



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

**MEETING NOTICE OF THE
ZONING BOARD OF APPEALS**

DATE: Tuesday, June 11, 2019
TIME: 4:00 p.m.
PLACE: Room 301, City Hall (Commission Chambers)

1. **CALL TO ORDER:**
2. **ATTENDANCE:**
3. **ADDITIONS OR DELETIONS TO AGENDA:**
4. **CORRESPONDENCE:**
5. **OLD BUSINESS:**
6. **NEW BUSINESS:**
 - A. **Z-09-19, Jon and Ben Davis, of Davis Oil, 1265 E. Columbia Ave., Battle Creek, MI, are requesting a dimensional variance from the landscaping/buffering requirements between parking and driving aisles between residentially zoned property and street right-of-ways on commercially zoned property at 321 E. Emmett St., Battle Creek, MI, Property ID# 3270-00-001-0.**
7. **APPROVAL OF MINUTES: May 14, 2019**
8. **COMMENTS BY THE PUBLIC:**
9. **COMMENTS BY THE MEMBERS:**
10. **ADJOURNMENT:**

The City of Battle Creek will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered in the meeting upon notice to the City of Battle Creek. Individuals with disabilities requiring auxiliary aids or services should contact the City of Battle Creek by writing or calling the following: Office of the City Clerk, P. O. Box 1717 / 10 North Division - Suite 111, Battle Creek, MI 49016 / Phone: (269) 966-3348 (Voice) / (269) 966-3348 (TDD)

ZONING BOARD OF APPEALS
MEETING MINUTES
May 14, 2019
4:00 P.M.

CALL TO ORDER:

Mr. James Moreno, Chairperson called meeting to order at 4:02 P.M.

ATTENDANCE:

Members Present:

Deland Davis	Bill Hanner
Carlyle Sims	Barbara Hibiske
James Moreno	Michael Delaware
Mark Jones	

Staff Present:

Marcel Stoetzel, Deputy City Attorney
Glenn Perian, Senior Planner, Planning Dept.
Eric Feldt, Planner, Planning Dept.

ADDITIONS OR DELETIONS TO THE AGENDA: None

CORRESPONDANCE: None

OPENING COMMENTS: Mr. Jim Moreno, Chairperson stated the meeting procedure where everyone present may speak either for or against an appeal and that he will ask for a staff report to be presented and then open the public hearing. At the public hearing, persons may come forward and state their name and address for the record as it is being recorded and then speak either for or against an appeal. The public hearing will then be closed and the zoning board will discuss and make a decision. If a petition has been denied the petitioner has the right to appeal to Circuit Court.

OLD BUSINESS: None

NEW BUSINESS:

A. Z-08-19 (RE: 83 Hickory Lane):

Petition from Michael and Hollie Oursler, 83 Hickory Lane, Battle Creek MI 49015. Requesting a Dimensional Variance to permit an accessory building to be built in a front yard on property legally described as PART OF W 552.75 FT OF SE ¼ OF SEC 23, T2S R8W: COMM AT PT ON E LI OF E 222.75 FT OF SD W 552.75 OF SE ¼ DIST 1155 FT FROM S LI OF SD SEC – WLY PAR WITH SD S LI DIST OF 387.75 FT TO TRUE POB – SLY PAR WITH N & S ¼ LI OF SD SEC DIST OF 99.28 FT – WLY PAR WITH SD S LI DIST OF 165 FT – NLY ALG SD N & S ¼ LI 270 FT M/L TO N LI OF S ½ OF SD SE ¼ - ELY ALG SD N LI DIST OF 165 FT – SLY 170 FT M/L TO POB, CONT 1.02 AC, INCL EASE FOR INGRESS & EGRESS BET SD PARCEL & HICKORY LN ((SLY 165', EXC 5' X 13' PARCEL ASSESSED WITH PARCEL #0073-00-460-0 IN 2002)). Permit application is requested pursuant to Planning and Zoning Code, Chapter 1286.01 (b).

Chairman Moreno asked for a staff report; Glenn Perian gave a verbal staff report recommending approval of appeal Z-08-19 with the condition that the building be located 8' from the south property line instead of the proposed 5'.

Chairman Mr. Moreno asked the applicant to come forward and speak regarding the request for a variance.

Michael Oursler spoke as to reasons why he thought the variance request should be granted. Asked that the agenda be corrected to reflect a 32' x 40' proposed building instead of a 40' x 30' building. Mr. Oursler stated that he had spoken to his neighbors about the placement of the accessory building and thanked the Board for their consideration of his request.

Chair Mr. Moreno asked if there are any members of the public present to either speak for or against the variance request.

Gary Minneman, President of the Battle Creek Country Club, spoke on behalf of the Country Club members supporting the request.

Chair Mr. James Moreno asked if there was any further discussion; seeing none, he would close the Public Hearing and entertain a motion.

MOTION WAS MADE BY MR. MARK JONES TO APPROVE APPEAL #Z-08-19 FOR A DIMENSIONAL VARIANCE TO PERMIT AN ACCESSORY BUILDING IN A FRONT YARD AT 83 HICKORY LANE AND ZONED R-1B "SINGLE FAMILY RESIDENTIAL DISTRICT" INCLUDING THE RECOMMENDATION FROM PLANNING STAFF THAT THE BUILDING BE LOCATED 8' FROM THE SOUTH PROPERTY LINE, ON PROPERTY LEGALLY DESCRIBED AS PART OF W 552.75 FT OF SE ¼ OF SEC 23, T2S R8W: COMM AT PT ON E LI OF E 222.75 FT OF SD W 552.75 OF SE ¼ DIST 1155 FT FROM S LI OF SD SEC – WLY PAR WITH SD S LI DIST OF 387.75 FT TO TRUE POB – SLY PAR WITH N & S ¼ LI OF SD SEC DIST OF 99.28 FT – WLY PAR WITH SD S LI DIST OF 165 FT – NLY ALG SD N & S ¼ LI 270 FT M/L TO N LI OF S ½ OF SD SE ¼ - ELY ALG SD N LI DIST OF 165 FT – SLY 170 FT M/L TO POB, CONT 1.02 AC, INCL EASE FOR INGRESS & EGRESS BET SD PARCEL & HICKORY LN ((SLY 165', EXC 5' X 13' PARCEL ASSESSED WITH PARCEL #0073-00-460-0 IN 2002)). PERMIT APPLICATION IS REQUESTED PURSUANT TO PLANNING AND ZONING CODE, CHAPTER 1286.01 (b). THE MOTION WAS SUPPORTED BY MR. DELAND DAVIS.

THE BOARD BRIEFLY DISCUSSED THE REQUEST. WHEN DISCUSSION WAS COMPLETE CHAIRMAN JAMES MORENO ASKED FOR A VOTE; SEVEN APPROVED (DELAND DAVIS, MICHAEL DELAWARE, BILL HANNER, BARBARA HIBISKE, JAMES MORENO, CARLYLE SIMS, MARK JONES); MOTION APPROVED.

Chairman James Moreno asked for a motion approving the April 9, 2019 meeting minutes.

MOTION WAS MADE BY MR. BILL HANNER TO APPROVE THE APRIL 9, 2019 ZONING BOARD OF APPEALS MEETING MINUTES, THE MOTION WAS SUPPORTED BY DELAND DAVIS. ALL IN FAVOR; NONE OPPOSED; MINUTES APPROVED.

COMMENTS BY THE PUBLIC: None

COMMENTS BY THE MEMBERS / STAFF:

Carlyle Sims thanked staff for getting the packets out in a timely manner.

James Moreno thanked Barb Hibiski for serving on the zoning board and wished her well on her move to Holland, MI.

ADJOURNMENT: Chairman James Moreno adjourned the meeting at 4:20 P.M.

Submitted by: Glenn Perian, Sr. Planner



Battle Creek Zoning Board of Appeals Staff report for the June 11, 2019 Meeting

To: Zoning Board of Appeals
From: Glenn Perian, Senior Planner
Date: May 31, 2019
Subject: Variance Request
Z-09-19, Jon and Ben Davis, of Davis Oil, 1265 E. Columbia Ave., Battle Creek, MI, are requesting a dimensional variance from the landscaping/buffering requirements between parking and drive aisles between residentially zoned property and street right-of-ways on commercially zoned property at 321 E. Emmett Street, Battle Creek, MI, Property ID # 3270-00-001-0.

Summary

A petition from Jon and Ben Davis, requesting a variance from Chapter 1285 and 1284.03(c) to reduce the landscape buffering requirement for parking and drive aisles that abut residentially zoned property and right-of-ways as part of the redevelopment of the existing gas station and C Store on property located at 321 E. Emmett Street with the property ID# 3270-00-001-0.

Background/Project Information

The subject property is located on the northwest corner of N. McKinley Ave. and E. Emmett Street. The neighboring property at 305 E. Emmett Street was recently purchased by the Davis Oil Company in 2017 and is intended to be part of the overall redevelopment project of the existing C Store and gas station. Zoning for the subject property is C-2 "General Business District". Currently, the site has a C Store (approximately 2,500 sq. ft. in size) and four pumps and was developed in 1974. The home at 305 E Emmett Street was built in 1900 and is approximately 800 sq. ft. in size. The combined properties have approximately 210' of frontage along E. Emmett Street and 115' of frontage (depth) along N. McKinley Ave. The owners intend on razing the existing structures, including the house and garage on 305 E Emmett Street and redeveloping the site with a new C Store, approximately 3,900 sq. ft. in size, adding 6 gas pumps and a canopy. The redevelopment plans also include new parking and landscaping in accordance with the documents submitted with your packets. The requested variance is to reduce the required 10' landscape buffering strips along the northern property line abutting 211 N. McKinley Ave. to approximately 5' and approximately 5.5' for a portion of the landscape strip along E. Emmett Street as shown on the drawings. We believe that the proposed redevelopment meets all other zoning requirements.

The site has approximately 14' of elevation change with the lowest point at the intersection of N. McKinley Ave. (886') to the highest point at the northwest corner of the site (900'). Significant

excavation work will be required as part of the project and the owners intend on building a retaining wall on the north property line shared with owners of 211 N. McKinley and provide a screening fence to reduce any impacts to the neighboring property owners.

The Appellant has provided plans, renderings and supplemental information related to the requests. We also expect the appellant to be at the meeting to answer any questions you may have as it relates to this request.



Subject



Zoning

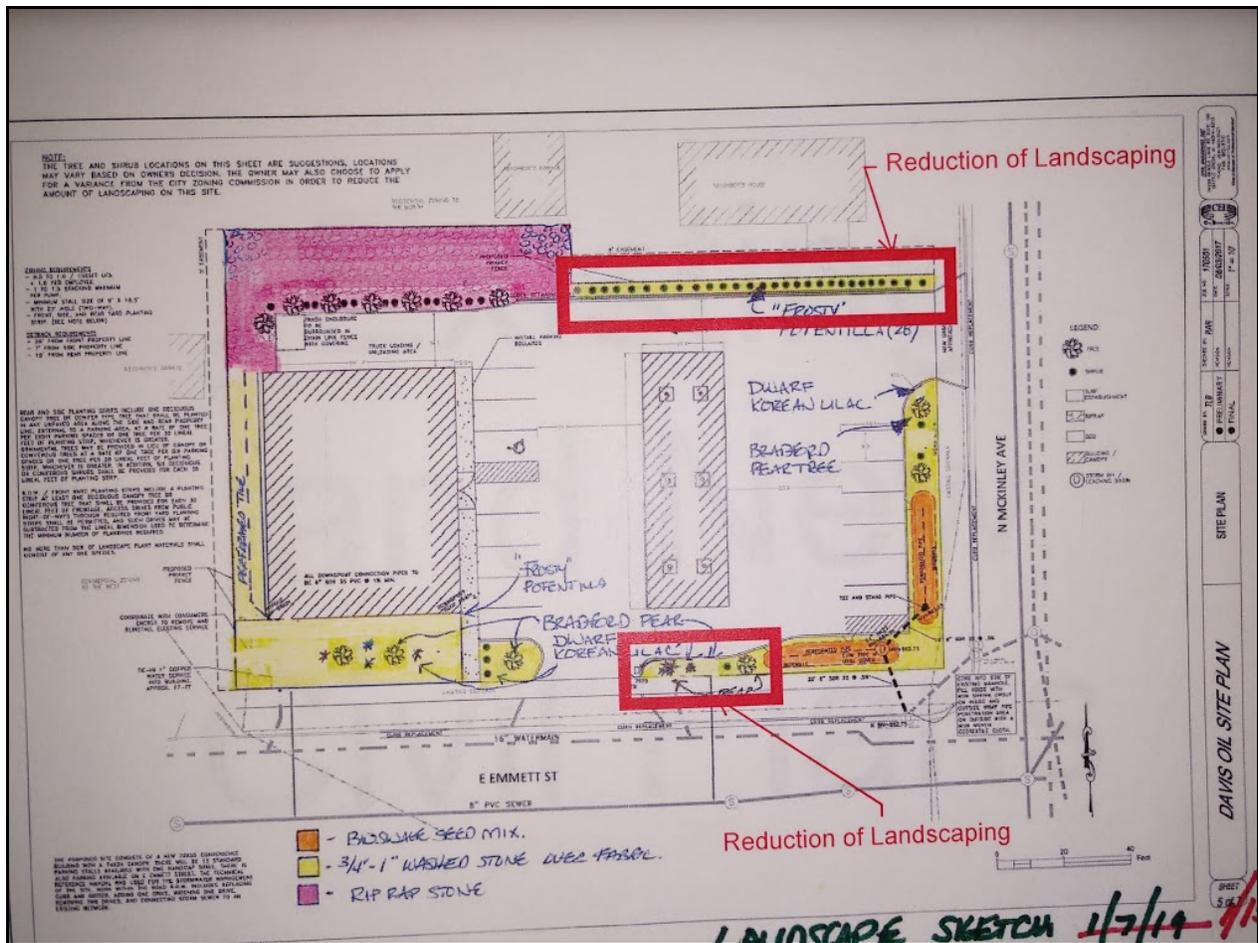
Public Hearing and Notice Requirements

An advertisement of this public hearing was published in the Battle Creek SHOPPER NEWS on Thursday, May 23, 2019, not less than the 15 days before the hearing as required by State Law and ordinance.

Notices of the public hearing were also sent by regular mail to property owners and occupants located within 300' of the subject parcel. As of the writing of this report, we have not received any comments.

Variance Requested

The Appellant is seeking a dimensional variance to reduce the required 10' greenbelt buffer between parking areas/drive aisles and residentially zoned property on portions of the north property line to approximately 5', and approximately 5.5' on portions of the south property line separating the parking/drive aisles and the right-of-ways in anticipation of redeveloping the site. The property is relatively shallow for commercial development and has approximately 14' of elevation change. This request is to allow the redevelopment of the site in accordance with the requested variance shown in the locations on the following drawing.



Applicable Zoning Ordinance Provisions

Chapter 1234.04 states:

- b) The Board shall have the authority to grant the following variations:

(1) Nonuse. If there are practical difficulties for nonuse variances relating to the construction, structural changes, or alterations of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the ordinance in the way of carrying out the strict letter of the zoning ordinance, then the Board may grant a variance so that the spirit of the zoning ordinance is observed, public safety secured, and substantial justice is done. The Board may impose conditions as otherwise allowed under the Michigan Zoning Enabling Act, MCL 125-3101 et seq.; and

(c) Variance Standards. In consideration of all appeals and proposed exceptions to or variations from this Zoning Code, the Board shall, before making any such exceptions or variations, in a specific case, first determine that the applicant has met all of the following conditions as set out for the specific type of variance requested:

(1) Nonuse (dimensional) Variances:

A. When it can be shown that a practical difficulty would, in fact, exist if the strict non-use requirements of this zoning ordinance (e.g., lot area, width, setbacks, building height, etc.) were applied to a specific building project, the Board may grant a variance from these requirements. The practical difficulty from a failure to grant the variance must include substantially more than a mere inconvenience or a mere inability to attain a higher financial return.

B. The practical difficulty must be exceptional and peculiar to the subject parcel of land which do not generally exist throughout the City and may not be self-imposed or the result of an earlier action by the applicant. If the parcel of land could be reasonably built upon in conformance with the requirements of this zoning ordinance by simply relocating or redesigning the structure(s), then a variance shall not be granted.

C. A variance shall not be granted when it will alter or conflict with the intent of this Ordinance considering the public benefits intended to be secured by this Zoning Code and the rights of others whose property would be affected by the allowance of the variance.

D. Any variance granted shall be the minimum necessary to provide relief for the practical difficulty of the applicant.





Analysis

Staff has reviewed the application and finds that it meets the requirements for submittal and is considered complete. The Appellant is requesting to reduce the buffer areas in portions of the property shown on drawings in this report and the submitted documentation. The Appellant has supplied reasons supporting the request for appeal and they are included with the application and part of this report.

Findings and Recommendation

The Zoning Board of Appeals can approve, approve with conditions, or deny this request. The Zoning Board of Appeals can also table or postpone the request pending additional information. In consideration of all variations from the Zoning Code, the Board shall, before making any such exceptions or variations, in a specific case, first determine that the conditions listed below are satisfied. Planning staff has reviewed these conditions and we believe that each condition can be justified in an affirmative manner. We have provided a rationale for each condition set forth below and the Planning staff recommends that the Zoning Board of Appeals approve the Dimensional Variances (Z-09-19) based on the following findings:

- A) Staff finds that practical difficulty does in fact exist if the strict requirement of the ordinance is applied to this specific building project and that the Board is authorized to approve the variance in this case. The subject parcel is generally rectangular in shape and is relatively shallow for commercial developments at approximately 115'. Furthermore the property has approximately 14' of elevation change adding to the complexity of redevelopment of this particular site.

- B) Staff believes that the practical difficulty is exceptional and peculiar to the subject parcel and the conditions associated with the property generally do not exist throughout the City. For the reasons stated in the previous paragraph, staff believes the Zoning Board is justified in approving the requested variance.

- C) Staff believes that if the variance is granted that the intent of the Ordinance will not be altered. The parcel is unique in that the area of commercial zoning is very limited in this location of the City and any commercial development in this area should be so designed to serve the immediate residential neighborhood residents. Staff believes the redevelopment of the gas station and C Store will accomplish this goal. We believe that the Applicant has made a reasonable case as to why the requested variance should be

granted in this particular case and will provide appropriate buffer measures for the residential property to the north including the retaining wall and screening fence.

D)Staff would like to remind the Board that any variance granted shall be the minimum necessary to provide relief for the practical difficulty of the applicant. We think that the requested variance is only for a limited area and all other landscaping requirements will be met.

Attachments

The following information is attached and made part of this Staff Report.

1. ZBA Petition Form (Petition #Z-09-19) and supplemental materials



City of Battle Creek

Community Services – Planning and Zoning Division

City Hall • 10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014

Ph (269) 966-3320 • Fax (269) 966-3555 • www.battlecreekmi.gov

Appeal No. _____

Date: _____

APPLICATION FOR A VARIANCE ZONING BOARD OF APPEALS

An Appeal to the Zoning Board of Appeals to authorize a variance from the requirements of the Planning and Zoning Code (Part Twelve) of the City of Battle Creek.

Name of Appellant: Jon and Ben Davis of Davis Oil

Address: 1265 E. Columbia Ave. Battle Creek, MI 49014 Phone: (269) 965-2201

Name of Owner (if different from Appellant): James Davis

Address: 1265 E Columbia Ave. Battle Creek, MI 49014 Phone: (269) 965-2201

TO THE ZONING BOARD OF APPEALS: Request is hereby made for permission to:
(Choose One) **Extend** Erect Appeal Use Convert Enclose

Description: Davis Oil is looking to revitalize their existing facility at 321 East Emmett Street by building a new store, adding landscaping, and developing better pathways through their

existing site. This would require a slight reduction of landscaping on the northeast and southeast corners of the property.

Contrary to the requirements of Section(s) 1285 of the Planning and Zoning Code, upon the premises known as 321 East Emmett Street Battle Creek, MI, in accordance with the plans and/or plat record attached.

The proposed building or use requires Board action in the following area(s):

The project is looking to reduce the landscaping requirements per section 1285 at the northeast and southeast corners of the property (see the landscape sketch included in this application). The rest of the site would be in compliance with the landscaping requirements.

Property/Tax I.D. # No. 3270 - 00 - 001 - 0 **Size of the Lot:** Width 210' Depth 125'

Size of Proposed Building: Width 55'-4" Depth 70'-8" Height 20'-0"

The following reasons are presented in support of this appeal (complete each section):

- (a.) This property cannot be used in conformance with the ordinance without the requested variance because:

If the project were to follow the landscaping requirements as outlined in section 1285, there would not be enough room for vehicles to pass through the site without the potential for collisions or danger for those walking on the site.

(b.) This problem is due to a unique situation not shared in common with nearby property owners because:
There are several surrounding commercial neighboring properties that were all built prior to the landscape ordinances and therefore do not have to be and are not in compliance.

(c.) Granting the variance would not alter the essential character of the area because:
The project goal is to help beautify the neighborhood and keep within the existing character. The buildings across the street do not currently have any landscaping and the existing site is lacking landscaping as well. While reduced from the ordinance, the new landscaping will be significantly improved from the existing site.

(d.) The problem is not self-created because:
Extensive studies were done by Civil Engineers Inc. and additional studies by Driven Design to ensure the site is utilized in the best possible means to help increase the natural landscape and provide a safe environment for it's patrons.

(e.) **USE VARIANCES ONLY** It is not possible to use this particular property for any other use currently allowed in the zoning district because:
N/A

*I hereby affirm that, to the best of my knowledge, all the above and accompanying statements and drawings are correct and true. **In addition, I give permission to the City of Battle Creek's Planning Department staff to access my property, if necessary, to take photographs of the subject of this appeal.***

Jon Davis
(Print Appellant Name)


(Signature of Appellant)

1265 E Columbia Ave. Battle Creek, MI 49014
(Address of Appellant)

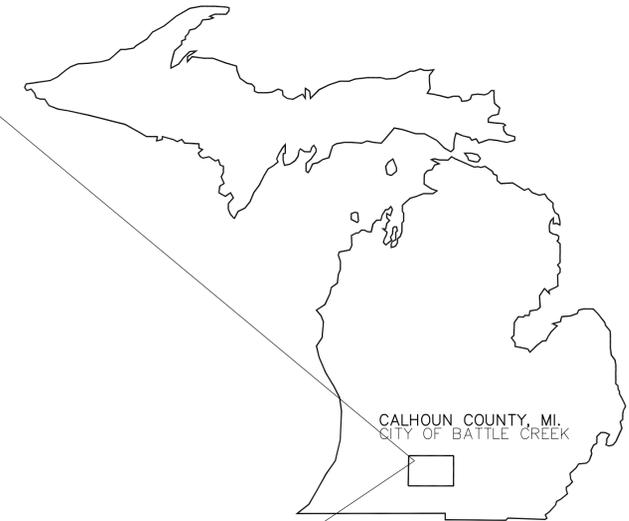
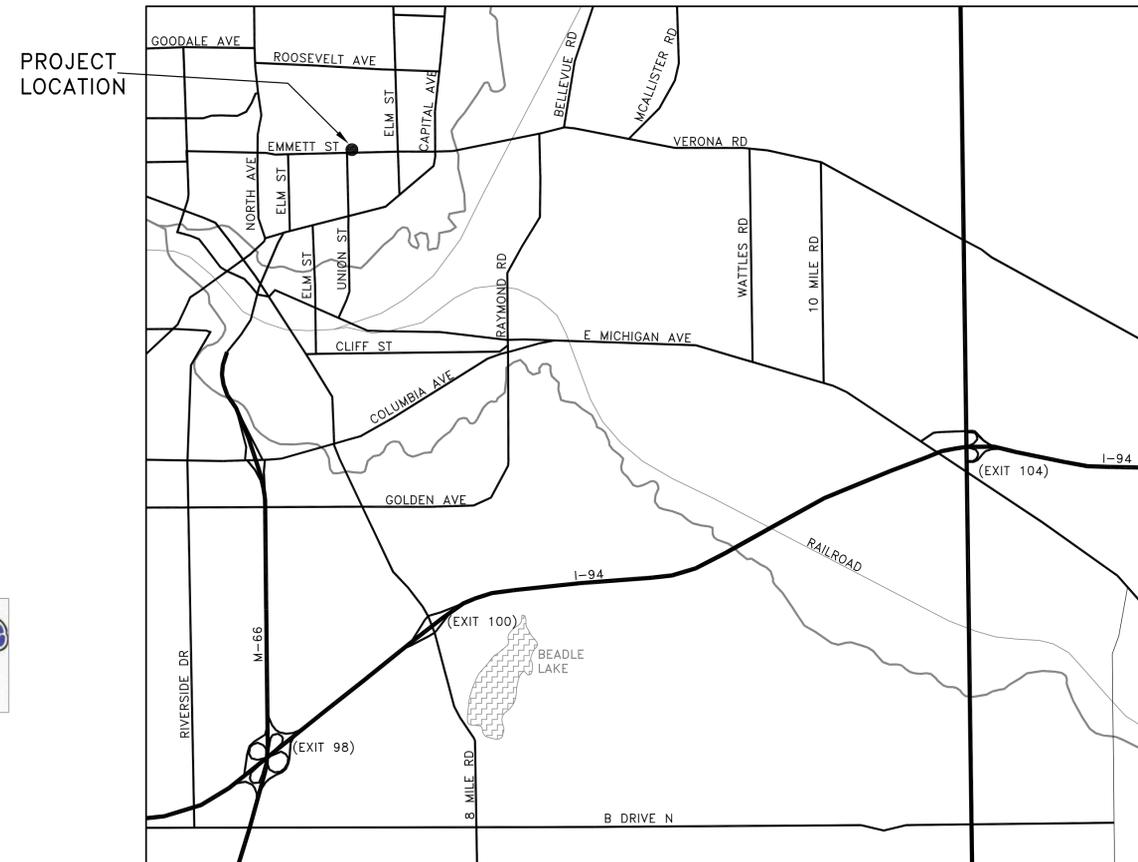
If you require additional information or assistance in filling out this application, please contact the Planning Department at (269) 966-3320.

Variance Request

Existing and New Civil Plans

DAVIS OIL SITE PLAN

321 EAST EMMETT STREET



COVER SHEET LEGEND

- PROPOSED PROJECT
- EXISTING PAVED ROADS
- WATER FEATURE



NO SCALE



CLIENT:

SCHWEITZER, INC
ATTN: DREW SCHEWITZER
VICE PRESIDENT, COO
9807 BELLEVUE RD
BATTLE CREEK, MI 49014
269.963.1579

OWNER:

DAVIS OIL CO INC
1265 E COLUMBIA AVE
BATTLE CREEK, MI 49014

CALHOUN COUNTY
 CITY OF BATTLE CREEK

The location of existing utilities, both underground and overhead are approximate only and have not independently been verified by the owner or its representative. The contractor shall be responsible for determining the exact location of all existing utilities whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities.

Call Miss Dig

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG ®
1-800-482-7171
PHONE 811

COLOR CODES FOR UTILITY LOCATING:

<small>Yellow OIL & GAS</small>	<small>Blue WATER</small>
<small>Orange PHONE & CATV</small>	<small>Green STORM DRAIN</small>
<small>Red ELECTRIC</small>	<small>Brown SEWER</small>
<small>White PROPOSED EXCAVATION</small>	<small>Pink SURVEYING</small>

IF YOU ARE GOING TO WORK NEAR OVERHEAD WIRES ... CALL MISS DIG

INDEX:

- 1. COVER**
- 2. TOPOGRAPHICAL SURVEY**
- 3. REMOVALS**
- 4. GRADING PLAN**
- 5. SITE PLAN**
- 6. DETAILS 1**
- 7. DETAILS 2**



14250 Beadle Lake Road
Suite 150
Battle Creek, MI
49014-8213
269-962-5127
Fax: 962-8310
www.cei-bc.com

"Over a Decade of Professional Service"

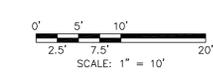
JOB NO. 170501

DATE: 08/07/17
 REV:

SHEET 1 OF 7

LEGEND

- = SET IRON STAKE
- = FOUND IRON STAKE
- △ = SET MAG NAIL
- = SET WOOD STAKE
- = CONCRETE MONUMENT
- M = MEASURED DATA
- R = RECORDED DATA
- = FENCE
- = NOT TO SCALE



**48 HOURS
(2 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL-FREE)**

NOTE:
OTHER UNDERGROUND LINES AND STRUCTURES MAY
EXIST WHICH ARE NOT SHOWN HEREON.
UNDERGROUND LOCATIONS OF UTILITY LINES ARE
APPROXIMATE FROM AVAILABLE RECORDS.

NORTH MCKINLEY AVENUE
49.5' RIGHT OF WAY
BITUMINOUS SURFACE

DESCRIPTION:

Lots 33 and 34 of ADDINGTON HILLS, according to the Plat thereof as recorded in Liber 9A of Plats, on page 25, in the Office of the Register of Deeds for Calhoun County, Michigan.

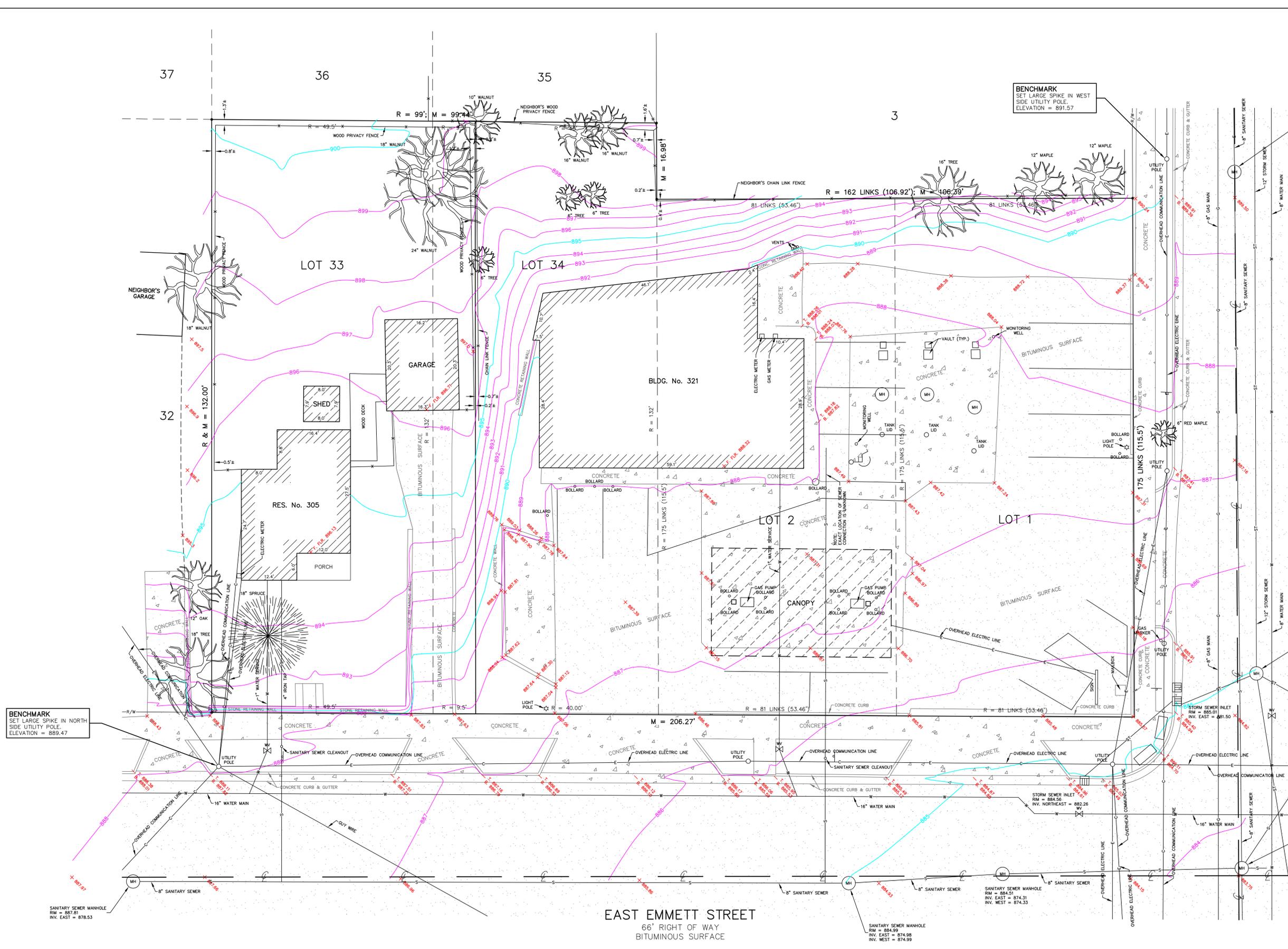
ALSO: Lots 1 and 2 of FRISBIE'S ANNEX TO THE CITY OF BATTLE CREEK, according to the Plat thereof as recorded in Liber 2 of Plat, on page 28, in the Office of the Register of Deeds for Calhoun County, Michigan.

City of Battle Creek, Calhoun County, Michigan.

SUBJECT to easements and restrictions of record.

SANITARY SEWER MANHOLE
RM = 883.69
INV. NORTH = 873.50
INV. NORTHEAST = 873.64
INV. EAST = BLOCKED
INV. SOUTH = 873.17
INV. WEST = 873.41

NOTE:
THIS DRAWING IS VALID ONLY IF IT CONTAINS THE
SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.



EAST EMMETT STREET
66' RIGHT OF WAY
BITUMINOUS SURFACE

CLIENT		DAVIS OIL COMPANY		ROBERT R. CARR P.S. NO. 20704	
JOB NO 17-9188	SCALE 1" = 10'	DRAWN BY RWM	DATE MAY 25, 2017	CARR & ASSOCIATES, LLC LAND SURVEYING 306 West Columbia Battle Creek, Michigan 49015 (269) 963-7778	
TOPOGRAPHICAL SURVEY					

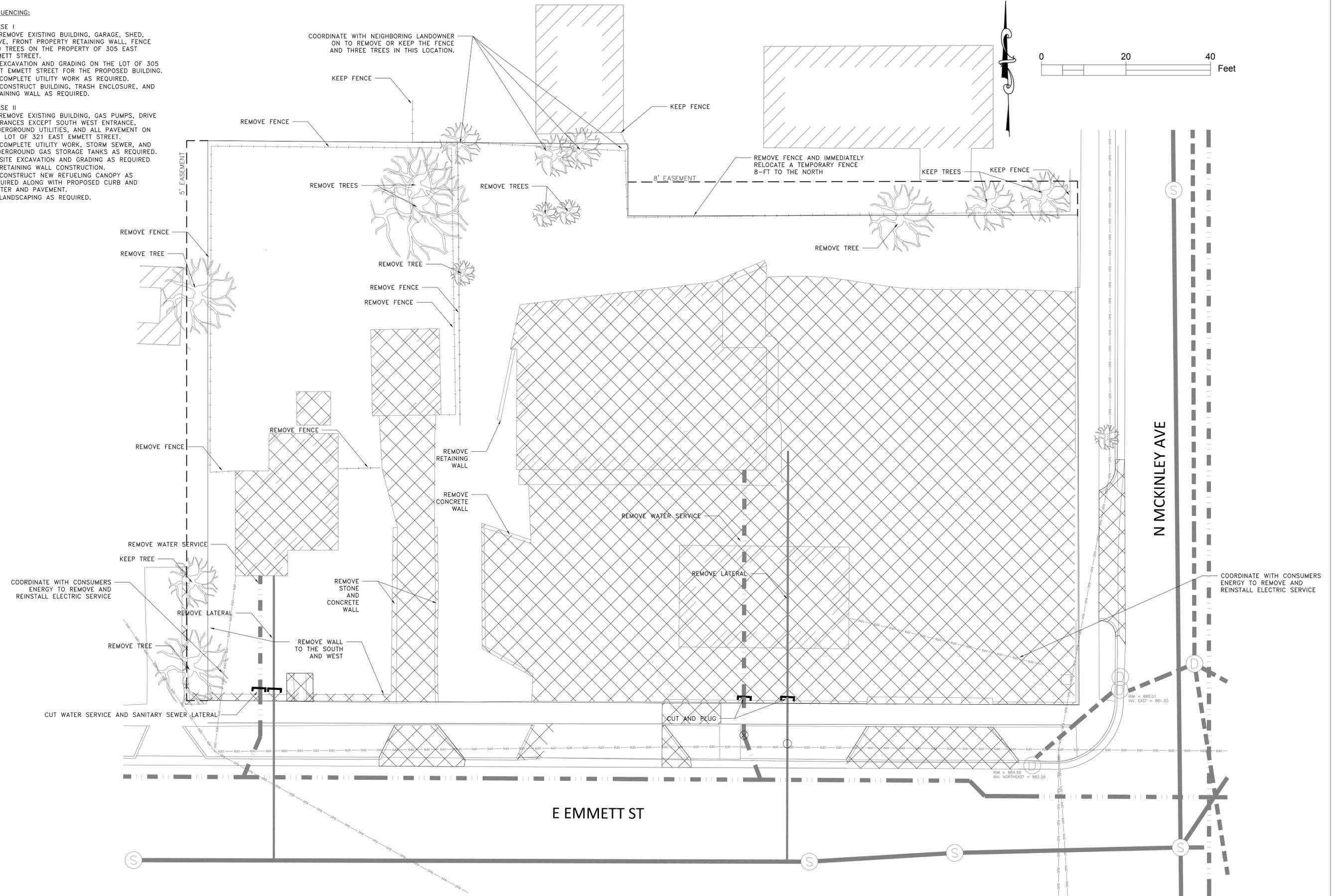
SEQUENCING:

PHASE I

- 1) REMOVE EXISTING BUILDING, GARAGE, SHED, DRIVE, FRONT PROPERTY RETAINING WALL, FENCE AND TREES ON THE PROPERTY OF 305 EAST EMMETT STREET.
- 2) EXCAVATION AND GRADING ON THE LOT OF 305 EAST EMMETT STREET FOR THE PROPOSED BUILDING.
- 3) COMPLETE UTILITY WORK AS REQUIRED.
- 4) CONSTRUCT BUILDING, TRASH ENCLOSURE, AND RETAINING WALL AS REQUIRED.

PHASE II

- 1) REMOVE EXISTING BUILDING, GAS PUMPS, DRIVE ENTRANCES EXCEPT SOUTH WEST ENTRANCE, UNDERGROUND UTILITIES, AND ALL PAVEMENT ON THE LOT OF 321 EAST EMMETT STREET.
- 2) COMPLETE UTILITY WORK, STORM SEWER, AND UNDERGROUND GAS STORAGE TANKS AS REQUIRED.
- 3) SITE EXCAVATION AND GRADING AS REQUIRED.
- 4) RETAINING WALL CONSTRUCTION.
- 5) CONSTRUCT NEW REFUELING CANOPY AS REQUIRED ALONG WITH PROPOSED CURB AND GUTTER AND PAVEMENT.
- 6) LANDSCAPING AS REQUIRED.



CIVIL ENGINEERS, INC.
 14250 BEAULIE LAKE RD. SUITE 150
 BATTLE CREEK, MI 49014-8213
 PHONE: 269-962-5127
 FAX: 269-962-5310
 Over A Decade of Professional Service

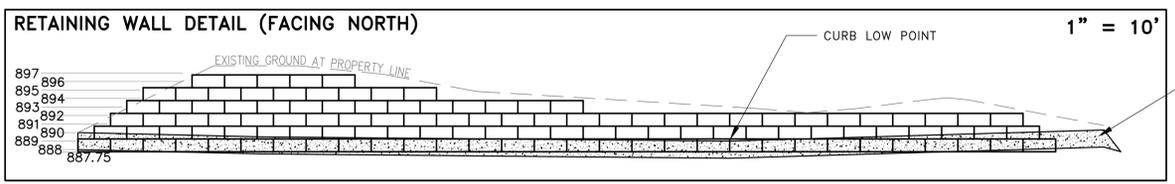


DRAWN BY: TLB	CHECKED BY: RAR	JOB NO: 170501
	REVISION	DATE: 08/07/2017
PRELIMINARY	REVISION	SCALE: 1" = 10'
FINAL		

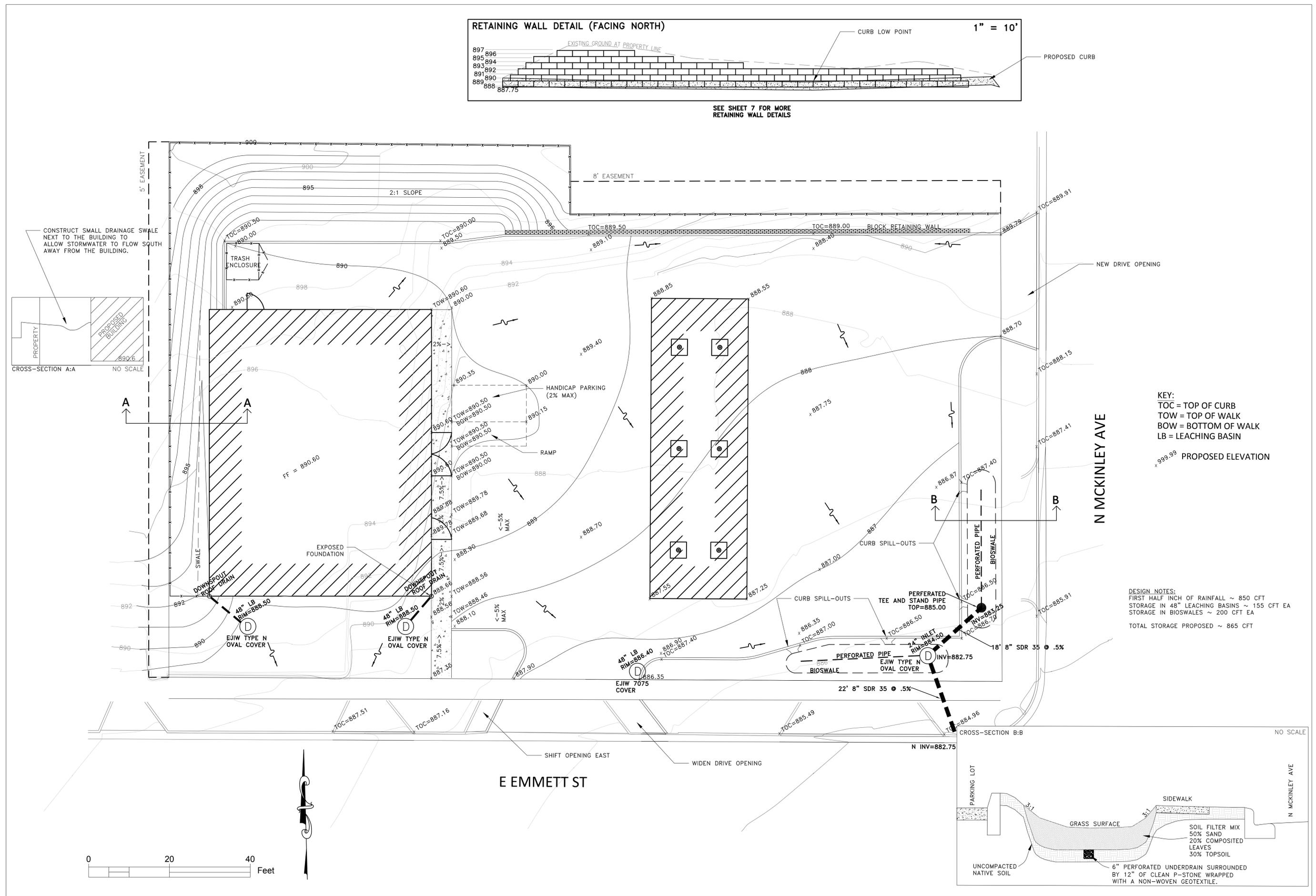
REMOVALS

DAVIS OIL SITE PLAN

Aug 08, 2017 3:47pm P:\2017\170501_Davis_Oil_DESIGN\concept layout_recover.dwg



SEE SHEET 7 FOR MORE
 RETAINING WALL DETAILS



KEY:
 TOC = TOP OF CURB
 TOW = TOP OF WALK
 BOW = BOTTOM OF WALK
 LB = LEACHING BASIN
 x 999.99 PROPOSED ELEVATION

DESIGN NOTES:
 FIRST HALF INCH OF RAINFALL ~ 850 CFT
 STORAGE IN 48" LEACHING BASINS ~ 155 CFT EA
 STORAGE IN BIOSWALES ~ 200 CFT EA
 TOTAL STORAGE PROPOSED ~ 865 CFT



Aug 09, 2017 8:09am P:\2017\170501_Davis_Oil\DESIGN\concept layout_recover.dwg

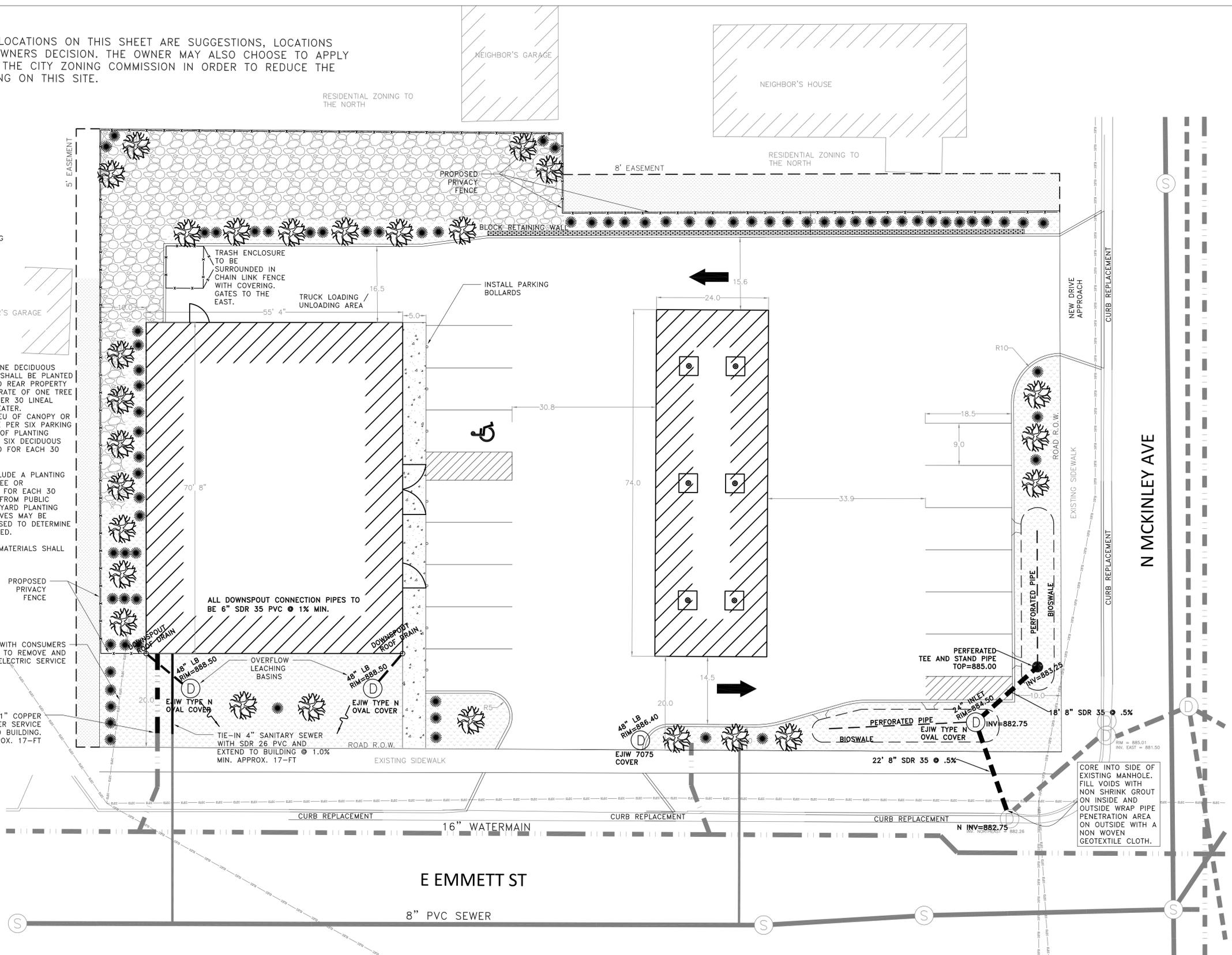
NOTE:
 THE TREE AND SHRUB LOCATIONS ON THIS SHEET ARE SUGGESTIONS. LOCATIONS MAY VARY BASED ON OWNERS DECISION. THE OWNER MAY ALSO CHOOSE TO APPLY FOR A VARIANCE FROM THE CITY ZONING COMMISSION IN ORDER TO REDUCE THE AMOUNT OF LANDSCAPING ON THIS SITE.

- ZONING REQUIREMENTS**
- 0.5 TO 1.0 / 150SFT UFA
 - + 1.0 PER EMPLOYEE.
 - 1 TO 1.5 STACKING MAXIMUM PER PUMP.
 - MINIMUM STALL SIZE OF 9' X 18.5' WITH 22' AISLE (TWO-WAY).
 - FRONT, SIDE, AND REAR YARD PLANTING STRIP. (SEE NOTE BELOW)
- SETBACK REQUIREMENTS**
- 20' FROM FRONT PROPERTY LINE
 - 7' FROM SIDE PROPERTY LINE
 - 15' FROM REAR PROPERTY LINE

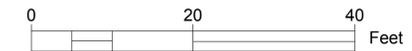
REAR AND SIDE PLANTING STRIPS INCLUDE ONE DECIDUOUS CANOPY TREE OR CONIFER TYPE TREE THAT SHALL BE PLANTED IN ANY UNPAVED AREA ALONG THE SIDE AND REAR PROPERTY LINE, EXTERNAL TO A PARKING AREA, AT A RATE OF ONE TREE PER EIGHT PARKING SPACES OR ONE TREE PER 30 LINEAL FEET OF PLANTING STRIP, WHICHEVER IS GREATER. ORNAMENTAL TREES MAY BE PROVIDED IN LIEU OF CANOPY OR CONIFEROUS TREES AT A RATE OF ONE TREE PER SIX PARKING SPACES OR ONE TREE PER 20 LINEAL FEET OF PLANTING STRIP, WHICHEVER IS GREATER. IN ADDITION, SIX DECIDUOUS OR CONIFEROUS SHRUBS SHALL BE PROVIDED FOR EACH 30 LINEAL FEET OF PLANTING STRIP.

R.O.W. / FRONT YARD PLANTING STRIPS INCLUDE A PLANTING STRIP AT LEAST ONE DECIDUOUS CANOPY TREE OR CONIFEROUS TREE THAT SHALL BE PROVIDED FOR EACH 30 LINEAL FEET OF FRONTAGE. ACCESS DRIVES FROM PUBLIC RIGHT-OF-WAYS THROUGH REQUIRED FRONT YARD PLANTING STRIPS SHALL BE PERMITTED, AND SUCH DRIVES MAY BE SUBTRACTED FROM THE LINEAL DIMENSION USED TO DETERMINE THE MINIMUM NUMBER OF PLANTINGS REQUIRED.

NO MORE THAN 50% OF LANDSCAPE PLANT MATERIALS SHALL CONSIST OF ANY ONE SPECIES.



- LEGEND:**
- TREE
 - SHRUB
 - TURF ESTABLISHMENT
 - RIPRAP
 - SOD
 - BUILDING / CANOPY
 - STORM MH / LEACHING BASIN



THE PROPOSED SITE CONSISTS OF A NEW 70X55 CONVENIENCE BUILDING WITH A 74X24 CANOPY. THERE WILL BE 13 STANDARD PARKING STALLS AVAILABLE WITH ONE HANDICAP STALL. THERE IS ALSO PARKING AVAILABLE ON E EMMETT STREET. THE TECHNICAL REFERENCE MANUAL WAS USED FOR THE STORMWATER MANAGEMENT OF THE SITE. WORK WITHIN THE ROAD R.O.W. INCLUDES REPLACING CURB AND GUTTER, ADDING ONE DRIVE, WIDENING ONE DRIVE, REMOVING TWO DRIVES, AND CONNECTING STORM SEWER TO AN EXISTING NETWORK.

Aug 08, 2017 3:48pm P:\2017\170501_Davis_Oil\DESIGN\concept_layout_recover.dwg

CIVIL ENGINEERS, INC.
 14250 BEAULIE LAKE RD SUITE 150
 BATTLE CREEK, MI 49014-8213
 PHONE: 269-962-5127
 FAX: 269-962-5310
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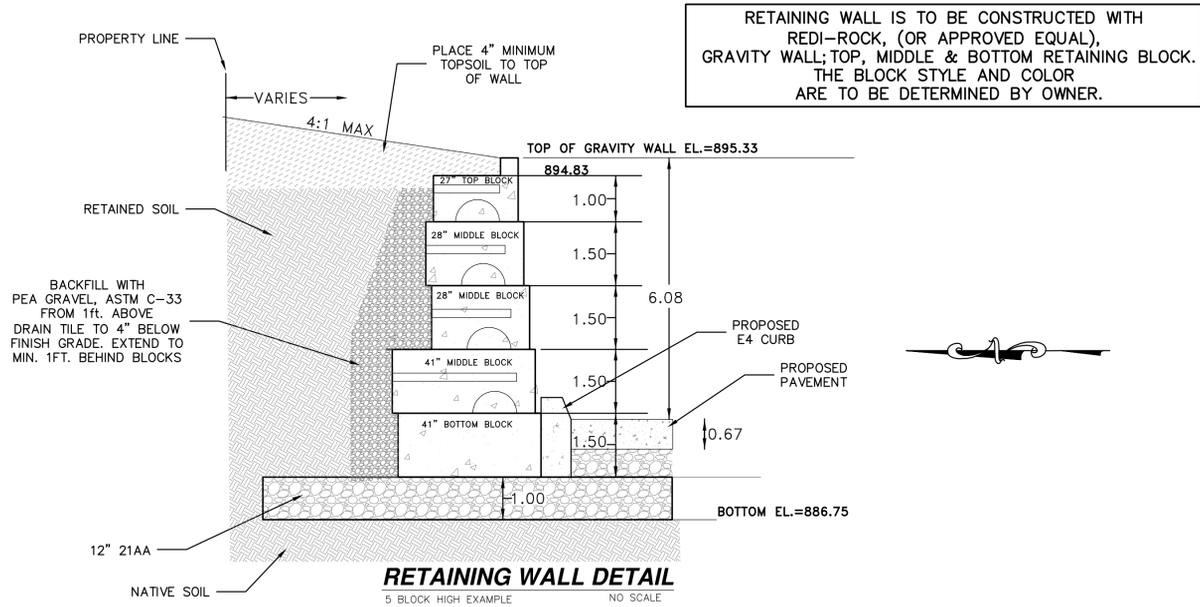
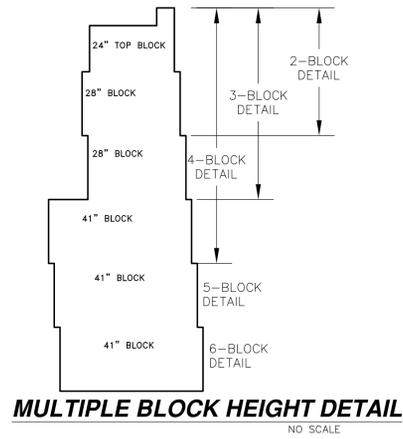
JOB NO: 170501
 DATE: 08/07/2017
 SCALE: 1" = 10'

CHECKED BY: RAR
 REVISION
 REVISION
 DRAWN BY: TLB
 PRELIMINARY
 FINAL

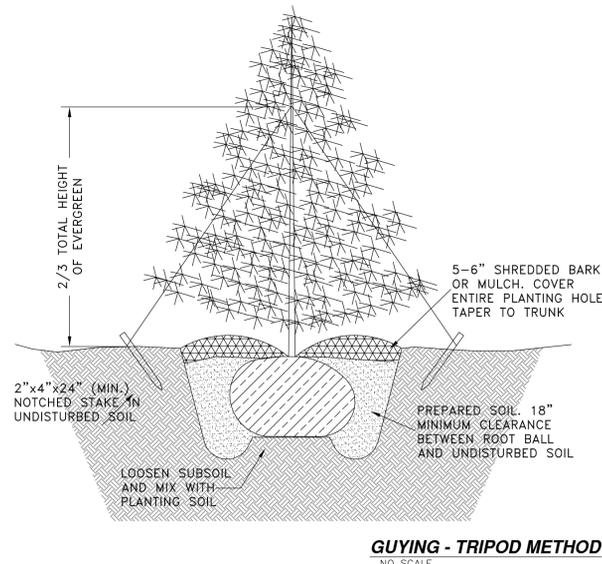
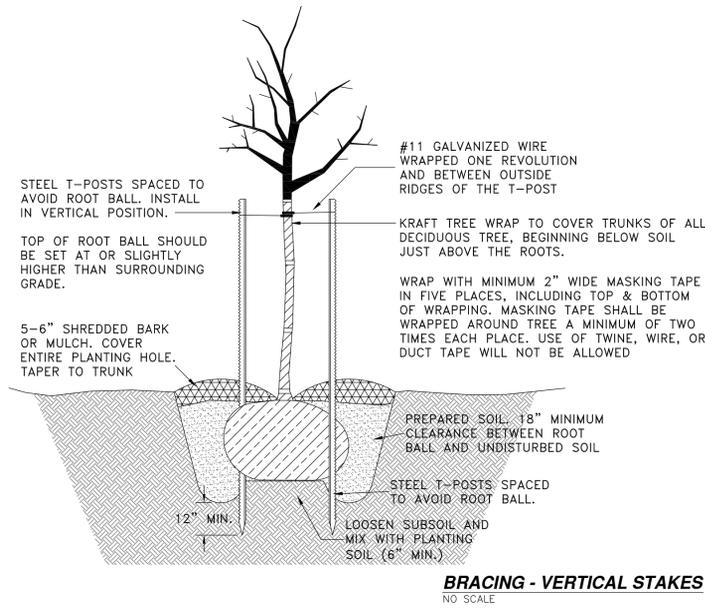
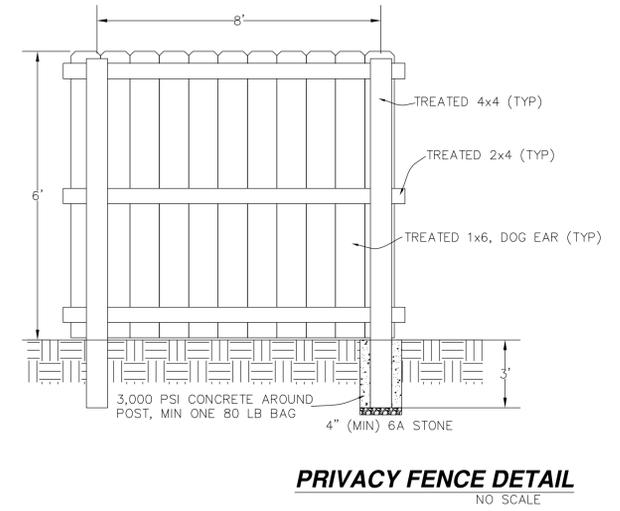
SITE PLAN

DAVIS OIL SITE PLAN

SHEET
 5 of 7

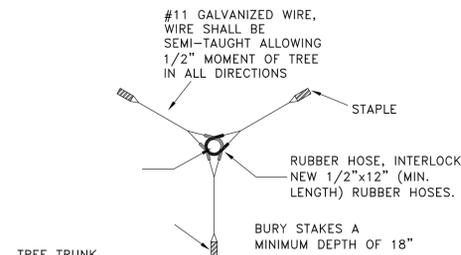


RETAINING WALL IS TO BE CONSTRUCTED WITH REDI-ROCK, (OR APPROVED EQUAL), GRAVITY WALL; TOP, MIDDLE & BOTTOM RETAINING BLOCK. THE BLOCK STYLE AND COLOR ARE TO BE DETERMINED BY OWNER.

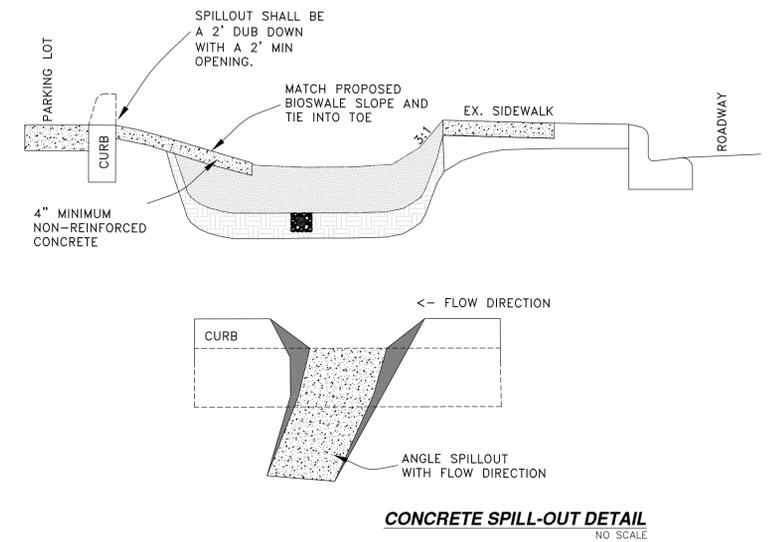


NOTE:
BRACE DECIDUOUS TREES 2" TO 4" IN CALIPER OR 8' OR MORE IN HEIGHT WITH TWO STAKES.

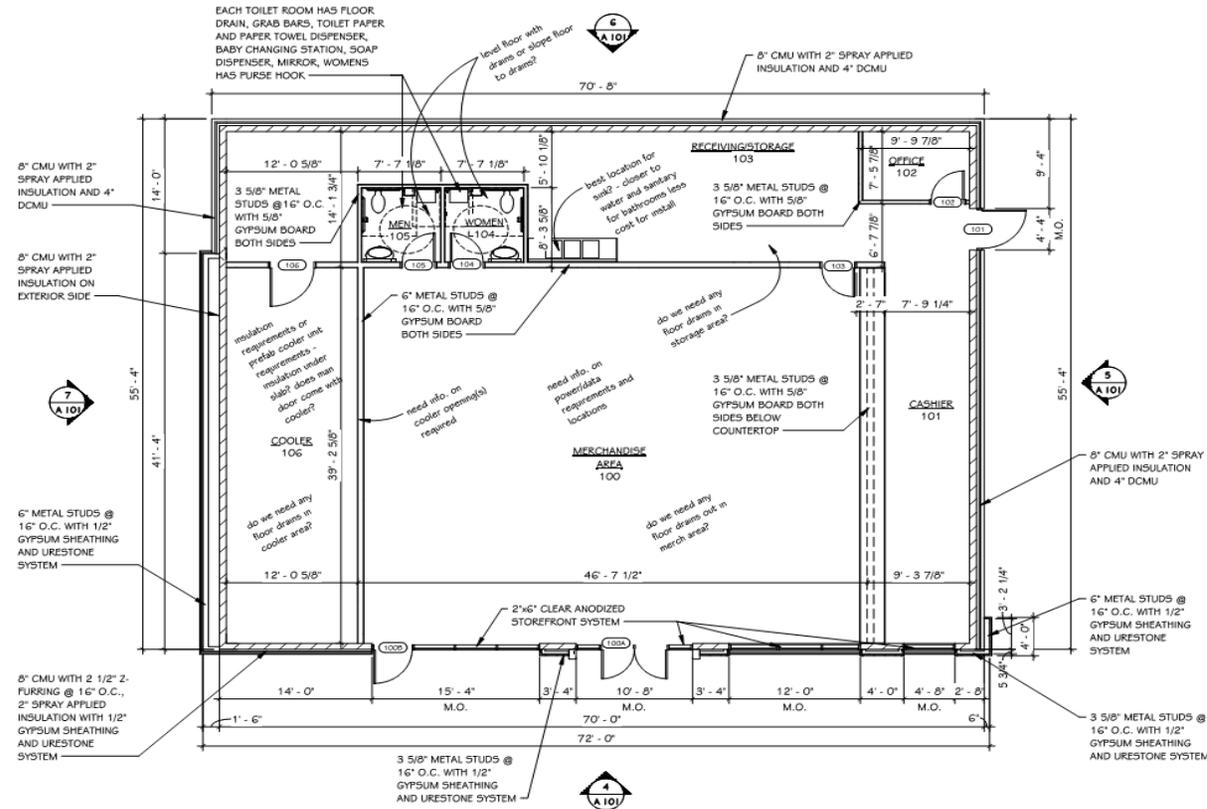
BRACE DECIDUOUS TREES LESS THAN 2" IN CALIPER OR 8' IN HEIGHT WITH ONE STAKE ON THE WESTERLY SIDE OF THE PLANT.



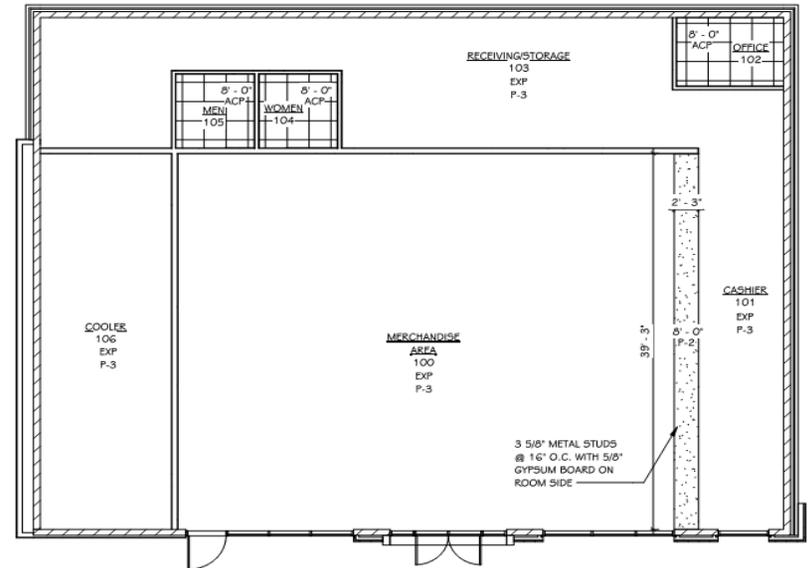
NOTE:
GUY EVERGREENS OVER 4" IN CALIPER OR 6" IN HEIGHT WITH THE TRIPOD METHOD AND UNDER 6" IN HEIGHT WITH TWO STAKES



Floor Plan



 **FLOOR PLAN**
1/8" = 1'-0"



 **REFLECTED CEILING PLAN**
1/8" = 1'-0"

Renderings







