requirements—should the Township deem such as necessary at any point in the future. In their letter the applicant notes that One Way Products currently has 15 employees and an average of 5 visitors per day – their current use requiring approximately 20 parking spaces. They do not believe that additional parking is necessary as the newly proposed space is purely for storage and will not increase their employee base or customer traffic. Staff feels this request is appropriate and is satisfied with their reasoning. Note - deferred parking can still be installed—within ordinance requirements—should the Township deem such as necessary at any point in the future. The submitted site plan labels the 34 spaces requested to be deferred, see the area circled in red in the site plan excerpt below.



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

Building Design

The proposed addition will utilize metal siding similar to the existing building in color and profile.



Landscaping

This request was submitted prior to the current landscaping ordinance adoption, as such the proposed plan is reviewed under the previous requirements. Overall, the proposed landscaping plan meets the requirements of the code, however there are some issues and concerns with landscaping along the east property line. The proposed site plan requests tree preservation credits to meet all planting requirements along the east property line. But some of the trees to be preserved appear to be on the adjacent property and cannot be counted. In addition, the proposed 24-foot-wide gravel drive encroaches into the required 10-foot-wide landscape buffer on the east property line. The drive needs to be relocated out of the landscape buffer. There appears to be enough room to shift the driveway closer to the building. A revised site plan will be required.

To ensure that the plantings used for tree preservation credits survive through development, staff recommends that the site plan be conditioned that plantings be reviewed at the time of the Certificate of Occupancy and that if vegetation is lost to the point of noncompliance with the Zoning Ordinance, additional plantings be required.

Photometric Plan

Three new cut-off LED wall mounted lights, type shown to the right, are proposed on the back of the addition for security reasons. The photometric plan is required to show 0.1 foot candles at the property line or that 0.1 foot candles is accomplished before reaching the property line. This requirement has been met.



Engineering

Prein & Newhof, the Township’s civil engineering agent, has reviewed the project site plan. Aside from finalizing the details for the 24-foot-wide gravel drive on the east side of the building described under *Access*, the applicant has addressed all other preliminary concerns and no further corrections to the plan are needed.

Fire Department

The Township Fire Marshal is satisfied with the site design, aside from finalizing the details for the 24-foot-wide gravel drive on the east side of the building described under *Access*.

RECOMMENDATION:

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

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

Attachments: Application, Deferred Parking request letter, Site Plan, Floor Plan, Elevations

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

PLEASE PRINT

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

PLANNING & ZONING APPLICATION

Applicant Name : Adam Harvey

Company Glas Associates

Address 6339 Stadium Drive
Kalamazoo, MI 49009

E-mail adam@glasassociates.com

Telephone (269) 353-7737 Fax (269) 353-7316

Interest in Property General Contractor

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name One Way Products

Address 5933 West KL Avenue
Kalamazoo, MI 49009

Email _____

Phone & Fax (269) 343-3772

Fee Amount _____

Escrow Amount _____

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

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

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): Addition to

current facility

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

See Attached Site Plan Submitted

PARCEL NUMBER: 3905- 24-305-010

ADDRESS OF PROPERTY: 5933 West KL Ave

PRESENT USE OF THE PROPERTY: Supply and Distribution Facility

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

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

Name(s)

Address(es)

SIGNATURES

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

Joan Huk

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

5/11/20

Date

Adana Hanz

Applicant's Signature

5/11/20

Date

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS

June 9, 2020

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

RE: One Way Products Expansion – Deferred Parking Request

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

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

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

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

Regards,



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GLAS ASSOCIATES

ONE WAY PRODUCTS (PHASE II)

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



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

NOTES

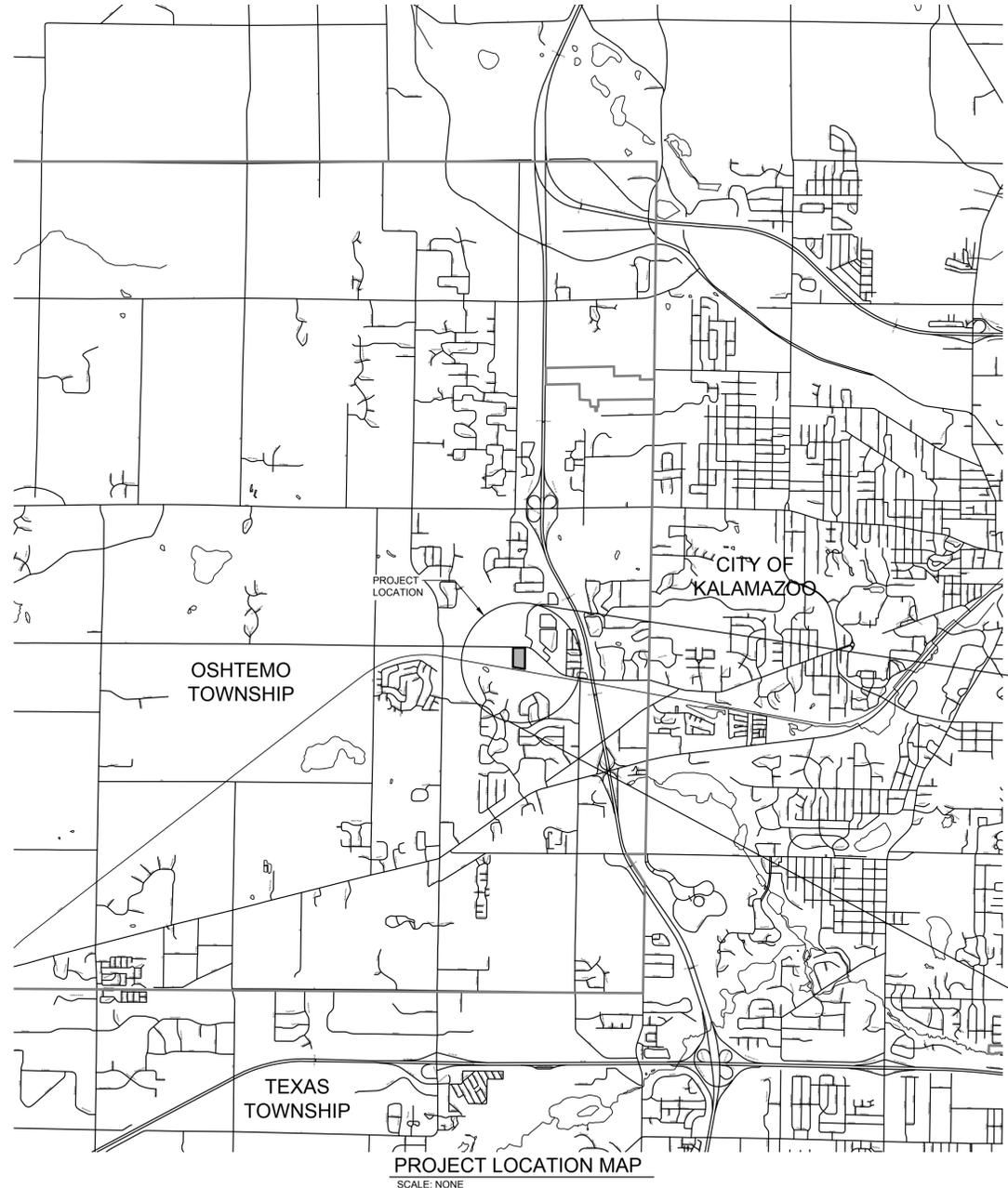
EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.

THE PLACING OF PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED.

IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

LEGEND

- | | |
|-----|--|
| C | = EXISTING CABLE |
| E | = EXISTING ELECTRIC LINE |
| ONE | = EXISTING ELECTRIC LINE (OVERHEAD) |
| FO | = EXISTING FIBER OPTIC LINE |
| G | = EXISTING GAS LINE |
| T | = EXISTING TELEPHONE LINE |
| --- | = EXISTING FENCE |
| --- | = EXISTING GUARDRAIL |
| --- | = EXISTING SANITARY SEWER |
| --- | = EXISTING STORM SEWER |
| --- | = EXISTING TREE LINE |
| --- | = EXISTING WATER MAIN |
| --- | = EXISTING DITCH LINE |
| --- | = TO BE ABANDONED |
| --- | = PROPOSED ELECTRIC LINE |
| --- | = PROPOSED FENCE |
| --- | = PROPOSED FORCEMAIN |
| --- | = PROPOSED GAS LINE |
| --- | = PROPOSED GUARDRAIL |
| --- | = PROPOSED SANITARY SEWER |
| --- | = PROPOSED STORM SEWER |
| --- | = PROPOSED TELEPHONE LINE |
| --- | = PROPOSED WATER MAIN |
| --- | = EXISTING CENTER LINE |
| --- | = PROPOSED CENTER LINE |
| --- | = EASEMENT LINE/GRADING PERMIT |
| --- | = GRADING LIMITS/LIMITS OF DISTURBANCE |
| --- | = PROPERTY LINE |
| --- | = RIGHT-OF-WAY LINE |
| --- | = SECTION LINE |
-
- | | |
|---|-------------------------------|
| ⚡ | = ANTENNA |
| ☐ | = CATCH BASIN |
| ☐ | = CABLE RISER BOX |
| ○ | = CLEAN OUT |
| ■ | = CURB INLET |
| ⊕ | = ELECTRIC MANHOLE |
| ⊕ | = FIRE HYDRANT |
| ⊕ | = FOUND IRON PIPE |
| ⊕ | = GAS VALVE |
| ⊕ | = GUY ANCHOR |
| ⊕ | = LIGHT POLE |
| ⊕ | = MAIL BOX |
| ⊕ | = MONITORING WELL |
| ⊕ | = POST |
| ⊕ | = SATELLITE DISH |
| ⊕ | = SANITARY MANHOLE |
| ⊕ | = SECTION CORNER |
| ⊕ | = SIGN |
| ⊕ | = PAVEMENT/SOIL BORING |
| ⊕ | = PROPOSED HYDRANT |
| ⊕ | = PROPOSED GATE VALVE & BOX |
| ⊕ | = PROPOSED GATE VALVE & VAULT |
| ⊕ | = PROPOSED LIGHT POLE |
| ⊕ | = PROPOSED REDUCER |
| ⊕ | = PROPOSED SANITARY MANHOLE |
| ⊕ | = PROPOSED STORM MANHOLE |
| ⊕ | = STORM MANHOLE |
| ⊕ | = TELEPHONE MANHOLE |
| ⊕ | = TELEPHONE RISER BOX |
| ⊕ | = TURNING POINT/TRVERSE |
| ⊕ | = UTILITY POLE |
| ⊕ | = VAULT |
| ⊕ | = WATER ELEVATION |
| ⊕ | = WATER MANHOLE |
| ⊕ | = WATER METER |
| ⊕ | = WATER VALVE |
| ⊕ | = WATER SPIGOT |
| ⊕ | = WELL |
-
- #### TREE DESIGNATORS
- | | |
|---|---------------------------------|
| ☁ | = BUSH |
| ☼ | = CONIFEROUS TREE |
| ☼ | = CONIFEROUS TREE TO BE REMOVED |
| ☼ | = DECIDUOUS TREE |
| ☼ | = DECIDUOUS TREE TO BE REMOVED |
| ☼ | = EXISTING STUMP |

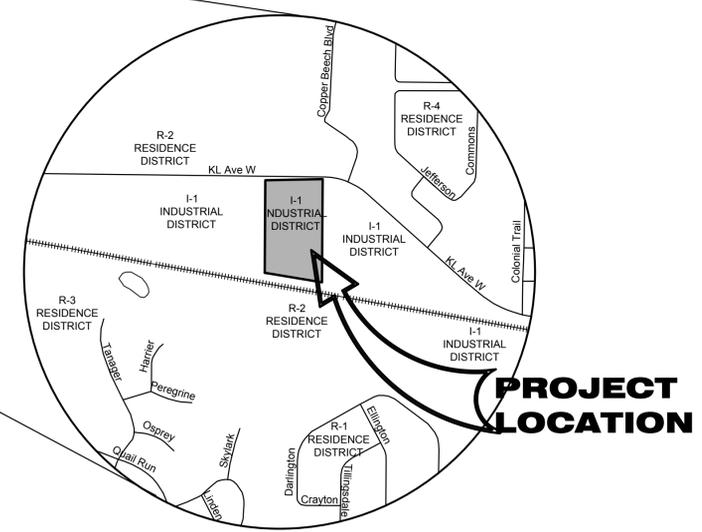


UTILITIES

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

INDEX OF PLANS

G001	COVER SHEET
CP101	PROJECT NOTES AND EROSION CONTROL PLAN
CP102	SITE UTILITY & GRADING PLAN
CP103	LANDSCAPE PLAN
CP104	PHOTOMETRIC PLAN



02 JUN 2020 PDS
 SITE PLAN RESUBMITTAL
 01 JAN 2020 TWC
 SITE PLAN REVIEW
REVISIONS
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 DATE: JANUARY, 2020
 SCALE:

COVER SHEET
 JOB No. 184387
G001

PROJECT NOTES

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

ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE TOWNSHIP AND COUNTY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY.

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

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

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

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

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

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

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

SEE PLANS FOR SOIL BORING DATA.

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

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

ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL SURFACE, SALV. 3", MDOT SEED MIXTURE TUF (220#/ACRE); FERTILIZER, CHEMICAL NUTRIENT, CL A (228#/ACRE); AND HYDRO MULCH (2 TON/ACRE) (3 TON/ACRE FOR DORMANT SEEDING).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

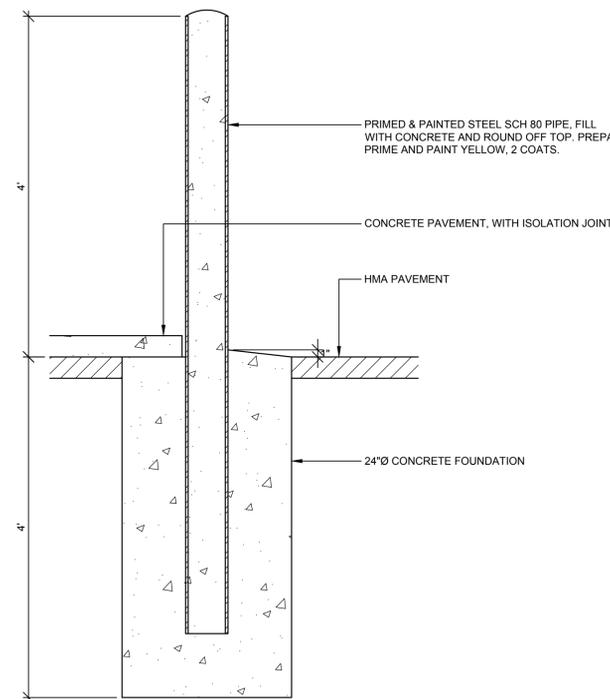
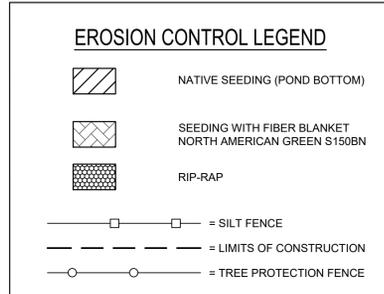
PROPOSED BUILDING MOUNTED LIGHTING SHALL BE FULL CUT-OFF DESIGN, MOUNTED NO HIGHER THAN 20 FT, AND SHALL NOT EXCEED 175 WATTS PER LAMP REGARDLESS OF LAMP TYPE. SEE SHEET PHOTOMETRIC PLAN.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
4. GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
5. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
6. ALL WORK MUST COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT P.A. 451 OF 1994, AS AMENDED, AND AS ADMINISTERED BY THE KCCDC, OR LOCAL JURISDICTION.

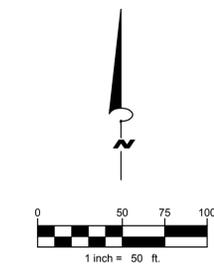
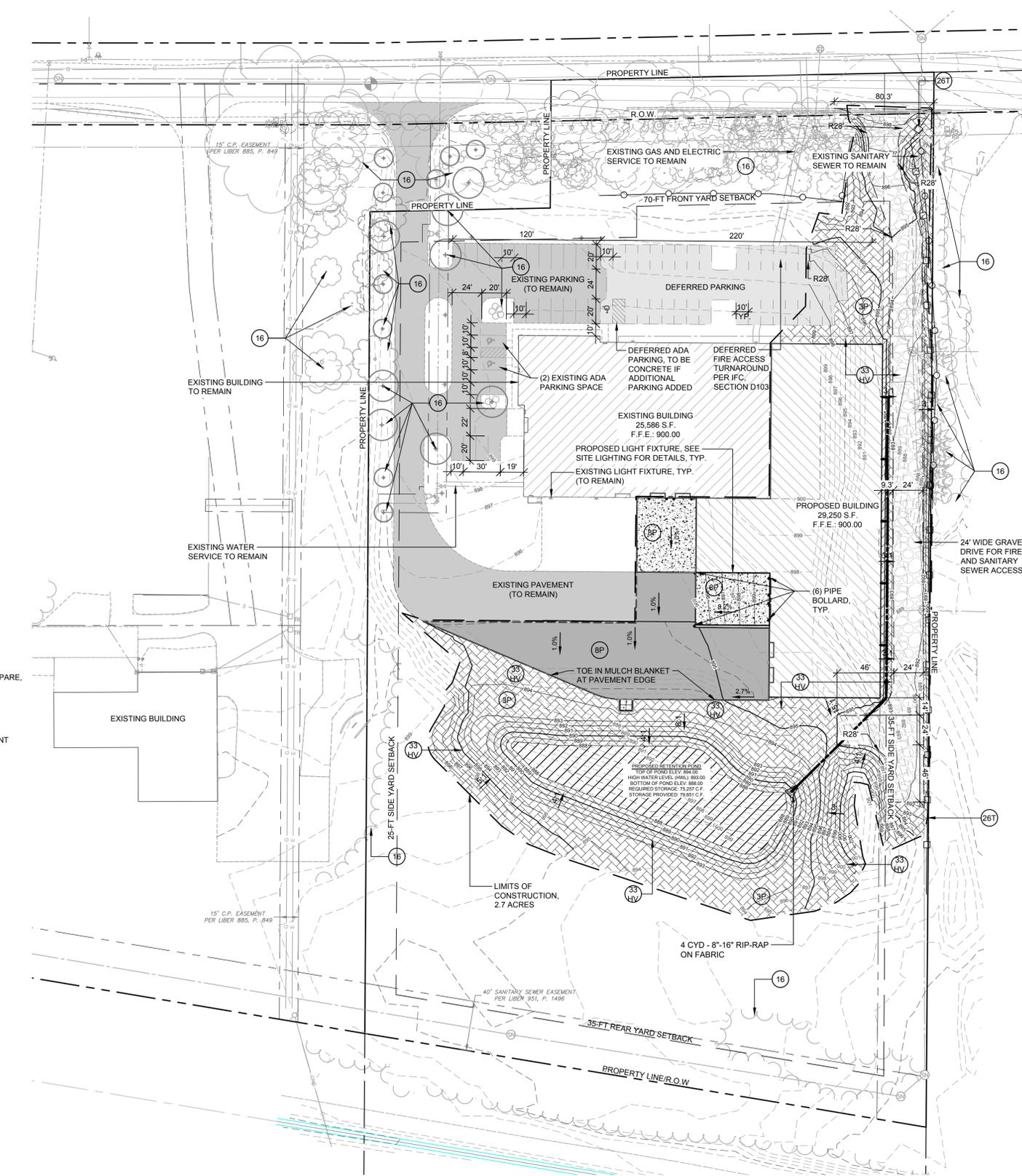
NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-96 SERIES, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- 3P DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDOT SEEDING MIXTURE TUF APPLIED AT A RATE OF 220 LB/ACRE, FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE, MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)
- 8P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
- 16 DENOTES TREES, SHRUBS AND PERENNIALS (TO REMAIN)
- 26T DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.
- 33 HV DENOTES HIGH VELOCITY MULCH BLANKETS FOR USE ON STEEP BANKS. PROVIDE MULCH BLANKET, HIGH VELOCITY CENTERED ON ALL DITCH BOTTOMS WITH A LONGITUDINAL GRADE OF 2.00% OR GREATER AND AT OTHER LOCATIONS AS DIRECTED BY THE ENGINEER IN THE FIELD.



BUILDING SETBACK REQUIREMENTS

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



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STATE OF MICHIGAN

PAUL D. SCHRAM
ENGINEER
No. 67420

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

GLAS ASSOCIATES
6339 STADIUM DRIVE
KALAMAZOO, MI 49009

02 JUN 2020 PDS
SITE PLAN RESUBMITTAL

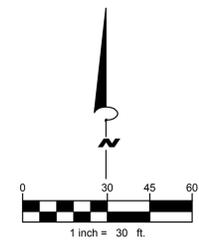
01 JAN 2020 TWC
SITE PLAN REVIEW

REVISIONS

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

PROJECT NOTES AND EROSION CONTROL PLAN

JOB No. 184387
CP101
OF 1



SITE INFORMATION

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

EXISTING USE: SUPPLY AND DISTRIBUTION FOR ONE WAY PRODUCTS

ZONING: I-1 INDUSTRIAL

SITE AREA: 353,190 SFT (8.11 AC)
 EX. BUILDING AREA: 25,586 SFT (7.2%)
 BUILDING ADDITION: 29,250 SFT (15.5%)
 EX. OPEN AREA: 281,987 SFT (79.8%)
 PROP. OPEN AREA: 243,320 SFT (68.9%)
 BUILDING HEIGHT: 25 FT

PROJECT DESCRIPTION

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

PARKING CALCULATIONS

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

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

SUMMARY AND CALCULATION OF C

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

REQUIRED 100-YR STORAGE

VOLUME FROM KCDC	75,257.00	CFT
RATIONAL METHOD		

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

LEGEND

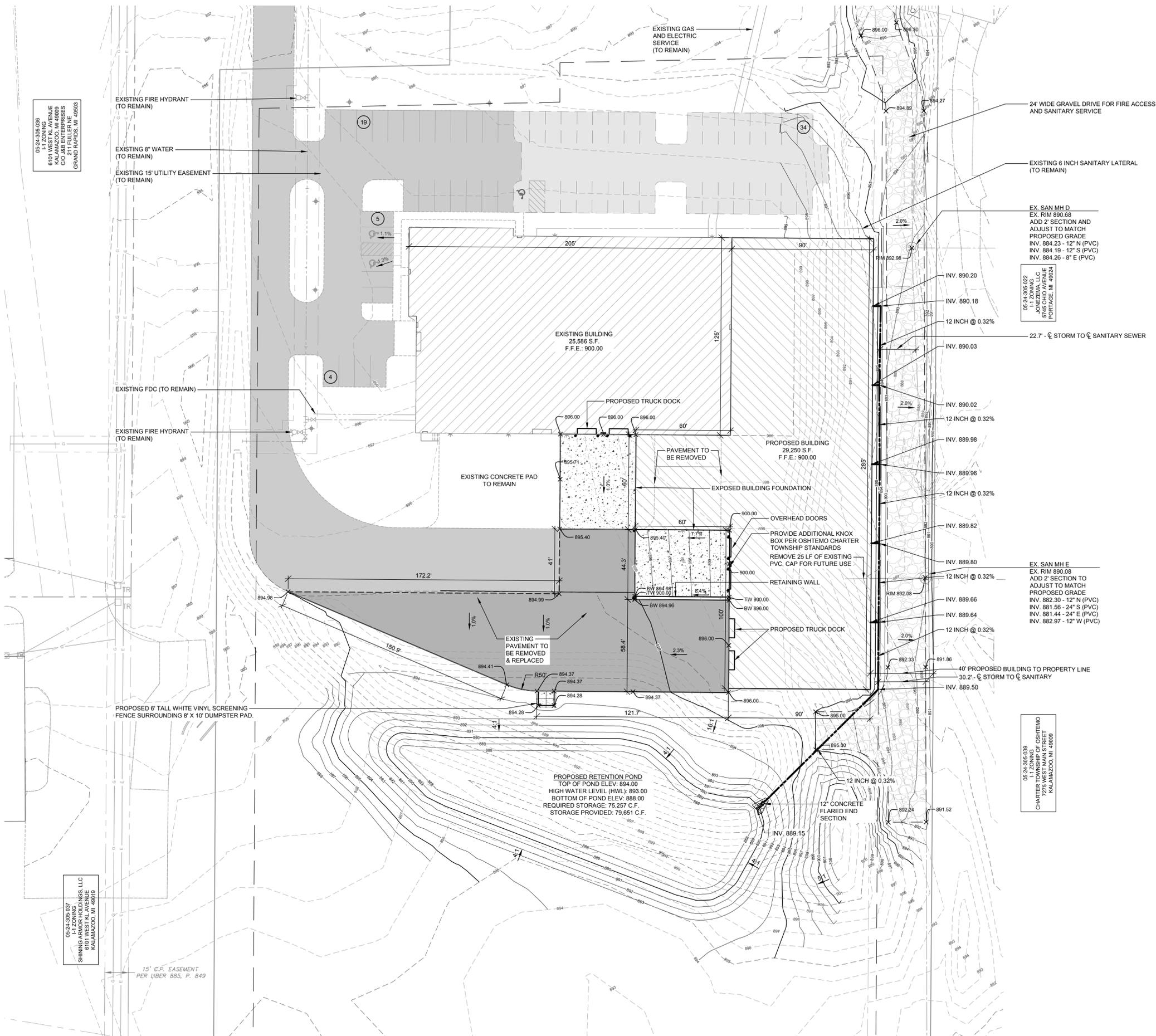
- OHE — = EXISTING ELECTRIC LINE (OVERHEAD)
- E — = EXISTING ELECTRIC LINE (UNDERGROUND)
- * — * — = EXISTING FENCE
- — — — = EXISTING GUARDRAIL
- — — — = EXISTING MAJOR CONTOUR
- — — — = EXISTING MINOR CONTOUR
- — — — = EXISTING STORM SEWER
- T — = EXISTING TELECOMMUNICATIONS
- G — = EXISTING GAS MAIN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

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

- EXISTING ASPHALT PAVEMENT
- DEFERRED PARKING

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

HMA APPLICATION TABLE



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

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

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

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

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

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

02 JUN 2020 PDS
 SITE PLAN RESUBMITTAL

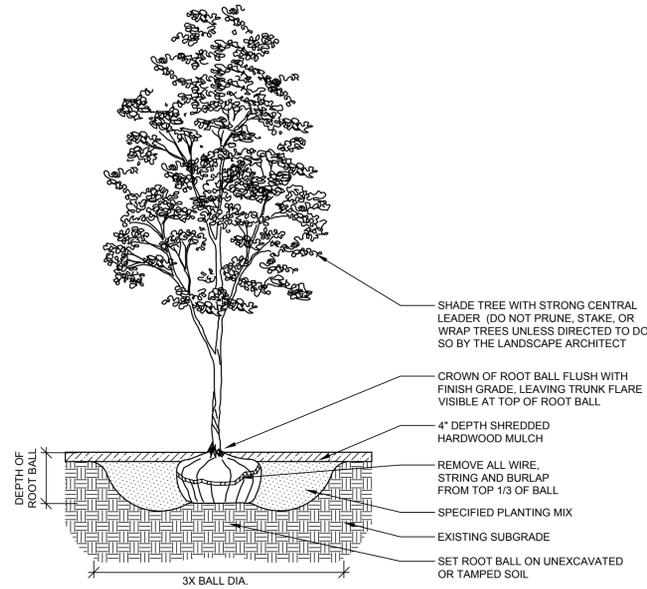
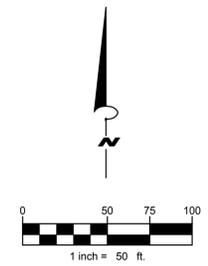
01 JAN 2020 TWC
 SITE PLAN REVIEW

REVISIONS

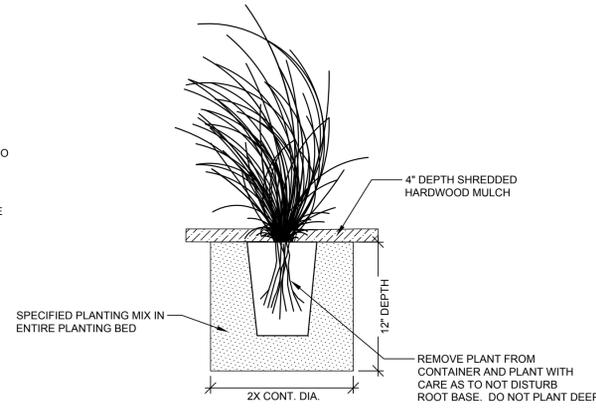
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DATE: JANUARY, 2020
 SCALE: 1" = 30'

SITE UTILITY & GRADING PLAN



TREE/SHRUB PLANTING SECTION
-NOT TO SCALE-



PERENNIAL/ORNAMENTAL GRASS PLANTING SECTION
-NOT TO SCALE-

NOTES

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 811 FOR UTILITY LOCATIONS THREE DAYS PRIOR TO DIGGING.
- LANDSCAPE BEDS TO RECEIVE 4" SHREDDED HARDWOOD BARK. APPLY PRE-EMERGENT HERBICIDE TO ALL LANDSCAPE BEDS.
- CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL. AMEND SOIL IF PH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
- PLANTING MIX TO BE A 12" MINIMUM DEPTH IN ALL PLANTING BEDS.
- PLANT TREES SO THAT TOP OF ROOTBALL IS EVEN WITH THE FINISHED GRADE. FOR BACKFILL AREAS, PLANT BALL UP TO 3" HIGH TO ALLOW FOR SETTLING. ALL TREE WRAP/TWINE ETC TO BE REMOVED FROM TREE IN ONE YEAR AS PART OF MAINTENANCE.
- ALL AREAS OF THE SITE NOT DESIGNATED AS PAVED OR LANDSCAPE BED TO BE PLANTED IN TURFGRASS. REWORK ANY AREAS OF EXISTING TURFGRASS TO A FULL STAND. SEED MIXTURE SHALL BE 40% CREEPING RED FESCUE, 30% PERENNIAL RYEGRASS AND 30% 98/85 KENTUCKY BLUEGRASS OR APPROVED EQUAL. ALL LAWN AREAS TO RECEIVE 4" OF TOPSOIL.
- ALL LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE.
- LANDSCAPE ARCHITECT TO REVIEW ALL TREES EITHER IN THE NURSERIES OR VIA PHOTOGRAPHS OF EACH PLANT. CONTRACTOR TO COORDINATE.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

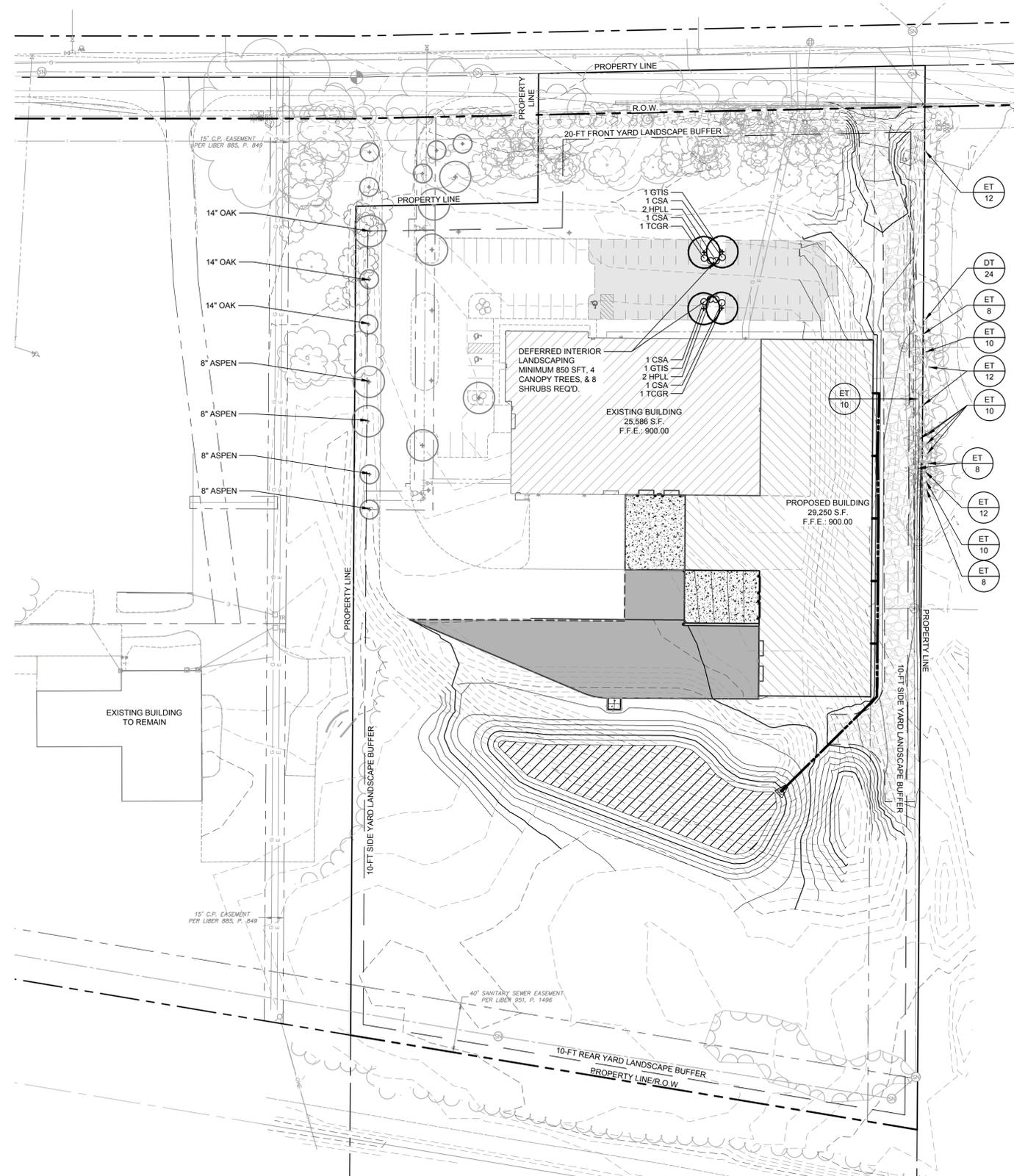
PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
Shade Trees						
GTIS	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2	4"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
TCGR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2	4"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
Shrubs						
CSA	CORNUS SERICEA 'ALLEMANS'	ALLEMANS RED TWIG DOGWOOD	4	#5	5'-0" ON CENTER	
HPLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	4	#5	5'-0" ON CENTER	

EXISTING TREES TO BE PRESERVED

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



02 JUN 2020 PDS
SITE PLAN RESUBMITTAL
01 JAN 2020 TWC
SITE PLAN REVIEW

REVISIONS
DATE: JANUARY, 2020
SCALE: 1" = 50'

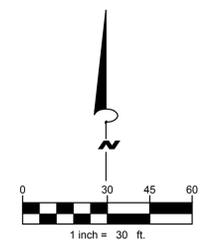
LANDSCAPE PLAN

JOB No. 184387

CP103
OF 1

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	B		3	Lithonia Lighting	DSXW2 LED 30C 1000 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_30C_1000_40K_T4M_MVOLT.lvs	11129	1	1	109	100%	TYPE IV, SHORT, BUG RATING: 82 - U0 - G2		

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	9.4 fc	0.0 fc	N/A	N/A



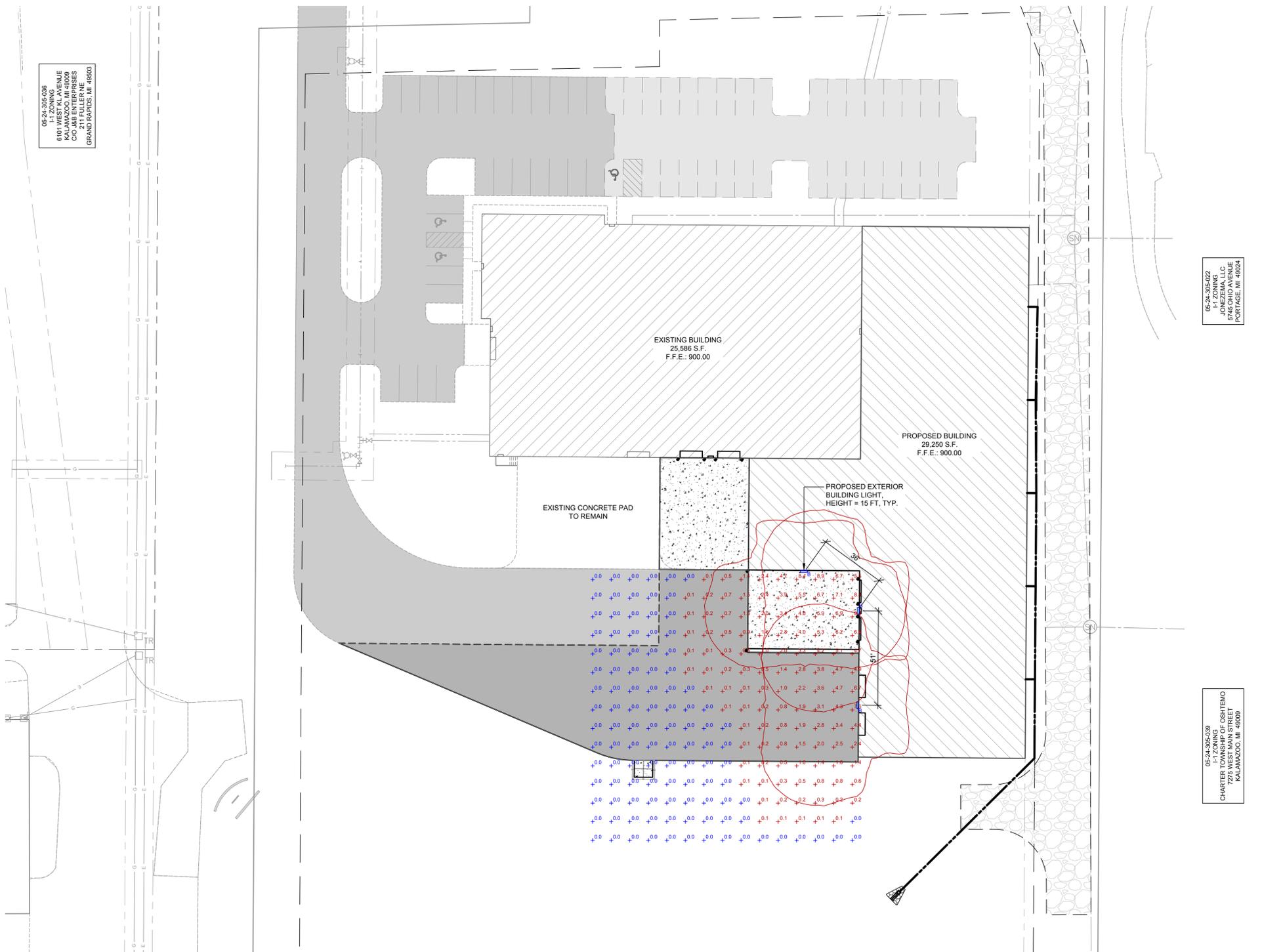
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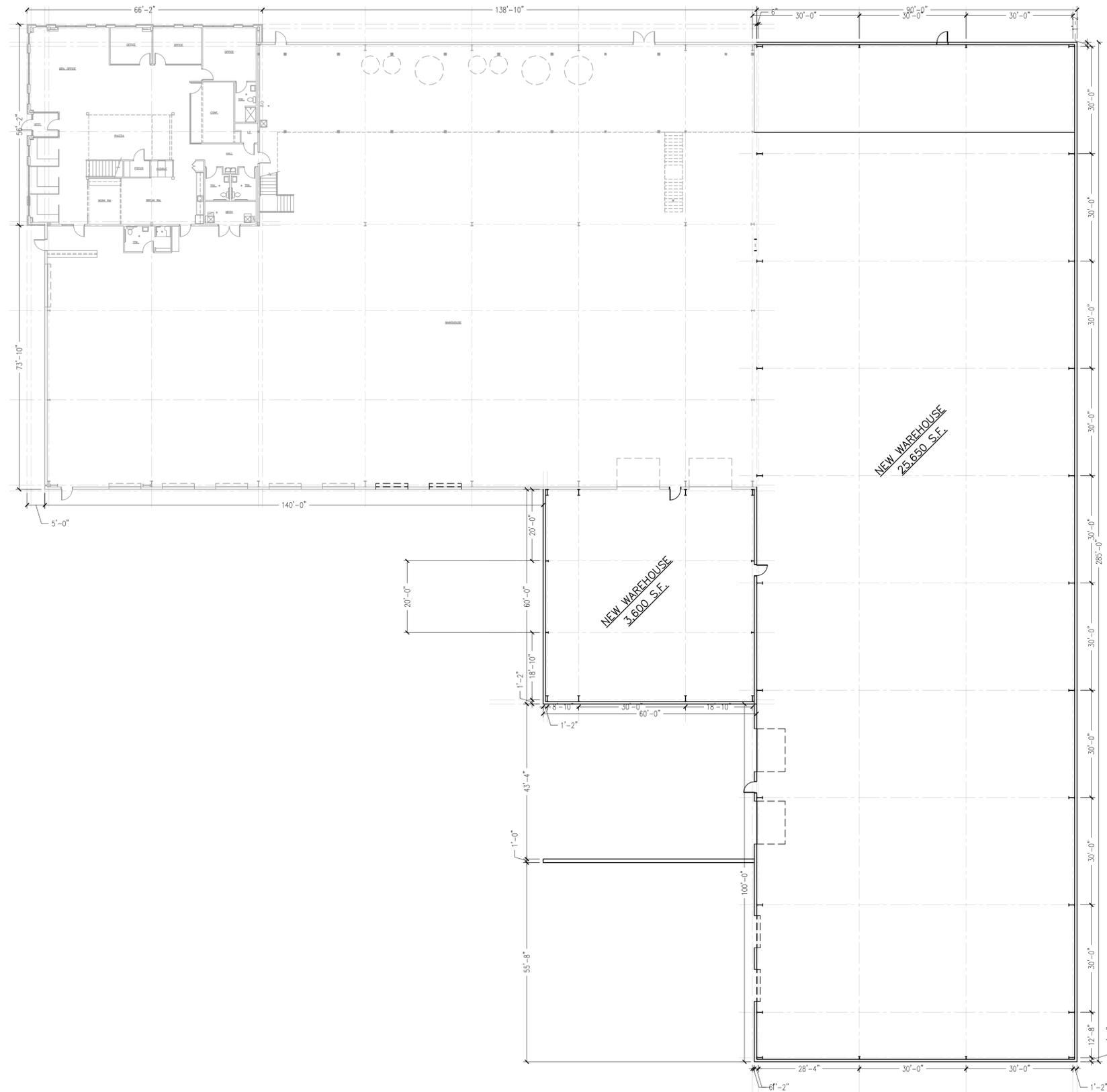
STATE OF MICHIGAN
 PAUL D. SCHRAM
 ENGINEER
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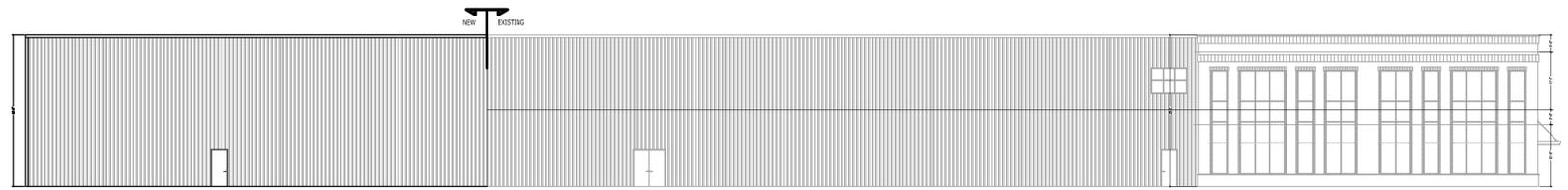
MAIN LEVEL
 SCALE: 1/16" = 1'-0"

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

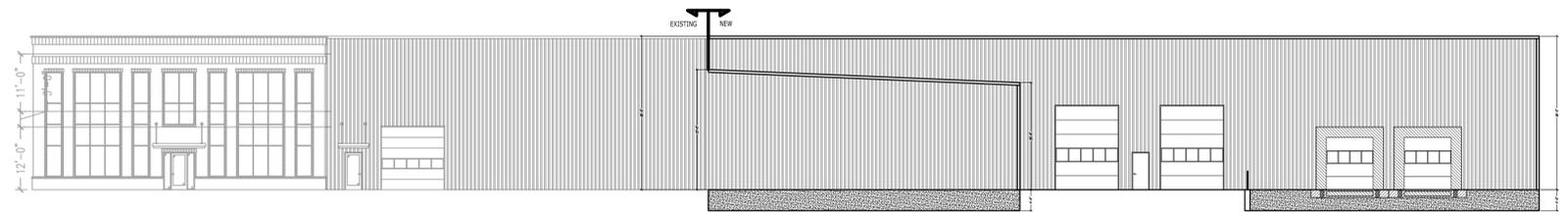
ONE WAY PRODUCTS, INC
 KL AVENUE
 KALAMAZOO, MICHIGAN 49009

MAIN ADDITION
 JUNE 8, 2020
 SCALE: 1/16" = 1'-0"

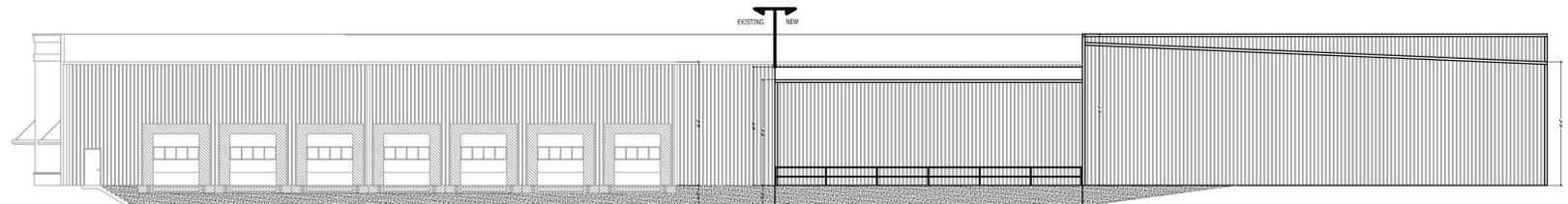
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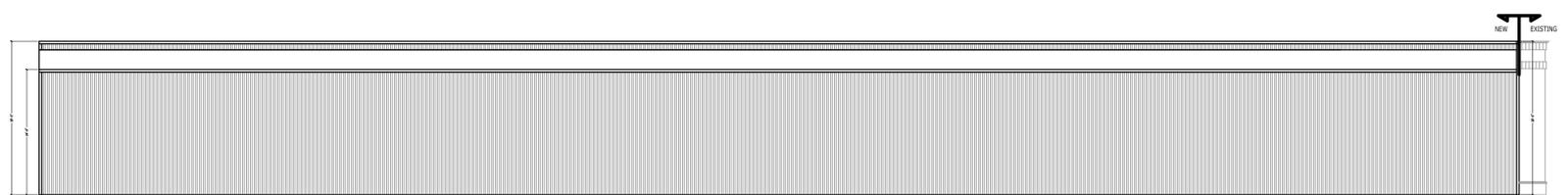
FRONT ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$



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



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



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