

Planning Commission

Meeting Agenda Thursday, January 15, 2015 7:00 p.m., Council Chambers



City of South Haven

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – November 13, 2014
5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda
6. New Business - Public Hearing

Webb Architects, representing O'Reilly Auto Parts of Springfield, MO, is requesting a special use permit in order to provide parking spaces over that which is required for their new store to be located at 369 Blue Star Highway. Zoning Ordinance Section 2406-6 requires 22 spaces for the store and the applicant is seeking to construct 35 spaces. The special use permit is required in Zoning Ordinance Section 2403-b.

7. Other Business – Site Plan Review

- a) Webb Architects, representing O'Reilly Auto Parts of Springfield, MO, has submitted plans for a new store at 369 Blue Star Highway. Review and approval of commercial plans by the planning commission is required under Zoning Ordinance Section 1401-1.
- b) Annual Report to City Council
- c) Dog Ordinance memo

8. Commissioner Comments

South Haven City Hall is Barrier-free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Clerk. Individuals with disabilities requiring services should contact the City Clerk by writing or calling South Haven City Hall at (269) 637-0700.

9. Adjourn

RESPECTFULLY SUBMITTED,
Linda Anderson, Zoning Administrator

Planning Commission

Meeting Minutes **Thursday, November 13, 2014** **7:00 p.m., Council Chambers**



City of South Haven

1. Call to Order by Paull at 7:00 p.m.

2. Roll Call

Present: Frost (arrived 7:03 p.m.), Heinig, Peterson, Smith, Stimson, Webb, Paull
Absent: Miles, Wall

Motion by Smith, second by Stimson to excuse absent members.

All in favor. Motion carried.

3. Approval of Agenda

Motion by Heinig, second by Stimson to approve the agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – October 2, 2014

Motion by Heinig, second by Peterson to approve the October 2, 2014 regular meeting minutes as written.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

6. New Business – Approve 2015 Meeting Schedule

Motion by Smith, second by Heinig to approve 2015 schedule.

All in favor. Motion carried.

7. Unfinished Business

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a) Draft Noise Ordinance Review

Paull explained that the purpose of the meeting is to review the changes to the noise ordinance proposed by the sub-committee. Paull also noted that he is hopeful that after review this committee's recommendation can be recommended to City Council. The Planning Commission will not be approving these changes but City Council will be making that decision.

Anderson gave an overview of the original ordinance and the sub-committee's work since March 2014. She noted that this task was assigned to the Planning Commission because reviewing the noise ordinance was one of the City Council's goals for this year. It was important to the subcommittee to draft an ordinance that would be easy to understand and enforce. There was vague or confusing language which had to be addressed right away. Some language was too subjective or not specific enough for an ordinance. Anderson reviewed the language in question pointing out the sections that are vague, confusing or subjective.

Anderson also noted that the ordinance contained a table of acceptable decibel limits which were different for day and night which was very confusing and which also required the police officers to know the zoning districts and specific land use categories within the city. The ordinance also had confusing language in regard to decibel limits. Anderson reviewed the table of decibel limits, distances, land uses and zoning districts noting this could be really confusing.

The decibel level limitations included a sentence which read "Noise levels shall be measured on the property line or on the adjacent property." Anderson noted that it was not difficult for the subcommittee to see how these readings were confusing.

After identifying those issues the subcommittee tried to come up with something that would be easy to use and fair for everyone, according to Anderson. Noted that Teri Webb will speak to the methodology used by the subcommittee, then Larry Heinig will talk about noise levels and decibels, and finally, Anderson will explain the specific changes recommended in the proposed ordinance.

Terry Webb, subcommittee member: "The subcommittee met with the mayor, the police chief and directors and managers of the Housing Commission and Old Harbor Village. They then took a field trip to Listiak Auditorium to hear what decibel levels sounded like. Once that was accomplished, the subcommittee also wanted to hear the decibels in the open environment in which they were taken, including the ambient noises such as traffic, wind and conversation. It was thought that it would be different to experience the decibel levels in this environment rather than in a closed auditorium."

Webb noted that the subcommittee went with one of the police officers to visit the sites around the Saturday night midnight hour. "We wanted to hear what the noise sounded like, not to determine if the bars were complying with the ordinances, but to hear what seventy-five (75) or sixty (60) decibels sounded like at the establishment."

Webb observed that while four members of the subcommittee were having a quiet conversation the decibel meter spiked to about sixty-eight (68) decibels. "We went to the

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different areas, and looked at the decibel levels when someone was walking down the street and saw that the drawbridge registered in the eighties. We thought it was responsible for us to go out and hear and see what different noises registered on the decibel meter. It was a windy night and we were on the drawbridge, the yacht club had a band playing, which you could hear all the way up to the drawbridge. It became evident that there were many factors.” Webb noted that the subcommittee felt best practice would be to take the readings at a predetermined place at each establishment: 1.) for consistency and 2.) because previous readings were being taken from all different places including across the street or from neighboring properties which brought in many other factors. “We felt it was important to take the readings from the same place each time.”

Anderson interjected that readings taken in the summer were around the mid-to-high fifties but when the decibel reading was close enough to rule out ambient noise the numbers rose considerably. Even ten feet (10’) away made a terrific difference.

Larry Heinig, subcommittee member: “The question we had was with all these decibel readings taken from all different places and in many different circumstances.” He explained the subcommittee used a logarithm which comes with the decibel reader the city is using. The point of using the logarithm was to try to explain how decibel levels reduce the further the decibel reader is from the source of the noise. Heinig noted that there are limitations to this kind of formula. Being theoretical the logarithm does not consider every possible situation in the real world such as air density, wind speed and direction and interference of other sounds with the noise you are trying to measure. “So the subcommittee tried to work with measuring noise from a point as close as possible to the source of the noise; even then you have never completely taken into consideration other noises.”

Heinig noted that the source of noise is different from one establishment or location to another. “Black River Tavern is all enclosed so the best place would be an open window or door. Captain Lou’s is very open so you need to look closer at where the noise is being measured.” Heinig explained that the maps in the Planning Commission packet take into account the distance and other factors that need to be considered. Once the subcommittee had visited and measured sound at various sites, they tried to come up with an average that could be used with all of the sites throughout the city.

Webb pointed out that when the subcommittee first began meeting they started by looking at other cities along the lake and what levels they had set. “But after doing our research, the group questioned whether these cities actually did research and knew what a decibel sounded like or if some city somewhere set a level and maybe others just followed suit.” Webb stated that she is glad the subcommittee went out in the field and learned what these decibel levels sound like.

Anderson interjected that the majority of cities the group looked at “don’t use decibels, but still use that ‘unreasonably loud’ language, and hardly enforced the ordinance.

Smith questioned the table with average decibels and weighted decibels. Heinig explained that the weighted decibels were what the group felt those readings would convert to when measuring from a pre-determined location. Heinig explained, “It’s the same noise and the table is just showing how we come up with a different reading.”

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Anderson went over the changes in the ordinance that may be proposed to the city council. "We added 'ambient noise level' to the definitions. From 1:30 a.m. to 7:00 a.m. ambient noise (around 55 – 60 decibels) would be permitted in the general area. In Section 30-29: 'Specific Prohibitions' the last line regarding reproducing sound was deleted. The decibel limit levels were changed quite dramatically. The group eliminated the table that was in the ordinance and clarified that taking the reading from different locations each time is not working; we are saying that noise levels will be measured at the property line or a specific location determined by the police chief or his representative. Because the measurements will be taken at the closer proximity, by setting a designated location where the readings would be taken, the subcommittee combined commercial and residential together – the areas where the majority of the sound is occurring. Downtown there is a mix of commercial and residential. The subcommittee decided not to recommend that decibel levels change various times during the evening. Their recommendation is that the decibel level would be raised to seventy-five (75) over the sixty (60) currently in the ordinance but would be measured at close proximity." Anderson noted that the readings taken last summer by the subcommittee ranged between sixty-eight (68) and seventy-four (74), the average reading at close proximity.

Anderson noted that the subcommittee recommends seventy-five (75) decibels around the clock in industrial areas and eliminated sections following the table which reference specific noise activities and talking about the one hundred foot (100') distance. "The goal was to have real consistency. This is how it's measured, to measure in the same spot every time to be absolutely consistent."

Regarding Section 30-31 the part concerning operation or use between 9:00 a.m. and 10:00 p.m. regarding amplifiers, loudspeakers, and similar devices, it was noted that it does not matter what the noise is if you are staying within the decibel level. The subcommittee also combined a few things regarding lawn maintenance and snow removal. Anderson noted, "We didn't want people to be unable to come home from work and mow their lawn." Anderson also pointed out that (6) *Construction sounds* has not changed "except that we have placed a limit of 100 decibels for that and limited the work to no more than two (2) hours at one time.

The biggest changes made, according to Anderson, were to take out conflicting language and vague language that is not enforceable to base the ordinance solely on decibel levels, not distances, and identify exactly where readings would be taken. "This makes it much easier to enforce; seems fair to bar owners, fair to the public and should work fairly well. The subcommittee put literally hundreds of hours into this. If you have questions for the subcommittee ask them. We cannot send this document to City Council without the full planning commission reviewing it first. Then it is up to the city council what they decide to do and what they will do." Anderson explained that the ordinance cannot be adopted or enacted without a public hearing. "We have to have at least one more before adoption can happen. The subcommittee believes the Planning Commission has fulfilled their task as assigned."

Heinig noted that we had a recommendation regarding the fine. Anderson explained that the current ordinance recommends a fine of \$50 for most things in the code. The subcommittee proposes that be increased to \$100 for a first offense.

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Smith again brought up the issue of average decibels versus weighted averages. Heinig said the weighted average is louder than what is being proposed. Webb noted that the formula was used simply to reconcile the differences between the summer readings and what subcommittee members were hearing at the site as opposed to across the street or down the block. Webb further explained that the weighted averages were used to show what the summer readings would have been if taken at the proposed sites. The subcommittee was trying to reconcile the reason why the readings taken by the police officers and the subcommittee members were different.

Peterson pointed out that the people that spoke at the last public meeting should be given credit because that is what prompted the subcommittee to go into the field and hear for themselves.

Webb reiterated that the way the original ordinance was worded needed to be reconciled with what the subcommittee was hearing. In fairness to the establishments, when the reading is taken in close proximity, that is something they can control. If you are taking it from a different location there will be interference from other activities and noise.

Frost asked what the decibel reading of seventy-five (75) is comparable to, which is conversation, according to Anderson. Sixty-five (65) is approximately the ambient noise downtown. Frost does not understand why the recommendation is seventy-five (75) decibels when quiet conversation is sixty (60) and a vehicle going over the Dyckman Bridge registered eight-three (83) decibels. Why is it not higher?

The readings, according to Anderson, at the bars at midnight outside the doors were about sixty-eight (68) to seventy-three (73), so it was felt that seventy-five (75) was reasonable. Increasing acceptable levels to seventy-five (75), according to Anderson, would reflect the noise level at about what it was last year. "This doesn't change the noise level, just the decibel level because of where the readings will be taken."

Frost asked if there was discussion about allowing louder noise on Friday night and Saturday night. Heinig said one of the goals we had was to get an ordinance that was easy for the police officers to understand and enforce. To keep it simple, we concluded it was best to keep one decibel level. Anderson said changing by day of the week would still be simpler than the way the original ordinance was, changing by hour. Frost feels it makes sense to explore that, at least during the summer. Heinig pointed out you have people in residences trying to sleep; "we are trying to find a balance."

Anderson interjected that most of the people who live in condos nearby showed support at the public hearing but it was the Nichols Hotel and Old Harbor Village owners and managers that felt the music/sound was too loud and went too far into the night.

Smith questioned whether there is a big difference between a reading of seventy-five (75) and a reading of eighty (80). Peterson said the music playing was very loud right at the door. Paull explained the decibel reading is logarithmic so five (5) units means a very large change. The difference between seventy-five (75) and eighty (80) is actually significant. Paull explained the committee spent a lot of time to try to determine a reasonable level to permit the noise coming out of an establishment.

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Frost noted that “reasonable” is a malleable term, as was explained, but he understands what Paull is saying. Smith asked why the averages shown using the logarithm are around one hundred (100). Heinig explained it by noting that those readings were taken at quite a distance and would have ambient noise which would make interpreting the readings we were getting very difficult.

Frost doesn’t understand why the noise at the door or the source matters. Webb explained that the readings are not proposed to be taken at the door; the maps show the locations that were determined. Heinig noted that most proposed locations are at the property line of the establishment.

Smith asked what the subcommittee’s conclusion was regarding changing to a higher permitted decibel level on Friday and Saturday. Peterson noted that the subcommittee ended up throwing out that idea after doing their own decibel level readings.

Anderson asked if the subcommittee wants to meet another time to determine whether to change the decibels on the weekends. Peterson noted that the readings were done the weekend before Labor Day, and the subcommittee rarely saw louder decibels than what is proposed. Stimson said the number we are proposing is not saying the noise level would have to be reduced. “The fact is the numbers taken from the proposed locations are what we are proposing.” Webb explained that the subcommittee used the formula only to reconcile the readings we had from the police with what we were hearing.

Stimson stated that she thinks the Planning Commission is ready to go to City Council and give them our recommendation. City Council can take it from there and implement it or not. Stimson noted that it is her understanding that this portion of the ordinance is not even in the Planning or Zoning venue, but that City Council asked the Planning Commission to put this information together and they can do whatever they want to with it.

Webb wondered about whether the subcommittee should meet again to discuss the Friday/Saturday increase. Heinig stated, “We do not have any new information.” Peterson added, “We were out on a typical Saturday night, a nice night, and we didn’t hear anything louder than what we are proposing.”

Webb asked if the subcommittee would consider raising the permitted decibel level on Friday and Saturday nights to which Heinig said he has been against that from the very beginning and that he would not consider it. Peterson said he would. Stimson said she would like to hear the reasoning. Webb said City Council can make that change if they want to. Anderson agreed. “They can accept the recommendation, not use it or change it.”

Motion by Heinig, second by Stimson to recommend the findings of the sub-committee to City Council for their consideration.

A roll call vote was taken:

Yes: Heinig, Peterson, Smith, Stimson, Webb, Paull
No: Frost

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Motion carried.

Paull noted that this recommendation will go to City Council, possibly with a work session with Planning Commission. Anderson said it will be an open meeting and anyone may attend. "Then City Council will decide."

Paull: "This has been a long and arduous process and I appreciate the effort and the stick-to-it-iveness in coming up with a recommendation for City Council. I am sorry to say that I have heard that this recommendation may not go anywhere and feel bad about that as it clarifies the current ordinance and makes it easier to enforce. We will have to see where it progresses from here. It would be unfortunate if this recommendation were not implemented as a lot of work and thought has gone into this, and as chairman, I appreciate that a lot."

8. Commissioner Comments

Frost: Said the roads are nasty; drive safe if you have to go out.

Stimson: Agreed with Frost.

Webb: Hoped that the city council, when they receive this recommendation, will go out and hear decibels in their environment for themselves.

Smith: Thanked those who went on the field trip.

Peterson: Backed up what Webb said; would like council to hear what the subcommittee heard on a late night.

Heinig: Reminded that November is Prostate Awareness Month and encouraged men to have the test and have the blood test. "I am here today because I had the blood test."

Paull: None.

9. Adjourn

Motion by Heinig, second by Frost to adjourn at 8:02 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary



Agenda Item #6 O'Reilly Auto Parts Special Use Request

City of South Haven

Background Information:

Webb Architects, representing O'Reilly Auto Parts of Springfield, Mo, is requesting a special use permit to allowed more parking than is required for their new store proposed for 369 Blue Star Highway.

The subject property is included in the M-43/I-196 Business Loop Corridor Overlay Zoning District which requires a special use permit for any proposed use which provides more than the minimum number of parking spaces permitted. The applicant is asking for 35 parking spaces where 17 spaces is the minimum required. (The project engineer, Anderson Engineering, stated in a letter dated November 5, 2014 [included] that 22 parking spaces was the maximum permitted. In fact there was a typo in the report and 17 spaces actually is the maximum permitted.) If this project was not in the overlay zone, 22 spaces would be the minimum permitted.

Recommendation:

The planning commission members should review all attachments and be prepared to discuss and act upon the request at the January meeting. Staff does not have a problem with the request provided ample landscaping is permitted to avoid the monotony of paved parking.

Support Material:

Application
Case Summary

Respectfully submitted,
Linda Anderson
Zoning Administrator

SPECIAL USE PERMIT APPLICATION
CITY OF SOUTH HAVEN
BUILDING SERVICES DEPARTMENT
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090
FOR INFORMATION CALL 269-637-0760

Date: 11/11/14 Applicant: Bonnie Wilson
Applicant Address: 3057 E Cairo St. Springfield, MO 65802
Applicant Phone Numbers: 417-877-1385
Applicant e-mail: bonnie@webbarch.com
Subject Property Address: Blue Star Highway South Haven, MI
(A legal description and survey of the subject property is required to be submitted with this application.)
Zoning District: B-4 (Major Thoroughfare Business District)
Type of Special Use Requested: Additional Parking Spaces
(A scaled site plan for the subject property is required to be submitted with this application.)
Special Use Section Number: 1800: Off-Street Parking Requirements

Attach a list of the conditions for approval which apply to your request and comment on how your request will meet those standards:

Applicant shall respond to the general standards in Sec. 1502 below and comment on how the requested Special Use Permit will meet the standards:

General Standards - The Planning Commission shall review the particular circumstances of the special use permit application under consideration in terms of the following standards and shall approve a special use permit application only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Ordinance:

- a. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- b. The special land use shall not change the essential character of the surrounding area.
- c. The special land use shall not be hazardous to the adjacent property, property values, or involve uses, activities, processes, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other nuisance.
- d. The special land use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been scheduled for completion.
- e. The special land use is consistent with the intent of the Comprehensive Plan.
- f. The special land use shall meet the site plan review requirements of Article IV.
- g. The special land use shall conform with all applicable state and federal requirements for that use.
- h. The special land use shall conform with all standards in this Ordinance and other applicable City Ordinances, including but not limited to parking (see Article XVIII), signs (see Article XX), and standards particular to the special land use found in the District provisions, Schedule of Regulations, or elsewhere.

Applicant Signature  Date: 11/11/14

A FEE OF \$400.00 MUST BE SUBMITTED WITH COMPLETED APPLICATION.



November 5, 2014

Linda Anderson, City Planner/Zoning Administrator
City of South Haven, MI
Building Services Department
539 Phoenix Street, South Haven, MI 49090
(269) 637-0760, landerson@south-haven.com

**RE: PROPOSED O'REILLY AUTO PARTS; BLUE STAR HIGHWAY
35 PARKING SPACES JUSTIFICATION STUDY**

Ms. Anderson,

This letter shall serve as the project PARKING STUDY to justify our request for 35 parking spaces. It is our understanding that this project is located in an Overlay District which only allows 22 parking spaces (1 space / 200 sq.ft. of retail space which is 3,257 sq.ft.).

We understand the intent of the Overlay District; however, we are respectfully asking for the consideration of allowing 35 parking spaces to meet the needs of O'Reilly Auto Parts. Following are the Justifications for this request:

Justification #1: Required Customer, Employee & Delivery Parking

The O'Reilly Auto Parts business consists of both a Customer Retail store and Delivery service for Mechanics.

Customer Traffic: Based upon accepted ITE Trip Generation standards, 45 Peak Hours trips (22 in, 23 out) are typical for this site. **22 Peak hours customer spaces needed.**

Employee Parking: **8 full time employees** are expected for this site.

Delivery to Mechanics Traffic: **5 passenger delivery vehicles** are kept at the site.

Parking Spaces needed = 22 + 8 + 5 = 35 parking spaces needed.

Justification #2: List of Comparable O'Reilly Auto Parts Store in Michigan

<u>City Location</u>	<u>Parking Spaces</u>	<u>City Location</u>	<u>Parking Spaces</u>
Battle Creek	31	Sturgis	34
Swartz Creek	43	Whitehall	39
Lansing	30	Dowagiac	33
Ortonville	38	Greenville	33
Lowell	40	Marysville	45

The projects listed above are a quick sample of recent projects in the Michigan area with an average of 37 parking spaces. This is consistent with the O'Reilly Auto Parts business model for >3,000 stores. We appreciate your consideration for our request of 35 parking spaces.

Sincerely,

Neil Brady, PE
President



Buddy D. Webb, NCARB

Architect - Consultant

3057 E. Cairo
Springfield, Missouri 65802
(417) 877-1385 Phone
(417) 877-9736 Fax

November 13, 2014

Ms. Linda Anderson, City Planner/Zoning Administrator
City of South Haven, MI
Building Services Department
539 Phoenix Street
South Haven, MI 49090

Re: New O'Reilly Auto Parts Store
Blue Star Highway
South Haven, Michigan

Dear Ms. Anderson:

We are requesting a special use permit to allow more parking spaces than required for the new O'Reilly Auto Parts Store located on Blue Star Highway. Please see attached parking study by Anderson Engineering, Inc. for justification of additional spaces. Furthermore, please see the following response to General Standards for the Special Use Permit approval:

The special land use shall be designed, constructed, operated and maintained harmonious with the character of adjacent property and the surrounding area.

The bordering properties to the N, E & W are zoned B-4 (Major Thoroughfare Business District) and the bordering property to the south (within the county jurisdiction) is zoned CSC (Community Service Commercial).

The special land use shall not change the essential character of the surrounding area.

The property directly across the street, Village Coin Laundry, has a large parking lot as well as many other properties along the street.

The special land use shall not be hazardous to the adjacent property, property values, or involve uses, activities, processes, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other nuisance.

Additional parking will not create any additional hazard or nuisance as described above. We are providing generous plantings around the property and an opaque fence along the property's South border in order to reduce the impact of new construction.

The special land use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been scheduled for completion.

Additional parking will not place any demands on public services or facilities.

The special land use is consistent with the intent of the Comprehensive Plan. We understand the Comprehensive Plan aims to reduce unnecessary paving but the Parking Study provided explains

that the amount of parking proposed is necessary for O'Reilly's business operations. In addition, we are proposing a wealth of plantings to soften the environment.

The special land use shall meet the site plan review requirements of Article IV.
Article IV: Residential Districts does not apply to this location.

The special land use shall conform with all applicable state and federal requirements for that use.
Additional parking is compliant with state and federal requirements.

The special land use shall conform with all standards in this Ordinance and other applicable City Ordinances, including but not limited to parking (see Article XVIII), signs (see Article XX), and standards particular to the special land use found in the District provisions, Schedule of Regulations, or elsewhere.

The proposed construction complies with all other City Ordinances and standards.

Please contact our office if additional information or clarifications are required. Thank you.

Respectfully,
Buddy D. Webb

Bonnie Wilson, CSI,
Project Designer

attachment

Cc: Steve Peterie
file

GENERAL INFORMATION

Case Number.....2015-0001 SLU

Date of Plan Commission.....01.08.2015

ApplicantWebb Architects representing O’Reilly Auto Parts Stores

RequestApplicant requests a special use permit to provide parking spaces that exceed the maximum in the Corridor Overlay Zone. This request is supported by ordinance section 2403-1b.

Location369 Blue Star Highway

Parcel Number80-53-620-067-00

Size.....93072 square feet (2.136 acres)

Street Frontage283 feet

Current ZoningB-4 Major Thoroughfare Business (w/ Corridor Overlay Zoning)

Proposed Zoning.....No Change

Contiguous Zoning.....North: B-4 Districts
South: CSC District (Township – Community Service Commercial)
East: B-4 District
West: B-2 District

Current Land Use.....Vacant commercial property

Contiguous Land Uses.....North: Commercial
South: Residential
East: Commercial
West: Commercial

Comp Plan DesignationCommercial

CHARACTER OF THE AREA

The Subject Property is located in an area of mixed commercial uses including a Walgreen’s and the stores at Phoenix Square. The character of the area is consistent with the current zoning and future land use classification in its general commercial use.

DEVELOPMENT PROPOSAL

Webb Architects, representing O’Reilly Auto Parts of Springfield, MO, is requesting a special use permit in order to provide parking spaces over that which is required for their new store to be located at 369 Blue Star Highway. Zoning Ordinance Section 2406-6 requires 22 spaces for the store and the applicant is seeking to construct 35 spaces. The

special use permit is required in Zoning Ordinance Section 2403-b. The parcel number for the property is 80-53-620-070-00.

PUBLIC RESPONSE

N/A at time of mailing

EVALUATION

The following provisions of the Zoning Ordinance are followed by a statement (in italics) representing the status of the subject property as it relates to that provision.

Article XV SPECIAL LAND USES (Section 1502, Basis of Determination):

1. **General standards** - the planning commission shall review the particular circumstances of the special use permit application under consideration in terms of the following standards and shall approve a special use permit application only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this ordinance:

- A. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

This is a commercial property and the proposed use will be appropriate to the zoning district and surrounding area. There should be no negative impact on the surrounding neighborhood provided the site is well maintained and without outdoor storage.

- B. The special land use shall not change the essential character of the surrounding area.

The subject property is surrounded by other commercial parcels with the exception of the property to the south which is in a residential use but commercially zoned. That property is just over the city limits in South Haven Township. Care will need to be taken to shield that property from traffic lights and noise along with other characteristics of a large commercial use.

- C. The special land use shall not be hazardous to the adjacent property, property values, or involve uses, activities, processes, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other nuisance.

There should be no harmful effects on the neighborhood as far as dust, fumes or other irritants. Lighting from exterior illumination and traffic will need to be contained onsite as will any water runoff.

- D. The special land use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been scheduled for completion.

None expected.

- E. The special land use is consistent with the intent of the comprehensive plan.

The Future Land Use Map shows the subject property as part of the Commercial classification. The Goals and Objectives section of the Plan states: POLICY: The City and South Haven Township should support redevelopment of properties fronting on Blue Star Highway, M-43 and Phoenix Street as retail, service and other commercial uses. This application furthers that goal.

- F. The special land use shall meet the site plan review requirements of Article IV.

Although Article IV pertains to residential districts, this site plan has been reviewed by all city departments as well as the zoning administrator and the comments are included in this agenda packet. All concerns will need to be addressed prior to the issuance of any building permits.

- G. The special land use shall conform to all applicable state and federal requirements for that use.

The owner will need to show evidence of any such permits, if required.

- H. The special land use shall conform with all standards in this ordinance and other applicable city ordinances, including but not limited to parking (see Article XVIII), signs (see Article XX), and standards particular to the special land use found in the district provisions, schedule of regulations, or elsewhere.

All such provisions will be in compliance before an permits will be issued.

SECTION 2403. PERMITTED AND SPECIAL USES (from M-43/I-196 Business Loop Corridor Overlay Zoning District)

1. Permitted and special land uses within the Overlay Zone shall be as regulated in the underlying zoning district (as designated on the Zoning Map) with the following additional provisions:
 - a. To ensure adequate information is provided to evaluate the impact on traffic operations, any permitted use that can be expected to generate 50 peak hour directional trips or 100 peak hour trips (in and out) or 1000 trips during a typical day shall be classified as a special land use. Calculations of trips shall be based on the most recent edition of Trip Generation published by the Institute of Transportation Engineers. The applicant shall be responsible for providing the traffic calculations for review. Where no information is provided, the City shall make the determination. (A guideline that lists typical sizes for various uses where the thresholds are met is available from the zoning administrator.)
 - b. Any site that provides more than the minimum parking required shall be considered a special land use in this chapter.

This application involves that request.

- c. The use and site design shall comply with the standards of this section and other applicable regulations of the Corridor Overlay Zone.

Staff and planning commission will work together to assure that all standards and regulations are met.

- d. Outdoor cafes and outdoor seating shall be allowed by special use permit in Area B subject to Section 1502 and 1510.34 of this chapter as applicable. Outdoor seating encroaching on public property shall be subject to obtaining a license agreement from city council.

Not applicable.

- e. For special land uses, the following standards shall be considered along with those listed in Section 1502 of this chapter:

- I. The building and site design will be designed to promote consistency and quality of development within the Corridor Overlay Zone.
- II. Access spacing from intersections, other driveways, and any median crossovers will meet the standards within the Overlay Zone and will meet the standards of the applicable road agency (MDOT or the Van Buren County Road Commission), and will be the maximum practical.
- III. Where shared access is proposed or required, provision will be made to share access with adjacent uses, either now or in the future, and shall include written shared access and maintenance agreements to be recorded with the Van Buren County Register of Deeds.
- IV. Traffic impacts associated with the proposed use will be accommodated by the road system without degradation in the level of service¹ below one grade (example from B to C) but in no case shall any movement(s) be projected at a level of service below D, unless improvements are being made to address the impacts.

Staff has considered these standards and is confident that the standards have either been met with this application or are in progress. (Sheet C1 offers and explanation of trip generation for the use and the justification that a traffic study is not needed.)

RECOMMENDATION

Staff recommends approval of the O'Reilly Auto Parts Store special use application for supplementary parking with the condition that the planning commission finds the landscaping proposed to be adequate to soften the appearance of the larger paved area.

¹ AS ESTABLISHED BY THE TRANSPORTATION RESEARCH BOARD, WASHINGTON DC.



Agenda Item #7a O'Reilly Auto Parts Site Plan Review Request

City of South Haven

Background Information:

Webb Architects, representing O'Reilly Auto Parts of Springfield, Mo, is requesting site plan approval for their new store proposed for 369 Blue Star Highway. City departments have reviewed the plans and have offered comments as has the zoning administrator. Those comments are included in this agenda and have been forwarded to the applicant. The applicant is working on addressing the comments and will be prepared to discuss those items at the meeting.

The subject property is included in the M-43/I-196 Business Loop Corridor Overlay Zoning District and is designed to comply with all requirements included in that ordinance.

Recommendation:

The planning commission members should review all attachments and be prepared to discuss the plans at the January meeting. Staff does not have a problem with the request provided that all outstanding issues are satisfactorily addressed prior to the issuance of any final improvements or building permits.

Support Material:

Application
Site plans
Revised Sheet C4
Exterior finishes
Department reviews

Respectfully submitted,
Linda Anderson
Zoning Administrator

SETBACKS (IN FEET):

FRONT YARD: 50'

SIDE YARD: 20'

REAR YARD: 20'

SIDE YARD: 20'

LOT AREA (IN SQUARE FEET) 63,979.31 sqft

LOT WIDTH (AT FRONT SETBACK) 283.09'

AREA COVERAGE (BY ALL STRUCTURES) 7,453 sqft

HEIGHT (AVERAGE OF PEAK AND EAVE) 19'-0"

OFF-STREET PARKING, SECTION 1800

PARKING USE GROUP: Retail Store

SECTION NUMBER: 1800.12.c.19

PARKING REQUIREMENT: 1 sp. per 150 usable floor area

**PARKING REQUIREMENT
CALCULATION:**

REQUIRED PARKING SPACES 22 **PROVIDED SPACES** 35

DIMENSION OF INDIVIDUAL PARKING SPACES 9' x 20'

COMMENTS:

SITE PLAN SUBMITTAL REQUIREMENTS
CITY OF SOUTH HAVEN
BUILDING DEPARTMENT
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090
FOR INFORMATION CALL 269-637-0760

PROJECT ADDRESS: Blue Star Highway TAX ID: 80-53- 620-070-000

DATE APPLICATION RECEIVED: _____ APPLICANT: Bonnie Wilson

PROJECT DESCRIPTION: Construction of split faced block building and site improvements for auto parts sales.

REQUIRED DOCUMENTS:

- 1. SURVEY AND LEGAL DESCRIPTION OF PROPERTY**
 - INCLUDE ANY DEED RESTRICTIONS AND EASEMENTS
 - TAX ID NUMBER

- 2. LOCATION MAP**
 - SMALL SCALE SKETCH OF PROPERTIES, STREETS AND USE OF LAND WITHIN 1/2 MILE
 - INCLUDE DRIVEWAY LOCATIONS ACROSS THE STREET

- 3. SITE PLAN INCLUDING:**
 - SCALE OF LESS THAN 1:200
 - FIFTEEN (15) COPIES, TWO (2) SEALED
 - DATE OF DRAWING, NAME, ADDRESS, AND SEAL OF PREPARER
 - DIMENSIONS OF LOTS, PROPERTY LINES
 - EXISTING STRUCTURES (LABEL EXISTING)
 - PROPOSED STRUCTURES AND ADDITIONS (LABEL PROPOSED)
 - BUILDING SETBACKS, FRONT, REAR, BOTH SIDES
 - AREA COVERED BY STRUCTURES (IN SQUARE FEET)
 - DIMENSIONS, LOCATION AND PAVING MATERIAL OF DRIVES, PARKING AREAS, SIDEWALKS AND CURBING
 - PARKING SPACE STRIPING, NUMBER OF PARKING SPACES REQUIRED, NUMBER PROVIDED
 - FIRELANE LOCATION, RADII AND DIMENSIONS
 - STORM DRAINAGE SYSTEM AND STRUCTURES, DIRECTION OF FLOW
 - RETENTION BASIN AND CALCULATIONS
 - LOCATION AND SIZE OF WATER, SEWER, ELECTRIC, GAS AND OTHER UTILITIES
 - LANDSCAPING DETAILS
 - SIGNS AND ON-SITE LIGHTING, LOCATION AND DETAILS
 - EASEMENTS
 - EXISTING MAN-MADE FEATURES
 - EXISTING NATURAL FEATURES
 - TOPOGRAPHY AT 2 FOOT INTERVALS
 - WETLANDS, HIGH RISK EROSION AREAS OR FLOODPLAIN AREAS
 - DIMENSIONS AND LOCATION OF ANY REQUIRED OPEN SPACE
 - ZONING DISTRICT(S)
 - VARIANCES TO BE REQUESTED, IF ANY

- 4. BUILDING ELEVATIONS (SKETCH)**
 - SHOW HEIGHT OF BUILDING
 - SHOW NUMBER OF STORIES

- 5. LETTER OR MEMO EXPLAINING:**
 - OBJECTIVES OF THE PROPOSAL
 - COMPLETION SCHEDULE OF PROJECT PHASES

DATE ACCEPTED: _____ BY: _____

Note: These are a summary of the requirements for new and major construction projects. Smaller projects are required to include details related to the changes being made, and applicants may not be required to include all of the items listed here.

In any case, items 1 through 5 shall be included in the application.
For complete details see the South Haven Zoning Ordinance Section 1405, Final Site Plan Submittal Requirements.



O'Reilly AUTO PARTS

**New O'Reilly Auto Parts Store
 Blue Star Highway
 South Haven, Michigan**

SYMBOLS LEGEND

	SECTION NUMBER	WT7	WALL TYPE MARK
	SECTION / ELEVATION MARK	?	DOOR MARK
	SHEET NUMBER	?	WINDOW MARK
	DETAIL NUMBER	#	GRID MARK
	DETAIL MARK		
	SHEET NUMBER		

ABBREVIATIONS LEGEND

AF	ABOVE FINISHED FLOOR	INSU	INSULATE
AC	ACOUSTICAL	INT	INTERIOR
AC	AIR CONDITIONING	JST	JOIST
ALT	ALTERNATE	JT	JOINT
AL	ALUMINUM	JNT	JOINT
ALUM	ALUMINUM	KIT	KITCHEN
AB	ANCHOR BOLT	LH	LEFT HAND
ARCH	ARCHITECT (URAL)	LF	LINEAL FOOT
BSMT	BASEMENT	LTL	LENGTH
BRG	BEARING	L	LINTEL
BM	BENCH MARK	L	LIVE LOAD
BL	BELOW	MACH	MACHINE
BLK	BLOCK	MH	MANHOLE
BLDG	BLOCKING	MFR	MANUFACTURER
BD	BOARD	MAS	MASONRY
BW	BOTH WAYS	MD	MASONRY OPENING
BTM	BOTTOM	MAX	MAXIMUM
BF	BOTTOM OF FOOTING	MECH	MECHANICAL
BOF	BOTTOM OF FOOTING	MED	MEDIUM
BRK	BREAK	MR	MODIFIED BITUMEN ROOFING
BLDG	BUILDING	MET	METAL
FUR	FULL SIP ROOFING	MTL	METAL
CAB	CABINET	M	METERS
CAD	CAD	MK	MELKOR
CL	CENTER LINE	MIN	MINIMUM
CC	CENTER TO CENTER	MISC	MISCELLANEOUS
CLR	CLEAR	MT	MOUNTED, (BKG)
COL	COLUMN	N	NORTH
CONC	CONCRETE	NIC	NOT IN CONTRACT
OMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CONSTR	CONSTRUCTION	OC	ON CENTER
CONTR	CONTRACTOR	OPG	OPENING
CONTR	CONTRIBUTOR	OPN	OPPOSITE HAND
CNTR	COUNTER	OD	OUTSIDE DIAMETER
CFL	COUNTER FLASHING	OO	OUT TO OUT
CSK	COUNTERSINK	OA	OVERALL
CRS	COURSE(S)	OH	OVERHEAD
CF	CUBIC FOOT	PC	PIECE
CY	CUBIC YARD	PNT	PAINTED
DL	DEAD LOAD	PTD	PAINTED
DEM	DEMOLITION	PKNG	PARKING
DIA	DIAGONAL	PLAM	PLASTIC LAMINATE
DAM	DAMPER	PL	PLYWOOD
DM	DIMENSION	PVC	POLYVINYL CHLORIDE
DR	DOOR	PSF	POUNDS PER SQUARE FT.
DS	DOWN SPOUT	PSI	POUNDS PER SQUARE IN.
D	DRAIN	PT	PRESSURE TREATED
DWG	DRAWING	PL	PROPERTY LINE
DF	DRAINING FOUNTAIN	REN	REMOVE
E	EAST	RETU	RETURN
EFS	EXTERIOR INSULATION AND FINISH SYSTEM	RH	RIGHT HAND
ELEC	ELECTRICAL	RD	ROOF DRAIN
EWC	ELECTRIC WATER COOLER	RFO	ROOFING
ELEV	ELEVATION	RM	ROOM
ELEV	ELEVATION	RO	ROUGH OPENING
EMER	EMERGENCY	SNT	SEALANT
EQ	EQUAL	SLAT	SLAT
EQ	EQUAL	SEC	SECTION
EXG	EXISTING	SEC	SECTION
EXST	EXISTING	SHG	SHEATHING
EXP	EXPOSED	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FF	FACE OF FINISH	SC	SOLID CORE
FO	FACE OF MASONRY	S	SOUTH
FOM	FACE OF MASONRY	SF	SQUARE FOOT
FOS	FACE OF STUDS	SI	SQUARE INCH
FIN	FINISHED	BY	SQUARE YARD
FRE	FINISHED FLOOR ELEV.	STD	STANDARD
FFL	FINISHED FLOOR LINE	STO	STORAGE
FE	FIRE EXTINGUISHER	SUS	SUSPENDED
FEC	FIRE EXTINGUISHER CABINET	SYN	SYMMETRY, (CAL)
FT	FIRE TREATED	TEL	TELEPHONE
FLG	FLASHING	TV	TELEVISION
FUR	FLOOR	THK	THICKNESS
FD	FLOOR DRAIN	TONGUE & GROOVE	TONGUE & GROOVE
FTG	FOOTING	TM	TOP OF MASONRY
FON	FOUNDATION	TOM	TOP OF MASONRY
FNDN	FOUNDATION	TS	TOP OF STEEL
FUR	FURRING	TOS	TOP OF STEEL
GA	GALVANEZED	TOW	TOP OF WALL
GV	GALVANIZED	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GL	GLASS, GLAZING	VERT	VERTICAL
GYP	GYP-SAM	VT	VINYL TILE
GYP	GYP-SAM WALL BOARD	W	WALL
HGT	HEIGHT	WC	WATER CLOSET
HVAC	HEATING/VENTILATING/AIR COND.	WVF	WELDED WIRE FABRIC
H	HOLLOW METAL	W	WALL
HM	HOLLOW METAL	W	WALL
HK	HOOK(S)	WD	WITHOUT
HOR	HORIZONTAL	W/O	WITHOUT
HS	HOSE BIBB	WD	WOOD
INS	INSULATE(S), (CON)		

OWNER OR TENANT



O'REILLY AUTOMOTIVE STORES, INC. A MISSOURI CORPORATION
 (FORMERLY KNOWN AS O'REILLY AUTOMOTIVE, INC.)
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 417-862-2674 PHONE

BIDDING INFORMATION

WWW.IPDSERVICES.NET/CLIENTS/O'REILLY

*REFER TO CURRENT PROJECTS LIST, LOCATED AT BOTTOM OF SIGN IN PAGE, FOR INVITED GENERAL CONTRACTORS.

ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO INVITED GENERAL CONTRACTORS ONLY.

CONTACT OWNERS REPRESENTATIVE FOR PROJECT INFORMATION:

TIM WILLIAMS
 PROJECT ADMINISTRATOR
 417-862-2674
 EXT. 5702

ARCHITECT

Buddy D. Webb
 Architect - Consultant
 3087 East Cairo
 Springfield, Missouri 65802
 (417) 877-1385
 (417) 877-9736 (FAX)

MECH. / ELEC. ENGINEER



3666 S. JEFFERSON AVE.
 SPRINGFIELD, MO 65807
 P: 417.862.2200
 F: 417.862.1188
 WWW.SMITHGOTH.COM

STRUCTURAL ENGINEER

JS Smith Consulting Engineers, P.C.
 P.O. Box 8102 * JOPLIN, MISSOURI 64802
 PHONE: 417-624-0444 * FAX: 417-624-0430

CIVIL ENGINEER

MO ANDERSON ENGINEERING, INC.
 ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
 2045 W. WOODLAND SPRINGFIELD, MISSOURI 65807 PHONE (417) 866-2741

GENERAL NOTES

A. CONTRACT ADMINISTRATION (LIMITED SERVICE): THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN.

B. QUALITY STANDARDS AND BUILDING CODES: CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK.

C. EXISTING CONDITIONS: FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

ZONING CODE

ZONING CLASSIFICATION: B-4 (MAJOR THOROUGHFARE BUSINESS DISTRICT)
 PROPERTY AREA: (REFER SURVEY)

PARKING SUMMARY
 PARKING FORMULA: 1 SP. PER 150 SQ. FT. USABLE FLOOR AREA (SHOWROOM ONLY)

SPACE SIZE: 9' x 20'
 SPACES REQUIRED: 22
 SPACES PROVIDED: 35
 H.C. SPACES PROVIDED: 2

BUILDING CODE

BUILDING OFFICIAL CONTACT NUMBER: (269) 637-0760
 COUNTY: VAN BUREN
 ZIP CODE: 49090

BUILDING CODE

GOVERNING CODES AND ORDINANCES
 BUILDING CODE: 2012 MI BC
 PLUMBING CODE: 2012 MI PC
 MECHANICAL CODE: 2012 MI MC
 ELECTRICAL CODE: 2011 NEC
 FIRE CODE: 2012 MI FC
 ENERGY CODE: 2009 MI UEC
 AMENDING ORDINANCE: CITY OF SOUTH HAVEN

USE GROUP & CONSTRUCTION TYPE
 USE GROUP: M (MERCANTILE)
 CONSTRUCTION TYPE: II-B (NON-COMBUSTIBLE / UNPROTECTED)

AREA MODIFICATIONS
 FRONTAGE INCREASE: NOT APPLIED
 AUTOMATIC SPRINKLER INCREASE: NOT PROVIDED

ALLOWABLE HEIGHT & BUILDING AREA
 NO. OF STORIES: 2 STORIES
 AREA: 12,500 SQ. FT.

ACTUAL HEIGHT & BUILDING AREA
 NO. OF STORIES: 1 STORY
 BUILDING HEIGHT: 19'-0"
 GROSS BUILDING AREA: 7,453 SQ. FT.

FIRE PROTECTION SYSTEMS
 AUTOMATIC SPRINKLER SYSTEM: NOT REQUIRED
 PORTABLE FIRE EXTINGUISHERS: NOT REQUIRED
 FIRE ALARM SYSTEM: NOT REQUIRED
 AUTOMATIC FIRE DETECTION SYSTEM:

STRUCTURAL DESIGN (RISK CATEGORY II)
 (REFER TO STRUCTURAL DRAWINGS)

1. LIVE LOADS
 ROOF: 20 PSF REDUCIBLE
2. ROOF COLLATERAL LOADS
 A. ARCHITECTURAL/MECHANICAL: 2.5 PSF
 B. SPRINKLER SYSTEM: 0.0 PSF
3. SNOW LOADS $C_e = 1.0$ $C_t = 1.0$
 GROUND LOAD (Pg): 50 PSF
 MINIMUM ROOF SNOW LOAD (P): 35 PSF
 IMPORTANCE FACTOR (Is): 1.0
4. WIND LOADS $G_Cp = \pm 0.18$
 BASIC WIND SPEED: $V_{50} = 89$ MPH
 $V_{100} = 115$ MPH
 EXPOSURE: B

5. SEISMIC
 Ss: 0.083
 S1: 0.049
 Sds: 0.089
 Sd1: 0.078
 IMPORTANCE FACTOR (Ie): 1.0
 SITE CLASS: D
 DESIGN CATEGORY: B

6. LOAD COMBINATIONS:
 LOAD COMBINATIONS SHALL BE PER THE ABOVE REFERENCED BUILDING CODE.
7. BUILDING DEFLECTION LIMITS:
 (REFERENCED CODE DEFLECTION LIMITS, WHERE MORE STRINGENT CODE DEFLECTION LIMITS APPLY, THEY SHALL SUPERSEDE THE FOLLOWING)
 MAX. ROOF SNOW OR LIVE LOAD: SPAN/240
 MAXIMUM ROOF TOTAL LOAD: SPAN/180
 MAX. METAL BUILDING RIGID FRAME LATERAL DEFLECTION: HEIGHT/150
 MAX. METAL BUILDING HORIZONTAL GIRT LATERAL DEFLECTION: SPAN/240

SHEET INDEX

SHEET NUMBER	SHEET NAME
T1	COVER SHEET
SV1	SITE SURVEY (FOR REFERENCE ONLY)
D1	DEMOLITION PLAN
C1	SITE GRADING PLAN
C2	SITE DEVELOPMENT PLAN
C3	SITE DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	IRRIGATION PLAN
S1	STRUCTURAL NOTES
S2	FOUNDATION PLAN
S3	FOUNDATION DETAILS
S4	FOUNDATION DETAILS
S5	FRAMING PLAN
S6	FRAMING DETAILS
A1	FLOOR PLAN
A2	DOOR AND WINDOW SCHEDULE
A3	EXTERIOR ELEVATIONS
A4	WALL SECTIONS
A5	INTERIOR ELEVATIONS
F1	FINISH PLAN
SU1	SITE UTILITIES PLAN
P1	PLUMBING PLAN
M1	HVAC PLAN
M2	HVAC SCHEDULES
E1	LIGHTING PLAN
E2	POWER PLAN
E3	ELECTRICAL SCHEDULES
VS1	VENSTAR SURVEYOR
VS2	VENSTAR O'REILLY DETAILS
VS3	VENSTAR SURVEYOR - SOW

OCCUPANCY LOAD SUMMARY

MARK	ROOM	AREA	AREA PER OCCUPANT	OCCUPANTS PER AREA
100	PARTS AREA "A"	3,257 S.F.	30 S.F.	109
101	PARTS AREA "B"	1,886 S.F.	300 S.F.	6
102	OFFICE	72 S.F.	100 S.F.	1
105	PARTS AREA "C"	2,008 S.F.	300 S.F.	7
TOTAL BUILDING OCCUPANCY LOAD				123

PROJECT: NEW O'REILLY AUTO PARTS STORE
 BLUE STAR HIGHWAY
 SOUTH HAVEN, MICHIGAN

Buddy D. Webb
 Architect - Consultant
 3087 EAST CAIRO
 SPRINGFIELD, MISSOURI 65802
 (417) 877-1385 TELEPHONE
 (417) 877-9736 FAX

DRAWN BY: BMW
 CHECKED BY: BDW
 DATE: 11/10/14
 REVISION:

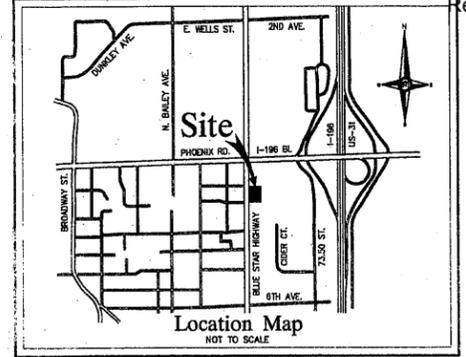
PROJECT NUMBER: SVM

SHEET NUMBER

T1



NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL: (248) 332-7931
FAX: (248) 332-8257



LEGAL DESCRIPTION (AS SURVEYED)

PARCEL I: COMMENCING AT A POINT 499 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWN 1 SOUTH, RANGE 17 WEST, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, THENCE EAST 329 FEET; THENCE SOUTH 125 FEET; THENCE WEST 329 FEET; THENCE NORTH 125 FEET TO BEGINNING, EXCEPT ANY PART TAKEN, USED OR DEEDED FOR HIGHWAY PURPOSES.

LEGAL DESCRIPTION (PER RECORD)
PARCEL I: COMMENCING AT A POINT 499 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWN 1 SOUTH, RANGE 17 WEST, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, THENCE EAST 329 FEET; THENCE SOUTH 125 FEET; THENCE WEST 329 FEET; THENCE NORTH 125 FEET TO BEGINNING, EXCEPT ANY PART TAKEN, USED OR DEEDED FOR HIGHWAY PURPOSES.

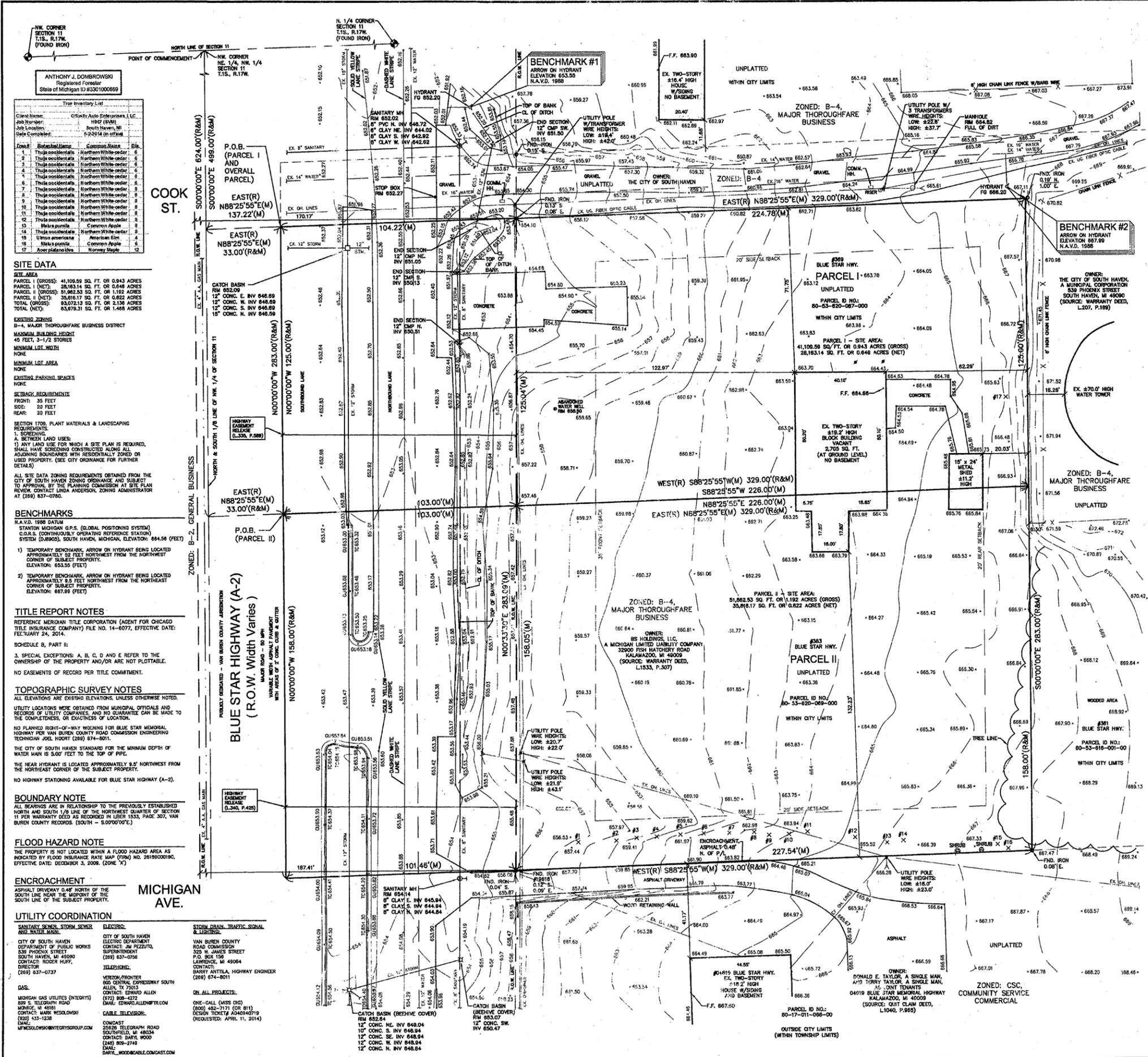
CERTIFICATE OF SURVEY
I HEREBY CERTIFY TO O'REILLY AUTO ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDRIAN TITLE CORPORATION AND CHICAGO TITLE INSURANCE COMPANY THAT:

- 1. THE PLAT OF SURVEY PREPARED BY ME ENTITLED "ALTA/ACSM LAND TITLE / TOPOGRAPHIC / TREE SURVEY" IS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- 2. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- 3. THERE ARE NO VIOLATIONS OF FEDERAL ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS.
- 4. THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR SECONDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, DRIVEWAYS, CEMETERIES, BURIAL GROUNDS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DESCRIBED THEREON.
- 5. ALL MONUMENTS SHOWN ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF MATERIALS ARE CORRECTLY SHOWN.
- 6. THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN.
- 7. THIS PROPERTY HAS DIRECT ACCESS TO BLUE STAR MEMORIAL HIGHWAY BEING A PUBLICLY DESIGNATED STREET.
- 8. ALL UTILITY SERVICES ACQUIRED FROM THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE ON ADJOINING PRIVATE LAND.
- 9. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS ACCORDING TO THE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND
- 10. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, WHOLLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDE ITEMS 1, 2, 3, 4, 5, 6, 6b, 7a, 7b, 7c, 8, 9, 11b, 13, 14 AND 17 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDESIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON APRIL 22, 2014.

ALSO, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL INFORMATION THEREON IS TRUE AND ACCURATELY SHOWN.
DATE: 6-5-2014
KEVIN NAVAROLI
P.S. NO. 53503
STATE OF MICHIGAN



LEGEND table with symbols for Manhole, Hydrant, Gate Valve, Catch Basin, Storm Drain, R.V. Catch Basin, Overhead Lines, Light Pole, Sign, Existing Gas Main, Existing Underground Cable, Top of Curve Elevation, Gutter Elevation, Edge of Metal Elevation, Found Iron, Asphalt, Concrete, Property Line, Right-of-Way, Finish Floor Elevation, Measured Distance, Record Distance, Underground, Communication Handhole.



Tree Inventory List table with columns: Date, Species, Diameter, Height, Location, etc.

SITE DATA table with rows for Site Area, Existing Zoning, Maximum Building Height, Minimum Lot Width, etc.

SECTION 1708. PLANT MATERIALS & LANDSCAPING REQUIREMENTS...
1. SCREENING...
2. TEMPORARY BENCHMARK...
3. SPECIAL EXCEPTIONS...

TITLE REPORT NOTES
REFERENCE MERIDIAN TITLE CORPORATION (AGENT FOR CHICAGO TITLE INSURANCE COMPANY) FILE NO. 14-6077, EFFECTIVE DATE: FEBRUARY 24, 2014.

TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES...

BOUNDARY NOTE
ALL BEARINGS ARE IN RELATIONSHIP TO THE PREVIOUSLY ESTABLISHED NORTH AND SOUTH 1/8 LINE OF THE NORTHWEST QUARTER OF SECTION 11 PER WARRANTY DEED AS RECORDED IN LIBER 1533, PAGE 307, VAN BUREN COUNTY RECORDS.

FLOOD HAZARD NOTE
THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 2619900019, EFFECTIVE DATE: DECEMBER 3, 2006. (ZONE "X")

UTILITY COORDINATION
SANITARY SEWER, STORM SEWER, ELECTRIC, STORM DRAIN, TRAFFIC SIGNAL & LIGHTING, WATER MAIN.

ENCROACHMENT
ASPHALT DRIVEWAY 0.48' NORTH OF THE SOUTH LINE NEAR THE MIDPOINT OF THE SOUTH LINE OF THE SUBJECT PROPERTY.

MICHIGAN AVE.

COOK ST.
BLUE STAR HIGHWAY (A-2) (R.O.W. Width Varies)

PROJECT
O'Reilly Auto Enterprises, LLC
369-383 Blue Star Highway
South Haven (SVM),
Van Buren County, MI 49090

CLIENT
O'Reilly Auto Enterprises, LLC
233 South Patterson
Springfield, MO 65802

Contact: Sherrie Dodd
(417) 862-2674 x 8677 - Tel.
(417) 829-5726 - Fax

PROJECT LOCATION
Part of the NW 1/4
Section 11
T.1S., R.17W.
City of South Haven,
Van Buren County, Michigan

SHEET
ALTA/ACSM Land Title /
Topographic / Tree Survey



REVISIONS table with columns: Date, Description, Revised By.

DRAWN BY:
M. Carnaghi
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
June 5, 2014

SCALE: 1" = 20'
NFE JOB NO. SHEET NO.
H967 SV1

RSJN 6/10/14



GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. REMOVE ALL EXISTING SITE CONSTRUCTION AND DELETERIOUS MATERIALS UNLESS OTHERWISE NOTED.
- D. REFER TO SITE UTILITIES PLAN FOR DEMOLITION OF EXISTING UTILITIES.
- E. ALL DEMOLISHED MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.

KEY NOTES:

- (01) EXISTING TWO STORY BLOCK BUILDING AND FOUNDATIONS TO BE REMOVED.
- (02) EXISTING METAL SHED TO BE REMOVED.
- (03) EXISTING PAVING TO BE REMOVED.
- (04) EXISTING POLE TO BE REMOVED.
- (05) EXISTING STORMPIPE TO BE REMOVED.
- (06) EXISTING GUY LINE TO BE RELOCATED.
- (07) EXISTING HIGHWAY SIGN TO BE REMOVED AND RELOCATED PER CITY/STATE DESIGN STANDARDS.
- (08) EXISTING TREES OR PLANTINGS TO BE REMOVED OR PRUNED TO PROPERTY LINES.

SPECIAL HAZARDOUS MATERIALS NOTE:

- 1. AN ENVIRONMENTAL ANALYSIS HAS BEEN PERFORMED ON THE EXISTING SITE. REFER TO PROJECT MANUAL.
- 2. THIS PROJECT CONTAINS HAZARDOUS MATERIALS CONTRACTOR IS TO PROVIDE PROPER HANDLING, REMOVAL AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

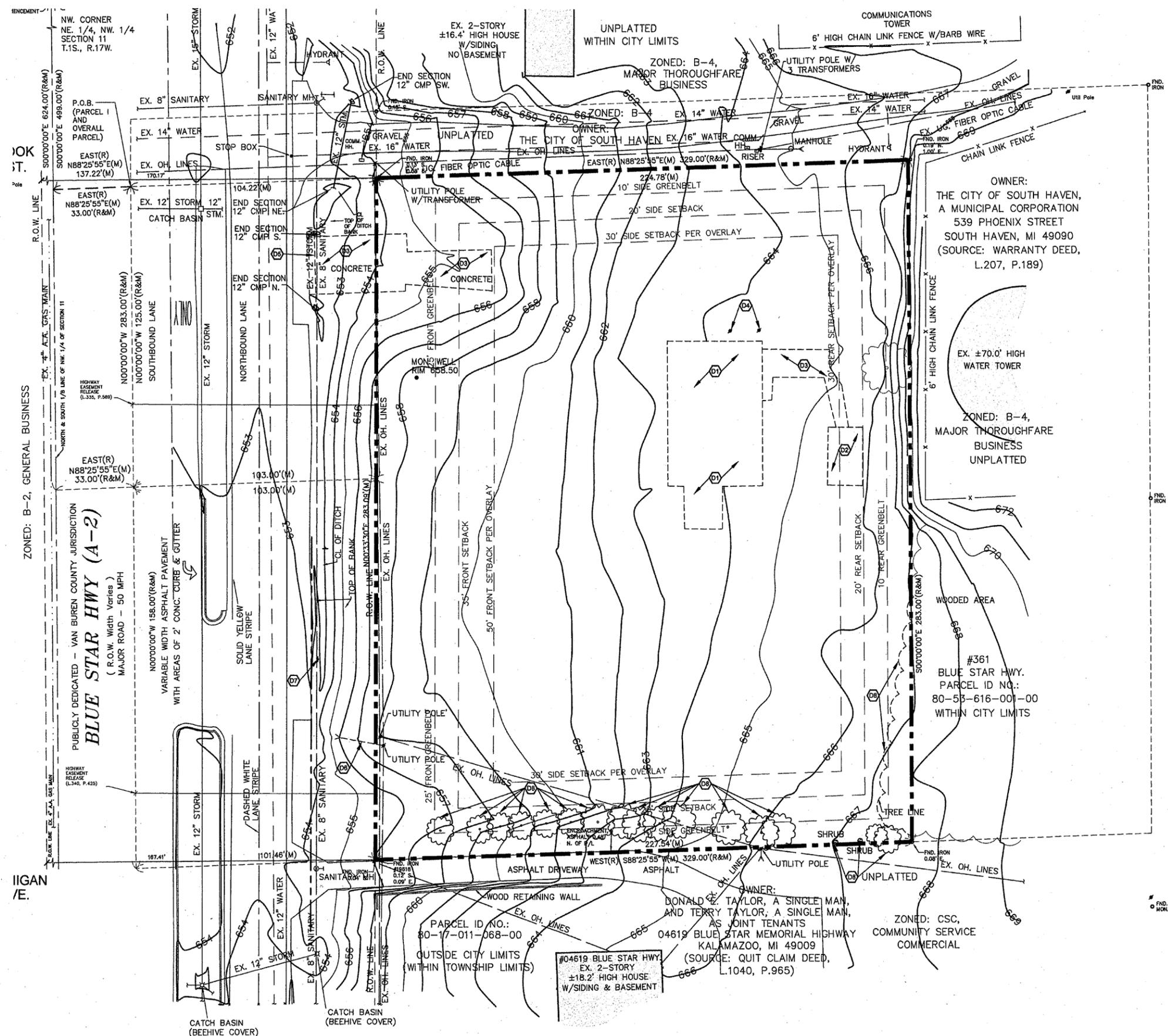
PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 BLUE STAR HIGHWAY
 SOUTH HAVEN, MICHIGAN
DEMOLITION PLAN

Buddy D. Webb
 Architect - Consultant
 3057 EAST CAIRO
 SPRINGFIELD, MISSOURI 65802
 (417) 877-1385 TELEPHONE
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SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	EXISTING ITEMS TO BE REMOVED

DRAWN BY:	BMW	CHECKED BY:	BDW
DATE:	11/10/14		
PROJECT NUMBER:	SVM		
SHEET NUMBER:	D1		



1 DEMOLITION PLAN
 D1 SCALE: 1" = 20'



REPRODUCTION PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

SITE EXCAVATION REQUIREMENTS:

1. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
2. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
3. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

FLOOD ZONE:

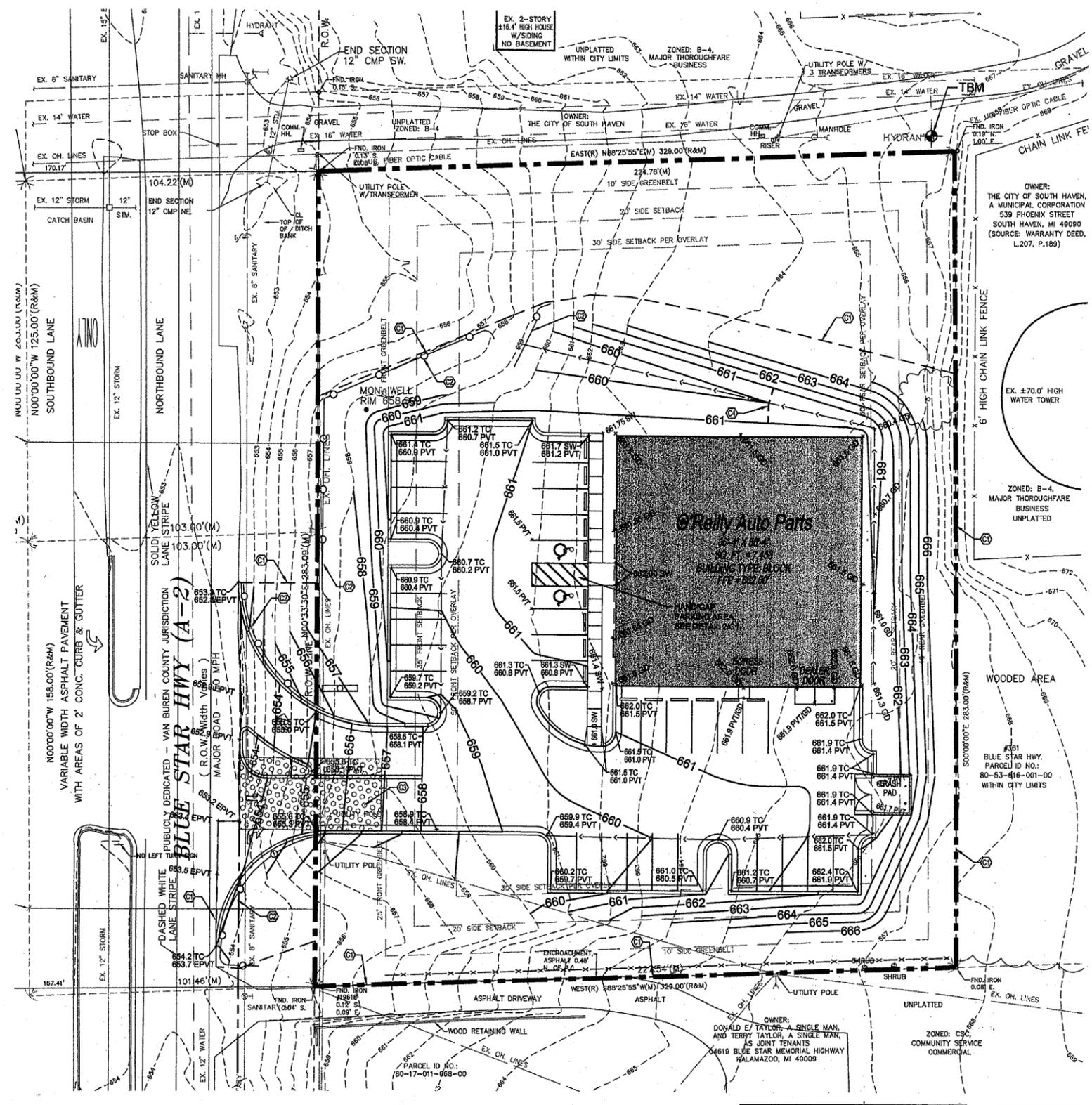
THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP (FIRM NO. 2615900010C, EFFECTIVE DATE: DECEMBER 3, 2009, (ZONE X))

GENERAL NOTES:

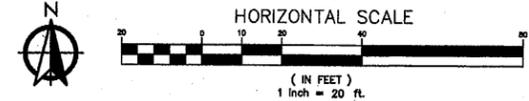
- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

STORM WATER RUNOFF SUMMARY:

TOTAL PROPERTY AREA= 1.47 ACRES
TOTAL DISTURBED AREA=1.25 ACRES > 1.0 ACRES, THEREFORE NOI IS REQUIRED
STORMWATER RUNOFF DIRECTED TO BLUE STAR HIGHWAY VIA SURFACE FLOW.



1 SITE GRADING PLAN
SCALE: 1" = 20'



SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

SITE GRADING KEY NOTES:

- (C1) LIMITS OF DISTURBED AREA
- (C2) LIMITS OF TEMPORARY EROSION SILT FENCE. REFER TO DETAIL 101C3.
- (C3) INSTALL TEMPORARY CONSTRUCTION EGRESS. REFER TO NOTES.
- (C4) INSTALL TEMPORARY DITCH CHECK. REFER TO DETAIL 301.

CONSTRUCTION EGRESS NOTES:

1. CONSTRUCTION EGRESS SHALL BE 20" MINIMUM WIDTH AND 30" MINIMUM LENGTH AND 6" MIN THICKNESS OF STONE (1.5"-3") COARSE AGGREGATE WITH GEOTEXTILE UNDERLAYER. REFER TO THE CITY OR STATE FOR ANY ADDITIONAL REQUIREMENTS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER THE CITY OR STATE REQUIREMENTS.

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS. MONTH 1
2. INSTALLATION OF CONSTRUCTION ENTRANCE. MONTH 1
3. INSTALLATION OF EROSION CONTROL FENCE. MONTH 1
4. DEMOLITION OF EXISTING SITE IMPROVEMENTS. MONTH 1
5. REMOVAL OF EXISTING PAVEMENT ON THE SITE. MONTH 1
6. INSTALLATION OF ALL STORMWATER DRAINAGE IMPROVEMENTS. MONTH 1
7. ROUGH GRADING. MONTH 1 & MONTH 2
8. CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
9. FINAL GRADING. MONTH 3
10. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD. MONTH 3
11. REMOVAL OF EROSION CONTROL FENCE. MONTH 3

TRAFFIC GENERATION SUMMARY

PROPOSED O'REILLY AUTO PARTS RETAIL STORE DAILY TRIP GENERATION:
PER ITE TRIP GENERATION RATES BOOK: 7,463 SQ. FT. OF RETAIL AUTOMOBILE PARTS SALES (ITE CODE 843).

TRAFFIC STUDY IS REQUIRED IF: DAILY TRIP > 1,000 TRIPS OR PM PEAK HOUR > 100 TRIPS
DAILY TRIP CALCULATION = 7,463 SQ. FT. * 0.91 DAILY TRIPS PER KSF = 681 DAILY TRIPS < 1,000 DAILY TRIPS
NO DAILY TRAFFIC STUDY REQUIRED: 481 DAILY TRIPS < 1,000 THRESHOLD
PM TOTAL PEAK HOUR TRIP CALCULATIONS = 7,463 SQ. FT. * 4.58 PM PEAK TRIPS PER KSF = 45 PM TOTAL PEAK HOUR TRIPS
NO PM PEAK HOUR STUDY REQUIRED: 45 PM PEAK HOUR < 100 THRESHOLD.

BASED UPON THE CURRENT ITE TRIP GENERATION MANUAL FOR CODE 843, A TRAFFIC STUDY IS NOT REQUIRED.

EROSION CONTROL & MAINTENANCE PLAN NOTES:

1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER DURING ACTIVE CONSTRUCTION ACTIVITIES. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APERTURES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
6. REFER TO 101C3 FOR SILT FENCE CONSTRUCTION.
7. ALL GRASS SLOPES WHICH EXCEED 3:1 (H/V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MATS TRM 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

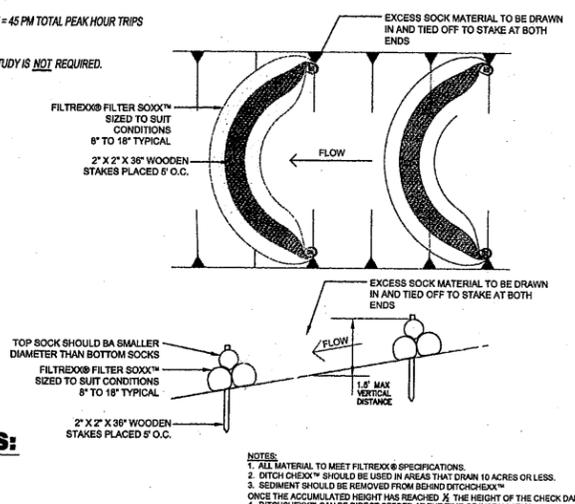
2 HANDICAP PARKING DETAIL
SCALE: 1" = 10'

HANDICAP AREA TO BE ADA COMPLIANT. SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION IN THIS AREA.

VICINITY MAP
SCALE: NOT TO SCALE

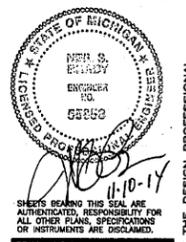


3 DITCH CHECK DETAIL
SCALE: NOT TO SCALE



SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.		NEW SPOT ELEVATIONS LIST	
SYMBOL	DESCRIPTION	ABBREVIATION	DESCRIPTION
---	EXISTING GRADE LINES	NONE	NONE
---	PROPOSED NEW GRADE LINES	SW	SIDEWALK
---	NEW BUILDING CONSTRUCTION	TW	TOP OF WALL
---	NEW POLE SIGN LOCATION	TC	TOP OF CURB
---	PAVING BLOCK NEW CONCRETE	PVT	TOP OF PAVEMENT
---	SURFACE FLOW ARROW	GD	NEW GRADE
---	DRAINAGE SWALE	CONC	CONCRETE
---		ETC	EXISTING TOP OF CURB
---		EGD	EXISTING GRADE
---		EPVT	EXISTING PAVEMENT
---		ESW	EXISTING SIDEWALK
---		FL	FLOW LINE
---		TOP	TOP OF BERM
---			TEMPORARY BENCHMARK
---			LOCATION: ARROW ON FIRE HYDRANT NEAR NORTH-EAST CORNER OF SUBJECT PROPERTY.
---			ELEVATION=667.99' (REFER TO SV1)



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
BLUE STAR HIGHWAY
SOUTH HAVEN, MICHIGAN

SITE GRADING PLAN

MO ANDERSON ENGINEERING, INC.
ENGINEERS, SURVEYORS, LABORATORIES - DRILLING
2345 W. 152ND ST., SPRINGFIELD, MISSOURI 65707 *PHONE (417) 862-2941
FAX (417) 862-2942
DRAWING FILE # 10188-14
BY: ATH
CHECKED BY: NSB

DATE: **11/10/14**
REVISION:
PROJECT NUMBER: **SVM**
SHEET NUMBER: **C1**

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
BLUE STAR HIGHWAY
SOUTH HAVEN, MICHIGAN
SITE DEVELOPMENT PLAN

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DRAWN BY: **BMW**
 CHECKED BY: **BDW**
 DATE: **11/10/14**
 REVISION:
 PROJECT NUMBER: **SVM**
 SHEET NUMBER:

C2

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KEY NOTES:

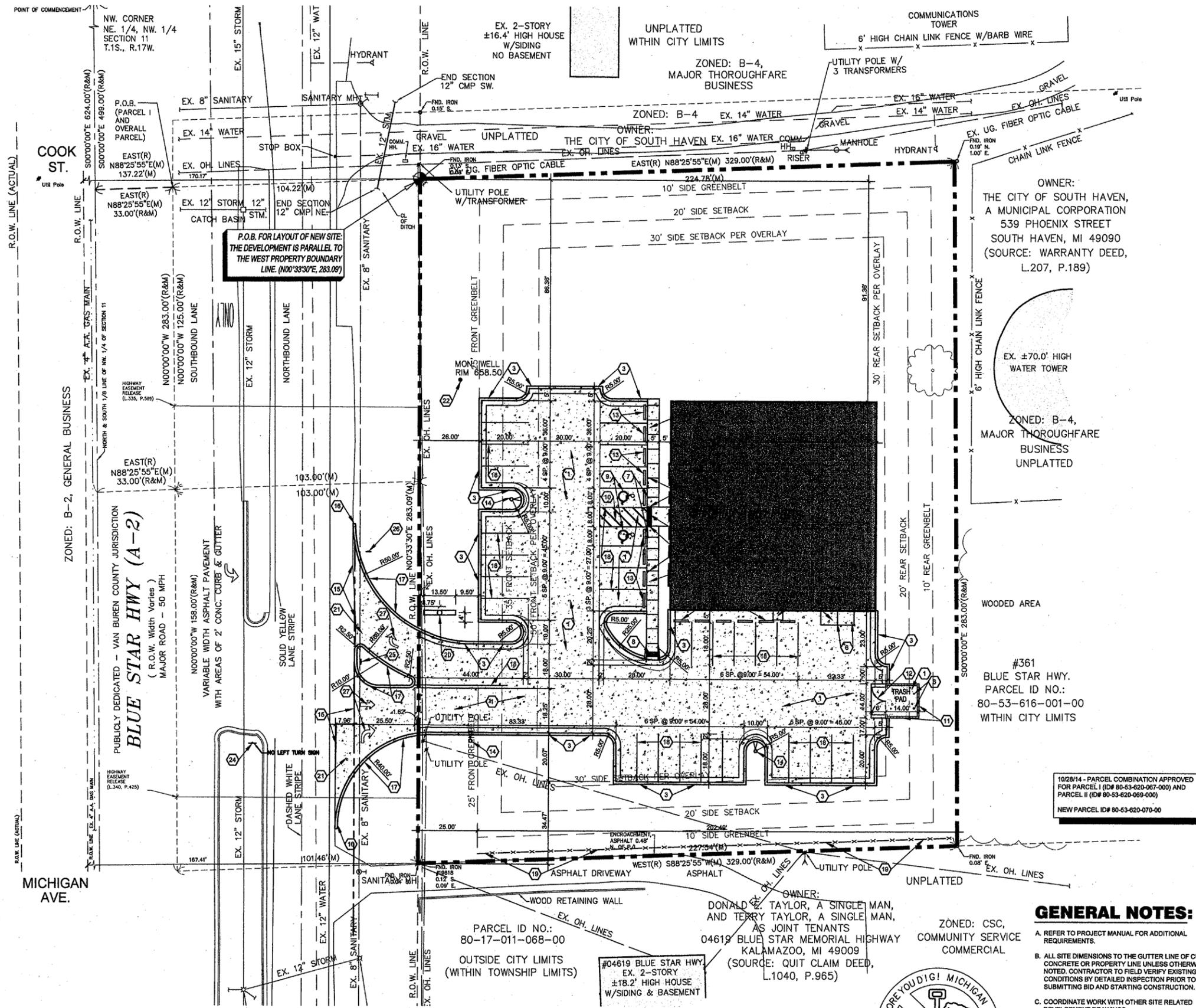
- 1 CONCRETE PAVING: REFER TO DETAIL 1/C3.
- 2 NOT USED.
- 3 CONCRETE CURB: REFER TO DETAIL 3/C3.
- 4 CONCRETE SIDEWALK: REFER TO DETAIL 4/C3.
- 5 CONCRETE DOOR LANDINGS: REFER TO DETAIL 4/C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- 6 STEEL BOLLARD: REFER TO DETAIL 6/C3. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR. PROVIDE (9) AT SIDEWALK. REFER TO STRUCTURAL PLAN FOR LOCATION.
- 7 HANDICAP PARKING SIGN: REFER TO DETAIL 7/C3.
- 8 CONCRETE HANDICAP RAMP: REFER TO DETAIL 8/C3.
- 9 HANDICAP PARKING SYMBOL: REFER TO DETAIL 5/C3.
- 10 HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
- 11 SCREEN FENCE: REFER TO DETAIL 9/C3.
- 12 SCREEN FENCE GATES: REFER TO DETAIL 11/C3.
- 13 CONCRETE BUMPER BLOCK: 8" x 9" x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-0" LONG #4 REBAR.
- 14 PARKING LOT LIGHTING: REFER TO SITE UTILITIES PLAN FOR LOCATION AND TYPE.
- 15 LIMITS OF NEW PAVING: MATCH EXISTING PER CITY AND OR STATE STANDARDS.
- 16 ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- 17 CONCRETE CURB: NEW CONCRETE CURB PER CITY AND OR STATE DESIGN STANDARDS.
- 18 STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)
- 19 SCREEN FENCE: REFER TO DETAIL 12/C3. ALIGN FACE OF FENCE 3'-0" OFF OF PROPERTY LINE.
- 20 SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE UTILITIES PLAN FOR DETAILS.
- 21 CONCRETE DRIVE APRON: TO BE INSTALLED PER CITY AND OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE PAVING CONSTRUCTION AS SHOWN ON DETAIL 1/C3.
- 22 EXISTING MONITORING WELL TO REMAIN: PROTECT AS REQUIRED DURING CONSTRUCTION.
- 23 DETECTABLE WARNING SURFACE: REFER TO DETAIL 2/C3.
- 24 STREET SIGN: NEW "NO LEFT TURN" STREET SIGN TO BE PROVIDED PER CITY/STATE DESIGN STANDARDS.
- 25 STREET SIGN: EXISTING "ONE WAY" STREET SIGN TO BE RELOCATED PER CITY/STATE DESIGN STANDARDS.
- 26 STREET SIGN: EXISTING "WEIGHT LIMIT" STREET SIGN TO REMAIN.
- 27 TRAFFIC ARROW: USE HIGHWAY MARKING PAINT - YELLOW (2 COATS) OR PROVIDE DECAL.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.



1 SITE DEVELOPMENT PLAN
 C2 SCALE: 1" = 20'



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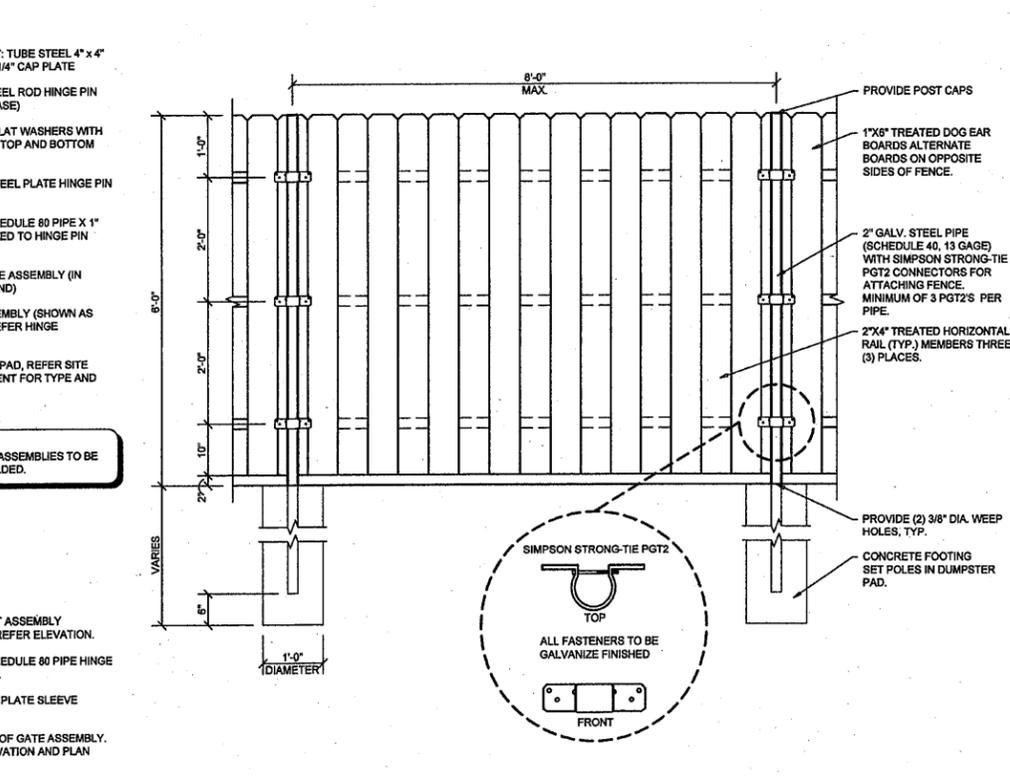
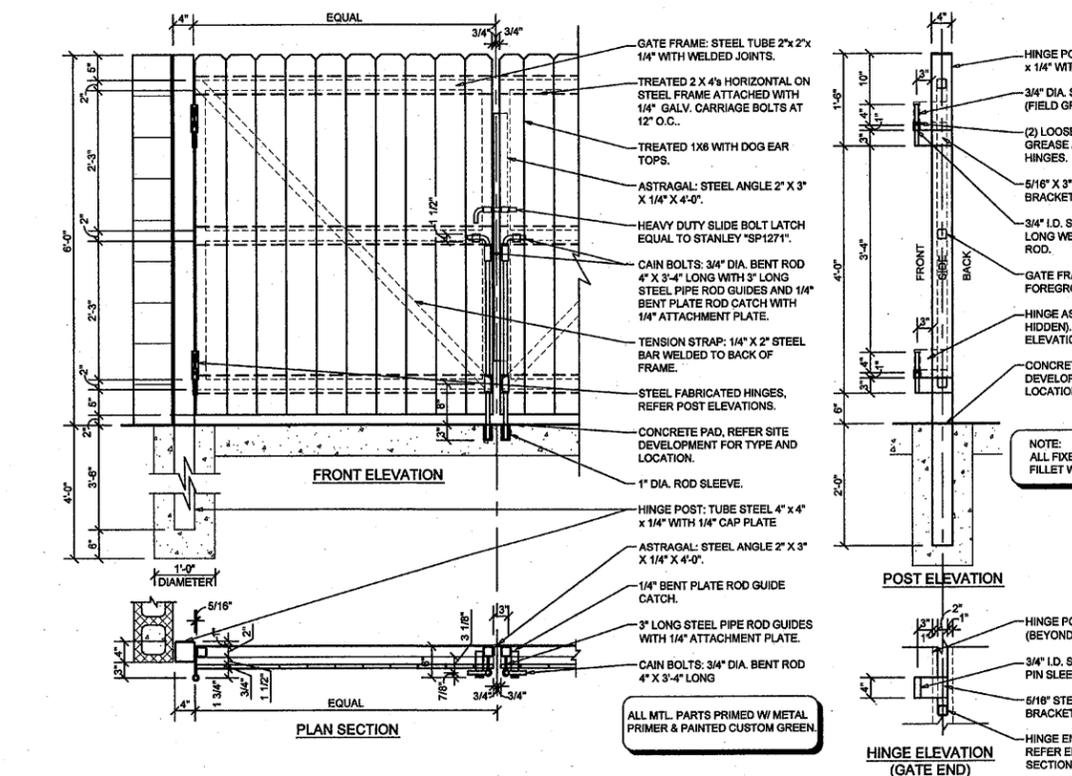
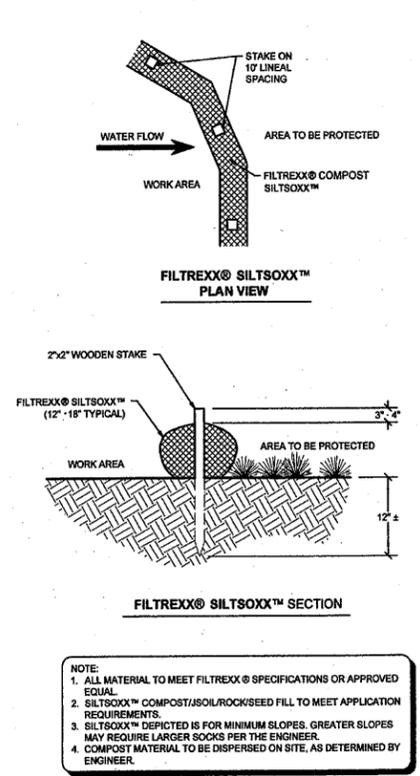
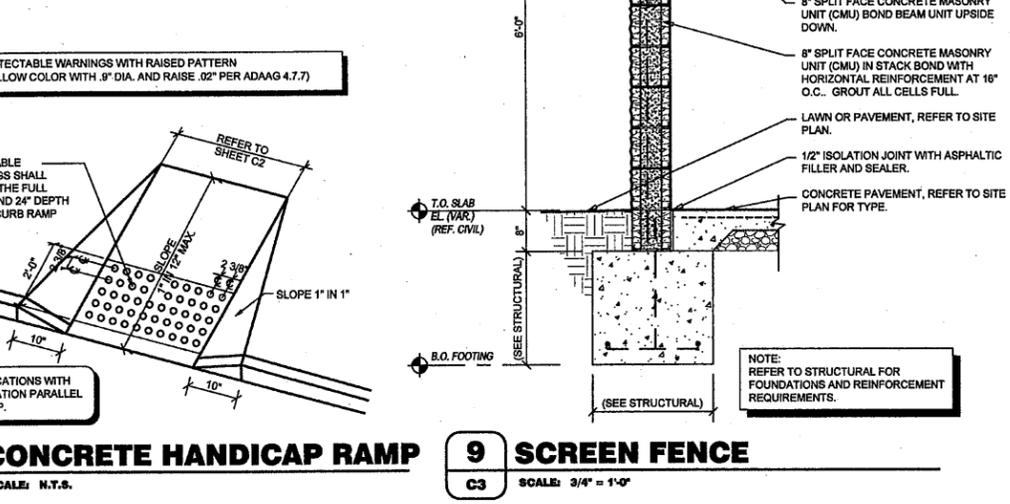
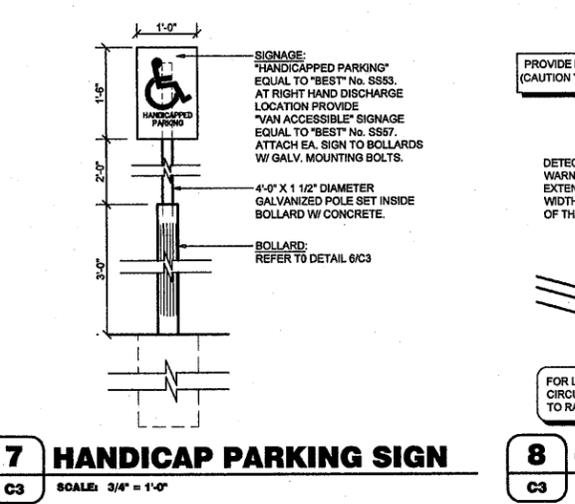
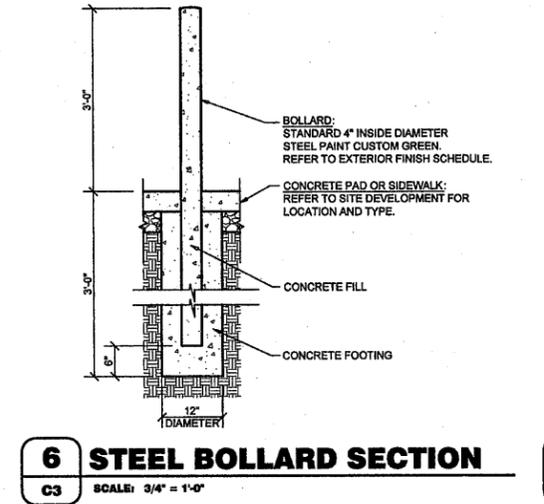
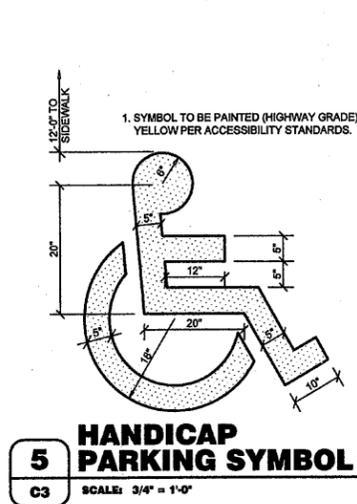
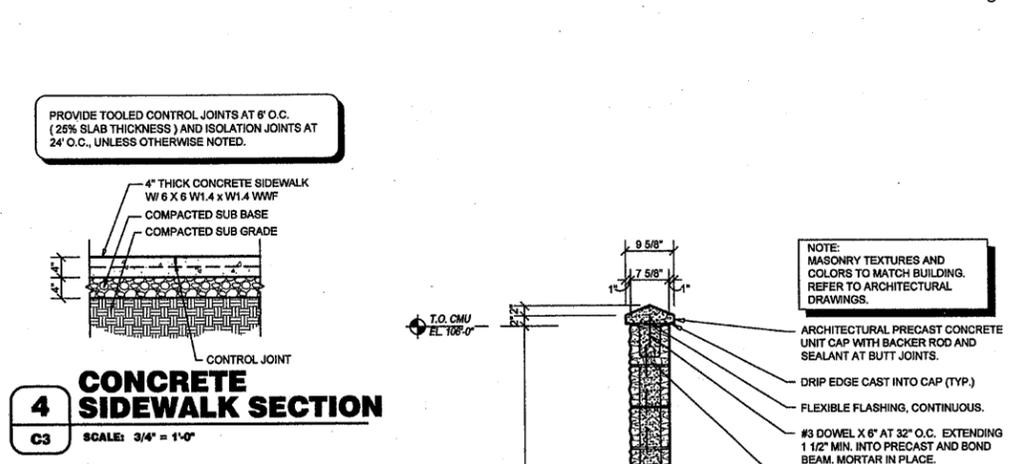
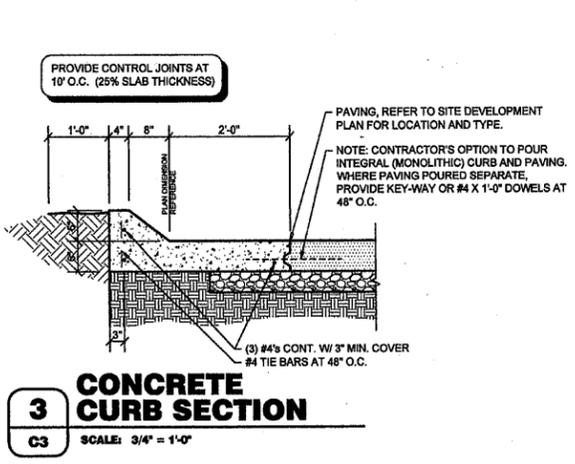
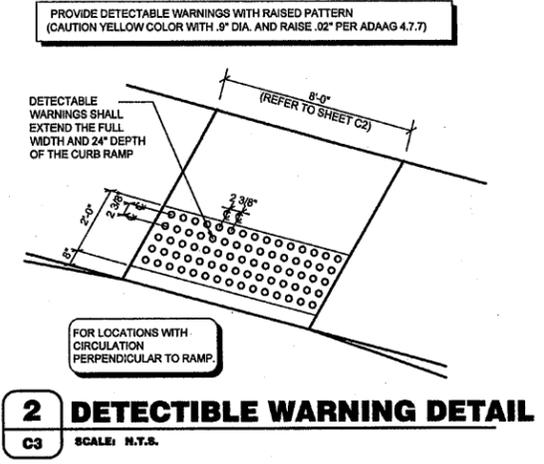
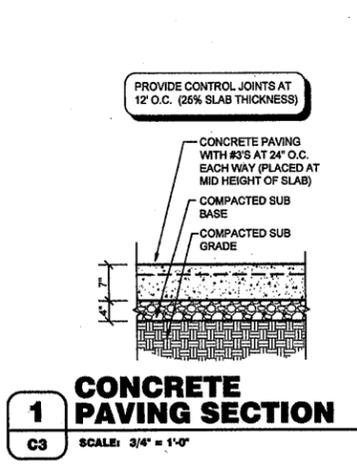
PROJECT:
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 DATE: **11/10/14**
 REVISION:
 PROJECT NUMBER: **SYM**
 SHEET NUMBER

C3



LANDSCAPE ORDINANCE:

- PARKING LOT LANDSCAPING REQUIREMENTS:**
- THERE SHALL BE ONE LANDSCAPE ISLAND PER 10 PARKING SPACES.
 - THERE SHALL BE ONE TREE FOR EVERY 8 PARKING SPACES.
 - LANDSCAPE ISLANDS SHALL BE AT LEAST 160 SQFT, MIN. 8'-0" WIDE AND BE 2' SHORTER THAN THE DEPTH OF THE PARKING SPACE.
 - EACH LANDSCAPE ISLAND SHALL HAVE ONE CANOPY TREE AND GROUND COVER/GRASS.
 - AT LEAST 40% OF THE PARKING LOT LANDSCAPING SHALL BE WITHIN THE INTERIOR OF THE PARKING LOT (NOT THE EDGES).
- FRONT YARD GREENBELT REQUIREMENTS:**
- 2 SHADE TREES & 3 ORNAMENTAL TREES PER 100 LINEAR FEET OF LOT FRONTAGE.
- SIDE YARD GREENBELT REQUIREMENTS:**
- MIN. 40% OF REQUIRED TREES SHALL BE DECIDUOUS CANOPY TREES
 - AT LEAST 50% OF REQUIRED TREES SHALL BE EVERGREEN TREES
- REAR YARD GREENBELT REQUIREMENTS:**
- MIN. 40% OF REQUIRED TREES SHALL BE DECIDUOUS CANOPY TREES
 - AT LEAST 50% OF REQUIRED TREES SHALL BE EVERGREEN TREES
 - AT LEAST 75% OF ALL SHRUBS SHALL BE EVERGREEN
- PLANT SPACING REQUIREMENTS:**
- PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN 4' TO FENCE LINE OR PROPERTY LINE
 - WHERE PLANT MATERIALS ARE PLACED IN 2 OR MORE ROWS, PLANTS SHALL BE STAGGERED
 - EVERGREEN TREES SHALL BE PLANTED NOT MORE THAN 30' ON CENTER
 - NARROW EVERGREEN TREES SHALL BE PLANTED NOT MORE THAN 6" ON CENTER
 - LARGE DECIDUOUS TREES SHALL BE PLANTED NOT MORE THAN 30' ON CENTER
 - LARGE DECIDUOUS SHRUBS SHALL BE PLANTED NOT MORE THAN 4' ON CENTER

GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
- PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

KEY NOTES:

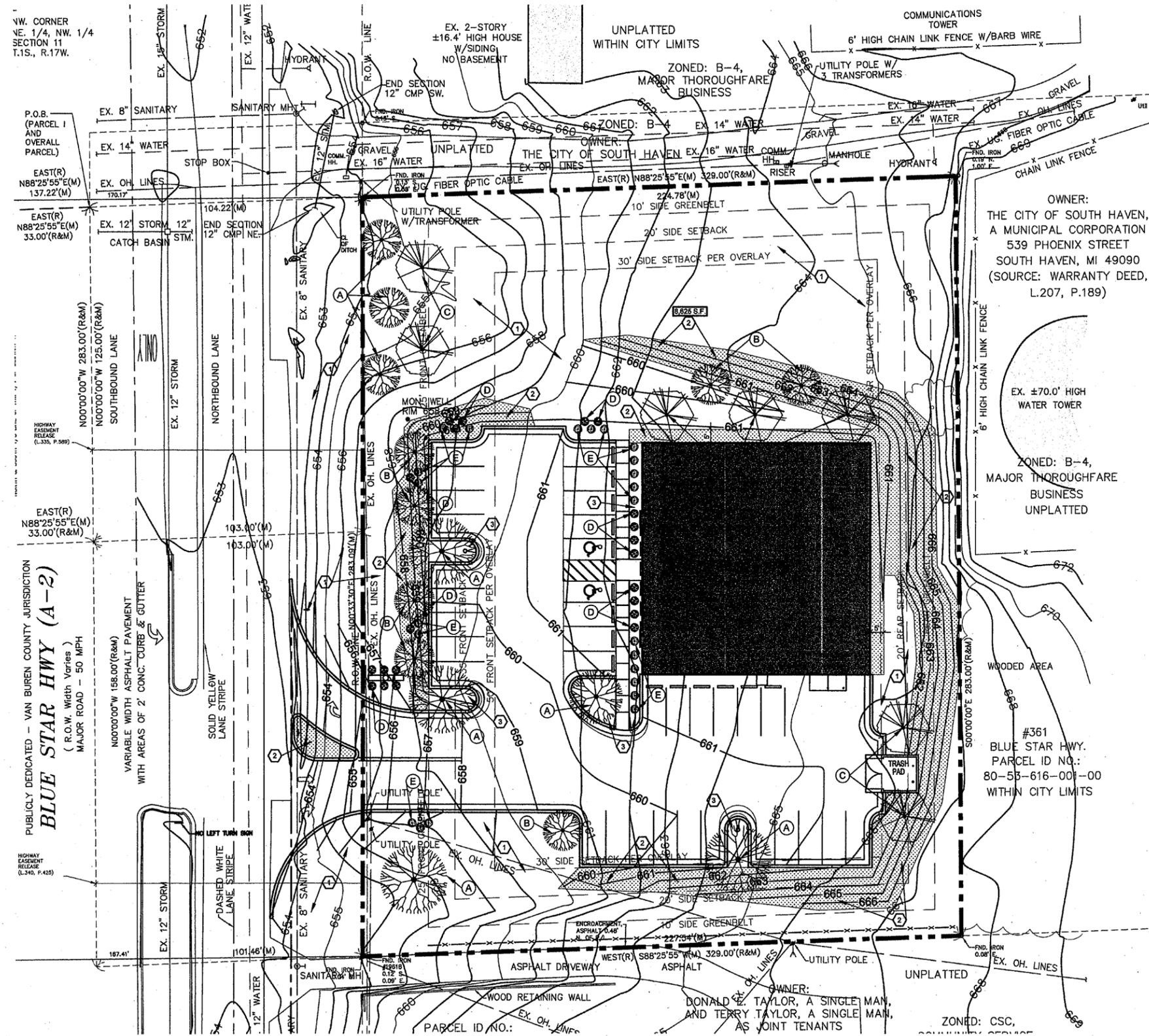
- HYDRO MULCH / SEED AND STRAW: (UNLESS NOTED OTHERWISE) ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
- AREA OF SOD: REFER TO DETAIL 11.2.
- CREEK GRAVEL: REFER TO DETAIL 21.2.

LANDSCAPE SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	AREA OF GRAVEL
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	AREA OF SOD LAWN AREA WHICH EXCEEDS 25% SLOPE TO BE PROVIDED WITH SOD. REFER TO GRADING PLAN
	AREA OF NEW TREE REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE
	AREA OF NEW SHRUB REFER TO PLANTING LEGEND FOR SIZE AND TYPE
	AREA OF SOD OR MULCH IN SQUARE FOOTAGE

PLANTING SCHEDULE						
REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS						
ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY						
MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	DETAIL	NOTES
(A)	SUGAR MAPLE	ACER SACCHARUM	8	2 1/2" CALIPER MIN.	3A.2	WELL BRANCHED, FULL HEAD, 10' HEIGHT MIN., B & B
(B)	EASTERN REDBUD	CERCIS CANADENSIS	6	1 1/2" CALIPER MIN.	3A.2	WELL BRANCHED, FULL HEAD, 8' HEIGHT MIN., B & B
(C)	LEYLAND CYPRESS	X CUPRESSOCYPARIS LEYLANDII	7	1 1/2" CALIPER MIN.	3A.2	WELL BRANCHED, FULL HEAD, 6' HEIGHT MIN., B & B
(D)	LITTLE LEAF BOXWOOD	BUXUS MICROPHYLLA	20	2' HEIGHT MIN.	4L.2	FULL PLANT
(E)	GOLDEN FLAME SPIREA	SPIREA 'GOLDEN FLAME'	24	1' HEIGHT MIN.	4L.2	FULL PLANT



1 LANDSCAPE PLAN
 L1 SCALE: 1" = 20'



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 CORPORATE OFFICES
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 SPRINGFIELD, MISSOURI 65802
 (417) 862-2874 TELEPHONE

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 BLUE STAR HIGHWAY
 SOUTH HAVEN, MICHIGAN

Buddy D. Webb
 Architect - Consultant
 3087 EAST CAIRO
 SPRINGFIELD, MISSOURI 65802
 (417) 877-1386 TELEPHONE
 (417) 877-9736 FAX

DESIGN BY: **BMW** CHECKED BY: **BDW**
 DATE: **11/10/14**
 REVISION:
 PROJECT NUMBER: **SVM**
 SHEET NUMBER: **L1**

VW. CORNER
 NE 1/4, NW 1/4
 SECTION 11
 T.1S., R.17W.

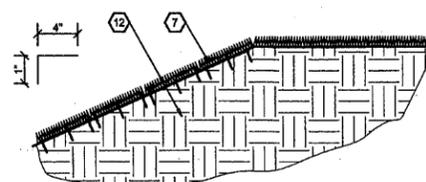
PUBLICLY DEDICATED - VAN BUREN COUNTY JURISDICTION
BLUE STAR HWY (A-2)
 (R.O.W. Width Varies)
 MAJOR ROAD - 50 MPH



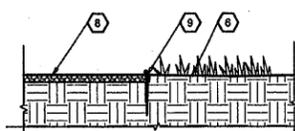
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- B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

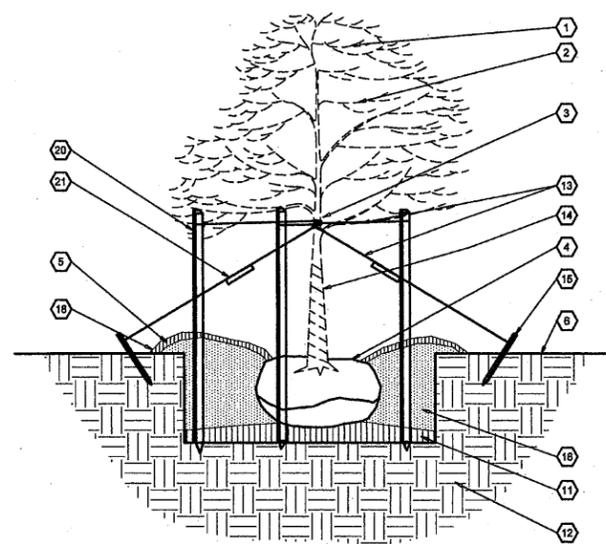
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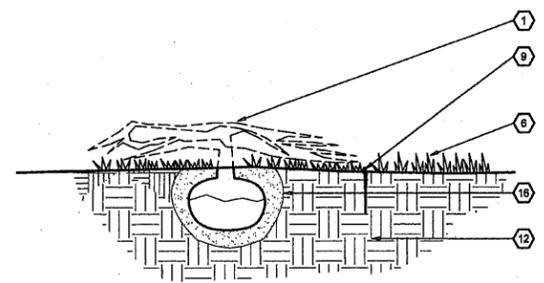
1 SODDING WITH PINS
 L2 SCALE: 3/4" = 1'-0"



2 GRAVEL LANDSCAPE FABRIC
 L2 SCALE: 3/4" = 1'-0"



3 LARGE DECIDUOUS TREE PLANTING
 L2 SCALE: 3/4" = 1'-0"



4 SMALL SHRUB PLANTING
 L2 SCALE: 3/4" = 1'-0"

KEY NOTES:

- 1 PLANTING: REFER TO PLANTING SCHEDULE FOR TYPE
- 2 SET TREE LEVEL AND PLUM. STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
- 3 ENCASE WIRE AROUND TRUNK IN BLACK RUBBER. MOVE UP ABOVE EQUAL TO 1/2 TO 1/3 OF THE HEIGHT OF TREE.
- 4 SET TREE WITH TOP 1/3 OF ROOT ABOVE FINISH GRADE.
- 5 REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 3" DEEP 5/8" CREEK GRAVEL OVER BLACK 4 MIL VISQUEEN VAPOR BARRIER OR 3" SHREDDED CYPRESS MULCH OVER BLACK 4 MIL VISQUEEN VAPOR BARRIER.
- 6 LAWN
- 7 REFER TO SITE GRADING PLAN FOR SLOPE. PLACE THREE PINS EVERY 2'-0", SPACING EQUALLY. SOD SHALL BE COMPOSED OF TWO VARIETIES MINIMUM OF FESCUE GRASS.
- 8 3" DEEP, 5/8" CREEK GRAVEL OVER BLACK 4 MIL VISQUEEN VAPOR BARRIER.
- 9 4" BLACK POLY VINYL EDGING
- 10 PREFERRED SOIL
- 11 COMPACTED PLANTING
- 12 SUB GRADE
- 13 TWO STRANDS OF WIRE
- 14 TRUNK WRAP
- 15 2' X 2' X 10" WOOD STAKES BURY BELOW FINISH GRADE
- 16 PREPARED PLANTING MIXTURE.
- 17 TREES 6'-0" IN HEIGHT OR LESS SHALL BE STAKED
- 18 EXTENTS OF PLANTING BERM TO HOLD WATER
- 19 TREES TALLER THAN 3'-0" MUST BE TIED.
- 20 2' X 4" STAKE - OR - METAL FENCE POST
- 21 1" X 4" X 10" WHITE WOOD FLAG
- 22 3" DEEP SHREDDED CYPRESS MULCH OVER BLACK VISQUEEN VAPOR BARRIER.

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
BLUE STAR HIGHWAY
SOUTH HAVEN, MICHIGAN
LANDSCAPE DETAILS

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 (417) 877-9736 FAX

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- B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- C. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

COVERAGE DETAIL:

1. IRRIGATION HEAD SHALL BE PLACED TO PROVIDE 100% OVERLAP HEAD-TO-HEAD COVERAGE.
2. A RAIN SENSOR AND ANTI-FREEZE ASSEMBLY SHALL BE INSTALLED ON IRRIGATION SYSTEM.
3. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING(S) AND DESIRED COVERAGE AREAS ON SITE.
4. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL OWNER GIVES FINAL ACCEPTANCE.
5. NO WATER TO BE SPRAYED ON SIDEWALK, PARKING LOT, ROAD OR ADJACENT PROPERTY. ADJUST ARC AND RADIUS OF REQUIRED SPRINKLERS AS NEEDED.
6. ALL CIRCUIT PIPE IS TO BE CLASS 160 PVC OR HIGHER GRADE.
7. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000PSI POURED CONCRETE THRUST BLOCKS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE REQUIRED SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS. ANY MODIFICATION MADE AFTER INSTALLATION TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES SHALL BE PERFORMED AT CONTRACTORS EXPENSE AT NO ADDITIONAL COST TO O'REILLY.

KEY NOTES:

- 1 APPROXIMATE LOCATION OF LAWN IRRIGATION METER WITH BACK FLOW PREVENTION PER CITY REQUIREMENTS. REFER TO SITE UTILITIES PLAN
- 2 IRRIGATION CONTROLLER LOCATION INSIDE OF BUILDING. PROVIDE FREEZE SENSOR AND RAIN SENSOR ON OUTSIDE OF BUILDING.
- 3 4" DIAMETER SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT FOR ROUTING OF IRRIGATION SYSTEM. PROVIDE END CAPS AND PULL WIRE.

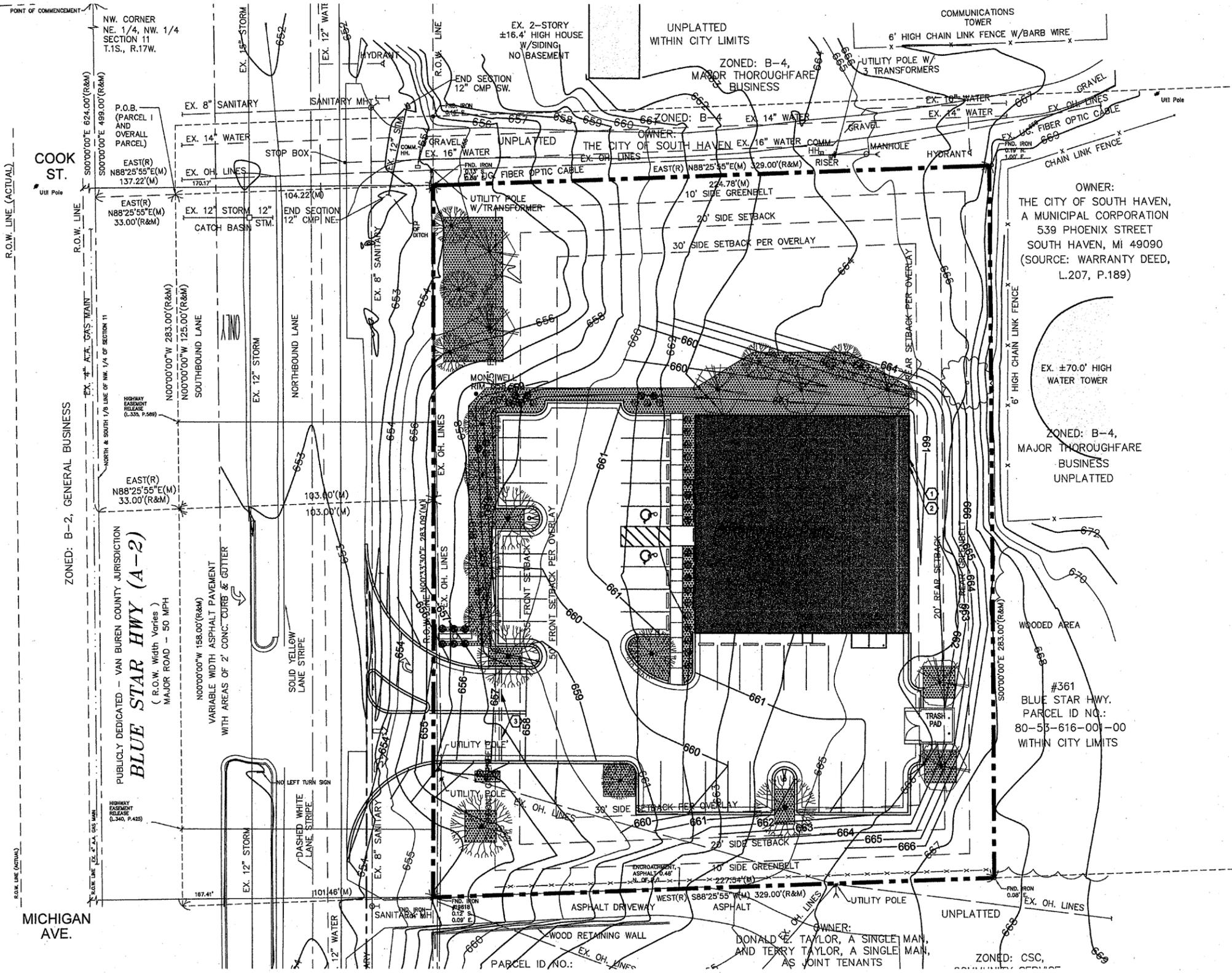
LANDSCAPE SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	AREA OF DESIRED IRRIGATION COVERAGE
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	AREA OF NEW TREE REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE
	AREA OF NEW SHRUB REFER TO PLANTING LEGEND FOR SIZE AND TYPE

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
BLUE STAR HIGHWAY
SOUTH HAVEN, MICHIGAN
IRRIGATION PLAN

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1 IRRIGATION COVERAGE PLAN
 L3 SCALE: 1" = 20'



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PROJECT:
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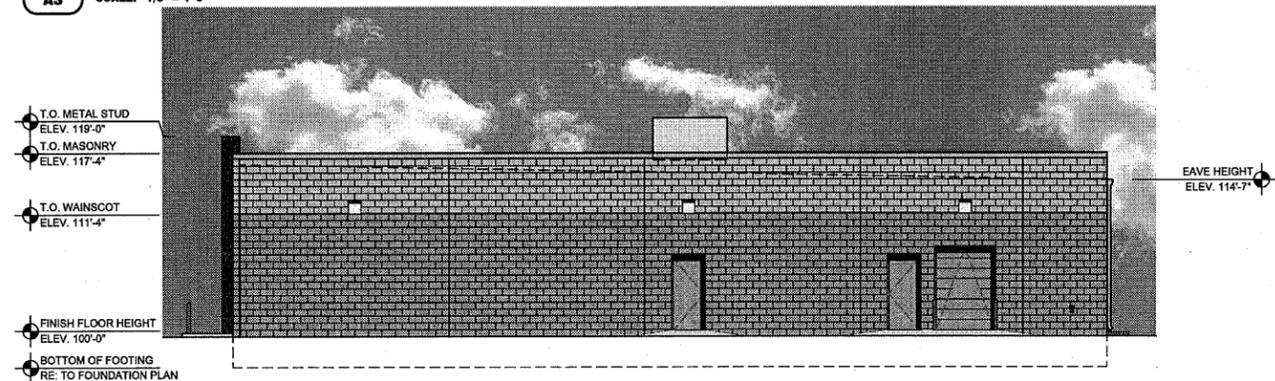
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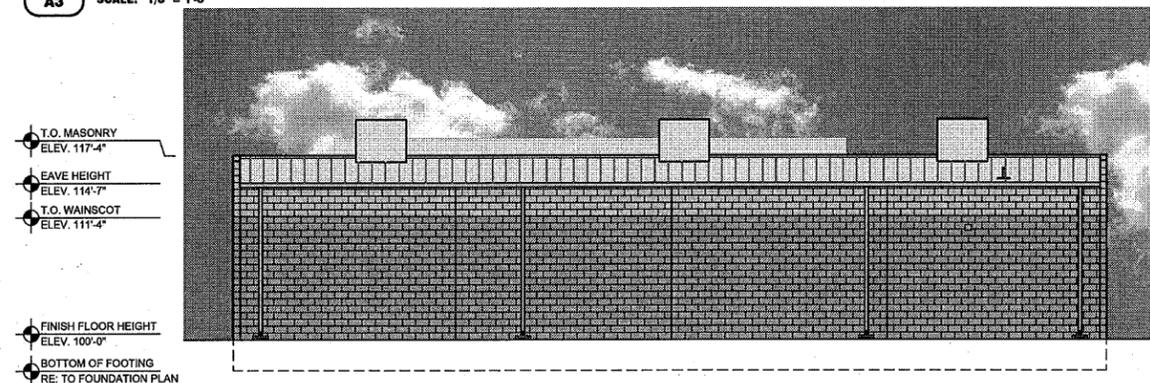
1 FRONT ELEVATION

A3 SCALE: 1/8" = 1'-0"



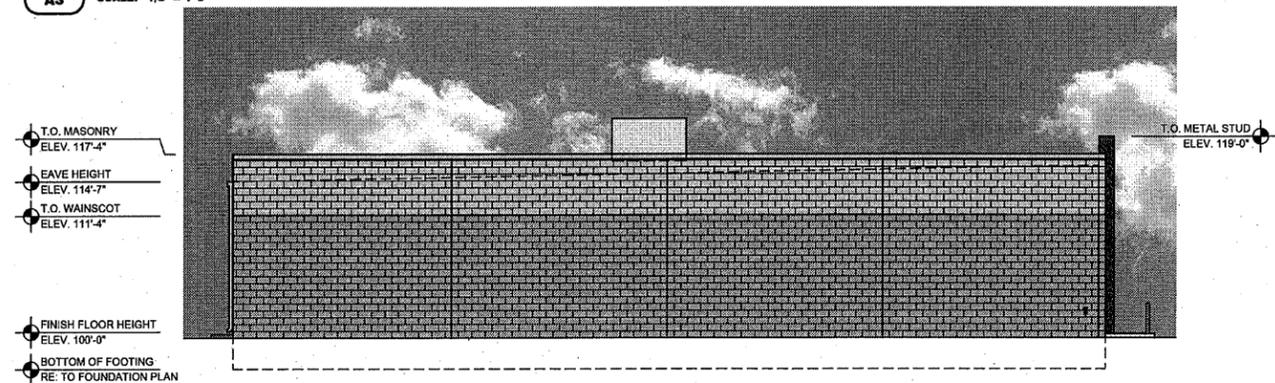
2 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

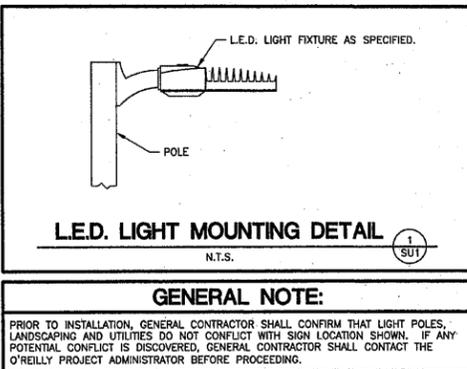
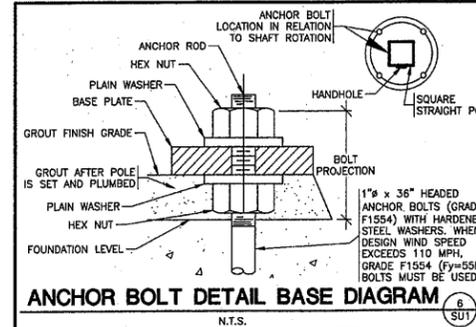
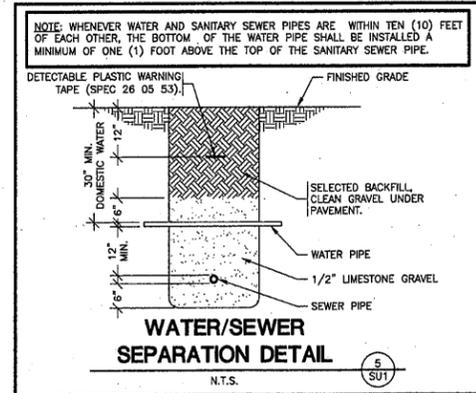
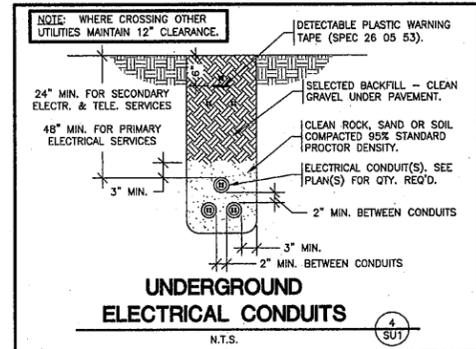
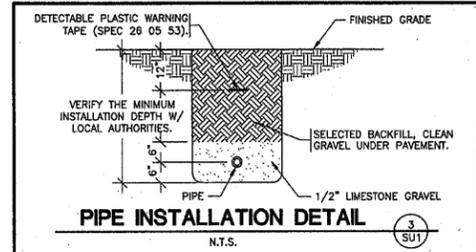
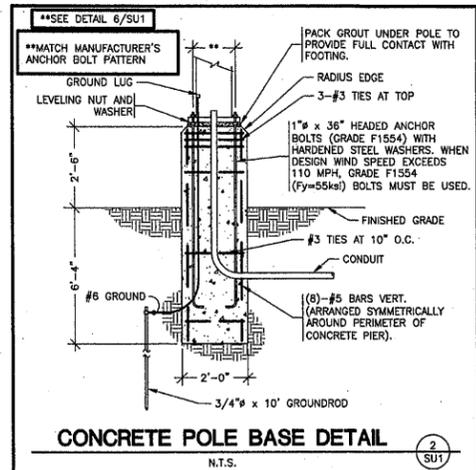
A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
TYPE:	COMPANY TYPE:	COLOR:
STANDARD CONCRETE MASONRY UNIT (C.M.U.) SPLIT FACE (8" X 8" X 16" NOM.) *PROVIDE FULL 8" FACE AT ALL CORNERS COURSE: RUNNING	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONPLEX XL SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT) COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LOXON BLOCK SURFACER (NO LESS THAN 8 MILS) (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B45 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL) ACCENT COLOR: EQUAL TO SOFTER TAN SW 6141 FIELD COLOR: EQUAL TO LATTE SW 6108 (INDICATED BY SHADING:)
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	CUSTOM RED MIX BY SHERWIN WILLIAMS DRAP011030S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
STOREFRONT (NO SUBSTITUTES)	EFCO	IVY
	KAWNEER	DARK IVY
	VISTA WALL	INTERSTATE GREEN
BOLLARDS	IN FIELD	CUSTOM GREEN MIX BY GLIDDEN EXTERIOR SEMI-GLOSS LATEX BASE: 6407-0500 YQX: 3P42 TBL: 4P48 GRN: 3P14 WHT: 2P0 COLOR #: CUSTOM
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 6108 LATTE
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFG'R FACTORY PRIME FIELD PAINTED	CUSTOM RED MIX BY SHERWIN WILLIAMS (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) SHERWIN WILLIAMS MIX BASE: --B65R338-B80V30-- GALLON FORMULA QV: 45 TW: 15 CLEAR COAT--DIAMOND CLAD CLEAR COAT URETHANE B65T105/B65V105/B65C105-- 3 COMPONENT
PRE-FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG'R	COOL BIRCH WHITE



GENERAL NOTE:
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VENSTAR KEYNOTE
 1 VIA VENSTAR SURVEYOR / LIGHTING CONTROL PANEL. SEE SHEET VS1 & VENSTAR SCOPE OF WORK (S.O.W.)

EXISTING CONDITIONS NOTES

- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
- EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
- ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

TELEPHONE SERVICE REQUIREMENTS

SPECIAL NOTE: NEW PHONE SERVICE TO BUILDING SHALL BE AN UNDERGROUND SERVICE. CONTRACTORS TO SCHEDULE INSTALLATION OF U/G TELEPHONE SERVICE CONDUIT WITH OWNER. CONTACT (417) 874-7288.

2" PVC SCHEDULE 40 CONDUIT WITH RIGID GALVANIZED STEEL LONG SWEEP BENDS @ 18-24" DEPTH FOR PHONE SERVICE. PROVIDE MINIMUM 1/4" POLYPROPYLENE PULL LINE. PLACE CONDUIT A MINIMUM OF 12" FROM U/G ELECTRIC CONDUIT IN SAME TRENCH.

CAP END OF CONDUIT AT PROPERTY LINE BELOW FINISHED GRADE AND INSTALL CABLE MARKER FOR PHONE COMPANY, IF NECESSARY. OTHERWISE, CONTINUE PHONE SERVICE CONDUIT TO A POLE AND INSTALL RIGID GALVANIZED STEEL CONDUIT A MINIMUM 10' (FL) ABOVE FINISHED GRADE ATTACHED TO POLE.

CONTRACTOR SHALL COORDINATE INSTALLATION AND VERIFY REQUIREMENTS WITH PHONE COMPANY, PLUS INCLUDE ALL FEES (IF ANY) BY PHONE COMPANY FOR INSTALLATION OF NO LESS THAN 10 PAIR CABLE IN MENTIONED CONDUIT, TO CONTRACTOR INSTALLED 4" X 6" X 3" FIRE RETARDING BACKBOARD (IF PLYWOOD, PAINT BOARD W/FIRE RETARDING PAINT) WITHIN BUILDING. CONTRACTOR TO PROVIDE #8 AWG CU. GROUND TO TELEPHONE EQUIPMENT LOCATION FROM ELECTRICAL GROUNDING ELECTRODE SYSTEM. FINAL CONNECTIONS AND INSIDE PHONE WIRING BY OWNER.

ONLY IF UNDERGROUND PHONE SERVICE IS NOT AVAILABLE-THEN MAY CONTRACTOR INSTALL APPROPRIATE OVERHEAD PHONE SERVICE RISER, WEATHER HEAD, ETC. COORDINATE WITH OWNER & PHONE CO.

STATE OF MICHIGAN LIMITATION

I HEREBY CERTIFY THAT THESE ENGINEERING DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MICHIGAN.

Norman J. Goth
 NORMAN J. GOTH
 ENGINEER
 No. 6201055006
 DATE: 11/10/14

LICENSE RENEWAL DATE IS OCTOBER 31, 2016

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NEW UTILITIES

WS	WATER SERVICE	P.O.C. = POINT OF CONNECTION BETWEEN SITE PIPING (SPEC 02700) AND BUILDING PIPING (SPEC 21 13 13, 22 00 00). AS NECESSARY - SPEC 21 13 13 DENOTES LANDSCAPE IRRIGATION).
UGE	UNDERGROUND ELECTRIC	
UGP	UNDERGROUND PHONE	
SAN	SANITARY SEWER	
OHE	OVERHEAD ELECTRIC	
OHP	OVERHEAD PHONE	
GS	GAS SERVICE (BY GAS CO.)	
SAW	SAW CUT	
BORE	BORE	
GRAVEL	GRAVEL	

UTILITIES CONTACTS:

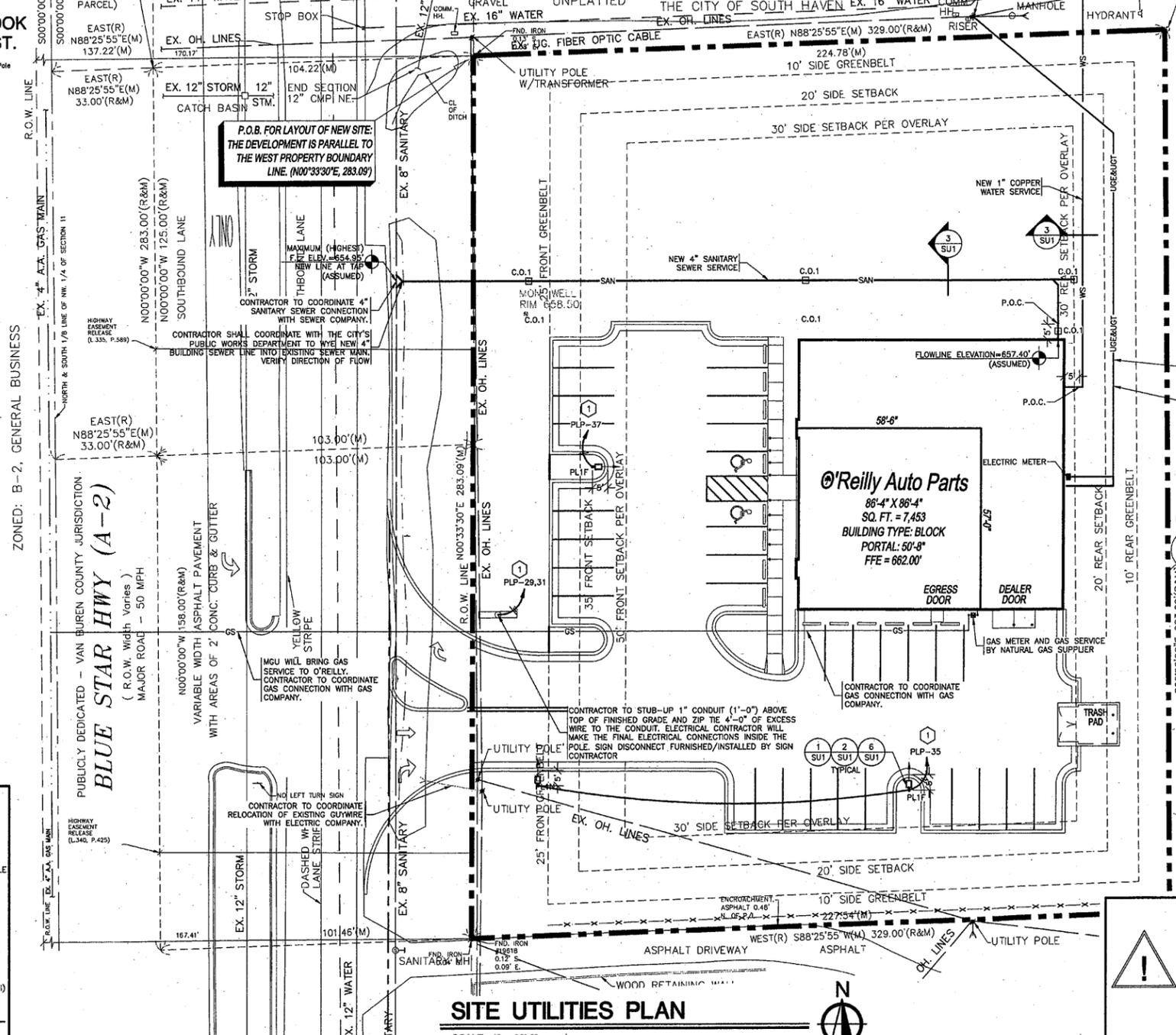
ELECTRIC: CITY OF SOUTH HAVEN-ELECTRIC DEPT., JIM PEZZUTO: 269-637-0756
 VERIZON, EDWARD ALLEN: 972-808-4272
 TELEPHONE: VERIZON, EDWARD ALLEN: 972-808-4272
 WATER: CITY OF SOUTH HAVEN-DEPT OF PUBLIC WORKS, ROGER HUFF: 269-637-0719
 SEWER: CITY OF SOUTH HAVEN-DEPT OF PUBLIC WORKS, ROGER HUFF: 269-637-0719
 GAS: MICHIGAN GAS UTILITIES (INTERGRYS), TIM RICE: 269-605-2187

STOP-CALL BEFORE YOU DIG!

811

NEW PHONE SERVICE TO BUILDING SHALL BE UNDERGROUND. GENERAL CONTRACTOR TO SCHEDULE INSTALLATION WITH OWNER. CONTACT (417) 874-7288. SEE 1

UNDERGROUND ELECTRIC SERVICE. SEE ELEC. DIAGRAM FOR REQUIREMENTS



O'Reilly AUTO PARTS

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 BLUE STAR HIGHWAY
 SOUTH HAVEN, MICHIGAN
SITE UTILITIES PLAN

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 P: 417-882-2200
 F: 417-885-1189
 WWW.O'REILLY.COM

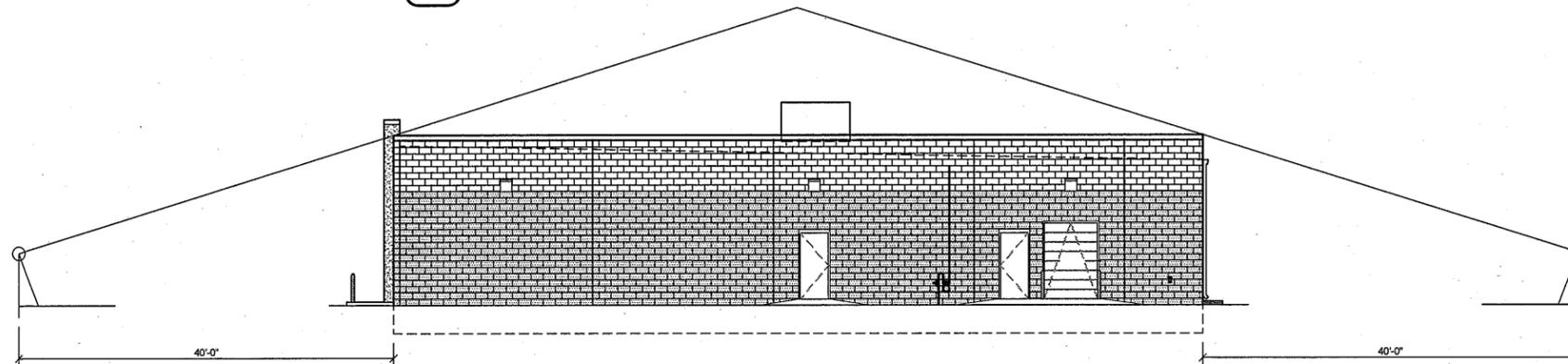
SGE
 SMITH-GOTH ENGINEERS, INC.

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 DATE: 11/10/14
 REVISION:
 PROJECT NUMBER: SVM
 SHEET NUMBER: SU1

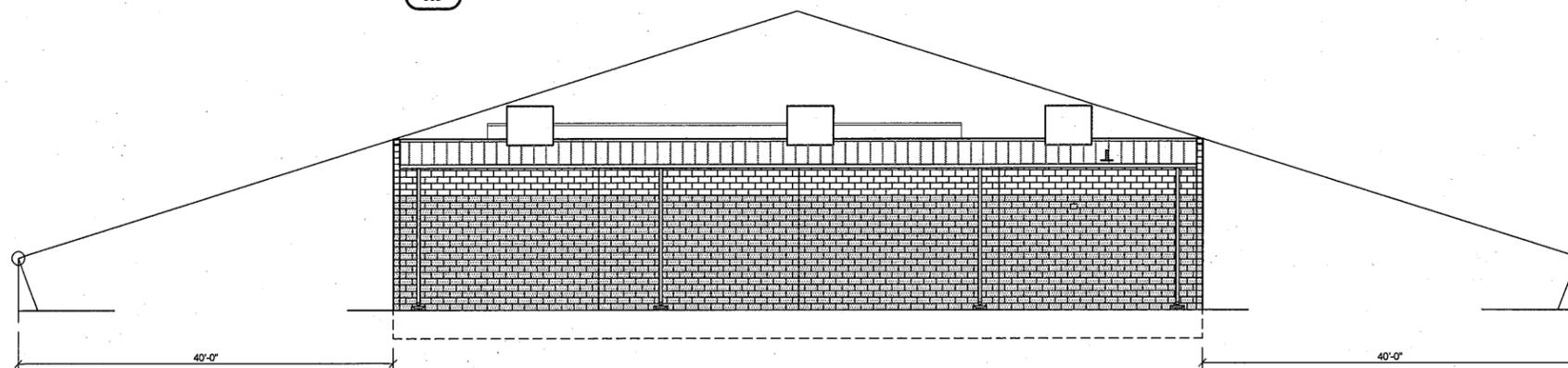
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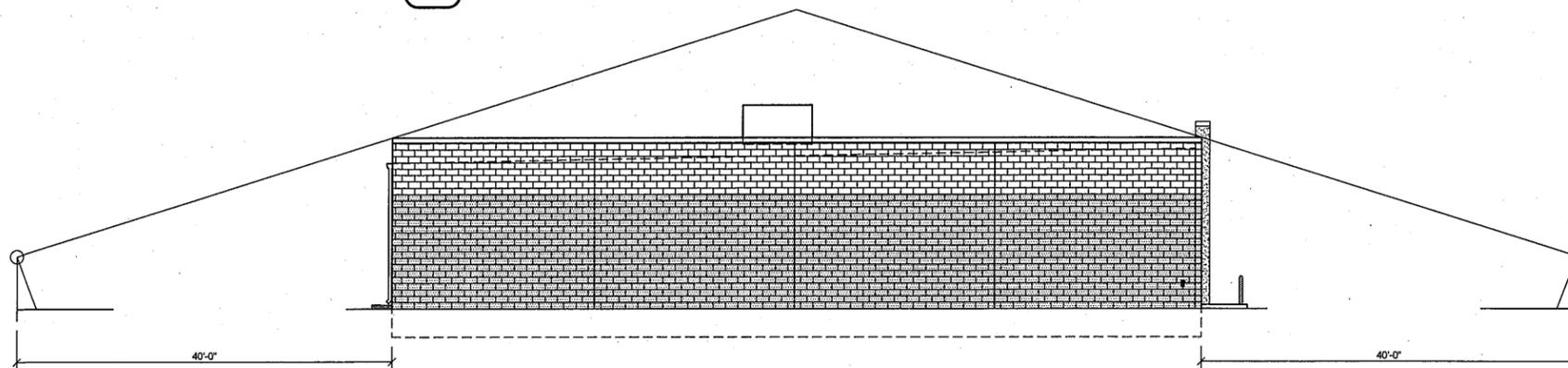
1 FRONT ELEVATION
 A3 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
 A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"

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 (417) 862-2674 TELEPHONE

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 BLUE STAR HIGHWAY
 SOUTH HAVEN, MICHIGAN

RTU SIGHT LINE

Buddy D. Webb
 Architect - Consultant
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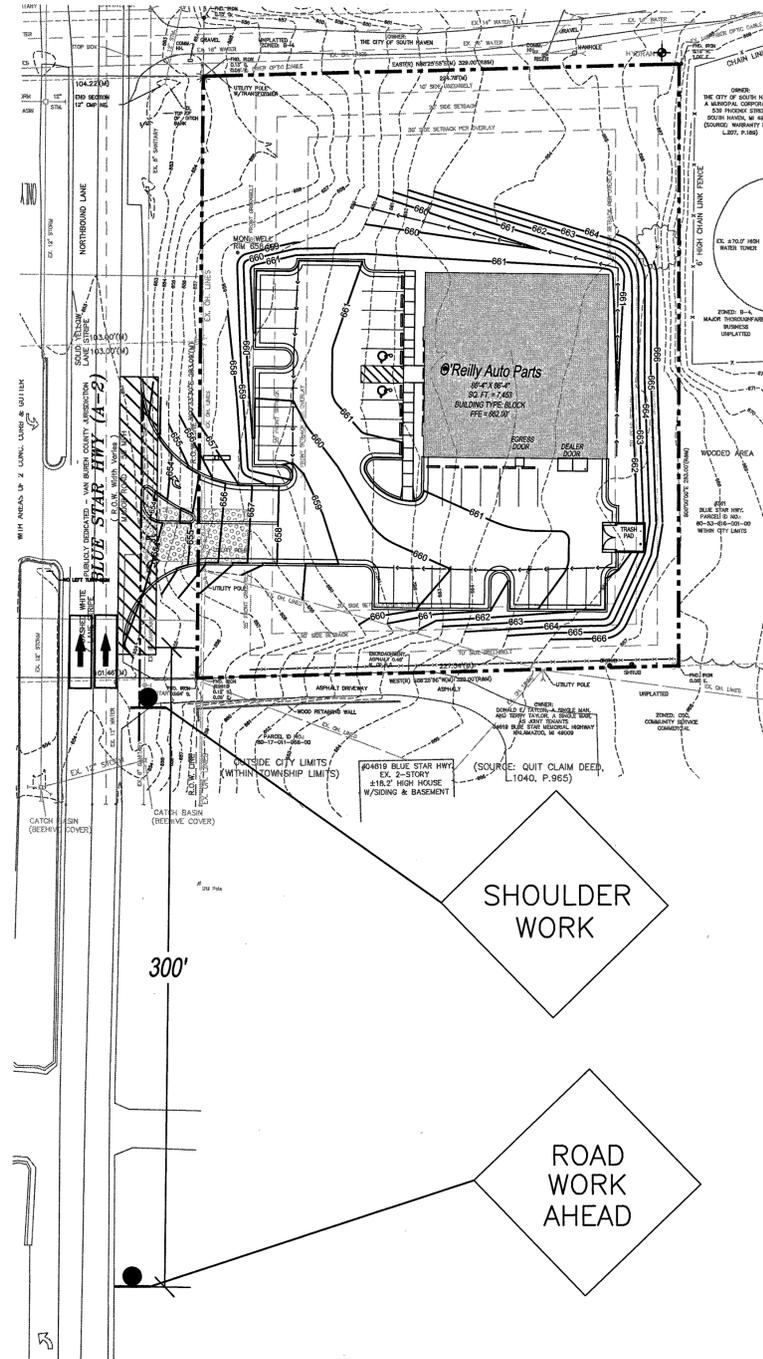
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SPECIAL NOTE:
 FIELD VERIFY SANITARY SEWER CONNECTION
 INVERT PRIOR TO ESTABLISHING FINAL FINISH
 FLOOR ELEVATION. REFER TO SITE UTILITIES
 PLAN.

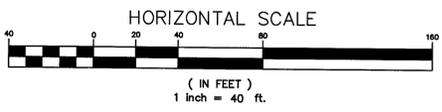


LEGEND

- CONSTRUCTION AREA
- SIGN POST
- OPEN TO TRAFFIC



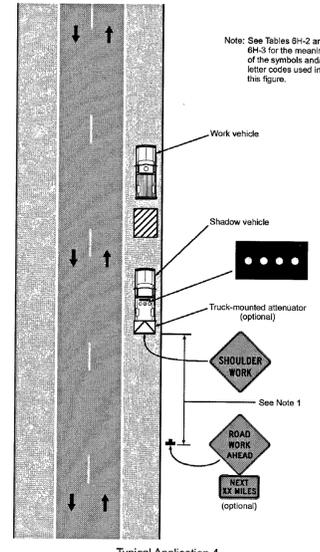
1 TRAFFIC CONTROL PLAN
C4 SCALE: 1" = 40'



NOTES

1. ALL ADVANCED WARNING SIGNS TO BE SET PRIOR TO START OF CONSTRUCTION ACTIVITIES AND TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE AND ACCEPTED BY THE VAN BUREN COUNTY ROAD COMMISSION. THE CONTRACTOR WILL COORDINATE ALL WORK WITH THE VAN BUREN COUNTY ROAD COMMISSION IN ESTABLISHING TRAFFIC ROUTES AND LOCATION OF SIGNS.
2. LANE CLOSURES SHALL BE DURING OFF PEAK HOURS ONLY MON-FRI 8AM-5PM (WEST BOUND)
3. MAX. PAVEMENT DROP-OFF SHALL NOT EXCEED 2'.
4. ALL PAVEMENT MARKINGS COVERED BY NEW CONSTRUCTION SHALL BE REPLACED BEFORE OPENING TO TRAFFIC
5. ADVANCE SIGNING SHALL BE PLACED A MINIMUM OF TWO WEEKS IN ADVANCE TO INFORM OF POSSIBLE DELAY. CONTRACTOR SHALL NOTIFY THE VAN BUREN COUNTY ROAD COMMISSION AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.
6. ALL PORTABLE SIGNING, DRUMS AND CONES SHALL BE REMOVED AT THE END OF EACH DAY.
7. IF WORK ZONE IS NEEDED OVERNIGHT ALL CONES OR TUBULAR MARKERS SHALL BE REPLACED WITH DRUMS W/VP'S AND TEMPORARY PAVEMENT MARKINGS SHALL BE IN PLACE FOR NIGHTTIME OPERATION AS DIRECTED BY THE ENGINEER.
8. ACCESS TO EXISTING BUSINESSES OR RESIDENCES SHALL BE MAINTAINED AT ALL TIMES.

2009 Edition Page 641 (M1)
 Figure 6H-4. Short-Duration or Mobile Operation on a Shoulder (TA-4)



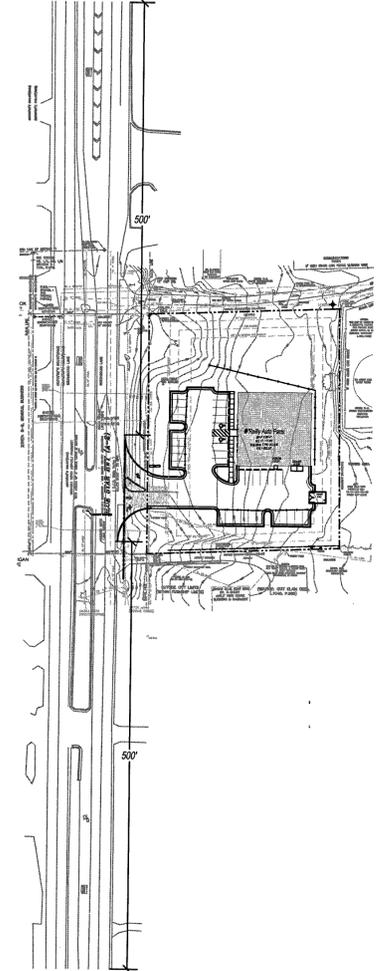
2 2011 MICHIGAN MUTCD
C4 SCALE: NTS

CONSTRUCTION SEQUENCE

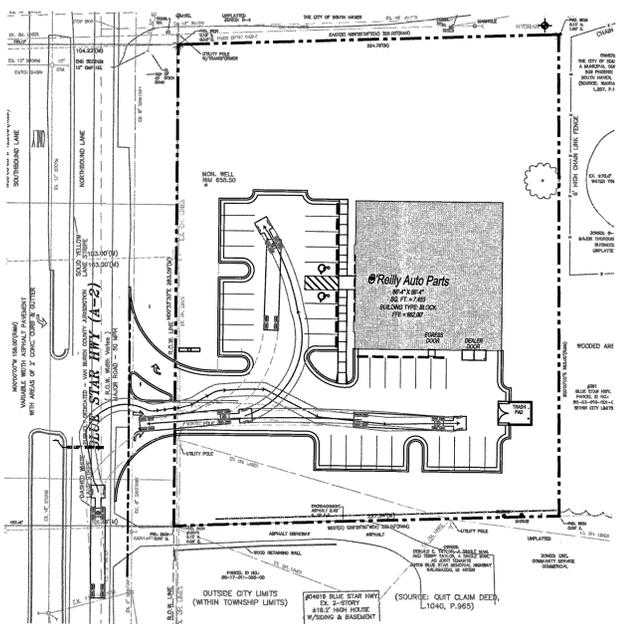
1. SET BARRICADES AND SIGN AS SHOWN ON DRAWINGS.
2. CONSTRUCT DRIVEWAY APRON.
3. ALL WORK MUST BE APPROVED BY VAN BUREN COUNTY ROAD COMMISSION PRIOR TO REMOVAL OF TRAFFIC CONTROL DEVICES

TRAFFIC CONTROL NOTE:
 CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES PER CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

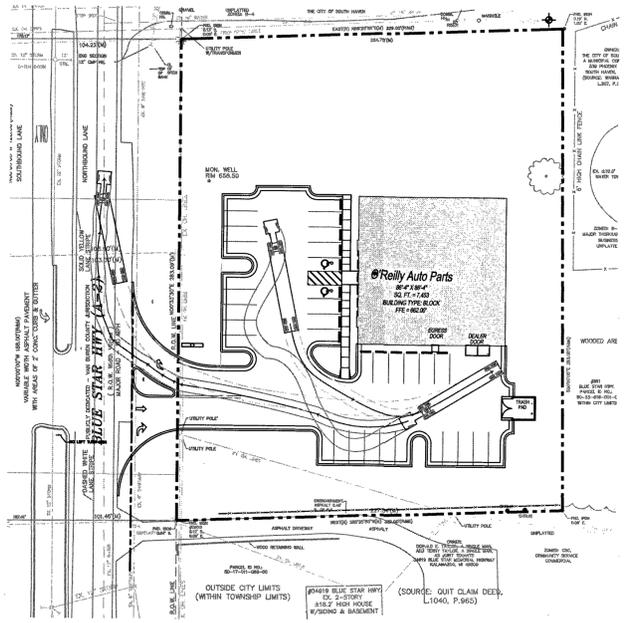
3 ACCESS PLAN
C4 SCALE: 1" = 100'



4 DELIVERY VEHICLE AUTOTURN - IN
C4 SCALE: 1" = 50'



5 DELIVERY VEHICLE AUTOTURN - OUT
C4 SCALE: 1" = 50'



SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.			
---662---	EXISTING GRADE LINES	NEW SPOT ELEVATIONS LIST	ABBREVIATION
---	PROPOSED NEW GRADE LINES	NONE	
	NEW BUILDING CONSTRUCTION	SIDEWALK	SW
	NEW POLE SIGN LOCATION	TOP OF WALL	TW
	PAVING BLOCK NEW CONCRETE	TOP OF CURB	TC
	SURFACE FLOW ARROW	TOP OF PAVEMENT	PVT
	DRAINAGE SWALE	NEW GRADE CONCRETE	GD
		EXISTING TOP OF CURB	CONC
		EXISTING GRADE	ETC
		EXISTING PAVEMENT	EGD
		EXISTING SIDEWALK	EPVT
		FLOW LINE	ESW
		TOP OF BERM	FL
		TOP	TOP
		TEMPORARY BENCHMARK:	
		LOCATION: ARROW ON FIRE HYDRANT NEAR NORTHEAST CORNER OF SUBJECT PROPERTY.	
		ELEVATION=667.99' (REFER TO SV1)	

MO ANDERSON ENGINEERING, INC.
 ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
 2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
 ANDERSON@COAL69292.COM • NEIL S. BRADY, P.E. #62015-55956

PROJECT: **O'REILLY AUTO PARTS STORE**
BLUE STAR HIGHWAY
SOUTH HAVEN, MICHIGAN
 DRAWING # **WB-110-194**
 BY: **ATH**
 CKD: **NSB**
 DRAWN BY: **ATH**
 CHECKED BY: **NSB**
 DATE: **11/26/14**
 REVISION:
 PROJECT NUMBER: **SVM**
 SHEET NUMBER: **C4**

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TRAFFIC DETAILS

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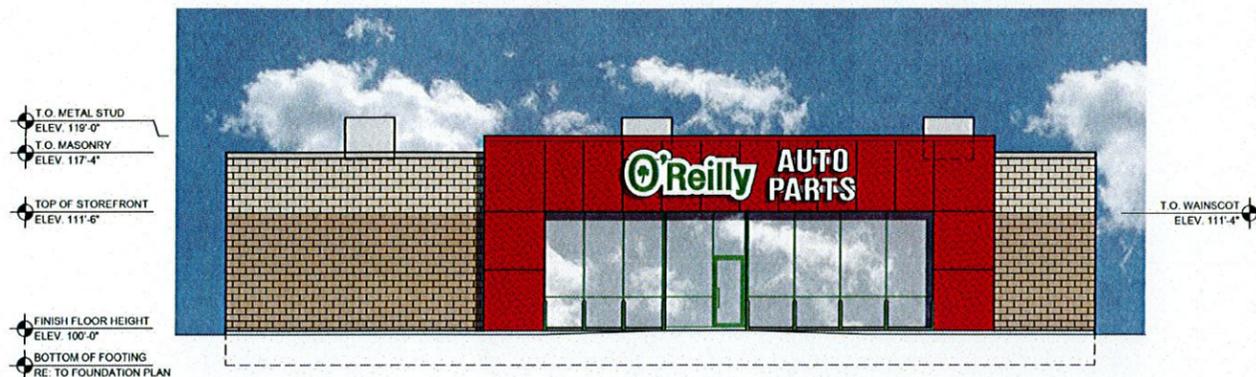
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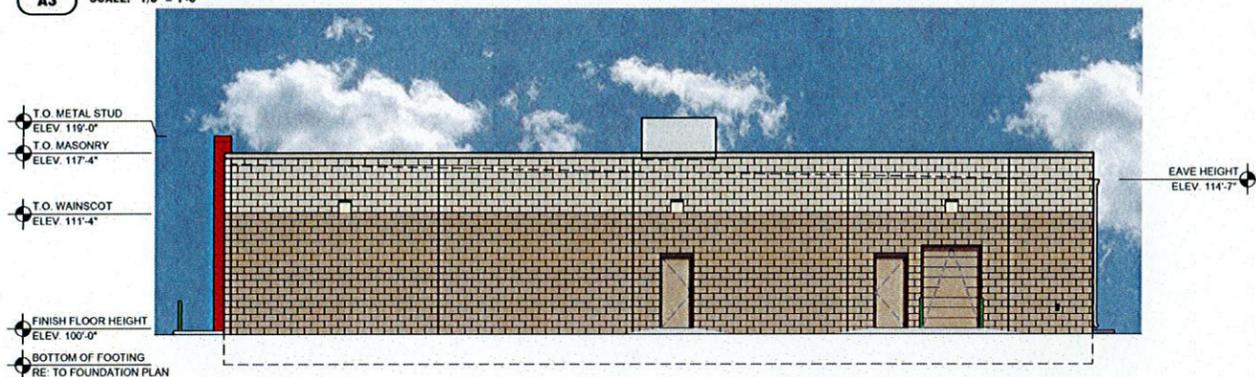
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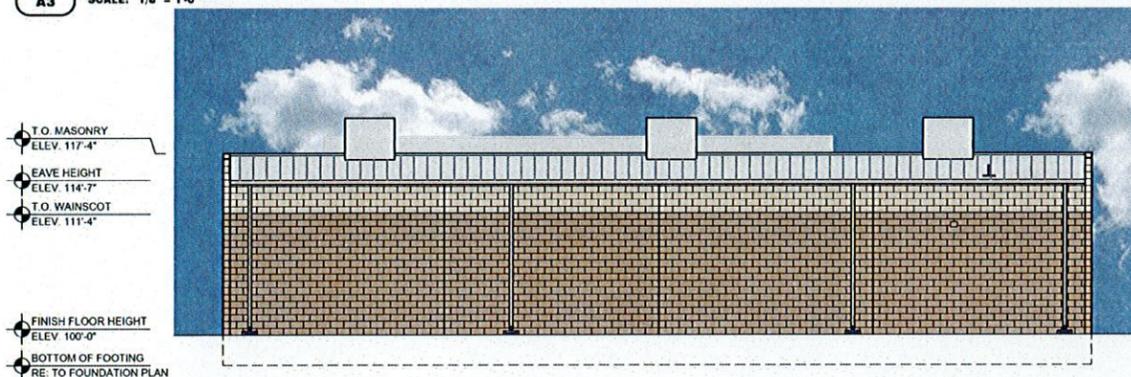
1 FRONT ELEVATION

A3 SCALE: 1/8" = 1'-0"



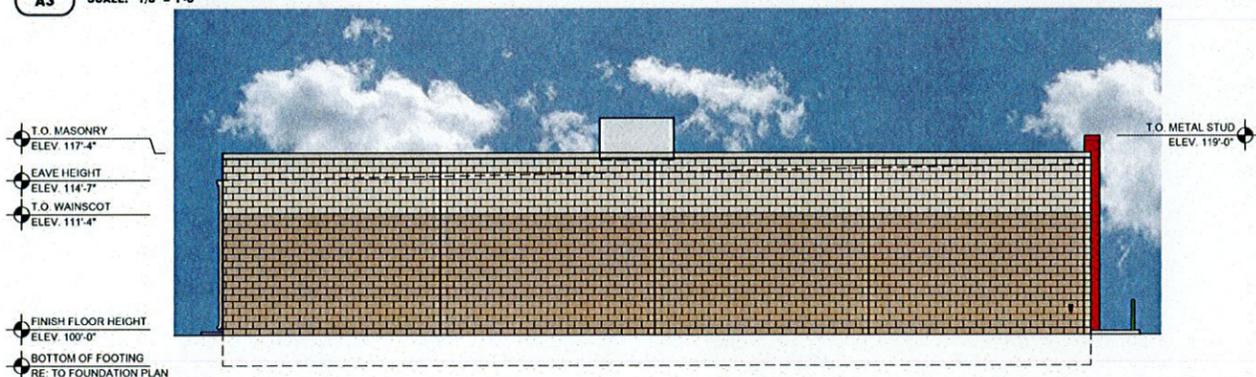
2 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
TYPE:	COMPANY TYPE:	COLOR:
STANDARD CONCRETE MASONRY UNIT (C.M.U.)	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONFLX XL SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT) COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LOXON BLOCK SURFACER (NO LESS THAN 8 MILS) (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B48 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL) ACCENT COLOR - EQUAL TO SOFTER TAN SW 6141 FIELD COLOR - EQUAL TO LATTE SW 6108 (INDICATED BY SHADING)
SPLIT FACE (8" X 8" X 16" NOM.) *PROVIDE FULL 8" FACE AT ALL CORNERS COURSE - RUNNING		
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	CUSTOM RED MIX BY SHERWIN WILLIAMS ORAPG 11030S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
STOREFRONT (NO SUBSTITUTES)	EFCO KAWNEER VISTA WALL	IVY DARK IVY INTERSTATE GREEN
BOLLARDS	IN FIELD	CUSTOM GREEN MIX BY SHERWIN WILLIAMS GLIDDEN EXTERIOR SEMI-GLOSS LATEX BASE: 6407 - 0500 YOK: 3P42 TBL: 4248 GRN: 3P14 WHIT: 2P0 COLOR #: CUSTOM
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 6108 LATTE
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFG'R FACTORY PRIME FIELD PAINTED	CUSTOM RED MIX BY SHERWIN WILLIAMS (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) SHERWIN WILLIAMS MIX BASE: --B85R338-B60V30-- GALLON FORMULA QV 45 TW 15 CLEAR COAT--DIAMOND CLAD CLEAR COAT URETHANE B651105/B65V105/B65C105-- 3 COMPONENT
PRE - FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG'R	COOL BIRCH WHITE



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RTU SIGHT LINE

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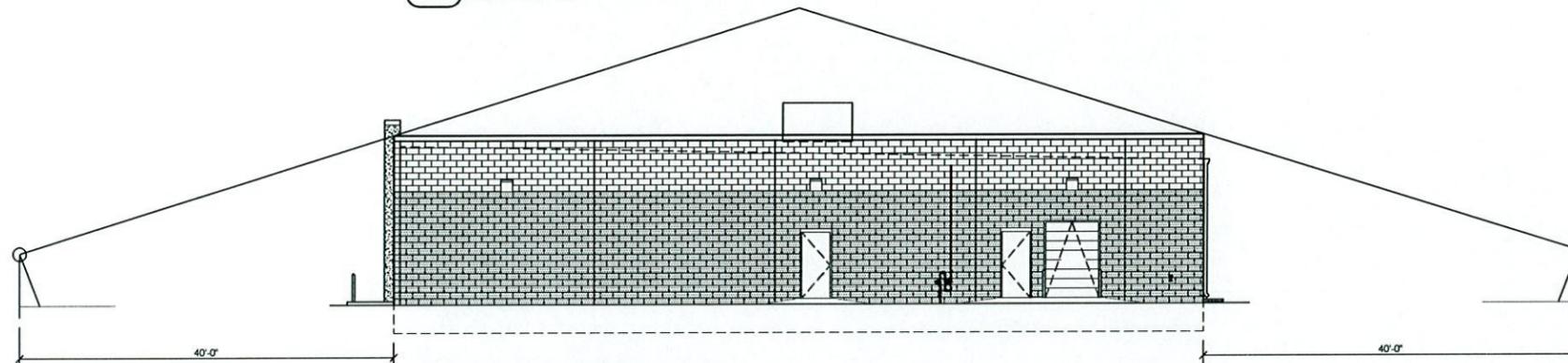
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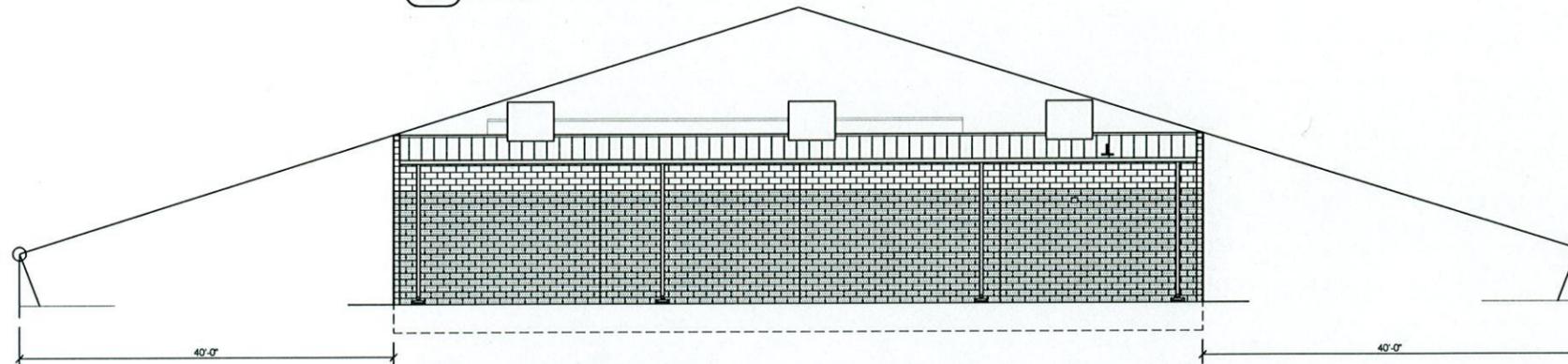
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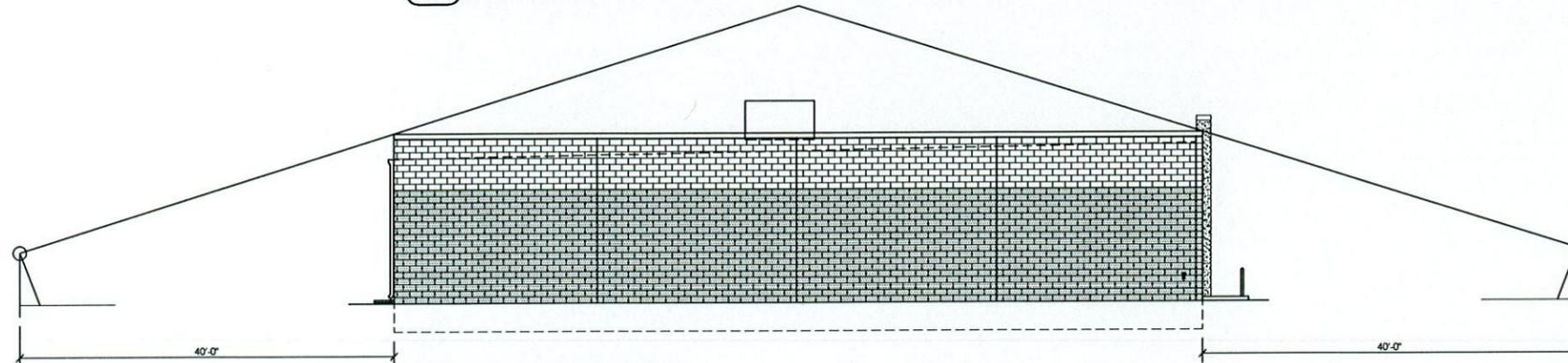
1 FRONT ELEVATION
 A3 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
 A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"



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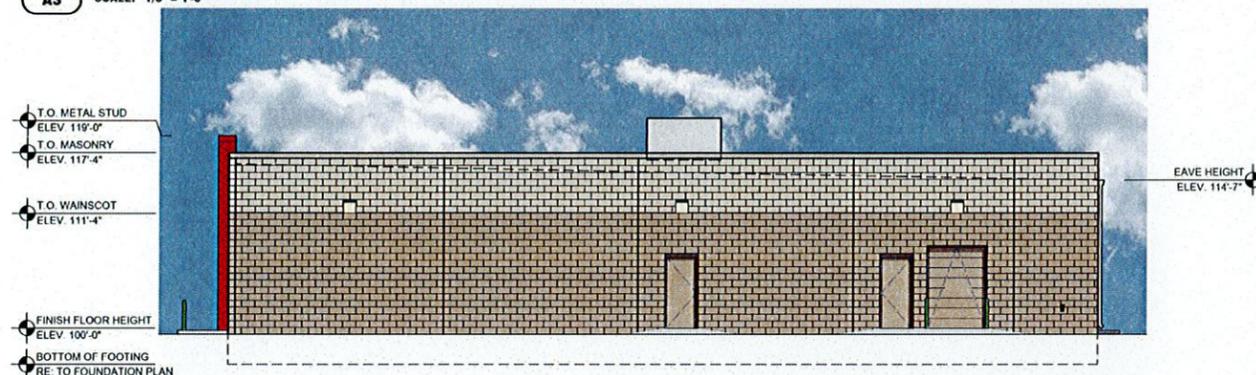
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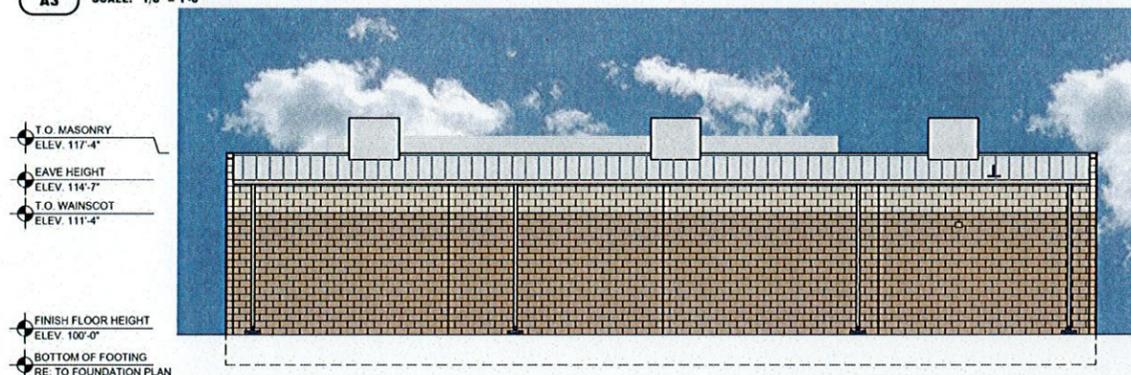
1 FRONT ELEVATION

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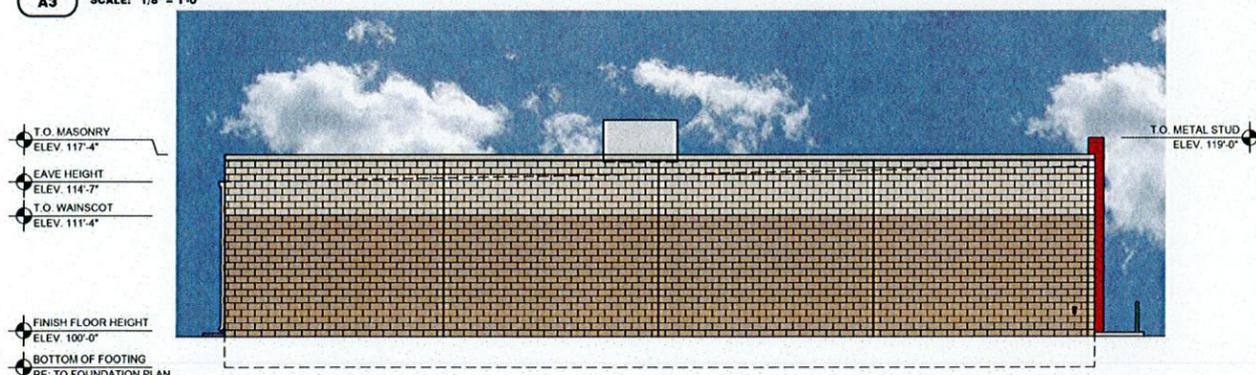
2 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"

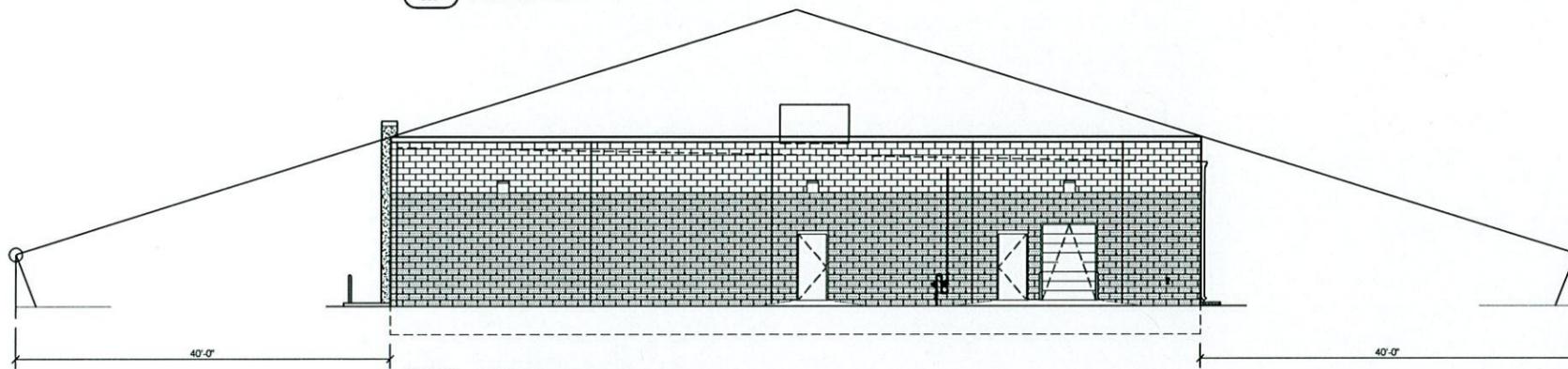
EXTERIOR FINISH SCHEDULE		
TYPE:	COMPANY TYPE:	COLOR:
STANDARD CONCRETE MASONRY UNIT (C.M.U.) SPLIT FACE (8" X 8" X 16" NOM.) *PROVIDE FULL 8" FACE AT ALL CORNERS COURSE: RUNNING	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONFLX XL SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT) COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LOXON BLOCK SURFACER (NO LESS THAN 8 MILS) (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL) ACCENT COLOR: EQUAL TO SOFTER TAN SW 6141 FIELD COLOR: EQUAL TO LATTE SW 6108 (INDICATED BY SHADING:)
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	CUSTOM RED MIX BY SHERWIN WILLIAMS ORAP010305 WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
STOREFRONT (NO SUBSTITUTES)	EFCO	IVY
	KAWNEER	DARK IVY
	VISTA WALL	INTERSTATE GREEN
BOLLARDS	IN FIELD	CUSTOM GREEN MIX BY GLIDDEN EXTERIOR SEMI-GLOSS LATEX BASE: 6407 - 0500 YDX: 3P42 TBL: 4P48 GRN: 3P14 WHT: 2P3 COLOR #: CUSTOM
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 6108 LATTE
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFG'R FACTORY PRIME FIELD PAINTED	CUSTOM RED MIX BY SHERWIN WILLIAMS (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) SHERWIN WILLIAMS MIX BASE: --B65R338 B60V30-- GALLON FORMULA CV: 45 TW: 15 CLEAR COAT--DIAMOND CLAD CLEAR COAT URETHANE B65T105/B65V105/B65C105-- 3 COMPONENT
PRE-FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG'R	COOL BIRCH WHITE



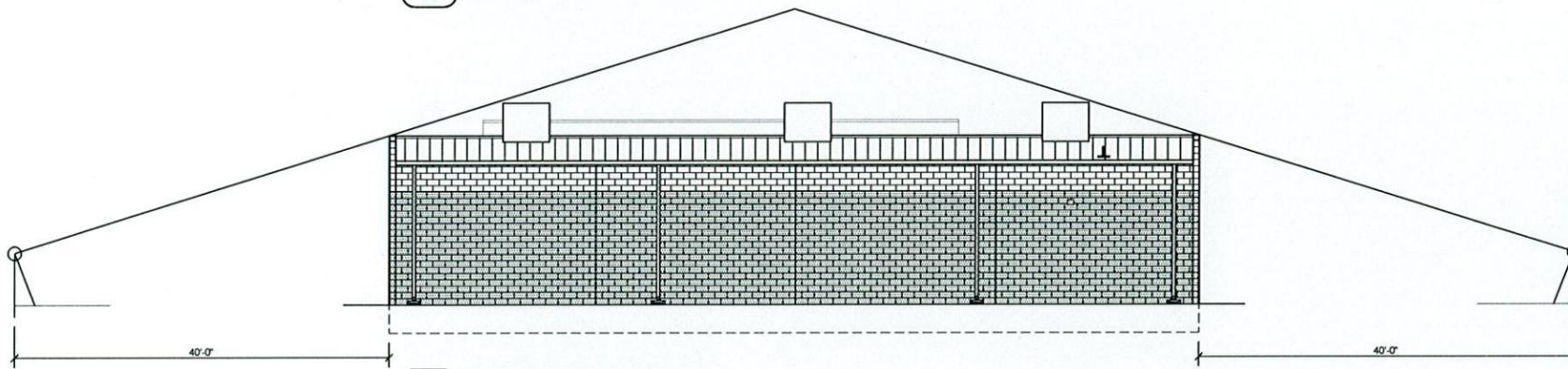
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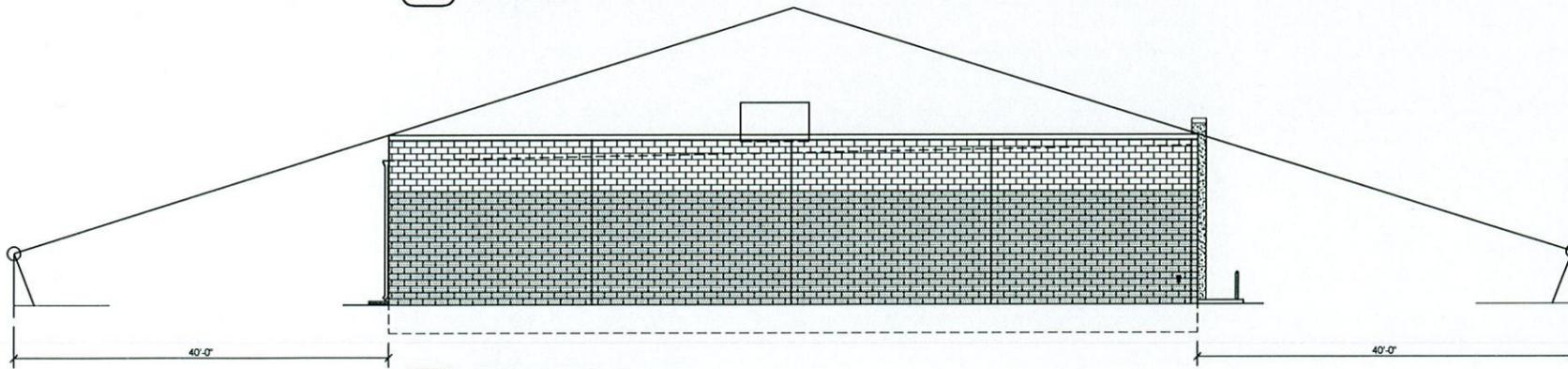
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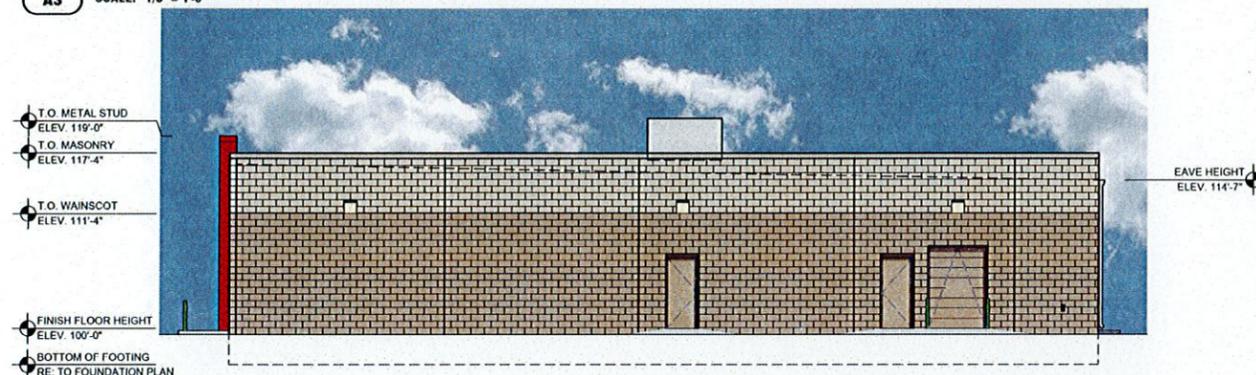
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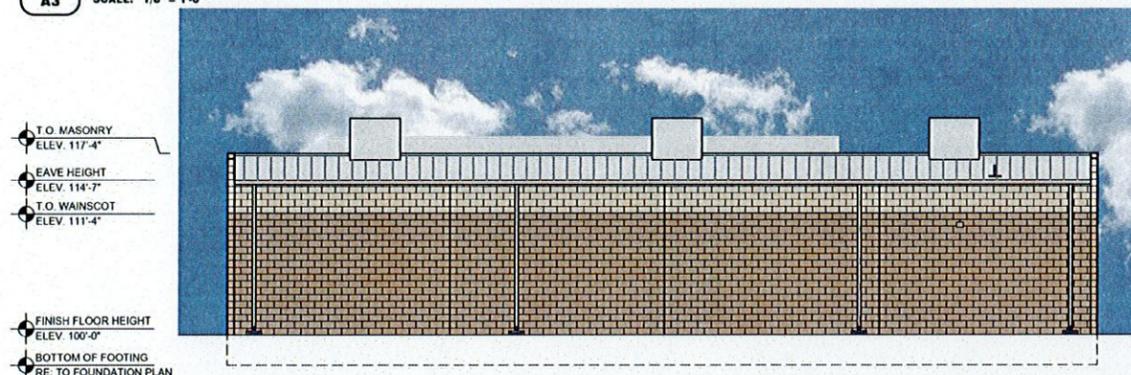
1 FRONT ELEVATION

A3 SCALE: 1/8" = 1'-0"



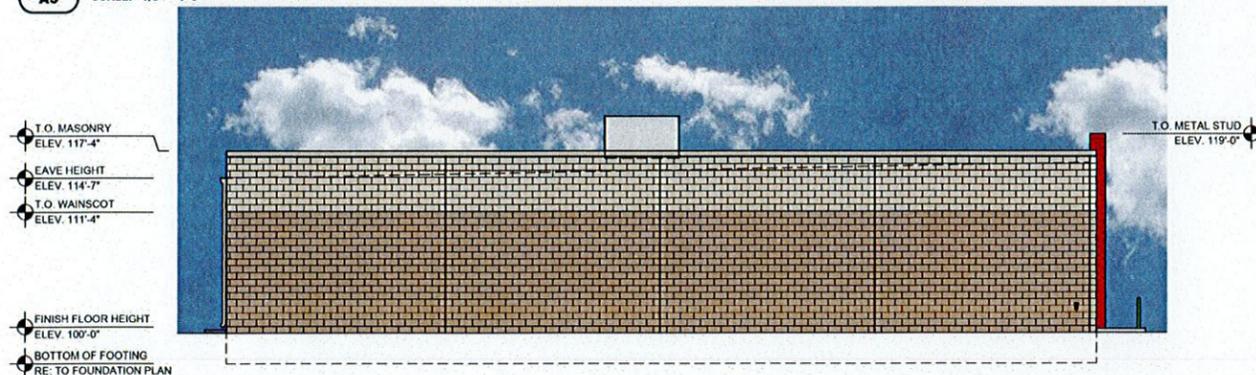
2 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"

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STOREFRONT (NO SUBSTITUTES)	EFCO	IVY
	KAWNEER	DARK IVY
	VISTA WALL	INTERSTATE GREEN
BOLLARDS	IN FIELD	CUSTOM GREEN MIX BY GLIDDEN EXTERIOR SEMI-GLOSS LATEX BASE: 6407-0500 YOX: 3P42 TBL: 4P48 GRN: 3P14 WHT: 2P0 COLOR # CUSTOM
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 6108 LATTE
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFG'R FACTORY PRIME FIELD PAINTED	CUSTOM RED MIX BY SHERWIN WILLIAMS (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) SHERWIN WILLIAMS MIX BASE: --B65R338-B60V30-- GALLON FORMULA CV: 45 TW: 15 CLEAR COAT-DIAMOND CLAD CLEAR COAT URETHANE B65T105/B65V105/B65C105-- 3 COMPONENT
PRE-FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG'R	COOL BIRCH WHITE



SHEETS BEARING THIS SEAL ARE AUTHORIZED RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DECLARED.

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 BLUE STAR HIGHWAY
 SOUTH HAVEN, MICHIGAN

RTU SIGHT LINE

Buddy D. Webb
 Architect - Consultant
 3057 EAST CAIRO
 SPRINGFIELD, MISSOURI 65802
 (417) 877-1385 TELEPHONE
 (417) 877-9736 FAX

DRAWN BY: BMW
 CHECKED BY: BDW
 DATE: 11/10/14
 REVISION:

PROJECT NUMBER:
 SVM

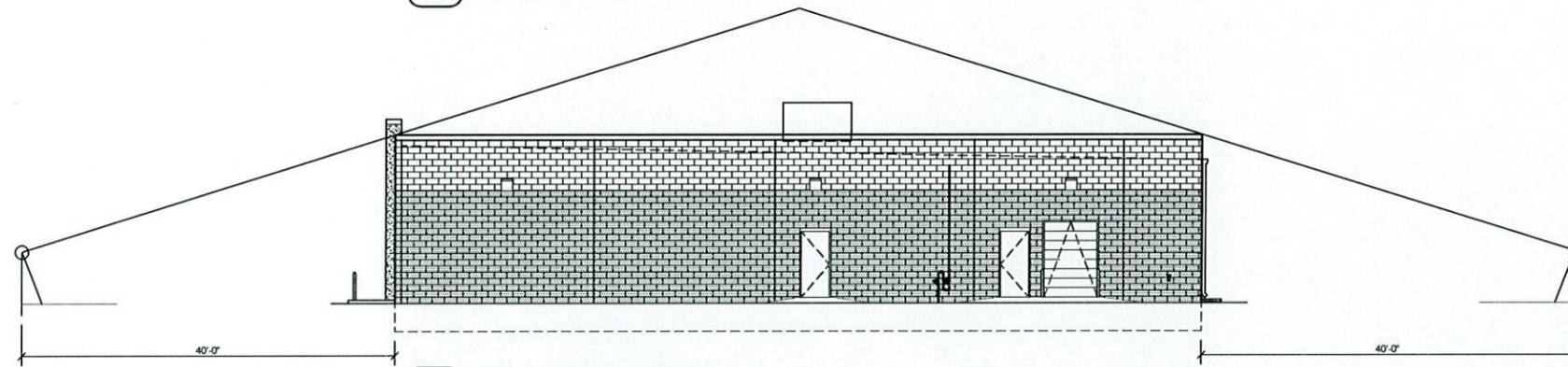
SHEET NUMBER



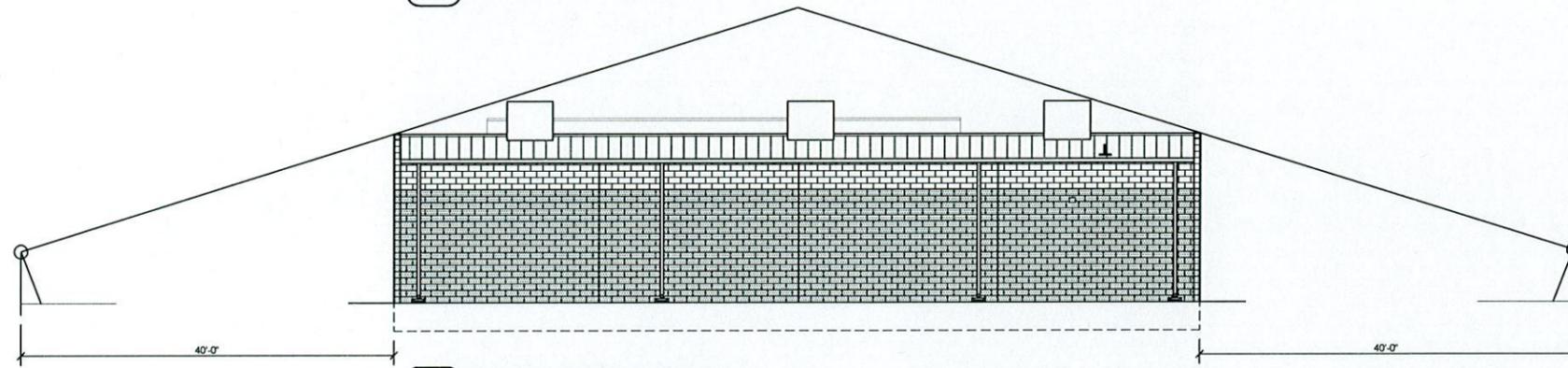
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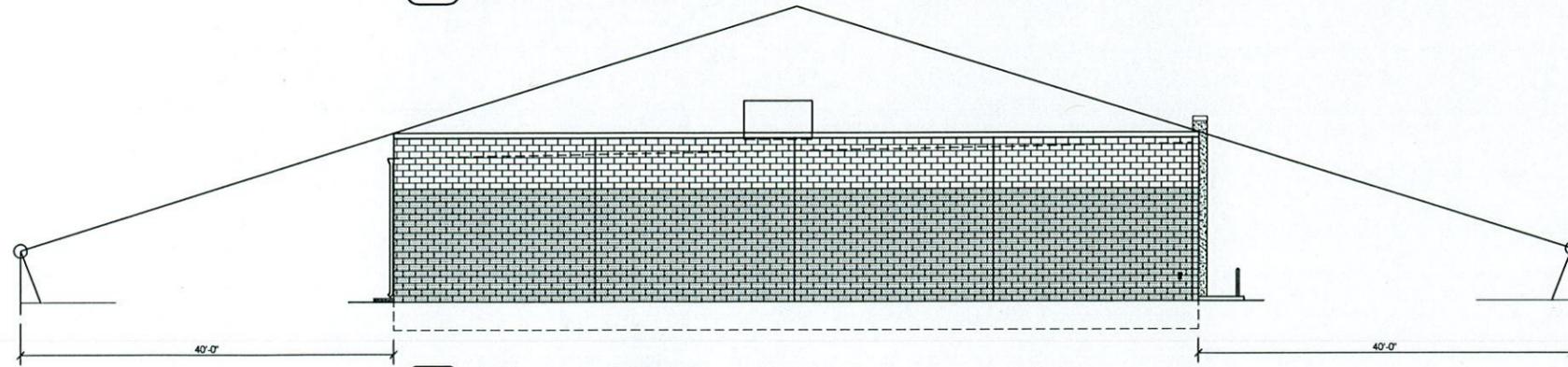
1 FRONT ELEVATION
 A3 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
 A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"



SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DECLARED.

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NEW O'REILLY AUTO PARTS STORE
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 3057 EAST CAIRO
 SPRINGFIELD, MISSOURI 65802
 (417) 877-1385 TELEPHONE
 (417) 877-9736 FAX

DRAWN BY: **BMW** CHECKED BY: **BDW**
 DATE: **11/10/14**

PROJECT NUMBER:
SVM

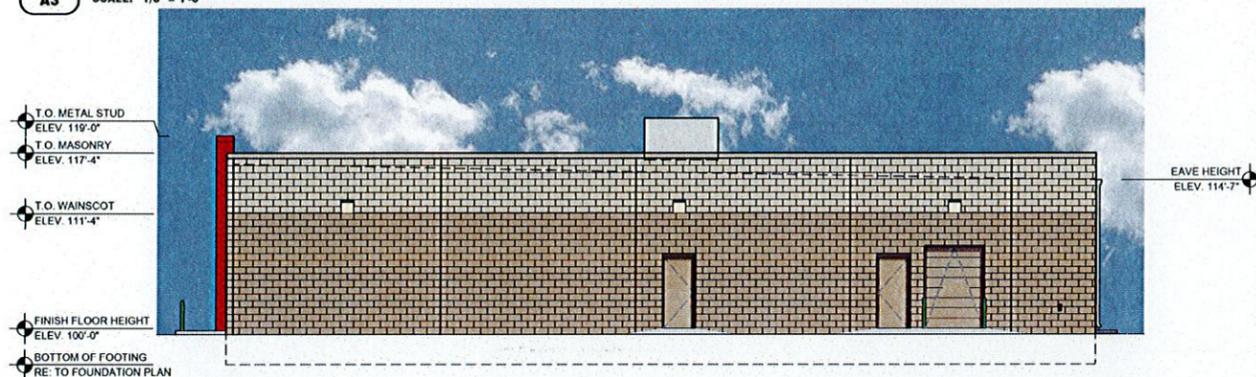
SHEET NUMBER
A3

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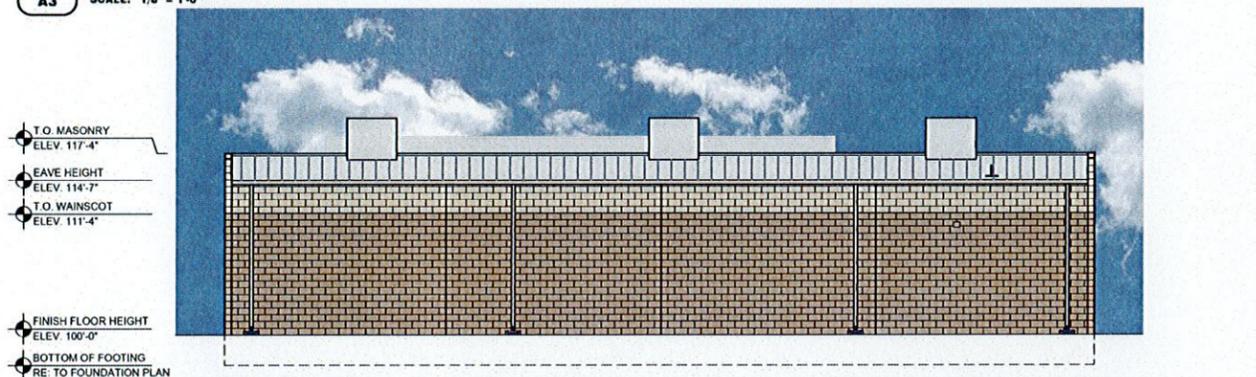
1 FRONT ELEVATION

A3 SCALE: 1/8" = 1'-0"



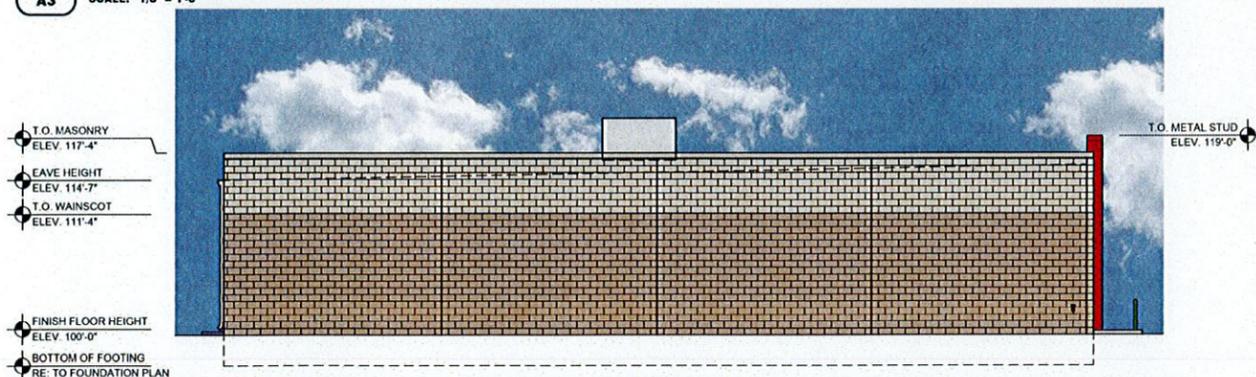
2 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
TYPE:	COMPANY TYPE:	COLOR:
STANDARD CONCRETE MASONRY UNIT (C.M.U.) SPLIT FACE (8" X 8" X 16" NOM.) *PROVIDE FULL 8" FACE AT ALL CORNERS COURSE: RUNNING	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER 825W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONFLEX XL SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT) COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (NO LESS THAN 8 MILS) (1) COAT S-W LOXON BLOCK SURFACER (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL) ACCENT COLOR: EQUAL TO SOFTER TAN SW 6141 FIELD COLOR: EQUAL TO LATTE SW 6108 (INDICATED BY SHADING)
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	CUSTOM RED MIX BY SHERWIN WILLIAMS ORAP011030S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
STOREFRONT (NO SUBSTITUTES)	EFCO	IVY
	KAWNEER	DARK IVY
	VISTA WALL	INTERSTATE GREEN
BOLLARDS	IN FIELD	CUSTOM GREEN MIX BY GLIDDEN EXTERIOR SEMI-GLOSS LATEX BASE: 6407-0500 YOX: 3P42 TBL: 4P48 GRN: 3P14 WHI: 2P0 COLOR #: CUSTOM
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 6108 LATTE
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFG'R FACTORY PRIME FIELD PAINTED	CUSTOM RED MIX BY SHERWIN WILLIAMS (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) SHERWIN WILLIAMS MIX BASE: ---B65R338-B60V30-- GALLON FORMULA QV: 45 TW: 15 CLEAR COAT--DIAMOND CLAD CLEAR COAT URETHANE B65T105/B65V105/B65C105-- 3 COMPONENT
PRE-FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG'R	COOL BIRCH WHITE



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 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
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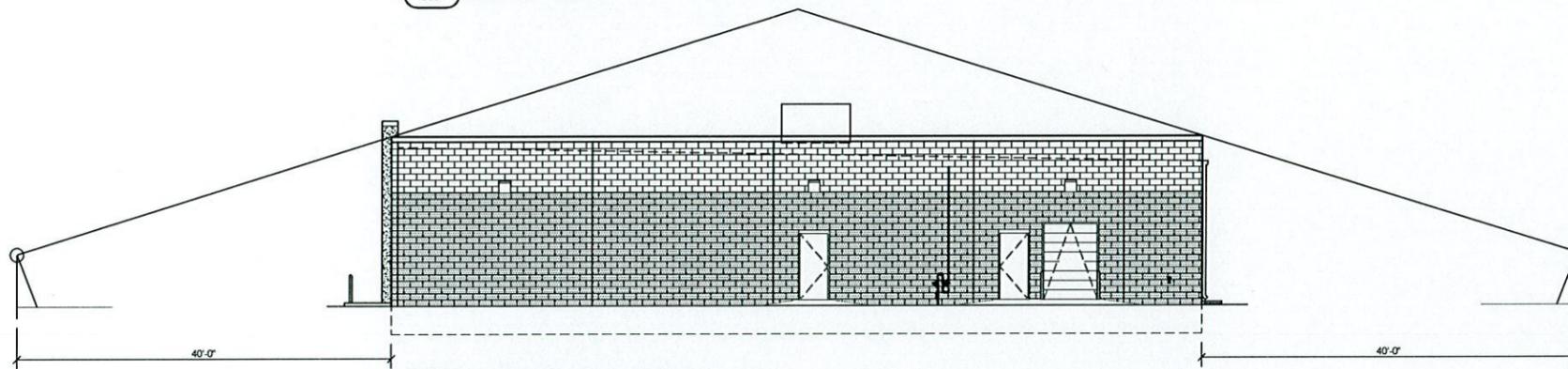
SHEET NUMBER

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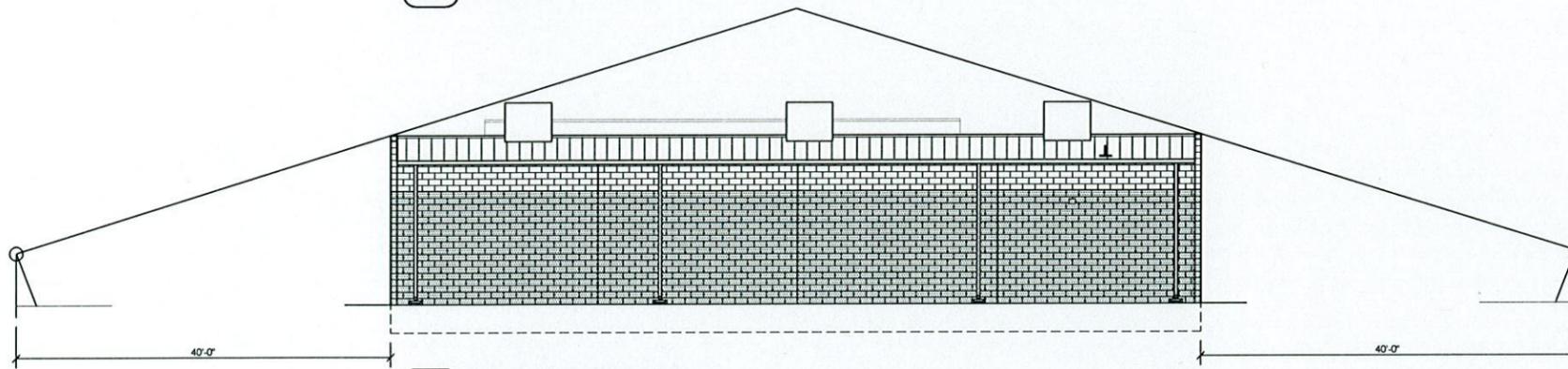
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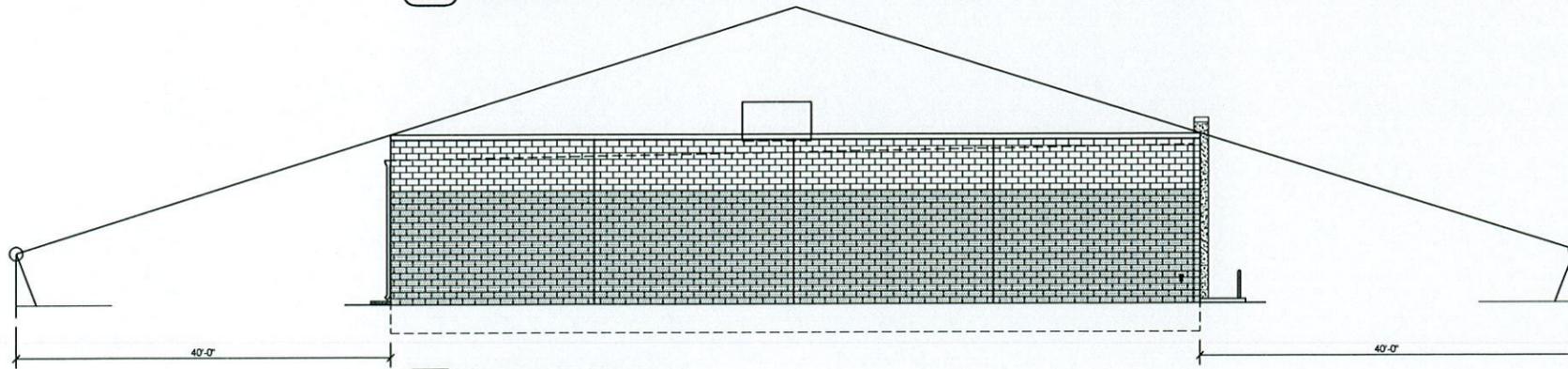
1 FRONT ELEVATION
 A3 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
 A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
 A3 SCALE: 1/8" = 1'-0"

SITE PLAN REVIEW

Preliminary Site Plan Final Site Plan

Name of Applicant: Buddy D Webb

Address of Applicant: 3067 east Cairo, Springfield, Mo. 65802

Applicant Telephone No: 417-877-1365

Project name, if any: O'Reilly Auto parts

Project location: 300 Block of Blue Star Hwy, South Haven,

Brief project description: Construction of an O'Reilly Auto parts store

Are fire hydrants available at the site? Yes No
Comments: _____

Is water pressure adequate for the project? Yes No
If no, explain: _____

Does project layout provide easy access for fire protection? Yes No
If no, explain: _____

Are the proposed plans acceptable to the Fire Department? Yes No
If no, explain: _____

Other comments / recommendations:
Knox Box

Review performed by Tony Marsala Sr Deputy Chief Date 11-21-2014

BUILDING INSPECTOR

Preliminary Site Plan Final Site Plan

Name of Applicant OT River Auto Parts

Address of Applicant _____

Applicant Telephone No. (_____) _____

Project Name (if any) (New) Auto Parts Store

Brief Project Description _____

Plans have been reviewed and found to be: Acceptable Unacceptable

If unacceptable, explain: _____

Other comments/recommendations: Need Full Construction Drawings
for Plan Review & Permitting.

(Need full Construction drawings
for plan review and permitting)

Review performed by F. Regis Date 11-19-14

ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

ZONING ORDINANCE COMPLIANCE

_____ Preliminary Site Plan Final Site Plan
 Project name, if any O'Reilly Auto Parts Store
 Project location 383 B5H
 Brief project description new store

	<u>Requirement</u>	<u>Proposal</u>
Use Regulations	<u>OK</u>	
Comments	<u>permitted</u>	
Lot Area	<u>2.13 ac</u>	
Comments	<u>no minimum req'</u>	
Lot Width	<u>283'</u>	
Comments		
Lot Area Coverage	<u>NA in B-4</u>	
Comments		
Front Yard	<u>50'</u>	<u>106'</u>
Comments		
Side Yards	<u>20'</u>	<u>100'</u>
Comments		
Rear Yard	<u>30'</u>	<u>30' w/abutting corner</u>
Comments		
Height		<u>19' or mechanicals</u>
Comments		
Off-Street Parking	<u>22</u>	<u>35 (req's SLU)</u>
Comments		

Rezoning needed? no
 Special Use Permit needed? yes - for excess parking
 Variances needed? no

Is the proposed project, as represented on the submitted site plan, in compliance with all applicable provisions of the zoning ordinance? Yes No If no, explain:
See attached pages

Review performed by Linda Anderson Date _____
 SITE PLAN REVIEW

CITY OF SOUTH HAVEN
 SITE PLAN REVIEW FORM
 ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

PRELIMINARY SITE PLAN _____ FINAL SITE PLAN _____
 Date of Submittal _____ Date of Submittal _____
 Date of PC Review _____ Date of PC Review _____

Name of Applicant O'Reilly Auto Parts
 Address of Applicant 2330 South Patterson / Springfield MO
 Applicant Telephone No. (417) 877 1385
 Project Name (if any) O'Reilly Auto Parts
 Brief Project Description New store @ 383 Blue Star Hwy

CONTENT ACCEPTABILITY – PRELIMINARY SITE PLAN – SEC. 1403, pg 48

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Required</u>
1. Legal description of property	<u>X</u>	_____	_____
2. Small scale sketch of properties, streets, and uses of land within 1/2 mile of the area	<u>X</u>	_____	_____
3. Generalized map showing existing and proposed arrangement of:			
a. Streets	<u>X</u>	_____	_____
b. Lots	<u>X</u>	_____	_____
c. Access points	<u>X</u>	_____	_____
d. Other transportation arrangements	<u>X</u>	_____	_____
e. Buffer strips	_____	_____	_____
f. Natural characteristics	_____	_____	_____
g. Signs – location and lighting	_____	_____	_____
h. Buildings	<u>X</u>	_____	_____
4. Sketch building elevations	<u>X</u>	_____	_____
5. A narrative providing:			
a. Objectives of the proposal	<u>X</u>	_____	_____
b. Number of acres allotted to each proposed use, and gross area in buildings, structures, parking, public and/or private streets and drives, and open spaces	_____	_____	<u>X</u>
c. Dwelling unit densities by type	_____	_____	<u>X</u>
d. Proposed method of providing sewer and water service, as well as other public and private utilities	<u>See Eng. report</u>	_____	_____
e. Proposed method of providing storm drainage	_____	_____	_____
f. Proposed method of revegetating open land areas, both pre-existing and newly created, to a stable condition	<u>X</u>	_____	_____
6. Is the content of the site plan acceptable in relation to the size and complexity of the project? _____ Yes _____ No			

If no, what additional information is needed?

Review performed by Panda Anderson Date _____
 SITE PLAN REVIEW FORM

ZONING ADMINISTRATOR/PLANNING CONSULTANT

CONTENT ACCEPTABILITY – FINAL SITE PLAN – Sec. 1405, pg 50

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Required</u>
1. Legal description of property	<u>X</u>	_____	_____
2. Small-scale sketch of properties, streets, and use of land within ½ mile of the area	<u>X</u>	_____	_____
3. A map at a scale not to exceed 1" = 200', including the following items:			
a. Date site plan was prepared	<u>X</u>	_____	_____
b. Name, address, and seal of preparer	<u>X</u>	_____	_____
c. The topography of the site at a minimum of 5' intervals and its relationship to adjoining lands	<u>X</u>	_____	_____
d. Existing man-made features	<u>X</u>	_____	_____
e. Dimensions of setbacks, locations, heights, and size of buildings and structures	<u>X</u>	_____	_____
f. Street right-of-ways, indicating proposed access routes, internal circulation, and relationship to existing right-of-ways	<u>X</u>	_____	_____
g. Proposed grading	<u>X</u>	_____	_____
h. Location and type of drainage, sanitary sewers, storm sewers, and other utilities	<u>See eng. report</u>	_____	_____
i. Location and type of fences, landscaping, buffer strips, and screening	<u>X</u>	_____	_____
j. Location and type of signs and on-site lighting	_____	<u>X location shown / not details</u>	_____
k. Proposed parking areas and drives. Parking areas shall be designated by lines showing individual spaces, and shall conform with Article XVIII	<u>X</u>	_____	_____
l. Easements, if any	<u>NA</u>	_____	_____
m. Dimensions and number of proposed lots	<u>NA</u>	_____	_____
4. Building elevations	<u>X</u>	_____	_____
5. A narrative providing those items required for a preliminary site plan	<u>X</u>	_____	_____
6. Is the content of the site plan acceptable in relation to the size and complexity of the project? ____ Yes ____ No			
If no, what additional information is needed?			

See attached comments.

Review performed by *Linda Anderson* Date _____
 SITE PLAN REVIEW

Site Plan Review (SPR) Comments Zoning Administrator

A review of the zoning ordinance requirements for new construction in the B-4 district revealed the following deficiencies or inconsistencies in the site plan for O'Reilly Auto Parts Store dated 11.10.2014.

1. The setback requirements on sheet SV1 are incorrect for the overlay zone (setbacks on plan drawing are correct)
2. A driveway permit is needed from VBCRC (Staff understands this is in progress)
3. Sec 2404-1 requires plan to show access points within 500' on both sides of Blue Star Highway.
4. All parts of the freestanding sign shall be at least 2 feet back from ROW. Pole signs shall not exceed 20 feet in height. Details of the signs are needed for permitting (Sec 2404-9). Sheet A3-9 references a sign packet with information about the front wall sign. Staff could not find that packet and thus cannot determine if either sign is in conformance with code.
5. Based on the Institute for Transportation Engineer (ITE) standards, this use does not require a traffic study as provided in Section 24-3-1a as the peak vehicle trips generated does not exceed the threshold recommended. To ensure adequate information is provided to evaluate the impact on traffic operations, any permitted use that can be expected to generate 50 peak hour directional trips or 100 peak hour trips (in and out) or 1000 trips during a typical day shall be classified as a special land use. Calculations of trips shall be based on the most recent edition of Trip Generation published by the Institute of Transportation Engineers. The applicant has presented evidence on sheet C1 that the traffic study is not necessary. Regardless, the planning commission may request a traffic study if felt necessary.
6. Sec 2404-5 requires delivery truck routes and areas for loading/unloading be shown. These areas may not interfere with customer access. The site plan shall illustrate the route and dimensioned turning movements of any expected truck traffic, tankers, delivery vehicles, waste receptacle vehicles and similar vehicles. The plan should confirm that routing the vehicles will not disrupt operations at the access points nor impede maneuvering or parking within the site. All ingress and egress shall be by forward movement unless waived by the planning commission based on lot size.
7. Sec 2403 states that any project that proposes more than the minimum parking required shall be considered a special land use. That request has been made and will be considered separately from the SPR.
8. Sheet L1 appears to show a paved area along the outer perimeter of the parking lot and within the greenbelt area along the front of the site. The actually parking lot does not

show as paved except on Sheet C2. The applicant needs to clarify whether these assumptions are correct and explain the rationale and/or correct the sheet key.

9. Landscaping along the south and east walls is inadequate. Section 2406-2b states that landscaping shall be provided along walls to reduce the visual impact of building mass as viewed from the street or along the property line subject to Section 1709.2a of the ordinance.
10. At least 40% of the required parking lot landscaping shall be within the interior of the parking lot, not on the edges. Islands shall be located to improve traffic flow and views. Details on islands shall be provided including radii, length two feet shorter than parking space depth, trees, ground cover and any lighting or irrigation in accordance with zoning ordinance section 1709-3a. The planning commission may reduce the number of required landscape islands if it finds that adequate relief and shade is provided by other plantings in and around the parking area.
11. Is a dealer door, as shown on the south side of the building, also known as a loading dock?

City of South Haven
Site Plan Review
Electric Department

Preliminary Site Plan Final Site Plan

Project name, if any New O'Reilly Auto Parts Store

Project location 383-369 Blue Star Highway

Brief project description: Provide Electric for New Parts Store

Is primary electric available at the site? Yes No

If no, distance of extension needed? _____

Will lines or poles have to be relocated? Yes No

If yes, explain: _____

Responsibility for extension or relocation costs: City Developer

Comments: _____

Will a cost estimate for work be needed by the City? Yes No

If yes, explain: Aid For Construction Payment is required 30 Days before Need To Connect

Does the City have an easement for the existing primary lines? Yes No

If yes, describe: Easement exists along City Property.

Is the easement shown on the plans? Yes No

Will the developer need to provide an easement for an extension or relocation? Yes No

If yes, required length: 180' Required width: 10'

Is a service request form required? Yes, attached No

Are street lights requested? Yes No

Are plans, as submitted, acceptable to the electric department? Yes No

If no, explain: Prints E1, E2, and E3 were not included.in pdf sent to me.

Additional comments/recommendations: Please send drawings and contact name to Bill Conklin bconklin@south-haven.com tele.:269-637-0779. Please specify secondary voltages and answer questions concerning service.

Review performed by Bill Conklin

Date 12/16/ 2014

Linda Anderson

From: Larry Halberstadt
Sent: Friday, December 19, 2014 6:26 PM
To: Linda Anderson
Cc: Roger Huff; Ron Dotson; Bonnie Wilson; 'Paul Engel - Anderson Engineering (Civil)'; Bill Conklin
Subject: O'Reilly Site Plan Review
Attachments: 2014-1219-369,383 Blue Star Hwy-O'Reilly.pdf

Attached are site plan review comments from the Engineering Department, Sewer Department, Water Department, and Street Department.

Our Electric Engineer has not yet reviewed the documents. I did notice that the plans call for removal of a guy wire to accommodate the driveway construction. This guy wire supports a three phase electric circuit heading easterly from Blue Star Highway. It may not be feasible to accommodate the relocation of this guy anchor.

I recommend that the applicant contact Bill Conklin at 269-637-0779 to discuss this issue with him.

■ **Larry Halberstadt, PE // City Engineer**

City of South Haven // (269) 637-0770 // lhalberstadt@south-haven.com
Department of Public Works // 1199 8th Avenue, South Haven, MI 49090
<http://south-haven.com/>



City of South Haven

Dept. of Public Works

DPW Building • 1199 8th Ave. • South Haven, Michigan 49090
Telephone (269) 637-0737 • Fax (269) 637-4778

MEMORANDUM

To: Linda Anderson, Building & Zoning Administrator

Cc: Roger Huff, DPW Director
Ron Dotson, Operations Manager

From: Larry Halberstadt, PE, City Engineer

Date: December 19, 2014

RE: Preliminary Site Plan Review
O'Reilly Auto Parts
369/383 Blue Star Highway

Engineering Department Review:

NOT APPROVED

Storm Water Management

This site is located within the drainage district of the North Phoenix Drain. The storm water outfall is via a storm sewer system located in Blue Star Highway that was constructed in 1941. Minor improvements are needed to ensure that runoff from this site can enter the storm sewer system. These are described under Street Department Review, below.

Drawing sheet C1 indicates that storm water runoff will be managed by surface runoff into Blue Star Highway. This method of accommodating storm water runoff is not acceptable. This site must be developed with on-site storm water detention for a 25-year storm event with a release rate not to exceed 0.13 cfs per acre. Appropriate conveyance facilities must be designed to convey runoff to the detention basin. These may consist of storm sewers and catch basins, drainage swales and ditches, or direct surface runoff.

The standards set forth in the Van Buren County Drain Commissioner Site Development Rules should be followed in developing the storm water management plan for this site. In addition, the General Standards of Section 2406 should be incorporated into the overall site design.

Off-Street Parking Space Layout, Standards, Construction and Maintenance

The width, length, and aisle widths as shown all meet the requirements of Section 1801.2.

All site paving is shown as Portland cement concrete and meets the requirements of Section 1801.8.

December 19, 2014
Preliminary Site Plan Review
O'Reilly Auto Parts
369/383 Blue Star Highway
Page 2 of 4

Off-Street Loading and Unloading

There is sufficient space on site for off-street loading and unloading. Section 2404.5 requires that delivery vehicle access not disrupt operations at the access points nor impede maneuvering or parking within the site. The applicant has indicated that deliveries will occur during non-operating hours (overnight) to ensure parking is not impeded.

Internal Traffic Requirements

MCL §257.942b requires that signs and traffic control devices within a parking area of a shopping center meet the requirements of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). Stop signs at the site access points and barrier free parking signs should be provided at this development.

Drawing sheet C2 indicates several lane use arrows at the site entrance driveway. Arrows for entering traffic are not necessary. The right turn arrow for exiting traffic is necessary and should be supplemented with an ONLY legend painted on the pavement. The arrow and ONLY legend should be painted white, not yellow as called out in note 27. In addition to the stop sign, a R3-5(R) sign (right turn only) should be placed at the exit driveway.

Pedestrian Access

The site is not adjacent to any public streets that have public sidewalks. As a result, no pedestrian access facilities are being provided. On site routes between the parking lot and building entrance(s) shall be barrier free accessible, as required by applicable codes.

Site Lighting

Section 1710.1 requires all outdoor lighting fixtures to be full cutoff (no light may be emitted above the horizontal plane of the fixture). The applicant must submit the specifications and photometric diagrams of all outdoor fixtures to be used on this project for review and approval.

Sanitary Sewer Department Review:

APPROVED AS NOTED

The site plan illustrates a new 4-inch sewer service to the building. The service is to be connected to an existing 8-inch public sewer main located in Blue Star Highway. The sewer main in Blue Star Highway flows to the north.

The applicant will be responsible for making application for sewer service at City Hall. Connection fees, inspection fees, and availability fees will be charged in accordance with the fee schedule in effect at the time of application. The connection fee will include construction of the public portion of the sewer service between the main and the right-of-way line by City staff. Materials installed by the City will meet the City's Standard Specifications.

The remainder of the sewer service on the applicant's property shall be constructed in accordance with the 2012 Michigan Plumbing Code.

December 19, 2014
Preliminary Site Plan Review
O'Reilly Auto Parts
369/383 Blue Star Highway
Page 3 of 4

Water Department Review:

NOT APPROVED

The site plan illustrates a single 1-inch diameter domestic water service to the building. Public water mains are located on the west side of the site in Blue Star Highway and on the north side of the site on City owned property. The water mains north of the site are transmission mains only and cannot be used to serve customers. The plan should be revised to illustrate connection of the 1-inch diameter water service to the 12-inch diameter water main in Blue Star Highway.

As-built drawings on file with the City illustrate the location of the 12-inch diameter water main in Blue Star Highway to be along the east shoulder, outside the influence of the pavement. This conflicts with the information shown on the Site Survey (SV1) and Site Utilities Plan (SU1).

The applicant will be responsible for making application for water service at City Hall. Connection fees, inspection fees, and availability fees will be charged in accordance with the fee schedule(s) in effect at the time of application. The connection fee will include construction of the public portion of the water service between the main and the meter pit by City staff. Materials installed by the City will meet the City's Standard Specifications.

The remainder of the water service on the applicant's property shall be constructed in accordance with the 2012 Michigan Plumbing Code.

Street Department Review:

NOT APPROVED

The proposed development is located on two parcels with addresses of 369 and 383 Blue Star Highway. The new building will straddle the lot line of the two parcels. It is assumed that the applicant will be filing appropriate documents to combine the two parcels. At that time, the applicant may elect to use one of the current addresses or a new address will be assigned by the Street Department, if requested.

The proposed development will be served by a single access points on Blue Star Highway. This road is under the jurisdiction of the Van Buren County Road Commission. The applicant must obtain a permit from the VBCRC for construction of this driveway and for all other work required in the road right-of-way. The location and geometric layout of the driveway shall meet the VBCRC standards. It is recommended that a deceleration lane be include south of the driveway to accommodate northbound traffic entering the site.

The driveway opening shall conform to Michigan Department of Transportation Standard Plan Series R-29, Detail M which includes a concrete gutter pan across the flow line of the opening. The curb and gutter for the driveway shall conform to Michigan Department of Transportation Standard Plan Series R-30, Detail B2. It is recommended that the curb island in the driveway be infilled with corrugated concrete divider per Michigan Department of Transportation Standard Plan Series R-38.

The construction plans for Blue Star Highway dated 1941 show a catch basin in the east ditch line located 50 feet east of the median catch basin. The median catch basin is shown on the Site Survey (SV1) and is located near the north property line. The Site Survey does not show

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the ditch line catch basin. This catch basin serves as the storm water outfall for the proposed development. The proposed improvements within the public road right-of-way must include location of the ditch line catch basin and appropriate repairs or replacement of the catch basin and cleaning of the catch basin outlet pipe between the ditch line and the median. In addition, the ditch line along the east shoulder should be re-established to ensure that water can flow to the outlet catch basin and an appropriately sized culvert should be placed under the proposed driveway to convey runoff along the ditch line from south to north.



#7b Planning Commission Annual Report to City Council

City of South Haven

Background Information: The Michigan Planning Enabling Act (Article II, Section 19-2) requires that the Planning Commission prepare an annual report to the City Council concerning “its operations and the status of planning activities, including recommendations regarding actions by the legislative body...” This report has been prepared in accordance with that requirement.

This year the planning commission heard five (5) applications for special use permits and considered a number of amendments to the zoning ordinance. A subcommittee of the commission spent several months working on ordinance reviews and recommendations as requested by City Council.

Recommendation: This report is informational only. No action needs to be taken.

Support Material: Annual Report to the City Council on Planning Commission Activities for 2014

Annual Report to the City Council on Planning Commission Activities for 2014

Meeting Date	Agenda Items	Planning Commission Action
January 9	Public hearing for amendment to add single family homes to the B-3 uses	Tabled
	Public hearing for amendment to add certain properties in the B-3 zone to the CBD	Tabled
	Public hearing for amendment to limit building height in the previous amendment	Tabled
February 6	Further discussion of amendment to add single family homes to the B-3 uses	Forwarded to Council
	Further discussion of amendment to add certain properties in the B-3 zone to the CBD	No action taken
	Further discussion of amendment to limit building height in the previous amendment	No action taken
March 6 Worksession	Discussion of review and amendments to the Noise and Vendor ordinances per City Council request	Subcommittees established
April 11	No meeting	
May 1	Special use request for a seasonal farm market on private property in B-2 zone	Approved
	Special use request for an inground pool on a waterfront lot (711 Northshore)	Approved
	Plan review for a barge restaurant on the Black River (Admiral Jack's)	Approved w/conditions

June 5	<p>Public hearing on amendment to change site plan for Phase 2 of Riverwatch Condominiums</p> <p>Special use permit request to split land in the B-3 zone for a single family residence</p> <p>Draft Noise Ordinance subcommittee update</p> <p>Discussion of changes to B-3 ordinance as proposed by City Council</p>	<p>Public hearing continued to next meeting (later withdrawn by applicant)</p> <p>Tabled</p> <p>Information only</p> <p>Public hearing set</p>
July 10	<p>Amendment to clarify the permitting of single family homes in the B-3 zone</p> <p>Request to rezone 38 Northshore from the B-3 to the R1-A zoning district</p> <p>Site plan review for Goodwill store</p> <p>Draft Noise Ordinance discussion</p> <p>Discussion of procedure to expand mini-storage facility on 2nd Avenue</p>	<p>Tabled for further study</p> <p>Tabled</p> <p>Tabled until ZBA rules on variances needed</p> <p>Public hearing set for August meeting PC decided the matter should come before them as opposed to ZBA</p>
August 7	<p>Public hearing on Noise Ordinance amendments</p> <p>Continued public hearing on Riverwatch Condominium amendment</p> <p>Discussion of changes requested by City Council to B-3 amendments adopted in March.</p> <p>Final approval for new Goodwill store</p>	<p>No action taken</p> <p>Application amended requiring new hearing and notifications</p> <p>Changes approved w/minor modification and sent back to Council</p> <p>Approved</p>
September 4	<p>Public hearing for revised amendment to Riverwatch Condominiums (removing Phase 2)</p> <p>Special use request for an inground pool on a waterfront lot (902 Monroe Blvd)</p> <p>Special use request for an inground pool on a waterfront lot (906 Monroe Blvd.)</p>	<p>Forwarded to City Council</p> <p>Approved</p> <p>Approved</p>
October 2	<p>Action on proposed rezoning of 38 Northshore</p>	<p>Forwarded to City Council</p>
November 7	<p>Draft Noise Ordinance review</p>	<p>Forwarded to City Council</p>
December 1	<p>No meeting</p>	<p>None</p>

Although not required, we have also prepared a summary of Zoning Board of Appeals (ZBA) activities in 2014:

The ZBA met six (6) times and heard eleven (11) appeals. The summary follows:

One (1) interpretation appeal to zoning administrator decision – upheld
Two (2) side yard setback appeals – approved
Two (2) front yard setbacks – approved
Three (3) rear yard setbacks – two (2) denied
One (1) appeal seeking relief from front landscaping requirements - approved
One (1) seeking lot coverage above the maximum allowed - denied
One (1) height variance – approved

Respectfully submitted,
Linda Anderson
Zoning Administrator



City of South Haven

Agenda Item #7c Draft Animal Ordinance Review

Background Information:

In early summer of 2014, staff was asked to review the city animal ordinance to ascertain whether the ordinance was adequate in light of a recent incident. The subcommittee members met with the Deputy Police Chief to discuss the city's history of animal complaints and procedures used in investigating those complaints.

Following that meeting and further discussion among the members of the subcommittee it was determined that the animal ordinance as it now reads is adequate for the city's needs.

Recommendation:

The planning commission members should review the attached memo and determine if it is adequate to forward to the city manager for distribution.

Support Material:

Memo to the City Manager

Respectfully submitted,
Linda Anderson
Zoning Administrator



City of South Haven

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MEMORANDUM

To: Brian Dissette, City Manager
From: Linda Anderson, Zoning Administrator
Re: Dog Ordinances
Date: December 11, 2014

On July 30, 2014, a subcommittee of the planning commission met to discuss the city's animal control ordinance, most specifically the sections related to dogs (Chapter 6, Article II, Dogs). This meeting was held in response to complaints by certain citizens that the regulations as currently adopted did not provide adequate protection for residents. The subcommittee asked that the deputy police chief also attend the meeting to discuss her experiences enforcing the current code. The group began the meeting with a review of existing city codes related to animals. A review of zoning ordinance and city codes follows:

The zoning ordinance does not include penalties for allowing a dog to run free or to exhibit threatening behavior. It does limit the number of dogs which may be owned outside of a licensed kennel as five (5).

Sec. 201.11. Kennel, Commercial: *Any lot or premise on which five (5) or more dogs, cats, or other household pets four (4) months of age or older, are either permanently or temporarily boarded for remuneration, breeding, training, transfer or for sale purposes.*

The city code of ordinances includes detailed explanation for what is expected of dog owners in the city. The code states that a dog owner shall at all times have reasonable control over their dog(s). This reasonable control is defined as:

Reasonable control of a dog means restraining the animal on a suitable leash in all places other than the property of the owner. A dog need not be leashed when on the property of the owner so long as the animal is kept under the oral control of the owner. Reasonable control of any animal other than a dog shall mean restraining such animal on a suitable leash in all places including the property of the owner. Reasonable control of fowls shall mean a cage, pen, fenced area or other enclosure which confines the fowls to such enclosure. Animals which are pen, fenced area, or other enclosure, or which are confined in a closed motor vehicle or shipping receptacle, shall be presumed to be under reasonable control.

It is also prohibited for dog owners to allow their pets to run loose or to damage or trespass on properties not belonging to the owner.

Sec. 6-3. *It shall be unlawful for an owner of an animal to permit or allow the animal to run at-large in any public street, lane, alley, sidewalk, or other public place or area set apart for use by pedestrians or for vehicular traffic or parking.*

Sec. 6-5. *It shall be unlawful for a person who owns, harbors or keeps, or who is the custodian of an animal to permit or allow such animal to destroy or damage, or to trespass upon, the property of another person.*

Vicious and dangerous dogs are not specifically prohibited in the city but the ordinance states that such animals are not allowed to roam loose or attack another person or animal.

Sec. 6-32. *Every fierce, dangerous or vicious dog, or bitch while in heat, and every dog with a contagious disease, when running at large, is a public nuisance. It shall be the duty of the county animal warden or any peace officer to take up and confine any such dog, or, if necessary, to kill such dog at once, whether or not the same may be licensed. Every dog shall be deemed fierce, dangerous or vicious that shall run after, chase, or bite or attempt to bite any person.*

Sec. 6-36. *No person shall keep any dog known to be vicious and liable to attack and injure human beings unless such dog is securely kept so as to prevent injury to any person.*

Discussion was held regarding breed specific ordinances and all attending were in agreement that such ordinances are often deemed unenforceable and largely held to be illegal. The deputy police chief stated that she has compiled some case summaries showing how that type of ordinance is being perceived as discriminatory against dog owners and showing how courts have handled challenges to the ordinances. Communities adopting this type of ordinance are often required to have the DNA tested of dogs suspected to be violent to determine the specific breed of the dog and whether that breed is outlawed.

The deputy police chief talked about the processes the police have in place for issues like dog bites. She said that serious injuries and attacks by dogs in South Haven are extremely rare. The members of the subcommittee discussed a recent animal threat and all believed the ordinance worked well in addressing that particular incident. There are also a group of police officers in town, including the deputy chief, who will be taking U.S. Humane Society training so they can assist the humane society when they are overburdened with animal complaints.

The idea offered by a citizen that dog owners be required to build fences around their property was dismissed as being too costly and likely not legally defensible. It was also noted that some dogs would easily dig their way out of a fence.

Subcommittee members agreed that the ordinance as written is adequate and may need just minor adjustments. They also thought the fines should be increased to provide further incentive for pet owners. The specific changes recommended by the subcommittee follow:

Section 6-2b reads, "It shall be unlawful for a person who owns, harbors or keeps, or who has custody of an animal to permit or allow the animal to enter or remain in any public park or recreation area, public building, or any building or area which is open to the general public. That an animal may otherwise be under reasonable control shall not constitute a defense to prosecution under this subsection" (This

section should have some clarifying language added to allow dogs in public places when on a leash. The subcommittee members believe this is the intent of the section but the wording is confusing.)

Section 6-3b, which reads “(b) It shall be unlawful for a person who owns, harbors or keeps, or who has custody of a female animal in heat to permit such female animal to go outside a dwelling, building, cage, pen, fenced area or other enclosure unless effectively held on a leash”. (Since police officers are not usually medically trained to know when an animal is in heat by sight only, this section may be hard to enforce. Further, since other sections of the code prohibit animals from running loose, this section may not be necessary.)

Part II, Chapter 1, Section 1-16, Municipal Civil Infractions, sets the fine for a first offense of the animal control ordinance at \$50.00. The subcommittee recommends increasing the fine for first offense to \$100.00.

Please let staff know if further information is needed.