

### Planning Commission Regular Meeting April 19, 2022 7:00 p.m.

The meeting will take place in-person. To better provide for social distancing during this public meeting, the location of the Planning Commission meeting has been moved to the Lincoln Reception Center, 2300 S. Lincoln Road, Mt. Pleasant, MI 48858, which is located behind the Lux Funeral Home. Enter at the Lux Funeral Home driveway and follow the directional signs around to the Lincoln Reception Center entrance and parking area on the south side of the building.

In the interest of creating the safest possible environment, all attendees are invited and encouraged to wear masks while in the building. Extra masks will be available for those that may need one.

### 1. CALL MEETING TO ORDER

- 2. PLEDGE OF ALLEGIANCE
- 3. <u>ROLL CALL</u>
- 4. APPROVAL OF AGENDA
- 5. APPROVAL OF MINUTES

-March 15, 2022

### 6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS

- A. Thering updates from Board of Trustees
- B. Buckley updates from ZBA
- C. Updates from Sidewalk and Pathways

### 7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda

- 8. <u>NEW BUSINESS</u>
  - A. PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application Prestige Center Assisted Living Facility Expansion
    - a. Introduction
    - b. Public hearing
    - c. Updates from staff and the applicant

d. Commission deliberation and action (recommend approval, denial or approval with conditions to the Board of Trustees, or postpone action)

### B. PSPR22-04 Krist Oil Filling Station – Final Site Plan Application

- a. Introduction by staff
- b. Updates from the applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

### 9. OTHER BUSINESS

- A. Parks and Recreation Master Plan Update
  - a. Updates by staff
- B. Lincoln Reception Center Discussion

### 10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

- 11. FINAL BOARD COMMENT
- 12. ADJOURNMENT

### CHARTER TOWNSHIP OF UNION Planning Commission Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on March 15, 2022, at 7:00 p.m. at the Lincoln Reception Center, 2300 S. Lincoln Road.

### Meeting was called to order at 7:00 p.m.

### Roll Call

Present: Albrecht, Buckley, LaBelle, Lapp, Shingles, Squattrito, Thering and Williams Excused: Gross

### **Others Present**

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator; Tera Green, Administrative Assistant

### Approval of Agenda

LaBelle moved Lapp supported to approve the agenda as presented. Vote: Ayes: 8. Nays: 0. Motion Carried

### Approval of Minutes

**Shingles** moved **Buckley** supported to approve the regular meeting minutes from February 15, 2022 as presented. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering Gave updates on the Board of Trustee March 9<sup>th</sup> meeting.
- B. ZBA updates by Buckley No updates given.
- C. Sidewalks and Pathway Prioritization Committee Mr. Nanney indicated that their scheduled meeting in February was canceled due to inclement weather.

### Public Comment

Open 7:09 p.m.

Ben Gunning, 2270 E. Broomfield Rd, welcomed the newly elected commissioners; commented on the Lincoln Broomfield Rd. improvements; commented on zoning on Broomfield Rd. Closed 7:15 p.m.

### New Business

Lapp moved Buckley supported to add Vice Secretary to item 8 A under New Business. Vote: Ayes: 8. Nays: 0. Motion carried.

# A. <u>Annual meeting for election of officers and representatives to other boards</u> a. Chair

**Buckley** moved **Thering** supported to appoint Commissioner Squattrito as Chair per the Planning Commission bylaws. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### b. Vice Chair

**Shingles** moved **Thering** supported to appoint Commissioner Buckley as Vice Chair per the Planning Commission bylaws. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### c. Secretary

**Buckley** moved **Shingles** supported to appoint Commissioner LaBelle as Secretary per the Planning Commission bylaws. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### d. Vice Secretary

**Buckley** moved **Lapp** supported to appoint Commissioner Albrecht as Vice Secretary per the Planning Commission bylaws. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### e. ZBA Representative

**Thering** moved **LaBelle** supported to reappoint Commissioner Buckley as the Planning Commission Liaison to the ZBA. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### f. Sidewalk and Pathways Prioritization Committee representative

**Buckley** moved **Thering** supported to appoint Commissioner Shingles as the Planning Commission Liaison to the Sidewalk and Pathways Prioritization Committee representative. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### B. <u>PSUP22-02 Special Use Permit Application – Proposed Self-Storage Facility in the B4</u> <u>District, 5252 S. Mission Rd. (Darwin Blanshan)</u>

- a. Introduction by staff
- **b.** Presentation by the applicant
- c. Public Hearing
- **d.** Commission deliberation and action (approval, denial, approval with conditions, postpone action)

Nanney gave an introduction on the PSUP22-02 Special Use Permit application for a Self-Storage Facility located at 5252 S. Mission Road and confirmed that it is still a lawful special use in the B-4 Zoning District. Tim Beebe from CMS&D gave an overview of the project and the property surroundings.

### Public Hearing

Open: 7:37 p.m.

Ben Gunning, 2270 E. Broomfield Rd., expressed his dissatisfaction with the introduction of the project.

Closed: 7:40 p.m.

Deliberation by the Commissioners. The applicant Darwin Blanshan and Tim Beebe from CMS&D were available for questions. The Chair read each of the Zoning Ordinance standards that apply to the Special Use Permit.

**LaBelle** moved **Thering** supported to approve the PSUP22-02 special use permit application for a self-storage facility at 5252 South Mission Road in the northeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it fully complies with Section 14.3.J. (Standards for Special Use Approval). **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### C. <u>PSPR22-03 Preliminary Site Plan Application – Proposed Self Storage Facility in the B4</u> <u>District 5252 S. Mission Rd. (Darwin Blanshan)</u>

- a. Introduction by Staff
- b. Updates from staff and applicant
- c. Commission review of the preliminary site plan
- **d.** Commission deliberation and action (approval, denial, approval with conditions, postpone action)

Nanney introduced the Preliminary Site Plan for the PSPR22-03 Preliminary Site Plan for the Proposed Self Storage Facility in the B4 District 52525 S. Mission Rd.

Deliberation by the Commissioners. The applicant Darwin Blanshan and Tim Beebe from CMS&D were available for questions.

**Buckley** moved **Lapp** supported to approve the PSPR22-03 preliminary plan for a proposed selfstorage facility at 5252 South Mission Road in the northeast quarter of Section 34 and in the B-4 (General Business) District, finding that the site plan dated February 16, 2022 fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval). **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### D. <u>PSUP22-01 Special Use Permit Application Proposed Agri-Tourism/Farm Market, 5297</u> <u>S. Whiteville Rd. (Michael & Jamie Klumpp)</u>

- a. Introduction by Staff
- **b.** Presentation by the applicant
- c. Questions from the Commissioners
- **d.** Commission deliberation and action (set a public hearing date or postpone action)

Nanney introduced the PSUP2-01 Special Use Permit application for a proposed Agri-Tourism/Farm Market at 5297 S. Whiteville Rd., explaining that a number of items of required information are missing from the application. Tim Beebe from CMS&D gave information regarding the project and indicated the applicants' intention to prepare and submit updated applications. Deliberation by the Commissioners.

**LaBelle moved Albrecht** supported to postpone action on the PSUP22-01 special use permit application for the proposed Heirloom Grove Agri-Tourism business located at 5297 South Whiteville Road with a request for submittal of an updated special use permit and associated preliminary site plan for further review, for the following reasons:

- 1. As presented, the special use permit application is incomplete and not ready for a public hearing or final Planning Commission action.
- 2. Key information required in Section 6.51 (Agri-Tourism) of the Zoning Ordinance is missing from the application.

### Vote: Ayes: 8. Nays: 0. Motion carried.

### **Other Business**

- A. PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application Prestige Center Assisted Living Facility Expansion
  - a. Updates from staff and the applicant
  - b. Request to Postpone Action

Nanney gave an update on the PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application for the Prestige Center Assisted Living Facility Expansion. The project was brought before the Planning Commission in January and was postponed until the March 15<sup>th</sup> meeting. The project is still being updated. It is recommended that the Planning Commission postpone action until the April meeting.

Deliberation by the Commissioners. The applicant was available for questions.

**Buckley** moved **Williams** supported to postpone action on the PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to PUD (Planned Unit Development) until the municipal sewer system capacity concerns for the phase 2 project, as identified in the Public Services Director's March 2, 2022 letter, can be satisfactorily resolved by the applicant in a manner consistent with the Township's established Design Requirements and Specifications. **Vote: Ayes: 8. Nays: 0. Motion carried.** 

### B. Parks and Recreation Master Plan Update

- a. Updates by staff
- b. Commission review of the revised draft survey questions

Nanney updated the Commissioners on the revised Parks and Recreational Survey. It was the consensus of the Commissioners to move forward with the Parks and Recreation Survey as presented.

# C. Reminder of the upcoming Joint Meeting of all Township Boards and Commission – Wednesday, April 6, 2022

Chair Squattrito encouraged the Commissioners to attend the Annual Joint Meeting of all the Boards on Wednesday April 6<sup>th</sup> at 7:00 p.m. at the Commission on Aging.

### **Extended Public Comments**

Open – 9:32 p.m. No comments were offered. Closed – 9:32 p.m.

### Final Board Comment

Commissioner Buckley – Commented on the Township's ability to initiate a rezoning action.

Adjournment – Chairman Squattrito adjourned the meeting at 9:33 p.m.

**APPROVED BY:** 

(Recorded by Tera Green)

Doug LaBelle – Secretary Tera Albrecht – Vice Secretary



Planning Commissi				
#	F Name	L Name	Expiration Date	
1-BOT Representative	James	Thering	11/20/2024	
2-Chair	Phil	Squattrito	2/15/2023	
3-Vice Chair	Ryan	Buckley	2/15/2025	
4-Secretary	Doug	Members) 3 year termExpiration DateIL NameExpiration DateThering11/20/2024Squattrito2/15/2023Buckley2/15/2025LaBelle II2/15/2024Albrecht2/15/2024Gross2/15/2023Gross2/15/2023UShingles2/15/2023Buckley2/15/2023Gross2/15/2023Shingles2/15/2023ULapp2/15/2023Buckley2/15/2023Stombers, 2 Alternates) 3 year termL NameExpiration DateBuckley2/15/2022Theisen12/31/2022Cant seat12/31/2022ILaBelle12/31/20222ILaBelle12/31/2022Cant seat2/15/2021Sommers) 2 year termLaBelle II12/31/2022Chowdhary12/31/2022Chowdhary12/31/2022Golden12/31/2022Schafer12/31/2023Schafer12/31/2023Theisen12/31/2023Schafer12/31/2023Theisen12/31/2023Schafer12/31/2023Herren12/31/2023Kuembers from Township) 2 year term		
5 - Vice Secretary	Tera	Albrecht	2/15/2024	
6	Stan	Shingles	2/15/2024	
7	Paul	Gross	2/15/2025	
8	Jack	Williams	2/15/2023	
9	Jessica	Lapp	2/15/2023	
Zoning Boa	rd of Appeals Members (5	5 Members, 2 Alternates)	3 year term	
#	F Name	L Name	Expiration Date	
1- PC Rep	Ryan	Buckley	2/15/2022	
2 - Chair	Andy	Theisen	12/31/2022	
3 - Vice Chair	Liz	Presnell	12/31/2022	
4 - Secretary	vacan	t seat	12/31/2022	
5 - Brandon		LaBelle	12/31/2022	
Alt. #1 vacant seat 12/31/202		12/31/2022		
Alt. #2	vacant seat		2/15/2021	
	Board of Review (3 N	1embers) 2 year term		
#	F Name	L Name	Expiration Date	
1	Doug	LaBelle II	12/31/2022	
2	Sarvjit	Chowdhary	12/31/2022	
3	Bryan	Neyer	12/31/2022	
Alt #1	Randy	Golden	12/31/2022	
Ca	nstruction Board of Appe	als (3 Members) 2 year te	rm	
#	F Name	L Name	Expiration Date	
1	Colin	Herren	12/31/2023	
2	Joseph	Schafer	12/31/2023	
3	Andy	Theisen	12/31/2023	
Hannah's Ba	rk Park Advisory Board (2	Members from Township	) 2 year term	
1	Mark	Stuhldreher	12/31/2022	
2	John	Dinse	12/31/2023	
	Chippewa River District L	ibrary Board 4 year term		
1	Ruth	Helwig	12/31/2023	
2	Lynn	Laskowsky	12/31/2025	



### **Board Expiration Dates**

EDA Board Members (9 Members) 4 year term					
#	F Name	L Name	Expiration Date		
1-BOT Representative	Bryan	Mielke	11/20/2024		
2	Thomas	Kequom	4/14/2023		
3	James	Zalud	4/14/2023		
4	Richard	Barz	2/13/2025		
5	Robert	Bacon	1/13/2023		
6	Marty	ard Members (9 Members) 4 year term■ NameL NameExpiration DateBryanMielke11/20/2024ThomasKequom4/14/2023JamesZalud4/14/2023RichardBarz2/13/2025RobertBacon1/13/2023MartyFigg6/22/2022CherylHunter6/22/2023JeffSweet2/13/2025DavidCoyne3/26/2026igan Area Cable Consortium (2 Members)12/31/2022* NameL NameExpiration DateKimSmith12/31/2022vacart seat12/31/2022ronal Commission (1 seat from Township)3 year term* NameL NameExpiration DateRobertSommerville12/31/2022Prioritization Committee (2 year term -PC Appointments)* NameL NameExpiration DateimberlyRice11/20/2024StanShingles8/15/2023eremyMacDonald10/17/2022PhilHertzler8/15/2023JudithWagley12/31/2023JudithWagley12/31/2023AllisonChiodini12/31/2023LisaDiaz12/31/2022			
7	Cheryl	Board Members (9 Members) 4 year term        F Name      L Name      Expiration Data        Bryan      Mielke      11/20/2024        Thomas      Kequom      4/14/2023        James      Zalud      4/14/2023        Richard      Barz      2/13/2025        Robert      Bacon      1/13/2023        Marty      Figg      6/22/2022        Cheryl      Hunter      6/22/2023        Jeff      Sweet      2/13/2025        David      Coyne      3/26/2026        ichigan Area Cable      Corne      2/31/2022 </td			
8	Jeff	Sweet	2/13/2025		
9	David	Sweet  2/13/20    Coyne  3/26/20    ea Cable Consortium (2 Members)  12/31/20    L Name  Expiration    Smith  12/31/20    vacant seat  12/31/20    ommission (1 seat from Township) 3 year term  1    Name  Expiration			
	Mid Michigan Area Cable	Consortium (2 Members)			
#	F Name	L Name	Expiration Date		
1	Kim	Smith	12/31/2022		
2	vacan	t seat			
Cultural and	Recreational Commissio	n (1 seat from Township)	3 year term		
#	F Name	L Name	Expiration Date		
1	Robert	Sommerville	12/31/2022		
Sidewalks and F	Pathways Prioritization Co	mmittee (2 year term -PC	Appointments)		
#	F Name	L Name	Expiration Date		
1 - BOT Representative	Kimberly	Rice	11/20/2024		
2 - PC Representative	Stan	Shingles	8/15/2022		
3 - Township Resident	Jeff	Siler	8/15/2023		
4 - Township Resident	Jeremy	MacDonald	10/17/2022		
5 - Member at large	Phil	Hertzler	8/15/2023		
Mid Michigan A	Aquatic Recreational Auth	ority (2 seat from Townsh	iip) 3 year term		
#	F Name	L Name	Expiration Date		
1-City of Mt. Pleasant	John	Zang	12/31/2023		
2-City of Mt. Pleasant	Judith	Wagley	12/31/2022		
1-Union Township	Stan	Shingles	12/31/2023		
2-Union Township	Allison	Chiodini	12/31/2022		
1-Mt. Pleasant Schools	Lisa	Diaz	12/31/2022		

### **Charter Township of Union**

### APPLICATION FOR REZONING APPROVAL

A completed application will contain all information required per the Zoning Ordinance, Section 14.5 (Amendments); including: Response to Rezoning Criteria (Section 14.5.G.)

Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Deve	lopment/Project	Prestige Ce	entre			
Common Description of	Property & Address (if issued)	5785 East Broadway Road				
	Mt. Pleasan	it, MI				
Applicant's Name(s)	MCAP Mt. Pleasant Propco,	Propco, LLC, a Delaware limited liability company				
Phone/Fax numbers	434.963.4917	Email	kwillis@mcapfunds.com			
Address	534 E. Main Street, Suite B	City:	Charlottesville, VA Zip: 22902			

Legal Description:		Attached	~	Included o	n Survey	Tax Parcel I	D Number(s):	14-013-20-043-02	
Existing Zoning:	B-4	Land Acres	age:	7.227 ac.	Existing Use(s	):	Dependent Living	(for Seniors)	
ATTACHED: Let	ter d	escribing the pr	ropos	sed land use	s and reasons for	the requeste	d zoning change.		

Firm(s) or	1. Name:	GMB Phon	e:616.963.4917	mail and	lym@gmb.com
Individuals(s) who	2. Address:	648 Monroe Avenu	e NW, Suite 50	0	
prepared the Land	City:	Grand Rapids	State:	MI	Zip: 49508
Survey/Drawing	Contact Person:	Andy McLeod		Phone	616.796.0200
Legal Owner(s) of	1. Name:	MCAP Mt. Pleasant Propco, LLC	Pho	ne: 43	34.963.4917
Property.	Address:	534 E. Main Stree	t, Suite B		
All persons having	City:	Charlottesville	State:	VA	_Zip: 22902
legal interest in the property must sign	Signature:	an	Interest in Prop	perty:	Owner
this application.	2. Name:		Pho	ne:	
Attach a separate	Address:				10.00
sheet if more space	City:		State:	MI	_Zip:
is needed.	Signature:		Interest in Prop	perty: own	ner/lessee/other

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for rejection of the application. Approval of any requested zoning change shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

Signature of Applicant

12/10/21 Date

Office Use Only

Application Received By:\_

\_\_ Fee Paid: \$

Date Received:\_

Escrow Deposit Paid: \$

Revised: 9/14/2020



December 14, 2021

Union Township Planning Commission

### RE: MCAP Prestige Centre PUD Application

Thank you for the opportunity to present our project and PUD application.

Attached and below you will find:

- Development team introductions
- Introduction letter
- Application
- Civil drawings indicating legal description, acreage, project scope, topographic survey, sewage and water supply, stormwater, existing zoning and sidewalk locations
- Statement of development experience
- General Schedule
- Resident Unit count

#### **Development team:**

MCAP Mt. Pleasant Propco, LLC
534 East Main Street, Suite B
Charlottesville, VA 22902
Represented by Kevin Willis (434.963.4917) & William Johnson (434.906.2882)
Woods Rogers PLC
123 East Main Street, 5 <sup>th</sup> Floor
Charlottesville, VA 22902
Represented by Steven Blaine (434.220.6831)
GMB
648 Monroe Ave, NW, Suite 500
Grand Rapids, MI 49503
Represented by Andrew McLeod, AIA, LEED AP, EDAC, CDP, CMDCP (616.485.4036)
Moore + Bruggink Inc.
2020 Monroe Ave. NW
Grand Rapids, MI 49505
Represented by Justin Longstreth, PE, CFM, LEED AP (616.363.9801)



Included with this Application is a map that depicts the relationship of the proposed Planned Unit Development and the Future Land Use Map. The property lies within the Township's Growth Boundary area. As the Union Township Master Plan indicates, preserving the natural beauty and agricultural character of the Township and controlling urban sprawl are important priorities for planning the community. The Township also desires to be able to provide efficient infrastructure services to support development. The Growth Boundary concept in the Master Plan is designed to help implement that goal by encouraging compact, efficient land use, efficient provision of utilities, services and infrastructure, and diverse housing options. [Master Plan, page 11.] The proposed PUD project's location is consistent with those objectives that prioritize new development within the Growth Boundary.

Among the strategic goals of the Master Plan is to maintain a well-organized, balanced and efficient use of land in the Township. The particular strategies include expanding housing choices to support multiple options for a wide range of age groups and family types. According to the Master Plan, the housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all of its residents. [Master Plan, page 26] The proposed improvements enabled by this PUD application, if approved, will expand housing options for seniors.

The Master Plan identifies as an aspirational goal the opportunity for older residents to remain at home as long as possible and especially for residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. However, the Master Plan also recognizes that where "aging in place" is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community. [Master Plan, page 27] The proposed project fulfills this need recognized by the Master Plan.



### **Future Land Use Categories**

The future land use categories described throughout the plan are summarized below:

*Rural Preservation*. Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.

*Rural Buffer*. Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

**Residential.** After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.

**Residential – Attached**. This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.

*Manufactured Housing*. This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.

*Neighborhood Service*. Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

**Retail/Service.** This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

*Commercial / Light Industrial.* This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

*Industrial / Employment.* This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

*Recreation / Institutional*. This category is designated primarily for indoor/outdoor recreation both private and publicly owned.

*Tribal Trust Lands*. These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.



### CHARTER TOWNSHIP OF UNION ZONING MAP - Through Ordinance 2014-02

- AG Agricultural

- B-4 General Business B-5 Highway Business B-6 Auto-Related Highway Business
- B-7 Retail and Service Highway Business CITY CMU
- I-1 Light Industrial
  I-2 General Industrial
- OS Office / Service

- R-1 One-family Residential
  R-2A One and Two-Family District
  R-2B One and Two-Family District
  R-3A Apartment and Condominiums
  R-3B Medium Density Apartment & Condos

- R-4 Mobile or Modular Home District
  R-5 Single-wide Mobile Home District
  Saginaw Chippewa Indian Tribe Trust Lands



SECTION NUMBER

SECTION CORNER

### Ν

PRODUCED BY UNION TOWNSHIP GIS DEPARTMENT

CHARTER TOWNSHIP OF UNION T14N, R4W ISABELLA COUNTY, MICHIGAN



# MCAP Construction & Development



### Significant Capital Invested for Growth

- The MCAP Construction & Development ("MCAP C&D") team brings decades of knowledge and experience in planning and overseeing the rehabilitation and expansion of real estate investments. These in-house professionals have served as developers, general contractors, subcontractors, and owners' representatives throughout their respective careers, developing residential, seniors, healthcare, educational, commercial, and industrial real estate.
- In its senior living investments, the MCAP C&D team's efforts have focused on enhanced service offerings, capacity expansion, unit conversions to meet market demand, and modernizing accommodations and amenities. These investments have significantly enhanced the positioning of the properties and reduced our portfolio's average effective age.
- The MCAP C&D team has over 130 years of combined construction and development management experience and has completed \$151.5 million of capital improvements at MCAP properties. A total of 51 development projects were completed through mid-2021, primarily in the Mid-Atlantic region of the United States.

### **Construction & Development**



Municipal Capital Appreciation Partners

• Commonwealth Senior Living at the Eastern Shore - C&D Project



www.mcapfunds.com



# Management Team

Management Team



Municipal Capital Appreciation Partners

### <u>MCAP's management team has decades of experience in implementing</u> <u>tax-efficient, alternative real estate investment strategies</u>

### Richard G. Corey Managing Partner

Richard G. Corey is Managing Partner of the Manager and the General Partner. Mr. Corey oversees the sourcing of investments, restructuring of investments and implementing exit strategies. Prior to founding the MCAP Funds, Mr. Corey was a director of private equity funds and a private investor. Previously, Mr. Corey was an investment banker in municipal finance for 15 years. He has broad experience in municipal finance and underwriting, including secondary offerings and the structure and sale of derivative securities. Mr. Corey received a JD from the University of Pennsylvania Law School, an MA in Administrative Sciences from Yale University and a BA in Economics from Yale University.

## Richard J. Brewer, Jr. *Partner*

Richard J. Brewer, Jr. is a Partner of the Manager. Mr. Brewer supervises senior housing operations, including acquisitions, operations/management, expansions and re-development projects, financings and dispositions of senior living investments. Previously, he co-founded the predecessor to Commonwealth Senior Living ("CSL"), an affiliate of MCAP, with MCAP in 2002 and subsequently served as CSL's Chief Executive Officer for almost 19 years. Under his leadership, CSL grew to become the largest senior housing operator in Virginia and, with over 2,000 employees, one of the largest operators on the East Coast. Mr. Brewer also supervises financial management, growth of human capital, risk management, regulatory compliance, and programming for our senior living communities. He has deep experience in the design and construction of renovation and expansion projects and the financing and refinancing of properties (HUD, FNMA, Freddie Mac, CMBS and Conventional). Mr. Brewer formerly served as Vice Chair of the Virginia Assisted Living Association and the Jefferson Area Board on Aging and currently serves on the board of CATEC, a vocational training school in Virginia. He received a BA in Political Science from James Madison University.



### Kevin W. Willis Senior Vice President , Construction and Development

Kevin W. Willis is Senior Vice President of Construction & Development for the Manager. Mr. Willis supervises MCAP's construction and development staff, planning and coordination of development and procurement strategies. Prior to joining MCAP in 2019, he served as Senior Vice President of Construction & Development at the predecessor to Commonwealth Senior Living ("CSL"), an affiliate of MCAP. Previously, he was a consultant to CSL on a variety of projects since CSL's founding in 2002. Mr. Willis has over 25 years of experience in the construction industry, with a broad operations and management background, including performing the roles of General Contractor, Subcontractor, and Owner's Representative. Mr. Willis previously served as Chairman of the Board of Directors of the Associated General Contractors of Virginia, and is a former President of the Virginia Construction Industry Educational Foundation. He has also served as a member of the Piedmont Virginia Community College Construction Academy Advisory Board, and as a volunteer with the Building Goodness Foundation. Mr. Willis received an MBA from James Madison University and a BA in Economics from the University of Virginia.

### Kevin I. Thompson Senior Vice President

Kevin I. Thompson is Senior Vice President of the Manager. Mr. Thompson is responsible for investment due diligence, asset management and financial modeling of multifamily properties. He joined MCAP in 2010. Mr. Thompson received an MBA from the Columbia University Graduate School of Business, an MMS (Master of Management Studies) from the Duke University Fuqua School of Business and a BS in Economics from Duke University.

### Nicholas J. Herbig Vice President

Nicholas J. Herbig is Vice President of the Manager. Mr. Herbig is responsible for investment due diligence efforts in senior living communities and assists in financing and refinancing of portfolio properties and financial modeling of multifamily properties. Prior to joining MCAP in 2014, he was a Mortgage Underwriter at American Internet Mortgage, Inc. Mr. Herbig received an MBA and a BA in Business Administration from Point Loma Nazarene University.



### Joseph A. Irving Senior Director

Joseph A. Irving is Senior Director of the Manager. Mr. Irving is responsible for managing operations of our senior living communities outside of Virginia. He has overseen the management of the Regency at Glen Cove, an MCAP III investment, since 2007. In addition, he has overseen the management of the Saybrook at Haddam, an MCAP IV Holding senior living community investment, since 2009 and had overseen the Landing at Willow Grove, a previously owned MCAP V senior living community investment, from 2014 until 2019. Mr. Irving joined MCAP in 2012. He has over 30 years of experience in senior housing. Previously, Mr. Irving founded Senior Housing Solutions LLC, a management and consulting firm dedicated to developing, managing, and marketing assisted living facilities in 2003. Mr. Irving received a BA in Sociology and Gerontology from St. John Fisher College.

### Charles W. Ix Vice President of Acquisitions

Charles W. Ix is Vice President of Acquisitions for the Manager. Mr. Ix seeks and reviews potential and proposed acquisitions. He has over 22 years of experience in the senior living sector. Prior to joining MCAP in 2021, Mr. Ix was at the predecessor to Commonwealth Senior Living ("CSL"), an affiliate of MCAP. In his 11 years with CSL, Mr. Ix was an integral part of CSL's growth from nine to 34 communities, having served as its Vice President of Sales & Marketing, Vice President of Operations, and President of the Home Care division. He also held various regional positions with CSL. Mr. Ix previously served on the Mountainside Senior Living Board, a nonprofit Assisted Living Community in Crozet, Virginia, of which he was past President and Treasurer. He is also Treasurer on the Commonwealth Cares Board, a nonprofit which assists needy employees of CSL and their families. Mr. Ix received a BS in Business Management from Northeastern University.

### William Johnson

### Vice President, Construction and Development

William L. Johnson is Vice President of Construction & Development for the Manager. Mr. Johnson produces feasibility studies and develops schematic plans for renovations and expansions and supervises execution of MCAP's development strategy. Prior to joining MCAP in 2019, he served as Vice President of Construction & Development at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Mr. Johnson has over 38 years of experience in industrial, residential, and commercial construction and has managed single projects with contract values in excess of \$60 million. Mr. Johnson served in the U. S. Coast Guard.



### Andy Sullivan Vice President, Construction

Andy Sullivan is Vice President of Construction for the Manager. Mr. Sullivan supervises the construction management team, from property acquisition or development of expansion plans through design and completion. Prior to joining MCAP in 2019, he served as a Construction Manager at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Previously, he served as Director of Facilities Services, managing a campus of 1 million square feet, for a large continuing care retirement community with over 400 residents. Mr. Sullivan has over 20 years of experience in construction, with management roles in commercial and residential construction, facilities management and as an Owner's Representative. Mr. Sullivan has been a board member of Foothills Child Advocacy Center in Charlottesville, VA. An Eagle Scout, he is currently an Assistant Scoutmaster of a Troop in Crozet, VA. Mr. Sullivan received a Bachelor of Social Work from James Madison University.

### Justin K. Bingler Construction Manager, Construction

Justin K. Bingler is a Construction Manager for the Manager, managing property re-development projects and expansions. He also assists in planning and design for new acquisitions. Prior to joining MCAP in 2019, he served as a Construction Manager at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Previously, he was a Project Manager/Estimator for large regional electrical contractors in Pennsylvania and Virginia. With a strong background in electrical design and as well as construction, Mr. Bingler brings a diverse background and expertise to the team.

### Ann M. Nelson Project Coordinator, Construction & Development

Ann M. Nelson is Project Coordinator of Construction & Development for the Manager. Ms. Nelson works alongside the development team, assisting with coordination and communication of project timelines, goals and budgets, as well as contract administration. Prior to joining MCAP in 2019, she served as Project Coordinator of Construction & Development at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Ms. Nelson has over 20 years of construction experience. Ms. Nelson is active in the National Association of Women in Construction (NAWIC) and works on volunteer projects for both Albemarle Housing Improvement Project (AHIP) and Habitat for Humanity.



### Jay K. Johnson Chief Financial Officer

Jay K. Johnson is Chief Financial Officer of the Manager. Mr. Johnson supervises accounting and financial reporting functions. Prior to joining MCAP in 2003, he was Vice President, Finance for real estate opportunity funds at J.E. Robert Companies. Mr. Johnson was a tax accountant for Arthur Andersen & Co. from 1989 to 1992. He has extensive experience in real estate fund accounting, portfolio performance reporting, cash flow modeling and cash management. Mr. Johnson received an MS in Professional Accounting from the University of Hartford and a BA in Government from Wesleyan University.

### Louis E. Winthal Accounting Manager

Louis E. Winthal is an Accounting Manager of the Manager. Prior to joining MCAP in 2005, Mr. Winthal was a Senior Tax Associate in the real estate tax practice of PricewaterhouseCoopers LLP. Mr. Winthal received a BBA in Public Accounting, Summa Cum Laude from Pace University's Lubin School of Business.

### Mathew Samuel Accounting Manager

Mathew Samuel is an Accounting Manager of the Manager. Prior to joining MCAP in 2008, Mr. Samuel was a Senior Accountant at New York Life where he worked on real estate mezzanine financing. Mr. Samuel received a BA in Accounting and Information Systems from Queens College and is a CPA.

### Hande Tuney Director, Investor Relations

Hande Tuney is Director of Investor Relations of the Manager. Ms. Tuney supervises investor relations and joined MCAP in 2016. Previously, Ms. Tuney served as the Vice President of Investor Relations at Centerline Capital Group, an alternative asset manager focused on real estate funds and financing, and at a REIT, externally managed by Centerline. Prior to joining Centerline, she was an Associate of Investor Relations at AIG and joined AIG through its Prestigious Management Associate Program for college graduates. Ms. Tuney received an MS in Management Systems from New York University and a BBA in Finance from Pace University.



### Alicia C. Bos Executive Assistant

Alicia C. Bos is an Executive Assistant of the Manager. Ms. Bos provides administrative support to the MCAP Funds and its Managing Partner. Prior to joining MCAP in 2016, she was an Executive Assistant at Matrix Advisors, LLC. She also has experience in personal assisting, operations management, educational services, directing social media, and business and philanthropic event planning. Ms. Bos received a BA from Southern Methodist University.

### Jordon Villines Executive Assistant

Jordon Villines is an Executive Assistant of the Manager. Ms. Villines provides office, project and administrative support. Prior to joining MCAP in 2014, she was an Administrative Assistant at Warburg Pincus, LLC. Ms. Villines received a BA in Theatre-Performance and Psychology from Southern Illinois University Edwardsville.

MCAP Mt. Pleasant Propco, LLC December 14, 2021 Page 5



### **Conceptual General Schedule:**

Phase One (Assisted Living Additions and Renovations):

Design & Documentation Phase	current through May of 2022
Construction	May 2022 through June 2023
Licensing & Occupation	July 2023

Phase Two (Independent Living): Design & Documentation Phase Construction Occupation

December 2022 through June 2022 July 2023 through 2024 August 2024

### **Resident Unit Count:**

Assisted Living76 beds in 64 unitsIndependent Living100 units

Please feel free to reach out with any questions.

Sincerely,

GMB

hz~

Andrew D. McLeod AIA, LEED AP, EDAC, CDP, CMDCP

Senior Living Practice Leader

c. MCAP, WoodsRogers, file.

# GMB

March	n 22, 2022	2
Union	Townshi	p Planning Commission
RE:	MCAP	Prestige Centre PUD Application
Thank	k you for t	he opportunity to present our project and PUD application.
Attack	hed and b	elow you will find:
	Develo	pment team introductions
	Introdu	ction letter
	Applica	tion
•	Civil dr. and wa	awings indicating legal description, acreage, project scope, topographic survey, sewage ter supply, stormwater, existing zoning and sidewalk locations
•	Statem	ent of development experience
	Genera	al Schedule
•	Reside	nt Unit count
Deve	lopment	team:
Owne	er:	MCAP Mt. Pleasant Propco, LLC
		534 East Main Street, Suite B
		Charlottesville, VA 22902
		Represented by Kevin Willis (434.963.4917) & William Johnson (434.906.2882)
Legal	:	Woods Rogers PLC
		123 East Main Street, 5th Floor
		Charlottesville, VA 22902
		Represented by Steven Blaine (434.220.6831)
Archit	tect:	GMB
		648 Monroe Ave, NW, Suite 500
		Grand Rapids, MI 49503
		Represented by Andrew McLeod, AIA, LEED AP, EDAC, CDP, CMDCP (616.485.4036)
Civil E	Engineer:	Moore + Bruggink Inc.
		2020 Monroe Ave. NW
		Grand Rapids, MI 49505
		Represented by Justin Longstreth, PE, CFM, LEED AP (616.363.9801)

GMB www.gmb.com

MCAP Mt. Pleasant Propco, LLC March 22, 2022

### **Conceptual General Schedule:**

Phase One (Assisted Living Additions and Renovations): Design & Documentation Phase Construction Licensing & Occupation

current through May of 2022 May 2022 through June 2023 July 2023

**Resident Unit Count:** 

76 beds in 64 units Assisted Living

Please feel free to reach out with any questions.

Sincerely,

GMB

Andrew D. McLeod AIA, LEED AP, EDAC, CDP, CMDCP

Senior Living Practice Leader

MCAP, WoodsRogers, file. C.

MCAP Mt. Pleasant Propco, LLC March 22, 2022

### The application and Concept Plan are compatible with the goals and policies of the Master Plan and other Township planning documents.

Master Plan Goals and Objectives (Master Plan, page 7)

Goal 1: Preserve and protect key natural and agricultural resources.

- 1.1. Protect significant, sensitive natural amenities such as water bodies, wetlands, mature trees and natural ecosystems.

The property lies within the Township's Growth Boundary area. As the Union Township Master Plan indicates, residents have consistently said that preserving the natural beauty and agricultural character of the Township and controlling urban sprawl are important priorities for planning the community. The Township also desires to be able to provide efficient infrastructure services to support development. The Growth Boundary concept in the Master Plan is designed to help implement that goal by encouraging compact, efficient land use, efficient provision of utilities, services and infrastructure, and diverse housing options. Master Plan, page 11. The proposed PUD project is consistent with those objectives that prioritize new development within the Growth Boundary.

- 1.2. Coordinate utility expansion in a way that encourages development along existing arterial roadways and on vacant or underutilized sites first.

The proposed project repurposes an existing senior housing project along a corridor that the Future Land Use map designates for future development of this kind. The project does not require the extension of utilities that would be inconsistent with this goal.

- 1.3. Preserve areas suitable for farming and agriculture-related uses.

The proposed PUD project is consistent with those objectives that prioritize new development within the Growth Boundary and thereby helps preserve areas suitable for farming and agriculture-related uses.

Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the ongoing growth and (re)development of Union Township.

trails.

- 2.2. Prioritize sidewalks in areas where there are connectivity gaps first.

### A completed application will contain all int the Zoning Ordinance, Section 14.5 (Amer

Name of Proposed D Common Description	evelopment/P of Property 8	roject_ Addre
Applicant's Name(s)		MCAP
Phone/Fax numbers		434
Address	534 E	. Main
Legal Description:	Attached	√ In
Existing Zoning: B-	4 Land Acr	eage: 7
ATTACHED: Letter	describing the p	proposed

Firm(s) or	1. Name:
Individuals(s) who	2. Address:
prepared the Land	City:
Survey/Drawing	Contact Person:
Legal Owner(s) of	1. Name:
Property.	Address:
All persons having	City:
legal interest in the	
property must sign	Signature:
this application.	2. Name:
Attach a separate	Address:
sheet if more space	City:
is needed.	20 and 100
	Signature:

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for rejection of the application. Approval of any requested zoning change shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

402 Signature of Applicant

Application Received By:

Date Received:

Revised: 9/14/2020



# GMB

- 2.1. Connect schools, parks and other public facilities with a system of pathways, bikeways and

Although the project is not located proximate to any schools or similar public facilities, a sidewalk will be provided for future connections to area pathways, bikeways and trails.

#### MCAP Mt. Pleasant Propco, LLC March 22, 2022

# GMB

Please see the response to 2.1 above.

- 2.3. Work with the Road Commission to incorporate non-motorized facilities into road improvement projects

Please see 2.1 above.

Goal 3: Maintain a well-organized, balanced and efficient use of land in the Township.

- 3.1. Re-imagine the Bluegrass Road Subarea as a vibrant destination for community business, social and civic activity.

While this project is not located in the Bluegrass Road Subarea, the proposed senior housing project's amenities should promote social and civic activities for its senior residents.

- 3.2. Continue to encourage quality office and commercial development and redevelopment along corridors.

The quality of this project will be in keeping with the high standards of the applicant's other 50 projects throughout the U.S.

- 3.3. Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.

The proposed PUD project is consistent with those objectives that prioritize new development within the Growth Boundary and thus is consistent with the goal to effectively deploy infrastructure improvements.

- 3.4. Encourage a transition between land uses that provides a logical progression towards more intense uses closer to the City.

The project is adjacent to City of Mount Pleasant limits and a logical extension of the commercial and residential growth pattern on of the area.

- 3.5. Expand housing choices to support multiple options for a wide range of age groups and family types.

Senior living facilities like the proposed offer aging residents in the community the option to age at home as long as possible and is especially important to residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. As noted in the Master Plan, retrofitting existing homes to be accessible for seniors desiring to "age in place" could include ramps, wider doorways, and first floor bedrooms and accessible bathrooms. "But where "aging in place" is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community."

### **Charter Township of Union**

### APPLICATION FOR REZONING APPROVAL

formation required per	Respons	e to Rezon	ing Criteri	a (Section	14.5.G.)
ndments); including:	Vicinity	Map and Si	urvey/Dra	wing (See	ction 14.5.F
	Prestige (	Centre	2		
ess (if issued)	5785 Ea	st Broadwa	y Road		
Mt. Pleasant, M	l.				
Mt. Pleasant Propco, LLC	, a Delaware li	mited liabili	ty compar	ıy	
4.963.4917	Email	kwillis(	@mcapfur	nds.com	
Street, Suite B	City:	Charlot	tesville, V	A Zip	22902
ncluded on Survey T	ax Parcel ID Nu	mber(s):	14-01:	3-20-043	-02
7.227 ac. Existing Use(s):	Dep	endent Livi	ng (for Se	niors)	
d land uses and reasons for t	he requested zon	ing change.			
GMB	Phone:6	16.963.4917	Email ar	ndym@gr	nb.com
648 Mo	nroe Avenue N	W, Suite 50	00		
Grand Rapids		State:	MI	Zip	: 49508
Andy	McLeod		Phon	e 616.7	96.0200
MCAP Mt. Pleasant P	ropco, LLC	Ph	one:	434.963.4	4917
534 E.	Main Street, S	uite B	VA	-	22002
Charlottesville		_State:	VA	Zip:	22902
an	Int	erest in Pro	perty:	Own	er
		Ph	one:		
		_State:	MI	Zip:	
	Int	erest in Pro	operty:	vner/less	ee/other

12/10/21 Date

Office Use Only

Fee Paid: \$\_

Escrow Deposit Paid: \$\_

**DEVIATIONS FROM UNDERLYING ZONING:** + None expected

### PARKING NOTES:

Parking formulas for dependent living for seniors (applicant does not propose a nursing home) is shown below and relate to Section 9 F. of the Ordinance. The Ordinance's formula for dependent living for seniors does not make reference to off-street parking for visitors. Nevertheless, the spaces provided exceed the required number spaces by eight spaces. This is more than one-fourth of the total number of spaces provided. The applicant maintains that this should be more than adequate for visitor parking.

The applicant's actual experience in business throughout its various locations, including 38 assisted living facilities, has demonstrated that the actual parking usage is in most cases less than the prescribed parking requirements.

0.39 spaces per bed

Dependent living for Seniors:

POTENTIAL USES OF SITE INCLUDE:

- + Assisted Living (Home for the Aged, Adult Foster Care)
- + Memory Care (Home for the Aged, Adult Foster Care)

+ Independent Living

+ Resident Centered Retail and Services

+ Commercial kitchen / cafe

#### MCAP Mt. Pleasant Propco, LLC March 22, 2022



and congregate care is another important housing option to be provided within the community." The proposed assisted living facility provides this opportunity for residents.

### **Basic Principles of Access Management (Master Plan, page 20)**

Six basic principles are used to achieve the benefits of access management:

· Limit the number of conflict points, Separate conflict points,

### · Separate turning volumes from through movements,

- · Locate traffic signals to facilitate traffic movement,
- · Maintain a hierarchy of roadways by function, and
- · Limit direct access on higher speed roads Source: MDOT US-127 BR/M-20

### Access Management Recommendations

While it may not be possible to retrofit certain corridor sections to meet current spacing guidelines for new driveways, the goal is still to minimize the number of driveways as much as possible.

- · Establish future right-of-way needs (widths) for corridors, including: » Allow for variations in road location, based on existing development and natural elements which the Township may wish to preserve
  - » Accommodate drainage needs and topographical changes
  - » Accommodate operational features such as turn lanes at intersections and potential transit facilities, and

» Flexibility in road design to allow for bike lanes, sidewalks, buffer strips between the curb and sidewalk, etc.

- Increase minimum lot frontage along corridors.
- · Adjust front yard setback requirements
- · Adopt access-related recommendations from the plan as amendments to the Zoning Ordinance.

76 beds = 30 required spaces

38 spaces provided





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BLACKTOP

SHEET NUMBER

D



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**INLET PROTECTION DETAIL** SCALE: 1"=4'



SCALE: 1"=4'

(IN LAWN AREAS) SCALE: 1"=4'





MDOT GRADE P1 OR S2 3500

AIR ENTRAINED; BROOM FINISH

SCALE: 1"=2'



POND OUTLET CONTROL STRUCTURE DETAIL SCALE: 1"=5'




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	RESIDENT ROOM D	RESIDENT ROOM D	T RESIDENT







UNIT B





039







8 A4.02

1/8" = 1'-0"









NEW TRUSS BEARING 110' - 0" EXIST. TRUSS BEARING 109' - 0"

NEW TRUSS BEARING 110' - 0"



# UNIT 'D' EAST WING SOUTH ELEVATION







(7) (A4.02) 1/8" = 1'-0"

UNIT 'D' EAST WING EAST ELEVATION

UNIT 'D' NORTH WING EAST ELEVATION

5 A4.02







ISSUANCES

00.00.2020 SCHEMATIC DESIGN

DRAWN Author REVIEWED Approver

PROJECT NO.

\_\_\_\_\_

5-5355

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EXTERIOR ELEVATIONS



040

NEW TRUSS BEARING 110' - 0" EXIST. TRUSS BEARING 109' - 0" FIRST FLOOR 100' - 0"

NEW TRUSS BEARING 110' - 0" EXIST. TRUSS BEARING 109' - 0"

<u>FIRST FLOOR</u> 100' - 0"





2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 232

### PLANNED UNIT DEVELOPMENT (PUD) APPLICATION REPORT

TO: Planning Commission DATE: April 12, 2022 FROM: Peter Gallinat, Zoning Administrator **ZONING:** B-4, General Business PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. PROJECT: Broadway Road from the B-4 (General Business) District to the PUD (Planned Unit Development) per Section 3.19 (PUD, Planned Unit Development District), and to approve the associated PUD Concept Plan for an expanded assisted living and dependent living for seniors 5785 E. Broadway Road, parcels 14-013-20-043-02 & -043-08 PARCELS: MCAP MT PLEASANT PROPCO LLC (Prestige Centre) **OWNER:** LOCATION: Approximately 7.23 acres on the north side of E. Broadway Road in the NE 1/4 of Section 13. **EXISTING USE:** Assisted living facility ADJACENT ZONING: B-4, I-2 FUTURE LAND USE DESIGNATION: <u>Commercial/Light Industrial</u>. This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park. **ACTIONS REQUESTED:** To hold a public hearing and to review the PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to PUD (Planned Unit Development) and the associated PUD Concept Plan dated March 14, 2022.

### **BACKGROUND INFORMATION**

The applicant desires to expand an existing assisted living facility, which was originally constructed as part of two (2) special use permits granted by the Township in 1983 and 1987 for a combined 40 bed foster care home facility. The PUD rezoning allows the applicant additional flexibility to pursue approval of this unique project while assuring that the land will only be used in the manner as depicted on an approved PUD Concept Plan.

### No Independent Senior Living Proposed on the Revised PUD Concept Plan.

The former "phase 2" Independent Senior Living component has been removed from the revised PUD Concept Plan, which now only includes was formerly labeled as "phase 1" of the original project. This was done in response to comments received from the Township's Public Services Department indicating that the could not be supported by the existing capacity of the sanitary

sewer system serving this area. The former "phase 2" project area is proposed to be left vacant, with any future development to be subject to an amended PUD Concept Plan approval.

### Existing Zoning

Both parcels are zoned B-4 (General Business) District. The Master Plan Future Land Use map calls for both parcels to be zoned either B-4 or B-5. The following is an excerpt from the Township's Official Zoning Map showing the subject parcels:



### Nursing Home vs. Dependent/Assisted Senior Living

A nursing home is allowed as a special use in the B-4 zoning district. However, staff concurs with the applicant's previously expressed concern that the full scope of their expanded facility would exceed the limited scope of a nursing home as defined in the Zoning Ordinance. Instead, the proposed development is for "housing for the elderly" (dependent living and assisted living for seniors), which is a broader land use category that is not an allowable land use in the existing B-4 District, but is specifically included in Section 3.19 as a category that can be authorized as part of a PUD rezoning action.

### Land Combination Required.

The project includes the current parcel 14-013-20-043-02 and the larger vacant neighboring parcel 14-013-20-043-08. It is not required for this rezoning and PUD Concept Plan approval stage, but the applicant and landowners will need to be aware that Township Assessor approval of a land division/land combination application to combine the subject parcels into one (1) new tax parcel will be required to be completed prior to issuance of any building permit for this project, with documentation provided documentation to the Zoning Administrator.

### PLANNED UNIT DEVELOPMENT REQUIREMENTS (SECTION 3.19)

The PUD Concept Plan is intended to establish the general arrangement of proposed buildings and site improvements, the specific land uses included as part of the PUD, and the scope and extent of any proposed deviations from Zoning Ordinance requirements. The Concept Plan resembles a site plan, but includes less detail. Preliminary and final site plan approvals will be required following any approval of the PUD rezoning and Concept Plan.

The following review comments are based upon Section 3.19 requirements. Where a  $\checkmark$  is noted, the requirement has been met on the Concept Plan. Where a  $\Box$  or a  $\bigcirc$  is noted, the requirement has not been met and plan revisions are required. Where a  $\bullet$  is noted, it is an acknowledgement that the project can comply, and necessary actions are in process of completion to do so:

### 1. Eligibility Criteria

- ✓ The overall development site (two parcels) is more than the minimum parcel size of 5 acres of contiguous land. The entire project would encompass approx. 7.23 acres.
- ✓ The development will be under single ownership or control as required.

### 2. Regulatory Flexibility

✓ No deviation from zoning has been requested.

### 3. Permitted Uses and Density

- a. If the underlying zoning is B-4: any use allowed as principal permitted use or special use within the B-4 district, housing for the elderly, and shopping centers.
  - ✓ Proposed project is housing for the elderly
- b. Residential Density
  - ✓ Complies

### 4. **Project Design Standards**

- ✓ Project complies with required distances between buildings and shows the correct perimeter setback requirements of a B-4 parcel.
- ✓ Instead of the parking formula for a nursing home (0.43 spaces per bed), the applicant chose the dependent senior living formula of 0.39 spaces which does not require visitor parking.

- A conceptual landscaping and screening plan for the project is depicted on sheet
   9. A detailed plan will be required as part of the final site plan for the project
- ✓ The proposed open areas and associated calculations shown on sheet 10 of the revised PUD Concept Plan are consistent with Section 3.19D.6. requirements.
- ✓ Natural features are preserved on site with trees and open areas.
- ✓ A proposed new public sidewalk is shown on the plan along E. Broadway Rd., along with 5-foot-wide internal sidewalks and connections to E. Broadway Rd.
- ✓ A conceptual layout for stormwater retention is depicted on the plan, and is sufficient for this stage of review. Stormwater management calculations and details will be required as part of the final site plan for the project.
- ✓ The increased service needs associated with the new and expanded facilities depicted on the PUD Concept Plan are not anticipated to exceed the capacity of existing and available public roads, police and fire protection services, and educational services.
- ✓ The Public Services Director confirmed in a meeting with the applicant that the applicant's proposal to relocate a portion of the existing municipal water and sewer infrastructure or easements slightly to the east to support the phase 1 Assisted Living Facility/Memory Care Expansion component of this PUD project is acceptable at a conceptual level, but will be subject to more detailed review and approval prior to Planning Commission action on a final site plan for the project.

### 5. Application Data Requirements.

- ✓ All required names, addresses and contact information are provided on the revised PUD Concept Plan cover sheet.
- The legal description of the land on which the Planned Unit Development project will be developed together with appropriate tax identification numbers.
- Except as otherwise noted in this report, the PUD Concept Plan includes all of the following required information:
  - A general location map.
  - > The location of existing roads and highways adjacent to the proposed development.
  - > The general layout of dwelling units, parking, open space, and recreation and park areas.
  - ➢ General locations and setbacks of each structure and use in the development.
  - > Typical layouts and facade designs for each type of use or building.
  - In the case of single family detached development, the plan should indicate the setbacks and outline of the area within which a house could be constructed on each lot.
  - > The vehicular circulation system planned for the proposed development.
  - Conceptual landscaping and screening plan.
- ✓ A topographic survey plan has been submitted (sheet 1).
- ✓ A soils inventory based on the County Soils Survey has been submitted (sheet 2).
- ✓ General locations and approximate dimensions of wetland areas and significant site

features such as tree stands, unusual slopes, streams and water drainage areas have been submitted on the Grading Plan (sheet 6).

- ✓ A conceptual utility plan has been provided (sheet 7).
- ✓ A conceptual layout of the proposed stormwater drainage system is included.
- ✓ A map showing existing zoning designations for the subject property and all land within one quarter mile has been provided on sheet 2.
- ✓ A map and written explanation of the relationship of the proposed Planned Unit Development to the Township's Master Plan and Future Land Use Map has been submitted (cover sheet).
- ✓ Documentation that the applicant has sufficient development experience to complete the proposed project in its entirety has been provided. MCAP has submitted bios of their management team. The company has a total of 51 development projects completed through mid-2021.
- ✓ A general schedule for design approval, construction, and occupation of buildings has been provided as required.
- ✓ The number of residential units to be developed has been provided: The project will contain a total of 164 units between phases 1 & 2.
- ✓ Proposed sidewalk along E. Broadway Rd. is shown on the plan. Internal sidewalks are shown that connect the phase 1 & 2 developments.
- ✓ A Transportation Impact Study is required for a PUD if the Planning Commission or Township Board deems it necessary. Previously staff recommended a Transportation Study but no longer sees a need for one with the current exclusion of the proposed Independent Senior Living.

### CRITERIA FOR PUD REZONING AND CONCEPT PLAN APPROVAL

In considering any application for PUD rezoning and Concept Plan approval, the Planning Commission and Township Board shall make their determinations based on consistency with the following criteria:

- 1. The application and Concept Plan are compatible with the goals and policies of the Master Plan and any other Township planning documents.
  - ✓ The revised PUD Concept Plan includes a more detailed evaluation of the connections between this project and goals 1 through 3 on page 7 of the Master Plan.
- 2. The application and Concept Plan conform to all requirements of this Section 3.19, and all other applicable requirements of this Ordinance and other Township ordinances.
  - ✓ The revised PUD Concept Plan conforms to all requirements of the section 3.19

- 3. The overall Concept Plan site layout and mix of land uses are compatible with the natural resources and environment, adjacent uses and development, the surrounding neighborhood, and the Township as a whole.
  - ✓ The revised PUD Concept Plan meets this requirement.

### **KEY FINDINGS**

- 1. The applicant desires to expand the existing assisted living facility (Dependent Senior Living).
- 2. The site and proposed development satisfy the Eligibility Criteria for consideration as a PUD project.
- 3. The scope of proposed development activity on the revised PUD Concept Plan is now depicted as a single-phase project. The former "phase 2" Independent Senior Living component has been removed, with the area left vacant and designated as a "Future Development Area."
- 4. The application and revised PUD Concept Plan fully satisfy the requirements of Section 3.19.
- 5. Township Assessor approval of a land division/land combination application to combine the subject parcels into one (1) new tax parcel will be required to be completed prior to issuance of any building permit for this project.

### RECOMMENDATIONS

I would ask that the Planning Commission consider adopting a motion to recommend approval of PREZ21-03 request to rezone the parcels at 5785 E. Broadway Road from the B-4 (General Business) District to PUD (Planned Unit Development) and to recommend approval of the associated Prestige Center PUD Concept Plan dated March 14, 2022 as presented.

Respectfully submitted,

### Peter Gallinat, Zoning Administrator

Community and Economic Development Department

<u>Draft Motions</u>: PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to PUD (Planned Unit Development) and to approve the associated PUD Concept Plan.

#### MOTION TO RECOMMEND APPROVAL OF THE PUD REZONING AS REQUESTED:

Motion by \_\_\_\_\_\_, supported by \_\_\_\_\_\_, to recommend to the Township Board of Trustees that the PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to a PUD (Planned Unit Development) District subject to the revised Prestige Center PUD Concept Plan dated March 14, 2022 <u>be adopted as presented</u>, based on the following findings and conclusions:

- 1. The site and proposed development satisfy the Eligibility Criteria for consideration as a PUD project as specified in Section 3.19.A. of the Zoning Ordinance.
- The scope of proposed development activity on the revised PUD Concept Plan is now depicted as a single-phase project. The former "phase 2" Independent Senior Living component has been removed, with the area left vacant and designated as a "Future Development Area."
- 3. The application and revised PUD Concept Plan fully satisfy the requirements of Section 3.19.
- 4. Planning Commission review and approval of preliminary and final site plans and Township Assessor approval of a land division/land combination application will be required for this project.

[If additional conditions or limitations on the recommendation are determined to be necessary:]

This recommendation for approval is offered subject to the following conditions:

<u>Draft Motions</u>: PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to PUD (Planned Unit Development) and to approve the associated PUD Concept Plan.

#### MOTION TO RECOMMEND DENIAL OF THE REQUESTED REZONING:

Motion by \_\_\_\_\_\_, supported by \_\_\_\_\_\_, to recommend to the Township Board of Trustees that the PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to a PUD (Planned Unit Development) District subject to the revised Prestige Center PUD Concept Plan dated March 14, 2022 be denied based on the following findings and conclusions:


### MOTION TO POSTPONE ACTION:

Motion by	, supported by	, to
postpone action on the PREZ21-0	3 request to rezone parcels 14-013-20-	043-02 & -043-08 at 5785
E. Broadway Road from the B-4 (	(General Business) District to PUD (Pla	nned Unit Development)
until the	, 2022 regular Planning Comn	nission meeting, for the
following reasons:		

### **Charter Township of Union**

### APPLICATION FOR SITE PLAN REVIEW

	Minor Site Plan	Preliminar	y Site Plan	Final Si	ite Plan	
A Completed Applic	ation will contain af	لیسیا I the information requirer	Det the Zonine Ordi	Dance Section I	4 9 (ch - b)	
			For the sound orde	mence, section 1	MA (SITE PR	in Kevlew).
Name of Proposed De	velopment/Proje	ct	KRIST FO	OD MART		
Common Description	of Property & Ade	dress (if issued)	SOUTHWEST CO	RNER OF E. P	ICKARD I	RD. AND
	S. ISABELLA RE	), / 4972 E. PICKARD F	RD. MOUNT PLEA	SANT, MI 488	58	
Applicant's Name(s)		KRIST	OIL COMPANY I	NC.		
Phone/Fax numbers		906-265-6144	Email	kristc	@kristoil.c	
Address	303 5	SELDEN RD.	Cit	y: IRON R	VER, MI	Zip: 49935
· · · · · · · · · · · · · · · · · · ·					· · · · · · · · · · · · · · · · · · ·	
Legal Description: 🗸	Attached	Included on Site Plan	Tax Parcel II	Number(s):	SEE A	TTACHED
Existing Zoning: B-7	Land Acreage	: 3.28 Existin	g Use(s):	VACANT/R	ESIDENTI	AL
ATTACHED: Letter	describing the proj	ect and how it conforms	to Section 14.2.5. (	Standards for St	to Plan Ani	
					te Fian App	novati
Firm(s) or	1. Name:	GEI CONSULTANT	S Phone	906-214-4151 -	en all PER	ATTAOUED
Individuals(s) who	2. Address:		990 LALLE	( BD.		ATTACHED
prepared site plan(s)	City:	IRON RIVE	R	State:	MI	Zin: 49935
	Contact Person;	CRAI	G RICHARDSON		Phone	806-284-3909
Legal Owner(s) of	1. Name:	MICHIGAN RES	SERVES INC.	Phor	1e:	
All porcons having	Address:		PO BOX 329			
legal interact in the	City:	MOUNT PLEASA	NT.	State:	ML	Zip: 48804
property must sign	Signature:	- Ma	1	topostis Davas		OWNER
this application.	2. Name:	KRIST OIL CO	MPANY INC	Refest in Prope	е <b>гтү:</b>	
Attach a separate	Address:		303 SELDEN	POUN	e:906	-205-5144
sheet if more space	City:	IRON RIVER		State:	MI	7in: 49935
is needed.	Signature;	Cat Van	tn	terest in Prope	erty:	BUYER

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

Signature of Applicant

<u>B-15-22</u> Date

Office Use Only

### PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

#### Michigan.gov/EGLEpermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSguide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. [insertions and edits by Union Township]

Но	w Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes	No □
1)	Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), <u>Permit Section</u>	Y	NX
2)	Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, <u>Asbestos Program</u> , 517-284-6777	YX	N
3)	Please consult the <u>Permitting at the Land and Water Interface Decision Tree document</u> to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - <u>Joint Permit Application</u> , 517-284-5567:		
	<ul> <li>Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?</li> </ul>	Υ□	NX
	b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Υ□	NX
	c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Υ□	NX
	d. Does the project involve construction of a dam, weir or other structure to impound flow?	Υ□	NX
4)	Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? <b>Union Township and Isabella County</b>	YΧ	N
5)	Does the project involve the construction or alteration of a water supply system system? <b>Union Township Public Services Department</b> and <u>Drinking Water &amp; Environmental Health Division</u> (DWEHD), 517-284-6524	ΥX	N
6)	Does the project involve construction or alteration of any sewage collection or treatment facility? <b>Union Township Public Services Department</b> and <u>WRD, Part 41 Construction</u> <u>Permit</u> Program (staff), 906-228-4527, or <u>EGLE District Office</u>	YX	N
7)	Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? <b>Union Township</b> and <u>Public Swimming Pool Program</u> , 517-284-6541, or <u>EGLE District Office</u>	Y	NX
8)	Does the project involve the construction or modification of a campground? <b>Union Township</b> and DWEHD,Campgrounds program, 517-284-6529	Y□	NX

9)	Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), <u>Solid Waste</u> , 517-284-6588, or <u>EGLE District Office</u>	Y	NX
10)	Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u> , 517-284-6562	۲	NX
Wh	o Regulates My Drinking (Potable) Water Supply?		
11)	I am buying water from the municipal water supply system Contact the <b>Union Township Public Services Dept.</b>	YX	N
12)	I have a Non-Community Water Supply (Type II) <u>Guide</u> , <u>Contact (District or County) Local</u> <u>Health Department</u> , 517-485-0660	۲□	NX
13)	I am a community water supply (Type I) <u>Community Water Supply</u> , <u>DWEHD District Office</u> <u>Community Water Supply Program</u> , 517-284-6512	Y	NX
14)	Do you desire to develop a <u>withdrawal of over 2,000,000 gallons of water per day</u> from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y	NX
Wh	o Regulates My Wastewater Discharge System?		
15)	NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, <u>EGLE District Office</u> , or <u>National Pollutant</u> <u>Discharge Elimination (NPDES) Permit Program</u> , 517-284-5568	Y	NX
16)	Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, <u>Permits Section</u> , or <u>EGLE</u> <u>District Office</u> , 517-284-5588	Y	N⊠
17)	Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, <u>Groundwater Permits Program</u> , 517-290-2570	Υ□	NX
18)	Does the project involve the drilling or deepening of wells for waste disposal? <u>Oil, Gas and</u> <u>Minerals Division</u> (OGMD), 517-284-6841	۲□	NX
Wh	at Operational Permits Are Relevant to My Operation and Air Emissions?		
19)	Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, <u>Permit Section</u> , 517-284-6634	Y	NX
20)	Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, <u>Acid Rain Permit Program</u> , 517-780-7843	۲□	NX
Wh	at Operational Permits Are Relevant to My Waste Management?		
21)	Does the project involve landfilling, transferring, or processing of any type of solid non- hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? <u>MMD</u> , 517-284-6588 or <u>EGLE District Office</u>	Y	NX
22)	Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, <u>Hazardous and Liquid Waste</u> , 517-284-6562	Y	NX
23)	Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ( <u>Hazardous Waste</u> <u>Program Forms &amp; License Applications</u> ) MMD, <u>EGLE District Office</u> , 517-284-6562	Y	NX

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, <u>Radioactive Material</u> and <u>Standards Unit</u> , 517-284-6581	Y	NX
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD <u>Radioactive</u> <u>Material and Standards Unit</u> , 517-284-6581	Y	NX
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, <u>Medical Waste Regulatory Program</u> , 517-284-6594	Y	NX
What Sector-Specific Permits May be Relevant to My Business?		
Transporters 27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste?	Y	NX
MMD, <u>Transporter Program</u> , 517-284-6562 28) Does the project involve the <i>transport</i> of hazardous waste? MMD, <u>Transporter Program</u> , 517-284-6562	Υ□	NX
<ul> <li>29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, <u>Water Hauler Information</u>, 517-284-6527</li> </ul>	Y	NX
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, <u>Septage Program</u> , 517-284-6535	Υ□	NX
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, <u>Scrap Tire Program</u> , 517-284-6586	Y	NX
Sectors		
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, <u>Dry Cleaning Program</u> , 517-284-6780	Y	NX
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? <u>Laboratory Services Certifications</u> , 517-284-5424	Y	NX
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, <u>Public Swimming</u> <u>Pools Program</u> , 517-284-6529	Y	NX
35) Does the project involve the operation of a <i>campground</i> ? <b>Union Township</b> and DWEHD, <u>Campgrounds</u> , 517-284-6529	Y	NX
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, <u>Aquatic Nuisance</u> <u>Control</u> , 517-284-5593	Y	NX
<ul> <li>37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, <u>Surface Water Assessment Section</u>, 517-331-5228</li> </ul>	Y	NX

Why would I be subject to Oil, Gas and Mineral Permitting?					
38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, <u>Petroleum Geology and</u> <u>Production Unit</u> , 517-284-6826	Y	NX			
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u> , 517-284-6826	Y	NX			
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, <u>Radioactive Protection Programs</u> , 517-284-6581	Y	NX			
Petroleum & Mining, OGMD, 517-284-6826					
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	۲D	NX			
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Υ□	N 1 5 5 1			
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in	Υ□	NK			
44) Does the project involve mining coal?	Υ□	NX			
45) Does the project involve changing the status or plugging of a mineral well?	Y□	NX			
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y	NX			

Contact Union Township and EGLE Permits & Bonding, OGMD, 517-284-6841

#### Planning Commission– Detailed Use Statement-Site Plan Krist Oil Company, Inc. Proposed Krist Food Mart 4972 E. Pickard Road, Union Township, Michigan

Krist Oil Company independently owns and operates 73 Convenience Stores across Michigan, Wisconsin, and Minnesota. Krist Oil Company, Inc. (Krist Oil) is intent on purchasing six (6) parcels of property at the corner of E. Pickard Road and S. Isabella Road for development of a Krist Food Mart. All six parcels are owned by Michigan Reserves Inc., totaling approximately 3.28 acres. Three parcels are located along E. Pickard Road and three parcels are located along S. Isabella Road. The three parcels along E. Pickard Road are residential properties, while the three parcels along S. Isabella Road are commercial. N&B Floor Coverings were the tenants of the commercial properties but have since vacated the lots. The existing buildings and site features on the Michigan Reserves Inc. properties are to be demolished for the proposed Krist Food Mart development per the attached Site Plan. The features abutting the site include: trees and residential properties to the south and an open yard/commercial property to the west. During construction, silt fence will be installed and maintained along the west and south sides of the property. Sedimentation control measures will also be installed around existing catch basins bordering the site. The existing grade varies between 763' and 764' within one hundred feet of the west property line. It varies between 762' and 763' along the south property line.

The Krist Food Mart will consist of two (2) canopies, one (1) for gasoline and the other for diesel fuel. Ten (10) pumps will be under the gasoline canopy and four (4) pumps will be under the diesel canopy. The pumps will not have any type or kind of video screen. There will be two (2) electric vehicle charging stations located at the southeast corner of the building. The Food Mart will be 60' x 92' (5,520 SFT) and located in the middle of the parcel. All utilities will be tied in at the street location per the utility plan. The storm water system is proposed to be an underground retention system on the north portion of the site that will discharge to the existing storm sewer(s) at a controlled rate. The southside of the site will discharge to a 18,543 cubic foot retention pond, from there it will be released at a controlled rate. Both will be discharged per Isabella County ordinance and Michigan Department of Transportation (MDOT) rules and regulations. There will be a right in/right out drive entrance on E. Pickard Road and a typical entrance on S. Isabella Road in accordance with the Access Management Plan. A clear vision area will be provided at the corner of Pickard and Isabella.

The filling station will have 43 parking spots available based off the retail square footage (4620 SFT), maximum employee count per shift (3 staff), and number of pump islands (7). Loading and unloading will take place on the south side of the building in the parking lot. A 10' x 10' dumpster enclosure will be located on the westside of the building per the site plan. Landscaping will be planted on all sides of the property as indicated on the site plan. The makeup of the landscaping will be per the Union Township zoning ordinance. All landscaping will go up to the property line or right of way. An eight (8) foot high wall will be constructed four (4) feet off of the west and south property lines. The wall will have a faux stone finish. Mechanical equipment will be located on the roof of the building. A parapet wall will be constructed on all sides of the roof of the air conditioning unit, which will be located on the roof of the air conditioning unit to the public. Internal sidewalks access will be maintained year-round, including winter plowing.

Krist Oil has no intention of selling or leasing any portion of the land or building space. Additionally, except for the six parcels mentioned in this Detailed Use Statement, Krist Oil does not have any further interest in owning or acquiring any adjacent land parcels.

#### Standards for Site Plan Approval (Section 14.2.S)

The applicant is legally authorized to apply for site plan approval, and all required information has been provided.

Yes

The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.

Yes

The final site plan is consistent with the policies of the Master Plan and other adopted Township planning documents, and with the approved preliminary site plan.

Yes, per the Special Use Permit Report dated June 7, 2021, it conforms and is consistent with the adopted Master Plan. "Based on a review of the elevation drawings provided in the preliminary site plan, the exterior materials used, and appearance of the building façade are consistent with the policy statements on page 31 of the Master Plan for Retail Service area commercial development.

The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.

The development will be a significant improvement to the surrounding properties in that six (6) aged and deteriorated structures will be removed and replaced with a new 5,520 sq. ft Krist Food Mart. It will be harmonious to the surrounding area because residents to the south and west will have access to the site with new sidewalks and exterior landscaping will be planted around the lot lines. Providing buffers to the adjoining properties.

The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.

Yes

Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.

N/A

The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.

The proposed site will be an improvement to the existing traffic flow and pedestrian/vehicle interaction. The site will reduce the number of driveways along Pickard Rd. from four (4) to one (1) and from three (3) to one (1) on Isabella Rd. The site will move the current entrance off of Isabella approximately 140' further away from the intersection and will move the current entrance off of Pickard 150' further from the intersection.

The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.

This development will create 10-15 new jobs within the area. Bring a convenience store to area and increase tax revenue in the area.

Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.

We are currently coordinating our activities with MDOT's Pickard Rd. project schedule for 2023.

Development phases area in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage, or erosion control.

Yes

The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.

Yes, see attached permit approvals.

The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.

Yes, our storm water plans and model were approved by both MDOT and the Isabella County Drain Commission.

Proposed screening, buffering, and landscaping improvements are adequate for the location and intended purpose and conform to the standards of this Ordinance.

Yes, the landscape plan was approved during the preliminary site plan process. It actually exceeds the landscape Ordinance requirements.

Exterior lighting conforms to Ordinance requirements and standards and will not adversely affect adjacent or neighboring properties or traffic on adjacent roads.

Yes

The parking layout and vehicular circulation patterns and access points to the site are adequate to serve the proposed uses and will not adversely affect the flow of traffic on adjacent roads or create pedestrian-vehicle conflicts.

Yes, as stated earlier the proposed site will improve traffic flow by reducing the number of entrances and moving the entrance farther away from the intersection.

# Grading or filling will not destroy or adversely affect the character of the property, adjacent properties, or the surrounding area.

No

# Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.

Yes, temporary soil erosion and sedimentation control measures will be put into place during construction. Permanent soil erosion and sedimentation control measures will be put into place at the end of construction per the landscaping plan.

# The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.

Yes, see attached permit approvals.

# SurfLite 1

LED surface mounted canopy light LCG-CP

- Tier 1 LED's for high efficacy and long life
- Die cast aluminum housing for excellent cooling and durability
- Superior optic design for low glare and even light distribution
- Slim design fits more applications with low overhead clearance
- Easy to install with J-Box mounting plate
- Screw out plugs on three sides for conduit wiring
- Threaded boss on back allows for pendant tube mounting
- 1-10 V dimming standard

### Specifications

#### Electrical

#### Innut voltage

Input voltage	100-22	77 VAC, 50-60 Hz
Wattage	Lumens	Efficacy
45 W <sup>‡</sup>	5,850	130 lm/W
65 W‡	8,450	130 lm/W
Data based on 5000 K mod	del.	
Power factor	>0.95	
Lighting		
Beam angle	159°	
Color temperature	( <b>CCT)</b> 3000 H	К <sup>*</sup> , 4000 К, 5000 К
Color rendering (CR	<b>I)</b> >70	
Performance		
Operating tempera	<b>ture</b> 30° C	to +45° C
Ingress protection	IP65	
UL location rating	Suitab	le for wet locations
Life rating	>50,0	00 hours
	at max	kimum operating conditions
Dimming	1-10 V	DC control on power supply
Construction		
Body	Die ca	st aluminum and polycarbonate lens
Finish	Bronze	e and White* powder paint
Dimensions	10.1 in	(255.5 mm) square x 3.3 in (83.7 mm)
Documentatio	n	
Warranty	5-year	limited and Performance+ Service Warranty
Agency listings	CE, Des	ignLights Consortium® Premium (DLC)†‡, cULus, FCC



Available by special order, please contact SloanLED for lead times.

† DLC Classified as "Parking Garage" distribution.

‡ DLC Classified as "Low Bay" distribution.

§ Performance+ Service Warranty applies to U.S. installations ONLY.



### Ordering information

Part n Example: L	umb . <i>(G-(P-</i> 4	oer <b>45W-U</b> -4	ŧOK-BZ-	-D1					
LCG-CP -			- U -			-			-D1
	Wattag	ge		Kelvin	temp		Finish		
	Code	Desc.		Code	Desc.		Code	Desc.	
	45W	45 W		30K	3000 K*		BZ	Bronze	
	65W	65 W		40K	4000 K		WT	White*	
				50K	5000 K				



# SurfLite 1

LED surface mounted canopy light **LCG-CP** 



### Photometrics



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Specifications subject to change without notice.



# Portland

# LED full cutoff wall pack

- Meets DLC full cut-off criteria for no uplight
- High efficiency LED driver with wide range input voltage 100-277 VAC or 347-480 VAC
- Die cast aluminum provides efficient cooling and durability
- Excellent optics design with zero light above 90°
- Easy to install with hinged base
- · Mounts over J-box or wire with conduit by knockouts on three sides of base

### Specifications

#### Electrical

System power	45 W, 70 W
Input voltage	100-277 VAC or 347-480 VAC <sup>+</sup>
Power factor	>0.95
Lighting	
Light output <sup>‡</sup>	5,946 Lumens (45 W) 8,463 Lumens (70 W)
Beam angle	62° x 118°
Color temperature (CCT)	3000 K†, 4000 K, 5000 K
Color rendering (CRI)	>70
BUG rating <sup>‡</sup>	45 W B3-U1-G1 70 W B3-U1-G2
Performance	
Operating temperature	32° F to +113° F (-30° C to +45° C)
Ingress protection	IP65
UL location rating	Suitable for wet locations
Life rating	>50,000 hours (L <sub>70</sub> )* at maximum operating conditions
Driver efficiency	>90%
Dimming	Non-dimming
Construction	
Body	Die cast aluminum and polycarbonate lens
Finish	Bronze or White† polyester powder coat
Documentation	
Warranty	5-year limited and Performance+ Service Warranty <sup>△</sup>
Agency listings	CE, DesignLights Consortium® (DLC) Premium, cULus, FCC, RCM, SAA



\* Based on LED component manufacturer data.

- + Available by special order, please contact SloanLED for lead times.
- ‡ Based on 5000 K data.

§ Order separate from luminaire. Field installed by others. 120-277 V only, not available in 347-480 V.

**¶** Can be used on Portland and Detroit fixtures when battery is mounted in Dry or Damp location ONLY.

Not compliant for CEC BC use; 120-277 V only, not available in 347-480 V.  $\Delta\,$  Performance+ Service Warranty applies to U.S. installations ONLY.



# Ordering information

Part nu <i>Example: LC</i> C	imber 5- <i>WPFC-70W-U-5</i> 0	IK-BZ	
LCG-WPFC	-		
	Nom. wattage	Voltage Kelvin temp. Finish	
	Code Desc.	Code Desc. Code Desc. Code	Desc.
	45W 45W	U 100-277 VAC 30K 3000 K <sup>+</sup> BZ	Bronze
	70W   70 W	H 347-480 VACT 40K 4000 K WT	White⁺
		50K   5000 K	
Acces	ssories		
Photoc	ontrol		
Part num	ber	601120 <sup>§</sup>	
Rated vol	tage	120-277 VAC	
Power cor	sumption		
Activation	n level	1.0~1.9 fc (10~20 lx) <i>ON</i>	
		2.8~7.5 fc (30~80 lx) <b><i>OFF</i></b>	
Ambient t	emperature	40° F to +158° F (-40° C to +70° C)	
Feature		3-10 sec. preset delay from incidental ambient flashes	

Battery backup¶

Part number	Wattage	Output @ 45 W‡	Output @ 70 W <sup>‡</sup>
EM-L0854	8 W	1,057	968
EM-L1654	16 W	2,114	1,936
EM-L2554	25 W	3,300	3,025





# Portland

LED full cutoff wall pack LCG-WPFC

**Photometrics** 



Total lamp Lumens: 5,946

Arrangement: Single

Mounting height: 20 ft (6.1 m)

Maximum calculated value: 8.30 Fc

5 Fc 2 Fc 1 Fc 0.5 Fc 0.2 Fc

0.1 Fc

LCG-WPFC-70W-U-50K-XX LCG-WPFC-70W-U-50K-XX

Horizontal Footcandles Grid =  $20 \times 20$  ft (6.1 × 6.1 m) Light loss factor: 1.00 Lumens per lamp: 8,463 Total lamp Lumens: 8,463 Mounting height: 20 ft (6.1 m) Maximum calculated value: 10.57 Fc Arrangement: Single

### Dimensions





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LED lighting system **701948** 

# High Output

# Ordering information

### Luminaire

Example: 701948-5WTWT3-M150

701948-		Т		3-		
Product	Color tem (CCT)	٦p.	Body co	olor	<b>Power</b> <sup>•</sup> (Low, Med, High power settings)	Factory preset power settings
	4W 4000 K 5W 5000 K		BZ Bronze (MH200 o WT White	nly)	M75 75 W power (36, 50, 64 W output) M150 150 W power (76, 98, 119 W output) MH200 200 W high output power (123, 141, 164 W output)	(blank) High power setting (default) P1 Medium power setting P2 Low power setting

2000000000000

Standard

### **Driver enclosure**

Part number	Description
601106+	Canopy/soffit applications
601022-M	Surface mount applications

### **Dimming accessories**

Part number	Description			
601092 <sup>s</sup>	Dimming controller for 75 W power supply			
601093 <sup>§</sup>	Dimming controller for 150 W power supply			
601094 <sup>§</sup>	Dimming controller for 200 W power supply			
701953	Occupancy sensor			



### **Product description**

PDL3 MODUS sets a new standard in canopy/soffit lighting with its slim, lightweight, 1" (25 mm) design, optimized Type V symmetric distribution, included driver, and IP68 rating offering the industries best protection from dust and water intrusion.

- Standard power supply module includes three field-selectable lumen output power settings: High (default), Medium, and Low
- Faster ROI, industry-leading 10-year warranty, and virtually maintenance-free
- Energy savings up to 250% over typical HID fixtures

### Accessories

Part number	Description
401397	Shoebox mounting plate
401397-BZ	Shoebox mounting plate (Bronze)
402540	Mounting plate, $32" \times 26"$ (813 × 660 mm)
401219	Blank plate (de-lamping / removing)
401219-BZ	Blank plate, Bronze (de-lamping/removing)
401398	Install template
410168	1-10 V dimming connector cable

### **Replacement parts**

Part number	Description
601071	75 W power supply
601072	150 W power supply
601073	200 W power supply

### Performance summary

Model		M75			M150	1		мн200	1
Power settings	Low (36 W) <b>P2</b>	Med (50 W) <b>P1</b>	High (64 W) <b>DF</b> ^	Low (76 W) <b>P2</b>	Med (98 W) <b>P1</b> <sup>Δ</sup>	High (119 W) <b>DF</b>	Low (123 W) <b>P2</b>	Med (141 W) <b>P1</b>	High (164 W) <b>DF</b> ^
Efficacy¹ (lm/W)	159.3	157.9	155.0	152.7	146.9	142.5	169.6	167.8	165.5
Delivered lumens <sup>1</sup>	5,670	7,869	9,951	11,540	14,800	16,880	20,700	23,210	26,040



\* Driver and power controller included. Standard configuration: All models are shipped at the

highest system power setting unless ordered with factory preset options P1 or P2. † 601106 required by NEC code in North America.

# 601022-M required where fixture will not be mounted directly to surface.

§ Dimming controller replaces the Power Module.

Dimming controller box fits inside of all driver housings or mounting enclosures. Based on 5000 K CCT data.

 $\Delta$  All models are shipped at the highest system power setting unless ordered with factory preset options P1 or P2.



PAGE 1 OF 4

LED lighting system 701948



### **Product specifications**

#### Electrical

### Input voltage ...... 100-277 VAC, 50-60 Hz

Product	Power setting	Lumens <sup>§</sup>	Efficacy⁵
	<b>P2</b> – Low (36 W)	5,670	159.3 lm/W
M75	<b>P1</b> – Med. (50 W)	7,869	157.9 lm/W
	<b>DF</b> — High (64 W) <sup>‡</sup>	9,951	155.0 lm/W
	<b>P2</b> – Low (76 W)	11,540	152.7 lm/W
M150	<b>P1</b> − Med. (98 W) <sup>‡</sup>	14,800	146.9 lm/W
	<b>DF</b> — High (119 W)	16,880	142.5 lm/W
	<b>P2</b> – Low (123 W)	20,700	169.6 lm/W
MH200	<b>P1</b> – Med. (141 W)	23,210	167.8 lm/W
	<b>DF</b> — High (164 W) <sup>‡</sup>	26,040	165.5 lm/W

#### Lighting

Light distribution	Symmetric (Type 5)

Color (CCT) ...... 4000 K, 5000 K

Performance

#### **Operating temperature**

Product	Low	Med	High	
<i>М75</i> <i>М150</i> -40°	°C to 60° C	-40° C to 55° C	-40° C to 50° C	
MH200		-40° C to 50° C	-40° C to 40° C	
Ingress prote	ction	IP68		
UL location ra	ting	Suita	able for wet locat	ions
Explosion pro	of <sup>†</sup>	ATEX	zone 2 rated	
		DEM	KO 18 ATEX 2033>	x II 3 G ec IIC T4
Life rating		M75	& M150	
Reported: $L_{10} > 60,000$ hours				0 hours
		Calc	ulated: $L_{70} > 150,0$	000 hours
		МН2	200	
		Repo	orted: L <sub>70</sub> > 60,00	0 hours
		Calc	ulated: L <sub>70</sub> > 175,0	000 hours
Dimming 1-10 VDC control on power supply			ower supply*	
Construct	ion			
Frame		Die o	ast aluminum	
Heat plate		Alun	ninum	
Finish		<i>M75</i> <i>MH2</i> Pow	& <b>M150</b> 200 der coated for ext	White Bronze or W treme conditio
Lens		Tem	pered frosted len	s

#### Mounting

Fixture	. 4 self-drilling	sheet meta	screws

Documentation

Warranty..... 10-year limited

Agency listings...... cULus, CE, DesignLights Consortium® (DLC) Premium, ENEC, ATEX<sup>†</sup>, RoHS, Title 24 Compliant

Files available ..... LM-79, LM-80, IES

\* Requires 1-10 V connector cable (P/N 410168).

† ATEX certification for luminaire at 5000 K CCT only.

‡ All models are shipped at the highest system power setting unless ordered with factory preset options P1 or P2.

§ Based on 5000 K CCT data.

### **Product dimensions**





PAGE 2 OF 4

LED lighting system **701948** 

# Canopy/Soffit Applications

Driver enclosure Order number: 601106

Included in kit: Power supply enclosure, gasket, and mounting hardware.  $^{\scriptscriptstyle \dagger}$ 

- Power supply enclosure allows water to pass through and out
- Gasket seals against canopy Eliminates need to seal installation with tar/roofing material



### **Surface Mounted Applications**

PAGE 3 OF 4

Surface mounting enclosure Order number: 601022-M

Included in kit: SloanLED surface mounting box.<sup>+</sup>

• Mounts to: Solid flat surface, reinforced J-box



### **Shoebox Retrofit Applications**

Shoebox mounting plate Order number: 401397 (White), 401397-BZ (Bronze)

401397 (shoebox plate – **ordered separately**) combined with any PDL3 luminaire will complete typical 24 × 24 shoebox housing retrofits.<sup>+</sup>





\* Driver and power controller included. Standard configuration: All models are shipped at the highest system power setting unless ordered with factory preset options P1 or P2.

Fixture kit with driver and power module not included. Order separately.

LED lighting system 701948

### **Cover Plates**

- · Shoebox Mounting Plate Required for mounting directly to an existing  $2' \times 2'$  (610 mm  $\times$  610 mm) shoebox. Option to cover footprint/stain when replacing a 2' × 2' (610 mm × 610 mm) shoebox.
- · Large Mounting Plate Allows for mounting over an existing hole, up to 26.5"  $\times$  32" (673 mm  $\times$  813 mm). Also allows for the MODUS fixture to be mounted behind the mounting plate for a cleaner look. The plate has no mounting holes, allowing installers to choose hole size and quantity for screws or rivets.
- Blank Plate Covers the silhouette/stain and hole when removing a 2'  $\times$  2' (610 mm  $\times$  610 mm) shoebox fixture.

### **Product specifications**

Part number	Shoebox mounting pl	late			
	White	. 401397			
	Bronze	. 401397-BZ			
	Large mounting plate				
	White	. 402540			
	Blank plate				
	White	. 401219			
	Bronze	. 401219-BZ			
Material	Aluminum				
Finish	Bronze or White powde	er paint			
Dimensions	Mounting and shoebox retrofit plate	. 24" (610 mm) square			
	Mounting plate Blank plate	. 32" × 26.5" (813 × 673 mm) . 24" (610 mm) square			

#### 401397 - Mounting & **Shoebox Retrofit Plate**



#### 402540 - Large Mounting Plate



#### 401219 - Blank Plate





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PAGE 4 OF 4





# Caps and Skirts

Bufftech molded Sherwood and Allegheny fence have matching caps and skirts.





Line Post



End/Gate Post

# Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME	Form	MAX QUANTITY ON	TYPE OF STORAGE
	(components)		HAND AT ONE TIME	CONTAINERS
Unleaded Gasoline		LiQ	37,000 gallons	UGT
Diesel fuel		LiQ	27,000 gallons	UGT
	KEY:			KEY:
	LiQ. = liquid			AGT = above ground tank
	P.LIQ = pressurized liquid			DM = drums
	S = solids			UGT = underground tank
	G = gas			Cy = cylinders
	PG = pressurized gas			CM = metal cylinders
				CW = wooden or composition
				container
				TP = portable tank

# **CHARTER TOWNSHIP OF UNION**

# SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business:		Krist Oil Company, Inc.
Name of business owner(s):		Krist Oil Company, Inc.
		Krist Atanasoff
		Stanley Atanasoff
Street and mailing address:		303 Selden Road
		Iron River, MI 49935
Telephone:	906.265.6144	
Fax:	906.265.4495	
Email:	krist@kristoil.c	om

### I affirm that the information submitted is accurate.

Owner(s) signature and date:	KC HErr		
	December 30th, 2021		
	Krist C Atanasoff, Owner		
Information compiled by:	Heath Revels, Project Manager		
	METCO		
	102 Enterprise Drive, Hillsboro, WI 54634		

### Part 1: Management of Hazardous Substances and Polluting Materials

- 1 Y N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
- 2.  $\underline{Y}$  N Will the hazardous substances or polluting materials be reused or recycle on-site?
- 3. Y N Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
- 4. <u>Y</u> N Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
- 5.  $\underline{Y}$  N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations. For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)

per State of Michigan Building Code.

- M Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one) Floor drains are on tiled floors for mopping of the Food Mart building. There is no manufacturing of hazardous materials in the facility. The floor drains and building plumbing will be constructed
  - a. on-site holding tank
  - b. on-site system

The on-site system must be approved by the MDEQ. Contact: MDEQ Waste Management Division. District Office telephone: 989-894-6200 (Saginaw Bay District Office)

- 7.  $\underbrace{\mathbf{Y}}$   $\underbrace{\mathbf{N}}$  Will hazardous substances or polluting materials be stored, used, or handled outof doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).
- cc: Charter Township of Union Department of Public Works

#### Planning Commission– Application Attachment Information Krist Oil Company, Inc. Proposed Krist Food Mart 4972 E. Pickard Road, Union Township, Michigan

Firm or Individual Who Prepared Site Plan Email: <a href="mailto:crichardson@geiconsultants.com">crichardson@geiconsultants.com</a>

**Tax Parcel ID Numbers:** 14-014-20-002-00, 14-014-20-003-00, 14-014-20-004-00, 14-014-20-007-00, 14-014-20-009-00, 14-014-20-009-00

# KRIST GAS STATION TRAFFIC IMPACT STUDY

**UNION TOWNSHIP, MICHIGAN** 

SEPTEMBER 10, 2021

**P**REPARED BY:



2125 RIDGEWOOD DRIVE, SUITE 101 MIDLAND, MI 48642
#### **Notice and Disclaimer**

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Agency Review	Date	Comments		
Agency Review	Duit			



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- B. EXISTING TRAFFIC CONDITIONS
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- D. WARRANT SUMMARY

#### REFERENCES

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#### **EXECUTIVE SUMMARY**

This report presents the results of a Traffic Impact Study (TIS) for the proposed commercial development in Union Township, Michigan. The project site is located in the southwest quadrant of the Isabella Road and Pickard Road (M-20) intersection, as shown on **Figure E1**. The proposed development includes the construction of a gas station and a convenience store. Access to the site is proposed via two driveways; right-in/right-out only access on Pickard Road (M-20) and full access on Isabella Road. As part of the site plan approval process, Union Township has required the completion of a Traffic Impact Study (TIS).



FIGURE E1: SITE LOCATION

The scope of this study was developed based on information provided by the developer, review of the study road network, and Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice and information published by the Institute of Transportation Engineers (ITE).

#### BACKGROUND DATA

F&V subconsultant Gewalt Hamilton Associates, Inc. (GHA) performed weekday 24-hour turning movement counts at the study intersection of Pickard Road (M-20) & Isabella Road on Tuesday, August 24, 2021. However, due to the impact of COVID-19, current traffic volume data is not representative of "typical" operations.



Therefore, pre-COVID (2018) historical traffic volume data were reviewed and adjustment factors were calculated in order to establish an adjusted existing 2021 baseline traffic volume for use in the study.

Table E1: COVID Traffic \	<b>/olume Adjustment Factors</b>
---------------------------	----------------------------------

	•	
Roadway Approach	AM Peak Hour	PM Peak Hour
Pickard Road/M-20 (EB)	+30.3%	+15.4%
Pickard Road/M-20 (WB)	+10.3%	+5.9%
Isabella Road (NB)	+2.6%	+4.9%
Isabella Road (SB) <sup>1</sup>	-	-

Collected 2021 traffic volume at the southbound approach of Isabella Road were found to be higher than expected traffic volume. Therefore, no adjustment factor was applied for that approach.<sup>1</sup>

#### **TRIP GENERATION**

The number of peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 10<sup>th</sup> Edition*. The proposed development project includes a gas station with 14 fueling positions and a 5,520 SF convenience store. The trip generation used in the analysis is summarized in **Table E2**.

Land Use	ITE Code	Amount	Units Average Daily		AM Peak Hour (vp		ur (vph)	PM P	eak Hou	ur (vph)
	Oue			Traine (vpu)	In	Out	Total	In	Out	Total
Gas Station with Convenience Market	945	14	Fueling Positions	2,875	89	86	175	100	96	196
Pass-By	62% AM, 56% PM			1,783	55	54	109	55	55	110
Total New Trips				1,092	33	33	66	43	43	86

#### **Table E2: Site Trip Generation**

Typical of retail or commercial activities, a portion of the site-generated trips are already present on the adjacent road network and are interrupted to visit the site. These trips are known as "pass-by" trips. These trips are therefore reduced from the total external trips generated by a study site. The percentage of pass-by trips used in this analysis was determined based on the rates published by ITE in the *Trip Generation Handbook, 3rd Edition*.

#### SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roads based on the proposed site access plan, the existing peak hour traffic patterns in the adjacent roadway network, and the methodologies published by ITE. The adjacent street traffic volumes were used to develop the trip distribution. It is assumed that the traffic in the AM are home-to-work based trips and PM are work-to-home based trips. The ITE trip distribution methodology also assumes that new trips will return to their direction of origin, whereas pass-by trips will enter and exit the development in their original direction of travel. The site trip distributions used in the analysis are summarized in **Table E3**.

New Trips				Pass-By Trips				
AM	PM To/From		Via	Direction	AM	PM		
12%	11%	North	Isabella Road (M-20)	Northbound	18%	19%		
15%	17%	South	Isabella Road (M-20)	Southbound	14%	16%		
40%	41%	East	Pickard Road	Eastbound	32%	35%		
33%	31%	West	Pickard Road	Westbound	36%	30%		
100%	100%		100%	100%				

#### Table E3: Site Trip Distribution



#### ANALYSIS SUMMARY

The conclusions of this TIS are as follows:

- 1. Existing Conditions
- The results of the existing conditions analysis indicate that all approaches and movements at the study intersections are currently operating at LOS D or better during the AM peak period.
- During the PM peak hour, the intersection of Pickard Road (M-20) & Isabella Road is currently operating at LOS F. A review of SimTraffic microsimulations indicate that the vehicle queues are adequately processed during each cycle, with no residual queuing.

#### 2. Future Conditions

The results of the future conditions analysis indicate that, with the addition of the site generated traffic, all approaches and movements at both site driveway intersections will operate well at LOS C or better during the AM and PM peak periods.

- In addition, all approaches and movements at the study intersection of Pickard Road (M-20) & Isabella Road will continue to operate in a manner similar to existing condition with minor increases in delays. The overall intersection delay is expected to increase by 0.3 to 3.8 seconds with the addition of site generated traffic volume, which will be indiscernible from daily fluctuations in intersection operations.
- The review of SimTraffic simulations shows that the 95<sup>th</sup> percentile queue length on the eastbound approach of the signalized intersection is expected to be 239 feet during the PM peak period which extends past the W. Site Drive. However, the upstream blockage at the W. Site Drive is projected at 3% of the PM peak hour, or less than 2 minutes, which is not significant.
- 3. Auxiliary Lane Analysis: The results of auxiliary turn lane analysis indicate that, a right turn taper is recommended at both site driveways on Pickard Road (M-20) and Isabella Road.

#### RECOMMENDATIONS

1. Provide right-turn lane tapers at both site driveways.



#### **1** INTRODUCTION

This report presents the results of a Traffic Impact Study (TIS) for the proposed commercial development in Union Township, Michigan. The project site is located in the southwest quadrant of the Isabella Road and Pickard Road (M-20) intersection, as shown on **Figure 1**. The proposed development includes the construction of a gas station and convenience store. Access to the site is provided via two driveways; right-in/right-out only access on Pickard Road (M-20) and full access on Isabella Road. Pickard Road (M-20) is under the jurisdiction of the Michigan Department of Transportation (MDOT) and Isabella Road is under the jurisdiction of the Isabella County Road Commission (ICRC). As part of the site plan approval process, Union Township has required the completion of a Traffic Impact Study (TIS).

The purpose of this study is to identify the traffic related impacts, if any, of the proposed development project on the adjacent road network. Specific tasks undertaken for this study include the following:

#### 1. Study Area

- a. Conduct a site visit and collect a field inventory of the existing geometries, lane use, and traffic control at the study intersections.
- b. Provide a description of the study area including: intersection and roadway geometries, speed limits, functional classifications and traffic volume data (where available). In addition, a study area site map showing the site location and the study intersections will also be provided.

#### 2. Proposed Land Use

a. Obtain and review the proposed site plan which includes the proposed land uses, densities, and desired site access locations. A description of the current and proposed land use, gross and leasable floor area will be accompanied with a complete project site plan (with buildings identified as to proposed use).

#### 3. Existing Conditions

- a. Provide an analysis of the traffic-related impacts of the proposed development at the following study intersections:
  - Isabella Road & Pickard Road (M-20)
  - Isabella Road & Proposed Site Drive
  - Pickard Road (M-20) & Proposed Site Drive
- b. Due to the impact of COVID-19, current traffic volume data is not representative of "typical" operations. Therefore, the data collection necessary for this study is proposed as follows:
  - Collect 24-hour turning movement counts at the Isabella Road & Pickard Road (M-20) study intersection.
  - Obtain existing available traffic count data from the Isabella County Road Commission (ICRC), and Michigan Department of Transportation (MDOT) Traffic Data Management System (TDMS).
  - Review available historical traffic count data at the study intersections and adjacent roadways previously performed by MDOT, ICRC, and others.
  - Compare the existing turning movement count data to historical traffic volumes collected in the area to determine the adjusted 2021 turning movement counts at the study intersection.
- c. Calculate the **Existing** vehicle delays, LOS, and vehicle queues at the study intersections during the AM and PM. The analysis will be performed at each of the study intersections. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6th Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.





# 

## SITE LOCATION MAP

LEGEND

SITE



**KRIST - GAS STATION TIS - UNION CHARTER TOWNSHIP, MI** 

#### 4. Trip Generation

- a. Forecast the number of weekday, daily, AM and PM peak hour vehicle trips that would be generated by the proposed development for the proposed development based on data published by the Institute of Transportation Engineers (ITE) in Trip Generation, 10th Edition and/or local development data as approved for use in the study by the ICRC and MDOT.
- b. A table will be provided in the report outlining the categories and quantities of land uses, with the corresponding trip generation rates or equations, and the resulting number of trips.

#### 5. Trip Distribution and Traffic Assignment

- a. Assign the trips that would be generated by the proposed development to the adjacent road network based on existing traffic patterns. The distribution of the estimated trip generation to the adjacent street network shall be included in the report and the basis will be explained. The distribution percentages with the corresponding volumes will be provided in a graphical format.
- b. Combine the site-generated traffic assignments with the background traffic forecasts to establish the Future weekday AM, and PM hour traffic volumes.

#### 6. Future Conditions

- a. Calculate the Future (with development) vehicle delays, LOS, and vehicle queues at the study intersections during the peak hours (AM and PM) of the adjacent street. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6th Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
- b. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6th Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
- c. Identify improvements (if any) for the study road network that would be required to accommodate the site-generated traffic volumes.

#### 7. Access Management

a. Evaluate the MDOT and ICRC auxiliary lane standards for the determination of need for right-turn lanes at the Site Driveway intersections.





#### 2 BACKGROUND DATA

#### 2.1 EXISTING ROAD NETWORK

The lane use and traffic control at the study intersections are shown on **Figure 2** and the study roadways are further described below. For the purpose of this study, all minor streets and driveways are assumed to have an operating speed of 25 miles per hour (mph), unless otherwise noted.

**Pickard Road (M-20)** runs in the east and west directions adjacent to the north side of the site. The study section of Pickard Road (M-20) is classified as a *Major Arterial* and is under the jurisdiction of MDOT. The roadway, in the vicinity of the development, has a typical five-lane cross-section, with two lanes in each direction and a center left-turn lane and has a posted speed limit of 45 mph. Pickard Road adjacent to the project site has an Average Annual Daily Traffic (AADT) of approximately 17,650 vehicles per day (MDOT 2018).

**Isabella Road** runs in the north and south directions adjacent to the east side of the site. The Isabella Road is under jurisdiction of ICRC and classified as a *Minor Arterial* with a posted speed limit of 45 mph. The study section of Isabella Road has a typical four-lane cross-section, with two lanes in each direction. At the intersection with Pickard Road a left-turn lane, and a shared through-right turn lane is provided. Isabella Road adjacent to the project site has an AADT of approximately 11,500 vehicles per day (MDOT 2018).

#### 2.2 EXISTING TRAFFIC VOLUMES

F&V subconsultant Gewalt Hamilton Associates, Inc. (GHA) performed weekday 24-hour turning movement counts at the study intersection of Pickard Road (M-20) & Isabella Road on Tuesday, August 24, 2021. Due to the impact of COVID-19, current traffic volume data is not representative of "typical" operations. Therefore, the following methodologies were followed to establish an adjusted baseline traffic volume.

- Pre-COVID (2018) historical traffic volume data were collected from the MDOT Transportation Data Management System.
- An annual background growth rate of 0.5% was applied to the 2018 data collected to determine the expected 2021 traffic volumes.
- A COVID adjustment factor was calculated by comparing the expected 2021 traffic volumes to the actual 2021 traffic volumes.

The calculated COVID adjustment factors are summarized in Table 1.

Roadway Approach	AM Peak Hour	PM Peak Hour
Pickard Road/M-20 (EB)	+30.3%	+15.4%
Pickard Road/M-20 (WB)	+10.3%	+5.9%
Isabella Road (NB)	+2.6%	+4.9%
Isabella Road (SB) <sup>1</sup>	-	-

#### Table 1: COVID Traffic Volume Adjustment Factors

F&V also collected an inventory of existing lane use and traffic controls at the study intersections, as shown in the attached **Figure 2.** Additionally, F&V obtained the current traffic signal timing information from MDOT. The peak periods for the adjacent streets were observed to generally occur between 7:45 AM to 8:45 AM and 3:45 PM to 4:45 PM. The traffic volume data are attached in **Appendix A**, and the existing peak hour traffic volumes are shown on the attached **Figure 3**.

<sup>&</sup>lt;sup>1</sup> Collected 2021 traffic volume at the southbound approach of Isabella Road were found to be higher than expected 2021 traffic volume. Therefore, no adjustment factor was applied for that approach.



#### **3** EXISTING CONDITIONS

#### **3.1 EXISTING OPERATIONS**

The existing AM and PM peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersection using Synchro traffic analysis software. The results of the analysis of existing conditions were based on the existing lane use and traffic control shown on **Figure 2**, the existing traffic volumes shown on **Figure 3**, and the methodologies presented in the Highway Capacity Manual (HCM) 6<sup>th</sup> Edition.

Descriptions of LOS "A" through "F", as defined in the HCM, are provided in **Appendix B** for signalized and unsignalized intersections. Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. Microsimulations were also conducted at the study intersections using SimTraffic to further evaluate the network performance. The results of the analysis of existing conditions are presented in **Appendix B** and are summarized in **Table 2**. Microsimulations were also conducted at the study intersections using simTraffic to further evaluate the network performance.

				Existing Conditions						
	Intersection	Control	Approach	AM P	eak	PM Peak				
				Delay (s/veh)	LOS	Delay (s/veh)	LOS			
			EBL	25.1	C	38.1	D			
		Signalized	EBT	41.6	D	114.7	F			
			EBR	41.8	D	114.6	F			
			WBL	27.8	C	40.7	D			
	Pickard Road		WBT	41.8	D	52.1	D			
1	(M-20) &		WBR	41.7	D	51.9	D			
	Isabella Road		NBL	46.7	D	75.3	Е			
			NBTR	52.1	D	159.5	F			
Γ			SBL	49.6	D	89.7	F			
			SBTR	47.5	D	100.6	F			
			Overall	42.3	D	95.7	F			

**Table 2: Existing Intersection Operations** 

The results of the existing conditions analysis indicate that all approaches and movements at the study intersection are currently operating at LOS D or better during the AM peak period.

During the PM peak hour, the overall intersection of Pickard Road (M-20) & Isabella Road is currently operating at LOS F with multiple approaches and movements operating at LOS F. A review of the microsimulations indicate queuing on all approaches, however, these were observed to dissipate and were not present throughout the peak periods.





#### **4** SITE TRIP GENERATION

The number of peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 10<sup>th</sup> Edition*. The proposed development project includes a gas station with 14 fueling positions with four semi-trailer diesel fueling area, and an approximately 5,520 SF convenience store. The trip generation used in the analysis is summarized in **Table 3**.

Land Use	ITE	Amount	Units	Average Daily	AM F	AM Peak Hour (vph)		PM Peak Hour (vph)		
	Code			Traine (vpu)	In	Out	Total	In	Out	Total
Gas Station with Convenience Market	945	14	VFP	2,875	89	86	175	100	96	196
Pass-By	62% AM, 56% PM			1,783	55	54	109	55	55	110
Total New Trips				1,092	33	33	66	43	43	86

#### Table 3: Site Trip Generation

As is typical of commercial developments, a portion of the trips generated are from vehicles on the adjacent roadway and will pass the site on the way from an origin to an ultimate destination. Therefore, not all traffic at the site driveways are necessarily new traffic added to the street system. This percentage of the trips generated by the development are considered "pass-by" trips and do not add new traffic to the adjacent street system. These trips are therefore reduced from the total external trips generated by a study site. The percentage of pass-by trips used in this analysis was determined based on the rates published by ITE in the *Trip Generation Handbook, 3rd Edition*.

#### 5 SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roads based on the proposed site access plan, the existing peak hour traffic patterns in the adjacent roadway network, and the methodologies published by ITE. The adjacent street traffic volumes were used to develop the trip distribution. It is assumed that the traffic in the AM are home-to-work based trips and PM are work-to-home based trips. The ITE trip distribution methodology also assumes that new trips will return to their direction of origin, whereas pass-by trips will enter and exit the development in their original direction of travel. The site trip distributions used in the analysis are summarized in **Table 4**.

New Trips			ips		Pass-By Trips				
	AM PM To/From		Via	Direction	AM	PM			
	12%	11%	North	Isabella Road (M-20)	Northbound	18%	19%		
	15%	17%	South	Isabella Road (M-20)	Southbound	14%	16%		
	40%	41%	East	Pickard Road	Eastbound	32%	35%		
	33%	33% 31% West		Pickard Road	Westbound	36%	30%		
	100%	100%		Total		100%	100%		

#### Table 4: Site Trip Distribution

The vehicular traffic volumes shown in **Table 3** were distributed to the roadway network according to the distribution shown in **Table 4**. The proposed development is anticipated to be completed in 2022, therefore, the existing analysis was assumed equal to the buildout year (2022) conditions, therefore the site generated trips shown on **Figure 4** were added to the existing traffic volumes shown on **Figure 3** to calculate the future peak hour traffic volumes with the proposed development, as shown on **Figure 5**.







#### 6 **FUTURE CONDITIONS**

#### 6.1 FUTURE OPERATIONS

Future peak hour vehicle delays and LOS with the proposed development were calculated based on the future lane use shown on **Figure 2**, the proposed site access plan, the future traffic volumes shown on **Figure 5**, and the methodologies presented in the HCM. The results of the future conditions analysis are presented in **Appendix C** and are summarized in **Table 5**.

_															
				Exis	ting C	Condition	S	Fut	ure Co	onditions	;		Diffe	rence	
Intersection	Control	Approach	AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	
			EBL	25.1	С	38.1	D	24.9	С	39.0	D	-0.2	-	0.9	-
			EBT	41.6	D	114.7	F	42.3	D	120.4	F	0.7	-	5.7	-
			EBR	41.8	D	114.6	F	42.4	D	120.2	F	0.6	-	5.6	-
			WBL	27.8	С	40.7	D	29.1	C	47.3	D	1.3	-	6.6	-
	Pickard Road		WBT	41.8	D	52.1	D	40.5	D	50.5	D	-1.3	-	-1.6	-
1	(M-20) &	Signalized	WBR	41.7	D	51.9	D	40.4	D	50.3	D	-1.3	-	-1.6	-
	Isabella Road		NBL	46.7	D	75.3	E	51.2	D	93.0	F	4.5	-	17.7	E→F
			NBTR	52.1	D	159.5	F	53.3	D	171.5	F	1.2	-	12.0	-
			SBL	49.6	D	89.7	F	50.1	D	67.8	E	0.5	-	-21.9	F→E
			SBTR	47.5	D	100.6	F	48.1	D	106.7	F	0.6	-	6.1	-
			Overall	42.3	D	95.7	F	42.6	D	99.5	F	0.3	-	3.8	-
2	Pickard Road	Stop	WBR		N	/Δ			Fr	ee			N	/Δ	
2	W. Site Dr.	(Minor)	NBR		1.4			11.9	В	12.7	В		IN/		
Г	Isabella Road	Cton	EBL					15.5	С	9.5	А				
3	&	Stop (Minor)	EBR		N	/A		10.1	В	21.2	С		N	/A	
L	S. Site Dr.		NBL					8.6	Α	11.1	В				

Table	5:	Future	Intersection	0	perations
abic	υ.	i uturc	inter section	<b>U</b>	perations

The results of the future conditions analysis indicate that, with the addition of the site generated traffic, all approaches and movements at both site driveway intersections will operate well at LOS C or better during AM and PM peak periods.

In addition, all approaches and movements at the study intersection of Pickard Road (M-20) & Isabella Road will continue to operate in a manner similar to existing conditions with minor increases in delays. The overall intersection delay is expected to increase by 0.3 to 3.8 seconds with the addition of site generated traffic volumes, which will be indiscernible from daily fluctuations in traffic operations. Review of SimTraffic network simulations also indicates that the intersection is expected to operate in a manner similar to existing conditions.

The W. Site Drive is located approximately 225 feet west of the signalized intersection of Pickard Road (M-20) & Isabella Road. The review of SimTraffic simulations shows that the 95<sup>th</sup> percentile queue length on the eastbound approach is expected to be 239 feet during the PM peak period which extends past the W. Site Drive. The upstream blockage at the W. Site Drive is projected at 3% of the PM peak hour, or less than 2 minutes, which is not significant.

#### 7 ACCESS MANAGEMENT

#### 7.1 AUXILIARY LANE ANALYSIS

The MDOT Geometric Design Guidance Section 1.1.4 was utilized in order to determine where right-turn lanes and tapers shall be required. Isabella Road has a left-turn lane at the S. Site Drive and the Pickard Road (M-20) site drive intersection is a proposed right-in/right-out only driveway. Therefore, the left-turn lane warrants



were not evaluated. The results of the analysis are summarized in **Table 6** and the standards used in this analysis are included in **Appendix D**.

Intersection	Right-Turn Lane	Right-turn Taper	Recommendation
Isabella Road & S. Site Drive	No	Yes	Right-Turn Taper
Pickard Road (M20) & W. Site Drive	No	Yes	Right-Turn Taper

#### Table 6: Turn Lane Warrant Analysis Summary

#### 8 CONCLUSIONS

The conclusions of this TIS are as follows:

#### 4. Existing Conditions

- The results of the existing conditions analysis indicate that all approaches and movements at the study intersections are currently operating at LOS D or better during the AM peak period.
- During the PM peak hour, the intersection of Pickard Road (M-20) & Isabella Road is currently operating at LOS F. A review of SimTraffic microsimulations indicate that the vehicle queues are adequately processed during each cycle, with no residual queuing.

#### 5. Future Conditions

The results of the future conditions analysis indicate that, with the addition of the site generated traffic, all approaches and movements at both site driveway intersections will operate well at LOS C or better during the AM and PM peak periods.

- In addition, all approaches and movements at the study intersection of Pickard Road (M-20) & Isabella Road will continue to operate in a manner similar to existing condition with minor increases in delays. The overall intersection delay is expected to increase by 0.3 to 3.8 seconds with the addition of site generated traffic volume, which will be indiscernible from daily fluctuations in intersection operations.
- The review of SimTraffic simulations shows that the 95<sup>th</sup> percentile queue length on the eastbound approach of the signalized intersection is expected to be 239 feet during the PM peak period which extends past the W. Site Drive. However, the upstream blockage at the W. Site Drive is projected at 3% of the PM peak hour, or less than 2 minutes, which is not significant.
- 6. **Auxiliary Lane Analysis:** The results of auxiliary turn lane analysis indicate that, a right turn taper is recommended at both site driveways on Pickard Road (M-20) and Isabella Road.

#### 9 **RECOMMENDATIONS**

1. Provide right-turn lane tapers at both site driveways.



## Appendix A

## **BACKGROUND INFORMATION**

## Appendix B

## **EXISTING TRAFFIC CONDITIONS**

## Appendix C

## **FUTURE TRAFFIC CONDITIONS**

## Appendix D

## WARRANTS SUMMARY

## **KRIST OIL COMPANIES KRIST FOOD MART 4972 E. PICKARD ROAD** 14-014-20-002-00, 14-014-20-003-00, 14-014-20-004-00 14-014-20-007-00, 14-014-20-008-00, 14-014-20-009-00 **UNION TOWNSHIP, MICHIGAN GEI PROJECT NO.:** 1509480





1 2 3 4 5 6 7 8 9 10 11 12 13 14 12 13 14 15 16 17 18 19 <b>Appendix</b>	Sheet No.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 Appendix	1
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 16 17 18 19 <b>Appendix</b>	2
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 <b>Appendix</b>	3
5 6 7 8 9 10 11 12 13 14 15 16 17 16 17 18 19 <b>Appendix</b>	4
6 7 8 9 10 11 12 13 14 15 16 17 18 19 <b>Appendix</b>	5
7 8 9 10 11 12 13 14 15 16 17 18 19 <b>Appendix</b>	6
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10 11 12 13 14 15 16 17 18 19 <b>Appendix</b>	9
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18 19 Appendix	17
19 Appendix	18
Appendix	19
	Appendix

**KRIST OIL COMPANIES KRIST ATANASOFF 303 SELDEN ROAD IRON RIVER, MI 49935** 906.265.6144

**GEI CONSULTANTS OF MICHIGAN, P.C.** CRAIG A. RICHARDSON, P.E. 990 LALLEY ROAD **IRON RIVER, MI 49935** 906.214.4151

**DESCRIPTION PREPARED:** 

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.01°-23'-34"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 396.51 FEET; THENCE N.88°-26'-02"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 368.78 FEET; THENCE N.01°-01'-58"E., ON A PREVIOUSLY SURVEYED AND DESCRIBED LINE, 396.00 FEET; THENCE S.88°-26'-02"E., ON AND ALONG SAID NORTH SECTION LINE, 352.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 60.00 FEET AND THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY RECORD.



Drawing No.	Description
01-G-01	COVER SHEET
02-C-01	EROSION CONTROL PLAN
02-C-02	EXISTING CONDITIONS AND REMOVAL PLAN
02-C-03	SITE PLAN
02-C-04	GRADING PLAN
02-C-05	UTILITY AND STORM WATER MANAGEMENT PLAN
02-C-06	DRAIN TILE / SANITARY SEWER PROFILE VIEW
02-C-07	DETENTION POND DETAILS
02-C-08	STORM WATER CALCULATIONS - DETENTION POND
02-C-09	ADJACENT PROPERTY OWNER INFORMATION
02-C-10	PHOTOMETRIC PLAN
02-L-01	LANDSCAPE PLAN
02-L-02	PLANT LISTS & DETAILS
02-A-01	BUILDING ELEVATIONS
02-A-02	CANOPY ELEVATIONS AND SIGN DETAILS
02-A-03	FLOOR PLAN
99-D-01	STANDARD DETAILS
99-D-02	STANDARD DETAILS
99-D-03	STANDARD DETAILS
	EXISTING TOPOGRAPHY
	EASEMENT SHEET

				dwg. no. 01-G-01
	02/14/2022	FINAL SITE PLAN REVIEW		
	05/17/2021	PRELIMINARY SITE PLAN REVIEW		
	ł	K:\Krist_Oil\1509480-Master_Services_Agreement\1015_Mt_Pleasant_East\CAD	\SHEETS\150	9480-1015-G_1_Cov <b>ero<u>4</u>02</b> 2







- 1. ALL SOIL AND SEDIMENT CONTROL MEASURE PLACED BY THE CONTRACTOR SHALL BE IN FULL COMPLIANCE WITH PART 91, SOIL EROSION AND SEDIMENTATION ACT, OF PA 451, OF 1994 AS AMENDED.
- 2. ALL MEASURES SHALL FOLLOW THE LATEST REVISION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR CONSTRUCTION 2020.
- 3. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
- 4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
- 5. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
- 6. DEFICIENCIES IDENTIFIED IN SOIL EROSION CONTROL AND SEDIMENTATION MEASURES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF NOTICE.
- 7. BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE USED ON THIS PROJECT AS SHOWN ON THE PLANS.





GEI Consultants 990 Lalley Road Iron River, MI 49935 906-214-4140
Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
EROSION CONTROL PLAN
Attention:       1"         If this scale bar does not measure 1" then drawing is not original scale.         05/17/2021         PRELIMINARY SITE PLAN REVIEW         02/14/2022         FINAL SITE PLAN REVIEW         0         Designed By: JRR         Checked By: CAR         Drawn By: JRR         Approved By: CAR
GEI PROJECT: 1509480 DWG. NO. 02-C-01 SHEET 2





GEI Censultants 990 Lalley Road Iron River, MI 49935 906-214-4140
Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
EXISTING CONDITIONS AND REMOVAL PLAN
Attention: 1" If this scale bar does not measure 1" then drawing is not original scale. 05/17/2021 PRELIMINARY SITE PLAN REVIEW 02/14/2022 FINAL SITE PLAN REVIEW
Designed By: JRR Checked By: CAR Drawn By: JRR Approved By: CAR GEI PROJECT: 1509480 DWG. NO. 02-C-02 SHEET 3



	GEI Consultants 990 Lalley Road Iron River, MI 49935 906-214-4140
60 T T TAIL AND	
UIRED: 1.5/PUMP = 11 SPACES - 1/200 SFT UFA 23 SPACES 1/EMPLOYEE CES RED S DED = 43 SPACES FREE SPACES: 2 SSIBLE SPACES: 1 :: 142,880 SFT S SFT FT 5,520 SFT 0 SFT CCESS WILL BE JND, INCLUDING	Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
E ANY TYPE OR KIND OF ELE CHARGING STALL ON - COMBUSTIBLE, 5B HYDRANT	SITE PLAN
	Attention: 1" If this scale bar does not measure 1" then drawing is not original scale. 05/17/2021 PRELIMINARY SITE PLAN REVIEW 02/14/2022 FINAL SITE PLAN REVIEW DESIGNED BY: CAR CHECKED BY: C

SCALE, FE

NOTES:

#### ZONING TYPE: B-7, RET SERVICE HIGHWAY BUS

REQUIRED SETBACKS: FRONT YARD: 15 FEET SIDE YARD: 10 FEET REAR YARD: 10 FEET

PARKING SPACES REQU GAS/FILLING STATION -7 PUMPS; 1.5 X 7 = 10.5 = CONVENIENCE STORE 4,620 SFT / 200 = 23.1 = 2 **EMPLOYEE PARKING -**3 EMPLOYEES = 3 SPAC TOTAL SPACES REQUIR 11 + 23 + 3 = 37 SPACES TOTAL SPACES PROVID

NUMBER OF BARRIER F NUMBER OF VAN-ACCES

PROPERTY COVERAGE: LOT COVERAGE: 83,625 OPEN SPACE: 33,368 SF

GROSS FLOOR AREA: 5, NET FLOOR AREA: 4,620

INTERNAL SIDEWALK AC MAINTAINED YEAR-ROU WINTER PLOWING.

PUMPS WILL NOT HAVE VIDEO SCREEN.

E - ELECTRIC VEHICI

TYPE OF CONSTRUCTIO

🗸 - PROPOSED FIRE I







	<u>IS</u> /
770	
	- 0.9
760	
	+
750	+00
0	. 00







\Krist\_Oi\1509480-Master\_Services\_Agreement\1015\_Mt\_Pleasant\_East\CAD\DESIGN\Site Plan Package\1509480 - 1015\_MT.PLEASANT\_EAST\_UTILITY\_PLAN\_PW021822.dwg; 2/22/2022 11:45:38 AM; RECK, JOHN; GE



## 25 YEAR STORM EVENT CALCULATION

			Area							
			(Acres)	С						
Hard Surf	face/Imper	v. Area	1.01	0.95						
Gravel			0.00	0.75		Proposed Runoff "C" V				
Green Space/Lawn			0.52	0.30	Maxi	Maximum Allowable Outflow (				
Cont. Drainage Area (Acres)			1.53	(J)	(	Storm Recu	arrence Inte	erval (		
A	В	C	D	Е	F	G	Η	]		
		25-Year	25-Year	Proposed	Proposed	Maximum	Required			
		Total	Rainfall	Runoff	Runoff	Allowable	Detention			
(Minutes)	(Hours)	(Inches)	(Inch/Hr)	Flow Rate	Volume (CFT)	(CFS)	Storage (CFT)			
5	0.08	0.50	6.00	6.69	2.006	0.15	1.960			
10	0.17	0.87	5.22	5.82	3,490	0.15	3,398			
15	0.25	1.12	4.48	4.99	4,493	0.15	4,356			
20	0.33	1.30	3.90	4.35	5,215	0.15	5,032			
30	0.50	1.54	3.08	3.43	6,178	0.15	5,903			
40	0.67	1.75	2.63	2.93	7,020	0.15	6,654			
50	0.83	1.89	2.27	2.53	7,582	0.15	7,124			
60	1.00	1.95	1.95	2.17	7,822	0.15	7,273			
90	1.50	2.27	1.51	1.69	9,106	0.15	8,282			
120	2.00	2.41	1.21	1.34	9,668	0.15	8,569			
180	3.00	2.66	0.89	0.99	10,671	0.15	9,022			
360	6.00	3.11	0.52	0.58	12,476	0.15	9,180			
720	12.00	3.61	0.30	0.34	14,481	0.15	7,889			
1080	18.00	3.90	0.22	0.24	15,645	0.15	5,756			
1440	24.00	4.15	0.17	0.19	16.648	0.15	3.463			

Maximum: 9,180

## **100 YEAR STORM EVENT CALCULATION**

	Area	C		
Hand Surface/Immons. Area	(ACICS)	0.05	Maximum Storage Volume	19 542 00
Hard Surface/Imperv. Area	0.81	0.95	Maximum Storage Volume	18,545.00
Impervious - Retention Pond	0.20	0.95	Proposed Runoff "C" Value	0.68
Green Space/Lawn	0.52	0.30	Maximum Allowable Outflow (CFS)	0.15
Cont. Drainage Area (Acres)	1.53		Storm Recurrence Interval (Yrs)	100

A	В	С	D	E	F	G	Н
		Design		Design			
		Storm		Storm	Control	Basin	Basin
Duration	Duration	Intensity	CxA	Discharge	Discharge	Volume	Volume
(Minutes)	(Hours)	(Inch/Hr)	(ac)	(CFS)	(CFS)	(CF)	(Ac-ft)
10	0.17	7.19	1.04	7.51	0.15	4,415.97	0.10
20	0.33	5.06	1.04	5.29	0.15	6,162.20	0.14
30	0.50	3.94	1.04	4.12	0.15	7,137.59	0.16
40	0.67	3.26	1.04	3.41	0.15	7,812.17	0.18
50	0.83	2.8	1.04	2.92	0.15	8,323.80	0.19
60	1.00	2.46	1.04	2.57	0.15	8,710.09	0.20
120	2.00	1.47	1.04	1.54	0.15	9,974.99	0.23
180	3.00	1.08	1.04	1.13	0.15	10,563.05	0.24
240	4.00	0.86	1.04	0.90	0.15	10,775.09	0.25
300	5.00	0.72	1.04	0.75	0.15	10,836.72	0.25
360	6.00	0.62	1.04	0.65	0.15	10,747.94	0.25
480	8.00	0.49	1.04	0.51	0.15	10,419.98	0.24
600	10.00	0.41	1.04	0.43	0.15	10,016.82	0.23
720	12.00	0.35	1.04	0.37	0.15	9,312.84	0.21
1080	18.00	0.25	1.04	0.26	0.15	7,200.90	0.17
1440	24.00	0.20	1.04	0.21	0.15	5,088.96	0.12

Maximum: 10,837 Safety Factor: 1.71 Value0.73(I)(CFS)0.15(G)(Yrs)25

## **RESTRICTION CALCULATIONS**

Volume	Invert	Avail.S	torage Sto	orage	Description	
#1	759.00	38	965 cf Cu	stom	Stage Data (Pr	ismatic) Listed below (Rec
Elevation (feet)	Sür	f.Area (sq-ft)	Inc.Sto (cubic-fee	et)	Cum.Store (cubic-feet)	
759.00 760.00 761.00 762.00 763.00	2	3,878 5,382 6,942 9,926 9,552	4,63 6,10 8,43 19,73	0 30 62 34 39	0 4,630 10,792 19,226 38,965	
Device R #1 P	outing	761.00	t Outlet D 12.0" R L= 90.0' Inlet / Ou	ound CPP utlet Ir	Culvert , projecting, no wert= 761.00' /	headwall, Ke= 0.900 759.10 S= 0.0211 1/5 Cc
#2 D #3 S	evice 1 econdary	761.00 762.50	10.012 4.0" Veri 10.0' Ion Head (fe 2.50 3.0 Coef. (E 2.65 2.6	t. Orif ng x 5 bet) 0 00 3.5 inglish	ugated PP, sm           ice/Grate         C=           .0' breadth Bro           20         0.40         0.60           0         4.00         4.50         5           )         2.34         2.50         2           6         2.68         2.70         2	Ooth Interior, Flow Area= 0           0.600         Limited to weir flow           oad-Crested Rectangular V           0.80         1.00         1.20         1.40           0.00         5.50           70         2.68         2.66         2.65           .74         2.79         2.88

Primary OutFlow Max=0.15 cfs @ 15.86 hrs\_HW=761.29' TW=759.23' (Dynamic Tailwate 1=Culvert (Passes 0.15 cfs of 0.28 cfs potential flow) 2=Orifice/Grate (Orifice Controls 0.15 cfs @ 1.85 fps)

Time	Inflow	Storage	Elevation	Outflow	Primary
(hours)	(cfs)	(cubic-feet)	(feet)	(cfs)	(cfs)
0.00	0.00	0	759.00	0.00	0.00
1.00	0.00	0	759.00	0.00	0.00
2.00	0.02	32	759.01	0.00	0.00
3.00	0.03	108	759.03	0.00	0.00
4.00	0.03	218	759.06	0.00	0.00
5.00	0.04	360	759.09	0.00	0.00
6.00	0.05	536	759.13	0.00	0.00
7.00	0.06	745	759.19	0.00	0.00
8.00	0.07	986	759.24	0.00	0.00
9.00	0.10	1,300	759.32	0.00	0.00
10.00	0.13	1,709	759.41	0.00	0.00
11.00	0.26	2,381	759.55	0.00	0.00
12.00	3.58	7,577	760.51	0.00	0.00
13.00	0.61	11,508	761.10	0.02	0.02
14.00	0.26	12,612	761.25	0.12	0.12
15.00	0.19	12,902	761.29	0.15	0.15
16.00	0.14	12,958	761.29	0.15	0.15
17.00	0.12	12,903	761.29	0.15	0.15
18.00	0.11	12,812	761.27	0.14	0.14
19.00	0.09	12,702	761.26	0.13	0.13
20.00	0.08	12,580	761.24	0.12	0.12
21.00	0.07	12,461	761.23	0.10	0.10
22.00	0.07	12,365	761.22	0.10	0.10
23.00	0.07	12,288	761.21	0.09	0.09
24.00	0.07	12,225	761.20	0.08	0.08
25.00	0.00	12,030	761.17	0.06	0.06
26.00	0.00	11,835	761.15	0.05	0.05
27.00	0.00	11,686	761.13	0.04	0.04
28.00	0.00	11,571	761.11	0.03	0.03
29.00	0.00	11,480	761.10	0.02	0.02
30.00	0.00	11,407	761.09	0.02	0.02
31.00	0.00	11,348	761.08	0.02	0.02
32.00	0.00	11,298	761.07	0.01	0.01
33.00	0.00	11,256	761.07	0.01	0.01
34.00	0.00	11,221	761.06	0.01	0.01
35.00	0.00	11,190	761.06	0.01	0.01
36.00	0.00	11,163	761.05	0.01	0.01

	GEI Consultants 990 Lalley Road Iron River, MI 49935 906-214-4140
	Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
= 0.900 79 sf at low heads Veir 1.80 2.00 2.65 2.65	
er)	
Secondary (cfs) 0.00	STORM WATER CALCULATIONS - DETENTION POND
0.00	A 44 41
	Attention: 1" If this scale bar does not measure 1" then drawing is not original scale. 05/17/2021 PRELIMINARY SITE PLAN REVIEW 02/14/2022 FINAL SITE PLAN REVIEW
	Designed By: JRR Checked By: CAR
	Drawn By: JRR Approved By: CAR
	GEI PROJECT: 1509480
	dwg. no. <b>02-C-08</b>
	SHEET 9
	103



11995 EL CAMINO REAL SAN DIEGO, CA 92130 **B-7 RETAIL AND SERVICE** HIGHWAY BUSINESS DISTRICT





JEDS PROPERTIES INC.	Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
471 CEDAR DR. MOUNT PLEASANT, MI 48858 B-7 RETAIL AND SERVICE HIGHWAY BUSINESS DISTRICT	ADJACENT PROPERTY OWNER INFORMATION
	Attention: 1" If this scale bar does not measure 1" then drawing is not original scale. 05/17/2021 PRELIMINARY SITE PLAN REVIEW 02/14/2022 FINAL SITE PLAN REVIEW
A&G FLOORS INC. 1970 AIRWAY DR. MOUNT PLEASANT, MI 48858 B-7 RETAIL AND SERVICE HIGHWAY BUSINESS DISTRICT	Designed By: JRR Checked By: CAR Drawn By: JRR Approved By: CAR GEI PROJECT: 1509480 DWG. NO. 02-C-09 SHEET 10

Luminaire S	Schedule				
Symbol	Qty	Tag	Label	LLF	MH
•	20	GC	701948-5WTWT3-M150P2	0.900	15'
·	4	DC	701948-5WTWT3-MH200	0.900	15'
÷	3	Р	LCG-WPFC-70W-U-50K-XX	0.900	12'
<b>→</b>	8	S	LCG-CP-65W-U-50K-XX-D1	0.900	10'

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	
Diesel Canopy	39.35	49.9	30.6	1.29	1.63	
Gas Canopy	41.46	50.0	27.9	1.49	1.79	
Pavement	2.66	40.6	0.0	N.A.	N.A.	

\* Area that falls below 0.5fc highlighted in blue.

					<sup>+</sup> 0.0	+ 0
			/	<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
				<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
		/	<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
			<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
			<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
	/	<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
		<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.1	+ 0
		<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.1	<sup>+</sup> 0.1	+ 0
		<sup>+</sup> 0.0	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>†</sup> 0.1	+ 0
,	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>†</sup> 0.1	+ 0
	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>†</sup> 0.1	+ 0
	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.2	<sup>+</sup> 0.2	+ 0
	<sup>+</sup> 0.2	<sup>+</sup> 0.2	<sup>+</sup> 0.2	<sup>+</sup> 0.2	<sup>+</sup> 0.2	+ 0
	<sup>+</sup> 0.3	<sup>+</sup> 0.3	<sup>+</sup> 0.4	<sup>+</sup> 0.4	<sup>+</sup> 0.4	+0
	<sup>†</sup> 0.5	<sup>+</sup> 0.6	<sup>+</sup> 0.8	<sup>+</sup> 0.8	<sup>+</sup> 0.8	+ 0
	<sup>+</sup> 1.0	<sup>+</sup> 1.5	<sup>+</sup> 1.9	<sup>+</sup> 2.0	<sup>+</sup> 2.0	+ 1.
	<sup>+</sup> 2.4	<sup>+</sup> 4.5	<sup>+</sup> 6.1	<sup>+</sup> 5.7	<sup>+</sup> 5.5	+ 5
	<sup>+</sup> 5.7	<sup>+</sup> 13.3	<sup>+</sup> 19.4	<sup>+</sup> 16.5	<sup>+</sup> 15.4	+ 18
	<sup>+</sup> 9.8	<sub>⁺</sub> 30.6		<sup>+</sup> 36.3	<sup>+</sup> 33.2	+
	<sup>+</sup> 12.2	<sup>+</sup> 32.5	<b>D</b> C <sup>⁺</sup> 49.9	<sup>+</sup> 38.3	<sup>+</sup> 36.1	<sup>+</sup> 48
	<sup>+</sup> 12.2	<sup>+</sup> 31.9 □	<sup>•</sup> <sup>+</sup> 9.1	<sup>+</sup> 35.6	<sup>+</sup> 34.4	48
	<sup>+</sup> 9.5	<sup>+</sup> 25.4		<sup>+</sup> 28.7	<sup>+</sup> 28.6	<sup>+</sup> 4
	<sup>+</sup> 5.1	<sup>+</sup> 11.0	<sup>+</sup> 15.5	<sup>+</sup> 13.5	<sup>+</sup> 14.0	+ 17
	<sup>+</sup> 2.0	<sup>+</sup> 3.6	<sup>+</sup> 4.6	<sup>+</sup> 4.6	<sup>+</sup> 4.9	÷ 5
	<sup>+</sup> 0.9	<sup>+</sup> 1.2	<sup>+</sup> 1.5	<sup>+</sup> 1.7	<sup>+</sup> 1.7	+ 1.
	<sup>+</sup> 0.4	<sup>+</sup> 0.5	<sup>+</sup> 0.6	<sup>+</sup> 0.7	<sup>+</sup> 0.7	+ 0
	<sup>+</sup> 0.2	<sup>+</sup> 0.3	<sup>+</sup> 0.3	<sup>+</sup> 0.4	<sup>+</sup> 0.4	+ 0
	<sup>+</sup> 0.1	<sup>+</sup> 0.2	<sup>+</sup> 0.2	<sup>+</sup> 0.2	<sup>+</sup> 0.2	+ 0
	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>†</sup> 0.1	+ 0
	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	+ 0
/	ð.0	<sup>+</sup> 0.0	<sup>+</sup> 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.1	+ 0
		<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
				<sup>+</sup> 0.0	<sup>+</sup> 0.0	+ 0
						-

	$\backslash$
\$\overline{0}.0\$     \$\overline{0}.0\$     \$\overline{0}.0\$     \$\overline{0}.1\$     \$\overline{0}.1\$ <th></th>	
0.0 <sup>†</sup> 0.0 <sup>†</sup> 0.0 <sup>†</sup> 0.0 <sup>†</sup> 0.0 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.2 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.1 <sup>†</sup> 0.0 <sup>†</sup> 0.0	
0.0 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.2 0.2 0.2 0.3 0.3 0.3 0.4 0.4 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.0 0.0	
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	
0.0         0.0         0.0         0.1         0.1         0.2         0.3         0.5         0.7         1.0         1.3         1.6         1.6         1.6         1.5         1.5         1.4         1.3         1.2         1.1         0.9         0.7         0.2         0.1         0.1         0.1         0.1	
0.0       0.0       0.1       0.1       0.2       0.2       0.5       0.9       1.8       2.9       3.8       4.2       4.4       4.3       4.2       4.0       3.9       3.8       3.7       3.5       3.4       3.2       2.8       2.3       1.6       1.0       0.5       0.3       0.2       0.1       0.1	
$ \left  \begin{array}{cccccccccccccccccccccccccccccccccccc$	
$   \frac{1}{0.0} $ $   \frac{1}{0.1} $ $   \frac{1}{0.1}$	
$ \begin{bmatrix} 0.1 & 0.1 & 0.1 & 0.1 & 0.1 & 0.2 & 0.3 \\ \hline 0.1 & 0.1 & 0.1 & 0.2 & 0.3 \\ \hline 0.5 & 1.3 & 4.1 & 13.9 \end{bmatrix} \begin{bmatrix} GC & GC$	
$\begin{bmatrix} 0.1 & 0.1 & 0.1 & 0.1 & 0.2 & 0.3 \\ \hline 0.5 & 1.2 & 4.0 & 13.3 \\ \hline 2 & G_{33.3} & \hline 0 & G_{33.6} & \hline 0 & G$	
0.1 0.1 0.2 0.2 0.2 0.2 0.3 0.5 1.0 2.8 8.4 17.8 23.2 26.7 28.6 28.9 29.8 31.1 0.1 0.1 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2	
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	0 20 40 SCALE, FEET	GEI Consultants 990 Lalley Road Iron River, MI 49935 906-214-4140
		Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
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b.0       b.0         b.0       b.0		Attention: 1" If this scale bar does not measure 1" then drawing is not original scale. 05/17/2021 PRELIMINARY SITE PLAN REVIEW 02/14/2022 FINAL SITE PLAN REVIEW 02/14/2022 FINAL SITE PLAN REVIEW Designed By: JRR Checked By: CAR Drawn By: JRR Approved By: CAR GEI PROJECT: 1509480 DWG. NO. 022-C-10 SHEET 11

#### LANDSCAPE PLAN NOTES:

- 1) PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME. NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION Z60.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.
- 2) THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.
- 3) INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.
- 4) TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL TOPSOIL OF LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COURSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.
- 5) CONTRACTOR SHALL TAKE CARE NOT TO COMPACT SOILS IN PLANTING AREAS. ANY COMPACTED SOILS TO BE SCARIFIED TO A DEPTH OF 8" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION CONTRACTOR MAY BE REQUIRED TO FURTHER AMEND SOIL IN AREAS WHERE EXCESSIVE COMPACTION HAS OCCURRED.
- 6) PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.
- 7) THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES OR SHRUBS THAT ARE INJURED.
- 8) THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND. FOR STREET TREES, ROOT BARRIERS SHALL BE INSTALLED WITHIN AREAS WHERE THERE IS LESS THAN SEVEN (7) FEET BETWEEN THE BACK OF CURB AND THE SIDEWALK. WATER BAGS SHALL BE USED ACCORDING TO THE PRODUCT INSTRUCTIONS, TO KEEP TREES AND SHRUBS WATERED FOR THE FIRST GROWING SEASON. WATER BAGS MAY BE REMOVED AT THE DIRECTION OF THE CITY.
- 9) TREE PLANTING AREAS SHALL BE ENCIRCLED WITH A 5" MINIMUM COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE, TAPERING MULCH TO 2" AROUND THE TRUNK OF ALL PLANTS TO 1" OUTSIDE OF THE TRUNK. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB.
- 10) TREE WRAP SHALL COVER TRUNKS OF ALL DECIDUOUS TREES BEGINNING BELOW THE SOIL LINE JUST ABOVE THE ROOTS. TIE WITH TWINE IN 5 PLACES. INCLUDING THE TOP AND BOTTOM OF WRAPPING. MASKING TAPE OR WIRE WILL NOT BE ALLOWED. TREE WRAP MAY BE REMOVED BY MAY 1st OF THE SECOND YEAR, AND REWRAPPED BY OCTOBER 15th OF THE SECOND FALL. CONTINUE THIS PROCESS AS NEEDED FOR YOUNG TREES, AND FOR UP TO 5 YEARS FOR THIN-BARKED SPECIES.
- 11) GUYING SHALL BE EMPLOYED TO PREVENT LEANING OR LOOSENING OF THE TREE FROM THE BALL. BRACING MATERIAL SHALL BE T-POSTS PAINTED GREEN. GUYING MATERIAL SHALL BE 12 GAUGE WIRE AND GARDEN HOSE 1/2 INCH DIAMETER. GUY WIRE SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH THE TREE. DECIDUOUS TREES SHALL BE BRACED OR GUYED IMMEDIATELY AFTER THE TREE WRAPPING IS COMPLETE. WIRE SHALL NOT BE TIGHT, BUT SHOULD ALLOW THE TREE TO MOVE SLIGHTLY, WHICH WILL ALLOW THE TREE TO SECURE ITSELF IN PLACE MORE QUICKLY. WIRE SHOULD NOT BE SO LOOSE THAT IT ALLOWS THE TREE TO LEAN OR MOVE EXCESSIVELY.
- 12) UPON COMPLETION, ALL PLANT MATERIAL MUST BE PRUNED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. ALL CUTS SHALL BE MADE FLUSH LEAVING NOT STUBS. PRUNING PAINT SHALL NOT BE USED.
- 13) ALL NATIVE SEED MIX AREAS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE PROVIDED ESTABLISHMENT GUIDE, OR AT THE DIRECTION OF THE SEED MIX SUPPLIER. PROPER SITE PREPARATION, INSTALLATION, AND MAINTENANCE OF THE SEED MIX AREAS IS CRITICAL FOR PROPER ESTABLISHMENT.
- 14) ALL SLOPES IN EXCESS OF 4(H):1(V) TO BE COVERED WITH SC-150 BN EROSION CONTROL BLANKET. AREAS STEEPER THAN 3(H):1(V) OR SUBJECT TO CONCENTRATED STORMWATER RUNOFF TO BE COVERED WITH C-125 BN EROSION CONTROL BLANKET. AFTER SITE HAS BEEN TREATED FOR WEEDS IN ACCORDANCE WITH THE ESTABLISHMENT GUIDE, BLANKET IS TO BE REMOVED TO ALLOW FOR SEED MIX INSTALLATION AND THEN REPLACED OVER TOP OF INSTALLED NATIVE SEED.
- 15) IRRIGATION FOR THIS PROJECT IS NOT REQUIRED. MANUAL WATERING OF TREES AND SHRUBS WITH WATER BAGS SHALL BE CONDUCTED FOR THE FIRST TWO GROWING SEASONS.
- 16) IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

#### General Landscape Plan Notes:

- 1) See Landscape Plan Sheet 2 for plant lists and details.
- 2) Planting areas PA.A and PA.B are to be installed using the seed mixes provided on sheet 2. Planting area PA.C is to be installed using perennial plugs (live plants) using the plant list provided on sheet 2.





PLANT LABELS

QUANTITY OR AREA

PA.D

115 SF

One shade tree per 5 spaces.

Required: 8 Trees (based on 37 parking spaces) Provided: 10 Trees

- Some trees for parking lot landscaping are also being used as greenbelt trees.

GEI Consultants 990 Lalley Road Iron River, MI 49935 906-214-4140
Krist Food Mart East Pickard Rd. and South Isabella Rd. Union Township, MI Krist Oil Companies 303 Selden Road Iron River, MI 49935
LANDSCAPE PLAN
O Attention: 1"
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05/17/2021 PRELIMINARY SITE PLAN REVIEW
02/14/2022 FINAL SITE PLAN REVIEW
Designed By: JRR
Drawn By: JRR
GEI PROJECT: 1509480
DWG. NO. 02-L-01 SHEET 12

	TREES & SHRUBS							
Qty.	Кеу	Scientific Name	Common Name	Size & Condition	Spac			
23	AB	Abies balsamea	Balsam Fir	8' Ht., B&B	10'			
4	AR	Acer rubrum	Red Maple	2.5" Cal., B&B	20'			
6	AS	Acer saccharum	Sugar Maple	2.5" Cal., B&B	20'			
8	AL	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal., B&B	10'			
57	AC	Amorpha canescens	Leadplant	36" Ht., Cont.	3'			
28	CS	Cornus sericea 'Arctic Fire'	Arctic Fire Red Osier Dogwood	36" Ht., Cont.	3'			
51	HP	Hypericum prolificum	Shrubby St. John's Wort	36" Ht., Cont.	4'			
3	NS	Nyssa sylvatica	Black Gum	2.5" Cal., B&B	16'			
21	PG	Picea glauca	White Spruce	8' Ht., B&B	12'			
20	PS	Pinus strobus	Eastern White Pine	8' Ht., B&B	10'			
9	QB	Quercus bicolor	Swamp White Oak	2.5" Cal., B&B	20'			

Bioswale Seed Mix - PA.A 15,085 sf				
Scientific Name	% of Area			
Carex bebbli	Sedge	6		
Carex brevior	Plains Oval Sedge	10		
Carex muskingumensis	Palm Sedge	15		
Carex vulpinoidea	Fox Sedge	40		
Deschampsia cespitosa	Tufted Hairgrass	7		
Panicum virgatum	Switchgrass	10		
Schizachyrium scoparium	Little Bluestem	6		
Sporobolus heterolepis	Prairie Dropseed	6		

Dry Prairie Seed Mix - PA.B 23,868 sf				
Scientific Name	Common Name	% of Area		
Bouteloua curtipendula	Sideoats Grama	20		
Schizachyrium scoparium	Little Bluestem	40		
Sporobolus heterolepis	Prairie Dropseed	40		

#### SEED MIX NOTES

- % OF AREA indicates the visual percentage of the proposed planting area that a given species shall represent. The native seed mix supplier will determine the correct seed quantities per mix on a basis of 'pure live seed' ounces per acre based on this percentage.
- To facilitate proper installation and weed management, only grasses are proposed for the seed mix installation and establishment phase. This is to allow the treatment of broadleaf weeds in the project area while the grasses are establishing. After year one, native flowering plugs can be planted throughout the seed mix area, assuming no additional chemical weed treatments are required.
- Contractor is to follow the provided seed mix establishment guide, and information provided by the seed mix supplier, to ensure proper native seed mix establishment. The establishment guide can also be found at this web address:
  - https://www.prairienursery.com/media/pdf/seed-mix-establishment-guide.pdf

Plug Planting Area - PA.C 900 SF					
Scientific Name	Common Name	Qty.	Spacing	Grouping	Condition
Allium cernuum	Nodding Wild Onion	54	10"	5-7	Deep Cell Plug
Asclepias tuberosa	Butterflyweed	27	10"	3	Deep Cell Plug
Coreopsis lanceolata	Sand Tickseed	27	12"	3	Deep Cell Plug
Echinacea pallida	Pale Purple Coneflower	45	10"	5-7	Deep Cell Plug
Penstemon digitalis	Smooth Penstemon	45	10"	5-7	Deep Cell Plug
Pycnanthemum virginianum	Mountain Mint	36	12"	3	Deep Cell Plug
Rudbeckia fulgida	Orange Coneflower	72	12"	3	Deep Cell Plug
Ruellia humilis	Wild Petunia	54	10"	5	Deep Cell Plug
Schizachyrium scoparium	Little Bluestem	360	12"	5-7	Deep Cell Plug
Sporobolus heterolepis	Prairie Dropseed	180	12"	5-7	Deep Cell Plug







- Trees and shrubs planted within the bottom footprint of bioswals or other drainage basins to be set a minimum of 8" above surrounding grade. Crown of tree, or shrub, to be set 8" above surrounding grade and soil is to be graded outside of planting hole on a 3(H):1(v) grade down to the proposed adjacent grading. The area immediately surrounding the tree or shrub shall be level with the crown elevation on a 4' diameter for shrubs and 6' diameter for trees before tapering to the adjacent elevations.

Krist Food Mart East Pickard Rd. and South Isabella Rd. Union Township, MI Krist Oil Companies 303 Selden Road Iron River, MI 49935			
PLANT LISTS & DETAILS			
Attention: 1"			
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05/17/2021 PRELIMINARY SITE PLAN REVIEW			
02/14/2022			
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Approved By: CAR			
GEI PROJECT: 1509480			
DWG. NO. <b>ハク Ι ハク</b>			
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ID	GLAZING	COLOR	UNIT SIZE	TYPE
А	INSUL. LOW E II	RED	5'-9 1/2" x 4'-8"	451T ALUM FRAME
В	INSUL. LOW E II	RED	4'-3" x 4'-8"	451T ALUM FRAME
С	INSUL. LOW E II	RED	4'-3" x 1'-8"	451T ALUM FRAME
D	INSUL. LOW E II	RED	3'-10" x 1'-8"	451T ALUM FRAME
Е	INSUL. LOW E II	RED	4'-3" x 4'-8"	451T ALUM FRAME
F	INSUL. LOW E II	RED	4'-8" x 4'-8"	451T ALUM FRAME




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18.0' MAX HEIGHT	Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
	CANOPY ELEVATIONS AND SIGN DETAILS
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GEI GEI Consultants 990 Lalley Road Iron River, MI 49935 906-214-4140
Krist Food Mart 4972 E. Pickard Rd. Union Township, MI Krist Oil Company Inc. 303 Selden Road Iron River, MI 49935
STANDARD DETAILS
Attention: 1" O Attention: 1" If this scale bar does not measure 1" then drawing is not original scale.
05/17/2021 PRELIMINARY SITE PLAN REVIEW 02/14/2022 FINAL SITE PLAN REVIEW
Designed By: JRR Checked By: CAR Drawn By: JRR Approved By: CAR GEI PROJECT: 1509480
99-D-03 SHEET 19

# EXISTING TOPOGRAPHY SURVEY



B-7 RETAIL AND HIGHWAY	
MINIMUM FRONT YARD SETBACK	15 FT(E)
MINIMUM SINGLE SIDE SETBACK	10 FT(E)
TOTAL TWO SIDES SETBACK	NONE
MINIMUM REAR YARD SETBACK	10 FT(E)
MINIMUM LOT FRONTAGE	130 FT(D)
MINIMUM LOT AREA	20,000 SQ. FT.
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%(D)

D. SCREENING FROM RESIDENTIAL USES: ALL PERMITTED USES IN THE B-6 AND B-7 DISTRICTS, INCLUDING PARKING, LOADING, AND OUTDOOR STORAGE AREAS, THAT ARE ADJACENT TO A LOT LINE IN AN R-1 OR R-2 DISTRICT AND LOCATED WITHIN ONE HUNDRED (100) FEET OF A PRINCIPAL RESIDENTIAL STRUCTURE SHALL PROVIDE A WALL FOR SCREENING PURPOSES. SUCH WALLS SHALL HAVE NO OPENINGS FOR VEHICULAR TRAFFIC OR OTHER PURPOSES EXCEPT AS NECESSARY FOR PUBLIC SAFETY. ALL REQUIRED WALLS SHALL BE CONSTRUCTED OF COMMON OR FACE BRICK, POURED OR PRECAST MASONRY, OR DECORATIVE BLOCK. REQUIRED WALLS SHALL NOT BE LESS THAN FIVE (5) FEET IN HEIGHT OR MORE THAN EIGHT (8) FEET IN HEIGHT.

E. SITE ACCESS ALTERNATIVES: IF ONE (1) OF THE FOLLOWING SITE ACCESS ALTERNATIVES IS PROVIDED, THE MINIMUM LOT FRONTAGE REQUIREMENT SHALL BE REDUCED TO ONE HUNDRED (100) LINEAR FEET AND THE MAXIMUM PERCENT OF LOT AREA PERMITTED TO BE COVERED BY BUILDINGS SHALL BE INCREASED TO FIFTY (50) PERCENT:

1. A SERVICE ROAD PARALLELING M-20 IS PROVIDED ACROSS THE ENTIRE PARCEL AND PRIMARY INGRESS AND EGRESS TO THE PARCEL IS VIA SUCH SERVICE ROAD.

2. ALTERNATIVE INGRESS AND EGRESS TO THE PARCEL IS AVAILABLE SUCH AS A REAR ACCESS ROAD OR ACCESS

- TO A STREET INTERSECTING M-20. 3. INGRESS AND EGRESS TO THE PARCEL FROM M-20 IS VIA COMMON DRIVEWAY(S) SHARED WITH
- ADJOINING PROPERTY(IES).
- 4. INGRESS AND EGRESS TO THE PARCEL IS THROUGH INTER-CONNECTED PARKING AREAS WITH ADJACENT PROPERTY(IES) IF APPROVED BY THE PLANNING COMMISSION IN CONSIDERATION OF SAFE AND EFFICIENT VEHICLE AND PEDESTRIAN CIRCULATION.

#### MISS DIG:

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

#### UTILITY NOTE:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

				LEC	ЭЕ	END					
	SYMBOLS										
0	BOLLARD		G	GAS RISER				SB	SOIL BORING		
Ē	CATCH BASIN (C	URB INLET)	$\searrow$	GUY ANCHOR				$\bigcirc$	STORM SEWER MANHOLE		
$\bigcirc$	CATCH BASIN (R	OUND)	Ъ.	HYDRANT -	— E	EXISTING		T	TELEPHONE RISER		
	CATCH BASIN (S	QUARE)	×	HYDRANT -	— F	PROPOSED		₩	TREE – CONIFEROUS		
Ô	CLEAN OUT		\$	LIGHT POLE	Ξ			۲	TREE - DECIDUOUS		
$\rightarrow$	DRAINAGE FLOW			MAILBOX				b	UTILITY POLE		
E	ELECTRICAL BOX		$\square$	MONITORING	G V	WELL		$\bowtie$	WATER MAIN VALVE		
	FOUND CONC. M	ONUMENT	S	SANITARY	SE	WER MANHOLE		*S	WATER SHUT-OFF		
0	FOUND IRON		•	SET IRON					WATER WELL		
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		BURIED ELECT							ASPHALT – EXISTING		
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	FM	FORCE MAIN							ASPHALT – PROPOSED		
	GAS	GAS MAIN					a : .4.*				
	RD-CL	ROAD CENTERL	INE				4		CONCRETE		
	—8" SAN ———	SANITARY SEW	ER								
	—12" SS———	STORM SEWER				GRAVEL			GRAVEL		
	—EX-TOS— — —	TOE OF SLOPE									
	—EX-TOB— — — —	TOP OF BANK					 _	<u></u>			
OHE	OHE	UTILITIES - OV	'ERHE	AD							
	UTIL	UTILITIES - UN	IDERC	GROUND			Ł	<u>L</u>			
	—12" WM———	WATER MAIN									

LOCATION MAP NOT TO SCALE

DESCRIPTION PREPARED: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S01°-23'-34"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 396.51 FEET; THENCE N.88°26'-02"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 368.78 FEET; THENCE N.01'-01'-58"E., ON A PREVIOUSLY SURVEYED AND DESCRIBED LINE, 396.00 FEET: THENCE S.88'-26'-02"E., ON AND ALONG SAID NORTH SECTION LINE, 352.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 60.00 FEET AND THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

			ERING	0AD 3858 3	
			SURVEYING / ENGINE!	2257 EAST BROOMFIELD RC MT. PLEASANT, MICHIGAN 4E PHONE: (989) 775–0756	FAX: (989) 775–5012 EMAIL: info@cms–d.com
			GEI 50	PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 14, T14N-R4W	UNION IUWNSHIP, ISABELLA COUNTY, MICHIGAN
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PHONE: (906) 214- CONSULTANT: CENTRAL MICHIGAN S 2257 EAST BROOMFII MT. PLEASANT, MI 44 CONTACT PERSON: T PHONE: (989) 775 FAX: (989) 775 EMAIL: info@cms-	-4151 SURVEYING & DEVELOPMENT CO., INC. ELD ROAD 8858 IMOTHY E BEBEE -0756 -5012 d.com				
CHARTER COMMUNICATIONS 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621–4932 RANDY BUNKER rbunker@chartercom.com CONSUMERS ENERGY 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466–4282 KIM STUDT kimberly.studt@cmsenergy.com FRONTIER	CHARTER TOWNSHIP OF UNION PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com CHARTER TOWNSHIP OF UNION PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pagllingt@uniontownshipmi.com	SUBMITTALS: SUBMITTAL TO CLIENT 2-10-2	SUBMITTAL TO CLIENT 318-21		
345 PINE STREET ALMA, MI 48801 (989) 463–0392 MARK A. MARSHALL Mark.Marshall@ftr.com <b>DTE ENERGY</b> 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954–4623 MARY JO MCKERSIE mckersiem@dteenergy.com <b>MT PIFASANT FIPE DEPARTMENT</b>	DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772–0911 RICK JAKUBIEC drain@isabellacounty.org ISABELLA COUNTY ROAD COMMISSION 2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773–7131 EXT 115 PATRICK CAETINEX	JOB NUMBER: 2101-004	DRAWN BY: BTM	SER DESIGNED BY:	TELB
MI. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 LT. RANDY KEELER rkeeler@mt-pleasant.org	PATRICK GAFFNEY PGaffney@isabellaroads.com	SCALE		SHEET NUMB	<b>)</b> 5 -



## SANITARY SEWER STRUCTURES **EX-SAN MH#1** RIM= 761.91 WEST INV= 755.15

**EX-SAN MH#2** RIM= 761.07 FLOWLINE INV= 749.25

**EX-SAN MH#3** RIM= 762.57 FLOWLINE INV= 744.25

**EX-SAN MH#4** RIM= 761.99 FLOWLINE INV= 744.89

## STORM SEWER STRUCTURES

**EX-STM CB#1** RIM= 760.25 NORTHEAST INV= 755.40 NORTHWEST INV= 755.42 SOUTHWEST INV= 755.29

**EX-STM CB#2** RIM= 760.76 NORTHEAST INV= 755.44 SOUTHWEST INV= 755.77

**EX-STM CB#3** RIM= 761.68 STRUCTURE ELBOWS DIRECTLY INTO EX-STM MH#1

**EX-STM MH#1** WEST INV= 755.73 WEST INV FROM EX-STM MH#3= 759.00 SOUTH INV= 755.23 EAST INV= 748.93

### NOTE: DUE TO SNOW COVER ALL FLAT WORK IS NOT SHOWN.

NOTE: INFORMATION ABOUT EXISTING BURIED UTILITIES WAS OBTAINED BY REVIEWING INFORMATION PROVIDED BY THE MUNICIPALITY.

			SURVEYING / ENGINEERING	2257 EAST BROOMFIELD ROAD	MI. PLEASANI, MICHIGAN 48858 PHONE: (989) 775–0756	FAX: (989) 775–5012	EMAIL: info@cms-d.com
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			GEI 50	PART OF THE NORTHEAST 1/4 OF THE NORTHEAS	SECTION 14, T14N-R4W	UNION TOWNSHIP, ISABELLA COUNTY, MICHIG	
REVISIONS:							
SUBMITTALS:	SUBMITTAL TO CLIENT 2-10-21		SUBMITTAL TO CLIENT 318-21				
JOB NUMBER:	2101-004	DRAWN BY:	WRE/BTM	DESIGNED BY:	N/A	СНЕСКЕД ВҮ:	TELB
SCALE	1" — 30'	)   -		SHEET NUMBER	7 5 7	0 5 V	



## EASEMENT SHEET

SCHEDULE B II EXCEPTIONS:

- AND ALSO RECORDED IN LIBER 447, PAGE 257

- LIBER 706, PAGE 4.





2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 232

#### **FINAL SITE PLAN REPORT**

TO:	Planning Commission	DATE:	April 12, 2022				
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-7 Retail and Service Highway Business District				
PROJECT:	PSPR22-04 Final Site Plan Approval Station)	application	- Krist Oil Filling Station (Gas				
PARCEL(S):	PID 14-014-20-002-00, 14-014-20-003-00, 14-014-20-004-00, 14-014-20-007-00, 14-014-20-008-00, 14-014-20-009-00, and 14-014-20-011-01 (Yats Dr., vacant).						
OWNER(S):	Michigan Reserves Inc.						
LOCATION:	Approximately 2.6 acres located at Isabella Road in the NE 1/4 of Section	the SW coi 14.	rner of E. Pickard Road and S.				
EXISTING US	E: One family residential dwellings and commercial building	ADJACENT	<b>ZONING:</b> B-7, B-5				
FUTURE LAND USE DESIGNATION: Retail Service: This district is intended for the widest variety							

**FUTURE LAND USE DESIGNATION:** *Retail Service*: This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

**ACTION REQUESTED:** To review and take action to approve, deny, or approve with conditions the PSPR22-04 final site plan dated 02-14-2021 for Krist Filling station (Gas Station) located on the SW corner of E. Pickard Road and S. Isabella Road in the NE 1/4 of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district.

### Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary site plan approval and final site plan approval are required for this project. Per Section 14.2.J., approval of a preliminary site plan by the Planning Commission "shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas." Planning Commission approval of a final site plan "constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met" (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

#### **Final Site Plan Review Comments**

The following comments are based on the standards for final site plan approval and specific elements of the proposed site plan:

- 1. Section 4 (Yard Setback Requirements). The setbacks used for the plan are 15-feet front yard and 10-feet side/rear yard. This is consistent with what the setbacks were when this project was given preliminary site plan approval and special use permit approval. Since that time, the setback requirements have changed to 10-feet side yard and 20-feet front/rear yard. The project conforms to the new requirements. However, staff sees no reason to require the new setbacks to be depicted on the plan, since the preliminary site plan was approved prior to the change. Any changes proposed in future site plans for this site will need to meet the new setback requirements. CONFORMS
- 2. Section 8 (Environmental Performance Standards). Application provides the hazardous substance reporting form and EGLE permit checklist form included in the application materials. CONFORMS
- 3. Section 9 (Off-Street Parking). Parking calculations have been provided on the site plan and are consistent with Section 9 standards for the proposed uses. The dimensions of the 90-degree parking spots comply with the size requirements of Section 9. Total required parking spaces are 37 and the plan proposes 43 spaces.
- 4. Section 7.10 (Sidewalks and Pathways). The applicant has proposed to provide a new internal sidewalk connection into the site to the public building entrance. <u>The following sidewalk detail will need to be addressed by the applicant on a revised final site plan</u>:
  - □ Confirm that all internal sidewalks abutting parking spaces are at least seven (7) feet in unobstructed width to allow for vehicle overlap by adding a dimension to the plan. If outside displays or sales areas are proposed adjacent to the building, they must be located outside of this unobstructed width. <u>Sidewalk is 7-feet wide</u>. The sidewalk on the north side of the building needs to be widened to 10-feet to account for the 3-footwide sales area on the sidewalk. Sidewalk can remain 7-feet wide if the dedicated sales area is removed.
- 5. Section 6.18 (Filing Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories). The applicant has demonstrated compliance with the standards of this Section for access, minimum lot size, and setbacks for buildings, but not the standard for exterior lighting under the filling station canopies. The following details will need to be addressed by the applicant on a revised final site plan:
  - □ Exterior illumination levels under the diesel and gas filling station canopies cannot exceed a maximum of 20.0 foot-candles. <u>Current plans show 30 to 40+ foot-candles</u> <u>in this area</u>.
- 6. Section 8.2 (Exterior Lighting). With the exceptions of the under-canopy lighting noted in #5 above and lighting around the immediate perimeter of the building, exterior

illumination levels elsewhere on the site conform to Section 8.2 standards. <u>The following</u> <u>detail will need to be addressed by the applicant on a revised final site plan</u>:

- □ Exterior illumination levels around the building cannot exceed a maximum of 10.0 foot-candles. *Current plans show 10.2 to 25+ foot-candles in this area*.
- The LCG-CP lights identified as S on the photometric plan do not appear to be downshielded like the LCG-WPFC lights identified as P on the photometric plan. <u>All exterior</u> <u>lighting fixtures must be fully-shielded and directed straight downward, with updated</u> <u>details and specifications provided on the exterior lighting plan.</u>
- 7. **Building Form and Composition.** The proposed building design is consistent with applicable building form and composition standards of the Zoning Ordinance, and has been updated to adequately screen all rooftop HVAC equipment with parapet walls on all four sides of the building. **CONFORMS**
- 8. **Section 9.5 (Loading Space Requirements).** The applicant has provided one (1) loading space that is in a location staff has determined to be acceptable per Section 9.5 standards as applied to this site and use. A note has been added to the site plan to confirm that all deliveries will take place when the facility is not open to the public. **CONFORMS**
- 9. Section7.14 (Trash Removal and Collection). The applicant has provided on the plan an 8.5-foot-high decorative masonry dumpster enclosure, which has been moved from the south to the west side of the building and is 12 feet from the building. The gate will be a steel frame painted tricorn black (see sheet 17). CONFORMS
- 10. Section 10 (Landscaping and Screening) The applicant has not requested any waiver from the requirements of section 10 as was indicated in the preliminary plan. As noted on sheet 12, the plan now meets or exceeds applicable landscaping and screening requirements. The applicant has addressed all of the preliminary site plan comments and requested changes on the updated landscape plan. CONFORMS
- 11. **Section 11 (Signs).** The applicant has proposed conceptual sign details on the final site plan, which appear to be consistent with applicable Ordinance standards. <u>Administrative approval of sign permit applications for the building-mounted and freestanding signage will be necessary prior to any sign installations.</u>
- 12. Land Division/Land Combination Required. The proposed development is located on parts of or otherwise impacts a total of seven (7) separate parcels of land, as noted at the top of this report. Prior to the issuance of any building permit for this project, the applicant and landowner shall provide documentation to the Zoning Administrator of:
  - □ Township Assessor approval of a land division/land combination application for division and re-combination of the subject parcels to establish:
    - One (1) new parcel for the Krist Oil Filling Station site that is fully consistent with the approved final site plan; and
    - One (1) remainder parcel (vacant) with direct frontage on and access to the

Yats Dr. right-of-way consistent with Section 7.17.B. (Public Access Required/Minimum Frontage) requirements.

13. **Outside agency approvals.** The following approvals have been obtained: Mt. Pleasant Fire Department, Isabella County Road Commission, and Storm Water approval from the Isabella County Drain office Isabella County Transportation Commission, and the Township Public Services Department. **CONFORMS** 

### Special Use Permit – Conditions of Approval

With approval of the final site plan the applicant will have fully satisfied all of the following conditions of the special use permit approval granted in 2021: **CONFORMS** 

- 1. Preliminary and Final site plan approved by Planning Commission.
- 2. Hours of operation shall be limited to from 6am to midnight with no loudspeakers or amplified music will be used outside of the building
- 3. A decorative masonry wall shall be provided along the south and west sides of the paved area along with required greenbelt buffer or evergreen screen plantings adjacent to the lot boundaries to adequately buffer adjacent residences from visual and noise impacts
- 4. The pursuit of a traffic study.

#### **Objective**

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

#### Key Findings

- 1. The proposed use and site plan satisfy the conditions of the approved special use permit.
- 2. The internal sidewalk on the north side of building either needs to be widened for the proposed sales area or the sales area must be removed. With this adjustment, the final site plan can fully conform to Section 14.2.P. (Required Site Plan Information).
- Lighting under the diesel and gas filling station canopy must be reduced to a maximum of 20.0 foot-candles. Lighting around the convenience store must be reduced to a maximum of 10.0 foot-candles and all exterior light fixtures must be fully-shielded and directed straight downward.
- 4. A land division and re-combination of the subject parcels will be required to establish one(1) new Krist Oil Filling Station parcel and one (1) remainder parcel (vacant) on Yats Dr.

#### **Recommendations**

Based on the above findings, I would recommend that the Planning Commission approve the PSPR22-04 final site plan dated 02-14-2021 for Krist Filling station (Gas Station) located on the SW corner of E. Pickard Road and S. Isabella Road in the NE 1/4 of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, subject to the following conditions:

- 1. Widen the internal sidewalk on the north side of building to at least ten (10) feet to accommodate the proposed sales area, or remove the sales area from the site plan.
- 2. Reduce exterior illumination levels under the diesel and gas filling station canopies to a maximum of 20.0 foot-candles and everywhere else on the site to a maximum of 10.0 foot-candles, and update exterior light fixtures as needed to be fully-shielded and directed straight downward with details and fixture specifications provided on an updated exterior lighting plan sheet submitted to the Zoning Administrator for review and approval prior to issuance of a building permit for this project.
- 3. Township Assessor approval of a land division/land combination application for division and re-combination of the seven (7) subject parcels [PID 14-014-20-002-00, -003-00, -004-00, -007-00, -008-00, -009-00, and -011-01 (Yats Dr., vacant)] to establish one (1) new parcel for the Krist Oil Filling Station site that is fully consistent with the approved final site plan, and one (1) remainder parcel with direct frontage on and access to the Yats Dr. right-of-way consistent with Section 7.17.B. (Public Access Required/Minimum Frontage) requirements.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

**Peter Gallinat, Zoning Administrator** Community and Economic Development Department

#### **MOTION TO APPROVE:**

Motion by \_\_\_\_\_\_, supported by \_\_\_\_\_\_, to <u>approve</u> the PSPR22-04 final site plan dated 02-14-2021 for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the February 14, 2022 site plan fully complies with applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval).

#### MOTION TO APPROVE WITH CONDITIONS:

Motion by \_\_\_\_\_\_, supported by \_\_\_\_\_\_, to <u>approve</u> the PSPR22-04 final site plan dated 02-14-2021 for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the February 14, 2022 site plan can comply with applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), <u>subject to the following condition(s)</u>:

- Prior to issuance of any building permit for this project, Township Assessor approval of a land division/land combination application for division and re-combination of the seven (7) subject parcels [PID 14-014-20-002-00, -003-00, -004-00, -007-00, -008-00, -009-00, and -011-01 (Yats Dr., vacant)] to establish one (1) new parcel for the Krist Oil Filling Station site that is fully consistent with the approved final site plan, and one (1) remainder parcel with direct frontage on and access to the Yats Dr. right-of-way consistent with Section 7.17.B. (Public Access Required/Minimum Frontage) requirements.
- 2. Widen the internal sidewalk on the north side of building to at least ten (10) feet to accommodate the proposed sales area, or remove the sales area from the site plan.
- 3. Reduce exterior illumination levels under the diesel and gas filling station canopies to a maximum of 20.0 foot-candles and elsewhere on the site to a maximum of 10.0 foot-candles, and update exterior light fixtures as needed to be fully-shielded and directed straight downward with details and fixture specifications provided on an updated exterior lighting plan sheet.
- 4. The updated final site plan shall be subject to Zoning Administrator review and approval prior to issuance of a building permit for this project.

#### MOTION TO POSTPONE ACTION:

Motion by \_\_\_\_\_\_, supported by \_\_\_\_\_\_, to postpone action on the PSPR22-04 final site plan dated February 14, 2022 for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road until \_\_\_\_\_\_, 2022 for the following reasons:

#### **MOTION TO DENY:**

Motion by \_\_\_\_\_\_\_, supported by \_\_\_\_\_\_\_, to deny the PSPR22-04 final site plan dated 02-14-2021 for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the February 14, 2022 site plan does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons: