

# **PINE RIVER TOWNSHIP**

Gratiot County, Michigan

## **Zoning Board of Appeals Meeting April 18, 2024 Agenda**

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Brief Public Comments (3 Minutes)
5. Approval of Agenda
6. Approval of Minutes- June 22, 2023
7. Business Before the Board
  - a. Dimensional Variance- Alan & Kimberly Gilbert 12-031-006-00 AG District
  - b. Dimensional Variance- Peter Spohn (Culvers) 12-027-012-70 LC District
8. Adjournment

# PINE RIVER TOWNSHIP

Gratiot County, Michigan

## Zoning Board of Appeals Meeting

April 18, 2024

### Minutes

1. Call to order: The meeting was called to order by ZBA Chairman Garrett Whitmore.
2. Pledge to the flag: The pledge was given.
3. Roll Call: Chairman Whitmore took roll call. Members present were Garrett Whitmore, Victor Peckinpaugh, David Best, and Michael Bessert. Member absent was Jason Biehl. Others present included Zoning Administrator Bill Leonard, Alan and Kimberly Gilbert, Josh Mecomber, Michael W. Pung, and Supervisor Kevin Beeson.
4. Brief Public Comments: Supervisor Beeson welcomed everyone to the meeting. He explained the purpose of a Zoning Board of Appeals and briefly touched on the process for each appeal.
5. Approval of Agenda: Motion by Michael Bessert, support by David Best to approve the agenda as presented. All yeahs. Motion carried 4-0.
6. Approval of Minutes of June 22, 2023: Motion by Michael Bessert, support by David Best to approve the Minutes as presented. All yeahs. Motion carried 4-0.
7. Business before the Board:
  - a. Dimensional Variance- Alan & Kimberly Gilbert (Parcel 12-031-006-00). The Gilberts request a dimensional variance to allow for the construction of a new family room on the southwest corner of their home. Mr. Gilbert explained that the driveway and garage ruled out the north. The septic tank and field are on the east, while the drinking water well is to the south, leaving only the front (west side) for potential use.

Supervisor Beeson used the GIS mapping system to show homes and their setback distances on all 3 sides. Neither home on the Pine River side of Rich Rd. is close to complying with the 80' setback from the center of the road.

The Gilbert's submitted signed letters from Russ & Monica Meyer of 6701 N Rich Rd, Kim Leonard of 6652 N Rich Rd, and James Hutchinson of 6838 N Rich Rd, all offering unconditional support for the project.

Motion by Michael Bessert, support by Victor Peckinpaugh to approve the variance as requested. All yeahs. Motion carried 4-0.

- b. Dimensional Variance- Josh Mecomber offered plans for a Culver's Restaurant. He showed plans that need a 12' variance on the 80' distance off Cheesman Road centerline. While this is the side, because the property is on a corner, both sides need to maintain 80' setbacks. Current property owner Michael W. Pung expressed support for the variance as well. No other public comments were received.

Motion by Michael Bessert, support by David Best to approve the variance as requested. All yeahs. Motion carried 4-0.

- 8. Adjournment: The being no further business to come before the ZBA, Victor Peckinpaugh moved to adjourn. Support by Bessert. Meeting adjourned at 7:46 pm.

Minutes prepared by:

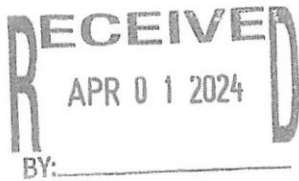
ZBA Secretary

Kevin D. Beeson

\_\_\_\_\_

Kevin D. Beeson

David Best



ZONING BOARD OF APPEALS

Application Form

Date: \_\_\_\_\_

Property Address: 6726 N. Rich rd Alma mi 48801

Legal Description: W.D. L 531 P 556 10 RDS & W BX 20 RDS  
N+S IN NW COR OF 1/2 FrL OF NW 1/4 FrL Sec 31-17-3, T.25 N

Tax ID Number (parcel code): 2912-031-006-00

Appeal from Article(s): \_\_\_\_\_, Section(s) \_\_\_\_\_

Type of Appeal:

Area/Dimension 20x20 addition Use Variance yes

Interpretation \_\_\_\_\_ Administrative Review \_\_\_\_\_

Brief Description of Request: we want to add on a  
20x20 Room to the west side of  
our house

Lot Area: \_\_\_\_\_ Lot Depth: 165' Lot Width: 330'

Existing Zoning of Parcel Residential

APPLICATION FEE: \$400 payable to Pine River Township

APPLICANT SIGNATURE Alan Gilbert

NAME: ALAN Gilbert

MAILING ADDRESS: 6726 N. Rich rd  
Alma mi 48801

PHONE NUMBER: ( ) \_\_\_\_\_

CELL PHONE (989) 763-6021

E-MAIL ADDRESS: abgilbert1976@gmail.com

**AREA OR DIMENSION (NON-USE) VARIANCES**

**ZONING BOARD OF APPEALS**

**Criteria for Approval**

The Zoning Board of Appeals may grant a requested "non-use" variance only upon a finding that practical difficulties exist. A finding of practical difficulties is when the applicant has demonstrated all of the following:

- a. How will strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome?

would not be any closer than my  
neighbors to the road 45' to 50' Feet  
over new addition would be 50'  
From center of Road

- b. How will a variance do substantial justice to the applicant, as well as to other property owners?

could increase property value.  
because we are also updating with  
new siding and windows

- c. Is the variance requested the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners?

yes 20x20 addition keep us  
Further off the road than  
either neighbor

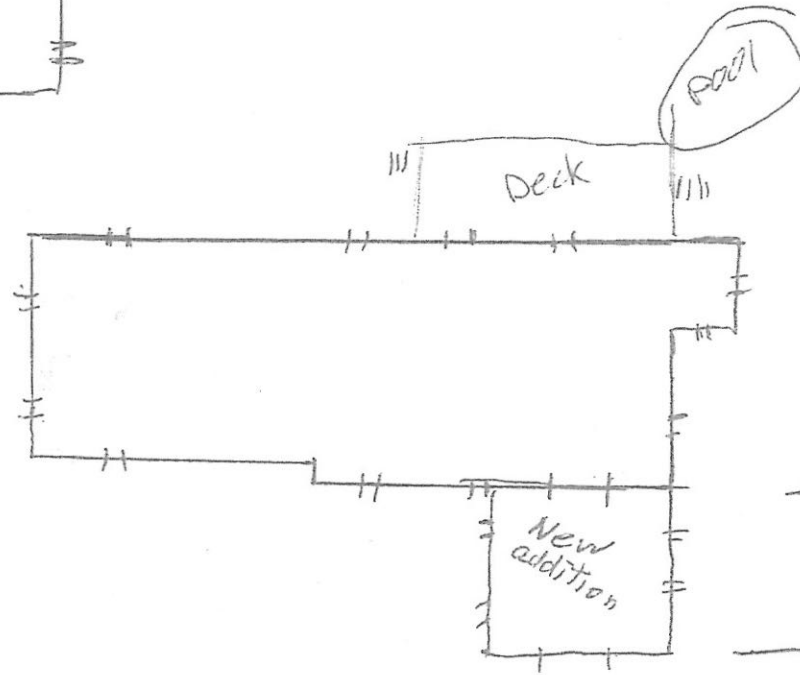
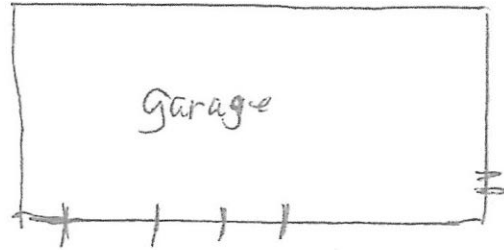
- d. What are the unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district, which would require this variance?

All homes in this area closer  
to the road than mine

- e. Has the problem and resulting need for the variance been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors?

yes

53' x 100'



Well

↑  
70' From Road  
↓

↑  
50' From Road  
↓

← 165' →

← 320' → Road



6726 N Rich Rd

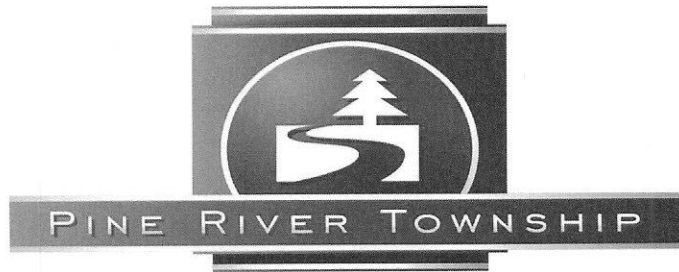
Alan & Kimberly Gilbert



Map Publication:  
04/01/2024 10:06 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.



PINE RIVER TOWNSHIP HALL  
1495 W MONROE RD  
SAINT LOUIS, MICHIGAN 48880

[www.pinerivermi.gov](http://www.pinerivermi.gov)

PHONE: (989) 681-5523

April 2, 2024,

**Notice of Public Hearing:**

Alan B Gilbert and Kimberly K Gilbert are requesting a dimensional variance in the AG district for the construction of an addition to their home, Parcel #12-031-006-00. The request is a variance to the front-yard setback requirements of 80 feet.

The Pine River Township Zoning Board of Appeals will hold a public hearing on this matter at the Township Hall located at 1495 W Monroe Rd, St. Louis, MI 48880 at 7:00 p.m. on April 18, 2024.

You may appear in person to provide comments, or you can mail or drop them off at the Township Hall. Address your comments to Andi Whitmore, Clerk. Written comments must be delivered no later than 12:00 noon on April 18, 2024.

Respectfully,

Kevin Beeson  
Supervisor  
Pine River Township  
1495 W Monroe Rd  
St. Louis, MI 48880



300' Buffer

12-031-006-00



Map Publication:  
04/18/2024 9:34 AM



**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.

**Parcel Buffer**

- Buffer
- Buffer Affected Parcel

# ZONING BOARD OF APPEALS

## Application Form

Date: 3/27/2024

Property Address: Northeast Corner of N. Alger Rd & W. Cheesman Rd

Legal Description: See attached survey.

Tax ID Number (parcel code): 12-027-012-70

Appeal from Article(s): \_\_\_\_\_, Section(s) 804.3

Type of Appeal:

Area/Dimension 68' Front Yard Setback Use Variance \_\_\_\_\_

Interpretation \_\_\_\_\_ Administrative Review \_\_\_\_\_

Brief Description of Request: To allow a proposed 68 foot front yard setback along W.

Cheesman Road. An 80 foot front yard setback is required by the Township Zoning Code.

Lot Area: 1.33 acres Lot Depth: 200 ft Lot Width: 290 ft

Existing Zoning of Parcel Light Commercial (LC)

**APPLICATION FEE: \$400 payable to Pine River Township**

APPLICANT SIGNATURE Deja King Digitally signed by Deja King  
DN: cn=US, e=Deja.King@kimley-horn.com, cn=Deja King  
Date: 2024.03.25 11:33:20-04'00'

NAME: <Culvers Entity> c/o Deja King, Agent for Applicant

MAILING ADDRESS: 7965 N High Street, Suite 200

Columbus, OH 43235

PHONE NUMBER: ( 380 ) 867-0852

CELL PHONE ( )

E-MAIL ADDRESS: Deja.King@kimley-horn.com

**AREA OR DIMENSION (NON-USE) VARIANCES**  
**ZONING BOARD OF APPEALS**  
**Criteria for Approval**

**The Zoning Board of Appeals may grant a requested “non-use” variance only upon a finding that practical difficulties exist. A finding of practical difficulties is when the applicant has demonstrated all of the following:**

- a. How will strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome?

Strict compliance with the Township Zoning Ordinance will unreasonably prevent the owner from using  
the property for a permitted use as minimum parking requirements cannot be met with 80 foot  
front yard setbacks applied to both the N. Alger Rd. and W. Cheesman Rd. frontages. Additionally,  
applying an 80 foot front yard setback along W. Cheesman would render ordinance conformity  
unequally between the proposed use and an adjacent (existing) commercial (Dollar Tree/  
Family Farm & Home) use (same LC zoning), immediately to the east along W. Cheesman Rd.,  
which has an approx. 49 foot front yard setback, as measured from the centerline of  
W. Cheesman Rd. to the south face of the principal structure.

- b. How will a variance do substantial justice to the applicant, as well as to other property owners?

Granting this Variance will provide substantial justice to the applicant, and other property owners  
facing a similar situation, in that front yard setbacks for adjacent properties of similar use within the  
same zoning district and along the same public roadway, will not be held to dissimilar dimensional  
requirements.

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- c. Is the variance requested the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners?

Yes, the Variance requested is the minimum needed to provide substantive relief to the applicant and is consistent with justice afforded to other property owners.

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- d. What are the unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district, which would require this variance?

As stated previously, this issue is one of unequal Ordinance conformity. The proposed use should not be held to dissimilar dimensional requirements from that of an adjacent and similar use within the same zoning district along the same public roadway.

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- e. Has the problem and resulting need for the variance been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors?

Neither the applicant or the applicant's predecessors has created the issue or the resulting need for the Variance.

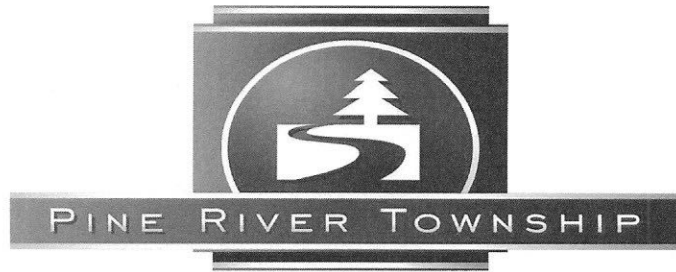
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PINE RIVER TOWNSHIP HALL  
1495 W MONROE RD  
SAINT LOUIS, MICHIGAN 48880

[www.pinerivermi.gov](http://www.pinerivermi.gov)

PHONE: (989) 681-5523

April 2, 2024,

**Notice of Public Hearing:**

Peter J. Spohn is requesting a dimensional variance in the LC district for the construction of a restaurant at the corner of Alger Rd at Cheesman Rd, Parcel #12-027-012-70. The request is a variance to the side-yard setback requirements of a corner lot of 80 feet.

The Pine River Township Zoning Board of Appeals will hold a public hearing on this matter at the Township Hall located at 1495 W Monroe Rd, St. Louis, MI 48880 at 7:00 p.m. on April 18, 2024.

You may appear in person to provide comments, or you can mail or drop them off at the Township Hall. Address your comments to Andi Whitmore, Clerk. Written comments must be delivered no later than 12:00 noon on April 18, 2024.

Respectfully,

Kevin Beeson  
Supervisor  
Pine River Township  
1495 W Monroe Rd  
St. Louis, MI 48880

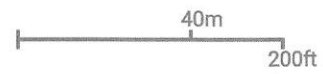


## Culvers Project

300' Buffer



Map Publication:  
04/01/2024 1:08 PM



**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.

- Parcel Buffer**
- Buffer
  - Buffer Affected Parcel



### BENCHMARKS

SEE BENCHMARKS (LOCATIONS SHOWN ON SURVEY)  
 SIM A: HIGHSTRENGTH BOLT ON SURVEY POLE  
 ELEVATION: 747.15  
 SIM B: CHISELED "X" IN WEST SIDE LIGHT POLE  
 ELEVATION: 745.00



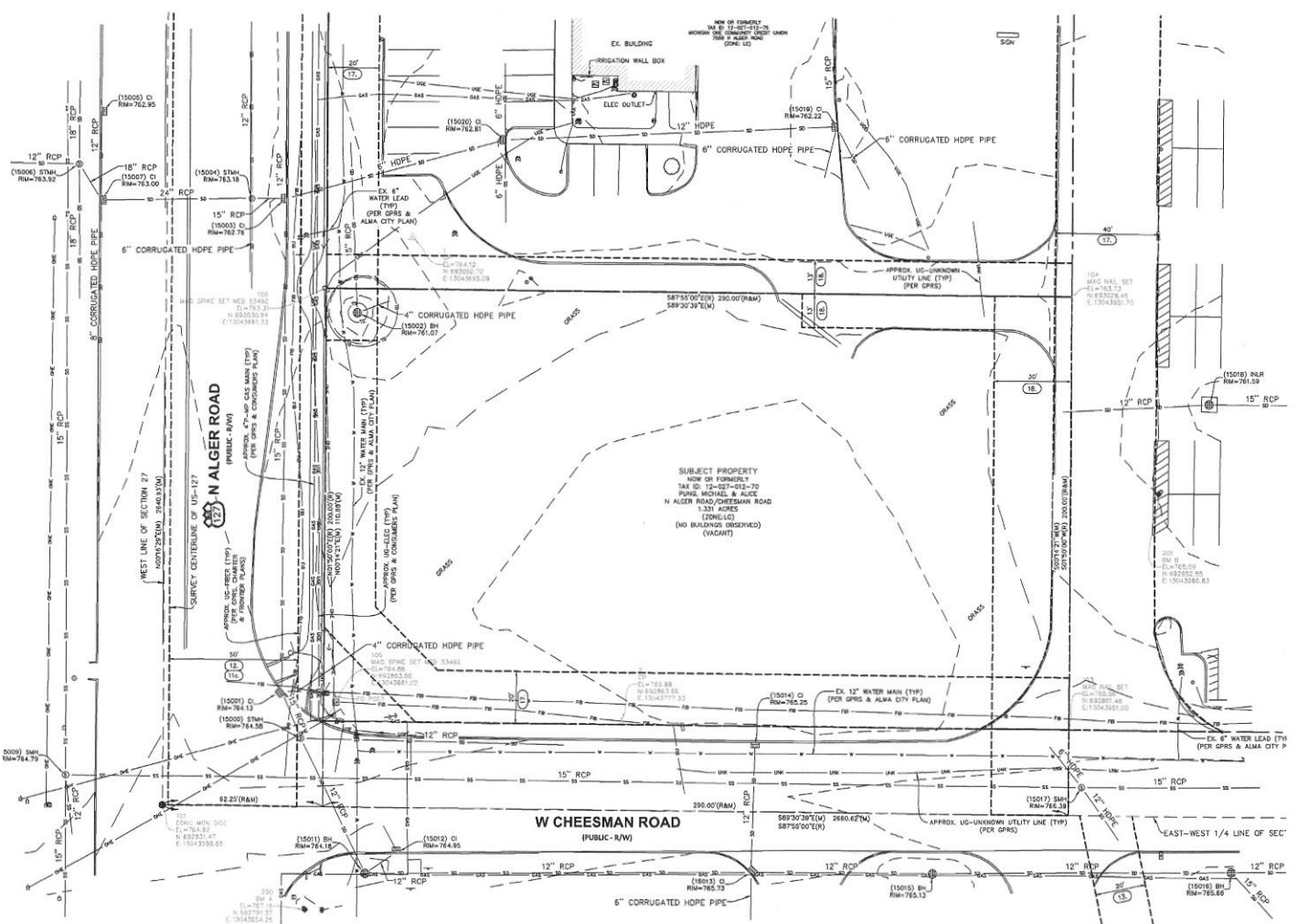
### EXISTING LEGEND

- |                       |                          |                        |
|-----------------------|--------------------------|------------------------|
| ⊙ BOLLARD             | ⊠ ACCESS COVER           | ⊠ TRAFFIC SIGNAL POLE  |
| ⊙ CONTROL BENCHMARK   | ⊠ FUEL TANK LID          | ⊠ TRAFFIC MANHOLE      |
| ⊙ CONTROL MONUMENT    | ⊠ GAS LID                | ⊠ VENT LIGHT           |
| ⊙ CONTROL POINT       | ⊠ MONITOR WELL           | ⊠ SANITARY CLEANOUT    |
| ⊙ CONTROL REAR PIPE   | ⊠ GAS MARKER             | ⊠ SANITARY MANHOLE     |
| ⊙ CONTROL REBAR       | ⊠ GAS METER              | ⊠ VENT PIPE            |
| ⊙ DOWN MONUMENT       | ⊠ GAS VALVE              | ⊠ STEAM MANHOLE        |
| ⊙ FLAG POLE           | ⊠ OIL MARKER             | ⊠ STORM CLEANOUT       |
| ⊙ MAIL BOX            | ⊠ AC UNIT                | ⊠ STORM CURB FLEET     |
| ⊙ UTILITY POLE        | ⊠ AREA LIGHT             | ⊠ STORM FLEET          |
| ⊙ POST                | ⊠ CROSSWALK SIGNAL       | ⊠ STORM ROOF DRAIN     |
| ⊙ SOIL BORING         | ⊠ DUCT BANK              | ⊠ STORM YARD DRAIN     |
| ⊙ WELDED FLAG         | ⊠ ELECTRICAL BOX         | ⊠ FIRE DEPT CONNECTION |
| ⊙ HANDCAP SYMBOL      | ⊠ ELECTRICAL MANHOLE     | ⊠ FIRE HYDRANT         |
| ⊙ W/RIGHT TURN ARROW  | ⊠ ELECTRICAL METER       | ⊠ FRICTION VALVE       |
| ⊙ SIGN                | ⊠ ELECTRICAL MANHOLE     | ⊠ WELL                 |
| ⊙ CABLE MANHOLE       | ⊠ ELECTRICAL WARDER      | ⊠ WATER METER          |
| ⊙ CABLE PEDestal      | ⊠ ELECTRICAL RISER       | ⊠ WATER MANHOLE        |
| ⊙ SA REFLECTOR DISH   | ⊠ ELECTRICAL TRANSFORMER | ⊠ WATER VALVE          |
| ⊙ CALL BOX            | ⊠ ELECTRICAL VAULT       | ⊠ THIS / STAMP         |
| ⊙ TELEPHONE PEDestal  | ⊠ POWER POLE             |                        |
| ⊙ TELEPHONE HAND HOLE | ⊠ TELEPHONE POSITION     |                        |
| ⊙ TELEPHONE MANHOLE   |                          |                        |
| ⊙ TRUCK OPTIC MARKER  |                          |                        |

### STRUCTURE SCHEDULE

EX. SANITARY TABLE		
STRUCTURE	R/W ELEV.	PIPES:
(15000) SHM	764.79	E=748.22(12" RCP S) E=752.78(12" RCP S) E=748.18(12" RCP E) E=748.42(12" RCP N)
(15017) SHM	768.39	E=747.22(12" RCP W) E=759.67(6" HDPE W) E=747.44(12" RCP C) E=753.17(12" HDPE SE)

EX. STORM SEWER TABLE		
STRUCTURE	R/W ELEV.	PIPES:
(15000) SHM	764.58	E=760.36(18" RCP W) E=760.52(12" RCP E) E=760.78(12" RCP SE)
(15001) CI	764.13	E=760.00(12" RCP SE) E=759.87(12" RCP N) E=760.33(6" Corrugated HDPE Pipe E)
(15002) BH	761.07	E=757.78(18" RCP N) E=758.27(4" Corrugated HDPE Pipe E)
(15003) CI	762.76	E=759.04(18" RCP S) E=758.79(15" RCP W) E=759.45(12" RCP E) E=759.16(12" RCP N)
(15004) SHM	763.18	E=758.85(6" Corrugated HDPE Pipe S) E=758.96(15" RCP E) E=758.52(12" RCP S) E=759.16(12" RCP N)
(15005) CI	763.95	E=759.45(12" RCP S)
(15006) SHM	763.92	E=756.90(18" RCP S) E=757.10(12" RCP N) E=758.52(12" RCP S) E=756.60(18" RCP N)
(15007) CI	763.00	E=758.86(6" Corrugated HDPE Pipe S) E=758.52(12" RCP W) E=758.56(24" RCP C) E=759.16(12" RCP N)
(15011) BH	764.18	E=761.56(2" RCP W) E=762.26(12" RCP NE) E=761.27(12" RCP E)
(15012) CI	764.85	E=762.62(12" RCP W)
(15013) CI	765.13	E=763.01(6" Corrugated HDPE Pipe S) E=762.12(12" RCP E) E=762.12(12" RCP E)
(15014) CI	765.25	E=762.31(12" RCP S)
(15015) BH	765.13	E=763.28(12" RCP W) E=763.21(12" RCP E)
(15016) BH	765.85	E=761.01(12" RCP W) E=760.06(12" RCP S) E=761.28(15" RCP SE)
(15018) INLR	761.59	E=758.04(12" RCP W) E=757.23(12" RCP E)
(15019) CI	762.22	E=758.86(6" Corrugated HDPE Pipe S) E=758.45(12" RCP W) E=758.86(12" RCP N) E=758.95(6" Corrugated HDPE Pipe SE)
(15020) CI	762.81	E=759.08(6" HDPE S) E=759.01(6" HDPE W) E=759.12(12" RCP E) E=759.28(6" HDPE N)



**DRAFT**

Call MISS DIG  
 1-800-483-7171

Michigan  
 One-Call  
 1-800-483-7171

THIS SURVEY PREPARED FOR:  
**Kimley-Horn**  
 PRACTICE & ASSOCIATES, INC.

**ALT/ANSPS LAND TITLE SURVEY**

N ALGER (VACANT SITE), ALMA  
 TAX ID: 12-027-012-70  
 PART OF NW 1/4, SEC. 27, T12N-R33W  
 PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN

DATE	REVISIONS

ORIGINAL ISSUE DATE: 1/22/2024

PROJECT NO: 23-224

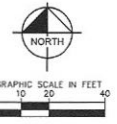
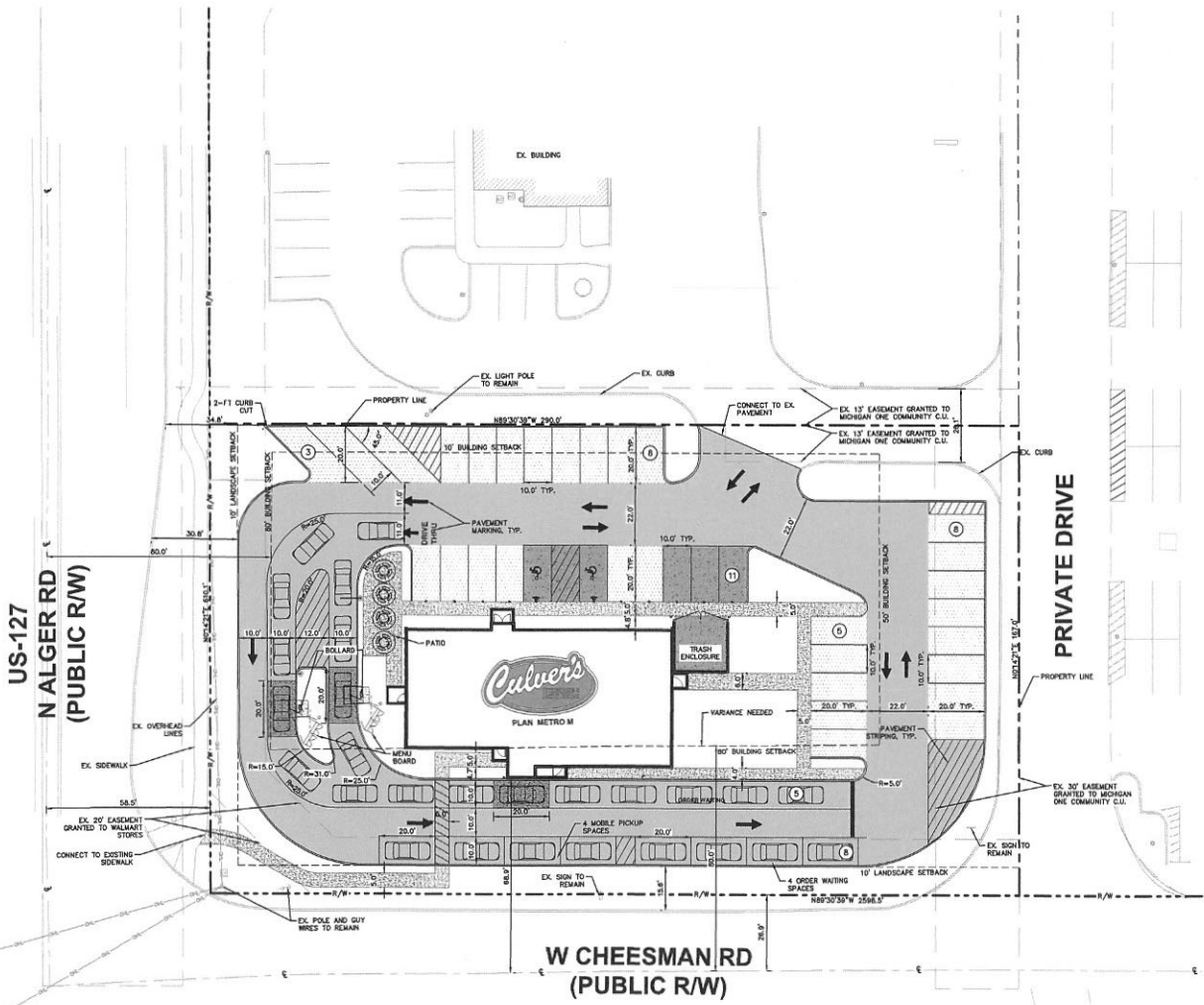
SCALE: 1" = 20'

FILED: AH  
 DRAWN BY: DC  
 DESIGN BY:  
 CHECK BY: WB

**ALT-2**

NOT FOR CONSTRUCTION

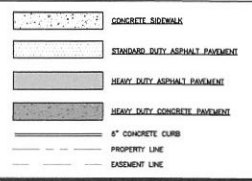
This document, together with the contract and all exhibits thereto, shall constitute the entire agreement between the parties hereto. No oral or written agreement, modification or amendment shall be binding on the parties unless it is in writing and signed by both parties. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



### GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RAMP ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

### SITE LEGEND



### PROJECT ZONING INFORMATION

**PROJECT NAME:** CULVER'S ALMA  
**COUNTY:** GRAND  
**MUNICIPALITY:** PINE RIDGE TOWNSHIP  
**ADDRESS:** W ALGER RD & CHEESMAN RD  
**LOT SIZE:** 1.53 AC  
**PANEL NO.:** 17-007-012-70

**ZONING:** LC (LIGHT COMMERCIAL DISTRICT)

**REQUIREMENTS:**  
 1 SPACE FOR EVERY 4 CUSTOMER SEATS PLUS 1 SPACE PER EVERY EMPLOYEE WORKING DURING LARGEST SHIFT;  
 86 INTERIOR SEATS/4 + 15 = 37 SPACES

**PROPOSED:**  
 33 REGULAR SPACES  
 2 ACCESSIBLE SPACES  
 4 ORDER WAITING SPACES  
 4 MOBILE PICK UP SPACES  
 42 TOTAL SPACES

**BUILDING SETBACKS:**  
 FRONT, PERMANENT FRONTAGE: 80' FROM CENTERLINE OF ROADWAY (W ALGER RD)  
 FRONT, SECONDARY FRONTAGE: 80' FROM CENTERLINE OF ROADWAY (W CHEESMAN RD)  
 REAR: 50'  
 SIDE: 10'

**LOT COVERAGE (CULVER'S):**  
 PROPOSED IMPROVEMENTS: 45,302 SF  
 PROPOSED PERCENTAGE: 12.676 %

**LOT COVERAGE (CULVER'S AND PARKING NO. 17-007-012-70):**  
 PROPOSED IMPROVEMENTS: 75,717 SF  
 PROPOSED PERCENTAGE: 42.938 %  
 IMPROVEMENT RATIO: 0.84

**WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.**

### BENCHMARKS

- BSM A: NORTHEAST BOLT ON TRAFFIC POLE. ELEV. = 787.15' (NAVD83)
- BSM B: CHYSSLED "C" N WEST SIDE LIGHT POLE. ELEV. = 785.05' (NAVD88)

### PROJECT TEAM

**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 7963 N. HIGH STREET, SUITE 200  
 COLUMBUS, OH 43235  
 TEL: (606) 799-3370  
 EMAIL: MAGGIE.NOSCHANG@KIMLEY-HORN.COM  
 CONTACT: MAGGIE.NOSCHANG

**ARCHITECT:**  
 OLEBERRY DINEEN MARTIN ARCHITECTS  
 200 S STATE ST  
 12281 HAMBROOK CREEK WAY  
 FORT MEYERS, FL 33905  
 TEL: (815) 544-7790  
 CONTACT: MENDY MARTIN  
 EMAIL: MARTIND@DMAARCH.COM

**OWNER/DEVELOPER:**  
 CULVER FRANCHISE  
 12281 HAMBROOK CREEK WAY  
 FORT MEYERS, FL 33905  
 TEL: (815) 544-7790  
 CONTACT: PETER SPONK  
 EMAIL: PETERS@CULVERS.COM

**LANDSCAPE ARCHITECT:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 7963 N. HIGH STREET, SUITE 200  
 COLUMBUS, OH 43235  
 TEL: (720) 636-8502  
 EMAIL: CHRIS.HICE@KIMLEY-HORN.COM  
 CONTACT: CHRIS HICE

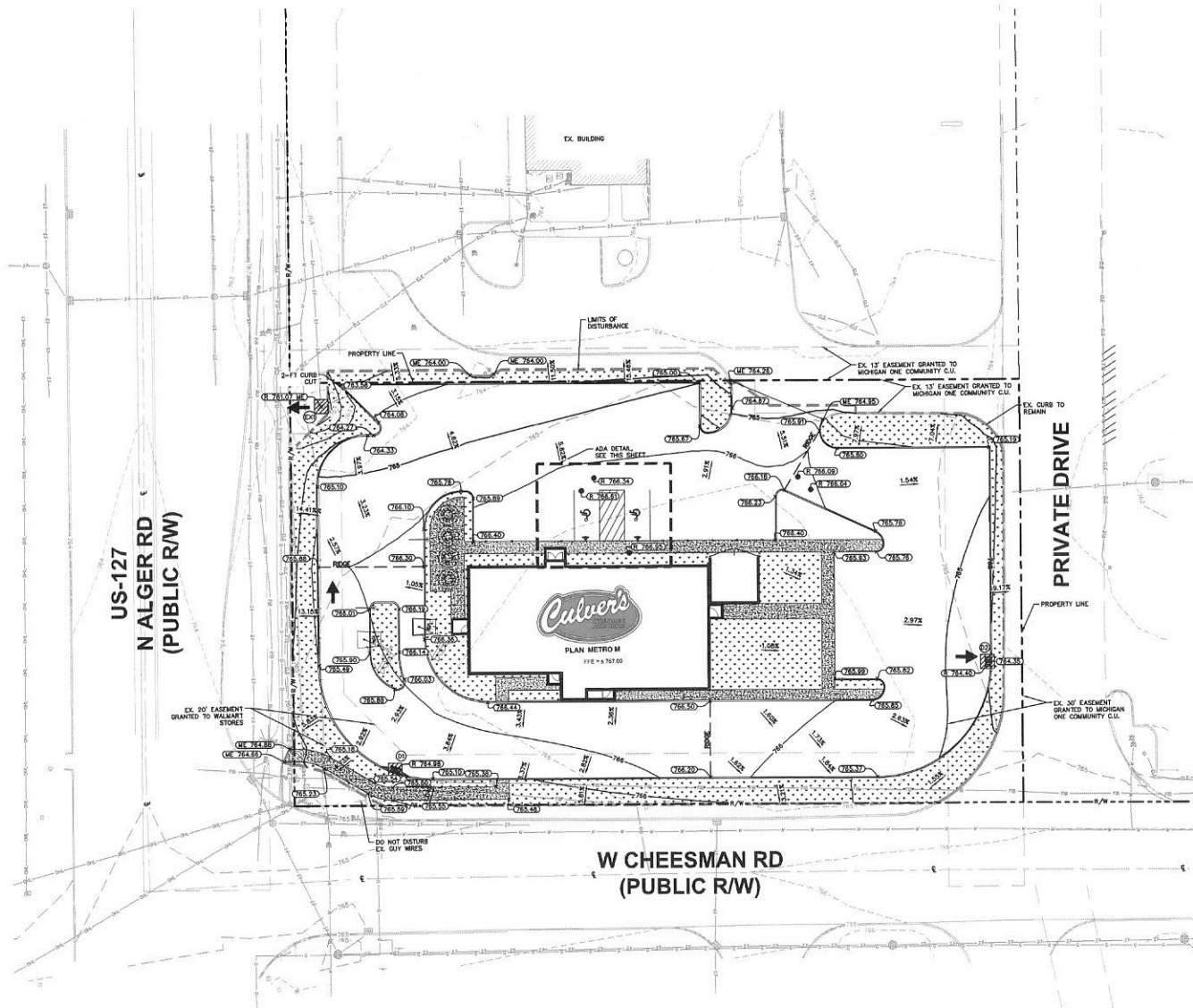
**SURVEYOR:**  
 MONUMENT ENGINEERING GROUP ASSOCIATES, INC.  
 288 VETERANS DRIVE  
 FORT KOLLEGE, WI 48504  
 TEL: (517) 223-3012  
 CONTACT: MARG BUCKINGHAM

NO.	REVISIONS	DATE	BY				
<b>3/27/2024</b>							
<b>SITE PLAN</b>							
<b>CULVER'S ALMA, MI</b> <small>N. LOCATED IN W CHEESMAN RD ALMA, GRAND COUNTY, MICHIGAN</small>							
<b>ORIGINAL ISSUE:</b> <b>3/27/2024</b> <b>KHA PROJECT NO. 190140008</b> <b>SHEET NUMBER</b>							
<b>1</b>							





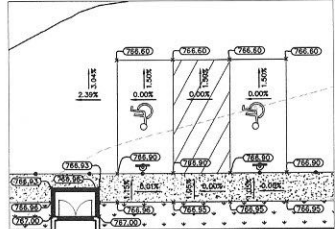
Drawing name: S:\04\190140008\Culvers\Job\3033\Map\04\190140008\Culvers\Development\Plan\Grading\Grading.dwg Date: 3/27/2024 2:53:34 PM  
 This document, together with the contracts and design presented herein, is an instrument of service. It is intended only for the specific project and shall not be construed to constitute a contract for any other project. It is the responsibility of the contractor to verify the accuracy of all information and to obtain all necessary permits and approvals for any work shown hereon. It is the responsibility of the contractor to verify the accuracy of all information and to obtain all necessary permits and approvals for any work shown hereon.



- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
  - ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURBS AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
  - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
  - NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
  - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
  - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND GROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
  - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

### GRADING LEGEND

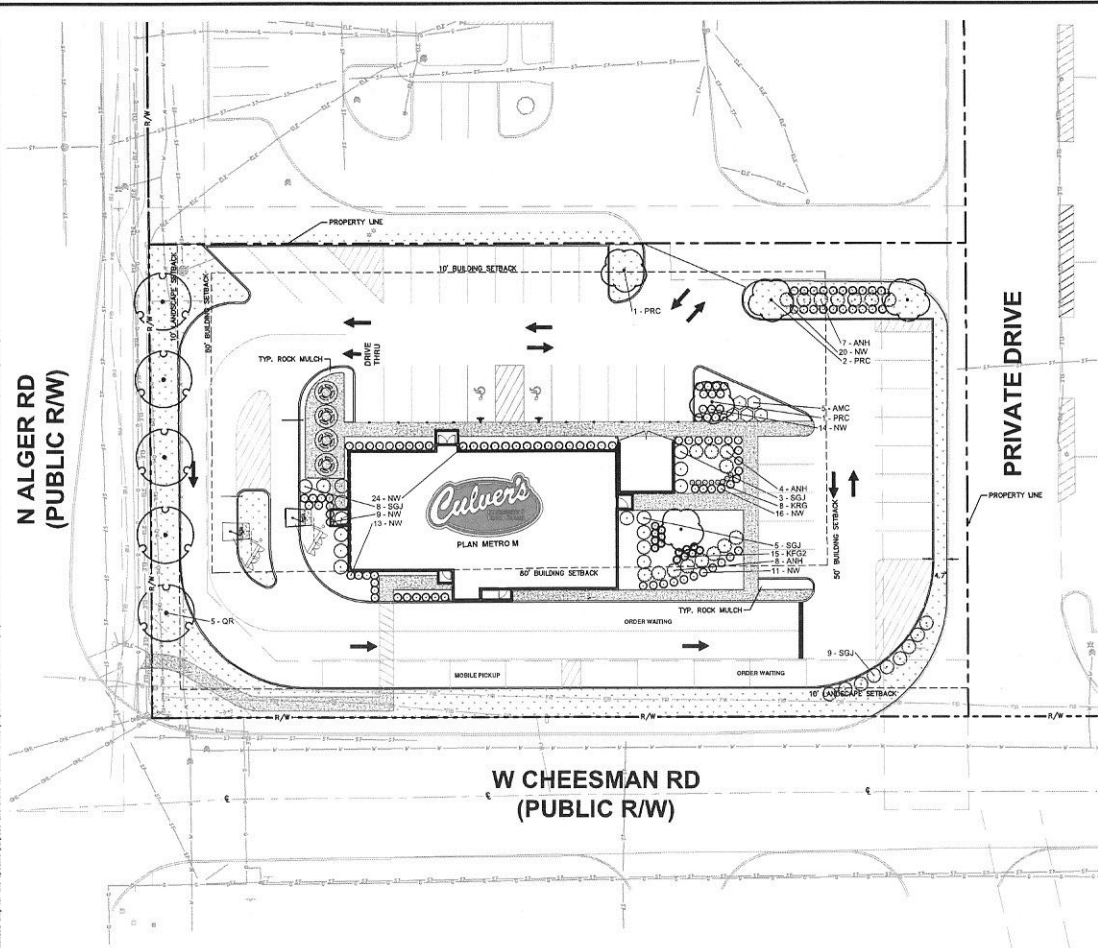
TP	= TOP OF PAVEMENT
EP	= EDGE OF PAVEMENT
TC	= TOP OF CURB
ME	= MATCH ELEVATION
R	= RIM ELEVATION
FTE	= FINISHED FLOOR ELEVATION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	RIDGE LINE
---	SLOPE AND FLOW DIRECTION
---	100-YEAR OVERLAND OVERFLOW ROUTE
---	OVERLAND OVERFLOW ROUTE
---	PROPOSED STORM SENDER LINE
---	PROPOSED STORM CATCH BASIN
---	PROPOSED STORM MANHOLE
---	PROPOSED CURB INLET
---	LIMITS OF DISTURBANCE
---	INLET PROTECTION
---	TEMPORARY SEEDING



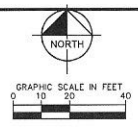
 3000 NORTH ZEEB ROAD ANN ARBOR, MI 48106 PHONE: 734.769.1200 FAX: 734.769.1201 WWW.KIMLEY-HORN.COM	SHEET NO. 4 DATE 3/27/2024
 3/27/2024	
<b>GRADING PLAN</b>	<b>4</b>
CULVERS ALMA, MI <small>14500 RD. W. CHEESMAN RD.          ALMA, MICHIGAN 48821</small>	ORIGINAL ISSUE: 3/27/2024 KHA PROJECT NO. 190140008 SHEET NUMBER



Drawing name: I:\CULVERS\12022024\Culvers\_Alima\_MI\_3\_Landscaping\_Plan.dwg LANSCHAPING PLAN Mar 27, 2024 3:28pm BY: DYP/ENG  
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SEEDING LEGEND	
	SEED
	GREEN VELVET TURF
	TYPE TALL FESCUE SEED



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE
<b>OVERSTORY TREES</b>						
	QR	5	QUERCUS RUBRA	NORTHERN RED OAK	B & B	2.5" CAL MIN
<b>ORNAMENTAL TREE</b>						
	PRC	5	MALUS IOENSIS 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	B & B	1.5" CAL.
<b>CONIFEROUS SHRUBS</b>						
	SGJ	25	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL	36" O.C.
<b>DECIDUOUS SHRUBS</b>						
	AMC	5	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	3 GAL	36" O.C.
	ANH	19	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	3 GAL	36" O.C.
<b>PERENNIALS</b>						
	KRG	8	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL	12" O.C.
	NW	107	NEPETA X WALKER'S LOW	WALKER'S LOW CATMINT	1 GAL	18" O.C.
<b>ORNAMENTAL GRASSES</b>						

SCALE	AS NOTED	RECORDED BY MAN	DESIGNED BY MAN	CHECKED BY: AUS	DATE	BY	
<b>LANDSCAPING PLAN</b>							
CULVERS ALIMA, MI <small>N ALGER RD &amp; W CHEESMAN RD          ALIMA, GRANT COUNTY, WISCONSIN</small>							
ORIGINAL ISSUE: 3/27/2024 KHA PROJECT NO. 180140008 SHEET NUMBER <div style="text-align: right; font-size: 24pt; font-weight: bold;">6</div>							