

PLANNING COMMISSION MEETING AGENDA

OCTOBER 06, 2022, THURSDAY 6:00 P.M.

Location: Kalamazoo Charter Township Hall, 1720 Riverview Drive, Kalamazoo, MI 49004

AGENDA:

- #1 Call to Order
- #2 Roll call and recognition of visitors
- #3 Approval of the agenda for the October 06, 2022, regular meeting
- #4 Approval of the minutes for September 01, 2022, regular meeting
- #5 Public Comment (3-minute limit)
- #6 Scheduled Reviews:
 - 6a. Gravel Mine Review: 3800 Ravine Rd., Stoneco Gravel
- #7 Public Hearings:
 - 7a. Rezoning Request: 3800 Gull Road, C-1 Local Commercial to C-2, Corridor Commercial
 - 7b. Special Land Use: 3800 Gull Road, operation of a drive-thru restaurant
- #8 New Business:
 - 8a. Rezoning Request: 3800 Gull Road, C-1 Local Commercial to C-2, Corridor Commercial
 - 8b. Special Land Use: 3800 Gull Road, operation of a drive-thru restaurant
 - 8c. Site Plan Review: 3800 Gull Road, construction of a fast-food restaurant
- #9 Old Business:
 - 9a. Home Occupation Ordinance - Draft
- #10 Open Discussion
 - 10a. Members of the Audience
- #11 COMMUNICATIONS: None.
- #12 REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE.
- #13 REPORT OF THE TOWNSHIP ZBA REPRESENTATIVE.
- #14 COMMENTS FROM PLANNING COMMISSION MEMBERS.
- #15 REPORT OF THE PLANNER/ZONING ADMINISTRATOR.
- #16 REPORT OF THE TOWNSHIP ATTORNEY.
- #17 ADJOURNMENT.

The public may attend this meeting for your information and comments. Please contact the Planning & Zoning Department if you have any questions at (269) 381-8085.

**Charter Township of Kalamazoo
Minutes of a Planning Commission Regular Meeting
Held on September 1, 2022**

A regular meeting of the Charter Township of Kalamazoo Planning Commission was conducted on September 1, 2022, commencing at 6:00 p.m. at the Charter Township of Kalamazoo Hall.

Present were:

William Chapman
Denise Hartsough
Christopher Mihelich
Fred Nagler, Chairman
Warren Cook
Steve Leuty
Pete Morrison

Absent was:

Also present were Township Zoning Administrator Kyle Mucha, Township Attorney Seth Koches and no interested persons from the public attended.

Call to Order

The Chairman called the meeting to order at 6:00 p.m.

Roll Call and Recognition of Visitors

Nagler welcomed those in attendance.

Approval of the Agenda for the August 4, 2022 regular Planning Commission meeting

The next item on the agenda was approval of the agenda for the September 1, 2022 Planning Commission meeting. The Commissioners received the meeting agenda in their packets.

Upon motion of Cook, supported by Chapman, and unanimous vote, the agenda was approved as presented.

Approval of the minutes for August 4, 2022 regular Planning Commission meeting.

A copy of the draft minutes of the August 4, 2022 regular Planning Commission meeting were provided to the Commissioners in the agenda packet. Hartsough recommended revisions to page 4, line 25 of the draft meeting minutes.

1 Upon motion of Mihelich, supported by Cook, and unanimous vote, the minutes of the August 4,
2 2022 regular Planning Commission meeting were approved as revised.

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4 **Public Comment**

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6 None.

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8 **Scheduled Reviews.**

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10 None.

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13 **Public Hearings.**

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15 None.

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17 **New Business.**

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19 **Discussion of the Home Occupation Ordinance – Draft Review.**

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21 The next item on the agenda was review of the Township's Home Occupation and Home-Based
22 Business Ordinance contained in Section 2.08 of the Township Zoning Ordinance. Mucha tracked
23 changes to the existing Home Occupation and Home-Based Business Ordinance and forwarded
24 his revisions and amendments to the Commissioners, which were contained in their agenda
25 packet. Mucha recommended changing the name of the Ordinance to "Home Occupations" and
26 summarized his revisions and recommendations. Mucha said that the intent of his proposed
27 revisions was to allow for Home Occupations, but maintain the existing character of the
28 neighborhood where they are located. Mucha recommended removing Article 2 of the "General
29 Provisions" of the Ordinance.

30
31 Mucha's revisions added a new sub-paragraph "D" to Section 2.08, which added Category "A",
32 Almost No Nuisance; Category "B", Limited Nuisance Potential; and, Category "C", Up to
33 Moderate Nuisance. Mucha discussed each Category of Home Occupation and their respective
34 limitations. Mucha discussed what type of home occupations may fall into each category. The
35 Commissioners discussed the various Categories and potential uses. Mucha said he tailored the
36 uses contained in each Category to be broad because not every potential use will be accounted
37 for. Mucha recommended that the use and Category relation should focus on the degree of
38 use/impact. Mucha said that Category A was reserved for home office uses that have "no impact"
39 and are permitted without a permit application, review or approval. Mucha said that a more
40 intensive use is reserved for Category B, while a Category C use requires special land use approval
41 by the Planning Commission where reasonable conditions may be attached, as needed. Mucha
42 said that Category B uses are permitted in any dwelling unit in any district that allows single-
43 family and two-family dwellings, with the owner's consent. Category B uses require a zoning
44 permit issued by the Zoning Administrator.

Koches generally discussed potential points of interest regarding Home Occupations. Koches asked the Commissioners to consider the number of employees or persons that are authorized to be engaged in the Home Occupation activity; to address whether outdoor storage of anything connected to the Home Occupation is appropriate; number of trips any employees/customers accessing the Home Occupation; parking; and, hours of operation.

The Commissioners discussed the off-street parking requirements contained in Category B and C and potential challenges given that many parcels within the Township are small. Leuty and Mucha discussed the parking provisions. Mucha confirmed that the Ordinance prohibits parking from the edge of the road to the front of the home for Home Occupation activities. Morrison and Hartsough discussed the potential challenges of this limitation. Nagler suggested a less restrictive language be considered; Morrison agreed. The Commissioners were concerned that many properties within the Township could not comply with the parking standards. Nagler noted that the Ordinance should limit impact on the community. Mucha said that he would re-work the parking standards contained in the draft Ordinance. The Commissioners discussed Category B and Category Home Occupations, focusing on hours of operation and the maximum number of employees engaged in the Home Occupation. Mucha confirmed that Category B Home Occupations do not allow for employees. Mucha said that Category C Home Occupations up to two non-occupant employees, but noted that Category C requires special land use approval, where the Commission may attach conditions to any approval. The Commissioners also suggested moving "tutor" to Category A. Koches discussed enforcement of the Ordinance if the Township believed a violation to be occurring. Mucha asked the Commission to direct the Township Attorney to provide a legal opinion regarding the proposed draft Ordinance. Hartsough said that the Township needs to be an attractive option to as many people as possible and wants the Ordinance to be flexible. Mucha suggested revising some of the limitations in Category C and allow the Planning Commission to establish parameters through conditions. Mucha said that he would work with the Township Attorney regarding some revisions and provide an updated Ordinance to the Planning Commission at the next regular meeting.

Upon motion of Mihelich, supported by Leuty, and unanimous vote, the Planning Commission directed the Township Attorney to prepare a legal opinion regarding the proposed amendments to Section 2.08.B of the Zoning Ordinance.

Old Business.

None.

Open Discussion – Members of the Audience

None.

Communications

None.

Report of Township Board Representative.

None.

Report of the Zoning Board of Appeals Representative.

Leuty said that the Township Board had a strategy planning session in July and that it will be further discussed at the next Board meeting.

Comments of Planning Commission Members.

Morrison discussed a micro-dorm ordinance in effect in California and whether its potential applicability in Michigan. Mihelich discussed rental registrations, inspections and enforcement, and the need to allocate funds to support it.

Report of the Planner/Zoning Administrator.

Mucha discussed upcoming projects that may be upcoming before the Planning Commission.

Report of the Township Attorney.

None.

Adjournment

There being no further business to come before the Planning Commission, the regular Planning Commission meeting was adjourned at 7:50 p.m.

, Secretary

SUMMARY OF ACTIONS

The Charter Township of Kalamazoo Planning Commission undertook the following actions at its regular Planning Commission meeting held on September 1, 2022:

1. Directed the Township Attorney to provide a legal opinion regarding the Home Occupation Ordinance text amendment.

1

, Secretary



MCKENNA

Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Danielle Bouchard, AICP, Senior Planner
SUBJECT: Gravel Mine Review
DATE: September 27, 2022

Kalamazoo Charter Township has several gravel mines within its jurisdiction. As per the Township's Zoning Ordinance, a gravel mine is a permitted use in the Township's industrial district subject to special land use approval. Section 8.02.S outlines the requirements for gravel mines in Kalamazoo Township.

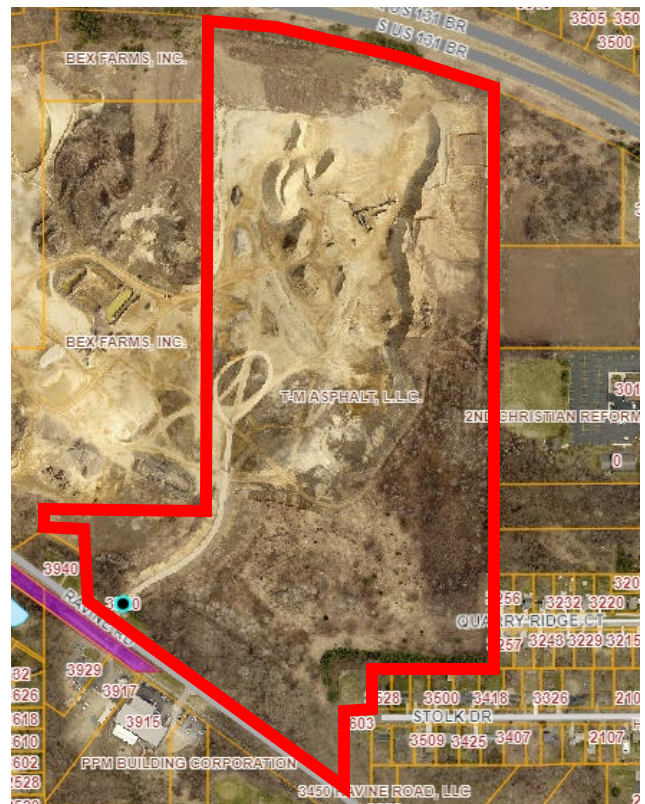
STONECO GRAVEL – 3800 RAVINE ROAD

A site inspection of this gravel mining operation was conducted on September 14, 2022 and the inspection fee was paid in full.

The liability insurance expires on September 1, 2023. The bond is due to expire on June 11, 2023. Lastly, the site's earth changing permit has been submitted to the Township and notes an expiration date of September 20, 2024. All required documentation has been submitted to Township to keep on file.

The site generally appears to be in compliance with Ordinance standards and no complaints about operations on the site have been received by the Township. All restoration areas are compliant with standards.

We recommend approval to continue gravel mining operations located at 3800 Ravine Road for another calendar year.





MCKENNA

Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Kyle Mucha, AICP, Senior Planner
 Danielle Bouchard, AICP, Senior Planner
SUBJECT: **Rezoning Request – Popeyes Restaurant w/ Drive-Thru – 3800 Gull Road**
DATE: September 19, 2022

The request of Aby Mohammed, Aby Groups (developer) is to rezone the property located at 3800 Gull Road (Parcel No. 06-01-495-023) from C-1, Local Business to C-2, Commercial Corridor in order to facilitate the redevelopment of the property for a drive-thru restaurant establishment.

This property is located in the C-1, Local Business District Zoning Classification; is approximately 0.862 acres in area and is located on the southwest side of the intersection formed by Gull Road & E. H Avenue.

If approved, the applicant anticipates opening a Popeye's fast-food restaurant on the subject site. Please note that if the rezoning is approved by the Planning Commission, the rezoning application shall also be subject to review and approval by the Kalamazoo Township Board. Further, the applicant shall also obtain special land use and site plan approval from the Kalamazoo Township Planning Commission prior to any business, construction, or any improvements taking place on the site.



REZONING REVIEW

1. Existing Conditions. The site currently contains a self-service car wash facility.

The current land use, future land use, and existing zoning classifications of the site and surrounding parcels are summarized in the following table:

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

○ 248.596.0920
 F 248.596.0930
MCKA.COM

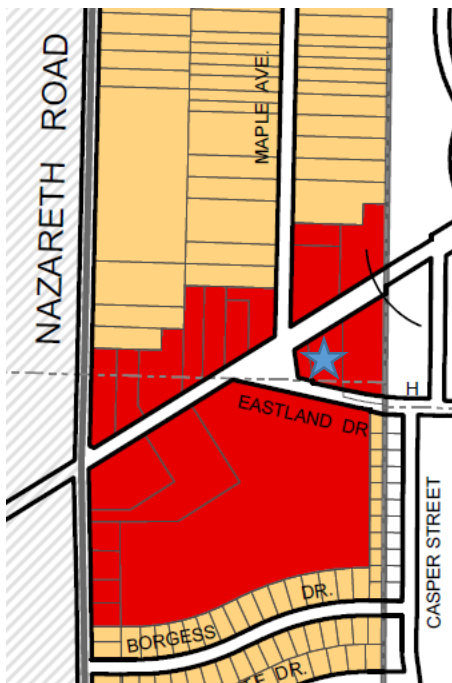
Communities for real life.



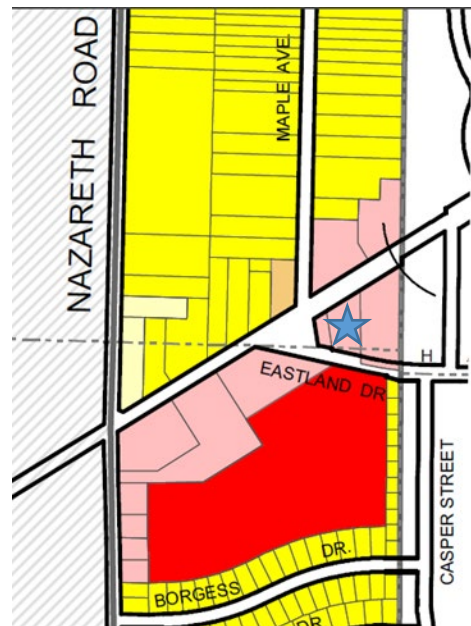
Zoning and Existing/Planned Use of Site and Area:

	Existing Land Use	Future Land Use	Existing Zoning
<u>Site</u>	Self-Service Car wash	Commercial	C-1 Local Commercial
<u>North</u>	Commercial strip mall	Commercial	C-1 Local Commercial
<u>West</u>	Vacant (advertisement billboard)	Commercial	C-1 Local Commercial
<u>South</u>	Lighthouse Autism Center	Commercial	C-1 Local Commercial & C-2 Commercial Corridor
<u>East</u>	Restaurant (sit down)	Commercial	C-1 Local Commercial

Future Land Use Map (Area)



Existing Zoning Map (Area)



Subject Site: ★



2. Review Procedures

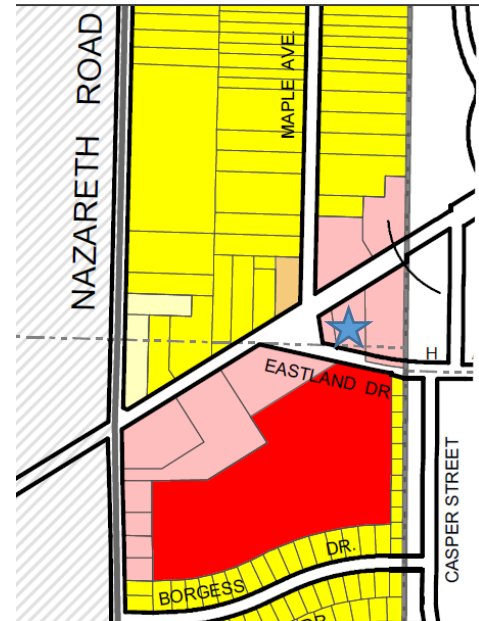
- a. *Will the proposed amendments be in accordance with the basic intent and purpose of the Zoning Ordinance.* The applicant proposes to rezone the subject property to C-2, Corridor Commercial, which is an established district within the Township Zoning Ordinance. Therefore, we find that the proposed amendment, in this case the rezoning of 3800 Gull Road, will be in accordance with the Zoning Ordinance. Further review of the site plan and special land use will ensure that the proposed project meets ordinance requirements.
- b. *Will the proposed amendment further the comprehensive planning goals of the Township as reflected in the Master Plan.* The Future Land Use designation of for 3800 Gull Road is Commercial. The existing parcel is surrounded by commercial uses. The current master plan, adopted in 2014, defines the Commercial future land use designation as: *“This designation includes both local neighborhood districts as well as regional highway services. Each neighborhood provides for this designation with the Gull Road and Main Street corridors the most developed. The “C” and “C-1” Local Business Districts are considered the most compatible with this plan designation, with the “C-2” allowing for shopping center type development along more heavily traveled thoroughfares.”* Given this definition, a fast-food restaurant, such as a Popeye’s, appears to be consistent with the Township’s current Master Plan. It is not anticipated that the rezoning will cause any adverse effects on surrounding properties, given that surrounding sites are zoned and planned for commercial activities.

Further, the Zoning Plan included in the Master Plan notes that the C-2 Zoning District closely corresponds with the Commercial future land use category. It should also be noted that although the Township is not complete with the Master Plan update, this area is also designated for commercial land uses, as previously discussed during previous Master Plan workshops held in spring and summer 2022. We find the proposed rezoning of this site to C-2 is consistent with the current (and working) master plan.

- c. *Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment.* The current use of the subject property is that of a self-service car wash facility, which experiences a lower patron visitation number than that of a staffed auto wash facility, such as Drive & Shine located to the approximately 0.5 miles to the northeast of the subject site on Gull Road. Given the current Ordinance was adopted in 2014 and new competition for car wash facilities were constructed after 2014, it can be argued that conditions have changed since the adoption of the Ordinance. As such, a different commercial use that would likely experience more patron visitations is more appropriate for the current site. There has not been a mistake identified in the zoning ordinance to warrant this amendment.
- d. *Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges.* The current zoning regulations for the C-1, Local Commercial District does not permit fast-food restaurant establishments. By rezoning the property to C-2, Corridor Commercial, the applicant would be permitted to operate a fast-food restaurant with a drive-thru, subject to special land use and site plan approval. We do not find that the amendment would correct an inequitable situation created by the Zoning Ordinance nor do we find that such an amendment would grant special privileges due to the site plan and special land use review process, as outlined by the Township Zoning Ordinance.



- e. *Will the amendment result in unlawful exclusionary zoning.* We do not find that the amendment would result in unlawful exclusionary zoning. The amendment would expand the permitted uses on the subject site, conditioned on special land use approval and site plan review.
- f. *Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes.* The proposed amendment is consistent with the 2014 Township Master Plan, Future Land Use. We do not find that the amendment would set an inappropriate precedent. The proposed use of the subject site as a fast-food restaurant is commercial in nature, which aligns with other adjacent uses. Further, the Gull Road corridor in the Township is largely commercial in nature and is a major Township thoroughfare. As such, higher intensity commercial activities, such as those permitted in the C-2 District, are appropriate for this area.
- g. *If a rezoning is requested, is the proposed rezoning consistent with the zoning classification of surrounding land.* As previously referenced earlier in this report, the current zoning classifications of the surrounding parcels are generally C-1, with a portion of a southern property split zoned between C-1 and C-2. The graphic depicted to the right shows the surrounding zoning classifications. As referenced in subpoint "f" above, the 2014 Master Plan calls for these properties along Gull Road to be designated "Commercial". We find that the proposed rezoning of 3800 Gull Road would further achieve the goals and objectives of the Future Land Use Plan of the 2014 Kalamazoo Township Master Plan.
- h. *If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel.* Full review for compliance with the Zoning Ordinance will take place during the site plan and special land use application review. Both applications for special land use and site plan review have been received by the Township.
- i. *If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question.* The trends in land development in the general vicinity of 3800 Gull Road lean towards commercial uses. While not located within Kalamazoo Township municipal limits, one land use to the east of the subject site is that of a fast-food restaurant with a drive-thru. Therefore, we find that, should the rezoning request be approved, the proposed redevelopment of 3800 Gull Road is generally consistent with land development trends of the area. Furthermore, proposed development on this site may also encourage additional investment in land development by other commercial entities.
- j. *Will the proposed amendment be consistent with the purposes of this Ordinance, and, in particular, will the proposed amendment promote the public health, safety and welfare.* In our opinion, the proposed amendment will be consistent with the purposes of this Ordinance for several reasons. The first of which is that, as previously stated, the proposed rezoning is compliant with both the current and working Master





Plan. Additionally, also as stated, the proposed rezoning is harmonious with the current land uses surrounding the site. It is possible that the rezoning from C-1 to C-2 on the subject site will promote public health, safety, and welfare because the C-2 zoning district permits a more varied type of land uses, thus expanding the development possibilities. In turn, this can promote public welfare with more investment and employment opportunities coming into the Township. With more development opportunities being proposed, the Planning Commission will have the opportunity to promote for public safety and welfare in terms of sidewalk connections, landscaping and beautification standards, traffic circulation standards, and more.

RECOMMENDATION

We recommend that the Planning Commission make a positive finding to the Township Board approving the applicant's request to rezone the subject site at 3800 Gull Road, from C-1 to C-2 with the following supportive findings:

1. The proposed C-2 zoning would be consistent with recommendations for change in the Future Land Use for the area.
2. The proposed C-2 zoning is compatible with existing conditions, zoning classifications, and permitted uses in the general region of the site.
3. The proposed C-2 zoning is consistent with the pattern of development in the area.
4. The proposed C-2 zoning does not take away from a community need for C-1 zoning in the area.
5. The proposed C-2 zoning fulfills all of the Criteria for Amendment of the Official Zoning Map of Section 26.06.C of the Zoning Ordinance.

Respectfully Submitted,

McKenna

Kyle Mucha, AICP
Senior Planner

Danielle Bouchard, AICP
Senior Planner



MCKENNA

Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Danielle Bouchard, AICP, Senior Planner
 Kyle Mucha, AICP, Senior Planner
SUBJECT: 3800 Gull Road – Popeyes Restaurant – Special Land Use Review #2
DATE: September 26, 2022

The applicant, Woolpert Architectural, on behalf of the business owner – Aby Groups (Aby Mohammed) is proposing to construct a fast-food restaurant, with drive-thru capabilities, at 3800 Gull Road.

SUMMARY OF REQUEST

The applicant is requesting special land use approval to operate a fast-food restaurant with drive-thru capabilities at 3800 Gull Road, which is a 0.86-acre parcel of land. The property is currently zoned C-1, Local Commercial. The applicant has submitted a rezoning application in conjunction with the special land use and site plan reviews.

Section 18.02.B of the Township Zoning Ordinance lists the special land uses permitted in the C-2 District, subject to review and approval by the Planning Commission. As such, a drive-thru/fast-food restaurant is considered a special land use.

The Township Zoning Ordinance defines this type of use as the following:

Restaurant, Drive-Thru: A restaurant whose method of operation involves the delivery of the prepared food to the customer in a motor vehicle, typically through a drive-through window, for consumption off of the premises.

Restaurant, Fast-Food: A restaurant whose method of operation involves minimum waiting for delivery of ready-to-consume food to the customer at a counter or cafeteria line for consumption at the counter where it is served, or at tables, booths, or stands inside the structure or out, or for consumption off the premises, but not in a motor vehicle at the site.

STANDARDS FOR GRANTING SPECIAL LAND USE APPROVAL

Pursuant to Section 26.03.C., of the Township's Zoning Ordinance, the following standards apply for granting special land use approval:

1. Compatibility with Adjacent Uses

The proposed special land use shall be designed, constructed, operated and maintained to be compatible with uses on surrounding land. The site design of the proposed special land use shall





minimize the impact of site activity on surrounding properties. In determining whether this requirement has been met, consideration shall be given to:

- a. *The location and screening of vehicular circulation and parking areas in relation to surrounding development.* The site is surrounded by other commercial use properties. The applicant proposes to install landscaping along the western portion of the site to reduce potential impacts on the western adjacent lot, should it ever be developed. Additionally, there does not appear to be any existing screening between the existing vehicle wash station and the eastern adjacent property. We find that proposed site design generally aligns with this provision and will be more inline with the intent once landscaping elements have been installed.
- b. *The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.* The site plan does not indicate any proposed outdoor storage, nor outdoor activity. We find that the proposed landscaping elements shown within the site plan help minimize any adverse impacts this new use will have on adjacent properties. Should outdoor storage be proposed at a later date, further review will be required.
- c. *The hours of operation of the proposed use. Approval of a special land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.* The site plan does not speak to hours of operation; however, we note that the surrounding land uses are commercial in nature. Therefore, we do not anticipate impact on surrounding uses. We will defer to the applicant to speak further to hours of operation and the minimization of impact on surrounding uses.
- d. *The bulk, placement, and materials of construction of the proposed use in relation to surrounding uses.* The bulk, placement, and existing materials of construction are harmonious within the commercial nature of Gull Road as it relates to the vicinity of this site. Further placement of the proposed use will be considered during the site plan review process.
- e. *Proposed landscaping and other site amenities. Additional landscaping over and above the requirements of this Ordinance may be required as a condition of approval of a special land use.* A site plan has been provided to the Township for review. Landscaping elements will be reviewed during the site plan review process. Generally speaking, the proposed landscaping will enhance the site, which currently lacks landscaping elements.

2. Compatibility with the Master Plan

The proposed special land use shall be consistent with the general principles and objectives of the Township's Master Plan. The 2014 Future Land Use Map calls for this portion of Gull Road to be Commercial in nature. We find that the proposed special land use aligns with the general principles of the Township's Master Plan.



3. **Public Services**

The proposed special land use shall be located so as to be adequately served by essential public facilities and services, such as highways, roads, police and fire protection, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the special land use is established. The subject site is adequately served by roads and essential utilities, which are reviewed in further detail during the site plan review process. We will defer to the Township Fire Marshal for fire safety compliance review and comment and the Township Engineer for additional utility comments.

4. **Impact of Traffic**

The location of the proposed special land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met consideration shall be given to the following:

a. Proximity and access to major thoroughfares.

The site has primary access to Gull Road, and a secondary access to East H Avenue. Gull Road is considered a major-thoroughfare and as such, is under the purview of MDOT and the County Road Commission. Access to Gull Road will further be reviewed by the County Road Commission.

b. Estimated traffic generated by the proposed use.

Given the proposed fast-food restaurant use, an increase in traffic during peak hours is likely. The applicant has indicated that conversations with the Road Commission have been initiated to discuss site access. Discussions with the applicant and Township staff have taken place to help alleviate the potential traffic concerns along Gull Road: site design includes two food ordering lanes and additional vehicle stacking on site. The applicant has also provided a narrative describing the service response time for patrons, which has shown an increase in service time, which reduces time spent awaiting order fulfillment. It is anticipated that a faster service time will reduce the vehicle stacking associated with drive-thru ordering.

c. Proximity and relation to intersections.

The site is located east of the intersection at Gull Road & East H Avenue. Proposed access points to the subject site will be over 200 feet east of the intersection of East H Avenue and Gull Road. Additional comments, if any, from the Road Commission should also be considered when reviewing the special land use application.

d. Adequacy of driver sight distances.

Driver site distances are adequate for the proposed use given the width of the proposed driveway and flat topography on the site. However, we will defer any additional comments to the County Road Commission and MDOT regarding sight distances pertaining to ingress/egress of the site.



e. *Location of and access to off-street parking.*

Access to off-street parking will be provided via Gull Road and East H Avenue. The site is designed as a one-way traffic flow via a counterclockwise design, with parking being provided along the north and western portion of the site. Off-street parking will be received and discussed in further detail during site plan review. We find the proposed parking acceptable but will defer any additional comments to the Township Fire Marshal.

f. *Required vehicular turning movements.*

Vehicular turning movements are adequate for the proposed use based on the submitted site plan. Additional turning movements will be reviewed by the Township Fire Marshal for emergency access.

g. *Provisions for pedestrian traffic.*

A 5-foot-wide sidewalk exists along Gull Road. The site plan depicts the installation of a connecting 5-foot-wide sidewalk from the existing pedestrian pathway along Gull Road to the front of the proposed building. The applicant proposes to install an additional pedestrian access (sidewalk) located along East H Avenue. A 5-foot-wide pathway is also proposed along the northern portion of the building. We find that the applicant meets the intent of this provision.

5. ***Detrimental Effects***

The proposed special land use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons or property or to public health, safety, and welfare. In determining whether this requirement has been met, consideration shall be given to the level of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light.

Provided that the applicant complies with all Ordinance requirements and State laws pertaining to fast-food restaurant establishments, it is not anticipated that the proposed special land use will cause any detrimental effects to public health, safety, or welfare.

6. ***Economic Well-Being of the Community***

The proposed special land use shall not be detrimental to the economic well-being of those who will use the land, residents, businesses, landowners, and the community as a whole.

It is not anticipated that the proposed special land use will cause any detrimental effects to the economic well-being of those who will use the land, residents, businesses, landowners, and the community as a whole. Should the Planning Commission believe it appropriate, an economic impact statement could be provided by the applicant to further address this requirement. Further, the establishment of the proposed restaurant on the subject site would likely contribute to promote economic well-being in the community, given that more investment will be given onto the site, and surrounding properties may follow suit.

7. ***Compatibility with Natural Environment***

The proposed special land use shall be compatible with the natural environment and conserve natural resources and energy.



The applicant proposes to install additional landscaping elements, such as shrubs, deciduous and ornamental trees that are currently lacking on the site. Therefore, the proposed special land use will be more compatible with the natural environment than the site's current conditions.

PROVISIONS APPLICABLE TO FAST-FOOD & DRIVE-THRU RESTAURANTS

Section 8.02.N. notes supplementary provisions related to fast-food restaurants. The following regulations apply:

1. Minimum frontage: *the site shall have a minimum of two hundred (200) feet of frontage on primary road or highway.* The subject site has approximately 188 feet of frontage along Gull Road, and 135 feet of frontage along East H Avenue. Due to the parcel having dual frontages along two primary roads, we believe this provision has been satisfied.
2. Location of driveways: *Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets, measured from the nearest right-of-way line.* The applicant proposes two access points that are greater than 200 feet away from the intersection of Gull Road and East H Avenue. This requirement is satisfied.
3. Control of Sound Level: *Devices for the transmission of voices shall be so directed or muffled as to prevent sound from being audible beyond the boundaries of the site.* The applicant has submitted renderings showing a microphone and speaker box, which will be located at both ordering isles; however, no details pertaining to sound levels have been provided. The applicant will need to provide further information regarding sound levels from the speaker boxes in order for staff to make a determination if this requirement has been satisfied.

RECOMMENDATIONS

While the special land use application generally appears to comply with ordinance requirements, a few items, which have been underlined within this report, should be addressed in order for a positive recommendation to be provided by Township staff. In addition, any comments or concerns raised by other reviewing agencies should also be taken into account regarding approval of the special land use application.

Once the underlined items have been addressed, staff will prepare an amended report.

Respectfully Submitted,
McKenna

Kyle Mucha, AICP
Senior Planner

Danielle Bouchard, AICP
Senior Planner



MCKENNA

Memorandum

TO: Kalamazoo Charter Township Planning Commission
 Kyle Mucha, AICP, Senior Planner
FROM: Danielle Bouchard, AICP, Senior Planner
SUBJECT: Site Plan Review #2s – Popeyes Restaurant w/ Drive-Thru – 3800 Gull Road
DATE: September 26, 2022

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OVERVIEW

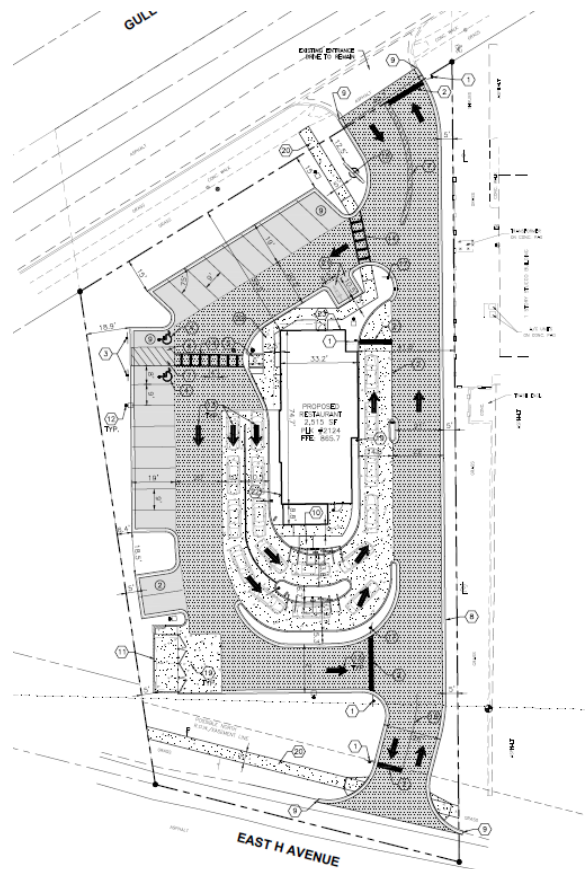
The applicant is proposing to demolish an existing self-service car washing structure and construct a 2,515 square foot building for the purposes of establishing a fast-food restaurant with drive-thru capabilities. The overall site at 3800 Gull Road is 0.86 acres.

PROPOSED IMPROVEMENTS

The proposal involves the removal of the existing self-service auto-wash facility and construction of a new restaurant development, which is primarily fast-food in nature. The site will be improved with the following: new asphalt parking lot; landscaping along Gull Road & East H Avenue; erection of a dumpster enclosure; modifications to the existing site access along East H Avenue (including sidewalk).

USE OF THE PROPERTY

The property is currently zoned C-1, Local Commercial; the C-1 District does not permit this type of proposed use. However, the applicant is seeking to rezone the property to C-2, Corridor Commercial, in which a fast-food establishment, with a drive-thru is permitted upon approval of a Special Land Use. The applicant has submitted a rezoning application and a Special Land Use application, which will be reviewed separately from this memorandum. Should the rezoning application be approved by the Planning Commission, the application is still subject to approval by the Township Board. **No improvements to the site are permitted to take place until the rezoning is approved by the Township Board.**





SITE PLAN REVIEW

The Schedule of Regulations: Section 25.02, includes the following provisions:

Regulation Type	C-2, Corridor Commercial District Requirements (Principal Structures)	Site Plan Conditions	Compliance with Ordinance Standards
Front Yard Setback	35 ft.	59.5 ft.	Yes
Side Yard Setback	25 ft.	41.8 ft.	Yes
Rear Yard Setback	25 ft.	>25 ft.	Yes
Maximum Lot Coverage	60%	<60%	Yes
Accessory Structures			
Front Yard Setback	35 ft.	None Proposed	N/A
Side Yard Setback	10 ft.	None Proposed	N/A
Rear Yard Setback	10 ft.	None Proposed	N/A

Off-Street Parking

Parking requirements are regulated by Section 4.01(D)(5) of the Township Zoning Ordinance. The following table provides analysis of the required off-street parking per ordinance and what is proposed by the applicant. Based on the following parking specifications provided by the applicant, we find that the site improvements meet the ordinance requirements.

Regulation Type: Off Street Parking	Required	Site Plan Conditions	Compliance with Ordinance Standards
Restaurant – Fast Food	1 space per 50 sq. ft. of dining and service area	673 / 50 = 13.46 spaces	Yes
Restaurant – Fast Food	1 space for each employee on the largest typical daily work shift	6 employees	Yes
<i>Total Required Parking</i>	<i>20 spaces</i>	20 spaces	Yes

Parking Lot Landscaping

The following analysis is provided regarding parking lot landscaping calculations.

Regulation Type: Parking Lot Landscaping	Requirements	Site Plan Conditions	Compliance with Ordinance Standards
General Landscaping Ratio	30 sq. ft. per parking space (20* spaces x 30 sq. ft. = 600 sq. ft.)	1,369 sq. ft. (+/-)	Yes



Minimum Planting Area Width	9 feet	Varies	*No
Deciduous or Evergreen Trees	One (1) shade tree per 10 vehicle parking spaces in the lot	4 proposed	Yes

*Due to the site layout and potential constraints, the applicant is providing a planting area along the western portion of the subject site, however such a planting area does not appear to be a consistent nine (9) foot width as required by the Township Zoning Ordinance. We defer to the Kalamazoo Township Planning Commission on whether the applicant is meeting the intent of the ordinance, and as such, if a reduced planting width as shown on the site plan (dated 9/23/2022) is acceptable.

Landscaping to Adjacent Roads

The site plan has been reviewed in accordance with Section 5.02.B of the Township Zoning Ordinance. The site has an approximate frontage along Gull Road of 188 linear feet and frontage along East H Avenue of 135 linear feet. The subject site has a total linear frontage along both roadways of 250 feet, which excludes existing driveway widths. Therefore, the following table provides a review based on linear frontage.

Regulation Type	Requirements	Site Plan Conditions	Compliance with Ordinance Standards
One (1) shade tree/evergreen per 40 linear feet of frontage	$250 \text{ ft.} / 40 = 6.25$	9	Yes
One (1) ornamental tree per 100 linear feet of frontage	$250 \text{ ft.} / 100 = 2.5$	3	Yes
Eight (8) shrubs per 40 linear feet of frontage	$250 \text{ ft.} / 40 = 6.25$ $6.25 * 8 \text{ (shrubs)} = 50$	53	Yes

Lighting

The applicant has submitted a photometric (lighting) plan for review by the Township. Based on the analysis conducted by the applicant, we find that the proposed lighting plan meets the intent of the Zoning Ordinance (Section 2.12) in that the site lighting is not projected to exceed 0.5 foot-candles at the property line.

Site Circulation

The site circulation is designed to offer primary access off of Gull Road, with a secondary access along East H Avenue. Vehicle circulation will travel in a counterclockwise direction (north, west, south, east), via a one-way direction. A minimum drive aisle width of 20 feet is required. The site plan indicates drive aisle widths of 20 feet, as measured from the stacking lane and edge of parking space (see diagram below).

The primary access along Gull Road is proposed to be stripped to aid in directing traffic once within the property. The site plan shows directional arrows for site circulation. We recommend that the pavement be marked with directional arrows to alleviate potential vehicle conflicts once on site.

In addition, the applicant should submit any communication from the Road Commission of Kalamazoo County regarding the two existing access points for the site. Should further review be required by MDOT, the applicant shall be required to submit appropriate information for review by all applicable entities.



Furthermore, the proprietor has also submitted a brief memo/narrative regarding the service time of drive-thru clients, which was listed at over 700 seconds (11.66 minutes) to an average of 250 seconds (4.16 minutes). The proprietor has indicated to Township staff that this increase in service time will significantly reduce the vehicle stacking on site.

Signage

The site plan submission notes a sign along Gull Road; the applicant is advised that a setback minimum of 12.5 feet is required per Section 7.08.D.3. Administrative review of site signage can be conducted at a later date. Signage shall require a separate review and approval by Kalamazoo Township planning and zoning.

Trash Disposal

Section 2.22 outlines the requirements for trash removal and collection. The applicant proposes to locate the dumpster enclosure towards the rear of the facility (along the East H Avenue frontage). The enclosure is proposed to be 29.33-feet by 12-feet (29.33' x 12'), and enclosed on three sides by a permanent-type wall and two double door gates for removal access. The dumpsters are proposed to be placed on a concrete pad, which is in accordance with Section 2.22.D of the Township Zoning Ordinance. Furthermore, the dumpster enclosure is proposed to be screened from the public view along East H Avenue by shrubs and deciduous trees. We find that the proposed dumpster location and construction meet the intent of the ordinance.

Other Agency Reviews

Additional reviews conducted by the Township's Fire Marshal & Engineer are attached as a separate document.

RECOMMENDATIONS

Based on the submitted site plan, revision date of September 23, 2022, we find that the site plan can be recommended for approval, subject to the following conditions being satisfied:

1. Planning Commission grants a modification to the required landscaping minimum planting width of nine (9) feet along the western property line as proposed on the landscaping plan.
2. Applicant provides access approval from the Road Commission of Kalamazoo County regarding ingress/egress on Gull Road & East H Avenue.
3. Applicant satisfies all applicable Township Fire Safety requirements.
4. Applicant satisfies other Agency's comments and requirements.
5. The property is rezoned from C-1, Local Commercial, to C-2, Corridor Commercial.

We recommend that a final site plan be submitted to the Township for administrative review to ensure compliance with the four stipulations outlined above.

Please feel free to reach out to Kyle Mucha, AICP at kmucha@mcka.com or Danielle Bouchard, AICP at dbouchard@mcka.com if you have any questions regarding this review.

Respectfully Submitted,
McKenna



Kyle Mucha, AICP
Senior Planner

Danielle Bouchard, AICP
Senior Planner



September 23, 2022

Todd Kowalski
Fire Marshall

Kalamazoo Township
1720 Riverview Drive
Kalamazoo, MI 49004

RE: Popeyes Restaurant w/ Drive-Thru – 3800 Gull Road

Dear Mr. Kowalski,

In reference to the above-referenced project, we have received the comment letter dated September 19, 2022, and have worked to address the concerns. The following are your comments and our disposition to those comments.

General Comments

1. Installation of Knox Box. The size shall be a “3200” series or larger. The vault shall be mounted unobstructed and visible approximately five feet from ground level near a main access door. Devices may only be purchased at www.knoxbox.com.

Response: *A Knox Box has been added to the Site Plan and is indicated on the north site of the building. See Key Note 23.*

2. The Fire Department Connections (FDC) shall have Knox 5” Locking FDC Plugs with swivel-guard.

Response: *Noted. The FDC location has been added to the Site plan as Key Note 22 and is located in the SW corner of the building.*

3. The FDC shall be within 100’ of a fire hydrant.

Response: *The FDC is located 63’ from the fire hydrant located near the NW corner of the building. The fire hydrant is called out on Sheet C400 in the Site Improvement Plans.*

4. The FDC may be remotely located away from the building. The location of the fire department connection shall be approved.

Response: *Understood. We have indicated along the building wall in the SW corner.*

Woolpert, Inc.
1815 South Meyers Road, Suite 950
Oakbrook Terrace, IL 60181
630.424.9080 www.woolpert.com

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September 23, 2022
Page 2

5. Immediate access to FDC shall be maintained in clear view without obstruction by fences, bushes, trees, walls, dumpsters or any other object.

Response: *Noted. There are no amenities proposed in front of the FDC that would obstruct visibility.*

6. FDC shall be so located so that fire apparatus and hydrant lines connected to supply the system will not obstruct access to the buildings for other fire apparatus.

Response: *Noted. The FDC is located such that fire apparatus and hydrant lines will not obstruct access to the building for the other fire apparatus.*

7. FDC shall not be obstructed by parking spaces; marked or unmarked.

Response: *Noted. There are no parking spaces which will obstruct the FDC.*

8. Public/private fire hydrants shall be identified signage approved by the City of Kalamazoo.

Response: *Noted. This has been clarified on Key note #22.*

9. Public and Private fire hydrants shall be supplied by a main not less than 6" in diameter.

Response: *A 6" diameter main is proposed to supply the hydrant. See Sheet C400.*

10. Fire hydrant placement shall be approved by the Fire Marshal's Office.

Response: *Noted.*

11. Water mains serving fire suppression systems shall not be less than 6" in diameter. Main size may be reduced upon submittal of engineered/architectural stamped & sealed fire suppression plans in detail including calculations. Plans shall be approved by the City of Kalamazoo Water Department.

Response: *The Water main serving the fire suppression system will not be less than 6" diameter.*

12. Fire department connections not remotely located shall be located on the street side of the building.

Response: *Noted. The FDC is located so it is street side of Gull Road.*

13. FDC not remotely located shall be fully visible and recognizable from the street.

Response: *The FDC will be fully visible from the street.*

14. The FDC shall be identifiable to approaching fire apparatus.

Response: *The FDC will be located on the building wall with a white background providing visibility from the street. See color building elevations provided.*

15. The FDC shall be indicated by an approved sign mounted on the street, front, side of the building or adjacent to a remotely located FDC

Response: *Noted. Signage will be provided separately in accordance with Fire Department requirements.*

16. FDC signage shall have the letters "FDC" at least 6 inches high.

Response: *Noted. Signage will be provided separately in accordance with Fire Department requirements.*

17. FDC signage shall be reflective with white letters with a red background. All such signs shall be subject to the approval of the fire code official.

Response: *Noted. Signage will be provided separately in accordance with Fire Department requirements.*

18. FDC shall have an exterior rated strobe & horn device above the FDC, approximately 8- 10' in height. Device shall be in clear view to approaching fire apparatus.

Response: *Noted. These will be provided in accordance with Fire Department requirements.*

19. Protective Bollards shall be required to protect egress doors or pathways where vehicles or other devices (dumpsters, shopping carts, outside displays etc) can be parked or placed which could impede the pathway or door motion from a required egress door

Response: *Noted. Protective bollards have been added to the Site plan to protect these areas as applicable (Key note #19)*

20. Protective Bollards shall be installed protecting any exposed electric or gas device, connection, piping, meter, FDC, fire hydrant, fire stand pipe connection, LP Storage tank, LP transfer point, LP point of sale.

Response: *Noted. Protective bollards have been added to the Site plan to protect these areas as applicable (Key note #19)*

21. Protective bollards shall also be erected at any point where a vehicle will be driving alongside or up to the building such as that of a drive thru sales window.

Response: *Noted. Protective bollards have been added to the Site plan to protect these areas as applicable (Key note #19)*

22. Protective bollards shall be placed regardless of whether or a sidewalk is placed between the device and the area for parking. After landscaping, the discharge ports for hydrants shall be 24" from the ground measured from the bottom of the lowest port to the ground.

Response: *Noted. Protective bollards have been added to the Site plan to protect these areas as applicable (Key note #19)*

23. Building identification shall be placed in a position that is plainly legible and visible from any street or road fronting the property.

Response: *Noted. Building Signage has been included on the Elevations as included with this submittal.*

24. The address numbers and street name shall contrast with their background

September 23, 2022
Page 4

Response: *Noted. Address numbers and street names will be designed to contrast with their background.*

25. Commercial structures shall have address numbers at least 10" high.

Response: *Noted. This requirement will be met.*

26. Parking lots, driveways and service & access drives shall be designed and constructed to allow the maneuverability and weight of fire service aerial devices.

Response: *Vehicle turning movement studies have prepared to show vehicular circulation around the site and can be provided as necessary. The main drive lane will include a heavy duty asphalt pavement as indicated by the hatch in the Site Legend on Sheet C400.*

27. The AHJ reserves the right to implement field adjustments as needed.

Response: *Noted.*

If you have any additional comments please do not hesitate to contact me at my office at (630) 424-9080.

Sincerely,

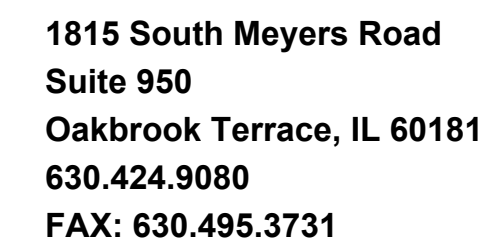
Woolpert, Inc.



Ryan Walter, PE

ABY GROUPS

CONTACT: ABY MOHAMMED
EMAIL: ABY@ABYGROUPS.COM



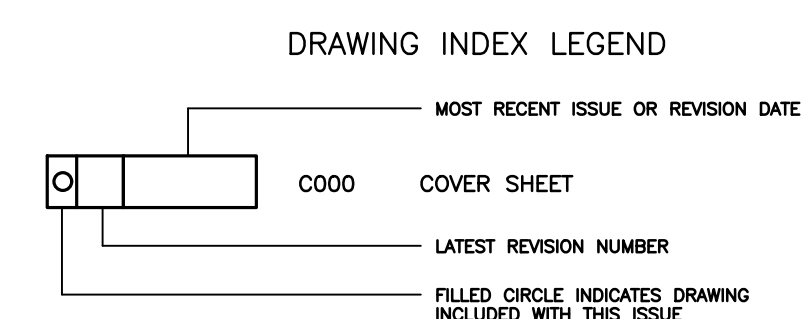
SHEET INDEX



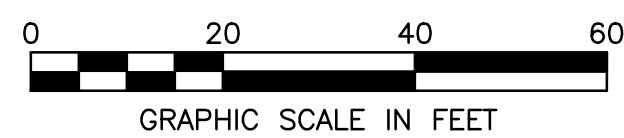
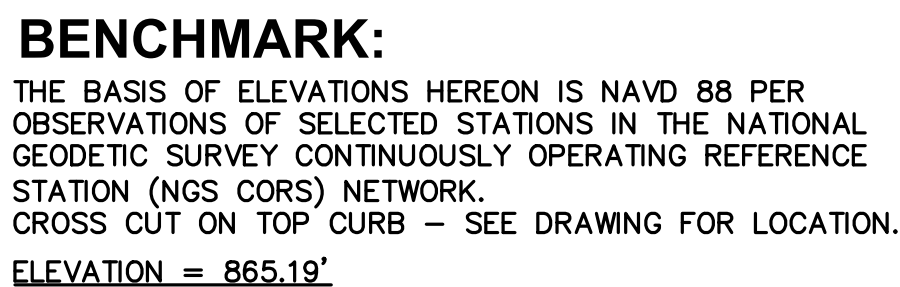
●	09/23/22	C000.....	COVER
●	09/23/22	C100.....	EXISTING CONDITIONS – DEMO PLAN
●	09/23/22	C200.....	SITE PLAN
●	09/23/22	C300.....	GRADING PLAN
●	09/23/22	C301.....	EROSION CONTROL PLAN
●	09/23/22	C302.....	EROSION CONTROL DETAILS
●	09/23/22	C400.....	UTILITY PLAN
●	09/23/22	C500.....	LANDSCAPE PLAN
●	09/23/22	C600.....	PHOTOMETRIC PLAN

[illegible]

PROJECT No.: 083256



C000



⊙	STORM MANHOLE	⊞	TELEPHONE PEDESTAL
○	CURB INLET	⊞	TRAFFIC SIGNAL PULL BOX
□	CATCH BASIN	⊞	SANITARY MANHOLE
△	FIRE HYD.	—	SIGN
⊙	WATER VALVE	----- UE -	UNDERGROUND ELECTRIC
⊙	WATER MANHOLE	----- G -	UNDERGROUND GAS
⊙	SPRINKLER CONTROL VALVE	----- SD -	STORM
⊙	GAS METER	----- SAN -	SANITARY
⊙	ELEC. TRANSFORMER	----- WTR -	WATER
⊙	ELECTRIC MANHOLE	=====	EXISTING CURB (AND GUTTER)
⊙	TELEPHONE MANHOLE		
⊙	CLEANOUT	TC	TOP OF CASTING
⊙	UTILITY POLE		
⊙	LIGHT POLE		
⊙	GUY WIRE		

	① SAWCUT AND REMOVE EXISTING CURB AND GUTTER
	② SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
	③ SAWCUT AND REMOVE EXISTING CONCRETE FULL DEPTH
	④ REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATIONS
	⑤ REMOVE EXISTING WALL
	⑥ REMOVE EXISTING TREE
	⑦ REMOVE EXISTING SHRUB
	⑧ REMOVE EXISTING SIGN
	⑨ REMOVE EXISTING FIRE HYDRANT
	⑩ REMOVE EXISTING LIGHTPOLE

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL MISS DIG 811 HOTLINE (1-800-482-7171) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
4. DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICES, IF LINES ARE ACTIVE.
5. EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
6. MATERIAL CREATED AS A RESULT OF BUILDING DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
8. PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
9. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
10. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.

**SITE IMPROVEMENT PLANS
POPEYES - KALAMAZOO, MICHIGAN**

3800 GULL ROAD

KALAMAZOO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

EXISTING CONDITIONS - DEMO PLAN

SHEET NO.

C100

REVISION

DATE _____

PROJECT No:
083256

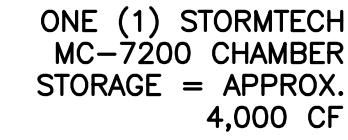
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

EXISTING CONDITIONS - DEMO PLAN

09/23/22	REVISED PER TOWNSHIP COMMENTS
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EAST H AVENUE

The diagram illustrates the proposed and existing boundaries and contours for the 803rd Street project. It shows a cross-section of the street and adjacent areas. The existing boundary is indicated by a solid line, and the proposed boundary is shown by a dashed line. The existing 1' contour is marked with a solid line, and the existing 5' contour is marked with a dashed line. The proposed 1' contour is marked with a solid line, and the proposed 5' contour is marked with a dashed line. The proposed storm drain is shown as a series of arrows pointing right, and the centerline drainage swale is shown as a series of dots. The construction limits are indicated by a solid line at the bottom.

Feature	Line Style
EXISTING BOUNDARY	Solid
PROPOSED BOUNDARY	Dashed
EXISTING 1' CONTOUR	Solid
EXISTING 5' CONTOUR	Dashed
PROPOSED 1' CONTOUR	Solid
PROPOSED 5' CONTOUR	Dashed
PROPOSED STORM DRAIN	Arrows
CENTERLINE DRAINAGE SWALE	Dots
CONSTRUCTION LIMITS	Solid



PROPOSED ELEVATIONS LEGEND

EXISTING ELEVATIONS LEGEND

X 800.00 TC TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
 ✓ 800.00 SPOT ELEVATION

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER
OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL
GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE
STATION (NGS CORS) NETWORK.
CROSS CUT ON TOP CURB - SEE DRAWING FOR LOCATION.
ELEVATION = 865.19'

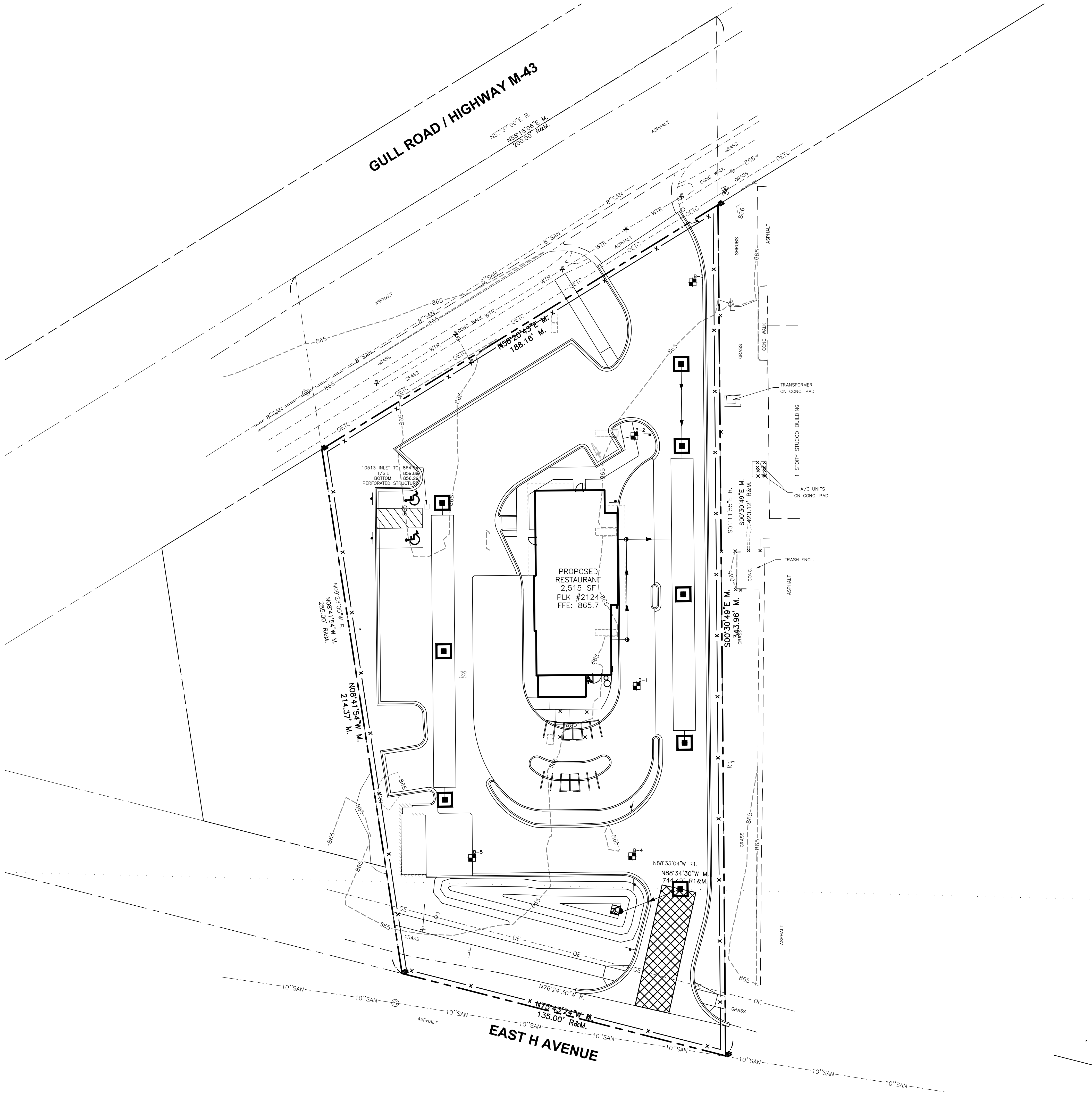


0 20 40 60

GRAPHIC SCALE IN FEET

SITE IMPROVEMENT PLANS
POPEYES - KALAMAZOO, MICHIGAN

Layout Tab Name: C301 EROSION CONTROL PLAN, Images: , Xrefs: 083256-X.dwg; 083256-TBLK.dwg; 2124 Building Outline for Civil Drawings.dwg
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EROSION CONTROL LEGEND

X

SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

TEMPORARY CONSTRUCTION ENTRANCE

INLET PROTECTION

CURB INLET PROTECTION

DOUBLE CURB INLET PROTECTION

EXISTING TREES TO BE PRESERVED WITH PRESERVATION FENCING

RIP RAP (SEE DETAIL)

N

- EROSION CONTROL NOTES
1.

SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2.

INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3.

CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4.

EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5.

ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6.

CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7.

CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8.

INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
9.

CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10.

INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR-MAC OR IPP INLET FILTER OR APPROVED EQUAL.
11.

SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
12.

ALL RIP RAP TO BE MIN. 8" DIAMETER (IDOT GRADATION 3).
13.

SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150, STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.

- SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES
1.

INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2.

DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
3.

INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
4.

PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
5.

TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
6.

INSTALL CONCRETE AND ASPHALT PAVEMENT
7.

REMOVE ALL TEMPORARY SE/SC MEASURES

AREA SUMMARY
TOTAL SITE AREA = 0.94 ACRES
DISTURBED AREA = 0.94 ACRES

BENCHMARK:
THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORs) NETWORK.
CROSS CUT ON TOP CURB - SEE DRAWING FOR LOCATION.
ELEVATION = 865.19'

MISS DIG System, Inc.

www.missdig.org 1-800-462-7171

0

20

40

60

GRAPHIC SCALE IN FEET

31

SEAL

REVISION

No.

DATE

PROJECT No: 083256

DATE 09/02/22

DES. JC

DR. DH

CKD. CP

1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

W

WOOLPERT

ARCHITECTURAL ENGINEERING (INCORPORATED)

SITE IMPROVEMENT PLANS
POPEYES - KALAMAZOO, MICHIGAN

3800 GULL ROAD
KALAMAZOO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

EROSION CONTROL PLAN

SHEET NO.

C301

EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH EPA'S GENERAL PERMIT FOR CONSTRUCTION

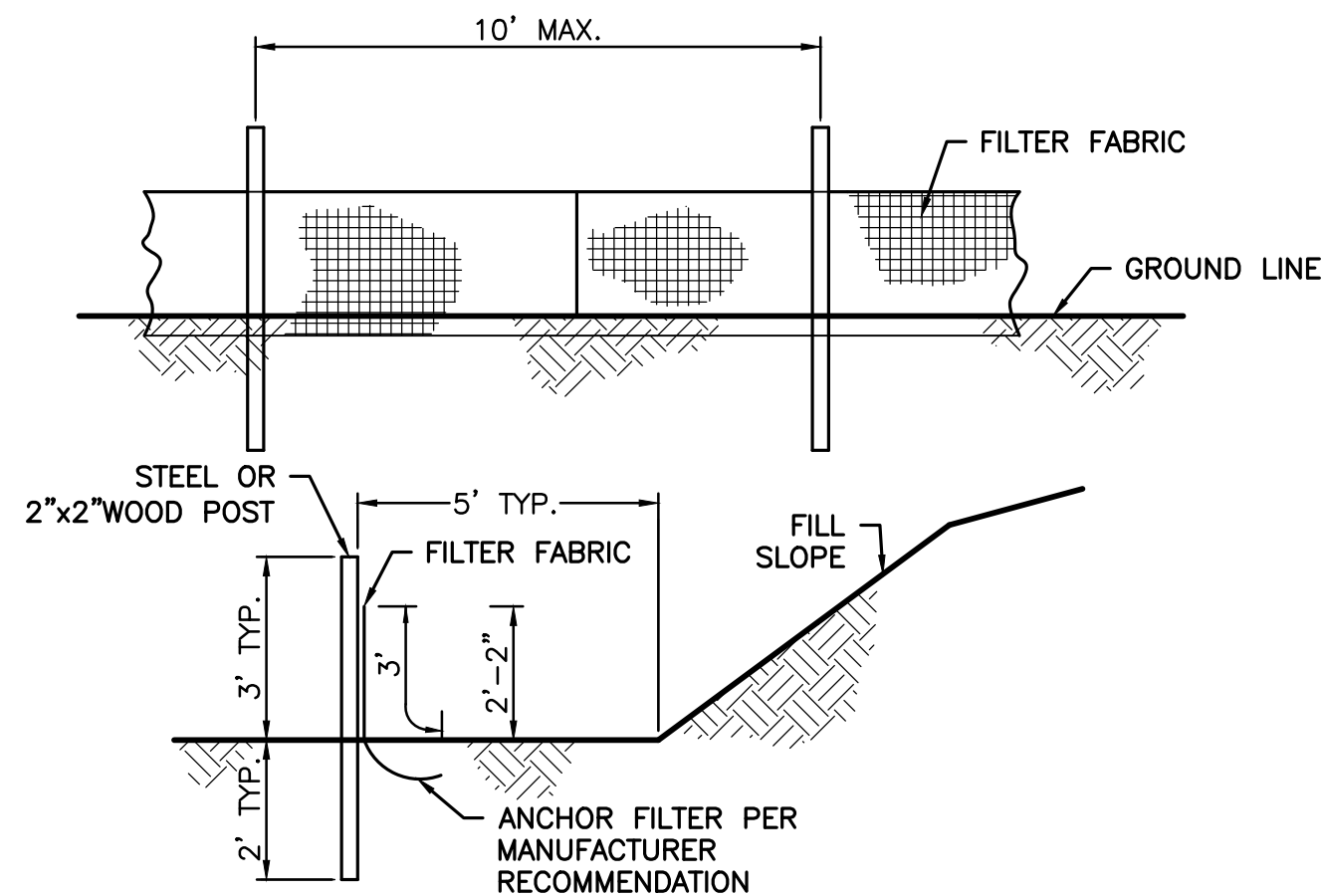
- THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.
2. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.
3. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION. SEDIMENT SHALL BE REMOVED AT THE END OF EACH WORKDAY.
4. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
5. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.
6. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
7. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE MICHIGAN ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
8. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH MICHIGAN ENVIRONMENTAL PROTECTION AGENCY NPDES PERMIT FOR GENERAL CONSTRUCTION AND ALL PRACTICES WILL MEET OR EXCEED THOSE DETAILED IN THE ILLINOIS URBAN MANUAL.
9. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
10. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
12. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
13. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 21 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
14. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY.
15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
16. ANY SEDIMENT REACHING THE STORM SEWER SYSTEM SHALL BE REMOVED FROM THE SEWER AND NOT FLUSHED DOWNSTREAM.
17. ANY ERODED SEDIMENT CAPTURED IN DETENTION, RETENTION, OR DEPRESSION STORAGE AREAS SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION.
18. WIND EROSION AND CONTROLLING DUST ON THE PROJECT SITE SHALL BE ADDRESSED BY USING THE FOLLOWING METHODS (OR APPROVED EQUAL):
 - a. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
 - b. PROVIDE GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
19. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
20. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".

STABILIZATION TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
PERMANENT SEEDING			A	-----			•	•	-----				
DORMANT SEEDING	B	-----											
TEMPORARY SEEDING			C	-----			•	D	•	-----			
SODDING			E**	-----									
MULCHING	F	-----											

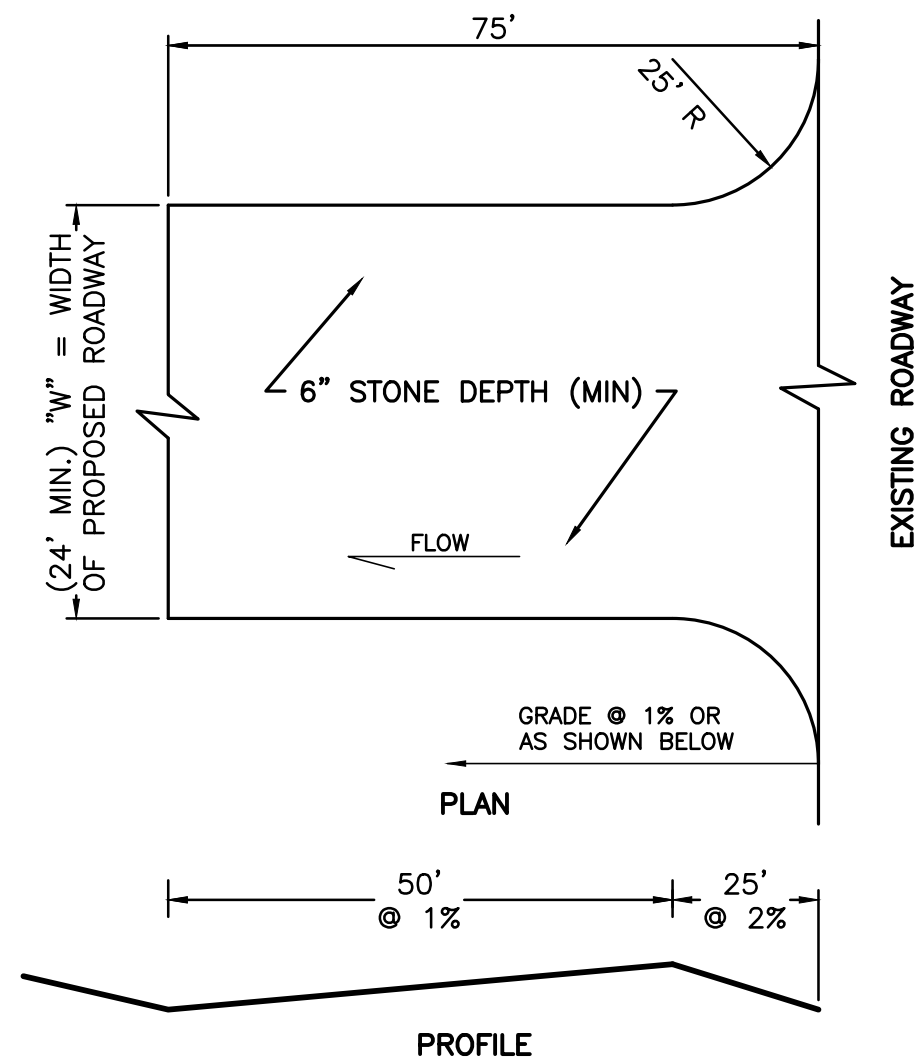
A = KENTUCKY BLUEGRASS @ 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS @ 30 LBS./AC.
 B = KENTUCKY BLUEGRASS @ 135 LBS./AC MIXED WITH PERENNIAL RYEGRASS @ 45 LBS./AC. PLUS 2 TON/AC. STRAW MULCH
 C = SPRING OATS @ 100 LBS./AC.
 D = WHEAT OR CEREAL RYE @ 150 LBS./AC
 E = SOD
 F = STRAW MULCH @ 2 TONS/AC.
 * = IRRIGATION NEEDED DURING JUNE AND JULY
 ** = IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD

REF. = SCS "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".

TYPICAL SOIL PROTECTION DETAIL
NTS



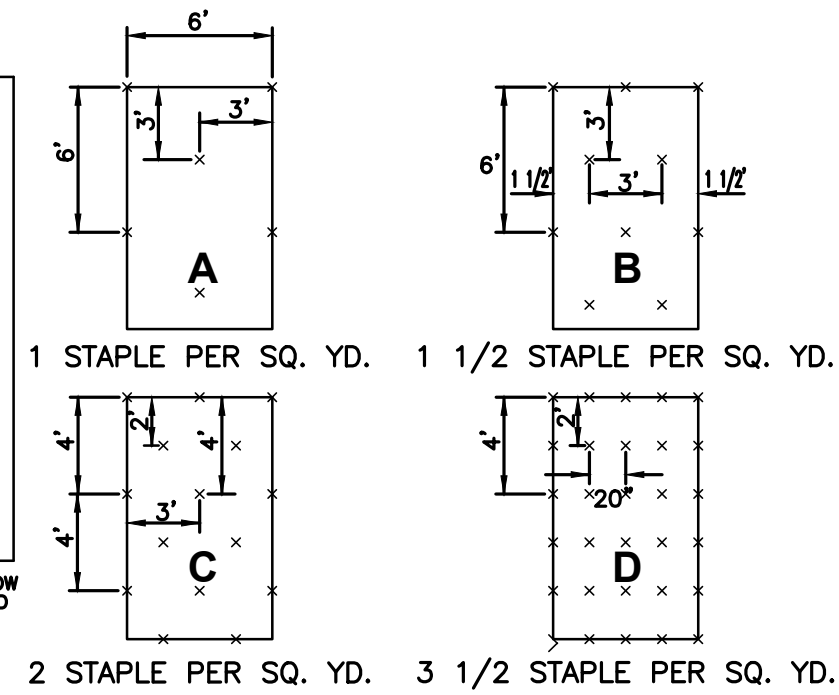
TEMPORARY SILT FENCE DETAIL



GENERAL NOTES:

1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1 1/2" TO 3 1/2" DIA.).
2. PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY COUNTY/CITY.

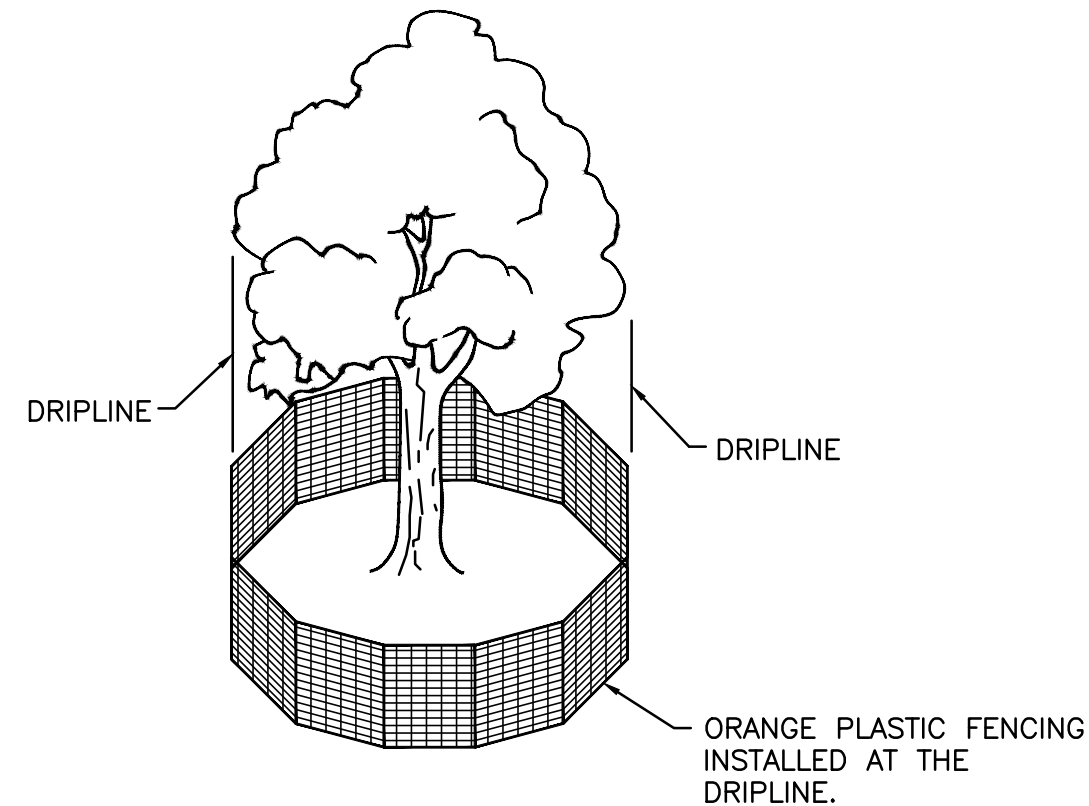
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NTS



NOTE:

1. CHANNEL LINING UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES AT PROJECTED WATER LINE.
2. STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE RAINFALL.
3. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO THE BLANKETS, STAPLE PATTERN "C" SHOULD BE UTILIZED.
4. EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED AREAS

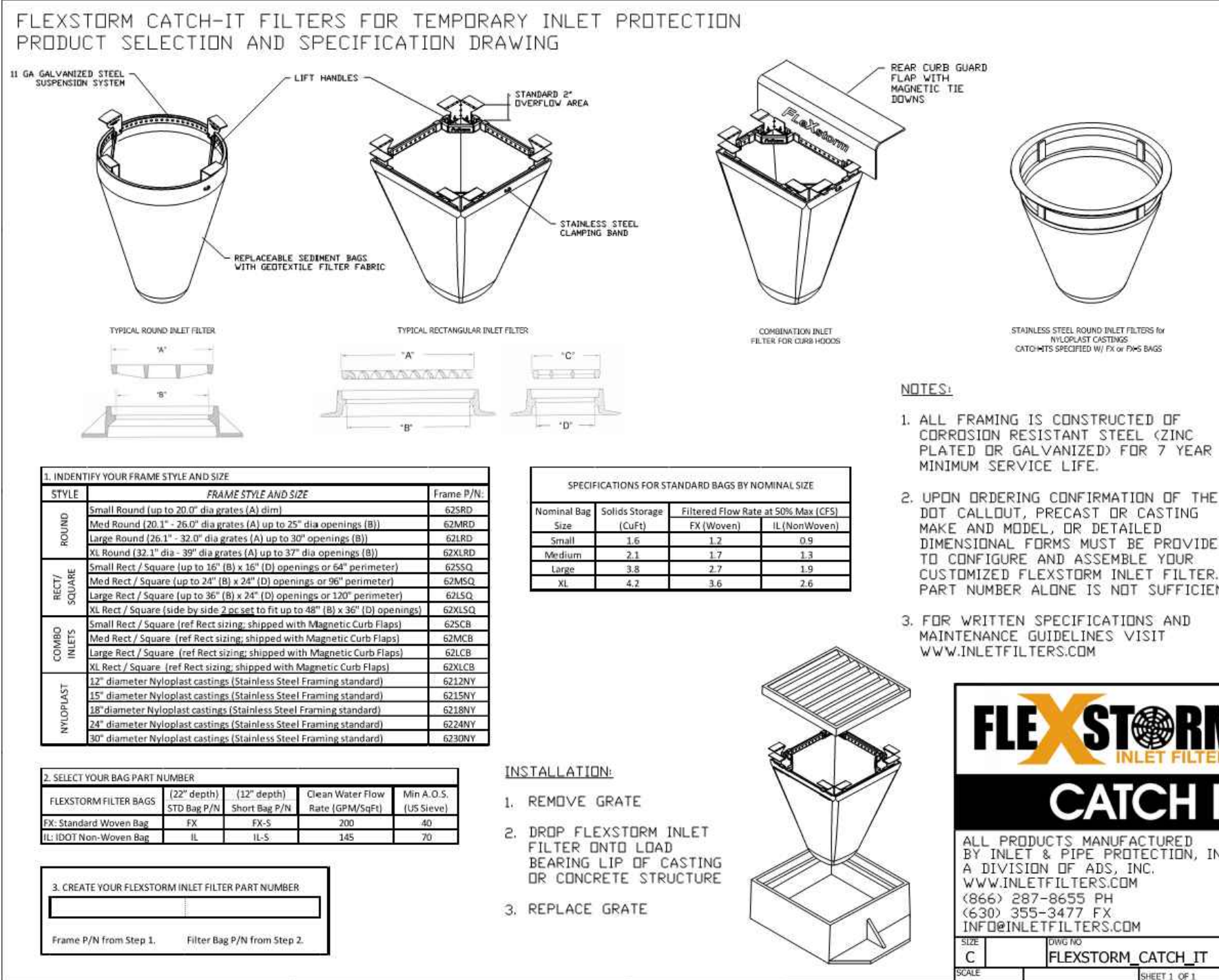
EROSION CONTROL MAT INSTALLATION GUIDE DETAIL
NTS



MAINTENANCE GENERAL NOTES:

- 1 INSPECT AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- 2 REPAIR PERIMETER BARRIERS IF DAMAGED.
- 3 INSPECT FOR DAMAGE FROM CONSTRUCTION EQUIPMENT, ETC.
- 4 REPAIR WOUNDS SIMPLY BY REMOVING DAMAGED BARK AND WOOD
TISSUE. DO NOT USE TREE PAINT.
- 5 CABLE AND BRACE ANY TRUNK SPLITS, WEAK FORKS, AND LARGE
LIMBS.

TREE PROTECTION DETAILS



INSTALLATION

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



□ □ ● □ □ ● □ LIGHT POLES

A.2 PROPOSED SANITARY STRUCTURE CALLOUT

1.0 PROPOSED STORM STRUCTURE CALLOUT

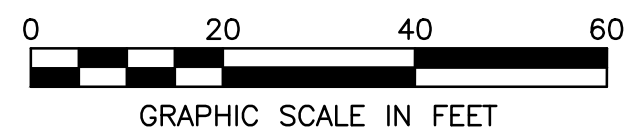
① PROPOSED WATER MAIN STRUCTURE CALLOUT

A PROPOSED UTILITY CROSSING CALLOUT

1. 2~4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR ELECTRIC SERVICE AND TRANSFORMER LOCATION.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
3. 1~4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.

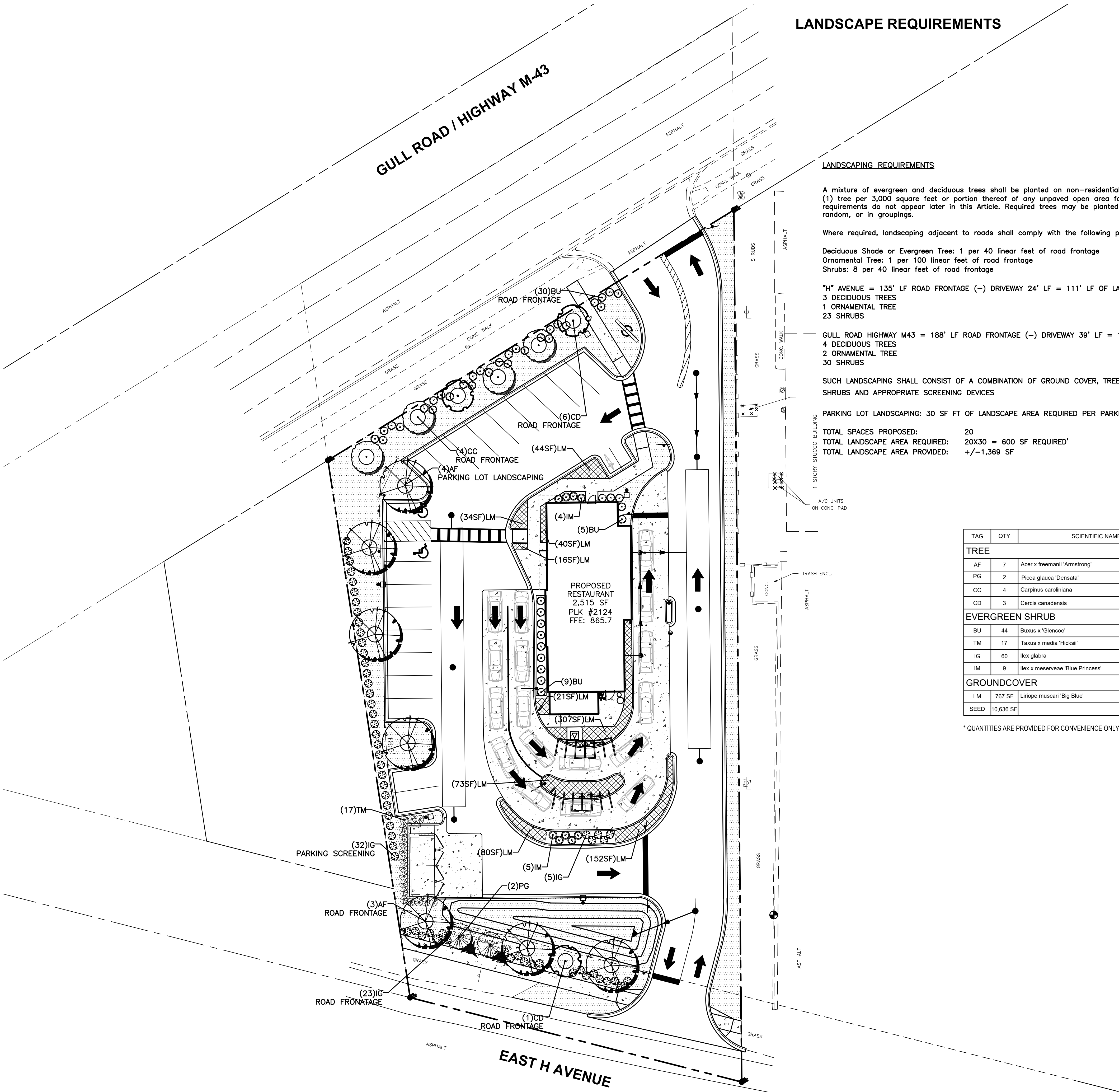


THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER
OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL
GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE
STATION (NGS CORS) NETWORK.
CROSS CUT ON TOP CURB - SEE DRAWING FOR LOCATION
ELEVATION = 865.19'



C400

Layout Tab Name: C500 LANDSCAPE PLAN, Images: , Xrefs: 083256-X.dwg; 083256-TBLK.dwg; 2124 Building Outline for Civil Drawings.dwg
Last Saved By: MamuJ, 9/23/2022 1:26:50 PM
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LANDSCAPE REQUIREMENTS

LANDSCAPING REQUIREMENTS

A mixture of evergreen and deciduous trees shall be planted on non-residential parcels at the rate of one (1) tree per 3,000 square feet or portion thereof of any unpaved open area for which specific landscaping requirements do not appear later in this Article. Required trees may be planted at uniform intervals, at random, or in groupings.

Where required, landscaping adjacent to roads shall comply with the following planting requirements:

Deciduous Shade or Evergreen Tree: 1 per 40 linear feet of road frontage
Ornamental Tree: 1 per 100 linear feet of road frontage
Shrubs: 8 per 40 linear feet of road frontage

"H" AVENUE = 135' LF ROAD FRONTAGE (-) DRIVEWAY 24' LF = 111' LF OF LANDSCAPE AREA
3 DECIDUOUS TREES
1 ORNAMENTAL TREE
23 SHRUBS

GULL ROAD HIGHWAY M43 = 188' LF ROAD FRONTAGE (-) DRIVEWAY 39' LF = 149' LF OF LANDSCAPE AREA
4 DECIDUOUS TREES
2 ORNAMENTAL TREE
30 SHRUBS

SUCH LANDSCAPING SHALL CONSIST OF A COMBINATION OF GROUND COVER, TREES, SHRUBS AND APPROPRIATE SCREENING DEVICES

PARKING LOT LANDSCAPING: 30 SF FT OF LANDSCAPE AREA REQUIRED PER PARKING SPACE

TOTAL SPACES PROPOSED: 20
TOTAL LANDSCAPE AREA REQUIRED: 20X30 = 600 SF REQUIRED'
TOTAL LANDSCAPE AREA PROVIDED: +/-1,369 SF

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
AF	7	Acer x freemanii 'Armstrong'	Armstrong Red Maple	B&B	2.5" cal. 6'ht. 4'wd	Full, well shaped
PG	2	Picea glauca 'Densata'	Black Hills Spruce	B&B	6'ht. 3'wd	Full, well shaped
CC	4	Carpinus caroliniana	Hornbeam	B&B	2.5" cal. 6'ht. 7'wd	Full, well shaped
CD	3	Cercis canadensis	Eastern Redbud	B&B	2.5" cal. 6'ht. 7'wd	Full, well shaped
EVERGREEN SHRUB						
BU	44	Buxus x 'Glencoe'	Chicagoland Green Boxwood	#5 cont.	30"ht. x 24"wd.	Full, vigorous
TM	17	Taxus x media 'Hicksii'	Hicks Yew	#5 cont.	30"ht. x 24"wd.	Full, vigorous
IG	60	Ilex glabra	Inkberry Holly	#5 cont.	30"ht. x 24"wd.	Full, vigorous
IM	9	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	#5 cont.	30"ht. x 24"wd.	Full, vigorous
GROUND COVER						
LM	767 SF	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 cont.		12" on center
SEED	10,636 SF					Please See Chart Below

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

PERMANENT SOD BLEND

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE
OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR
EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER
OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL
GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE
STATION (NGS CORS) NETWORK.
CROSS CUT ON TOP CURB - SEE DRAWING FOR LOCATION.
ELEVATION = 865.19'



LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- 3 INCHES OF TOPSOIL SHALL BE REQUIRED AS GROWING MEDIUM FOR SODDED AREAS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICAN HORT.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

SITE IMPROVEMENT PLANS
POPEYES - KALAMAZOO, MICHIGAN

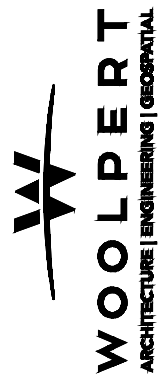
KALAMAZOO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

LANDSCAPE PLAN

SHEET NO.

C500

1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731



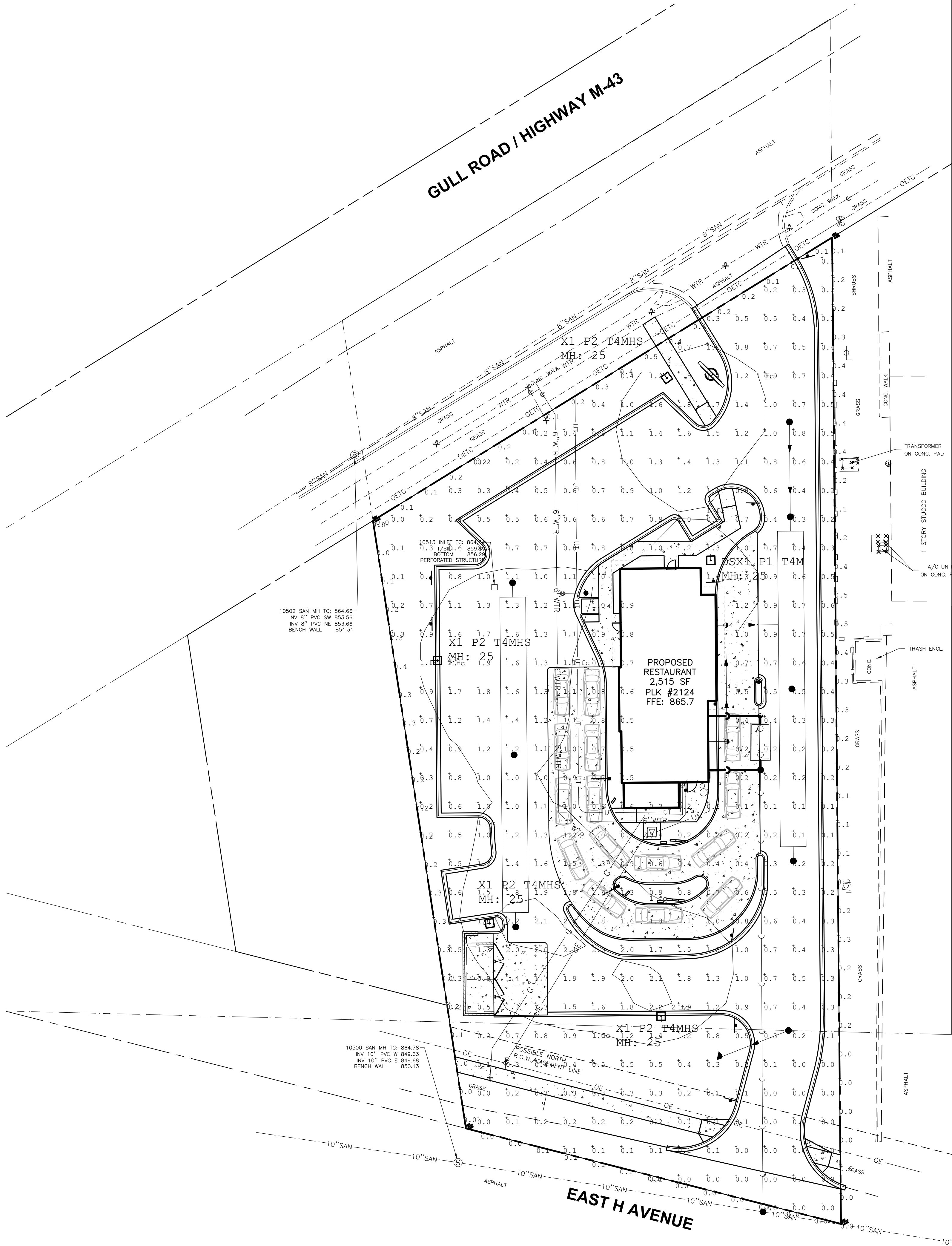
PROJECT No: 083256
DATE 09/02/22
DES. JM
DR. JM
CKD. CP

REVISION

No. DATE

09/23/22 REVISED PER TOWNSHIP COMMENTS

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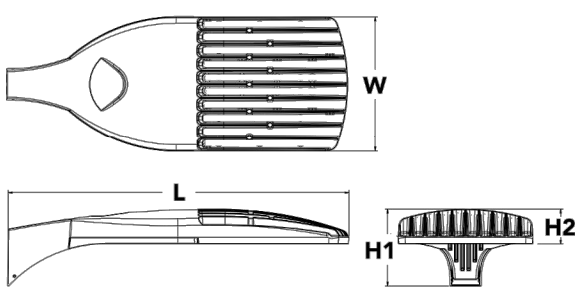


D-Series Size 1 LED Area Luminaire



Specifications

EPA: 1.01 ft²
(0.09 m²)
Length: 33"
(0.84 m)
Width: 13"
(0.33 m)
Height H1: 7-1/2"
(0.19 m)
Height H2: 3-1/2"
(0.09 m)
Weight (max): 27 lbs
(12.3 kg)



Rating	
Number	
Notes	
Type	

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBX0

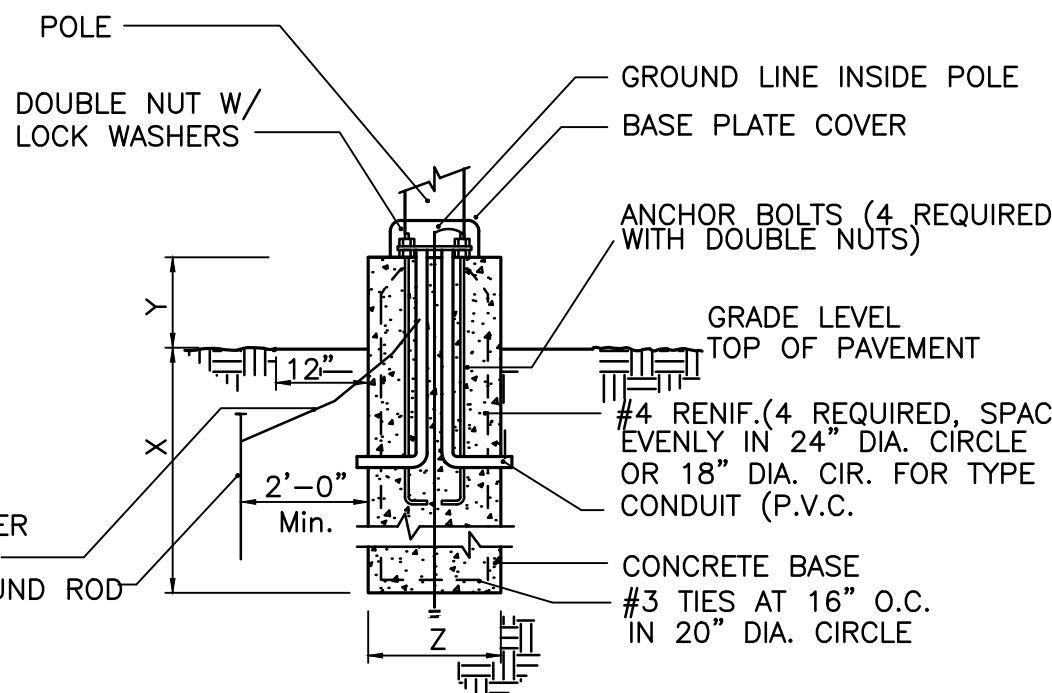
DSX1 LED	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K	TTS Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type II short T3M Type II medium T4M Type IV medium TTFM Forward throw medium	T2VS Type V very short T2S Type V short TSM Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120 V 208 V 240 V 277 V 347 V 480 V Shipped separately KMA6 DDBX0 U Mast arm mounting bracket adaptor (specify finish) ¹

Control options	Other options	Finish (selected)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PIRHN Network, high/low motion/ambient sensor ¹¹ PER NEMA two-lock receptacle only (controls ordered separately) ¹² PERS Five-pin receptacle only (controls ordered separately) ¹³ PES7 Seven-pin receptacle only (controls ordered separately) ¹⁴ DMC 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁵ DS Dual switching ^{16,17}	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5K ¹⁸ PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ¹⁸ PIRHFCV High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1K ¹⁸ PIRHFCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1K ¹⁸ FAO Field adjustable output ^{11,19}	Shipped installed HS House-side shield ²⁰ SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ LBO Left rotated optics ²¹ RBO Right rotated optics ²¹ HA 50% ambient operation ²² Shipped separately BS Bird spikes ²³ EGS External glare shield
		DDBX0 Dark bronze DBLX0 Black DNAX0 Natural aluminum DWHX0 White DDBX0D Textured dark bronze DBLX0D Textured black DNAX0D Textured natural aluminum DWHX0D Textured white



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DSX1-LED
Rev. 07/30/20
Page 1 of 8



DIMENSION SCHEDULE

IF LIGHT POLE IS ADJACENT TO VEHICLE PARKING

X 3'-6"
Y 2'-6"
Z 2'-0"

IF LIGHT POLE IS WITHIN LANDSCAPING (NOT ADJACENT TO VEHICLE PARKING)

X 3'-6"
Y 0'-6"
Z 2'-0"

LIGHT POLE BASE DETAIL NTS

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
PROPERTY LINE	Illuminance	Fc	0.18	0.5	0.0
SITE	Illuminance	Fc	0.75	2.2	0.0

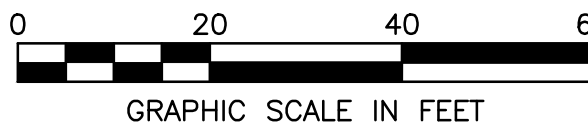
Luminaire Schedule					
Symbol	Qty	Arrangement	LLF	Description	Lum. Watts
[Symbol]	1	SINGLE	1.000	DSX1 LED P1 40K T4M MVOLT	54
[Symbol]	4	SINGLE	1.000	DSX1 LED P2 40K T4M MVOLT HS-DOUBLE	70

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.

HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
CROSS CUT ON TOP CURB - SEE DRAWING FOR LOCATION.
ELEVATION = 865.19'



SITE IMPROVEMENT PLANS
POPEYES - KALAMAZOO, MICHIGAN

3800 GULL ROAD
KALAMAZOO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

PHOTOMETRIC PLAN

SHEET NO.

C600

PROJECT No: 083256

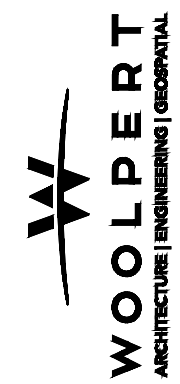
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DES. DH

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REVISION

No. DATE

09/23/22 REVISED PER TOWNSHIP COMMENTS

CS&A

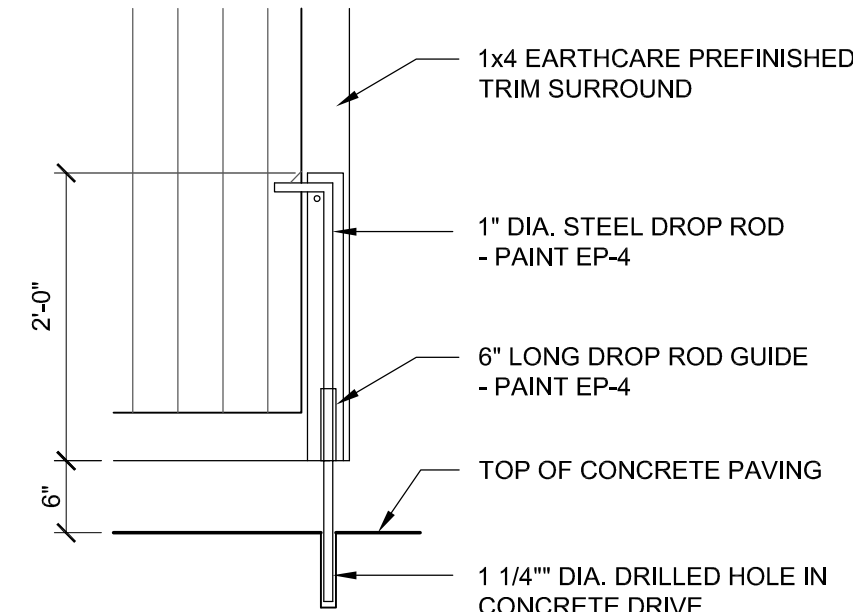


POPEYES

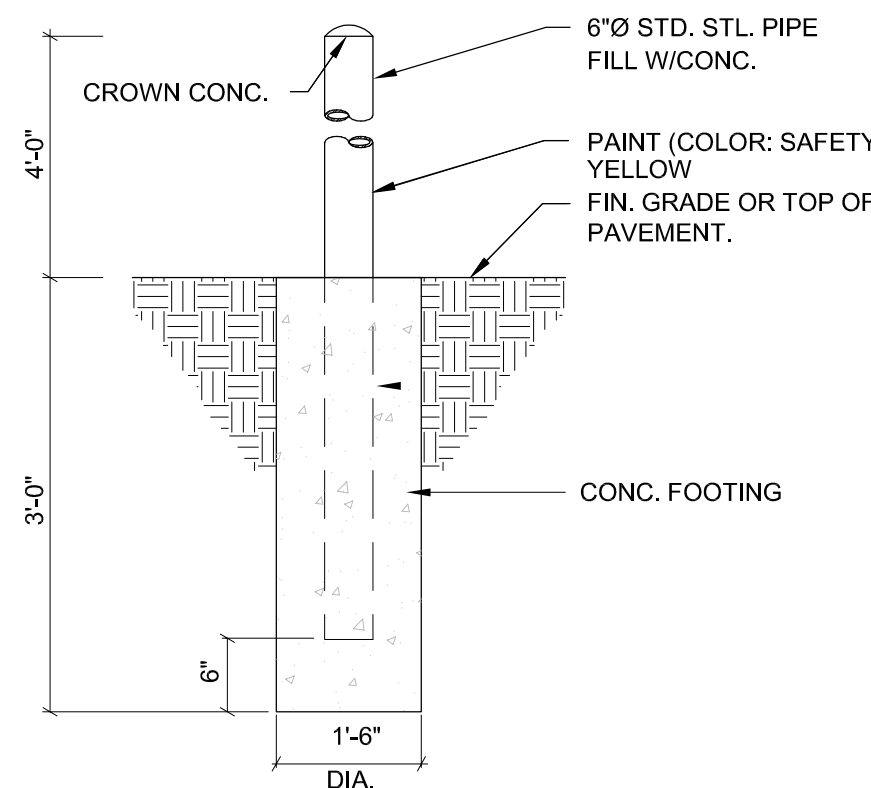
400 PERIMETER CENTER TERRACE
SUITE 1000
ATLANTA, GA 30346
404-459-4450

ABY GROUPS
POPEYES
LOUISIANA KITCHEN
GULL ROAD AND EASTLAND DRIVE
KALAMAZOO, MICHIGAN

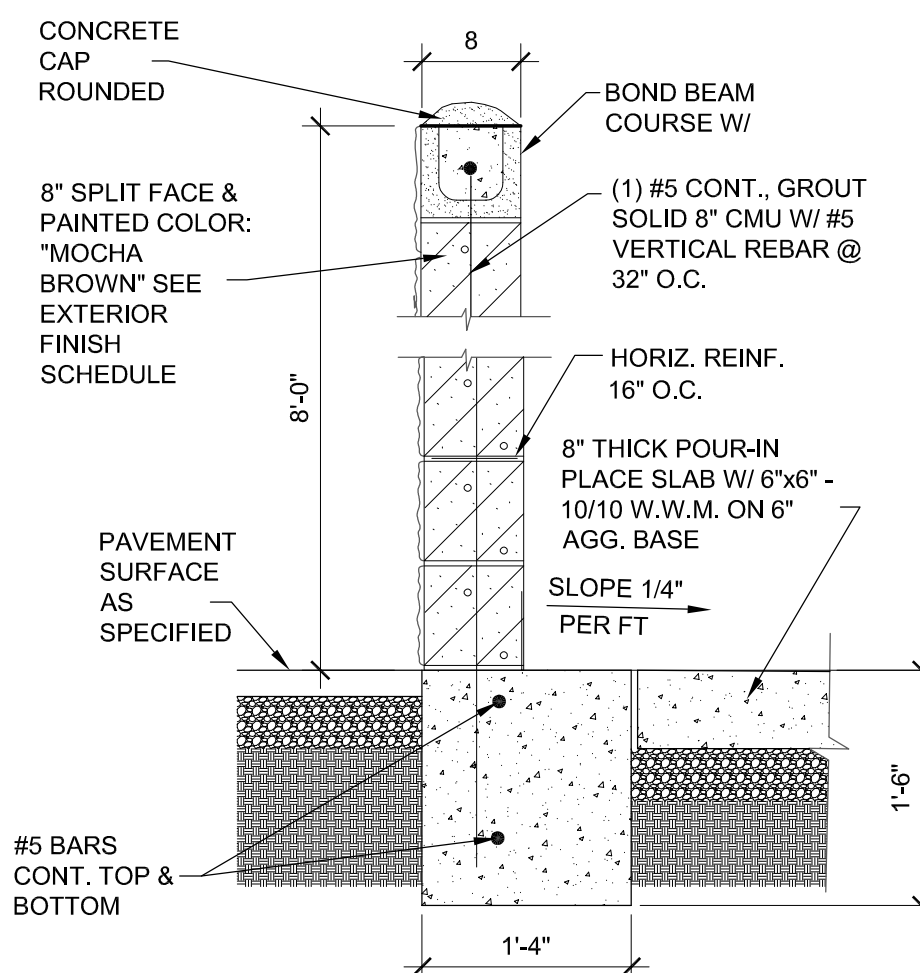
Proj. No.: 083256
Date:



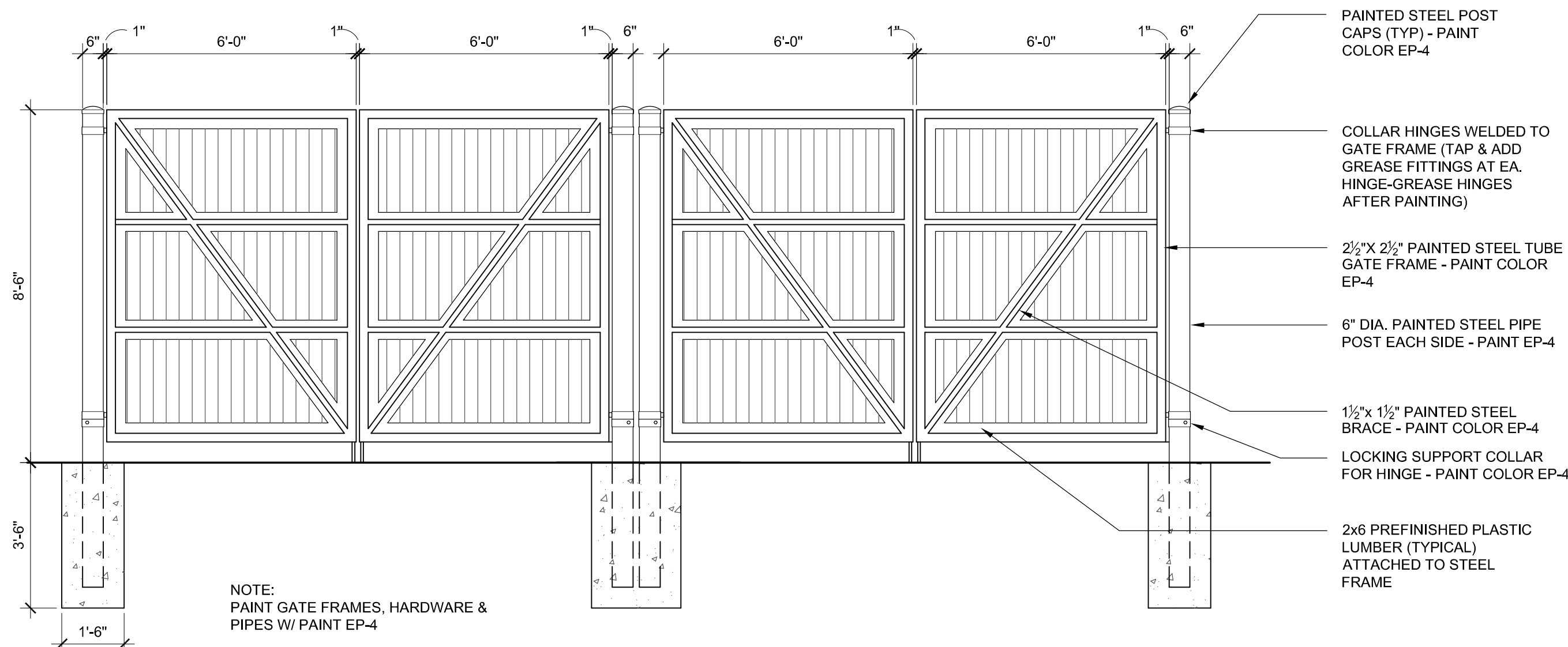
4 DROP ROD DETAIL
AS2.2 SCALE: 3/4" = 1'-0"



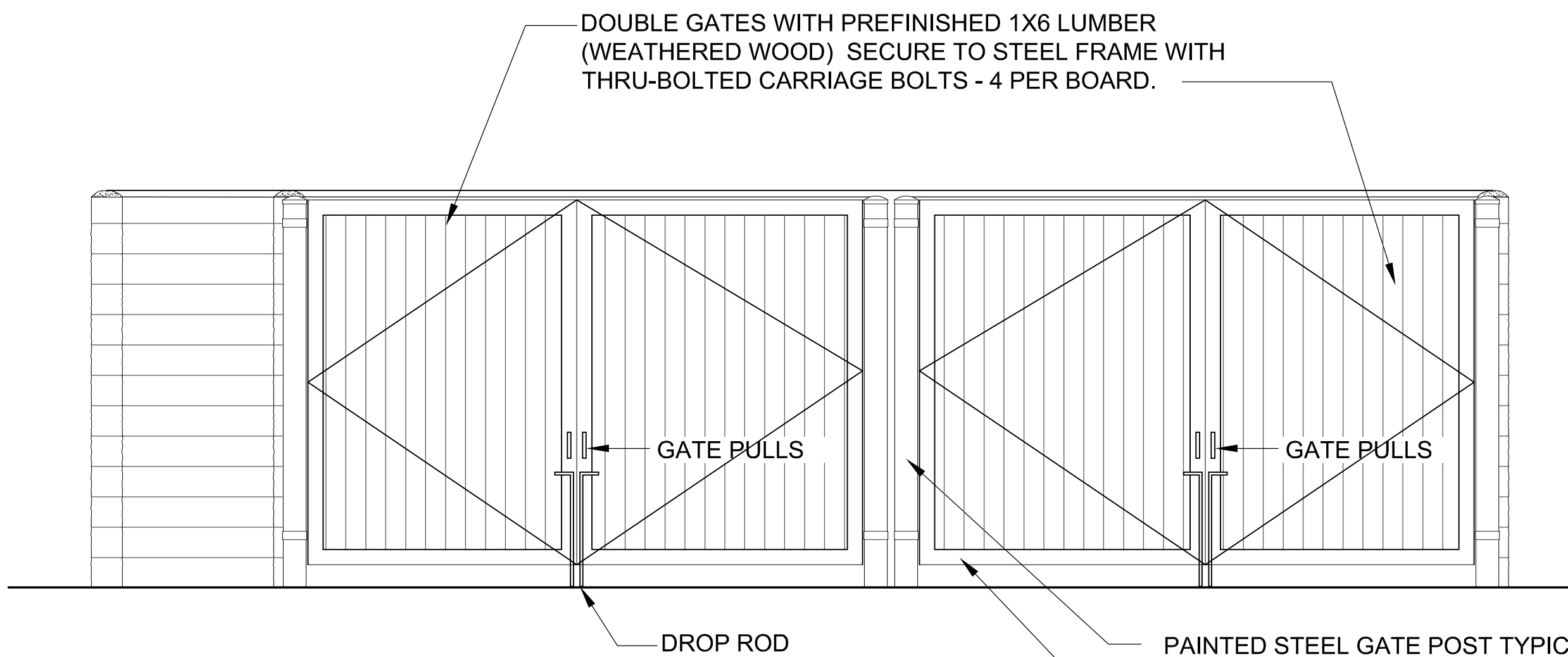
10 BOLLARD DETAIL
AS2.2 SCALE: 3/8" = 1'-0"



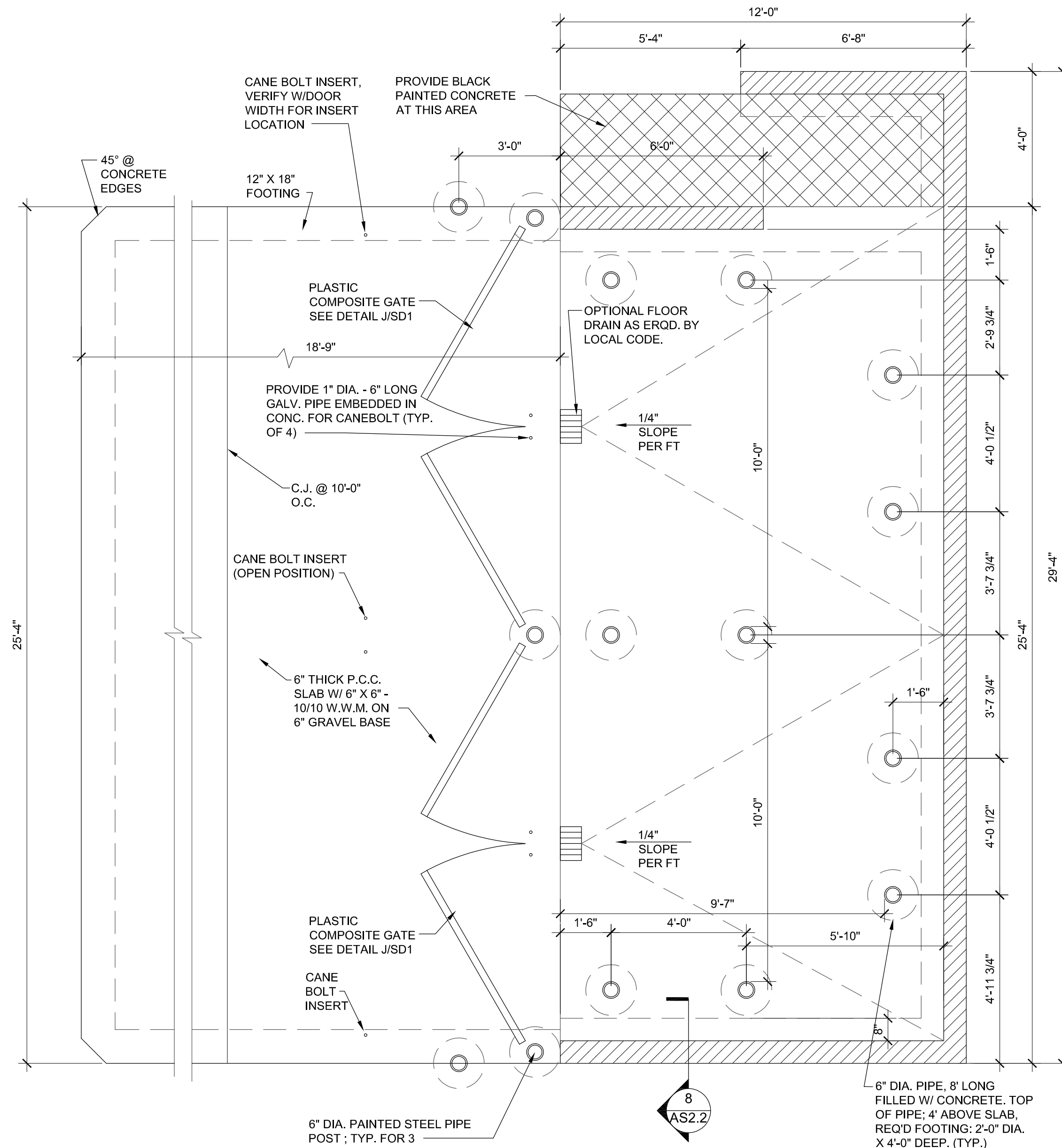
8 DUMPSTER WALL SECTION
AS2.2 SCALE: 3/4" = 1'-0"



3 DUMPSTER ENCLOSURE & GATE INT. ELEV.
AS2.2 SCALE: 3/8" = 1'-0"



2 DUMPSTER ENCLOSURE & GATE EXT. ELEV.
AS2.2 SCALE: 3/8" = 1'-0"



1 STANDARD DUMPSTER ENCLOSURE
AS2.2 SCALE: 3/8" = 1'-0"

Section 2.08 Home Occupations ~~and Home-Based Businesses~~

A. Applicability

The term "home occupation" means an occupation or profession carried on in the home by resident members of the household where such use is clearly incidental and secondary to the principal use of the dwelling as a residence.

A.B. General Requirements

All home occupations ~~and home-based businesses~~ shall be subject to the applicable requirements of the zoning district in which they are located, in addition to the following general requirements, unless otherwise specified elsewhere in this Ordinance.

1. Any business activity must be clearly incidental to the use of the dwelling as a residence.
2. The exterior appearance of any structure shall not be altered due to the business activity nor to support a home occupation.
3. No business activity shall be conducted in such a manner so as to cause the premises to differ from a residential character, whether by the use of colors, materials, construction, lighting, signs (except as permitted in this Section), or the emission of sounds or vibrations. Further, the home occupation shall not involve the storage, use or sale of hazardous, flammable, toxic, or explosive substances, other than types, sizes, and amounts commonly found in dwellings for hobby or domestic purposes.
4. The delivery and pickup of goods and materials used and/or produced in the operation of a home occupation ~~or home-based business~~ shall be limited to the customary activity of the United States Postal Service and/or alternative private package services common to residential property in the area.
- ~~5. A home occupation or home-based business may increase vehicular traffic flow and parking demand by no more than two additional vehicles at a time. No more than ten customers or clients shall visit the dwelling unit for services or products during any one day.~~
- ~~6. Any demand for parking generated by a home occupation or home-based business, including one space for each non-resident employee of a home-based business, shall be met off the street and behind the required front setback line.~~
5. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be provided by an off-street area.
6. A home occupation ~~or home-based business~~ may be subject to annual inspection by the Building Official, Township Zoning Administrator and/or Township Fire Marshal, and shall be subject to termination if found not to be in compliance with the Zoning Ordinance.
7. No outdoor display and/or storage of materials, goods, supplies, or equipment used in the home occupation shall be allowed on the premises in any zoning district.
8. Sign. One non-illuminated nameplate, not more than two (2) square feet in area, shall be allowed per residence to identify a home occupation. The permitted sign shall not be located in any road right-of-way and shall not obstruct the clear vision of drivers. No other sign shall be used on the premises to advertise a home occupation.
9. The total area within the principal dwelling devoted to home occupations shall not exceed one-quarter of the usable residential floor area of the dwelling unit, unless sufficient justification is provided to the Township Planner or Zoning Administrator that a differing standard is more appropriate.
- ~~8. One detached accessory building may be used by a home occupation for storage only, provided that there is no external evidence of the business activity. Any accessory building used for a home occupation shall be in full compliance with the standards for accessory buildings, as provided in Section 2.03 of this Ordinance.~~
10. The levels of waste and scrap generated by the home occupation for transfer as part of the municipality's residential trash collection and disposal services shall not exceed fifty (50) gallons per week.

B-C. Activities Not Considered a Home Occupation ~~or Home-Based Business~~

1. Bed-and-breakfast inns, roadside stands, garage or yard sales, auto service or repair garages, restaurants and bars, and any other business activity specifically regulated by provisions elsewhere in this Ordinance shall not be considered a home occupation ~~or a home-based business~~.

C-D. ~~Standards for Home Occupations~~ Home Occupation Regulatory Categories

All home occupations shall be classified and regulated in three categories and subject to the following standards, in addition to the general requirements listed in sub- section A, above.

- ~~1. No outdoor display and/or storage of materials, goods, supplies, or equipment used in the home occupation shall be allowed on the premises in any zoning district.~~
- ~~2. Any person who is not a resident occupant of the dwelling unit shall not be employed in a home occupation located there.~~
- ~~3.1. Sign. One non illuminated nameplate, not more than two (2) square feet in area, shall be allowed per residence to identify a home occupation. The permitted sign shall not be located in any road right-of-way and shall not obstruct the clear vision of drivers. No other sign shall be used on the premises to advertise a home occupation.~~

Category A - Almost No Nuisance Potential:

This category of home occupation recognizes it is customary for dwelling occupants to perform office and similar work as incidental to residential use of a dwelling unit. Category A is referred to as a "no impact" home occupation. No aspects of the home occupation shall be visible on the exterior of the residence and there shall be no significant impact on surrounding properties. Category A home occupations are automatically permitted without permit application, review, or approval.

a. A Category A home occupation includes activities such as: receiving or initiating electronic or other video communication, telephone calls, mail, or electronic-mail, preparing or maintaining business records, word or data processing.

b. Examples of Category A home occupations include: telecommuting/ telework, as well as word processing, accounting, internet sales, novelist, book editor, and other similar endeavors; tutor or instructor of music, crafts or fine arts, where some clients come to the dwelling at different times for individual instruction.

c. Category A work includes work performed for an employer in another location (telecommuting or telework) as well as work by a person residing in the dwelling unit that engages in the same type of activity under their own business. No customers or other non-resident employees shall be permitted to come to the dwelling.

Category B - Limited Nuisance Potential:

This category of home occupation is largely indistinguishable from customary residential use of a dwelling unit but may have off-street parking space(s). These home occupations are authorized by issuance of a Zoning Permit by the Zoning Administrator once conformance with standards specified in this Section are achieved. They are permitted in any dwelling unit in any district that allows single-family and two-family dwellings by an owner of the property, or by a renter of the property with the owner's written consent.

a. A Category B home occupation includes activities such as: any Category A home occupation that meets Category B requirements (notably for employee(s), off-street parking; financial, marketing or other professional services to customers or clients, along with small item repair, small scale food preparation and craft making. Retail sales of products on the premises shall not be permitted.

b. Examples of Category B home occupations include: professionals like a lawyer, doctor, architect or engineer; small item repair; seamstress, artist or small crafts maker; small scale bakery; and other similar endeavors.

c. Category B home occupations shall not take place in a detached garage or detached accessory structure. No retail sales are permitted and not more than two customers/clients/patients are permitted at any time for service trade and by appointment only, with a maximum of 10 customers/clients/patients per day; hours of operation shall be between 8am and 8pm.

Category C - Up to Moderate Nuisance Potential:

This category of home occupation allows residents of a single-family dwelling unit in the R-1 and R-2 Districts to conduct economic activities on their property at a scale greater than in a home occupation Category A or B, but significantly less than a full-scale commercial or industrial enterprise. Because of the greater potential for nuisance impacts, the Planning Commission shall approve the home occupation by means of a Special Land Use Permit (SLUP).

a. Category C includes all home occupation uses permitted in Categories A and B that desire the additional employee(s), accessory structures, parking of a special vehicle, or retail sales. Permitted activities include small scale creation and sale of products; repair of small appliances and bicycles; and sales and distribution of some products created elsewhere.

b. Examples of Category C home occupations permitted by SLUP include: making and retail sales of candles, toys, jams and t-shirts; small appliance and bicycle repairs; operation of network marketing businesses on behalf of a third party, without any sales events at the home, and other similar endeavors.

c. Category C home occupations may have up to two non-occupant employees, who park on up to two off-street parking spaces. The home occupation may take place in a detached garage or detached accessory structure. Retail sales are permitted and not more than three customers/clients/ patients may be present at any time, hours of operation are limited to between 8 AM to 8 PM, or as limited per SLUP, such as by appointment only.

E. Off-Street Parking and Commercial Vehicle Parking

a. All vehicle parking required for conduct of the home occupation shall be off-street as specified below, and per the requirements of XXXX.

1. Category A: No off-street parking spaces are required.
2. Category B: One off-street parking space per each non-occupant employee permitted and up to 2 off-street parking spaces shall be required for customers/clients/patients.
3. Category C: One off-street space per each non-occupant employee permitted and up to 3 off-street parking spaces shall be required for customers/clients/patients.

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~~4.1. The total area within the principal dwelling devoted to home occupations shall not exceed one-quarter of the usable residential floor area of the dwelling unit.~~

~~5.1. One detached accessory building may be used by a home occupation for storage only, provided that there is no external evidence of the business activity. Any accessory building used for a home occupation shall be in full compliance with the standards for accessory buildings, as provided in Section 2.03 of this Ordinance.~~

~~Pursuant to Section 204 of Michigan Public Act 110 of 2006 (MCL 125.3204), individual instruction in a craft or fine art within a residence is a permitted home occupation.~~

~~6. Home occupations are only permitted to operate between 8:00 a.m. and 8:00 p.m.~~

D. Standards for Home-Based Businesses

~~All home-based businesses shall be subject to the following standards, in addition to the general requirements listed in sub-section A, above.~~

~~1. No more than one home-based business shall be permitted per residence.~~

~~2. No outdoor display and/or storage of materials, goods, supplies, or equipment used in the home-based business shall be permitted on the premises.~~

~~3. A home-based business shall be conducted solely by the resident occupants of the dwelling unit, plus not more than one full-time equivalent non-resident employee or independent contractor per residence.~~

~~4. Sign. One, non-illuminated, freestanding or wall sign, not more than four (4) square feet in area, shall be permitted for a home-based business. Signs shall not be located in any road right-of-way and shall not obstruct the clear vision of drivers. Freestanding signs associated with a home-based business shall not be greater than five feet in height.~~

~~5. The total area within the principal dwelling devoted to home-based businesses shall not exceed one-quarter of the usable residential floor area of the dwelling unit.~~

- ~~6. Accessory buildings may be occupied by a home-based business, provided that there is no external evidence of the business activity. Any accessory building used for a home-based business shall be in full compliance with the standards for accessory buildings, as provided in Section 2.03 of this Ordinance.~~
- ~~7. The Township may limit hours of operation for a home-based business if deemed necessary to maintain the residential character of the neighborhood.~~

E. Permits and Administration

1. Home Occupations

~~No permit~~A permit shall be required for the operation of a [Category B and Category C](#) home occupation in accordance with the standards of this Ordinance. ~~The initial application for a home occupation shall be made on a form to be provided by the Township. The applicant shall submit a sketch plan, drawn to scale, showing property lines; building footprints; sidewalks; driveways; off-street parking areas; and other salient features. Upon receipt of a completed application and sketch plan, the Township shall review the application for completeness and compliance with the Zoning Ordinance. A special land use permit application shall be provided by the Township for those seeking approval of a Category C home occupation. If a home occupation is found to be operating outside the standards of this Ordinance, the Township may require the business owner to file an application for home-based business or cease operation of the home occupation.~~

~~2. Home-Based Business~~

- ~~a. The initial application for a home-based business permit shall be made on a form to be provided by the Township. The applicant shall submit a sketch plan, drawn to scale, showing property lines; building footprints; sidewalks, driveways, and parking areas; the location of the well and septic system, if applicable; and other salient features. Upon receipt of a completed application and sketch plan, the Township shall notify neighboring properties within 500 feet of the proposed location of a home-based business. The application and plan shall be reviewed by the Planning Commission for compliance with the zoning ordinance and compatibility with the residential neighborhood. The Planning Commission may approve, approve with conditions, or deny the home-based business permit.~~
- ~~b. A home-based business permit shall be restricted to the resident occupants of the dwelling unit at the time of initial application and may not be transferred or sold except upon re-review by the Township.~~

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Provisions

- ~~c. Township approval of a home-based business shall only remain valid while the business activity complies with the standards of this Ordinance.~~