

### Planning Commission Regular Meeting October 18, 2022 7:00 p.m.

- 1. CALL MEETING TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- 4. APPROVAL OF AGENDA
- 5. APPROVAL OF MINUTES

-September 20, 2022 Regular Meeting

### 6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS

- A. Thering updates from Board of Trustees
- B. Buckley updates from ZBA
- C. Shingles updates from Sidewalk and Pathways
- D. Correspondence from Jeremy McDonald re: Sidewalks and Pathways Prioritization Committee Reappointment

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

### 8. **NEW BUSINESS**

### A. PSPR22-17 Sam's Club Filling Station – Final Site Plan Amendment Application

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

### B. PSPR22-15 Mid Michigan College Athletic Fields – Final Site Plan Application

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

### C. Zoning Ordinance Amendment – Punch List #2 Introduction

- a. Introduction by staff
- b. Commission review and discussion
- c. Consideration of setting a public hearing date
- 9. OTHER BUSINESS
- 10. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue
- 11. FINAL BOARD COMMENT
- 12. <u>ADJOURNMENT</u>

### CHARTER TOWNSHIP OF UNION

### Planning Commission Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on September 20, 2022, at 7:00 p.m. at the Union Township Hall.

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

### **Roll Call**

Present:

Albrecht, Gross, LaBelle, Shingles, Squattrito, Thering and Williams

Excused:

**Buckley and Lapp** 

### **Others Present**

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

### **Approval of Agenda**

Thering moved Gross supported to approve the agenda as presented. Vote: Ayes: 6. Nays: 0. Motion Carried

### **Approval of Minutes**

**Williams** moved **Gross** supported to approve the special meeting minutes from August 23, 2022 as presented. **Vote: Ayes: 6. Nays: 0. Motion carried.** 

### **Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering Updated that the Board of Trustee approved a resolution of intent to purchase an outdoor fitness court for McDonald Park.
- B. ZBA updates by Buckley No updates were given.
- C. Sidewalks and Pathway Prioritization Committee by Shingles No updates were given.

### **Public Comment**

Open 7:10 p.m.

No comments were offered.

Closed 7:10 p.m.

### **New Business**

### A. <u>PSPR22-11 Preliminary Site Plan Application – Clint's Auto Body Expansion, 5598 S.</u> Mission Rd.

- **a.** Introduction
- **b.** Updates from staff and the applicant
- **c.** Commission review of the site plan

<sup>\*</sup>Commissioner LaBelle arrived at 7:08 p.m.

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

Nanney gave an introduction of the PREZ22-11 Preliminary Site Plan of Clint's Auto Body Shop Addition located at 5594 and 5598 S. Mission Road recommending approval subject to resolution of the residential parking timeframe to be completed by 2024 and the shipping container removed.

Owner, Clint Oswald and Tim Bebee from CMS&D were available for questions. Deliberation by the Commissioners.

Thering moved Gross supported to recommend to approve the PSPR 22-11 preliminary site plan dated August 22, 2022 for a 3,200 square-foot addition to the existing Clint's Auto Body Shop located at 5594 and 5598 S. Mission Road in the southeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it can fully comply 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), subject to the following conditions:

- 1. Paving of the residential parking area as depicted on the site plan shall be completed by the end of the 2024 construction season, rather than in 2025 as proposed.
- 2. Remove the shipping container and add a note to the final site plan confirming that no shipping containers will be brought on to or maintained on the premises, or add a note to the final site plan confirming that the proposed shipping container will only be used for temporary storage during the building addition construction and will be removed from the premises prior to issuance of a certificate of occupancy for the addition.

Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Shingles, Squattrito, Thering, and Williams. Nays: 0. Motion carried.

### B. <u>PSPR22-14 Final Site Plan Application – Michael Engineering Expansion, 5625 Venture</u> Way

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

Nanney introduced the PSPR22-14 Final Site Plan Application for Rook Metering – Michael Engineering building expansion at 5625 Venture Way recommending approval subject with conditions for a couple housekeeping details adding location and details for the current bicycle parking and planting detail for (1) additional shade tree to the floor plans.

Tim Bebee from CMS&D addressed the housekeeping details mentioned by Nanney. Bebee was available for questions. The Zoning Administrator confirmed that the requirement for an additional shade tree can be satisfied by the existing tree shown on the site plan, so this item in the staff report can be disregarded. Deliberation by the Commissioners.

Albrecht moved Williams supported to approve the PSPR 22-14 final site plan dated August 23, 2022 for additions to the Rook Metering - Michael Engineering building located at 5625 Venture Way in the northeast quarter of Section 13 and in the I-2 (General Industrial) zoning district, finding that it 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), subject to the following conditions:

- 1. Documentation of permits or approvals from the Isabella County Transportation Commission and Township Public Services Department shall be submitted to the Zoning Administrator prior to issuance of a building permit for this project.
- 2. Add the location, dimensions, and details for the current bicycle parking area.
- 3. Zoning Administrator review and acceptance of the revised sheet prior to issuance of a building permit for this project.

Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Shingles, Squattrito, Thering, and Williams. Nays: 0. Motion carried.

### C. <u>PSPR22-15 Combined Preliminary and Final Site Plan Application – Mid Michigan</u> College Athletic Fields, 2600 S. Summerton Road

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

Nanney introduced the PSPR22-15 Combined Preliminary and Final Site Plan Application – Mid Michigan College Mt. Pleasant Athletic Complex located at 2600 S. Summerton Road. He stated that the Isabella County Drain Office for Storm Water Management approval and approval for the proposed county drain relocation had not been obtained and additional details and revisions are needed. Nanney summarized the applicable standards for preliminary and final site plan approval, and recommended that the Planning Commission grant preliminary site plan approval only subject to submittal of an updated final site plan.

Marty Ruiter, Architect for Hobbs and Black gave updates regarding the Storm Water and Drain Commission correspondence. Mr. Ruiter, Matt Miller, VP Student Services for Mid-Michigan College and Matt Motes, Rowe Professional Services were available for questions. Mr. Motes confirms that as of 9/16/2022 they had not formally applied for the required county Drain Office approvals, although they had held informal discussions. Deliberation by the Commissioners.

Williams moved Thering supported to approve only the PSPR 22-15 preliminary site plan dated August 26, 2022 for the Mid-Michigan College Mt. Pleasant Athletic Complex located at 2600 Summerton Road in the southeast quarter of Section 13 and in the B-4 (General Business) zoning district, finding that the site plan can comply 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).

Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Shingles, Squattrito, Thering, and Williams. Nays: 0. Motion carried.

### D. Adoption of the 2023 Schedule of Meetings

- a. Updates by Staff
- **b.** Discussion
- **c.** Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the proposed 2023 Planning Commission Schedule of Meetings. Discussion by the Commissioners.

**Shingles** moved **Gross** supported to adopt the Planning Commission's Meeting Schedule for 2023. **Vote: Ayes 7 Nays: 0. Motion Carried.** 

### **Extended Public Comments**

Open: 8:42 p.m.

No comments were offered.

Closed 8:42 p.m.

### **Final Board Comment**

Shingles – Glad to be back after several months of being gone.

Thering – Commented and appreciates Commissioner Williams' comments during deliberation of PSPR22-15 Mid-Michigan College Athletic Fields

Gross – Echoed Commissioner Thering's appreciation toward Commissioner Williams' comments.

LaBelle – Commented on the deliberation of PSPR22-15 Mid-Michigan College Athletic Fields

Adjournment – Chairman Squattrito adjourned the meeting at 8:47 p.m.

APPROVED BY:	
	Doug LaBelle – Secretary
(Recorded by Tera Green)	Tera Albrecht – Vice Secretary



### **Board Expiration Dates**

Planning Commissi	on Board Members (9 Me	mbers) 3 year term			
#	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	LaBelle II	2/15/2025		
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 Board of Appeals Members (5 Members, 2 Alternates) 3 year term					
#	F Name	L Name	Expiration Date		
1- PC Rep	Ryan	Buckley	2/15/2025		
2 - Chair	Andy	Theisen	12/31/2022		
3 - Vice Chair	Liz	Presnell	12/31/2022		
4 -	Breanne	Moeggenberg	12/31/2022		
5 -	Brandon	LaBelle	12/31/2022		
Alt. #1	vacar	it seat	12/31/2022		
Alt. #2	vacar	it 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		
Co	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**

# 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 Figg 6/22/2026  7 Cheryl Hunter 6/22/2023  8 Jeff Sweet 2/13/2025  9 David Coyne 3/26/2026  Mid Michigan Area Cable Consortium (2 Members)  # F Name L Name Expiration Date  1 Kim Smith 12/31/2022  2 vacant seat  Cultural and Recreational Commission (1 seat from Township) 3 year term  # F Name L Name Expiration Date  1 Robert Sommerville 12/31/2022  Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)  # F Name L Name Expiration Date  1 - BOT Representative Kimberly Rice 11/20/2024  3 - Township Resident Jeff Siler 8/15/2023  4 - Township Resident Jeff Siler 8/15/2023  Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term  # F Name L Name Expiration Date  1 - BOT Representative Stan Shingles 2/15/2024  3 - Township Resident Jeff Siler 8/15/2023  Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term  # F Name L Name Expiration Date  1 - City of Mt. Pleasant John Zang 12/31/2023  City of Mt. Pleasant Judith Wagley 12/31/2023  2 - Union Township Stan Shingles 12/31/2023  2 - Union Township Allison Chiodini 12/31/2022  1 - Member at Large Mark Stansberry 2/14/2025  1 - Member at Large Michael Huenemann 2/14/2025	EDA Board Members (9 Members) 4 year term						
2	#	F Name	L Name	Expiration Date			
3   James   Zalud   4/14/2023     4   Richard   Barz   2/13/2025     5   Robert   Bacon   1/13/2023     6   Marty   Figg   6/22/2026     7   Cheryl   Hunter   6/22/2023     8   Jeff   Sweet   2/13/2025     9   David   Coyne   3/26/2026	1-BOT Representative	Bryan	Mielke	11/20/2024			
A   Richard   Barz   2/13/2025	2	Thomas	Kequom	4/14/2023			
5         Robert         Bacon         1/13/2023           6         Marty         Figg         6/22/2026           7         Cheryl         Hunter         6/22/2023           8         Jeff         Sweet         2/13/2025           9         David         Coyne         3/26/2026           Mid Michigan Area Cable Consortium (2 Members)           # F Name         L Name         Expiration Date           1         Kim         Smith         12/31/2022           2         vacant seat         1         1/231/2022           2         vacant seat         1         1/231/2022           3         F Name         L Name         Expiration Date           4         F Name         L Name         Expiration Date           1         Robert         Sommerville         12/31/2022           Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)         1         1           #         F Name         L Name         Expiration Date           1 - BOT Representative         Kimberly         Rice         11/20/2024           2 - PC Representative         Stan         Shingles         2/15/2024           3 - Township Resident </td <td>3</td> <td>James</td> <td>Zalud</td> <td>4/14/2023</td>	3	James	Zalud	4/14/2023			
6         Marty         Figg         6/22/2026           7         Cheryl         Hunter         6/22/2023           8         Jeff         Sweet         2/13/2025           9         David         Coyne         3/26/2026           Mid Michigan Area Cable Consortium (2 Members)           #         F Name         L Name         Expiration Date           1         Kim         Smith         12/31/2022           2         vacant seat         1           Cultural and Recreational Commission (1 seat from Township) 3 year term           #         F Name         L Name         Expiration Date           1         Robert         Sommerville         12/31/2022           Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)           #         F Name         L Name         Expiration Date           1 - BOT Representative         Kimberly         Rice         11/20/2024           2 - PC Representative         Stan         Shingles         2/15/2024           3 - Township Resident         Jeff         Siler         8/15/2023           4 - Township Resident         Jeremy         MacDonald         10/17/2022           5 - Member at larg	4	Richard	Barz	2/13/2025			
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	1-Mt. Pleasant Schools	Lisa	Diaz	12/31/2022			
2- Member at Large Michael Huenemann 2/14/2025	1-Member at Large	Mark	Stansberry	2/14/2025			
	2- Member at Large	Michael	Huenemann	2/14/2025			

From: Jeremy "Rit" MacDonald
To: Rodney Nanney

Subject: RE: RE-SENT: Sidewalks and Pathways Prioritization Committee Reappointment

**Date:** Tuesday, October 11, 2022 3:08:33 PM

Attachments:

Good Afternoon Rodney...I apologize for the delay...I've been out of town on business the last week and a half and trying to catch up on over 600 emails. Regrettably I am going to have to resign from the committee. I've put in a number of years, and just can't put my best foot forward and do the job that needs to be done. Thank you for understanding and your work at the township.

Jeremy 'Rit' MacDonald, CIC 314 Gratiot Ave Alma, MI 48801



From: Rodney Nanney

**Sent:** Monday, October 10, 2022 10:58 AM

To: Jeremy MacDonald < jeremy@midmichiganagency.com>

Subject: RE-SENT: Sidewalks and Pathways Prioritization Committee Reappointment

Jeremy,

Just checking in – did you receive this email below from Tera Green?

To provide the Planning Commission with the opportunity to act on your reappointment this month prior to our 10/27/2022 sidewalks and pathways prioritization committee meeting, we will need to receive your completed board/commission appointment application at the Township office by the end of the day today. If you drop it off after hours tonight, please use the drop box on the wall to the right of the main entrance. You can also scan and email the completed form back to Tera Green.

Without a Planning Commission reappointment action at their October meeting, your term will end prior to our 10/27/2022 meeting. You will be welcome to attend as a member of the public, but another member would need to serve as Chair for the meeting.

Please contact me or Tera Green with any questions about this information.

Regards,

Rodney C. Nanney, AICP
Community and Economic Development Director
Charter Township of Union
2010 South Lincoln Road
Mount Pleasant, MI 48858
(989) 772-4600 ext. 232

From: Tera Green

Sent: Monday, October 3, 2022 11:52 AM

**To:** <u>Jeremy McDonald</u> **Cc:** Rodney Nanney

**Subject:** Sidewalks and Pathways Prioritization Committee Reappointment

Good morning,

My records indicate that your 2-year term on the Sidewalks and Pathways Prioritization Committee expires this month on October 17, 2022. We would like to invite you to fill out the application in the link below to confirm your continued interest of reappointment to another 2-year term.

http://www.uniontownshipmi.com/Portals/0/Documents/Admin/NOTICE%200F%20BOARD%20AND%20COMMISSION%20VACANCIES%20fillable%20form.pdf?ver=2022-03-23-105638-703

If interested, please return the attached document by 4:30 pm, Friday October 7<sup>th</sup> to assure that your application is included on the Planning Commissions October agenda.

I look forward to hearing from you.

Thank you,

Tera Green Administrative Assistant



Charter Township of Union 2010 S. Lincoln Mt. Pleasant, MI 48858 Phone (989)772-4600 Ext. 221

### **Charter Township of Union**

### APPLICATION FOR SITE PLAN REVIEW

<u>:</u>	Minor Site Plan		ary Site Plan red per the Zoning O			mendment) an Review).
Name of Proposed Dev	inlanment /Project		Sam's Club #49	82-211 Fueling 9	Station	
Common Description of				e Drive, Mt Plea		2858
Common Description C	in reperty a reare.		-coo Enca	o Billo, inti log	Sant, Mil 40	3000
Applicant's Name(s)			Keith Moore			
Phone/Fax numbers	(901) 384-04	04 / (901) 384-07	10 Email	keithmoore@		nsulting.net
Address	7068 Ledgest	one Commons	•		ett, TN	Zip:38133
Legal Description:	Attached 🗸 II	nduded on Site Pl	an Tax Parce	el ID Number(s):	14-026	5-30-001-07
Existing Zoning: B5	Land Acreage:	16.79 ac Exist	ting Use(s):	Соп	mercial	
✓ ATTACHED: Letter t						
ATTACHED: Letter t	sescribing the project	and now it contorr	ns to Section 14.2.	s. (Standards for s	inte Pian Ap	iprovaij
Firm(s) or	1. Name: Carl	son Consulting Er	noineers Pho	ne:(901) 384-040 <sub>1</sub>	Email keithi	noore@carlsonco
Individuals(s) who	2. Address:					
prepared site plan(s)	City:					Zip: 38133
,	Contact Person:				Phone	(901) 384-0404
Legal Owner(s) of	1. Name:					79) 469-9975
Property.	Address:		:101 SE Simple S			70740
All persons having	City:				_AR _	Zip: /2/12
legal interest in the property must sign	Signature: Eligal 2. Name:	beth Johnson		Interest in Pro	nortu	Owner
this application.	2. Name:			Pho	-	
Attach a separate	Address:					
sheet if more space	City:			State:	MI	Zip:
Is needed.						
	Signature:			Interest in Proj	perty:owr	ner/lessee/otner
I do hereby affirm that true and accurate to the all the owners of the p any permits issued pur constitute the right to	ne best of my knowle property. False or ina suant to site plan ap	edge and that I ar ccurate informati proval and/or ren	n authorized to fil on placed upon th noval of work inst	le this applicatio is plan may be ca alled. Approval o	n and act of ause for re f this plan	on behalf of vocation of shall not
	2.1.0	****		c.	1/70/27	,
Sig	nature of Applicant				1/20/22 Date	<del></del>
		Office U	se Only			
Application Received B	v:			Fee Paid: \$	:	
1				, ee i alo. ;	,	
Date Received:			Escro	w Deposit Paid: S	5	

Revised: 9/14/2020

### **Preliminary Site Plan Review Procedure**

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

### **Effect of Preliminary Site Plan Approval**

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 in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

### **Outside Agency Approvals**

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

### **Final Site Plan Review Procedure**

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

### **Effect of Final Site Plan Approval**

Approval of a final site plan by the Planning Commission 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.

### **Minor Site Plan Review Procedure**

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

### **CHARTER TOWNSHIP OF UNION**

### SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

Sam's Club Fueling Station #4982 211

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

Name of business

	Name of busine	ss owner(s):	
			Sam's Real Estate Business Trust
	Street and man	iling address	2101 SE Simple Savings Drive
			Bentonville, AR 72716-0745
	Telephone	(479) 360-31	96
	Fax:		
	Email	cpenn@sams	club.com
l affir	m that the info	rmation submit	ted is accurate.
	Owner(s) sign	nature and date	Aukor fine
			1/6/21
	Information co	mpiled by	
			Carlson Consulting Engineers, Inc

## 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

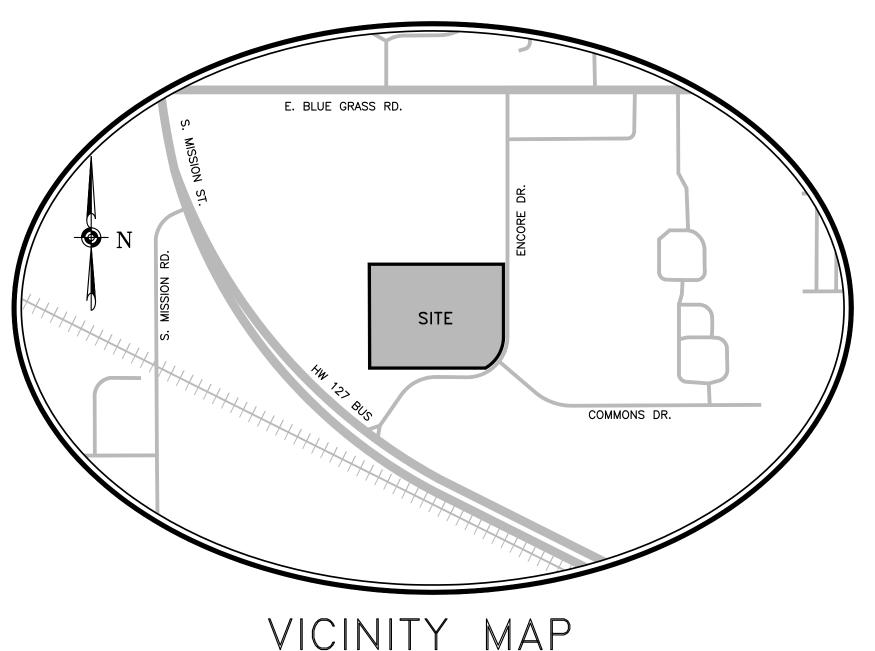
COMMON NAME	CHEMICAL NAME (components)	FORM	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
Gasoline		Liquid	52,000 gallons	UGT
Diesel		Liquid	8,000 gallons	UGT
	KEY:			KEY.
	1:0t = liquid			AGT = above ground tank
	P DQ = pressurized liquid			DM = Mount
HNON	S = solids			UGT = undergrapund tank
	se# = ₽			Cy = cylminers
	PG - pressurized gas			GM = metal cylinders
				CV a vooden ar composition
				Constaling.
				TP = pertable tank

# SITE DEVELOPMENT PLANS SAM'S FUELING STATION #4982-211 4850 ENCORE DRIVE MT PLEASANT (UNION TOWNSHIP), MI 48858 DATE: SEPTEMBER 20, 2022

PERMITTING INFORMATION

CARLSON CONSULTING ENGINEERS, INC 7068 LEDGESTONE COMMONS BARTLETT, TN 38133 CONTACT: KEITH MOORE PHONE: (901) 384-0404 THE COUNTY OF TH

THE PROPOSED PROJECT ENTAILS THE CONSTRUCTION OF A SAM'S CLUB FUELING STATION TO BE LOCATED IN THE SOUTHEAST CORNER OF THE EXISTING SAM'S CLUB DEVELOPMENT LOCATED AT 4850 ENCORE DRIVE. THE PROPOSED FUELING STATION WILL INCLUDE AN APPROXIMATE 192 SF SERVICE BUILDING AND 16 FUELING POSITIONS. IT IS ANTICIPATED THAT



DEVELOPED BY:

### sam's club 🔷

SAM'S REAL ESTATE BUSINESS TRUST 2101 SE SIMPLE SAVINGS DRIVE BENTONVILLE, AR 72716 (479) 273-4000

CARLSON
CONSULTING
ENGINEERS, INC.

7068 Ledgestone Commons, Bartlett, TN 38133
Phone (901) 384-0404 • Fax (901) 384-0710

THE SITEWORK FOR THE SAM'S CLUB PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

### INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	TOPOGRAPHICAL SURVEY
SHEET 3	OVERALL SITE PLAN
SHEET 4	SWPPP NOTES
SHEET 5	SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
SHEET 6	PHASE I EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 7	PHASE II EROSION AND SEDIMENTATION CONTROL PLAN
SHEETS 8-12	SWPPP DETAILS
SHEET 13	DEMOLITION AND TRAFFIC CONTROL PLAN
SHEET 14	SITE PLAN
SHEET 15	GRADING PLAN
SHEET 16	UTILITY PLAN
SHEET 17	PHOTOMETRICS PLAN
SHEET 18	SEWER AND WATER SERVICE LINES PLAN AND PROFILE
SHEET 19	PLANTING PLAN
SHEET 20	PLANTING DETAILS
SHEET 21	IRRIGATION PLAN
SHEETS 22-23	IRRIGATION DETAILS
SHEETS 24-27	DETAILS

PROJECT CLOSEOUT REQUIREMENTS

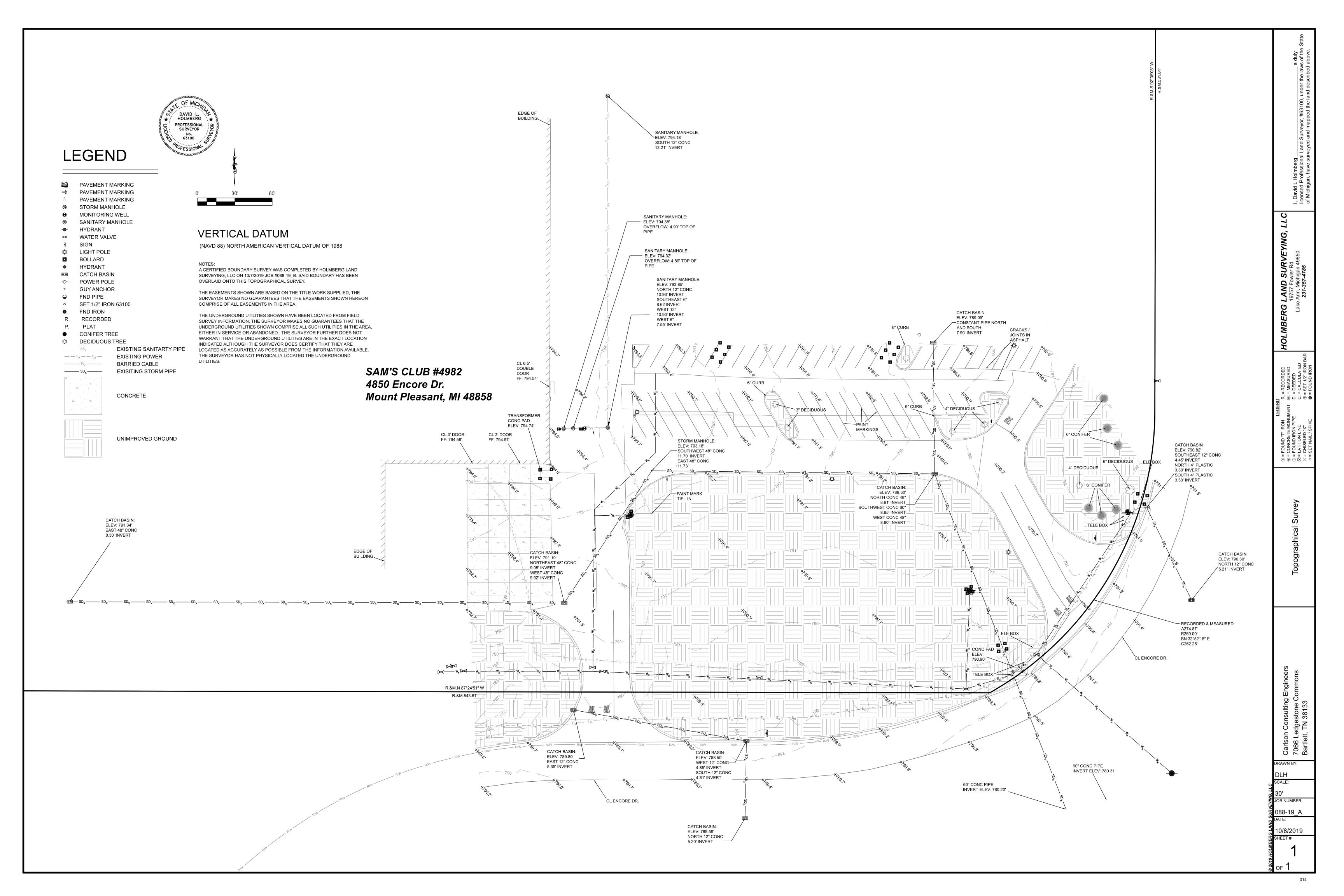
CONTRACTOR'S SCOPE SHALL INCLUDE PREPARING/PROVIDING ALL AHJ REQUIRED PROJECT CLOSEOUT DOCUMENTATION SUCH AS AS-BUILT SURVEYS, FINAL TESTING REPORTS, INSPECTION LOGS, ETC. ALL ITEMS SHALL BE PREPARED IN ACCORDANCE WITH APPLICABLE AHJ REQUIREMENTS. BY SUBMITTING A BASE BID, CONTRACTOR ACKNOWLEDGES THAT

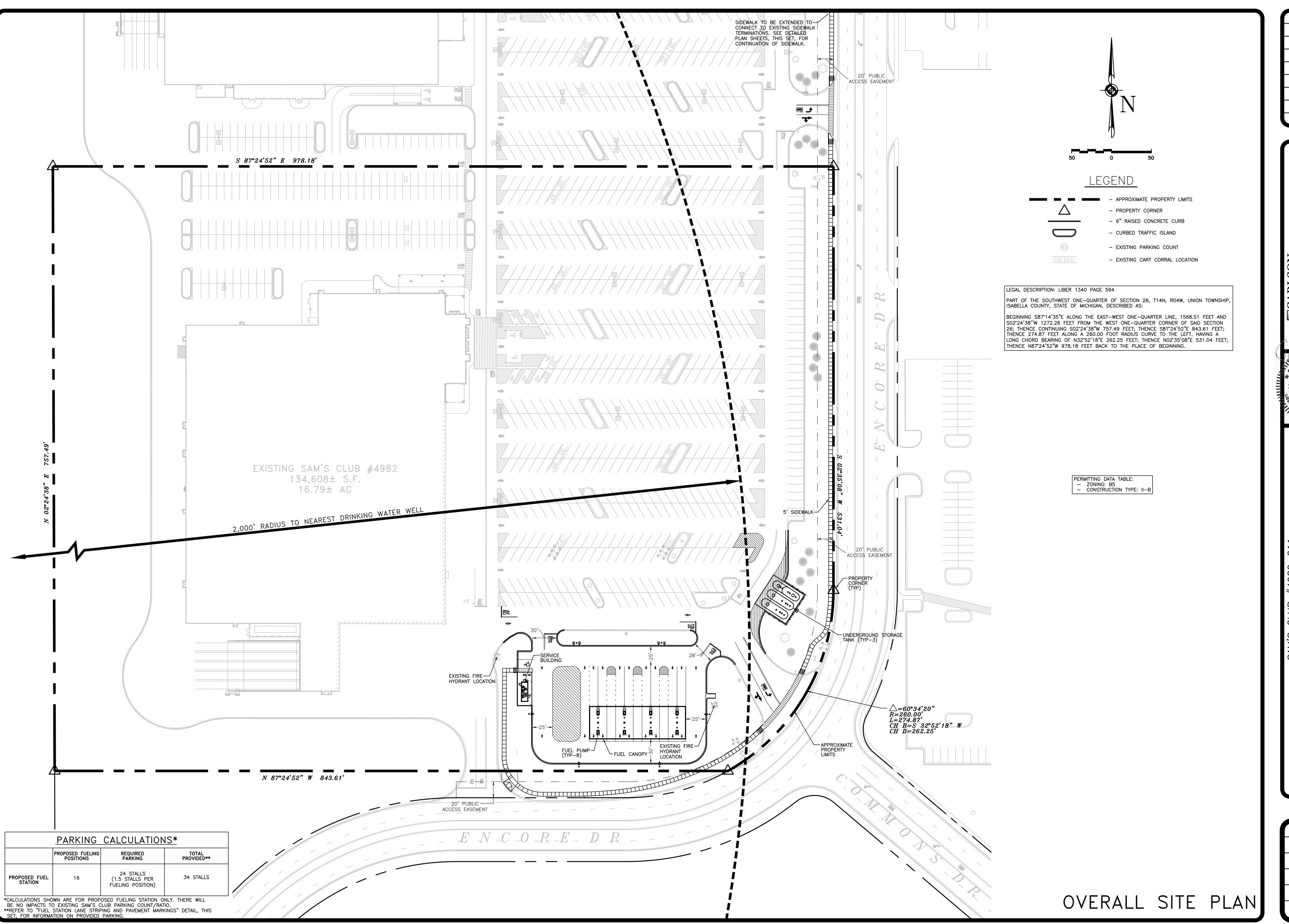
ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS

REQUIREMENT.

### CONSTRUCTION PHASING NOTICE

THE SAM'S CLUB WILL REMAIN OPERATIONAL THROUGHOUT THE DURATION OF THIS PROJECT. CONSTRUCTION SEQUENCING AND CLOSE COORDINATION WITH THE SAM'S CONSTRUCTION MANAGER AND SAM'S CLUB MANAGER ARE REQUIRED TO HELP MINIMIZE DISRUPTIONS TO THE SAM'S CLUB NORMAL OPERATIONS (INCLUDING DELIVERIES, TMA SERVICES, OUTDOOR SALES AND STORAGE, ETC.) AND THEIR CUSTOMERS AND ASSOCIATES. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE/SHE HAS EXAMINED THE PROJECT TO THE DEGREE NECESSARY TO PROVIDE A LUMP SUM PRICE FOR THE WORK AND THAT HE/SHE HAS INCLUDED NECESSARY FUNDS FOR ANY ADDITIONAL TEMPORARY PROTECTION, TRAFFIC CONTROL, LOW IMPACT CONSTRUCTION EQUIPMENT, AND/OR WORK REQUIRED DURING NON-PEAK BUSINESS HOURS THAT MAY BE REQUIRED TO MINIMIZE DISRUPTIONS AND/OR INCONVENIENCE TO THE SAM'S CLUB OPERATIONS AND ITS CUSTOMERS AND ASSOCIATES.





REVISIONS BY

CONSULTING
CONSULTING
ENGINEERS, INC.

2068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710

OF MICA JOSEPH PARSLEY ENGINEER #0. #201008218

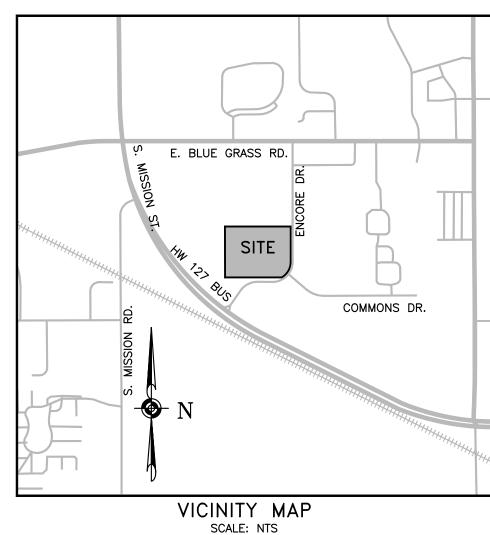
SAM'S CLUB #4982-211
MT PLEASANT (UNION TOWNSHIP), MICHIG
SAM'S REAL ESTATE BUSINESS TRUST
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR 72716



DRAWN
AAS
CHECKED
BKM
DATE
09/20/2022
SCALE
1"=50'
JOB No.
4982-211
SHEET
3 OF 27 SHEETS



STORMWATER OUTFLOWS I & II STORMWATER FROM THE SITE DRAINS INTO A REGIONAL DETENTION SYSTEM LOCATED SOUTHEAST OF THE SITE. THIS SYSTEM DISCHARGES INTO POTTER CREEK, THE ULTIMATE RECEIVING WATERS. POTTER CREEK IS LOCATED APPROXIMATELY 650 FEET SOUTH OF THE SITE.



### GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS: THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8)

CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE

APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:

FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY):

WORK, CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE, WHICH EXTENDS BEYOND THE OWNER'S PROPERTY BOUNDARY INCLUDES UTILITY CONNECTIONS AND OFF SITE GRADING.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

- THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA. REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.
- D.1 NON-STORMWATER DISCHARGES: THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED

IN RULE 2161A OF THE PERMIT BY RULE. BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

- PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.
- ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE

SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

### EROSION AND SEDIMENT CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE, CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 14 DAYS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR PLANTING
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
- H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (0&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
- K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

### HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS. AND. AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MICHIGAN EGLE POLLUTUION EMERGENCY ALERTING SYSTEM (1-800-292-4706)

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: DISCHARGES THAT VIOLATE WATER QUALITY STANDARDS, OR CAUSE A FILM OR SHEEN UPON OR DISCOLORATION OF THE SURFACE OF THE WATER OR ADJORNING SHORELINES, OR CAUSE A SLUDGE OR EMULSION TO BE DEPOSITED BENEATH THE SURFACE OF THE WATER OR UPON ADJOINING SHORELINES.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302. https://www.epa.gov/epcra/consolidated-list-lists-under-epcracerclacaa-ss112r-june-2019-version

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS. FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES. ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS. a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF
- EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME. b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT
- 6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

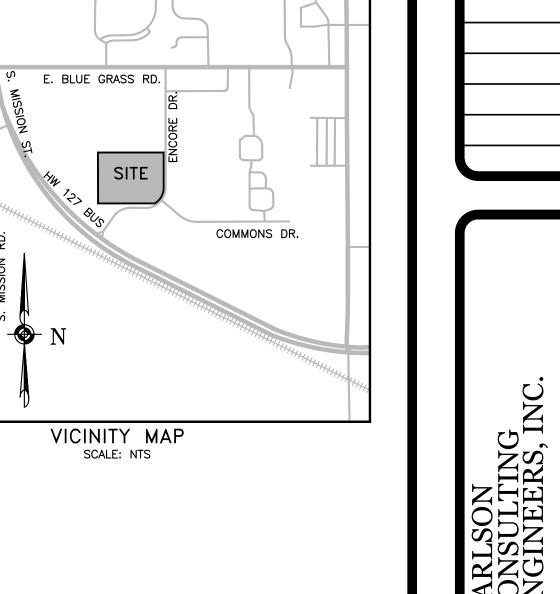
SAM'S REAL ESTATE BUSINESS TRUST MAIL STOP 0505 702 S.W. 8TH STREET BENTONVILLE, AR 72716-0505

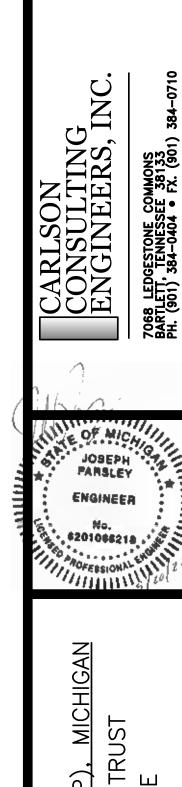
SITE OPERATOR/GENERAL CONTRACTOR:

**(**479) 360–4749

SUPERINTENDENT:

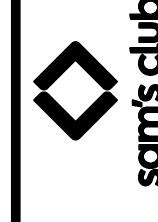
IMPORTANT: GC MUST SIGN ALL SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.



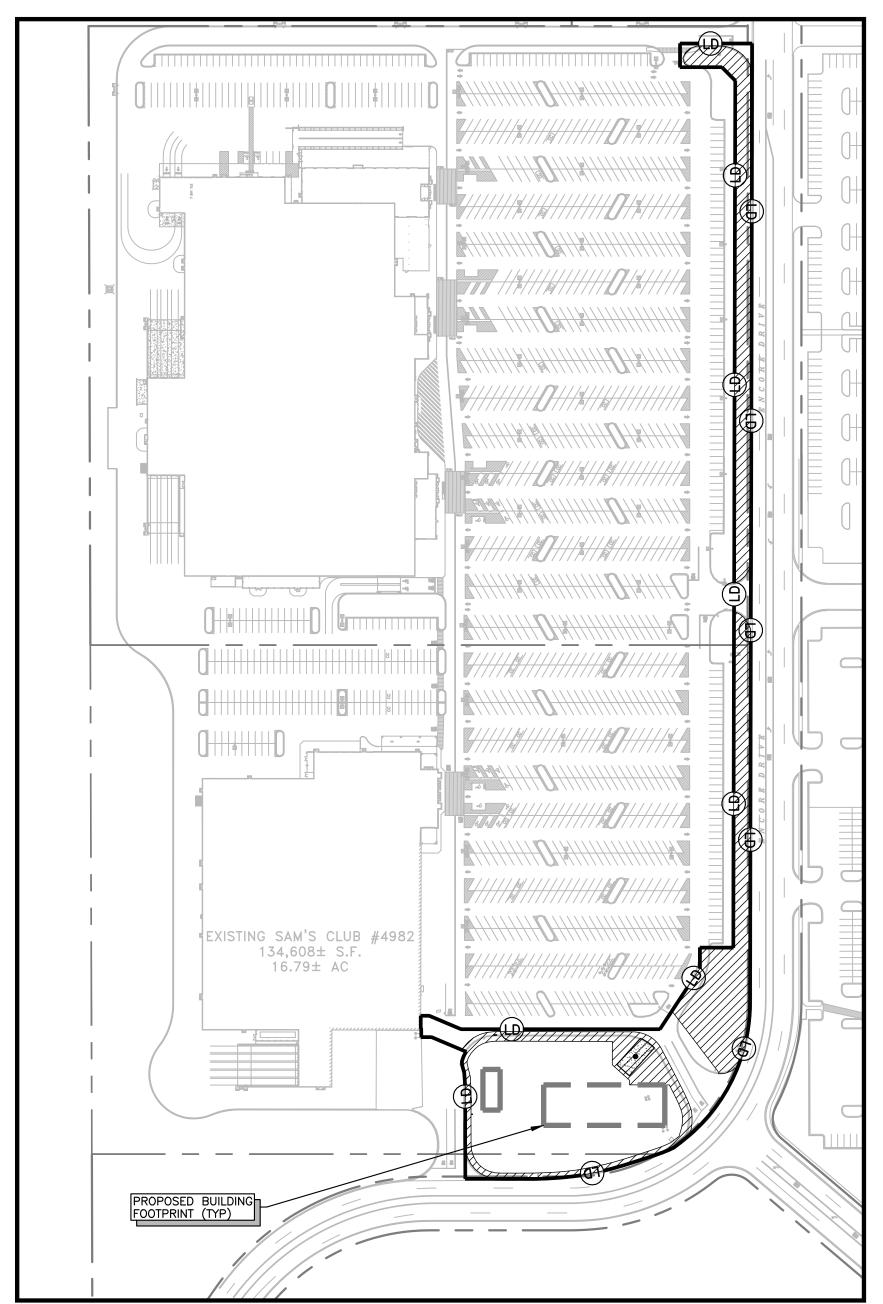


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2–211 ON TOWNSHIP), MI E BUSINESS TRUST SAVINGS DRIVE 72716 #4982-2 T (UNION ESTATE B APLE SAVII SAM' MT E SAM' 2101 BENT



CHECKED BKM DATE 09/20/2022 SCALE N.T.S. JOB No. 4982-211 SHEET 4 OF 27 SHEETS



PHASE I LIMITS OF WORK
N.T.S.

### SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREAS/CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENTED IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE

1. INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE

- 2. STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. INSTALL TRAFFIC CONTROL DEVICES AS SHOWN ON THE DEMOLITION AND TRAFFIC CONTROL PLAN.
- 4. INSTALL PERIMETER SEDIMENT CONTROL BMPS AND INLET PROTECTION DEVICES IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS AND INLET
- 5. INSTALL CONSTRUCTION EXIT WITH SEDIMENT TRAP, AND SET THE PROJECT OFFICE TRAILER.
  6. INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS, AS SHOWN ON THE SITE MAPS AND AS CONSTRUCTION PROGRESS DICTATES. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL
- PERIMETER CONTROL BMPS. SILT FENCE 1 (SF1) SHALL BE INSTALLED PRIOR TO MOVING TO NEXT STEP. 7. PREPARE TEMPORARY PARKING AND STORAGE AREA.

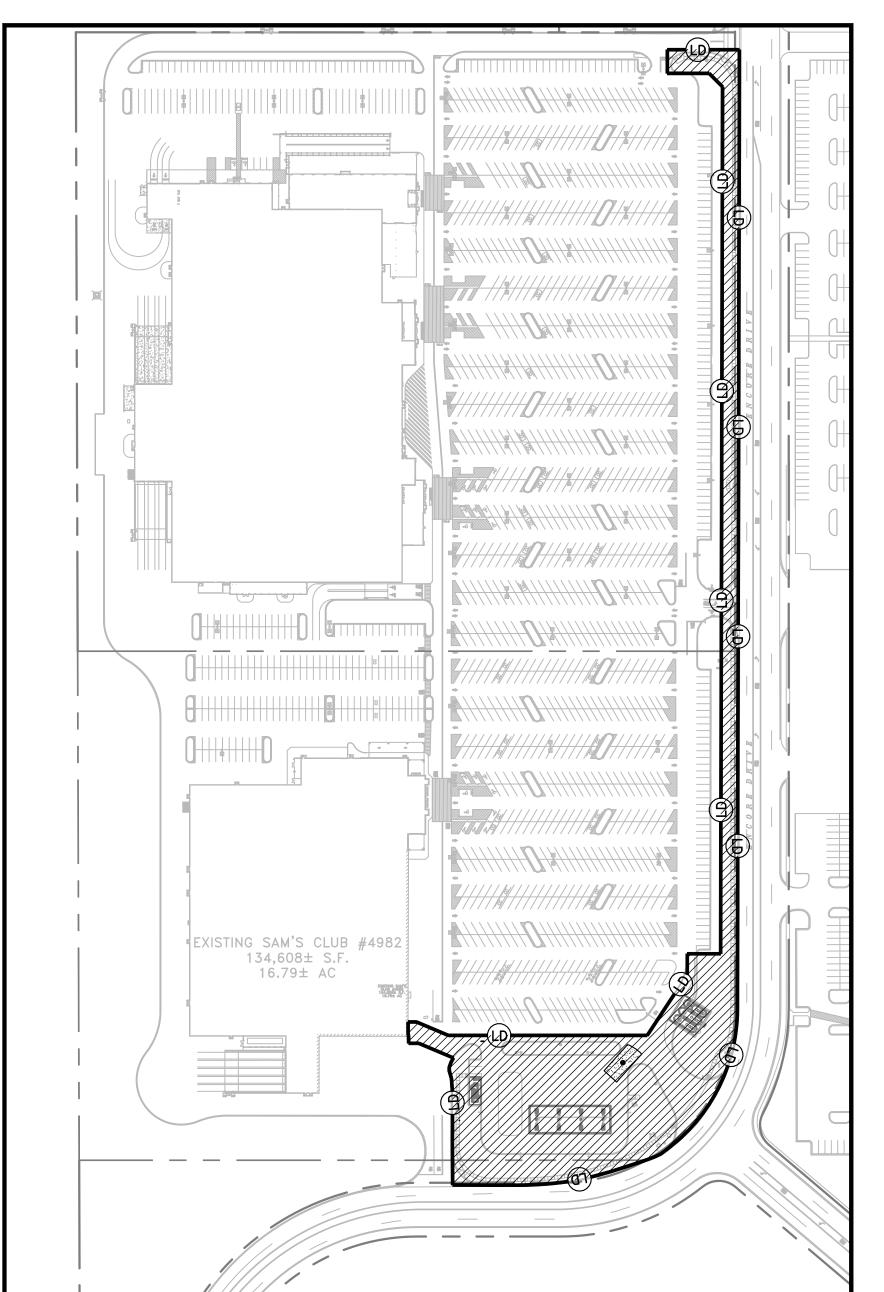
  8. HALT ALL ACTIVITIES.

CONTACT THE CEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS SHALL BE SCHEDULED IN ADVANCE IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 24-HOURS. BMPS MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 24-HOURS OF THE BMP CERTIFICATION BY THE CEC. IF THE CEC IS UNABLE TO CERTIFY THAT SITE CONDITIONS ARE PER PLANS AND SPECIFICATIONS, THE CERTIFICATION OF BMPS MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING

MAY ONLY OCCUR AFTER BMPS CAN BE CERTIFIED. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE—CONSTRUCTION MEETING WITH THE CEC, OWNER'S CONSTRUCTION MANAGER, AGENCY(IES) AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE BMPS & PRECONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE CEC.



PHASE II LIMITS OF WORK N.T.S.

**LEGEND**  LIMITS OF DISTURBANCE LIMITS OF WORK LIMITS OF DISTURBANCE CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED. NOTE TO GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

CAUTION NOTICE TO CONTRACTOR IF PROPERLY IMPLEMENTED, THIS PLAN WILL PROVIDE AN EFFECTIVE MEANS FOR CONTROLLING EROSION. HOWEVER, IT IS ACKNOWLEDGED THAT NO ONE PLAN CAN BE PREPARED THAT WILL DEPICT ALL POSSIBLE CONTROL MEASURES NECESSARY FOR VARIOUS STAGES OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID ADEQUATE FUNDS TO PROVIDE ALL EROSION CONTROL MEASURES NECESSARY TO COMPLY WITH CODES FOR THE DURATION OF THE CONSTRUCTION PROJECT.

N.T.S.

SPECIFICATIONS REQUIREMENTS THE REQUIREMENTS SHOWN ON THIS PLAN ARE SUPPLEMENTED BY THE SWPPP CONTAINED WITHIN THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICTS BETWEEN THE PLANS, SWPPP SPECIFICATIONS AND THE ACTUAL GENERAL PERMIT, THE MOST STRINGENT REQUIREMENTS SHALL

NOTICE TO CONTRACTOR

- CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
- 2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
- 3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

1. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME) BEGIN GRADING THE SITE.

START CONSTRUCTION OF BUILDING PAD AND STRUCTURES. 4. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.

PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED. PREPARE SITE FOR PAVING.

10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.

11. OBTAIN CONCURRENCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS), B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS, AND

C. ASK THE CM TO CONTACT THE CEC TO COMPLETE THE CEC PRE—NOT SITE INSPECTION AND REPORT (ONLY CM MAY DO THIS). 12. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.

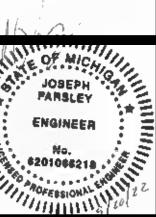
NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP—RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON SHEET SW-5.

> DEVELOPER/OWNER
> SAM'S REAL ESTATE BUSINESS TRUST
> MAIL STOP 0505
> 702 S.W. 8TH STREET
> BENTONVILLE, AR 72716-0505 (479) 360-4749 SITE OPERATOR/GENERAL CONTRACTOR: SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

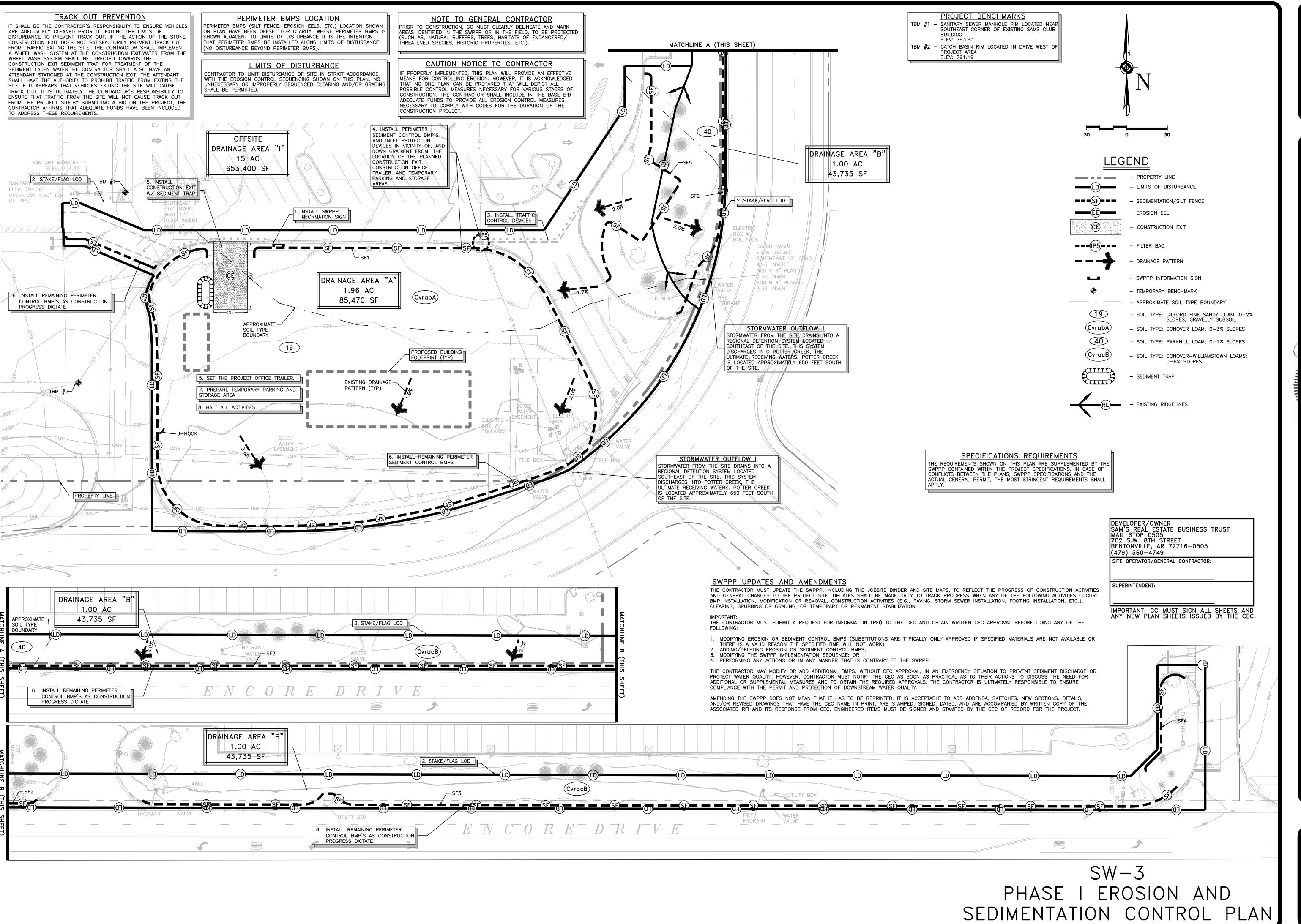
SW-2SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK



4982–211 (UNION TOWNSHIP), MIC STATE BUSINESS TRUST LE SAVINGS DRIVE AR 72716

SAM'S MT PL SAM'S 2101 BENTO

DATE 09/20/2022 N.T.S. JOB No. 4982-211 SHEET 5 OF 27 SHEETS



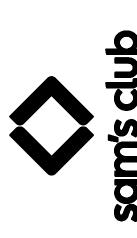
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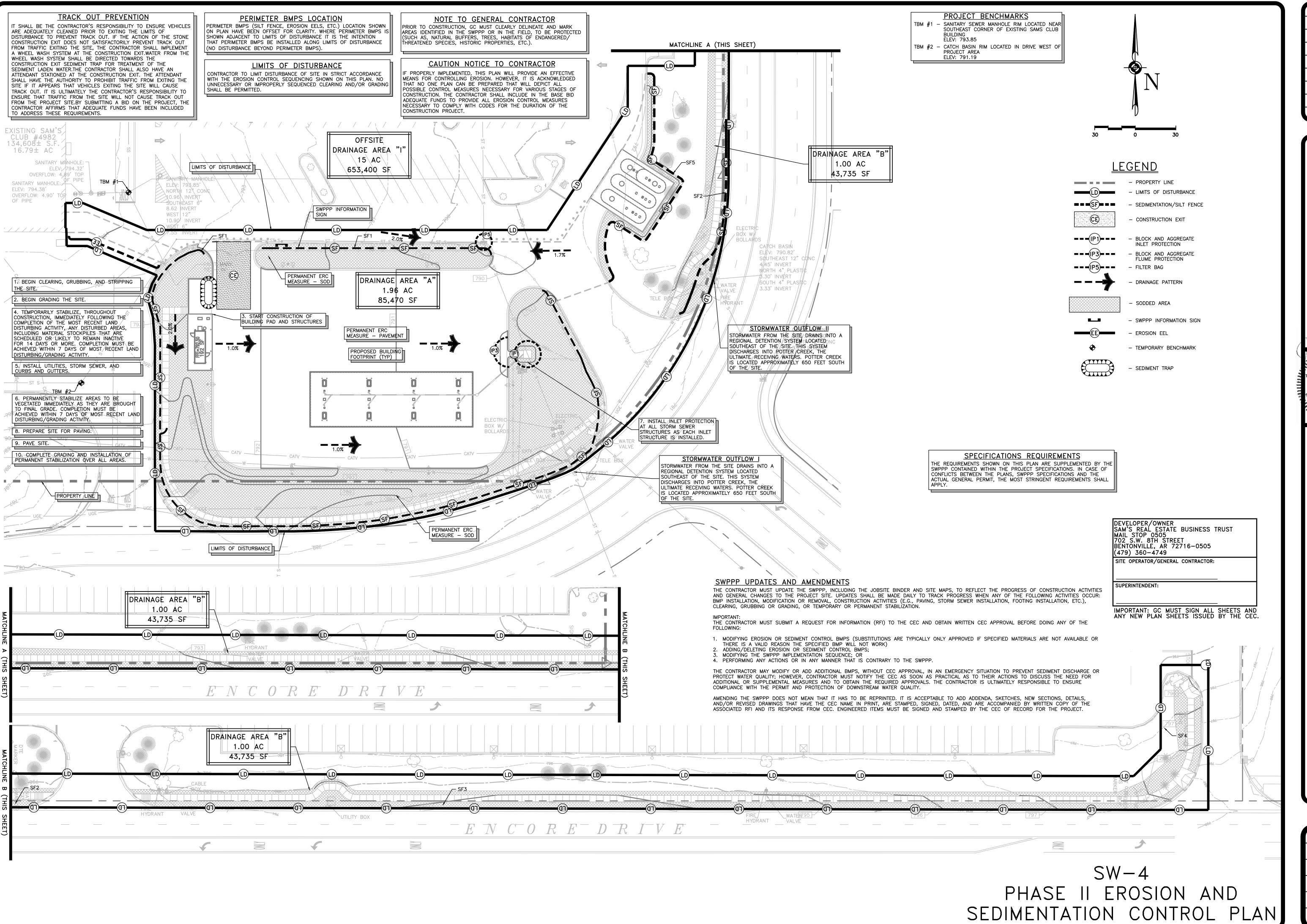
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SAM'S CLUB #4982-211
MT PLEASANT (UNION TOWNSHIP), MIC
SAM'S REAL ESTATE BUSINESS TRUST
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR 72716



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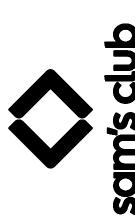


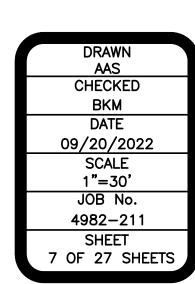
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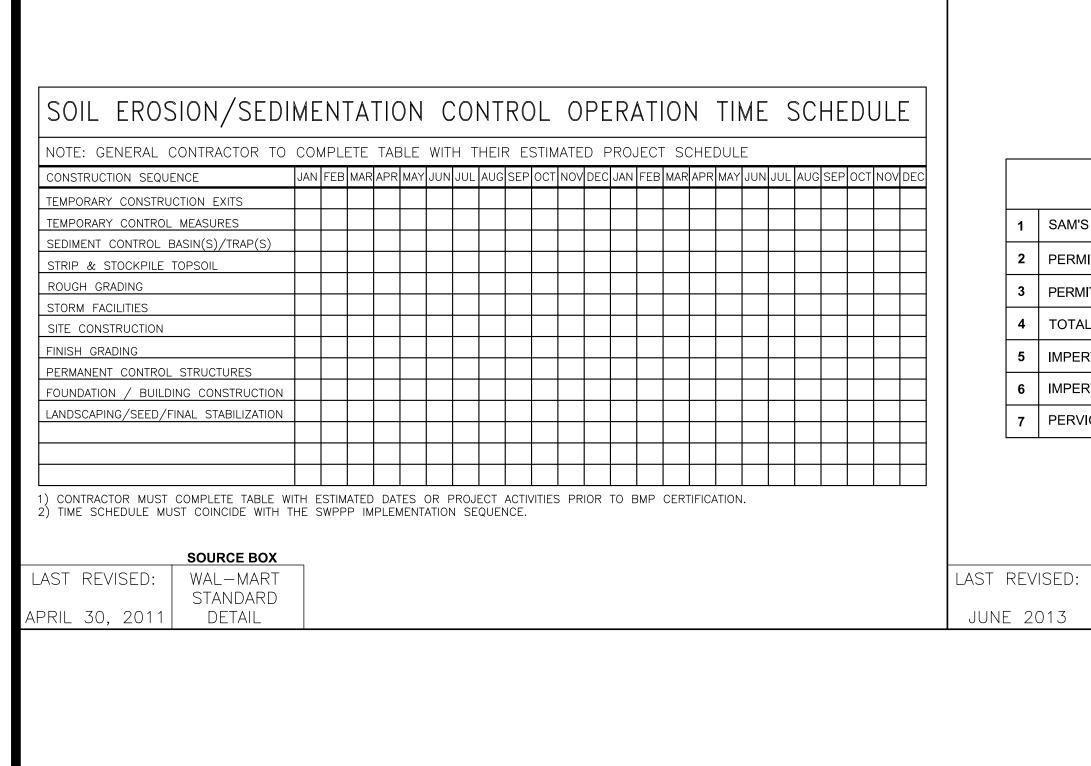
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OF MIC JOSEPH PARSLEY ENGINEER %0.6201068218

SAM'S CLUB #4982-211 MT PLEASANT (UNION TOWNSHIP), MICHIC SAM'S REAL ESTATE BUSINESS TRUST 2101 SE SIMPLE SAVINGS DRIVE BENTONVILLE, AR 72716







	ACREAGE SUMMARY								
1	1 SAM'S PROPERTY AREA								
2	PERMITTED AREA WITHIN SAM'S PROPERTY	2.75							
3	PERMITTED AREA OUTSIDE OF SAM'S PROPERTY	0.25							
4	TOTAL PERMITTED PROJECT AREA	3.00							
5	IMPERVIOUS AREA BEFORE PROJECT	1.00							
6	IMPERVIOUS AREA AT COMPLETION	2.00							
7	PERVIOUS AREA AT COMPLETION	1.00							

SOURCE BOX

WAL-MART

STANDARD

DETAIL

OFF-	-SITE	RUN	-ON 3	SUMMA	ARY
OFF-SITE DRAINAGE AREA	FLOW (CFS)	AREA (ACRES)	AVERAGE SLOPE	MAXIMUM SLOPE	COVER TYPE
AREA "I"	77	15	2.00%	33%	PAVED/GRASSED

S	ITE SOILS SUMMARY
SOIL TYPE AND TEXTURE:	PER THE PROJECT GEOTECHNICAL EXPLORATION, SOILS ACROSS THE SITE GENERALLY CONSIST OF SILTY CLAYS OVERLYING SANDS.
AVERAGE DEPTH OF TOPSOIL:	9" PER PROJECT GEOTECHNICAL EXPLORATION.
AVERAGE DEPTH TO GROUNDWATER:	15 FEET PER PROJECT GEOTECHNICAL EXPLORATION.

С	CONSTRUCTION	COSTS	OR	ESTIMATING.

	SOURCE BOX		SOURCE BOX
LAST REVISED:	WAL-MART	LAST REVISED:	WAL-MART
	STANDARD		STANDARD
JUNE 2012	DETAIL	JUNE 2012	DETAIL

RUNOFF COEFFICIENT	SUMI	MARY
PRE-CONSTRUCTION SCS TR-55 CURVE NUMBER:		CN = 63
POST-CONSTRUCTION SCS TR-55 CURVE NUMBER:	CN = 86	

SITE	E LOCATION SUMMARY				
ADDRESS:	4850 ENCORE DRIVE, MT. PLEASANT, MICHIGAN 48058				
CENTER OF SITE:					
LATITUDE:	43°34'12" N (43.570024° N)				
LONGITUDE:	84°45'32" W (84.758772° W)				
ADJACENT SURROUNDING PROPERTIES:	WEST, NORTH AND EAST: COMMERCIAL DEVELOPMENT SOUTH: ENCORE DRIVE FOLLOWED BY A REGIONAL STORMWATER RETENTION POND.				

SITE	TOPOGRAPHY SUMMARY
LOWEST ELEVATION OF PROJECT SITE:	789
HIGHEST ELEVATION OF PROJECT SITE:	794
PERCENT SLOPE VARIATION:	SLOPES ACROSS THE SITE VARY FROM 1% IN PAVED AREAS TO 33% IN GRASSED SLOPE AREAS.
TOPOGRAPHY CHANGES:	DUE TO THE SITE BEING IN AN EXISTING COMMERCIALLY DEVELOPED AREA, TOPOGRAPHY ACROSS THE SITE WILL REMAIN RELATIVELY UNCHANGED WITH MINIMAL CUT/FILL OPERATIONS REQUIRED.
VEGETATION:	ALL VEGETATIVE AREAS REMOVED FROM THE SITE DURING CONSTRUCTION WILL BE REPLACED WITH IMPERVIOUS AREA OR RE-VEGETATED UPON COMPLETION OF GRADING ACTIVITIES
AVERAGE SLOPE:	EXISTING SLOPES ACROSS THE SITE RANGE FROM 1% TO 33%

		1									1	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVERAGE RAINFALL IN INCHES	1.74	1.38	1.99	2.71	2.99	3.06	2.78	3.01	3.10	2.56	2.23	1.64
THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS: 29.18 INCHES												

	SOURCE BOX
LAST REVISED:	WAL-MART
	STANDARD
JUNE 2012	DETAIL

	SOURCE BOX
LAST REVISED:	WAL-MART
	STANDARD
JUNE 2012	DETAIL

	SOURCE BOX
LAST REVISED:	WAL-MART
	STANDARD
JUNE 2013	DETAIL

	SOURCE BOX
ST REVISED:	WAL-MART
	STANDARD
JUNE 2012	DETAIL

DEVELOPER/OWNER
SAM'S REAL ESTATE BUSINESS TRUST
MAIL STOP 0505
702 S.W. 8TH STREET
BENTONVILLE, AR 72716-0505
(479) 360-4749 SITE OPERATOR/GENERAL CONTRACTOR:

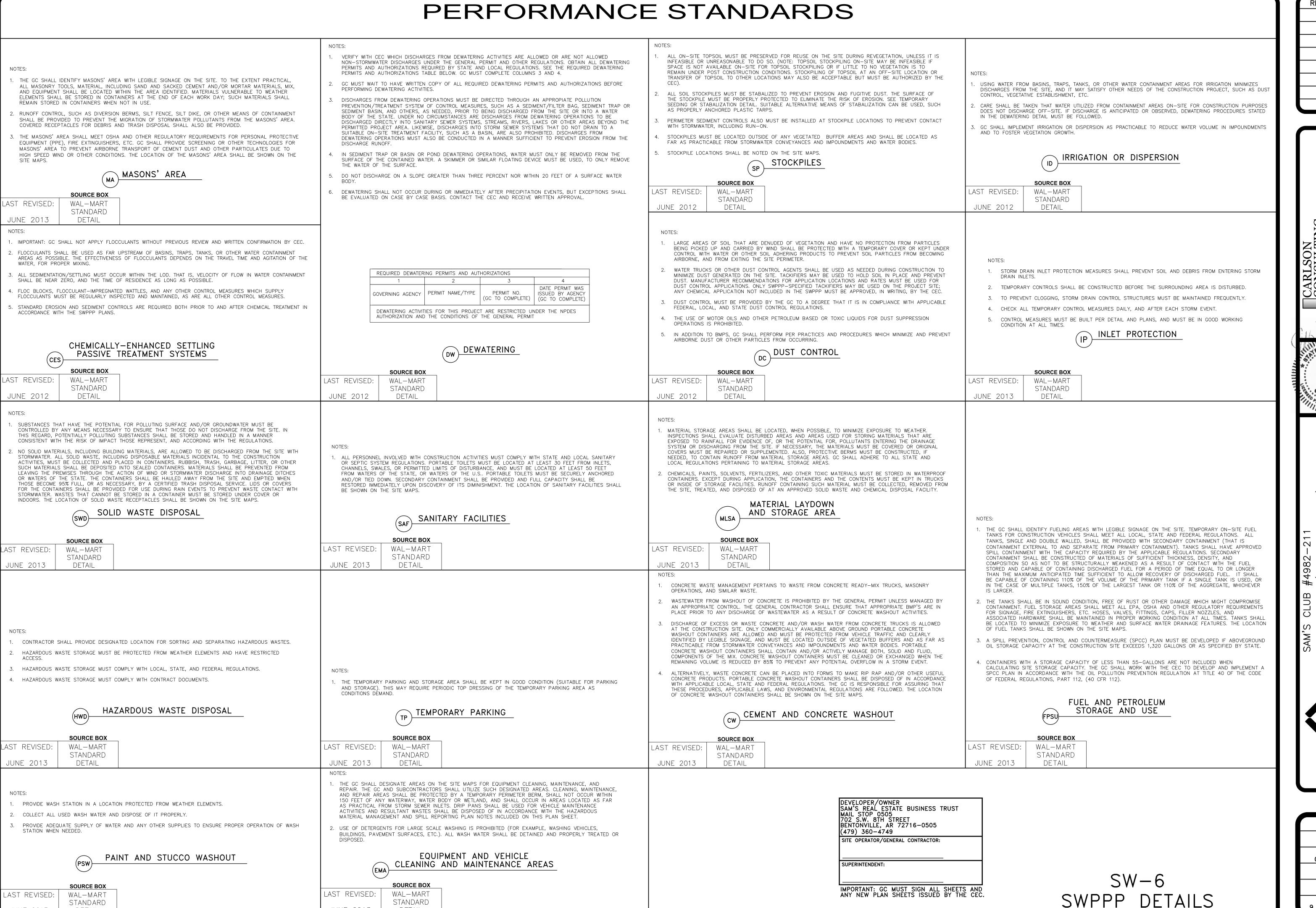
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SW-5 SWPPP DETAILS

JOSEPH PARSLEY

SAM'S CLUB #4982-211
MT PLEASANT (UNION TOWNSHIP), MIC
SAM'S REAL ESTATE BUSINESS TRUST
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR 72716

DRAWN AAS CHECKED BKM DATE 09/20/2022 SCALE NTS JOB No. 4982-211 SHEET 8 OF 27 SHEETS



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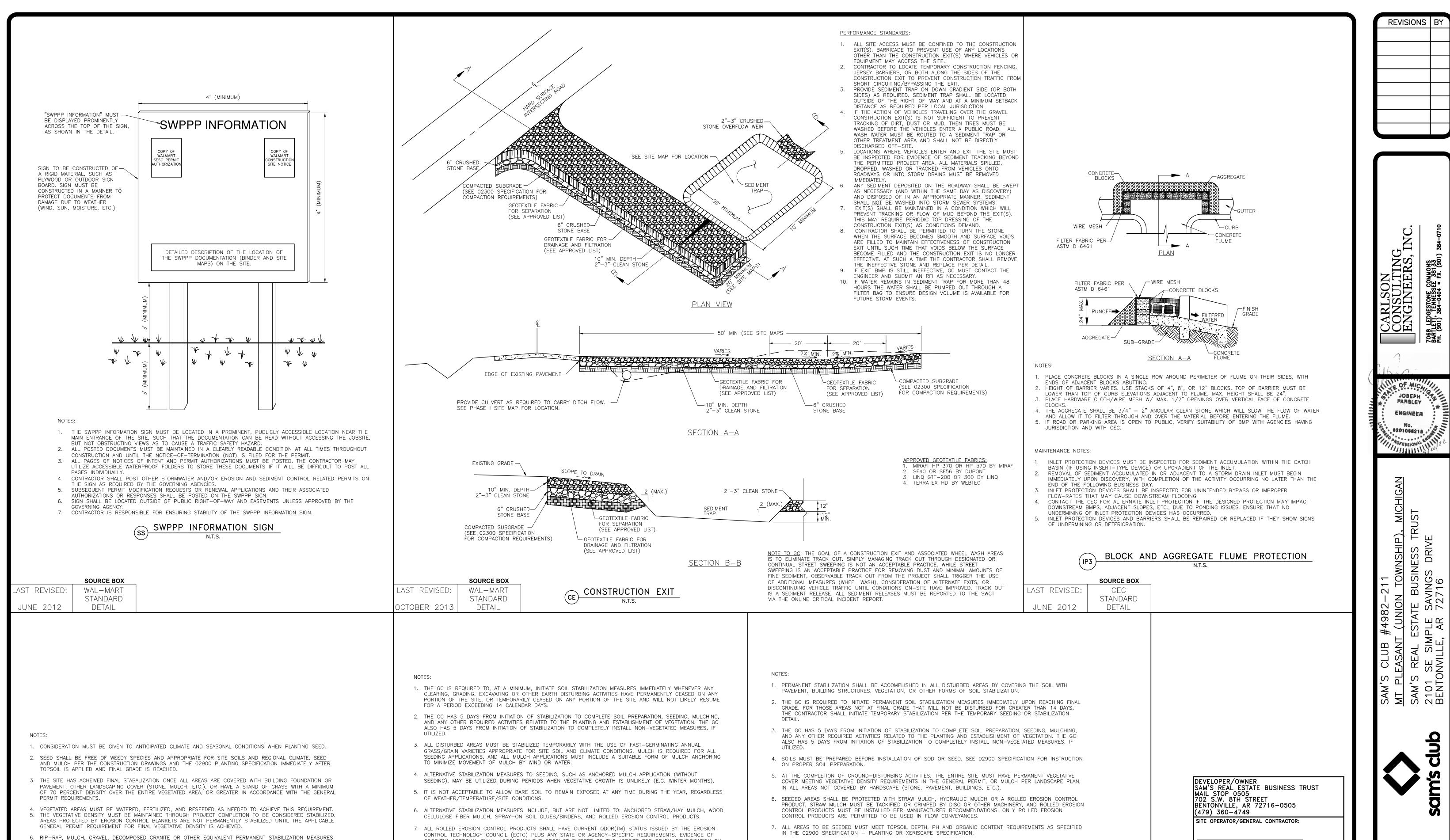
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JOSEPH PARSLEY
ENGINEER

#0.
#201068218

SAM'S CLUB #4982-211
MT PLEASANT (UNION TOWNSHIP), MIC
SAM'S REAL ESTATE BUSINESS TRUST
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR 72716

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9 OF 27 SHEETS



QDOR(TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY

8. ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATS) AND VEGETATED AREAS NOT

INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING

TEMPORARY SEEDING OR STABILIZATION

AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR

THE CONTRACTOR OR AGENCY INSPECTOR.

SOURCE BOX

WAL-MART

STANDARD

DETAIL

LAST REVISED:

JUNE 2012

MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING

SEEDING/VEGETATION REQUIREMENTS

7. ALL SEED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS

AUTHORITY APPROVAL.

WAL-MART

DETAIL

STANDARD

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SHEET 10 OF 27 SHEETS

SW-7
SWPPP DETAILS

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

8. FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION

OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.

SOURCE BOX

WAL-MART

DETAIL

STANDARD

LAST REVISED:

JUNE 2012

WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.)

PERMANENT SEEDING, SOD OR MULCHING

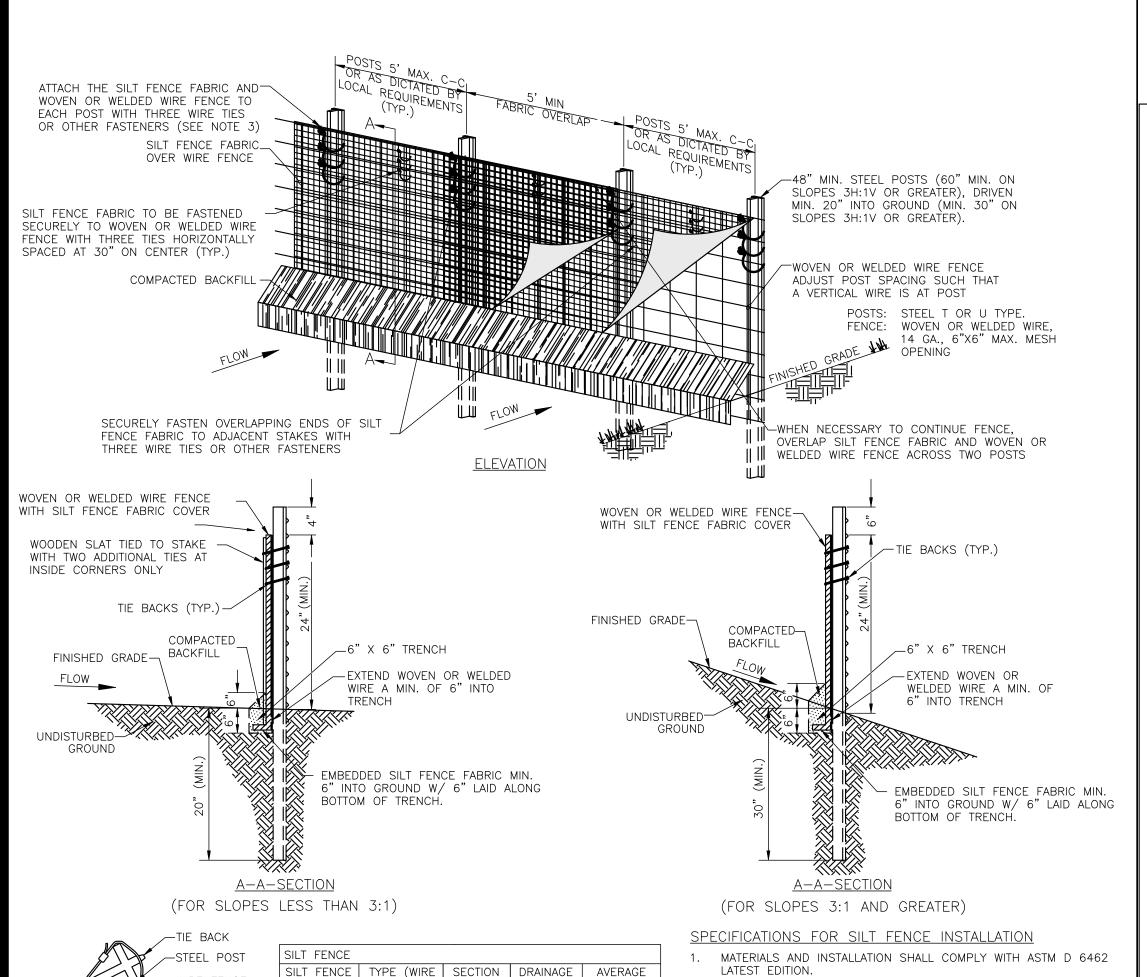


TABLE 1 Temporary Silt Fence Material Property Requirements								
		Test Method	Units	Supported⁴ Silt Fence	Unsupported <sup>4</sup> Silt Fence	Type of Value		
rab Strength		ASTM D 4632	N (lbs)					
	Machine Direction			400 (90)	550 (90)	MARV		
	X—Machine Direction			400 (90)	450 (90)	MARV		
ermittivity <sup>B</sup>		ASTM D 4491	sec-1	0.05	0.05	MARV		
				1		1		

mm (US Sieve #)

SECTION 3 | WIRE BACK

SECTION 4 | WIRE BACK |

SECTION

SECTION 1

BACK OR LENGTH

(FT)

680

775

70% after 500 h of

SLICED)

WIRE BACK

AREA

1.5

0.2

0.2

0.2

0.60 (30)

70% after 500 h of

(ACRES)

SLOPE OF

AREA

2%

2%

Max. ARV<sup>C</sup>

Typical

A Silt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of B These default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotextile tests in accordance with Test Method D 5141 shall be performed by the agency to confirm suitability of these requirements. c As measured in accordance with Test Method D 4632. TABLE 1 TAKEN FROM ASTM D 6461-99 (2007)

ASTM D 4751

ASTM D 4355

### SEDIMENTATION/SILT FENCE WITH WIRE BACKING

	<b>SOURCE BOX</b>
LAST REVISED:	WAL-MART
	MODIFIED
JUNE 2012	DETAIL

parent Opening Size<sup>B</sup>

Iltraviolet Stability

- SILT FENCE FABRIC

INSIDE CORNER - PLAN VIEW

: IDOT NON-WOVEN BAG

INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE

CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"). ALL SPACED WITHIN THE TOP ' OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHALL BE POSITIONED TO HANG ON A POST NIPPLE WHEN

TIGHTENED TO PREVENT SAGGING. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.

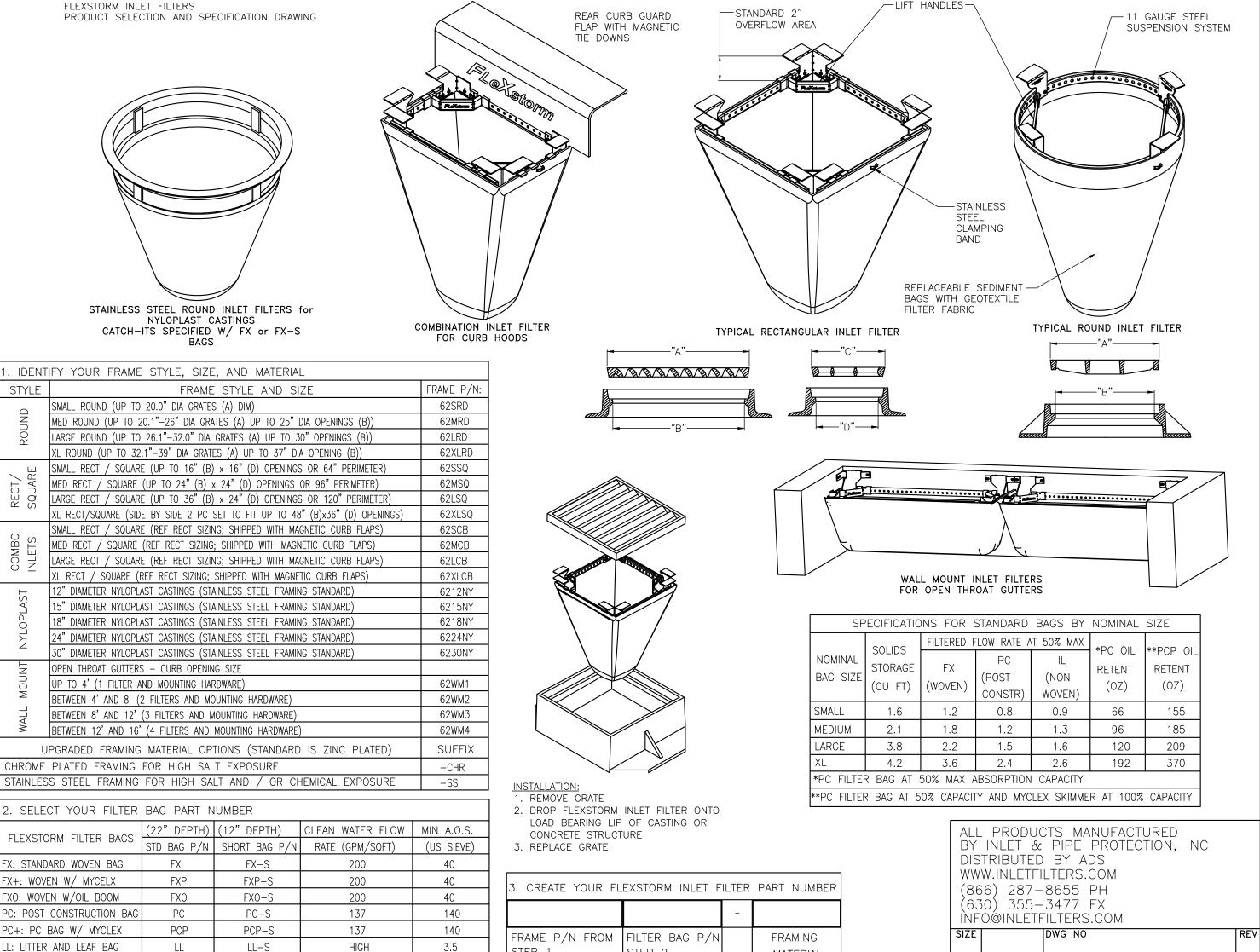
WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A

TOTAL OF FOUR TRIPS. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

### MAINTENANCE NOTES

SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE—THIRD THE HEIGHT OF THE SILT FENCE. 2. ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.

3. SPECIAL ATTENTION SHALL BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS. 4. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CEC APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE. 5. SILT FENCÉS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF



STEP 2

MATERIAL

FILTER BAG

IL-S

SOURCE BOX

DETAIL

LAST REVISED: | MANUFACTURER

APRIL 22, 2013

145

SAM'S REAL ESTATE BUSINESS TRUST MAIL STOP 0505 702 S.W. 8TH STREET BENTONVILLE, AR 72716-0505 (479) 360-4749 SITE OPERATOR/GENERAL CONTRACTOR:

NOTICE TO CONTRACTOR

WHERE FILTER BAGS ARE SPECIFIED, THE CONTRACTOR

INLET PROTECTION. SINCE THE INLET FILTERS ARE

SHALL USE FLEXSTORM INLET FILTERS BY NYLOPLAST® FOR

CUSTOMIZED FOR EACH INLET, THE DETAIL PROVIDED SHALL

BE USED FOR GENERAL INFORMATION ONLY. IT SHALL BE THI

CONTRACTOR'S RESPONSIBILITY TO ORDER THE APPROPRIATE

FLEXSTORM INLET FILTER FOR EACH EXISTING, OR PROPOSED

INLET TYPE REQUIRING PROTECTION. THE CONTRACTOR SHALL

REPRESENTATIVE, FOR ORDERING INFORMATION. AT A MINIMUM,

CELL: (915) 309-8259

FAX: (866) 843-1147

garvin.cox@ads-pipe.com

CONTACT GARVIN COX, OR THE LOCAL NYLOPLAST® SALES

THE CONTRACTOR SHALL BE PREPARED TO PROVIDE THE

NYLOPLAST® SALES REPRESENTATIVE INFORMATION RELATED 1

INLET TYPE AND DIMENSIONS FOR EACH INLET REQUIRING

PROTECTION.

GARVIN COX

SHEET 1 OF 1

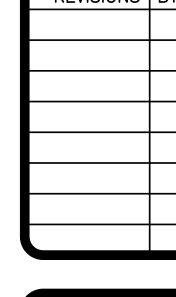
303 W.M. BAUGH LANE

BROWNWOOD, TX 76801

IMPORTANT: GC MUST SIGN ALL SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

SW-8SWPPP DETAILS

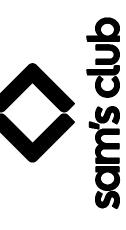
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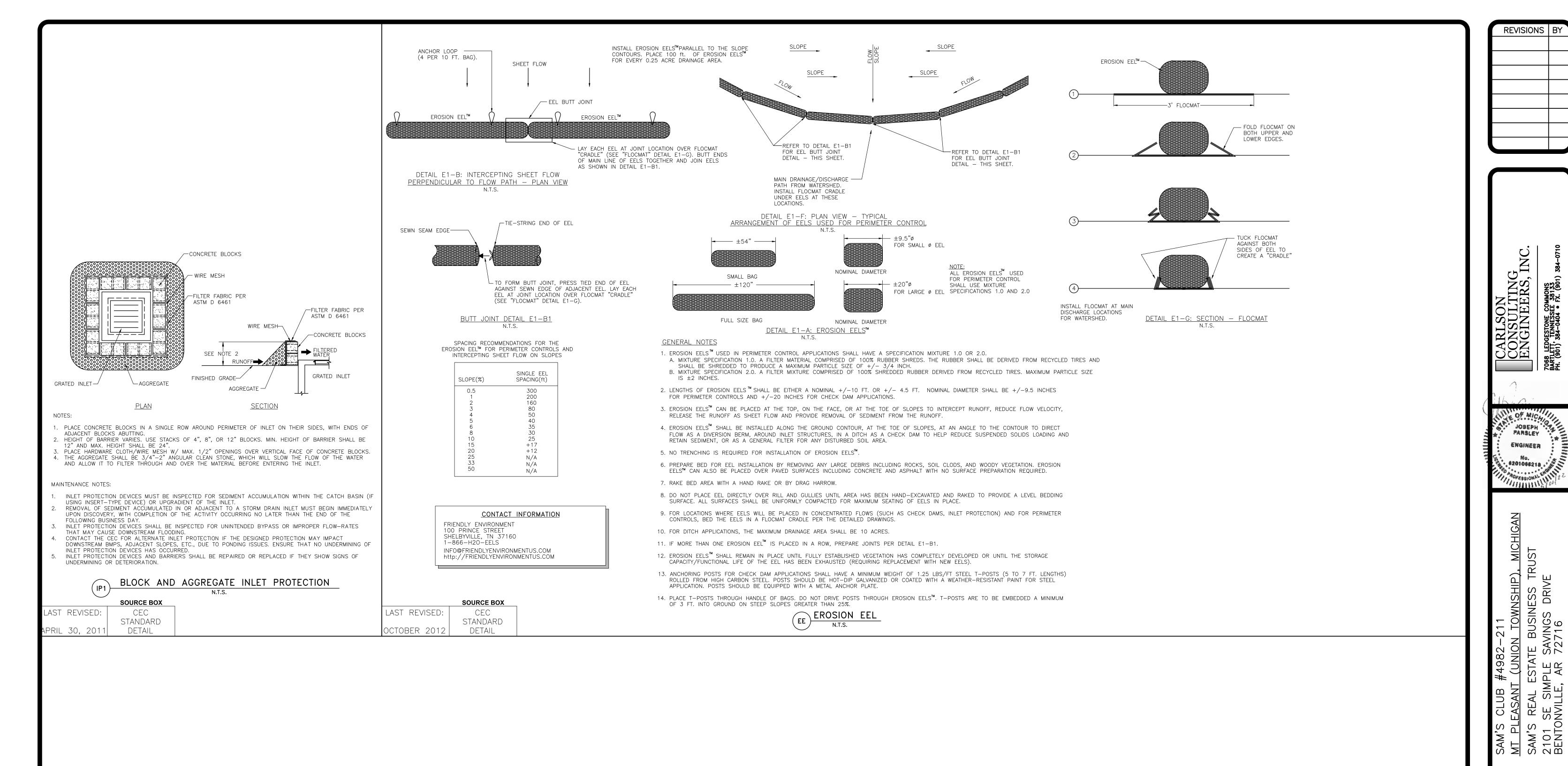
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William V

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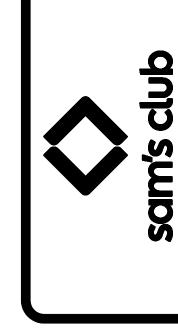


DEVELOPER/OWNER
SAM'S REAL ESTATE BUSINESS TRUST
MAIL STOP 0505
702 S.W. 8TH STREET
BENTONVILLE, AR 72716-0505
(479) 360-4749
SITE OPERATOR/GENERAL CONTRACTOR:

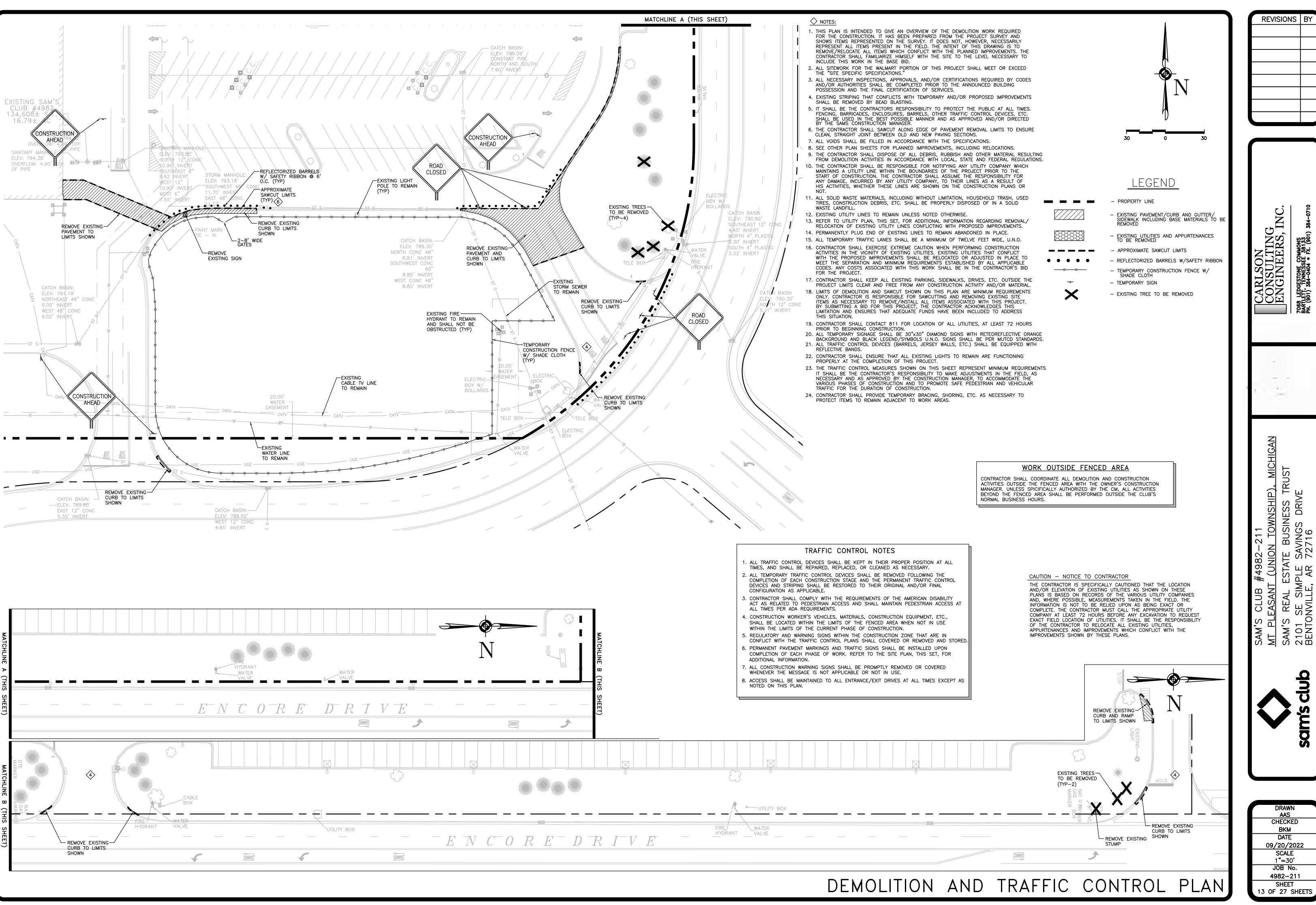
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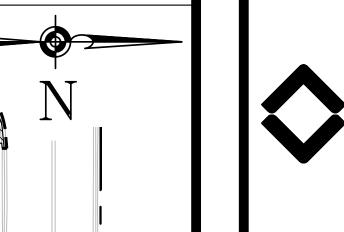
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SW-9 SWPPP DETAILS

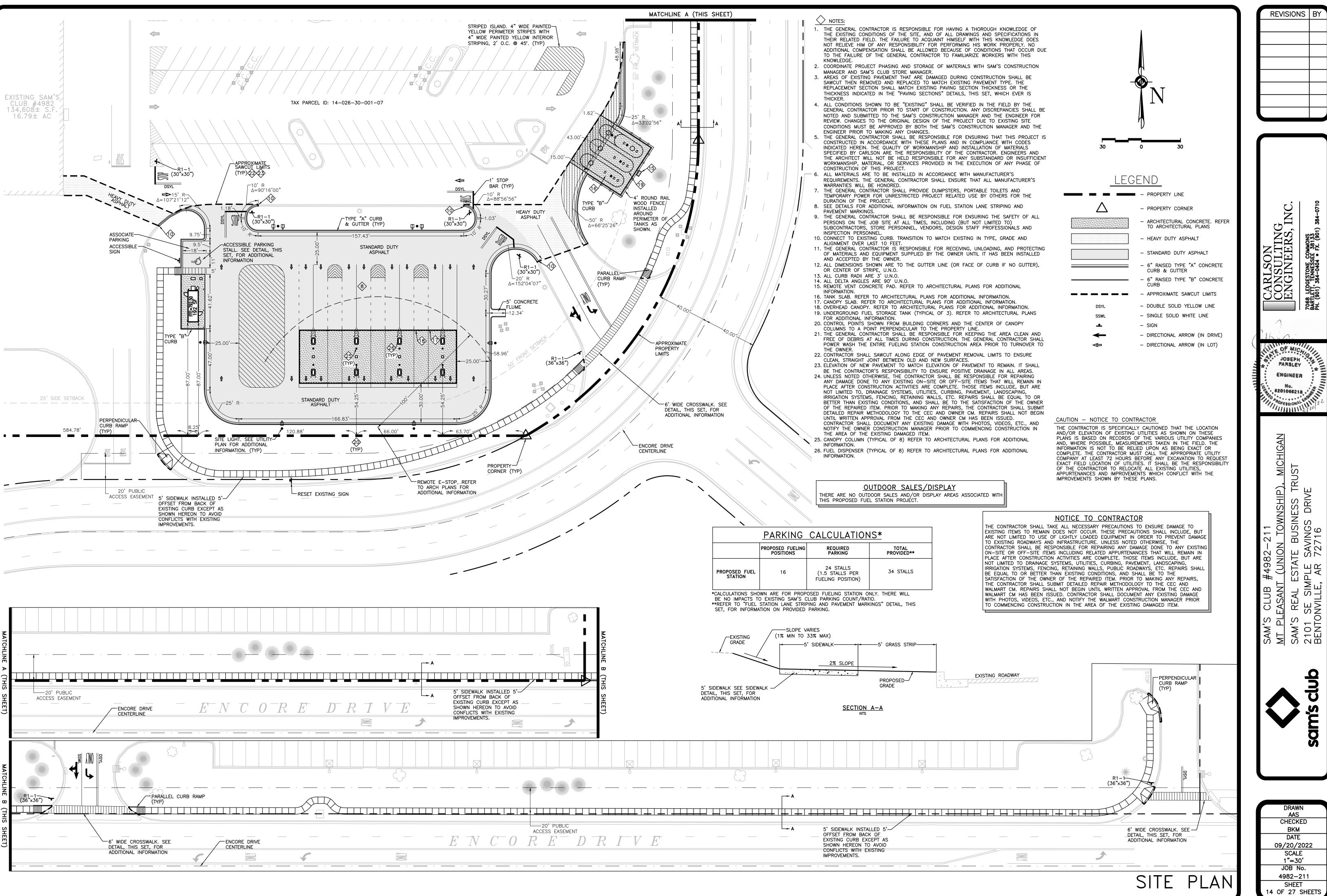


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SAM' SAM' 2101 BENT

JOSEPH

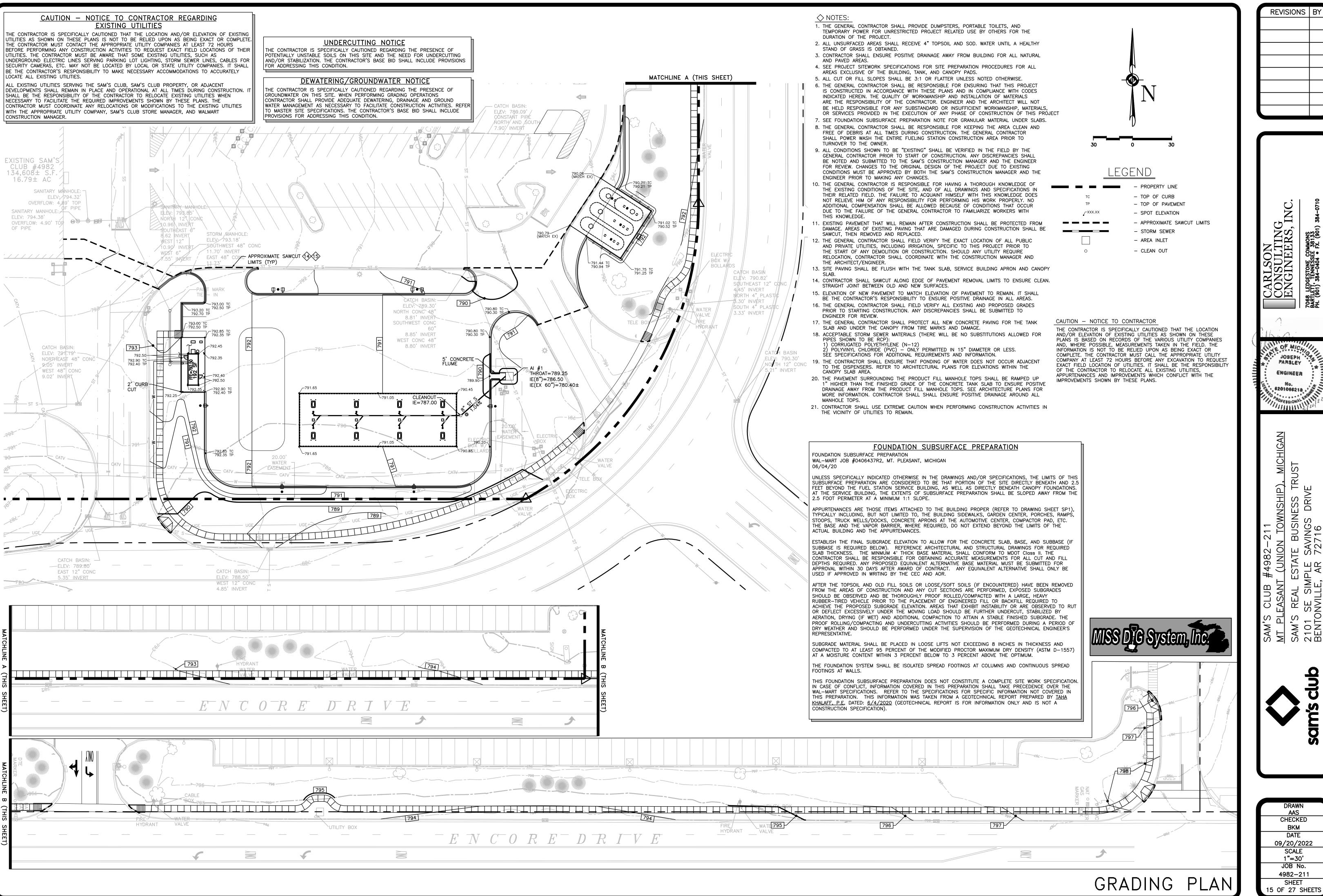
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THIRD W

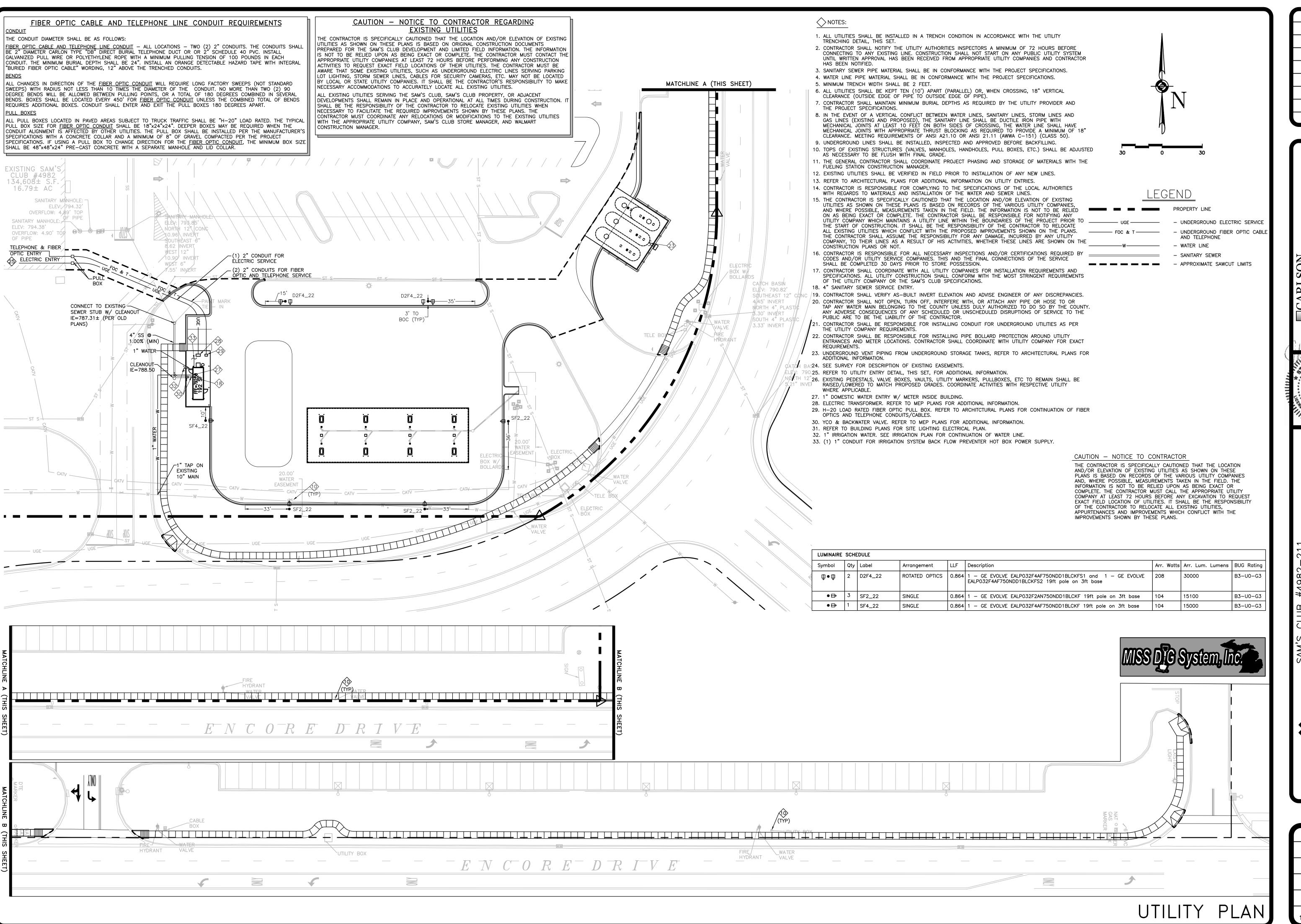
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JOSEPH PARSLEY ENGINEER 201066218 THIRD W

N TOWNSHIP), MI BUSINESS TRUST WINGS DRIVE

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SINEERS, INC.

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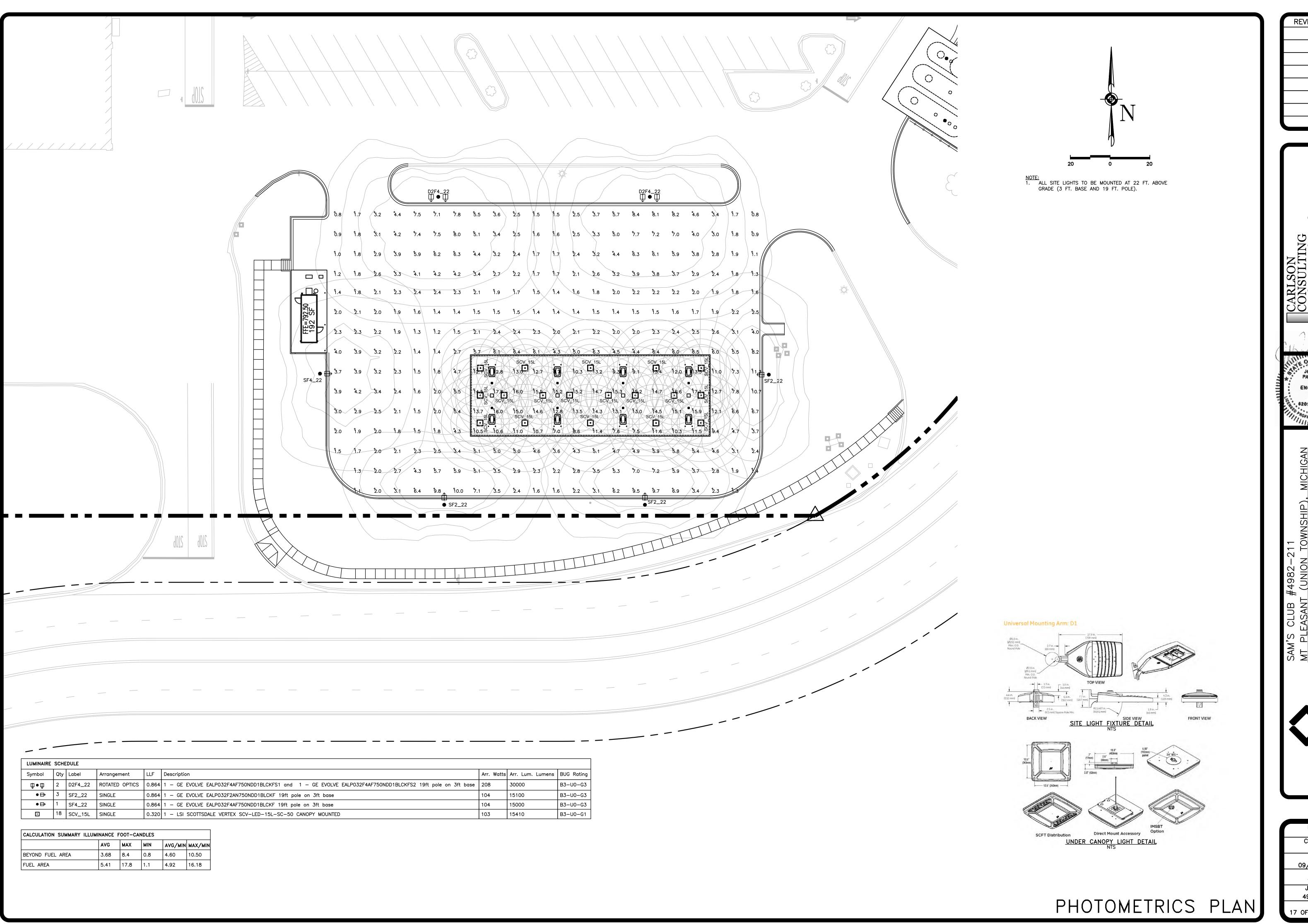
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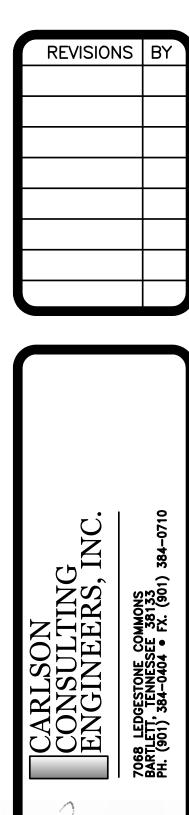
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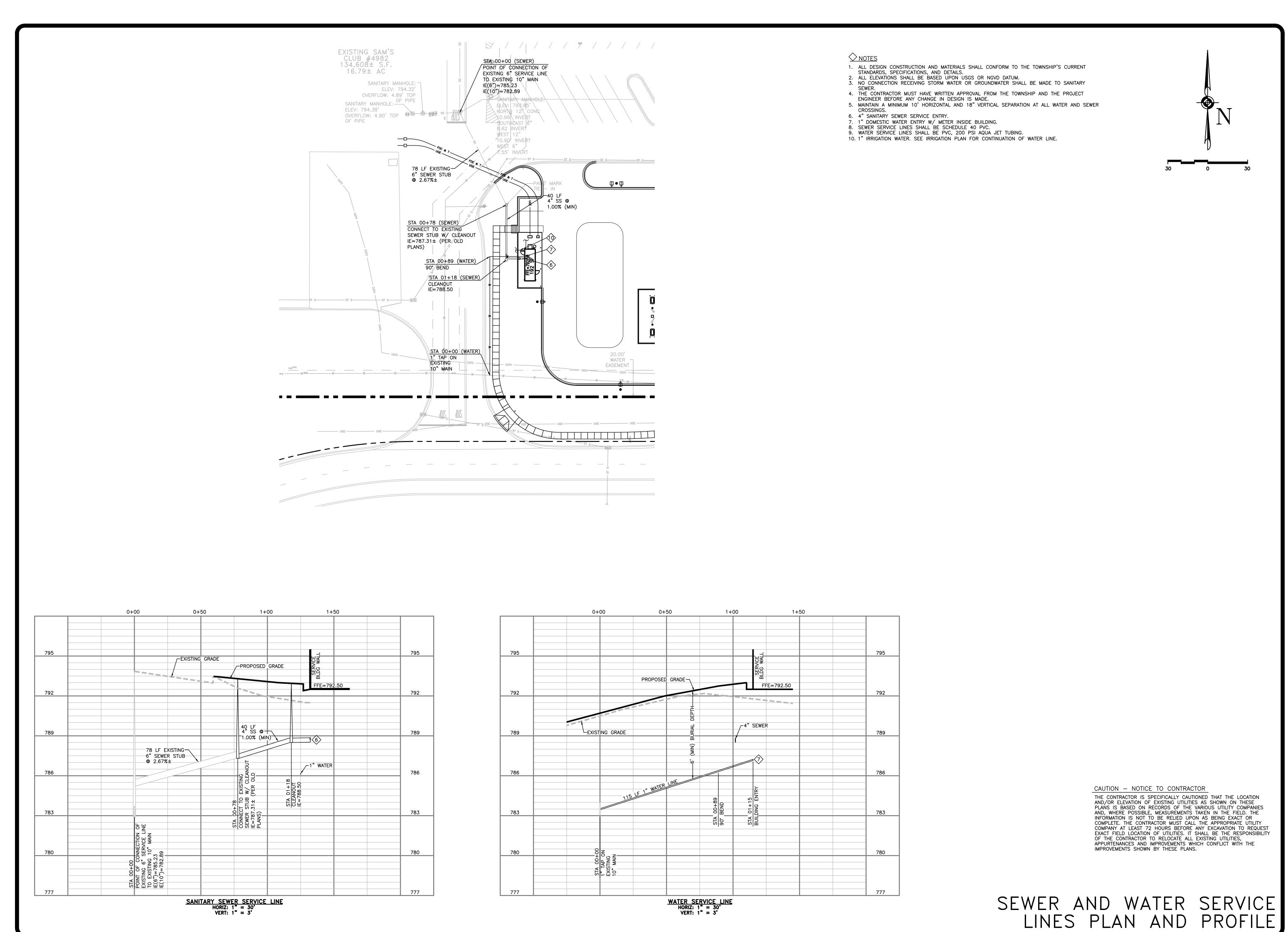
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Sam's club

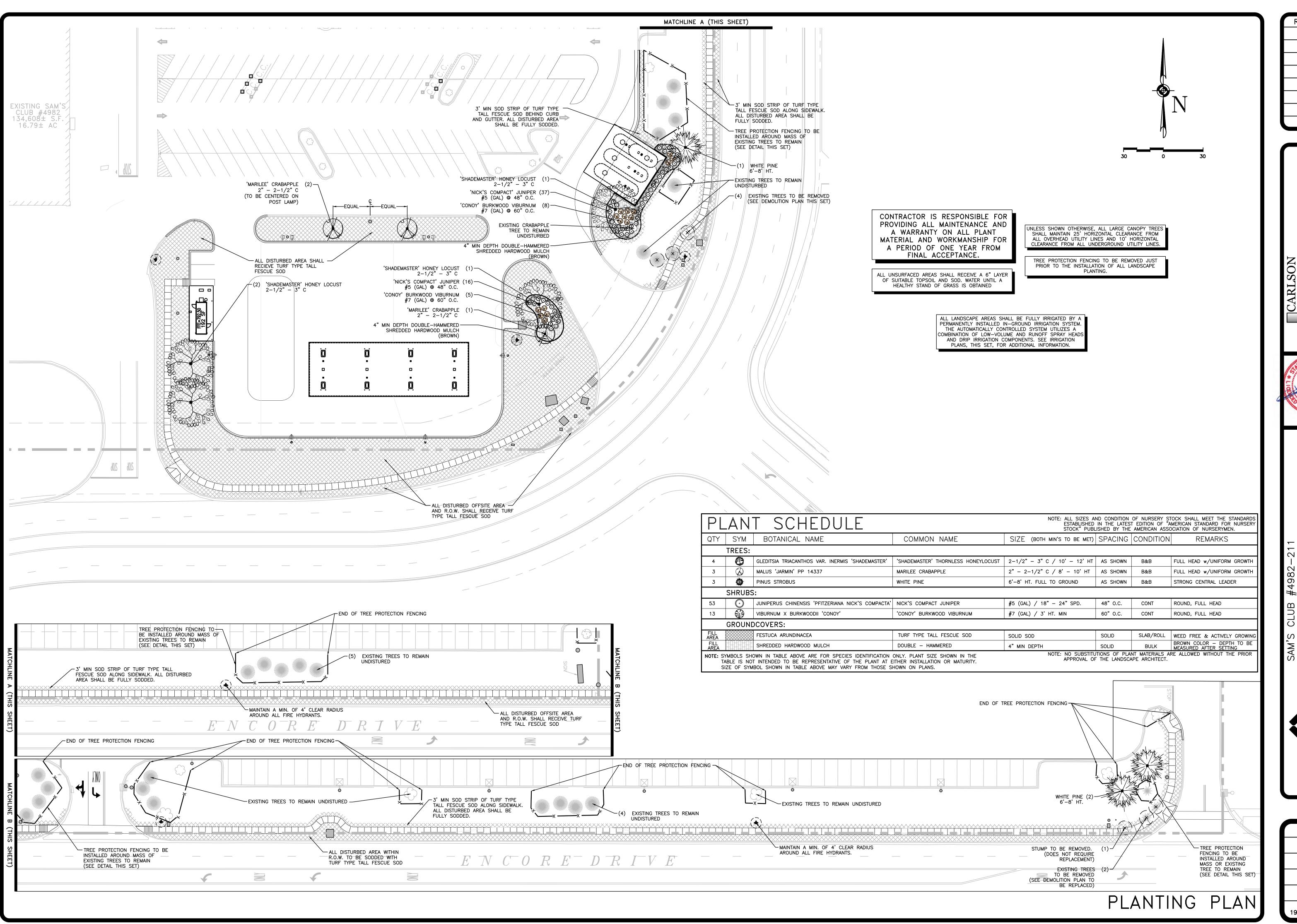
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SAM'S CLUB #4982-211
MT PLEASANT (UNION TOWNSHIP), MIC
SAM'S REAL ESTATE BUSINESS TRUST
2101 SE SIMPLE SAVINGS DRIVE
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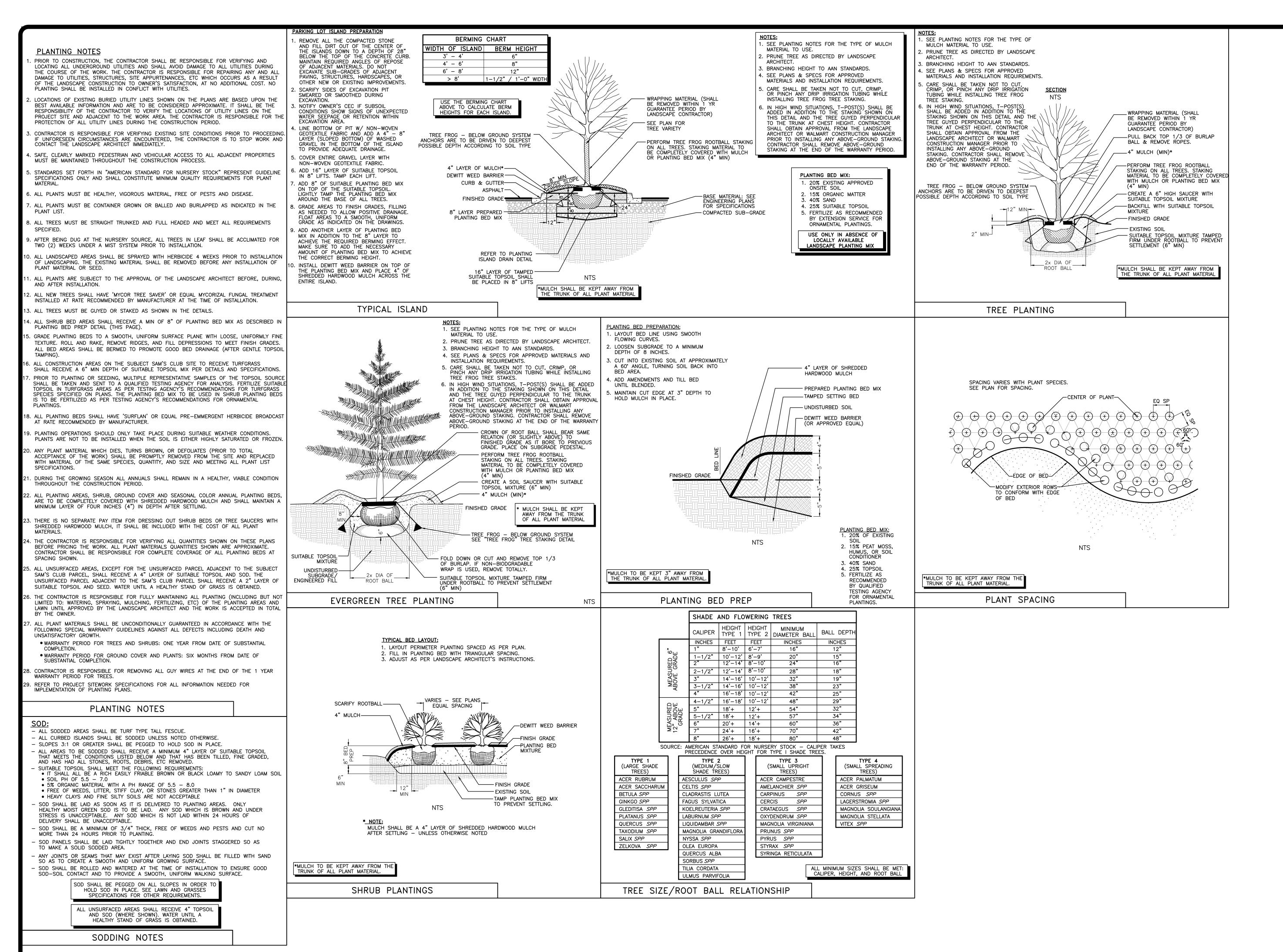
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SAM'S CLUB #4982—211
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2101 SE SIMPLE SAVINGS DRIVE
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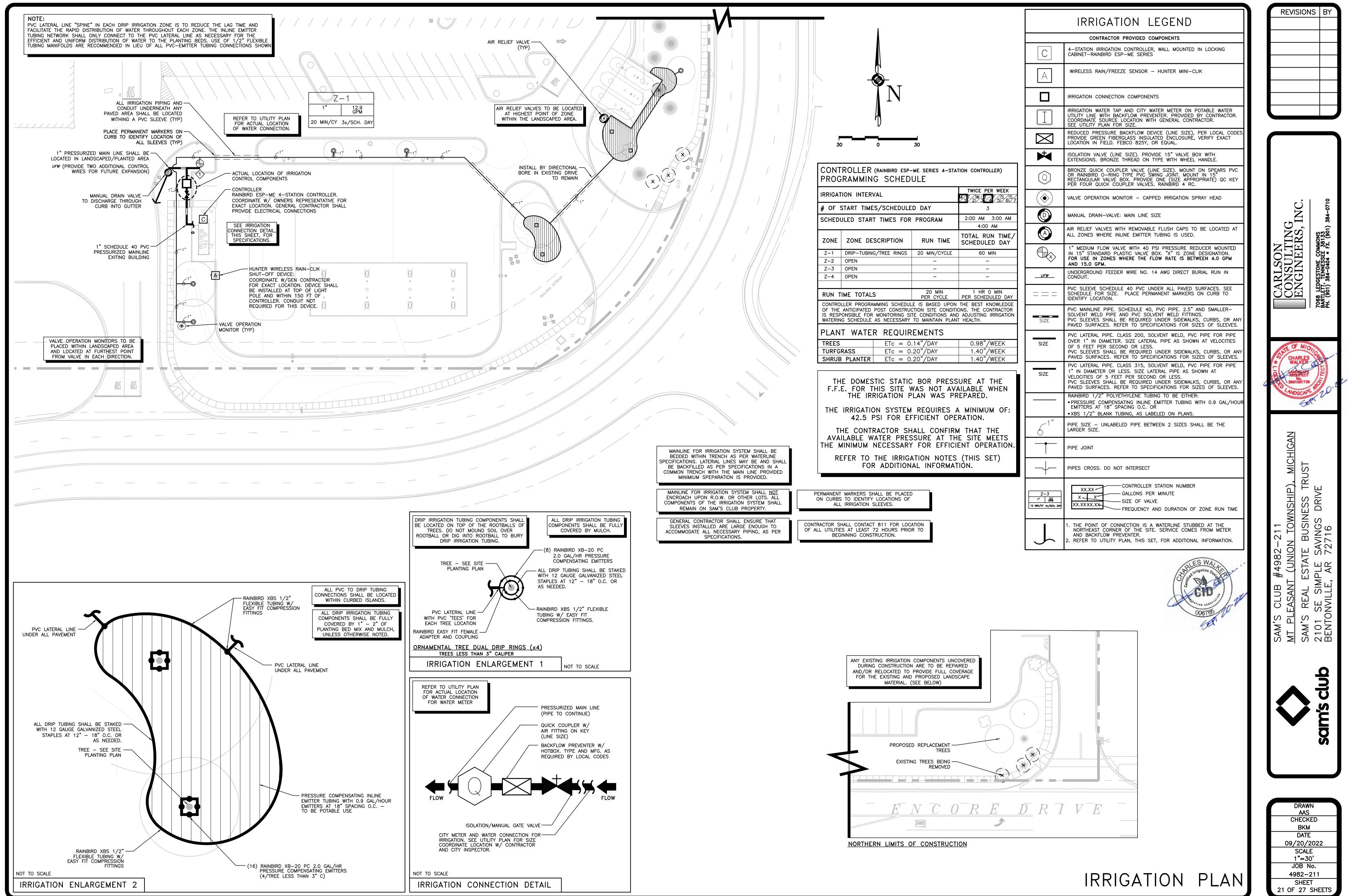


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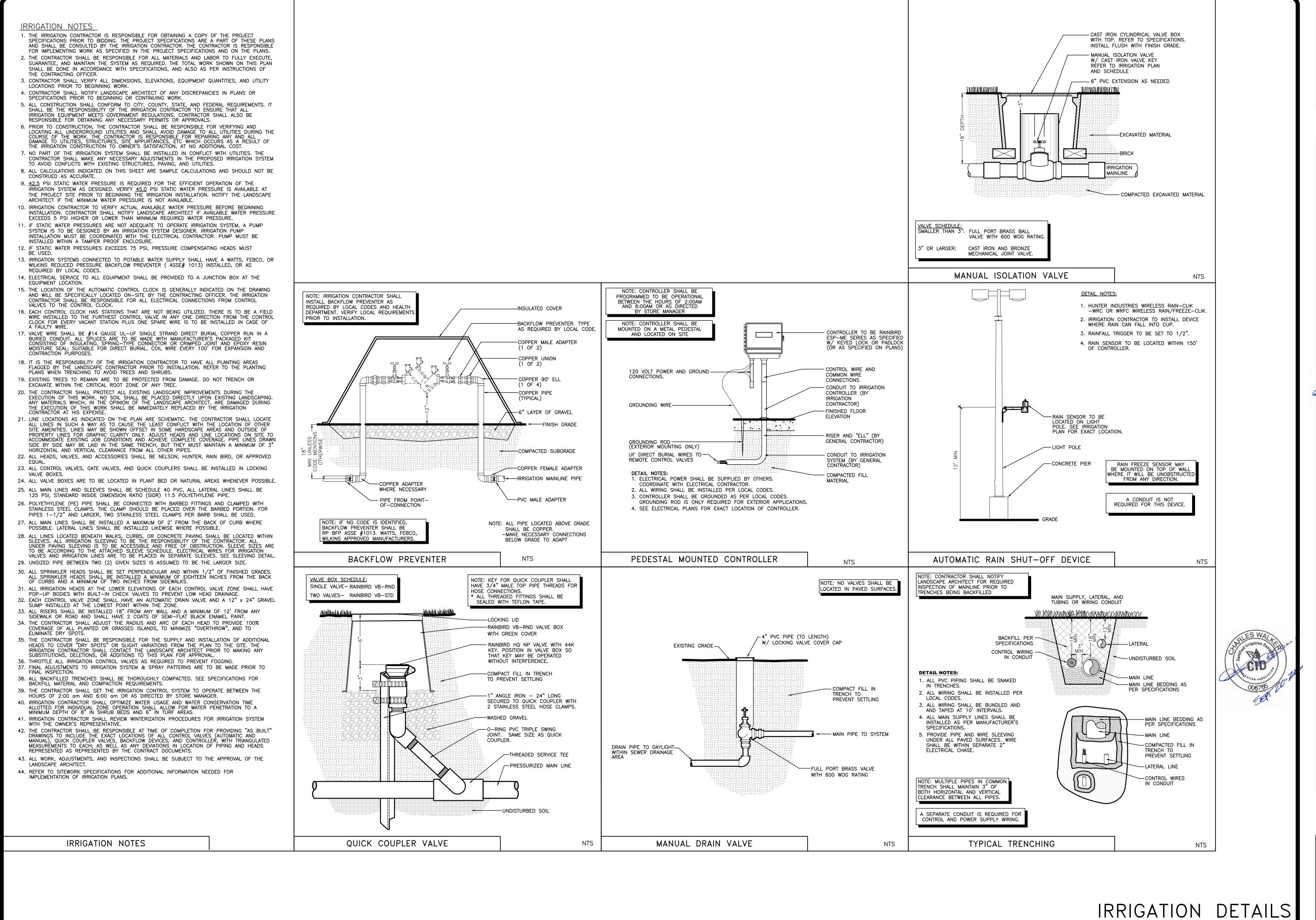
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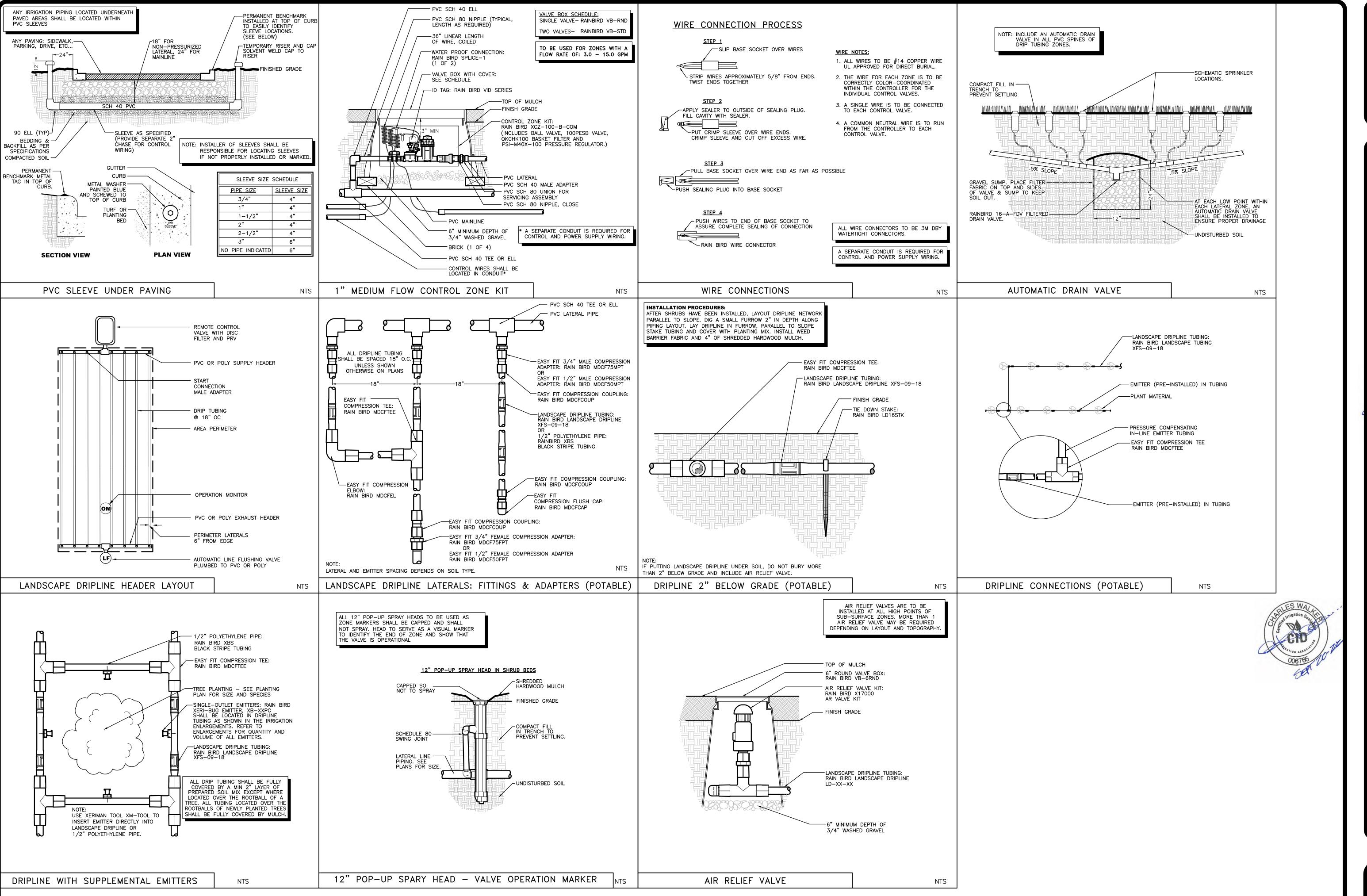


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SAM'S CLUB #4982-211
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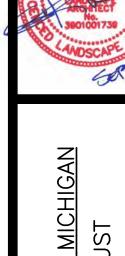
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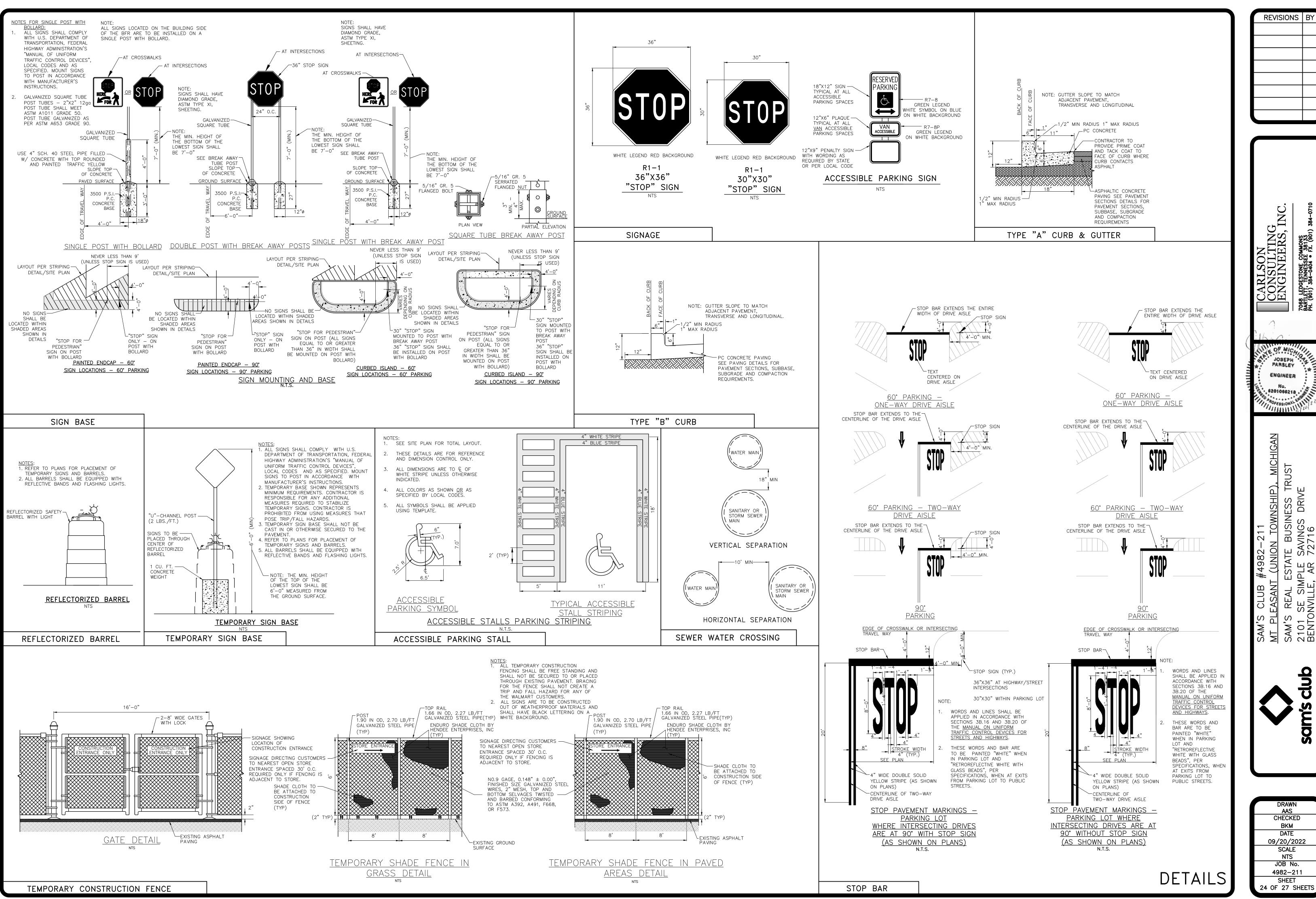
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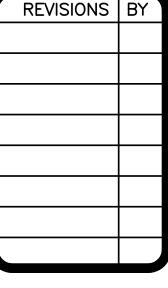
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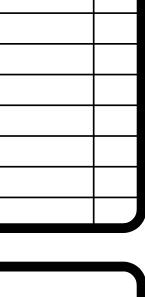


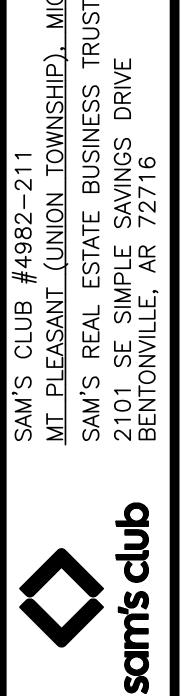
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2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR 72716

23 OF 27 SHEETS









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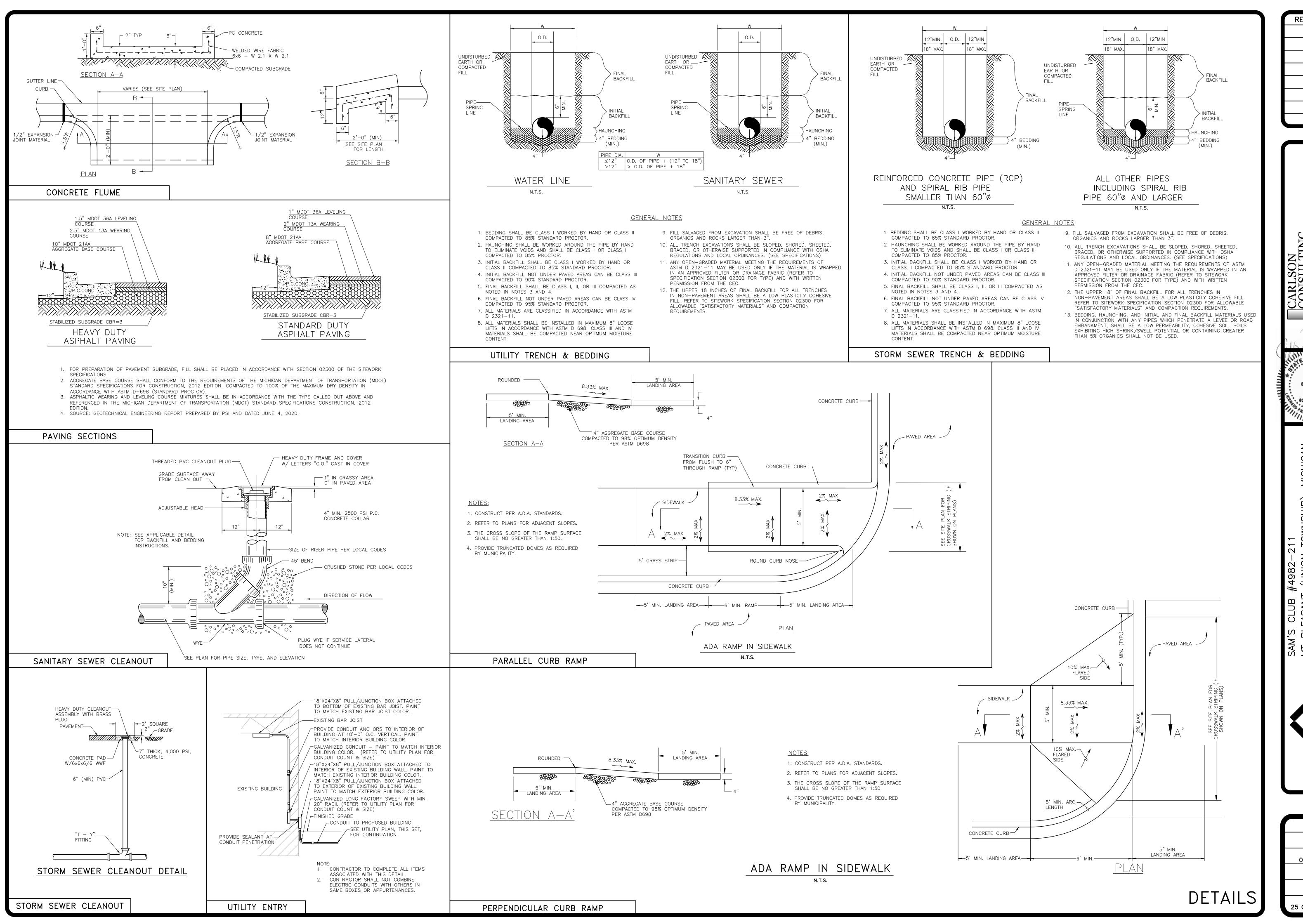
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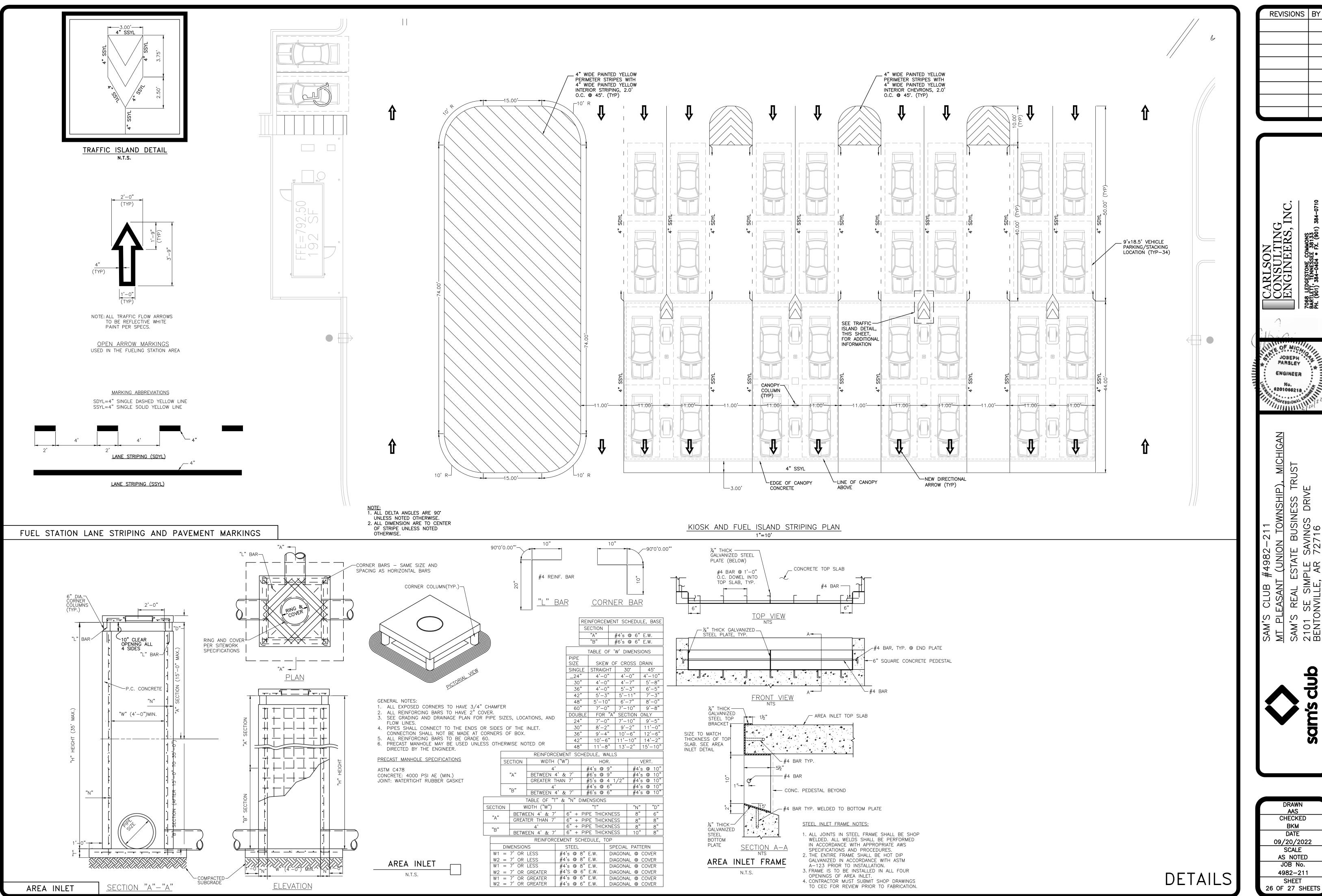
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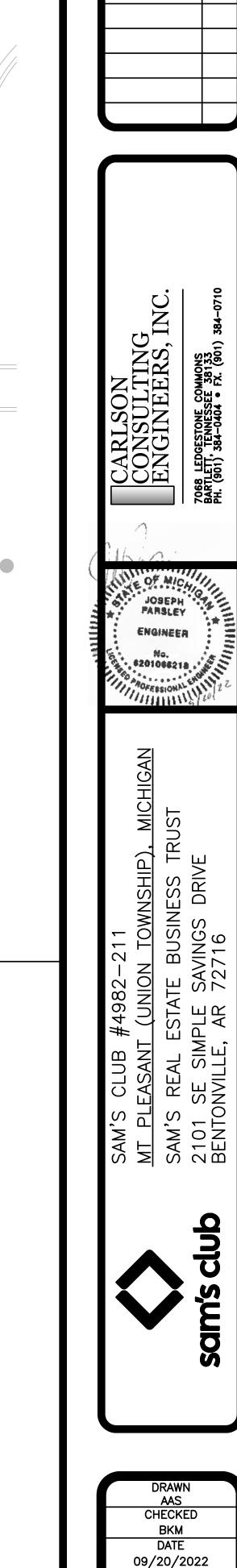
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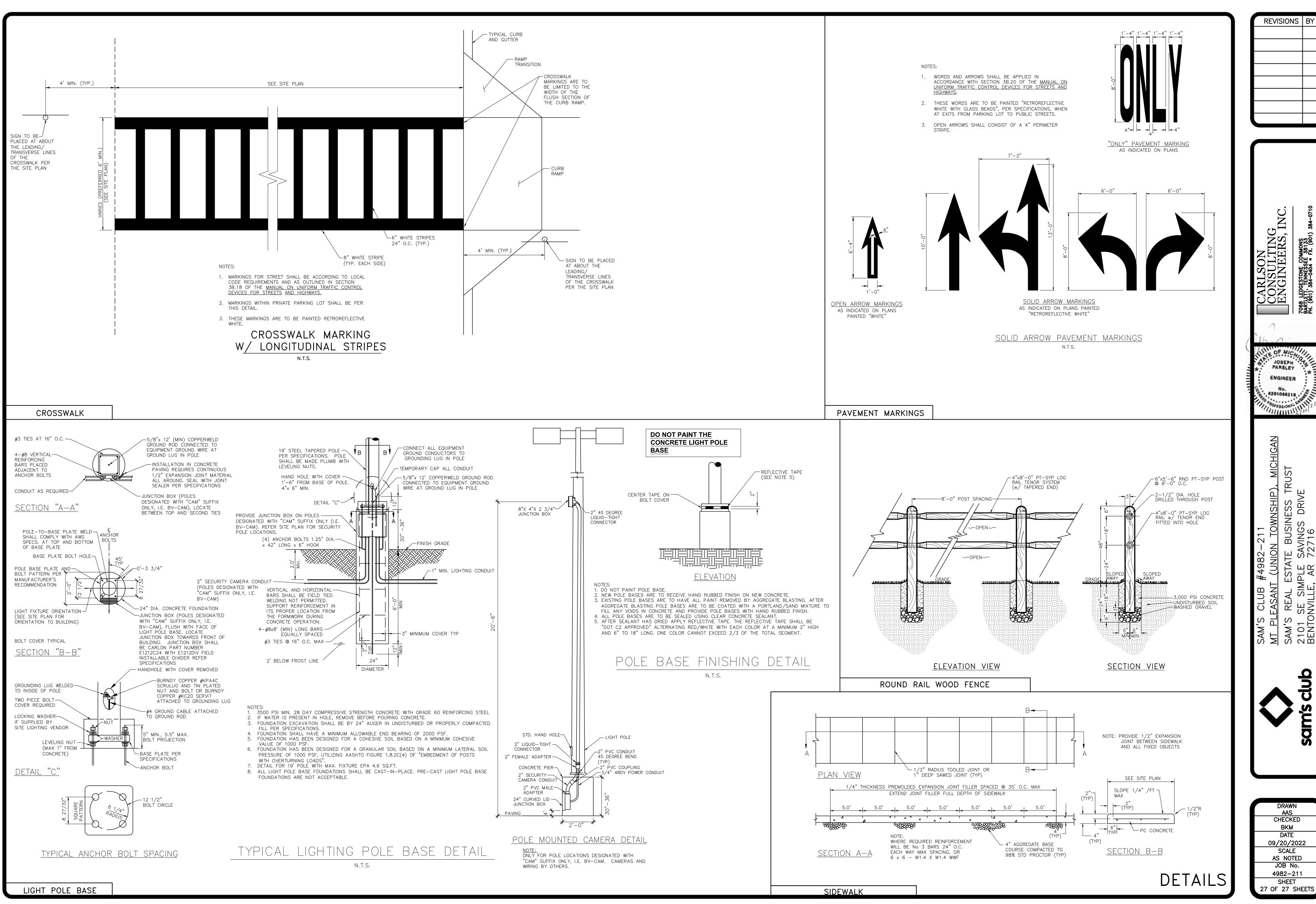
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CHECKED BKM DATE 09/20/2022 SCALE AS NOTED JOB No. 4982-211 SHEET 27 OF 27 SHEETS

# harter Township Community and Economic Development Department

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

### **FINAL SITE PLAN REPORT**

TO: **Planning Commission** DATE: October 06, 2022

FROM: Peter Gallinat, Zoning Administrator **ZONING:** B-5 Highway Business District

PROJECT: PSPR22-17 Final Site Plan Amendment Application for Sam's Club filling station

underground storage tank location, 4850 Encore Drive.

PARCEL(S): PID 14-026-30-001-07

OWNER(S): Sam's Club

**LOCATION:** Approximately 16.8 acres west and north of Encore Drive in the SW 1/4 of Section 26.

**EXISTING USE:** Sam's Club Retail/Warehouse ADJACENT ZONING: B-5

FUTURE LAND USE DESIGNATION: Bluegrass Center Area. While currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population.

**ACTION REQUESTED:** To review and take action to approve, deny, or approve with conditions the PSPR22-17 final site plan amendment dated September 20, 2022 for the Sam's Club Filling Station underground fuel storage tank re-location and associated site improvements.

# **Scope of the Proposed Amendment**

The re-location of underground storage tanks is a significant change from the plan that was approved. This type of amendment can sometimes alter the entire layout of a project. For this project the impact has not been severe, but still warranted bringing an amendment plan back to the Planning Commission for review and approval. The overall project remains consistent with the approved special use permit. No changes are proposed to the approved design, layout, and details for the approved parking, sidewalks, exterior lighting, and filling station pump island.

The scope of the proposed amendments is limited to relocation of the underground fuel tanks and refueling area, along with some associated landscaping-related adjustments.

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

The following comments are based on the standards for final site plan approval, and are limited to the specific elements that are proposed to be altered from the approved final site plan design:

1. Section 14.2.P. (Required Site Plan Information). The final site plan amendment complies with applicable Section 14.2.P. information requirements.

2. **Section 8 (Environmental Performance Standards).** On the original approved site plan, the applicant noted that the nearest drinking water well was located approximately 1,500 feet west of the original approved site of the underground fuel storage tanks for this filling station. The approved site plan includes soil erosion/sedimentation control and stormwater runoff pollution prevention plan details. As part of the original final site plan approval application, the applicant provided the hazardous substance reporting form, EGLE permit checklist, and documentation from the State of Michigan for allowing underground fuel tanks less than 2,000 feet from municipal water well.

New State Rules for 2022: Earlier this year, an amendment to the State of Michigan's environmental laws governing location of underground fuel tanks was adopted by the state legislature and signed by Governor Whitmer. It went into effect in late June. The previous law set a minimum 2,000 foot setback for these tanks from municipal water wells, but also included a "variance" process whereby these tanks could be as close as 800 feet from these wells under certain circumstances and with substantial additional safeguards. The amended state law no longer allows for any consideration of exceptions to the 2,000-foot rule.

The location of the fuel tanks on the approved final site plan did not conform to this new standard, and unfortunately Sam's Club had let their 2021 state permit expire. The new location (shown on sheet 3 of 27) has been selected to fully satisfy this amended rule. Greater detail of the new location is found on sheet 14 of 27.

3. **Section 10.2.B (General Landscaping Requirements).** Several existing evergreen trees in the area near the new underground fuel storage location are proposed to be removed. These removals, some of which were also on the approved final site plan, will be a benefit to visitors to the site by improving site visibility at the east driveway access on to Encore Blvd. The applicant has added additional plantings around the new underground storage tank area, with details on sheet 19 of 27.

In addition to the plantings, the applicant has proposed a 4-foot-high decorative (round-rail) wood fence on 3 sides of the underground storage tanks. The proposed landscaping improvements are consistent with Section 10 requirements.

4. **Outside agency approvals.** For the original approved final site plan, the applicant obtained all necessary permits or approvals from applicable outside agencies. For this amendment, the Township's Public Services Department requested an additional review of the plan, which is currently in-process. The Township will also require that the applicant provides a copy of the new state permit for the relocated fuel tanks. These approvals are not anticipated to require alterations to the amended site design.

Although these permits or approvals are not yet complete, staff would have no objection to Planning Commission approval of the final site plan amendment subject to receiving this documentation prior to issuance of a building permit for the project.

### **Objective**

The Planning Commission shall review the application materials and final site plan amendment, 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 final site plan amendment, to approve the final site plan amendment with conditions, to deny the final site plan amendment application, or to postpone further consideration of the final site plan amendment to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

### **Key Findings**

- 1. The proposed amendment to relocate the filing station's underground fuel tanks and associated refueling area remains consistent with the previously approved special use permit for a filling station at this location.
- 2. The final site plan amendment fully conforms to Section 14.2.P. (Required Site Plan Information).
- 3. The new location of the storage tanks complies with the State of Michigan's minimum 2,000-foot setback requirement from municipal wells.
- 4. The proposed landscaping improvements around the relocated fuel storage are consistent with Section 10 standards.
- 5. Subject to submittal of documentation of required permits and approvals from the State of Michigan and the Township's Public Services Department, the final site plan amendment can conform to Section 14.2.S. (Standards for Site Plan Approval).

### **Recommendations**

Based on the above findings, I would ask that the Planning Commission consider taking action to approve the PSPR22-17 final site plan dated September 20, 2022 for the Sam's Club Filling Station Storage tanks, subject to a condition that the applicant shall provide copies of required permits and approvals from the State of Michigan and the Township's Public Services Department to the Zoning Administrator prior to issuance of a building permit for this project.

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

# <u>Draft Motions</u>: PSPR 22-17 Sam's Club Filling Station Final Site Plan Amendment Application

мотю	N TO APPROVE:
approv constru refuelir north o zoning applica	by
мотіо	N TO APPROVE WITH CONDITIONS:
approv constru refuelin north of zoning applica (Requir	by
	The applicant shall provide copies of required permits and approvals from the State of Michigan and the Township's Public Services Department to the Zoning Administrator prior to issuance of a building permit for this project.
мотю	N TO POSTPONE ACTION:
Motion	by, supported by, to postpone
action constru refuelir followin	on the PSPR 22-17 final site plan amendment from Carlson Consulting Engineers for the action of a new Sam's Club filling station with a relocated underground fuel storage and area on parcel number 14-026-30-001-07 until
	N TO DENY:
applica	by



Large Firm Resources. Personal Attention.

# LETTER OF TRANSMITTAL

TO	Charter Tov	vnship i	of Union	DATE	8/26/2022
	2010 S. Line	coln Ro	ad	JOB NO.	22M0013
	Mount Pleas	sant, M	I 48858	RE	MMC Athletic Complex
Attn:	Mr. Rodney	Nanni	Pγ	Shipped via	☐ By 10am next business day ☐ By end of next business day ☐ Standard delivery
cc:	H&B - Martin MCC - Matt N		pro	If shipping via UPS please ovide Recipient's Phone No	
WE ARE SE	NDING YOU:				
Attached     Attached	d [	Unde	er separate co	ver vla	
COPIES	DATE	NO		DESC	CRIPTION
1	8/26/2022		Application f	or Final Site Plan Review	
1	8/25/2022		Final Site Pla	an - Plans (2 - 24x36 set,	11 - 11x17 sets)
1	8/26/2022		Isabella Cou	nty Road Commission Ap	proval
EMARKS See attach Please col documents	S. ned final site ntact us with s will be ema	As red plan of any q	locuments fo	larifications regarding the hard copies delivered	ge Athletic Complex for your review. ne documents Electronic d. We are anticipating being on the
				Signed.	Aeffrey B Markstrom, P E.

This communication contains privileged or confidential information intended exclusively for the use of the Person(s) or Entity named above. If the reader of this cover page is not the intended Recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please telephone (collect) the Sender Immediately. Thank you very much

# Charter Township of Union

# APPLICATION FOR SITE PLAN REVIEW

A Completed Auglics	Minor Site Piar	,	ite Plan  er the Zoning Ordinance, Section	al Site Plan
Name of Proposed De	velopment/Proj	ect Mid Michi	an College - Mt Pleasant A Mid Michigan College - Mt	Athletic Complex
Applicant's Name(s)		Hobbs and Black Are	chitects (c/o Martin H Ruite	r Jr)
Phone/Fax numbers	517-4	84-4870/517-484-1369	mruite	er@hobbs-black.com
Address	117	7 East Allegan	Clty	Lansing Zip: 48933
Legal Description:	Attached	✓ Included on Site Plan	Tax Parcel ID Number(s	See Sheet C-200
Existing Zoning B-4	Land Acreag			eral Business
ATTACHED: Letter	describing the pro		Section 14.2,S. (Standards fo	
Firm(s) or Individuals(s) who prepared site plan(s)	1. Name ROV 2 Address: City. Contact Perso	Mt. Passare	127 S Main Street	28 Email jmarkstrom@roweps Zip: 48858 Phone 989-772-2138
Legal Owner(s) of Property All persons having	1. Name: Address	Mid Michigan	1375 S L L₁r	hone:
legal interest in the property must sign this application Attach a separate	Signature: 2. Name Address	Harrison  Rullan K Shari  Matthew Miller VP Si	Interest in Pr	Zip 48625  roperty Owner  hone: 989-386-6600
sheet if more space is needed	City:	Harrison M	State:	Zip <u>48825</u>
true and accurate to the all the owners of the plany permits issued pure	ie best of my kn roperty. False oi suant to site plai	owledge and that I am aut rinaccurate information p) n approval and/or removal	ns, exhibits submitted on or chorized to file this applicat aced upon this plan may be of work installed. Approval nce or other applicable code	ion and act on behalf of cause for revocation of of this plan shall not
K	+		8-	26-22
Sigi	nature of Applica	ant		Date
		Office Use On	nly	
Application Received By	/:		Fee Paid	\$
Date Received:			Escrow Deposit Paid	

# 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)

realite of oddiness		
lame of busi	ness owner(s)	Lillian Frick, VP Finance
Street and m	nailing address	1375 South Clare Avenue
		Harrison, MI 48625
Telephone Fax:	Ph 989-38	6-6605 Fax 989-386-9088
Email:	lfrick@midr	mich.edu
that the ini	formation submi	itted is accurate.
that the ini	formation submi	

127 S. Main Street, Mt. Pleasant, MI 48858

# Revised Final Site Plan Review Application



# NEW SPORTS COMPEX

2600 South Summerton Road Mt. Pleasant, Michigan

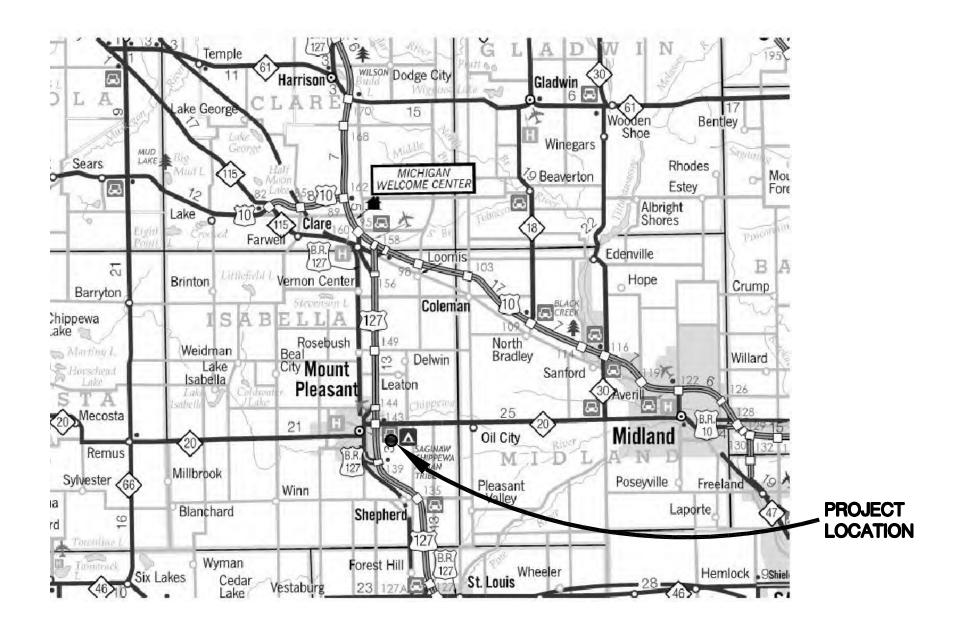
# **ARCHITECTURAL:**

PH: (248) 879-5666

HOBBS + BLACK ARCHITECTS
117 E. ALLEGAN
LANSING, MI 48933
PH: (517) 484-4870

# MECHANICAL & ELECTRICAL ENGINEER:

PETER BASSO AND ASSOCIATES 5145 Livernois, Suite 100 Troy, MI 48098



# CIVIL:

ROWE ENGINEERING & SURVEYING
127 S MAIN STREET
MT PLEASANT, MI 48858

# **STRUCTURAL:**

JDH STRUCTURAL ENGINEERS 3000 IVANREST SW, SUITE B GRANDVILLE, MI 49418 PH: (616) 531-6020

BUILDING HEIGHTS AND AREAS		
TRAINING BUILDING FIRST FLOOR 10,647 sf MEZZANINE 831 sf BUILDING HEIGHT 25'-5"	DUGOUTS SOFTBALL HOME 468 sf VISITORS 355 sf BUILDING HEIGHT 11'-0"	
MAINTENANCE BUILDING FIRST FLOOR 10,647 sf MEZZANINE 564 sf BUILDING HEIGHT 25'-5"	ANNOUNCERS BOOTH BASEBALL FIRST FLOOR 112 sf SECOND FLOOR 112 sf BUILDING HEIGHT 19'-6"	
DUGOUTS BASEBALL HOME 612 sf VISITORS 504 sf BUILDING HEIGHTS 11'-0"	ANNOUNCERS BOOTH SOFTBALL FIRST FLOOR 112 sf SECOND FLOOR 112 sf BUILDING HEIGHT 19'-6"	

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LIGHTING CALCULATIONS MAINTENANCE BUILDING LIGHTING CALCULATIONS DETAILS AND CUTSHEETS

MICHIGAN MICHIGAN COLLEGE COLLEGE COLLEGE COLLEGE COMPLEX

2600 South Summerton Road Michigan Michigan

CONSULTAN

TITLE SHEET

MARTIN HE RUITER

ANGIOTECT

ANGI

SHEET TI

22-703

PROJECT NUMBER

A-000

SHEETANI IMBER

NORTH
VICINITY MAP
SCALE - N.T.S.

### EMERGENCY CONTACTS

BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

# UNDERGROUND UTILITY IDENTIFICATION AND LOCATION

THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

# PUBLIC UTILITIES

EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

# VERIFICATION OF UNDERGROUND UTILITIES

THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

# UTILITY SERVICE

UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

# IRRIGATION SYSTEMS

WHERE IRRIGATION SYSTEMS WILL INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS THAT IT IS THEIR RESPONSIBILITY TO REMOVE AND PROTECT THEIR IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF THE NOTIFICATION.

WHERE THE OWNER HAS NOT REMOVED THEIR PRIVATE IRRIGATION SYSTEM, THE CONTRACTOR SHALL CUT AND PLUG THOSE SECTIONS OF PIPING WHICH INTERFERE WITH CONSTRUCTION. SPRINKLER HEADS, VALVES, AND PIPING WHICH INTERFERES WITH THE CONTRACTOR'S WORK, SHALL BE REMOVED AND STOCKPILED ON

# SOIL BORINGS / PAVEMENT CORES

IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

# MAINTAINING TRAFFIC

LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

LAYOUT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON

THE HORIZONTAL LAYOUT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL LAYOUT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS

FOLLOWS: CURB INLETS – THE ELEVATION OF THE TOP OF CURB ALL OTHER INLETS — THE ELEVATION OF THE FLOW LINE

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS. THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

# CONSTRUCTION STAKING

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE OWNER, THE CONTRACTOR SHALL REQUEST STAKING AT LEAST THREE WORKING DAYS IN ADVANCE.

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE OWNER, STAKING WILL BE PROVIDED ONE TIME. THE CONTRACTOR SHALL PROTECT AND PRESERVE SURVEY CONTROL AND STAKING. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

# SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS

THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES: A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

# PROTECTION OF TREES. SHRUBS. AND LANDSCAPING

ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

# CONSTRUCTION SIGNING AND BARRICADING

THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, TRAFFIC REGULATORS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

### TURF ESTABLISHMENT

ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS; THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE NOT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS

THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE THEIR BID ON THEIR DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

### BACKFILL AND EMBANKMENT

BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS II AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE OWNER, AND PROVIDE THE OWNER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

# DENSITY TESTING

THE MAXIMUM UNIT WEIGHT OF SAND AND OTHER GRANULAR SOILS WILL BE DETERMINED BY THE ONE POINT CONE TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

THE MAXIMUM UNIT WEIGHT OF COHESIVE SOILS WILL BE DETERMINED BY THE ONE POINT PROCTOR TEST. AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

# WORK HOURS

WORK HOURS TO BE APPROVED BY THE OWNER.

# DRAINAGE

THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES; THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED ONTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.

# SITE PROJECTS

# ADJUSTING STRUCTURES

WHERE CASTINGS FOR MANHOLES, CATCH BASINS, INLETS, VALVE BOXES, AND MONUMENT BOXES ARE TO BE ADJUSTED TO MEET A NEW PAVEMENT SURFACE ELEVATION, THE FINAL ADJUSTMENT SHALL NOT BE COMPLETED UNTIL ALL PAVEMENT COURSES HAVE BEEN PLACED EXCEPT THE FINAL COURSE. THE FINAL ADJUSTMENT SHALL BE COMPLETED JUST PRIOR TO PLACEMENT OF THE FINAL COURSE OF PAVEMENT.

THE MATERIALS AND PROCEDURES FOR ADJUSTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION OVER THE ROAD AND UTILITIES.

# SUBGRADE PREPARATION

TOPSOIL, PEAT, AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED.

SOFT AND YIELDING SOILS SHALL BE REMOVED OR DRIED IF THE RESULT OF EXCESSIVE MOISTURE CONTENT.

PRIOR TO CONSTRUCTING FILLS. SUBBASE. OR PAVEMENT ON A SUBGRADE: THE SUBGRADE SHALL BE PROOF-ROLLED TO DETERMINE THE SUITABILITY OF THE SUBGRADE. THE CONTRACTOR SHALL DRIVE A HEAVY PIECE OF WHEELED CONSTRUCTION EQUIPMENT OVER THE SUBGRADE WHILE THE ENGINEER IS OBSERVING. THE CONSTRUCTION OF FILLS, SUBBASE, OR PAVEMENTS SHALL NOT PROCEED UNTIL THE SUBGRADE HAS BEEN DEMONSTRATED TO BE FREE OF SOFT AREAS.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE MOISTURE CONTENT OF SUBGRADE SOILS WITHIN A SUITABLE RANGE TO ALLOW FOR COMPACTION TO THE REQUIRED DENSITY. WHEN THE SOIL IS TOO DRY. THE CONTRACTOR SHALL ADD WATER. WHEN THE SOIL IS TOO WET, THE CONTRACTOR SHALL PROVIDE DRAINAGE OR AERATE THE SOIL.

THE SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENTS.

HOT MIX ASPHALT (HMA) PAVING

PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE SHALL BE SWEPT TO REMOVE ALL

A BITUMINOUS BOND COAT SHALL BE APPLIED TO PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE AND ALLOWED TO CURE PRIOR TO CONSTRUCTING THE NEW PAVEMENT COURSE.

HMA PAVEMENT SHALL NOT BE PLACED WHEN THE SURFACE BEING OVERLAID IS WET, OR WHEN RAIN IS FORECAST OR THREATENING.

# DRIVEWAY CONSTRUCTION

DRIVEWAY SLOPES SHALL NOT EXCEED 10%, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL PROVIDE PROPERTY OWNERS WITH SUITABLE NOTICE BEFORE REMOVING AND REPLACING AN EXISTING DRIVEWAY.

# SIDEWALK CONSTRUCTION

SIDEWALKS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE OF THE SIDEWALK AND ADJACENT

EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SURFACES, SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS SLOPE SLOPED AWAY FROM BUILDINGS.

SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

IN TURF AREAS, THE SURFACE OF THE SIDEWALK SHALL BE ABOUT 1/4 INCH HIGHER THAN THE ADJACENT GROUND SURFACES, EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SIDEWALKS, CURBS, OR PAVEMENTS.

SIDEWALK SHALL BE CONSTRUCTED ON A SAND BASE, COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT

THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN SIDEWALK FORMS HAVE BEEN SET AND THE SAND BASE PREPARED. CONCRETE SHALL NOT BE PLACED UNTIL THE OWNER HAS OBSERVED THE FORMS. CONCRETE DELIVERY SHALL BE SCHEDULED TO ALLOW SUFFICIENT TIME FOR ADJUSTMENT OF THE FORMS, IN THE EVENT THAT ADJUSTMENT IS NECESSARY.

THE CONTRACTOR SHALL PROTECT FRESH CONCRETE FROM DAMAGE BY THE WEATHER, TRAFFIC, OR VANDALISM. DAMAGED CONCRETE SHALL BE REPLACED BY THE CONTRACTOR'S EXPENSE.

# SANITARY SEWER CONSTRUCTION NOTES

SANITARY SEWER SHALL CONFORM WITH THE CHARTER TOWNSHIP OF UNION APPROVAL AND DESIGN REQUIREMENTS, THE CURRENT STANDARDS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY, AND THE TEN STATES STANDARDS.

THE NEW SANITARY SEWER SHALL NOT BE CONNECTED TO THE EXISTING SEWER UNTIL APPROVED BY THE

AT LEAST TEN FEET OF HORIZONTAL AND EIGHTEEN INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE SEWER AND EXISTING WATER MAINS.

MANHOLES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS, MEETING ASTM C443. MANHOLE JOINTS SHALL BE MADE WITH RUBBER O-RING GASKETS. THE SECTION BETWEEN THE TOP OF THE PRECAST CONE AND THE BOTTOM OF THE CASTING SHALL BE CONSTRUCTED OF PRECAST GRADE RINGS. OF TOTAL THICKNESS SO THAT THE MANHOLE CASTING IS PLACED AT THE PROPER FINAL ELEVATION, EXCEPT THAT THE TOTAL THICKNESS SHALL NOT EXCEED TEN INCHES.

MANHOLE STEPS SHALL BE EQUALLY SPACED AT 15 INCHES. THE DISTANCE FROM THE TOP STEP TO THE TOP OF THE MANHOLE CASTING SHALL NOT EXCEED 16 INCHES.

THE CONTRACTOR SHALL CONDUCT A LOW PRESSURE AIR TEST ON ALL SANITARY SEWERS LESS THAN 24 INCHES IN DIAMETER. THE AIR TEST SHALL MEET THE REQUIREMENTS OF ASTM F1471 FOR PLASTIC PIPE. IN AREAS WHERE GROUNDWATER IS OVER THE PIPE, THE TEST PRESSURE SHALL BE INCREASED EQUAL TO THE HYDRAULIC PRESSURE EXERTED BY THE WATER OVER THE PIPE, AS DETERMINED BY THE ENGINEER.

# WATER MAIN CONSTRUCTION NOTES

WATER MAINS AND SERVICES SHALL CONFORM WITH THE CHARTER TOWNSHIP OF UNION USE OF APPROVAL AND DESIGN REQUIREMENTS. THE CURRENT STANDARDS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT. GREAT LAKES, AND ENERGY, AND THE "TEN STATES STANDARDS FOR WATER WORKS".

HYDRANTS, VALVES, AND OTHER MATERIALS SHALL MEET THE OWNER'S STANDARDS, WITH REGARD TO MANUFACTURER AND MODEL, AND DETAILS SUCH AS OPENING DIRECTION, HYDRANT COLOR, HYDRANT CONFIGURATION. AND HYDRANT THREAD PATTERN.

NEW WATER MAIN AND SERVICE SHALL NOT BE CONNECTED TO THE EXISTING WATER MAIN WITHOUT THE APPROVAL OF THE OWNER.

AT LEAST TEN FEET OF HORIZONTAL AND EIGHTEEN INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND SEWERS (STORM OR SANITARY).

THE DEPTH OF BURY SHOWN ON THE PLANS SHALL BE PROVIDED, AS A MINIMUM, OVER THE TOP OF THE WATER MAIN PIPE TO THE FINISHED GROUND OR PAVEMENT SURFACE. UNLESS SPECIFICALLY DIRECTED OTHERWISE ON THE DRAWINGS, THE DEPTH OF BURY SHOWN ON THE PLANS SHALL BE MAINTAINED BETWEEN THE BOTTOM OF DITCHES AND THE TOP OF THE PIPE.

ALL BENDS, TEES, PLUGS, HYDRANTS, VALVES, AND OTHER FITTINGS WHERE THRUST MAY OCCUR SHALL BE RESTRAINED APPROPRIATELY BY THRUST BLOCKS OR JOINT RESTRAINT.

EXISTING WATER VALVES SHALL BE OPERATED ONLY BY THE WATER DEPARTMENT'S PERSONNEL.

THE SHUTTING DOWN OF EXISTING WATER MAINS TO ALLOW FOR COMPLETING THE CONTRACTOR'S WORK SHALL BE SCHEDULED IN ADVANCE BY THE CONTRACTOR WITH THE OWNER. THE CONTRACTOR SHALL PROVIDE NOTIFICATION TO AFFECTED WATER CUSTOMERS IN AT LEAST A DAY IN ADVANCE OF ANY SCHEDULED SERVICE DISRUPTIONS.

THE CONTRACTOR SHALL EXPOSE EXISTING MAINS TO VERIFY THE SIZE, MATERIALS, AND ANY FITTINGS NECESSARY BEFORE SHUTTING DOWN EXISTING WATER MAINS FOR NEW CONNECTIONS. ALL FITTINGS, PARTS, AND EQUIPMENT NECESSARY TO COMPLETE THE PROPOSED CONNECTIONS TO THE EXISTING MAIN SHALL BE AVAILABLE AT THE SITE BEFORE THE EXISTING MAIN IS SHUT DOWN.

THE COMPLETED WATER MAIN SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE. THE TEST PRESSURE SHALL BE 150 PSI. THE TEST DURATION SHALL BE 2 HOURS. THE CONTRACTOR SHALL CONDUCT SUCH PRELIMINARY TESTING TO EXPEL AIR AND VERIFY THAT THERE ARE NO LEAKS IN THE PIPELINE. THE TEST SHALL BE WITNESSED BY THE ENGINEER OR OWNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER AT LEAST 24 HOURS IN ADVANCE OF THE TIME FOR TESTING.

IF THE CONTRACTOR ELECTS TO PRESSURE TEST AGAINST AN EXISTING VALVE, THE OWNER DOES NOT GUARANTEE THAT EXISTING VALVES CAN RESIST THE TEST PRESSURE. IF THE CONTRACTOR BELIEVES THAT AN EXISTING VALVE IS THE CAUSE OF A FAILED PRESSURE TEST, THE CONTRACTOR SHALL EITHER REPAIR THE VALVE AND RETEST OR TEST AGAINST A PLUG, AT THEIR EXPENSE.

UNLESS SPECIFICALLY PROVIDED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE TO FURNISH WATER FOR TESTING AND DISINFECTION.

WATER FROM THE CONTRACTOR'S FLUSHING AND DISINFECTION ACTIVITIES SHALL BE DISPOSED OF TO PREVENT EROSION OR FLOODING.

THE CONTRACTOR SHALL FURNISH AND INSTALL CORPORATIONS, TAPS, PIPING, AND FITTINGS AS NECESSARY TO COMPLETE THE REQUIRED FLUSHING AND TESTING FOR ACCEPTANCE. AFTER ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL CORPORATIONS, TAPS, PIPING, AND FITTINGS USED FOR FLUSHING AND TESTING. TAPS TO THE WATER MAIN SHALL BE PLUGGED WITH BRASS PLUGS

TAPS FOR SERVICE CONNECTIONS SHALL BE COMPLETED UNDER PRESSURE. THE CORPORATION AND SERVICE LEAD SHALL BE VISUALLY CHECKED FOR LEAKAGE WHILE UNDER PRESSURE. ALL JOINTS SHALL REMAIN EXPOSED UNTIL THE ENGINEER HAS OBSERVED THEM.

CORPORATIONS SHALL BE LEFT IN THE "OPEN" POSITION. CURB STOPS FOR FUTURE CONNECTIONS SHALL BE LEFT "CLOSED"; CURB STOPS FOR CURRENT WATER CUSTOMERS SHALL BE LEFT "OPEN" ONCE

# STORM SEWER CONSTRUCTION NOTES

STORM SEWER SHALL CONFORM WITH LOCAL & STATE STANDARDS.

DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS, MEETING

SUMPS IN DRAINAGE STRUCTURES AND PIPELINES SHALL BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF ACCEPTANCE BY THE OWNER.

REV. FINAL SITE PLAN REVIEW 9/21/2022 FINAL SITE PLAN REVIEW 8/26/2022 8/12/2022 8/1/2022 ISSUED FOR BIDS

Sheet Size - 24x36

PRELIM. SITE PLAN REVIEW 5/31/2022 DATE ISSUED

> DRAWN BY CHECKED BY

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SITE NOTES

SHEET TITLE

PROJECT NUMBER

CONSULTANT

Know what's **below.** Call before you dig.

SHEET NUMBE

May 25, 2022

### Parking Lot Usage Statement

For over a month, during both peak and slow times, Mid Michigan College has been conducting a detailed survey of parking lot usage. This survey, conducted primarily in the early afternoon, was meant to determine existing and future parking lot capacity.

The addition of a baseball and softball field complex would create increased demand for parking.
 In most instances, the demand will be heaviest in the early afternoon. Collegiate baseball and softball games generally begin between 1pm and 2pm, which is when player and spectator

parking would be heaviest.
 Use of the ball field complex for rentals, tournaments, or camps will most often occur on evenings and weekends – and typically in the summer – when parking lot usage is minimal.

The details of the parking lot survey can be found on the following pages. The survey started on April 11, 2022 (week 14 of the semester) and concluded on May 17, 2022 (two weeks after classes ended). Weeks 15, 16, and 17 of the semester have a high volume of students as they make sure to attend classes as finals approach. As you can see, Week 15 saw the highest number of cars in the parking lot.

The parking lot survey includes all cars – including Mid employees. During the semester, from Monday through Thursday, there are about 85-95 employees on campus at the high point of activity in the afternoon. On low-volume days, which includes Fridays and all of summer, there about 50-60 employees on campus.

During the course of the survey, the highest level of parking lot usage was at 36% of available spots used. The average was at only 18% of the available spots used.

The site plan for the ball field complex calls for eliminating 123 spaces. Even with those spots gone, the highest level of parking lot usage would have been at 43% of available spots used. The average would have been at only 22% of the available spots used. At the highest (and rarest) level of usage, there would still be 372 parking spots available.

Mid currently uses the baseball and softball fields at Shepherd High School. Those fields are served by a parking lot with 105 spaces and there have been no issues with parking.

Based on the survey of current usage, the College's historic usage at Shepherd, and the anticipated timeframes for most field use (evening and summer), the College believes that its current parking – even with the loss of 123 spaces – will be more than adequate to meet the needs of the new facility.

Please let me know if you have any questions. You can reach me at mmiller@midmich.edu or at 386-6600.

Nett With

Matt Miller
VP Student Services

**Current Parking Lots** 



Note: This image was taken on September 22, 2015. There were many more cars in the parking lot because overall enrollment was higher at that time and fewer students were taking classes online. There were 19,611 credits being taken on the Mt. Pleasant Campus in Fall 2015. There were only 7,593 credits taken on the Mt. Pleasant Campus in Fall 2021 – a 61% decline. The parking lot survey on the following page is an accurate reflection of current use.

### **Total Available Spaces**

	Current	Propose
Lot 1	104	10
Lot 2	182	18
Lot 3	163	10
Lot 4*	272	14
Lot 5	50	Į
Total	771	64

\*123 spaces lost

# Parking Lot Survey

		١	Lot 1	ı	Lot 2	١	Lot 3	ı	Lot 4	ı	Lot 5	Total	- Current	Total	- Proposed	
Date	Time	Cars	% used	Cars	% used	Cars	% used									
Monday, April 11, 2022	3:30pm	46	44%	0	0%	55	34%	45	17%	9	18%	155	20%	155	24%	Week 14
Wednesday, April 13, 2022	4:15pm	46	44%	0	0%	24	15%	18	7%	7	14%	95	12%	95	15%	
Thursday, April 14, 2022	1:20pm	70	67%	0	0%	61	37%	51	19%	10	20%	192	25%	192	30%	
Friday, April 15, 2022	12:15pm	37	36%	1	1%	27	17%	33	12%	3	6%	101	13%	101	16%	
Monday, April 18, 2022	10:00am	60	58%	0	0%	46	28%	45	17%	13	26%	164	21%	164	25%	Week 15
Monday, April 18, 2022	1:40pm	73	70%	0	0%	68	42%	49	18%	16	32%	206	27%	206	32%	
Monday, April 18, 2022	5:20pm	30	29%	0	0%	28	17%	16	6%	9	18%	83	11%	83	13%	
Tuesday, April 19, 2022	1:25pm	46	44%	0	0%	72	44%	68	25%	13	26%	199	26%	199	31%	
Wednesday, April 20, 2022	1:10pm	94	90%	0	0%	109	67%	61	22%	12	24%	276	36%	276	43%	
Thursday, April 21, 2022	1:30pm	61	59%	0	0%	60	37%	71	26%	13	26%	205	27%	205	32%	
Friday, April 22, 2022	2:30pm	34	33%	0	0%	21	13%	14	5%	7	14%	76	10%	76	12%	
Monday, April 25, 2022	1:45pm	66	63%	0	0%	71	44%	58	21%	12	24%	207	27%	207	32%	Week 16
Tuesday, April 26, 2022	2:10pm	71	68%	0	0%	66	40%	66	24%	12	24%	215	28%	215	33%	
Wednesday, April 27, 2022	1:25pm	49	47%	0	0%	60	37%	63	23%	14	28%	186	24%	186	29%	
Thursday, April 28, 2022	1:40pm	58	56%	0	0%	72	44%	59	22%	10	20%	199	26%	199	31%	
Thursday, April 28, 2022	6:00pm	15	14%	0	0%	15	9%	29	11%	8	16%	67	9%	67	10%	
Monday, May 2, 2022	2:05pm	76	73%	0	0%	56	34%	43	16%	14	28%	189	25%	189	29%	Week 17
Tuesday, May 3, 2022	2:10pm	62	60%	0	0%	60	37%	48	18%	17	34%	187	24%	187	29%	
Wednesday, May 4, 2022	1:15pm	94	90%	0	0%	67	41%	45	17%	6	12%	212	27%	212	33%	
Thursday, May 5, 2022	1:55pm	51	49%	0	0%	38	23%	33	12%	11	22%	133	17%	133	21%	
Friday, May 6, 2022	1:50pm	25	24%	0	0%	17	10%	18	7%	10	20%	70	9%	70	11%	
Monday, May 9, 2022	1:25pm	22	21%	0	0%	14	9%	11	4%	13	26%	60	8%	60	9%	No classe
Tuesday, May 10, 2022	1:10pm	24	23%	0	0%	11	7%	14	5%	13	26%	62	8%	62	10%	
Wednesday, May 11, 2022	1:20pm	22	21%	0	0%	22	13%	18	7%	16	32%	78	10%	78	12%	
Thursday, May 12, 2022	1:45pm	22	21%	0	0%	22	13%	31	11%	13	26%	88	11%	88	14%	
Monday, May 16, 2022	1:35pm	20	19%	0	0%	17	10%	16	6%	13	26%	66	9%	66	10%	
Tuesday, May 17, 2022	2:10pm	18	17%	0	0%	15	9%	11	4%	10	20%	54	7%	54	8%	
												142	18%	142	22%	Average

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FINAL SITE PLAN REVIEW 8/26/2022

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127 B. Main Street
128 B. Main Street
129 B. Main Street
129 B. Main Street
120 B. Main Str

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PARKING LOT STATEMENT

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22-703

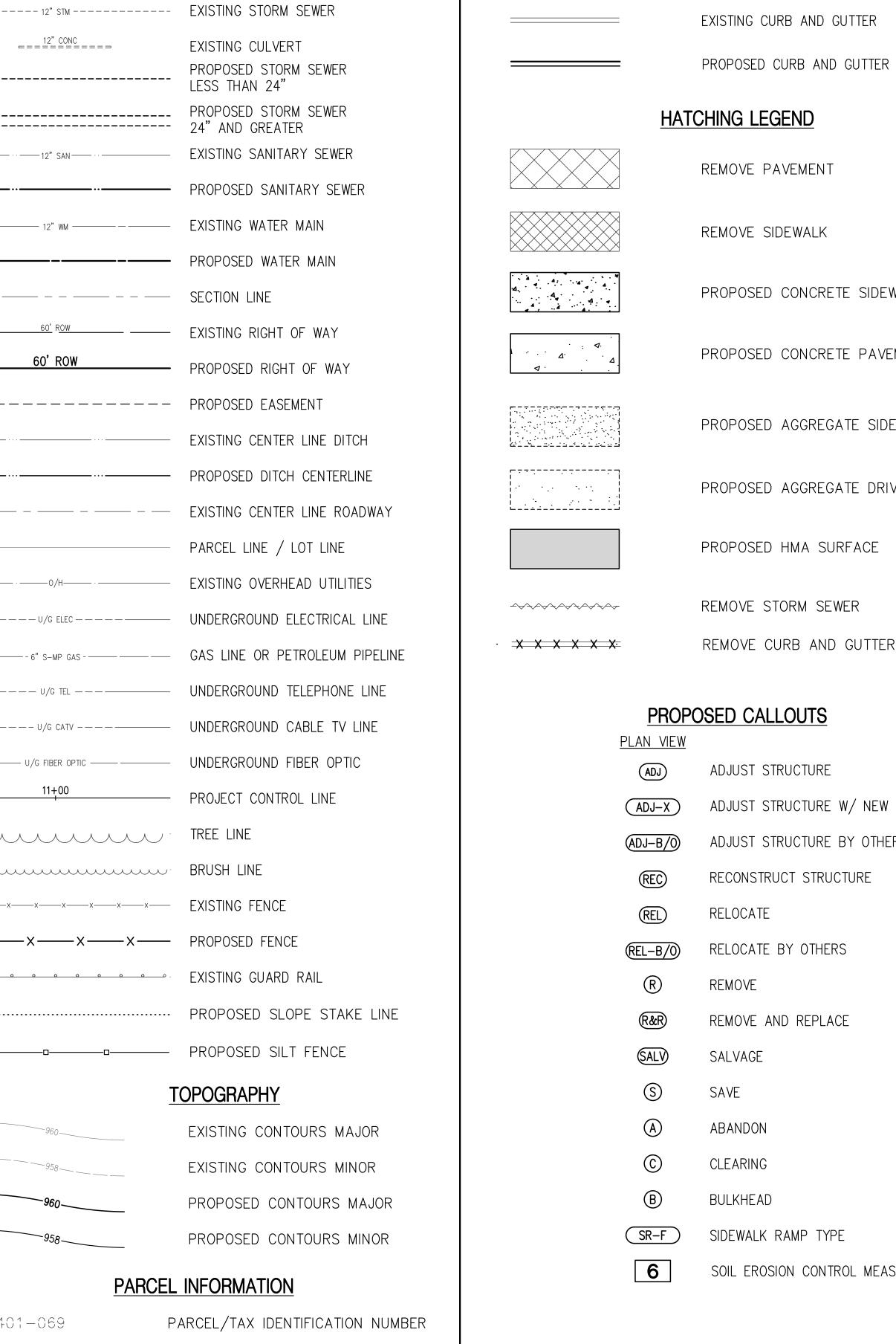
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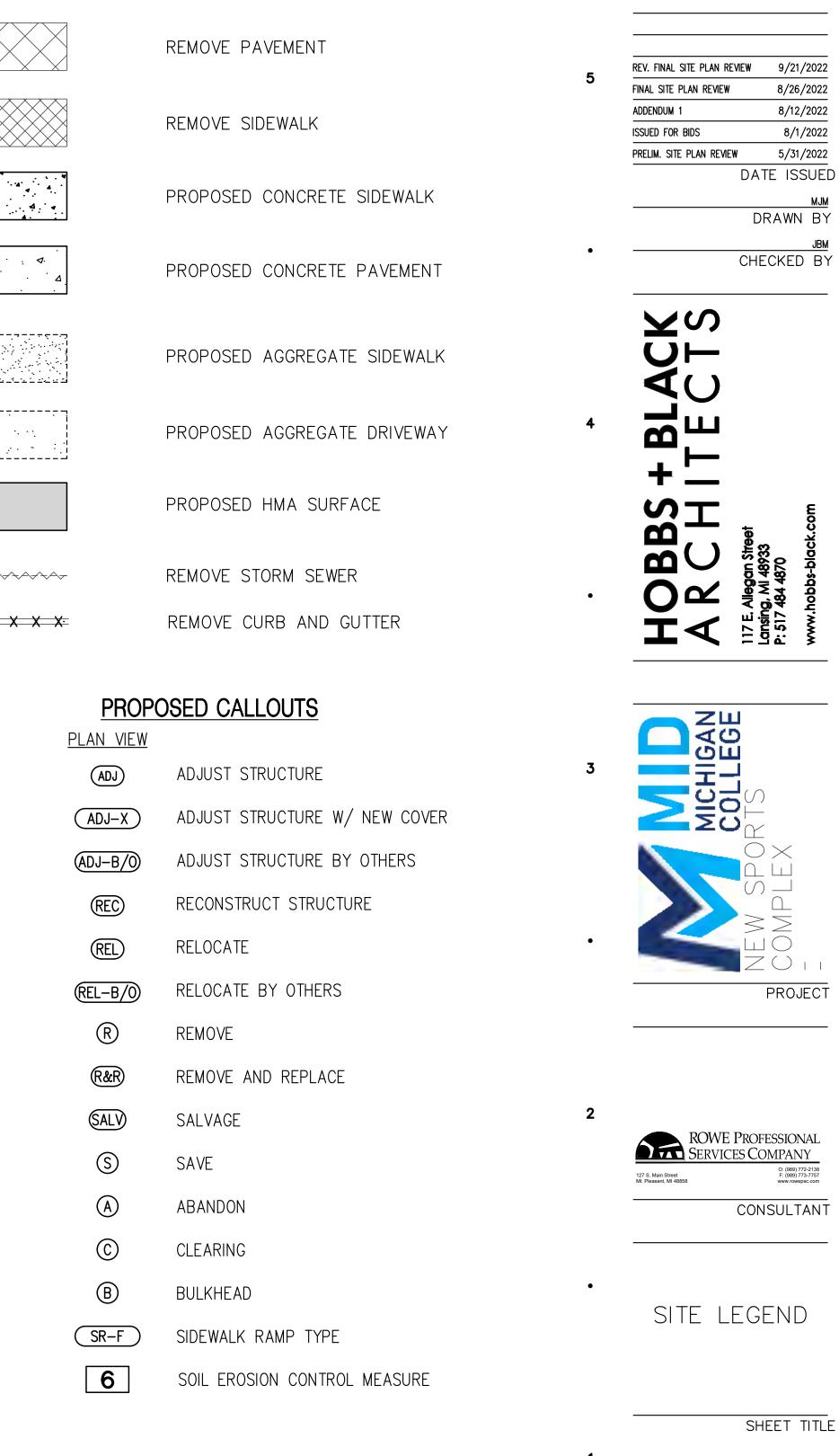
— | U |

6		
		STRUCTURE SYMBOLS
		EXISTING CATCH BASIN IN CURB LINE
•	Z	PROPOSED CATCH BASIN IN CURB LINE
	<b>#</b>	EXISTING CATCH BASIN IN GREEN SPACE
	•	PROPOSED CATCH BASIN IN GREEN SPACE
	0	EXISTING STORM MANHOLE
5	•	PROPOSED STORM MANHOLE
	Þ	PROPOSED CULVERT END SECTION
	)	EXISTING HEADWALL
	)	PROPOSED HEADWALL
•	8	EXISTING GATE VALVE AND BOX
	₩	EXISTING WATER SHUT OFF (CURB BOX)
	•	PROPOSED GATE VALVE AND BOX
	0	EXISTING GATE VALVE AND WELL
4	•	PROPOSED GATE VALVE AND WELL
	×	EXISTING SPRINKLER HEAD
	0	EXISTING WATER WELL
	-⊹	EXISTING FIRE HYDRANT
•	•	PROPOSED FIRE HYDRANT
	d bå ⊳	PROPOSED WATER MAIN FITTINGS
	۰	EXISTING CLEAN OUT
	0	EXISTING SANITARY SEWER MANHOLE
3	•	PROPOSED SANITARY SEWER MANHOLE
	×	EXISTING MONITORING WELL
	<u>EX</u>	SIGN
•	þ	STREET SIGN
	=	END OF PIPE
	<u>योर</u> योर	SWAMP OR WETLAND
	$\odot$	DECIDUOUS TREE
2		CONIFEROUS TREE
	<i>₽</i>	TREE STUMP
	Ø	MAIL BOX
	×	SOIL BORING
•	0	ROCK
	0	METAL POST
		BUMPER BLOCK
1		

	UTILITY SYMBOLS
Ø	UTILITY POLE
)	GUY ANCHOR CABLE
*	LIGHT POLE / ORNAMENTAL LIGHT
❖	POWER LIGHT POLE
0	TELEPHONE MANHOLE
4	UNDERGROUND GAS LINE MARKER
	GAS RISER
O	GAS VENT
⊗	GAS VALVE
	RAILROAD SIGNAL
*	METAL LIGHT POLE
Ф	OUTLET
	CIRCUIT BREAKER PANEL
	ELECTRICAL TRANSFORMER PAD
	ELECTRICAL TRANSFORMER RISER
∀	ELECTRIC METER
	TELEPHONE PEDESTAL / RISER
8	TRAFFIC SIGNAL ON POLE
	PHONE BOOTH / PAY PHONE
	SURVEY SYMBOLS
O	MONUMENT
	BENCHMARK
<u>^</u>	TRAVERSE POINT
•	SECTION CORNER
o	FOUND SURVEY MONUMENTATION
^	MISCELLANEOUS SYMBOLS
EX 1812	EXISTING STORM SEWER STRUCTURE NUMBER
EX 5236	EXISTING SANITARY SEWER STRUCTURE NUMBER
(1)	PROPOSED STORM SEWER STRUCTURE NUMBER
$\bigcirc$ A	PROPOSED SANITARY SEWER STRUCTURE NUMBER
	FLOW DIRECTION
	EXISTING RIP-RAP
	PROPOSED RIP-RAP
CALITION	CAUTION SYMBOLS
CAUTION     HAZARDOUS FLAMMABLE MATERIAL     UNDERGROUND	USED WITH UNDERGROUND GAS & ELECTRICAL LINES
••CAUTION•• FIBER OPTIC	USED WITH FIBER OPTIC LINES

PLAN VIEW	LINE TYPES  EXISTING STORM SEWER
===12" CONC ===================================	EXISTING CULVERT
	PROPOSED STORM SEWER LESS THAN 24"
	PROPOSED STORM SEWER 24" AND GREATER
12" SAN	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
12" WM	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	SECTION LINE
60' ROW	EXISTING RIGHT OF WAY
60' ROW	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING CENTER LINE DITCH
	PROPOSED DITCH CENTERLINE
	EXISTING CENTER LINE ROADWAY
	PARCEL LINE / LOT LINE
··	EXISTING OVERHEAD UTILITIES
U/G ELEC	UNDERGROUND ELECTRICAL LINE
	GAS LINE OR PETROLEUM PIPELINE
U/G TEL	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE TV LINE
	UNDERGROUND FIBER OPTIC
11+00	PROJECT CONTROL LINE
	TREE LINE
	BRUSH LINE
xxxxxxxx	EXISTING FENCE
xxx	PROPOSED FENCE
· · · · · · · · · · · · · · · · · · ·	EXISTING GUARD RAIL
	PROPOSED SLOPE STAKE LINE
	PROPOSED SILT FENCE
Т	OPOGRAPHY
960	EXISTING CONTOURS MAJOR
958	EXISTING CONTOURS MINOR
960—	PROPOSED CONTOURS MAJOR
958	PROPOSED CONTOURS MINOR
	<u>INFORMATION</u>
	ARCEL/TAX IDENTIFICATION NUMBER
#5324 A[	DDRESS/BUSINESS NAME

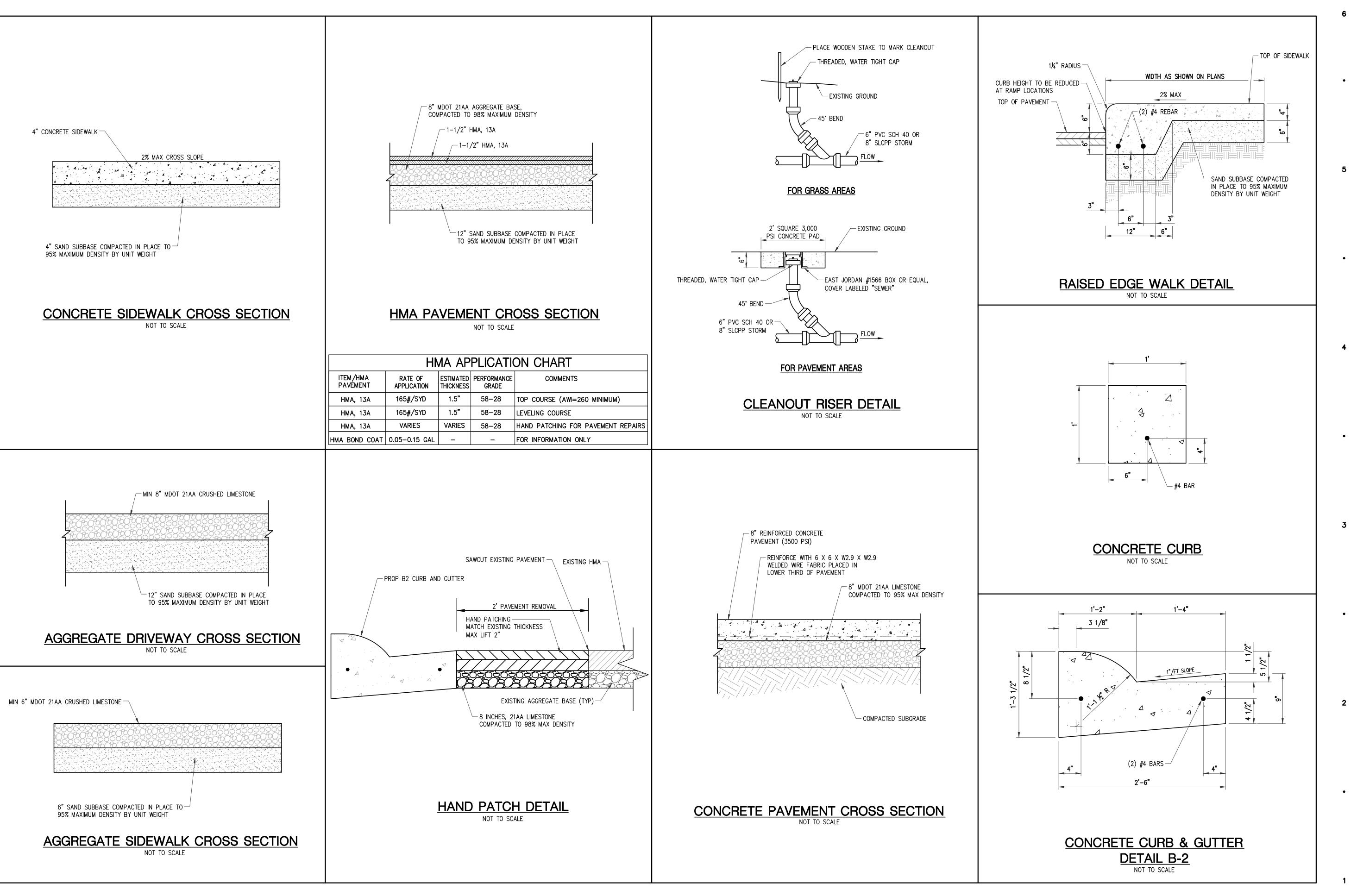




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ADDENDUM 1 8/12/2022

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127 S. Main Street
Mt. Pleasant, Mt 48858

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SITE DETAILS

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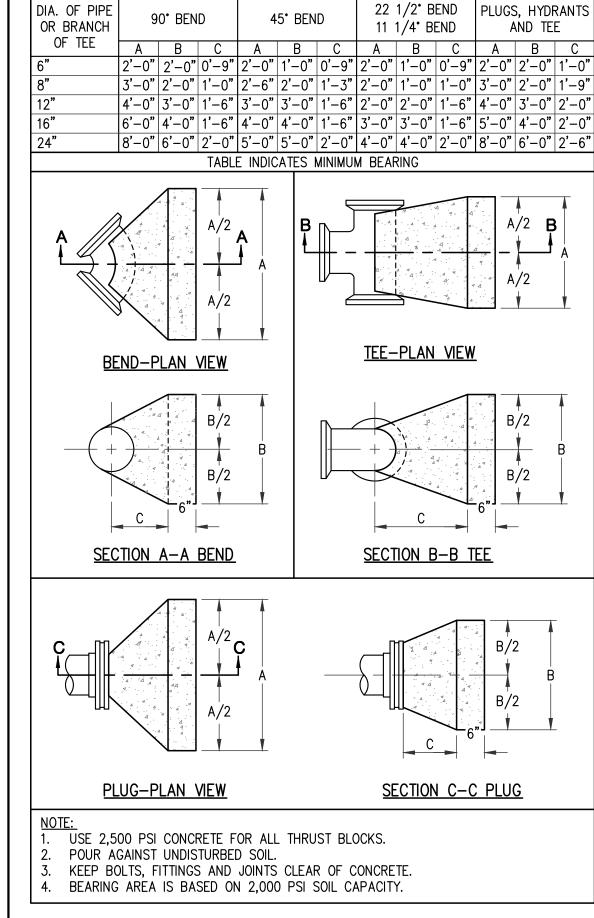
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PROJECT NUMBER

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22 1/2° BEND | PLUGS, HYDRANTS

AND TEE

11 1/4° BEND

# THRUST BLOCK DETAILS

# MINIMUM PIPE RESTRAINT SCHEDULE FOR GROUND BURIED PRESSURE PIPES (SEE NOTE 1)

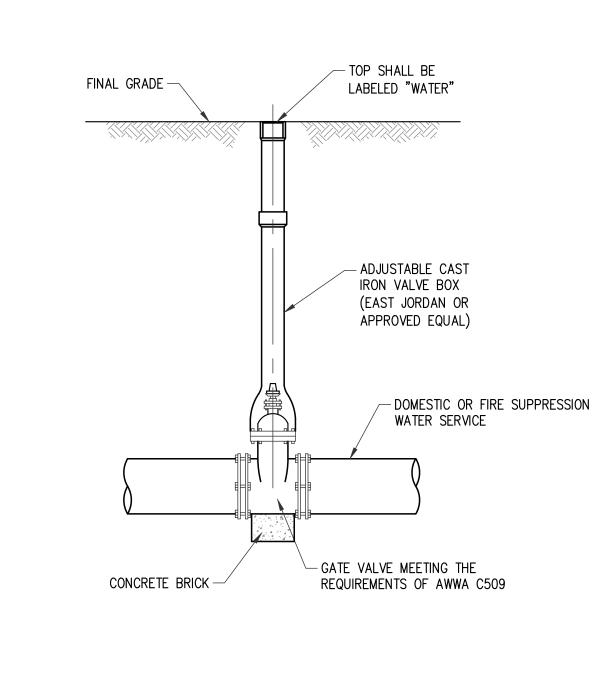
DOMESTIC WATER SERVICE DETAIL

LENGTH (IN FEET) OF RESTRAINT REQUIRED (SEE NOTE 2)										
DEFLECTION PIPE ANGLE DIAMETER	22 1/2*	33 3/4	45°	56 1/4°	67 1/2°	78 3/4°	90° TEE OR DEAD END			
6"	3	6	11	16	23	29	37			
8"	4	8	15	22	31	41	50			
10"	5	11	18	28	38	49	61			
12"	6	13	22	33	45	59	73			
14"	7	14	25	37	52	68	84			
16"	8	16	28	42	59	77	95			
18"	8	18	31	47	66	86	107			
20"	9	20	35	53	73	95	118			
24"	11	23	40	61	85	111	138			
30"	13	29	50	75	105	136	170			
36"	15	34	59	88	123	160	199			
42"	17	39	67	101	141	184	228			
48"	19	43	75	113	157	206	255			

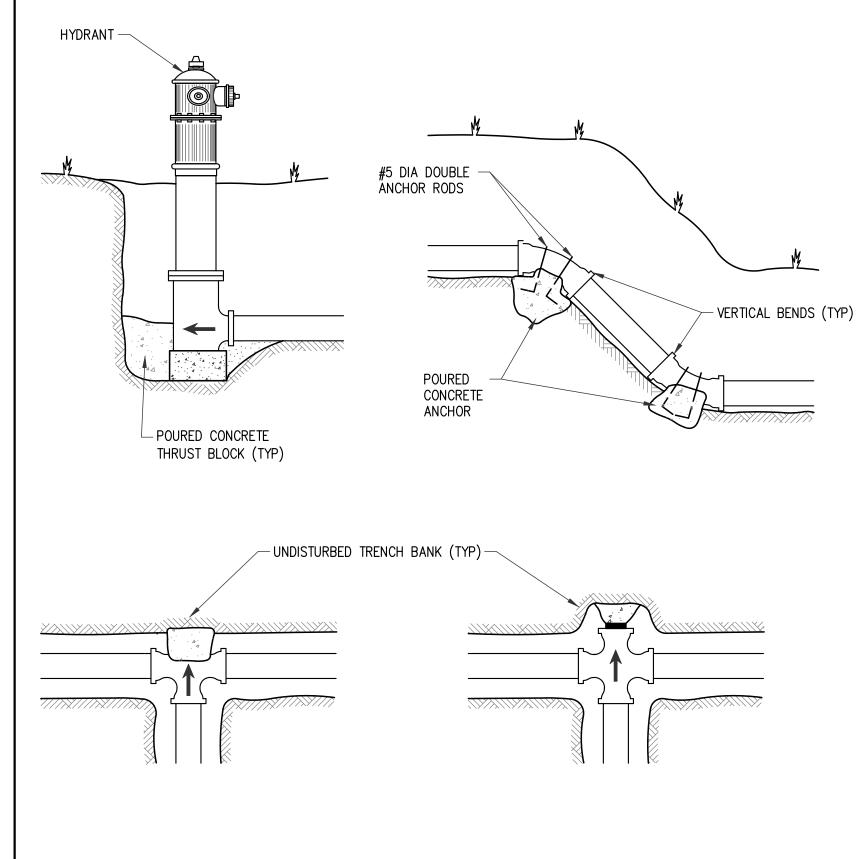
# NOTES:

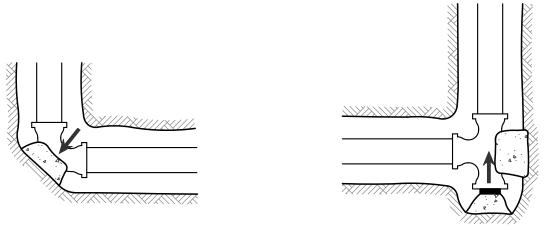
- 1. THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE + WATER HAMMER.) FOR OTHER TEST PROCEDURES, ALL VALUES ARE TO BE INCREASED OR DECREASED
- 2. IN EACH DIRECTION FROM POINT OF DEFLECTION OR TERMINATION EXCEPT FOR A TEE AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE TEE STEM.
- 3. IF TIE RODS ARE USED, PLACE 2 RODS 5/8 INCH DIAMETER MINIMUM FOR WATER MAIN 6 INCH TO 10 INCH AND 4 RODS 5/8 INCH DIAMETER MINIMUM FOR 12 INCH AND LARGER.

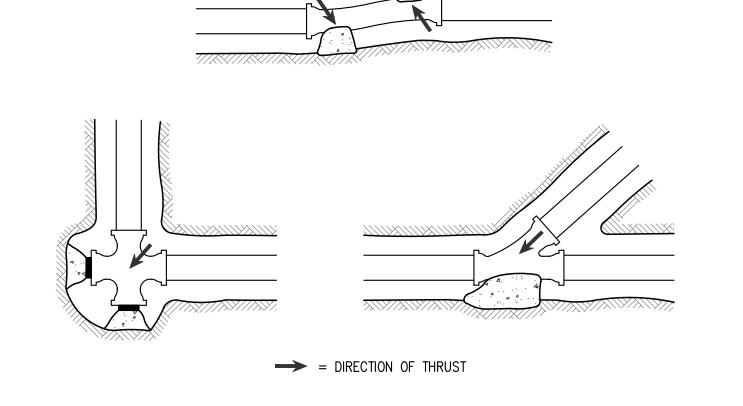
# PIPE RESTRAINT SCHEDULE NOT TO SCALE



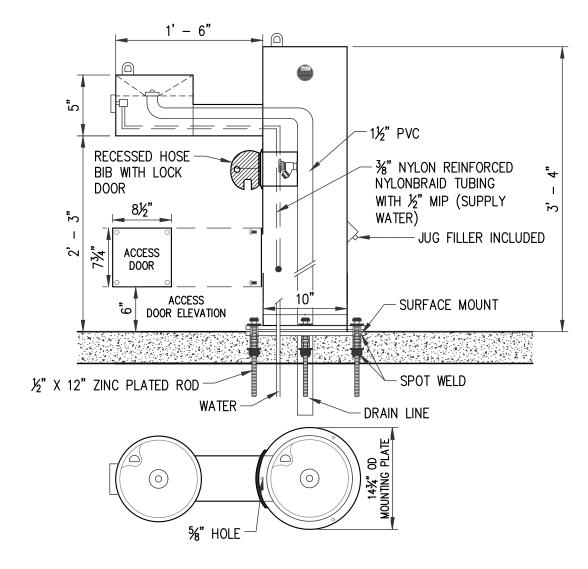
GATE VALVE AND BOX DETAIL NOT TO SCALE







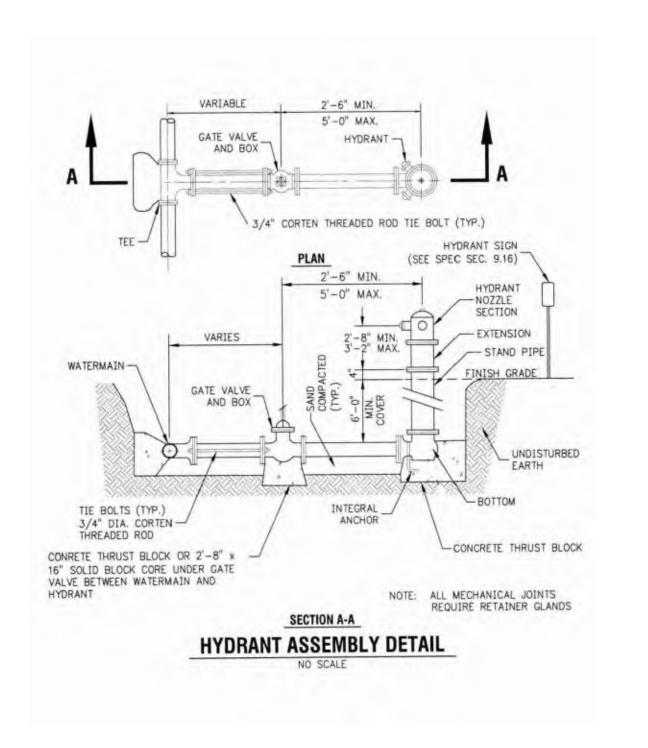
LOCATION OF THRUST BLOCK RESTRAINT NOT TO SCALE



MEETS ADA REGULATIONS

- STAINLESS STEEL SURFACE CARRIER 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S
- SPECIFICATIONS. 4. DO NOT SCALE DRAWING.
- 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT, BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- 6. MANUFACTURER IS: MOST DEPENDABLE FOUNTAINS, INC. MODEL NO. 440 SMFA WITH OPTIONAL RECESSED HOSE BIB, JUG FILLER, AND LOCK DOOR OR APPROVED EQUAL - (901) 867-0039. COLOR TO BE APPROVED BY THE OWNER

# DRINKING FOUNTAIN DETAIL NOT TO SCALE



NOTE: DETAIL PROVIDED BY THE CHARTER TOWNSHIP OF UNION

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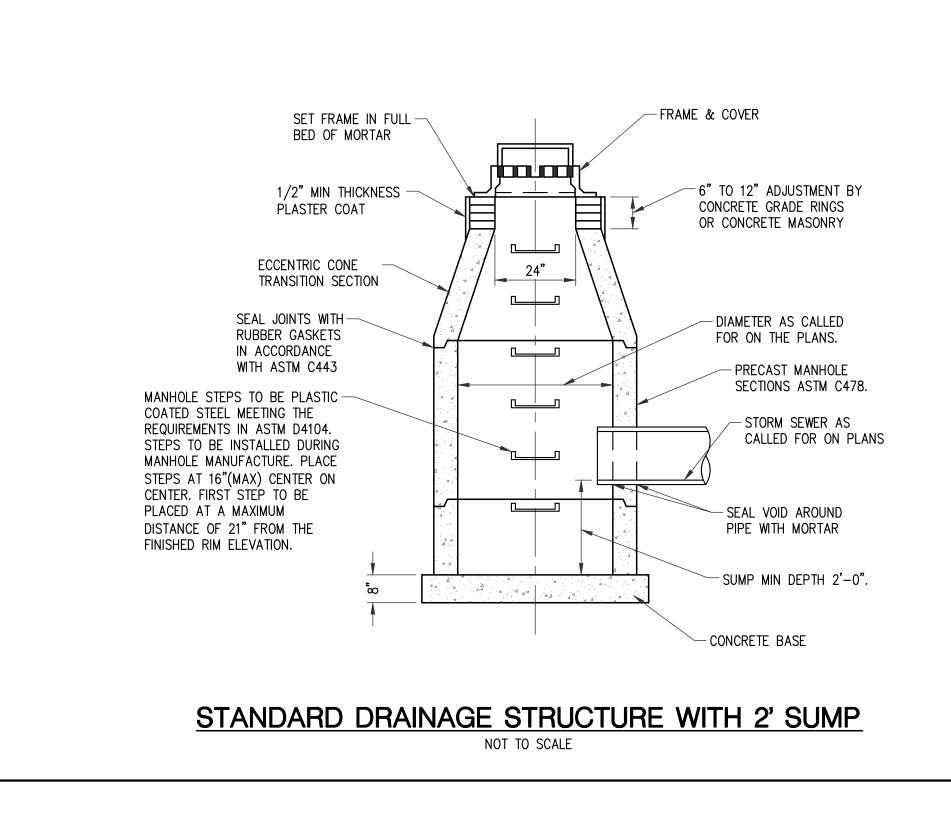
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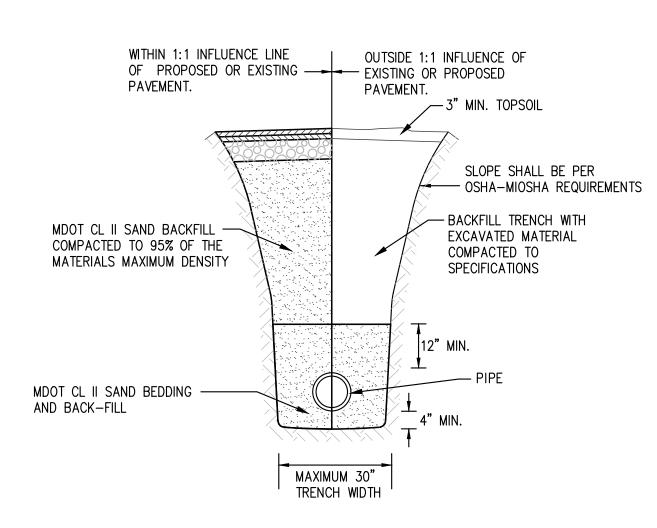
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22-703

SHEET NUMBER

PROJECT NUMBER





# PIPE BEDDING DETAIL NOT TO SCALE

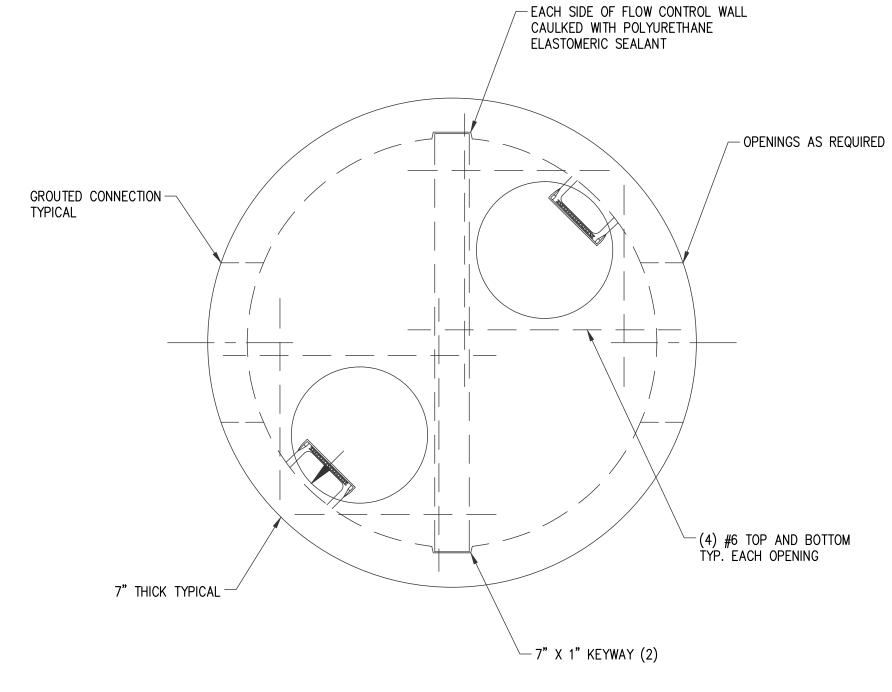
# MDOT STANDARD PLANS

WHERE THE FOLLOWING ITEMS ARE CALLED FOR ON THE PLANS, THEY ARE TO CONFORM TO THE MDOT STANDARD PLANS LISTED UNLESS OTHERWISE INDICATED.

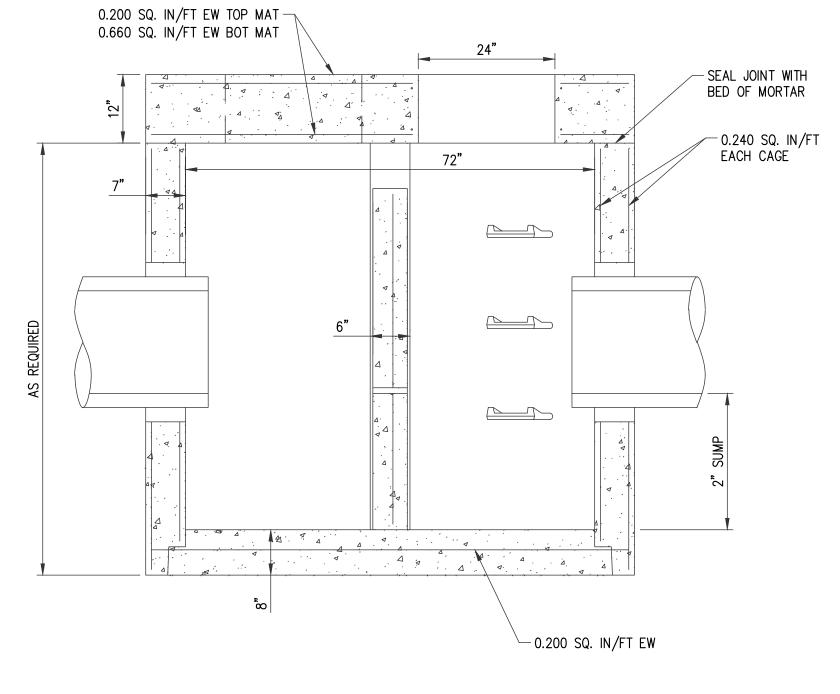
COVER B

COVER G CURB RAMP AND DETECTABLE WARNING DETAILS

R-30-G CONCRETE CURB AND CONCRETE CURB & GUTTER



TOP VIEW



73 1/2" \_\_\_\_ 25 YEAR STORM = 761.00 - 4.0" DIA. ORIFICE - INVERT = 755.81 -0.200 SQ. IN/FT EW

1) MANHOLE SECTIONS TO BE MANUFACTURED TO ASTM C-478

INC. (800-222-9918)

SPECIFICATIONS AND IN ACCORDANCE WITH NORTHERN CONCRETE PIPE,

2) REINFORCING SHOWN FOR SCHEMATIC ONLY. ALL STEEL AREAS ARE

3) CONTRACTOR TO SEAL BETWEEN PRECAST WALL & BASE WITH BUTYL

**CROSS SECTION VIEW** 

WEIR SIDE VIEW

# 72" PRECAST OUTLET CONTROL STRUCTURE W/ OVERFLOW

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8/26/2022

8/12/2022

8/1/2022

FINAL SITE PLAN REVIEW

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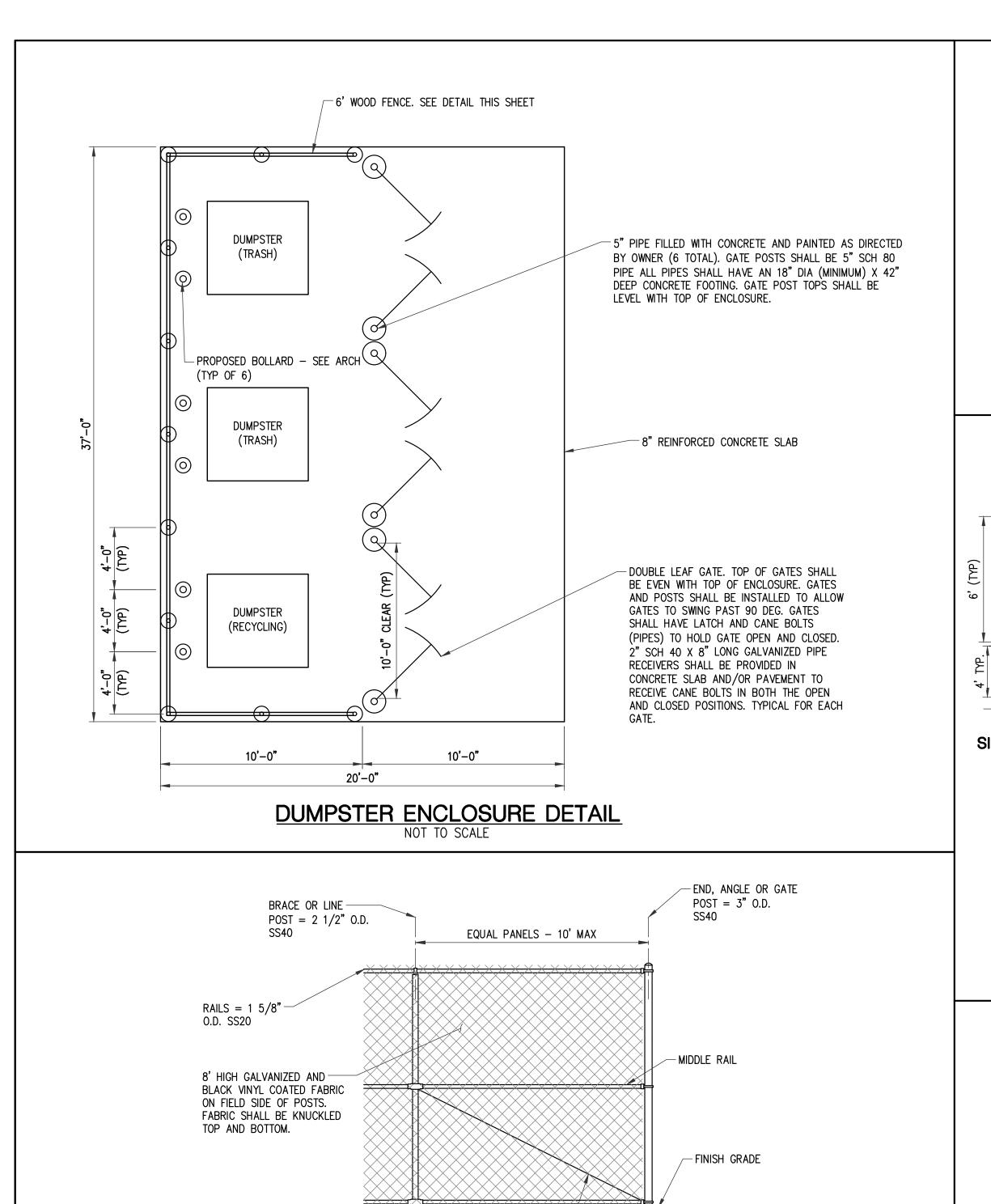
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22-703

PROJECT NUMBER

SHEET NUMBER



3/8" TRUSS ROD

EACH END PANEL

POSTS SHALL EXTEND -

INTO GRADE TO

ALLOW DRAINAGE

-12" DIA, 3500 PSI CONCRETE FOOTING

(MDOT SPEC S2)

ASSEMBLY AT

1. ALL FENCE MATERIAL TO BE APPROVED BY THE OWNER.

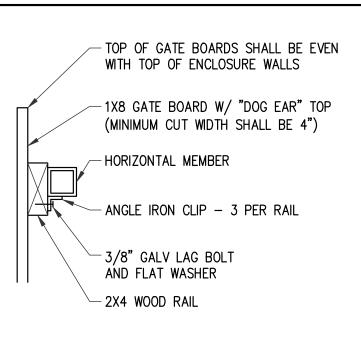
8' CHAIN LINK FENCE DETAIL

NOT TO SCALE

2. FENCE POSTS TO BE CENTERED IN 1' CONCRETE CURB.

BOTTOM RAIL

CONCRETE CURB



# **DUMPSTER ENCLOSURE ATTACHMENT DETAIL**

— NO. 1 PRESSURE—TREATED WOOD

NOT TO SCALE

(COLOR PER OWNER)

SIDE OF POSTS. FABRIC SHALL BE KNUCKLED TOP AND BOTTOM.

BOTTOM RAIL

FINISH GRADE -

— GREASE FITTING ON GATE HINGES - TWO PER GATE: INSIDE OF GATE 5" SCH 80 PIPE FILLED WITH  $^-$ 1/4" ADJUSTMENT PLATES  $^-$ CONCRETE (5.563" O.D., 4.813" I.D.) FIELD WELD GATE FRAME TO PLATES AFTER FRAMES ARE SPACED AND SET LEVEL → HORIZONTAL MEMBER (2) 6" SCH 80 SLEEVE **→** WOOD RAIL (6.625" O.D., 5.761" I.D.) BY 6" LENGTH W/ GREASE 1/2" MAX FITTING ATTACHED TO GATE AND (1) 6" LENGTH FIELD WELDED TO POST (BOTTOM 4" MINIMUM -- NOTCH RAIL ONLY) FOR GATE SUPPORT CUT WIDTH AROUND PLATE

- METAL FRAMED GATE PRIMED AND PAINTED AS DIRECTED. COMMERCIAL GRADE 1X8 NO. 1 BOARDS SHALL BE ATTACHED TO 2X4 NO. 1 RAILS AND SHALL BE STAINED AS DIRECTED BY OWNER. EACH GATE SHALL HAVE A CANE BOLT TO HOLD GATE OPEN OR SHUT. GATES SHALL HAVE A SLIDE BOLT TO HOLD GATES TOGETHER. GATE FRAME SHALL BE MIN. 2' SQUARE TUBING 1/8" WALL W/ (3) HORIZONTAL MEMBERS AND ONE DIAGONAL MEMBER. CANE BOLTS AND SLIDE BOLT SHALL BE CONSTRUCTED OF 1 3/8" DIA SCH 40 GALV PIPE WITH 1 5/8" SCH 40 GALV PIPE GUIDES AND RECEIVER AND SHALL BE MOUNTED ON THE INSIDE OF GATE. CANE BOLTS SHALL HAVE A KEEPER TO HOLD BOLTS UP FOR GATE OPERATION. LATCH BOLT SHALL HAVE A STOP FOR OPEN POSITION. SHOP DETAILS OF GATE, LOCK, HINGES & ETC. SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

UMPSTER ENCLOSURE
GATE DETAIL
NOT TO SCALE

"DOG-EAR" BOARD EDGING

POST CENTERS 6' MAX

3/8" TRUSS ROD -

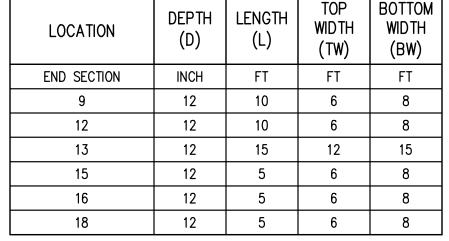
ÁSSEMBLY AT EACH END PANEL

1. ALL FENCE MATERIAL TO APPROVED BY THE OWNER.

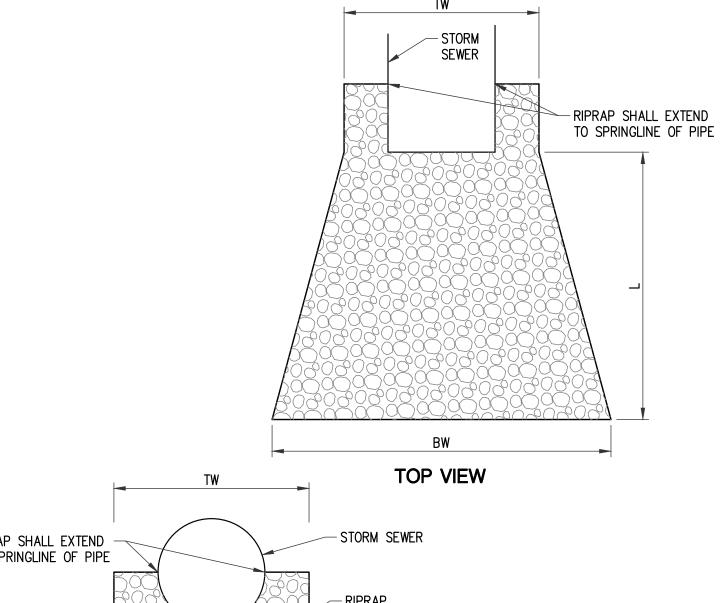
2. FENCE POSTS TO BE CENTERED IN 1' CONCRETE CURB.

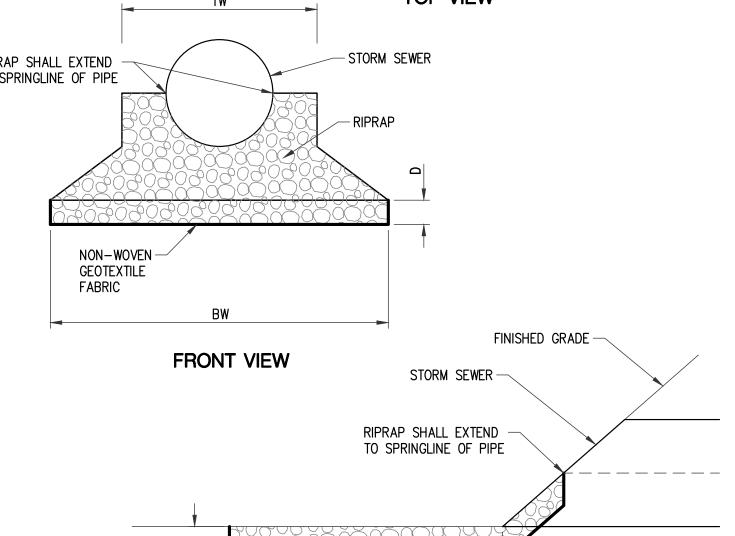
6' CHAIN LINK FENCE DETAIL

NOT TO SCALE



RIPRAP APRON DIMENSIONS





SIDE VIEW

RIPRAP OUTLET DETAIL

NOT TO SCALE

- NON-WOVEN GEOTEXTILE FABRIC

SITE DETAILS

ROWE PROFESSIONAL SERVICES COMPANY

Sheet Size - 24x36

REV. FINAL SITE PLAN REVIEW 9/21/2022

8/26/2022 8/18/2022

8/12/2022

8/1/2022

5/31/2022

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ADDENDUM 1

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PROJECT

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22 - 703

Know what's **below.** Call before you dig.

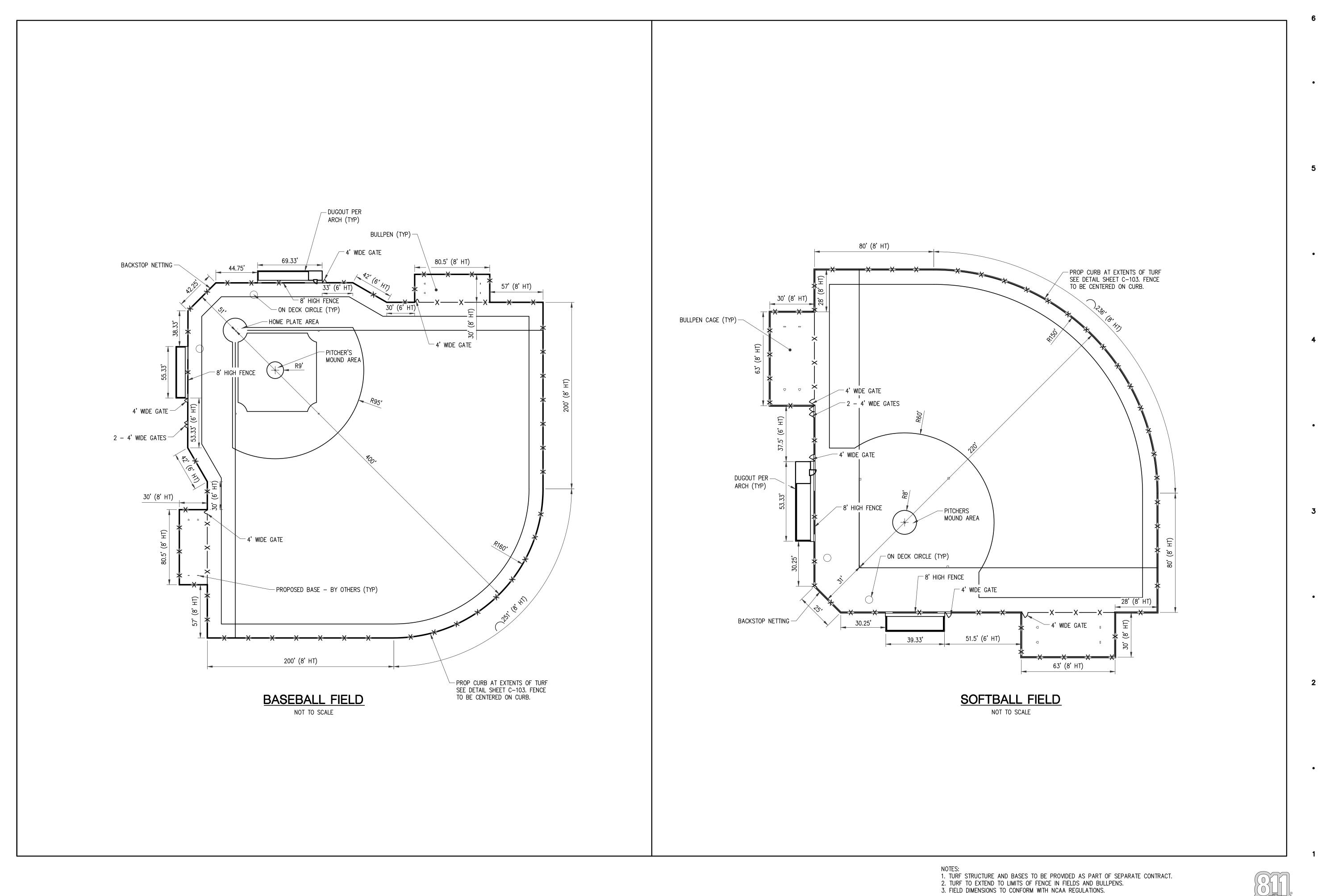
TOP CHANNEL RAIL - ALL FENCE WELDS SHALL BE SANDED SMOOTH BOTTOM CHANNEL - PITCH TOP OF FOOTING AWAY FROM FENCE PICKET TO ALLOW FOR DRAINAGE RUN-OFF FOOTING -FINISH GRADE CONCRETE FOOTING - GAP BETWEEN BOTTOM OF **→** FRONT VIEW BOARDS AND FINISHED GRADE TO ALLOW FOR DRAINAGE SIDE VIEW 6' (TYP) 6" x 6" PRESSURE-TREATED WOOD TOP VIEW **DUMPSTER ENCLOSURE BOARD ON BOARD FENCE DETAIL** NOT TO SCALE RIPRAP SHALL EXTEND TO SPRINGLINE OF PIPE BRACE OR LINE -POST = 2" O.D. -END, ANGLE OR GATE POST = 3" O.D. RAILS = SS40 1 5/8" O.D. EQUAL PANELS - 10' MAX 6' HIGH GALVANIZED AND BLACK -VINYL COATED FABRIC ON FIELD - CONCRETE CURB

-12" DIA, 3500 PSI

CONCRETE FOOTING (MDOT SPEC S2)

SHEET NUMBER

PROJECT NUMBER



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FINAL SITE PLAN REVIEW 8/26/2022
ADDENDUM 1 8/12/2022
ISSUED FOR BIDS 8/1/2022

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ARCHITECTE

T.E. Allegan Street
ansing, MI 48933
: 517 484 4870



ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, Mt 48858

ROWE PROFESSIONAL
SERVICES COMPANY

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F: (989) 773-7757
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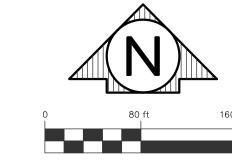
22-703

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PROJECT NUMBER

SHEET NUMBER



# LEGAL DESCRIPTION

PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN DESCRIBED AS: BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 13; THENCE N 88° 57' 50" W, ALONG THE EAST-WEST ONE-QUARTER LINE, 264.00 FEET; THENCE S 00° 22' 03" E, PARALLEL TO THE EAST SECTION LINE, 165.00 FEET; THENCE N 88° 57' 50" W, PARALLEL TO SAID EAST-WEST ONE-QUARTER LINE, 132.00 FEET; THENCE N 00° 22' 03" W, PARALLEL TO SAID EAST SECTION LINE, 165.00 FEET TO THE EAST-WEST ONE-QUARTER LINE; THENCE N 88° 57' 50" W, ALONG SAID EAST-WEST ONE-QUARTER LINE, 500.44 FEET; THENCE S 00° 33' 46" E, 330.00 FEET; THENCE N 88° 57' 50" W, PARALLEL TO SAID EAST-WEST ONE-QUARTER LINE, 447.00 FEET TO THE EAST ONE-EIGHTH LINE; THENCE S 00° 33' 41" E, ALONG SAID EAST ONE-EIGHTH LINE, 1336.11 FEET; THENCE N 89° 37' 57" E, 1337.40 FEET TO THE EAST SECTION LINE; THENCE N 00° 22' 03" W, ALONG SAID EAST SECTION LINE, 179.98 FEET; THENCE N 88° 54' 19" W, PARALLEL TO THE SOUTH ONE-EIGHTH LINE, 159.00 FEET; THENCE N 00° 22' 03" W, PARALLEL TO SAID EAST SECTION LINE, 137.00 FEET TO THE SOUTH ONE-EIGHTH LINE; THENCE N 88° 54' 19" W, ALONG SAID SOUTH ONE-EIGHTH LINE, 171.00 FEET; THENCE N 00° 22' 03" W, PARALLEL TO SAID EAST SECTION LINE, 264.00 FEET; THENCE S 88° 54' 19" E, PARALLEL TO SAID SOUTH ONE-EIGHTH LINE, 330.00 FEET TO THE EAST SECTION LINE; THENCE N 00° 22' 03" W, ALONG SAID EAST SECTION LINE, 1052.22 FEET BACK TO THE PLACE OF BEGINNING. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WITHIN THE RIGHT-OF-WAY OF BROADWAY ROAD AND SUMMERTON ROAD. CONTAINING 44.4 ACRES AND BEING SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS-OF-WAY, ZONING, GOVERNMENTAL REGULATIONS, AND MATTERS VISIBLE, IF ANY, UPON OR AFFECTING SAID LANDS.

# PARCEL #14-013-40-002-00

COMMENCING 132 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN; THENCE WEST 320 FEET; NORTH 132 FEET; EAST 330 FEET; SOUTH 132 FEET TO THE POINT OF BEGINNING.

# PARCEL #14-013-40-003-00

COMMENCING AT THE SOUTHEAST OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, T14N, R4W, CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN; THENCE WEST 330 FEET, THENCE NORTH 132 FEET, THENCE EAST 330 FEET, THENCE SOUTH 132 FEET TO POINT OF BEGINNING.

### PARCEL #14-013-40-012-00

A PARCEL OF LAND DESCRIBED AS THE NORTH 137 FEET OF THE EAST 159 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

NOTE: PARCELS ARE IN THE PROCESS OF BEING COMBINED.

# V OTDIJOTI DE INIVENITODIV

EX STRUC	TURE INVEN	<u> TORY</u>		
MH# 3058 TYPE: STORM COVER: BEEHIVE RIM= 760.95 12" RCP N INV.=757.85 12" RCP E INV.=757.85	MH# 4130 TYPE: STORM COVER: BEEHIVE RIM= 761.78 8" PVC W INV.=756.58 12" RCP E INV.=756.48	MH# 5629 TYPE: STORM COVER: FLAT GRATE RIM= 761.04 24" RCP NW INV.=756.74 24" RCP SE INV.=756.74	MH# 6151 TYPE: STORM COVER: SOLID RIM= 763.19 24" RCP NE INV.=756.39 24" RCP S INV.=756.39 12" PV W INV.=758.09	MH# 6700 TYPE: STORM COVER: FLAT GRA RIM= 762.19 12" RCP E INV.=758.3
MH# 3070 TYPE: STORM COVER: BEEHIVE RIM= 761.35 12" RCP W INV.=758.25	MH# 5039 TYPE: STORM COVER: SOLID RIM= 761.30 12" RCP W INV.=756.30 12" RCP SE INV.=756.30	MH# 5630 TYPE: STORM COVER: FLAT GRATE RIM= 760.99 18" RCP NW INV.=756.79 24" RCP SE INV.=756.79	MH# 6163 TYPE: STORM COVER: FLAT GRATE RIM= 760.97 24" RCP NW INV.=756.67 24" RCP SE INV.=756.67	MH# 6880 TYPE: STORM COVER: FLAT GRA RIM= 760.93 4" CPP SE INV.=758.4 12" RCP W INV.=757.8 8" CPP SW INV.=757.8
TYPE: SANITARY COVER: SOLID RIM= 764.10 8" PVC S INV.=750.90 8" PVC W INV.=750.90	MH# 5139 TYPE: STORM COVER: SOLID RIM= 761.60 12" RCP NW INV.=755.90 12" RCP E INV.=755.90	MH# 5863 TYPE: SANITARY COVER: SOLID RIM= N/A 8" PVC E INV.=N/A 8" VCP NW INV.=N/A 8" VCP SW INV.=N/A	MH# 6164 TYPE: STORM COVER: FLAT GRATE RIM= 760.98 12" RCP N INV.=756.68 24" RCP NW INV.=756.68 30" RCP E INV.=756.68	MH# 6928 TYPE: STORM COVER: BEEHIVE
MH# 3207 TYPE: SANITARY COVER: SOLID RIM= 764.03 8" PVC N INV.=750.53 8" PVC E INV.=750.43	MH# 5188 TYPE: STORM COVER: CURB INLET RIM= 763.12 12" RCP N INV.=755.72	8" PVC N INV.=N/A  MH# 5865 TYPE: STORM COVER: BEEHIVE RIM= 762.44	MH# 6165 TYPE: STORM COVER: FLAT GRATE RIM= 760.91	RIM= 760.83 12" RCP W INV.=757.8 12" RCP E INV.=757.8 MH# 6998
MH# 3224 TYPE: SANITARY COVER: SOLID RIM= 763.76	12" RCP S INV.=755.62 12" RCP W INV.=755.72 MH# 5192 TYPE: STORM	8" CPP NW INV.=758.33 12" RCP S INV.=757.14 6" PV NE INV.=758.94	30" RCP W INV.=756.61 30" RCP E INV.=756.61 MH# 6166 TYPE: STORM	TYPE: STORM COVER: BEEHIVE RIM= 761.82 12" RCP W INV.=757.1 8" PV S INV.=757.12 12" RCP E INV.=756.8
8" PVC NE INV.=751.46 8" PVC SW INV.=751.36 MH# 3274 TYPE: SANITARY COVER: SOLID	COVER: CURB INLET RIM= 763.38 12" RCP S INV.=755.68 12" RCP W INV.=755.78 12" RCP N INV.=755.78	TYPE: STORM COVER: FLAT GRATE RIM= 762.25 12" RCP E INV.=758.45	COVER: FLAT GRATE RIM= 760.87 30" RCP W INV.=756.37 12" RCP S INV.=756.47 30" RCP E INV.=756.37	MH# 7000 TYPE: STORM COVER: SOLID 12" RCP N INV.=756.5 12" RCP W INV.=756.5
RIM= 762.58 8" PVC SW INV.=752.68 8" PVC NE INV.=752.68 8" PVC W INV.=755.38	MH# 5268 TYPE: STORM COVER: FLAT GRATE RIM= 760.96 24" RCP N INV =756.16	MH# 6089 TYPE: STORM COVER: SOLID RIM= 762.68 12" RCP N INV.=758.48	MH# 6167 TYPE: STORM COVER: FLAT GRATE RIM= 760.87	12" RCP E INV.=756.5

MH# 6150

RIM= 763.96

TYPE: STORM COVER: SOLID

12" RCP S INV.=756.88

12" RCP W INV.=758.38

12" CMP E INV.=758.38

24" RCP S INV.=756.46

24" RCP N INV.=756.46

12" RCP W INV.=757.76

12" RCP N INV.=756.57

COVER: FLAT GRATE

30" RCP E INV.=756.04

30" RCP W INV.=756.04

COVER: FLAT GRATE

12" RCP W INV.=758.15

12" RCP S INV.=758.15

TYPE: STORM

RIM= 760.84

TYPE: STORM

RIM= 762.35

REV. FINAL SITE PLAN REVIEW	9/21/2022
FINAL SITE PLAN REVIEW	8/26/2022
ADDENDUM 1	8/12/2022
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EXISTING

CONDITIONS

SHEET TITLE

22 - 703

PROJECT NUMBER



14-013-20-043-09

LONE MAPLE DEVELOPMENT LLC

5889 E BROADWAY RD

ZONED: B-4 GENERAL BUSINESS

E-W 1/4 LINE

14-013-20-043-04

RAL REALTY

E BROADWAY RD

ZONED: B-4 GENERAL BUSINESS

14-013-20-043-03

BELLAIRE LAND COMPANY 5979 E BROADWAY RD

ZONED: B-4 GENERAL BUSINES:

14-013-20-043-08

MCAP MT PLEASANT PROPCO LLC

E BROADWAY RD

ZONED: B-4 GENERAL BUSINESS

BENCHMARK DATA TABLE

NORTHING EASTING ELEVATION DESCRIPTION

8" PVC S INV.=749.63

8" PVC W INV.=750.23

8" PVC NE INV.=749.73

12" RCP E INV.=755.57

12" RCP S INV.=755.27

12" RCP W INV.=755.57

12" RCP N INV.=755.37

MH# 4127 TYPE: STORM COVER: CURB INLET

RIM= 763.87

MH# 3440 TYPE: SANITARY COVER: SOLID

RIM= 763.33

SET "SQUARE" MARK ON SW SIDE OF CONCRETE LIGHT POLE BASE, THIRD LIGHT POLE FROM SE END OF PARKING LOT SET "SQUARE" MARK ON EAST SIDE OF CONCRETE LIGHT POLE BASE, EAST END OF SMALL PARKING LOT, 50'± NORTH OF NE CORNER OF BUILDING

24" RCP N INV.=756.16

30" RCP W INV.=756.06

36" RCP SE INV.=755.96

MH# 5289

TYPE: STORM

RIM= 761.65

MH# 5354 TYPE: SANITARY

COVER: SOLID

RIM= 761.50

COVER: FLAT GRATE

4" CPP S INV.=760.85

8" PVC SW INV.=754.50

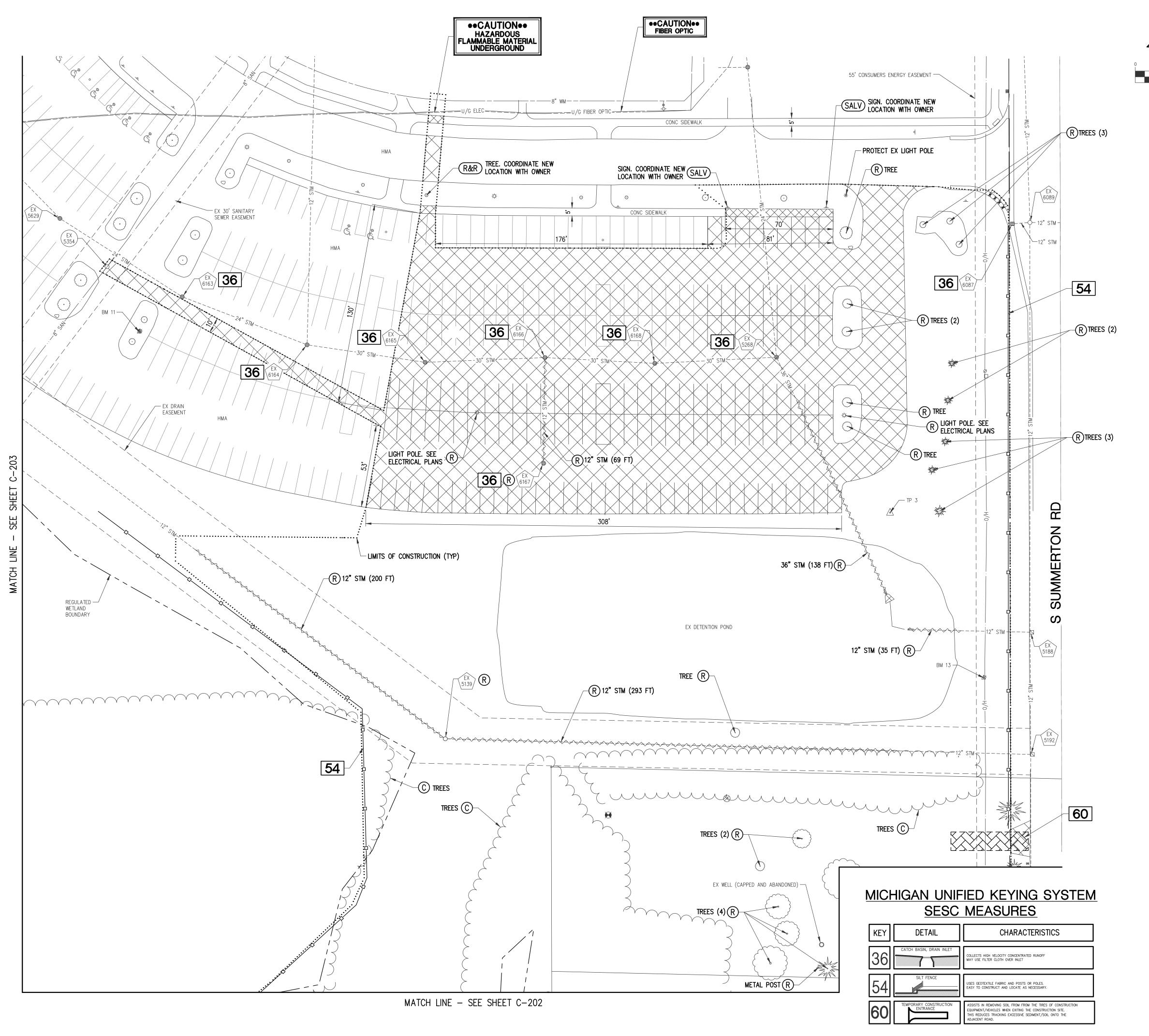
8" PVC NE INV.=754.60

SET SPIKE IN WEST FACE OF POWER POLE, EAST SIDE OF EXISTING DETENTION POND

TRAVERSE POINT DATA TABLE

766291.6960 13027000.2720 SET IRON W/ "ROWE TRAV" CAP, 27' SW OF PARKING LOT EDGE, 32' SE OF BIT WALK, 16' EASTERLY OF 4" TREE

766224.9610 13026654.8100 SET IRON W/ "ROWE TRAV" CAP, 65' NE OF NE CORNER OF TECH CENTER BUILDING, 18' NORTH OF BIT WALK 766180.7600 13027638.5860 SET IRON W/ "ROWE TRAV" CAP, SE SIDE OF PARKING LOT, S24E 69' OF LIGHT POLE, 30'± WEST OF PINE TREE



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FINAL SITE PLAN REVIEW	8/26/2022
ADDENDUM 2	8/18/2022
ADDENDUM 1	8/12/2022
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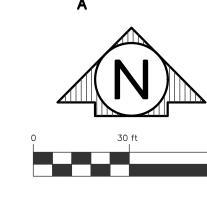


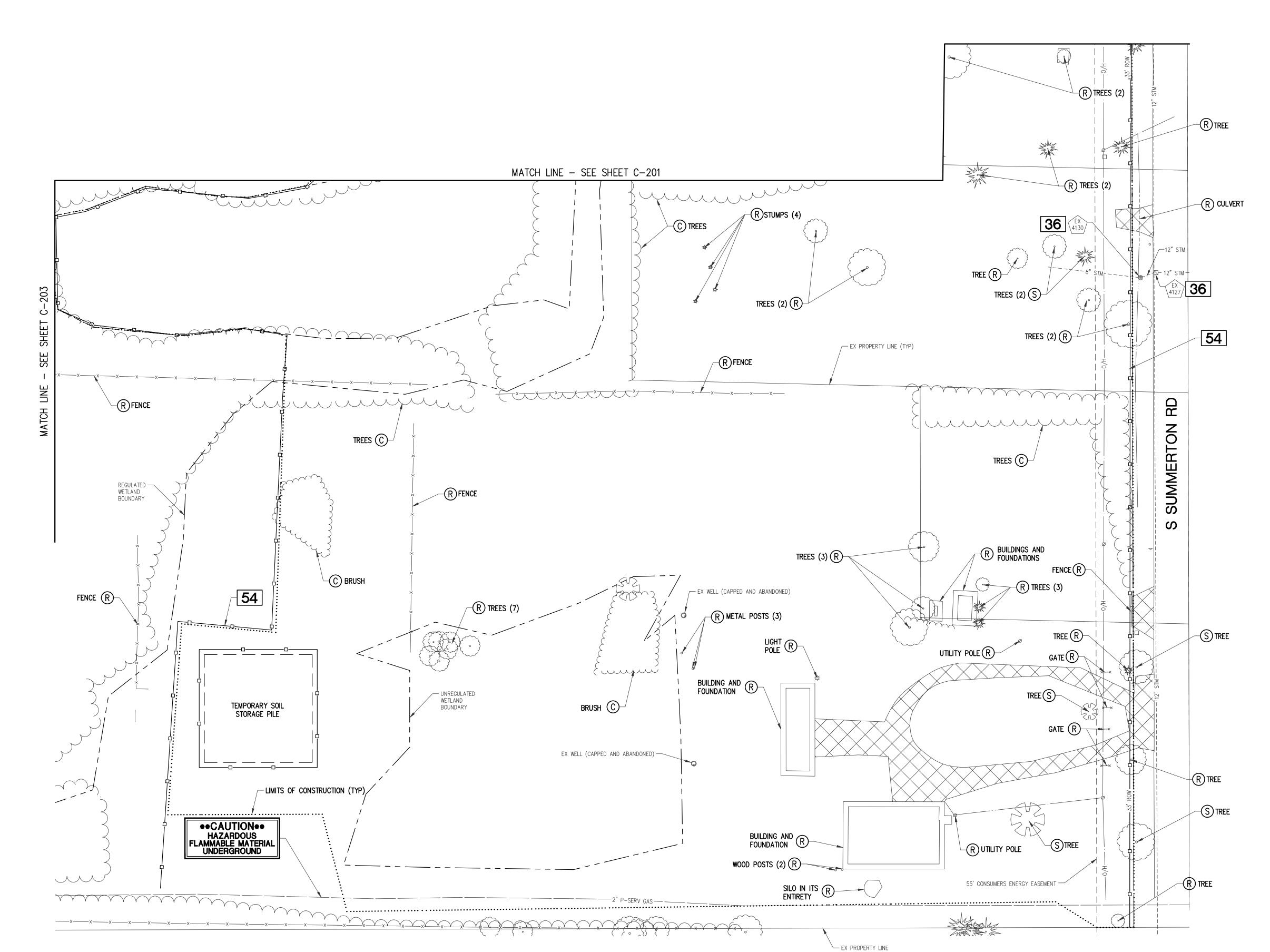


DEMOLITION PLAN NORTHEAST

SHEET TITLE

22-703





REV. FINAL SITE PLAN REVIEW 9/21/2022 8/26/2022 FINAL SITE PLAN REVIEW 8/18/2022 8/12/2022 ADDENDUM 1 8/1/2022 ISSUED FOR BIDS 5/31/2022 PRELIM. SITE PLAN REVIEW DATE ISSUED

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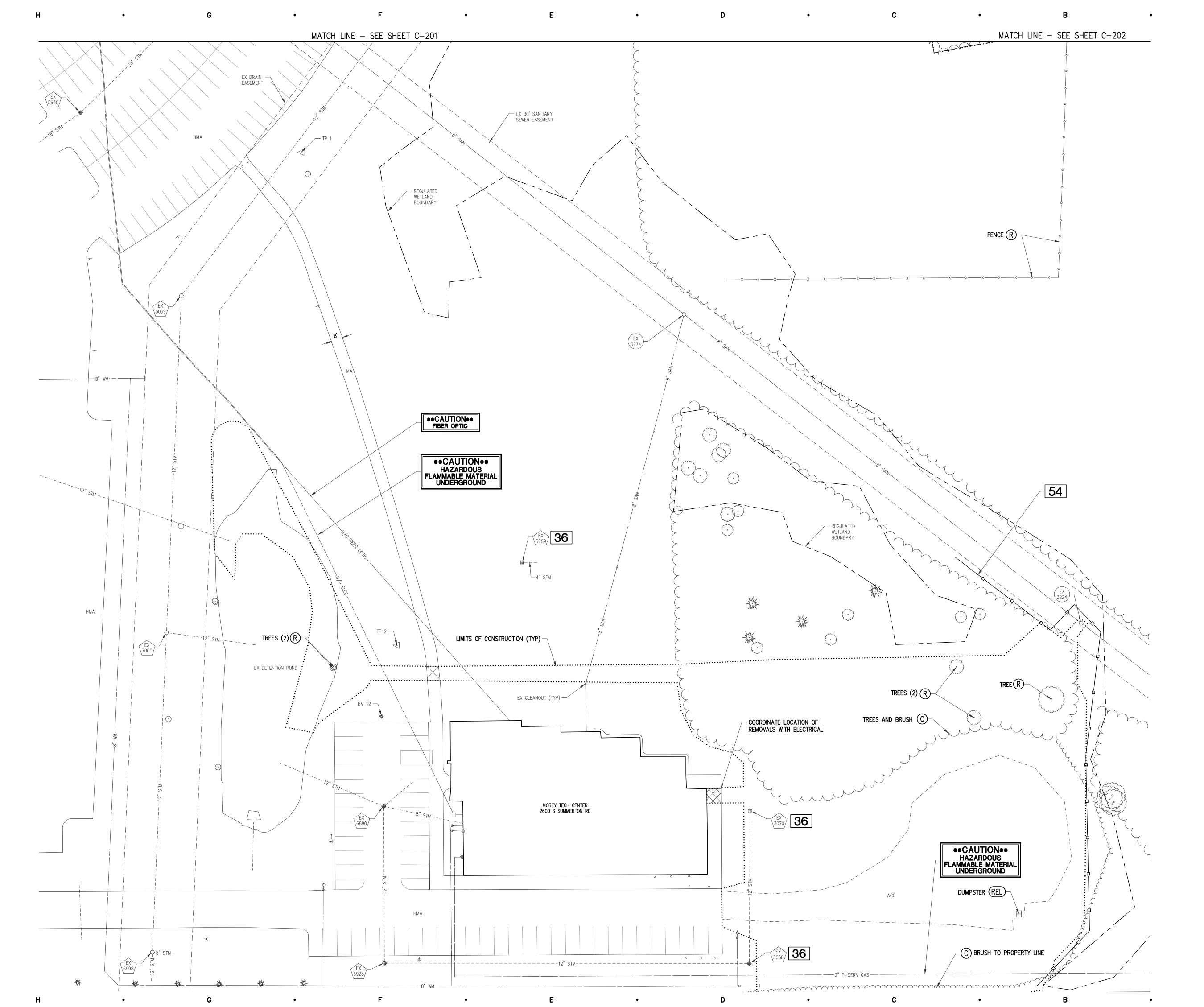
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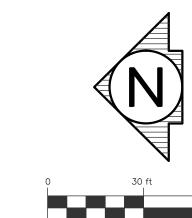
DEMOLITION PLAN SOUTHEAST

SHEET TITLE

22-703

PROJECT NUMBER





_	REV. FINAL SITE PLAN REVIEW	9/21/2022
5	FINAL SITE PLAN REVIEW	8/26/2022
	ADDENDUM 1	8/12/2022
	ISSUED FOR BIDS	8/1/2022
	PRELIM. SITE PLAN REVIEW	5/31/2022

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M. SITE PLAN REVIEW	5/31/2022
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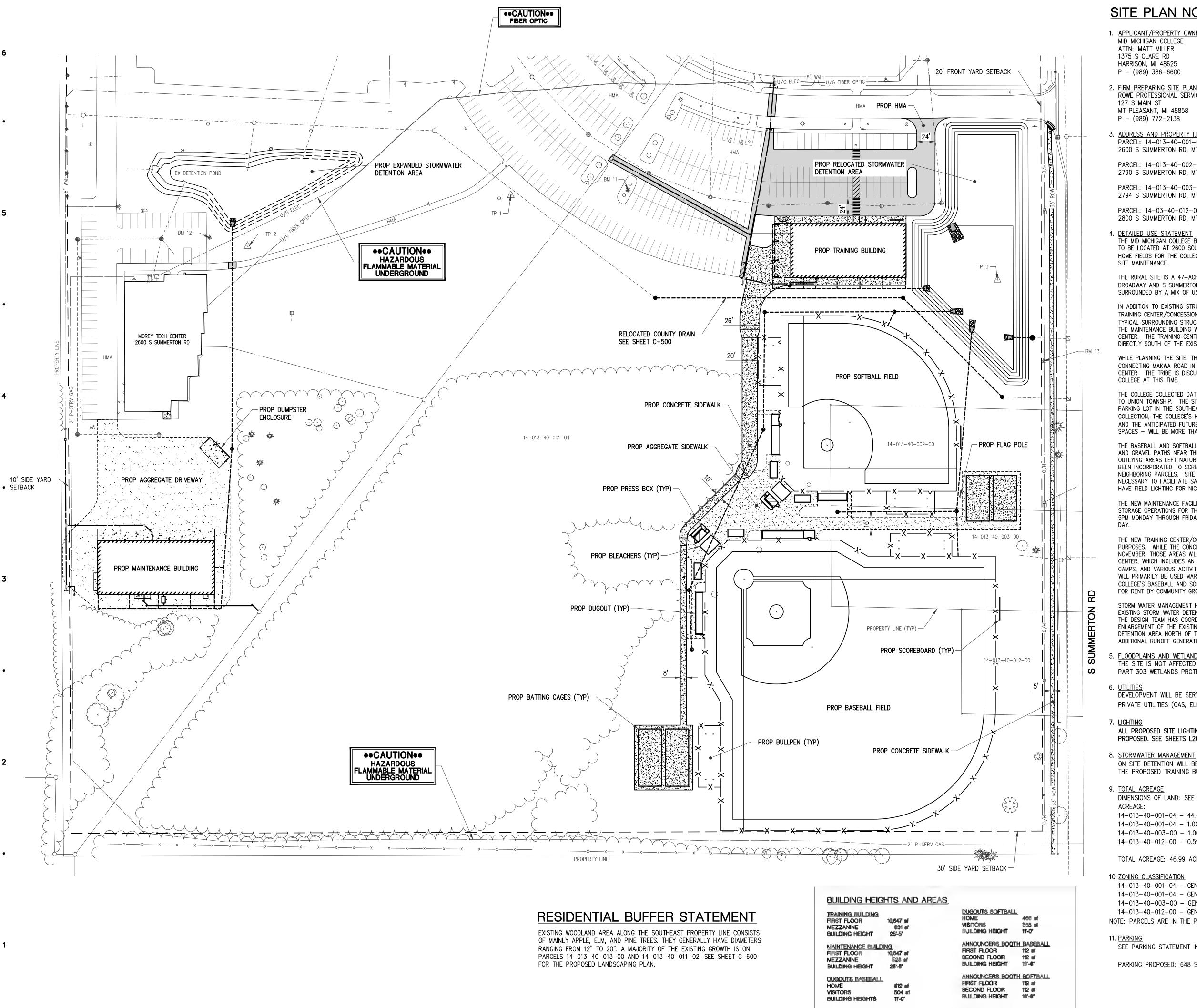
CONSULTANT

DEMOLITION PLAN NORTHWEST

SHEET TITLE

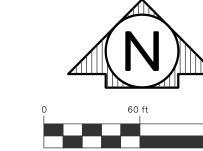
22-703

PROJECT NUMBER



# SITE PLAN NOTES

1. <u>APPLICANT/PROPERTY OWNER</u> MID MICHIGAN COLLEGE ATTN: MATT MILLER 1375 S CLARE RD HARRISON, MI 48625 P - (989) 386-6600



2. <u>FIRM PREPARING SITE PLAN</u> ROWE PROFESSIONAL SERVICES COMPANY

127 S MAIN ST MT PLEASANT, MI 48858 P - (989) 772-2138

3. ADDRESS AND PROPERTY I.D. NUMBER PARCEL: 14-013-40-001-04 2600 S SUMMERTON RD, MT PLEASANT, MI 48858

PARCEL: 14-013-40-002-00 2790 S SUMMERTON RD, MT PLEASANT, MI 48858

PARCEL: 14-013-40-003-00

2794 S SUMMERTON RD, MT PLEASANT, MI 48858

PARCEL: 14-03-40-012-00

2800 S SUMMERTON RD, MT PLEASANT, MI 48858

4. <u>DETAILED USE STATEMENT</u> THE MID MICHIGAN COLLEGE BASEBALL AND SOFTBALL COMPLEX AND MAINTENANCE BUILDING, PROPOSED TO BE LOCATED AT 2600 SOUTH SUMMERTON ROAD IN THE CHARTER TOWNSHIP OF UNION, WILL BE THE HOME FIELDS FOR THE COLLEGE'S BASEBALL AND SOFTBALL TEAMS AS WELL AS A SITE FOR STORAGE AND

THE RURAL SITE IS A 47-ACRE PARCEL LOCATED DIRECTLY SOUTHWEST FROM THE INTERSECTION OF E BROADWAY AND S SUMMERTON ROADS. IT IS THE LOCATION OF THE COLLEGE'S CAMPUS AND IS SURROUNDED BY A MIX OF USES INCLUDING RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL.

IN ADDITION TO EXISTING STRUCTURES, THE SITE WILL INCLUDE A NEW MAINTENANCE BUILDING, A NEW TRAINING CENTER/CONCESSIONS/RESTROOM BUILDING, AND NEW BASEBALL AND SOFTBALL FIELDS WITH TYPICAL SURROUNDING STRUCTURES (ANNOUNCER BOOTHS, DUGOUTS, BATTING CAGES, BLEACHERS, ETC.). THE MAINTENANCE BUILDING WILL BE APPROXIMATELY 300 FEET SOUTH OF THE EXISTING MOREY TECH CENTER. THE TRAINING CENTER, BASEBALL AND SOFTBALL FIELDS, AND ASSOCIATED STRUCTURES WILL BE DIRECTLY SOUTH OF THE EXISTING PARKING LOT AND ADJACENT TO SOUTH SUMMERTON ROAD.

WHILE PLANNING THE SITE, THE COLLEGE CONTACTED THE SAGINAW CHIPPEWA INDIAN TRIBE ABOUT CONNECTING MAKWA ROAD IN THE INDUSTRIAL PARK TO THE COLLEGE'S DRIVE NEAR THE MOREY TECH CENTER. THE TRIBE IS DISCUSSING THE POSSIBILITY INTERNALLY, BUT HAD NO FEEDBACK FOR THE COLLEGE AT THIS TIME.

THE COLLEGE COLLECTED DATA OF CURRENT PARKING LOT USAGE. THE FINDINGS HAVE BEEN PROVIDED TO UNION TOWNSHIP. THE SITE PLAN CALLS FOR THE REMOVAL OF 123 SPACES FROM THE EXISTING PARKING LOT IN THE SOUTHEAST CORNER OF CAMPUS. BASED ON THE RESULTS OF THE DATA COLLECTION, THE COLLEGE'S HISTORIC USAGE AT ITS CURRENT OFF-SITE BASEBALL AND SOFTBALL FIELDS, AND THE ANTICIPATED FUTURE USE, THE COLLEGE'S CURRENT PARKING - EVEN WITH THE LOSS OF 123 SPACES - WILL BE MORE THAN ADEQUATE TO MEET THE NEEDS OF THE NEW FACILITY.

THE BASEBALL AND SOFTBALL FIELDS WILL BE FULLY ARTIFICIAL TURF WITH PROPER DRAINAGE. CONCRETE AND GRAVEL PATHS NEAR THE ATHLETIC FIELDS WILL FACILITATE SPECTATOR MOVEMENT WITH THE OUTLYING AREAS LEFT NATURAL GRASS, HOWEVER MAINTAINED. NATURAL LANDSCAPE SCREENING HAS BEEN INCORPORATED TO SCREEN AND DIFFUSE VEHICULAR MOVEMENTS AND HEADLIGHTS FROM NEIGHBORING PARCELS. SITE LIGHTING WILL BE MINIMAL AND WILL BE LOCATED ON NEW STRUCTURES AS NECESSARY TO FACILITATE SAFE MOVEMENT AT DUSK. THE BASEBALL AND SOFTBALL FIELDS WILL NOT HAVE FIELD LIGHTING FOR NIGHT GAMES.

THE NEW MAINTENANCE FACILITY WILL HOUSE THE SHIPPING/RECEIVING AND GENERAL MAINTENANCE AND STORAGE OPERATIONS FOR THE COLLEGE. THIS BUILDING WILL BE USED YEAR-ROUND, GENERALLY 7AM TO 5PM MONDAY THROUGH FRIDAY WITH 4-7 EMPLOYEES IN AND OUT OF THE BUILDING THROUGHOUT THE

THE NEW TRAINING CENTER/CONCESSIONS/RESTROOM BUILDING WILL BE USED YEAR-ROUND FOR VARIOUS PURPOSES. WHILE THE CONCESSIONS AND LARGE RESTROOMS WILL PRIMARILY BE USED MARCH THROUGH NOVEMBER, THOSE AREAS WILL BE HEATED TO ALLOW FOR ACCESS IN THE WINTER. THE TRAINING CENTER, WHICH INCLUDES AN INDOOR TURF ROOM, WILL BE USED THROUGHOUT THE YEAR FOR TRAINING, CAMPS, AND VARIOUS ACTIVITIES. THE BASEBALL AND SOFTBALL FIELDS (AND ASSOCIATED STRUCTURES) WILL PRIMARILY BE USED MARCH THROUGH NOVEMBER. THE FIELDS WILL BE THE VENUE FOR THE COLLEGE'S BASEBALL AND SOFTBALL HOME GAMES AND PRACTICES. THE FIELDS WILL ALSO BE AVAILABLE FOR RENT BY COMMUNITY GROUPS FOR CAMPS, TOURNAMENTS, OR OTHER ACTIVITIES.

STORM WATER MANAGEMENT HAS BEEN ADDRESSED FOR THE PROPOSED IMPROVEMENTS BY ENLARGING THE EXISTING STORM WATER DETENTION AREA NEAR THE SOUTHEAST CORNER OF THE EXISTING PARKING AREA. THE DESIGN TEAM HAS COORDINATED THE RELOCATION OF AN EXISTING UNDERGROUND COUNTY DRAIN AND ENLARGEMENT OF THE EXISTING DETENTION AREA WITH THE COUNTY DRAIN COMMISSION. THE EXISTING DETENTION AREA NORTH OF THE MOREY TECH CENTER WILL ALSO BE ENLARGED TO ACCOMMODATE THE ADDITIONAL RUNOFF GENERATED FROM THE ADDITION OF THE MAINTENANCE BUILDING.

. FLOODPLAINS AND WETLANDS.

THE SITE IS NOT AFFECTED BY A FLOODPLAIN. WETLANDS WILL BE IMPACTED BY THE PROJECT. A PART 303 WETLANDS PROTECTION PERMIT FROM EGLE WAS OBTAINED ON 8/25/2022.

DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER. PRIVATE UTILITIES (GAS, ELECTRIC, PHONE) SHALL BE UNDERGROUND.

ALL PROPOSED SITE LIGHTING WILL BE DIRECTED DOWNWARD. NO ATHLETIC FIELD LIGHTING IS PROPOSED. SEE SHEETS L201 TO L204 FOR PHOTOMETRIC PLAN.

ON SITE DETENTION WILL BE PROVIDED BY THE EXPANSION OF EXISTING DETENTION AREAS NEAR 2

THE PROPOSED TRAINING BUILDING AND EXISTING MOREY TECH CENTER.

9. <u>TOTAL ACREAGE</u>

DIMENSIONS OF LAND: SEE EXISTING CONDITIONS

14-013-40-001-04 - 44.4 ACRE 14-013-40-001-04 - 1.00 ACRE

14-013-40-003-00 - 1.00 ACRE 14-013-40-012-00 - 0.59 ACRE

TOTAL ACREAGE: 46.99 ACRE

10. ZONING CLASSIFICATION

14-013-40-001-04 - GENERAL BUSINESS 14-013-40-001-04 - GENERAL BUSINESS

14-013-40-003-00 - GENERAL BUSINESS

14-013-40-012-00 - GENERAL BUSINESS NOTE: PARCELS ARE IN THE PROCESS OF BEING COMBINED.

SEE PARKING STATEMENT INCLUDED WITH THIS SUBMITTAL.

PARKING PROPOSED: 648 SPACES



Know what's **below.** Call before you dig.

FINAL SITE PLAN REVIEW

REV. FINAL SITE PLAN REVIEW 9/21/2022 8/26/2022 ADDENDUM 3 8/19/2022 8/18/2022 8/12/2022 ISSUED FOR BIDS 8/1/2022 PRELIM. SITE PLAN REVIEW 5/31/2022

DATE ISSUED

DRAWN BY

CHECKED BY

**マ**の

GA

PROJECT

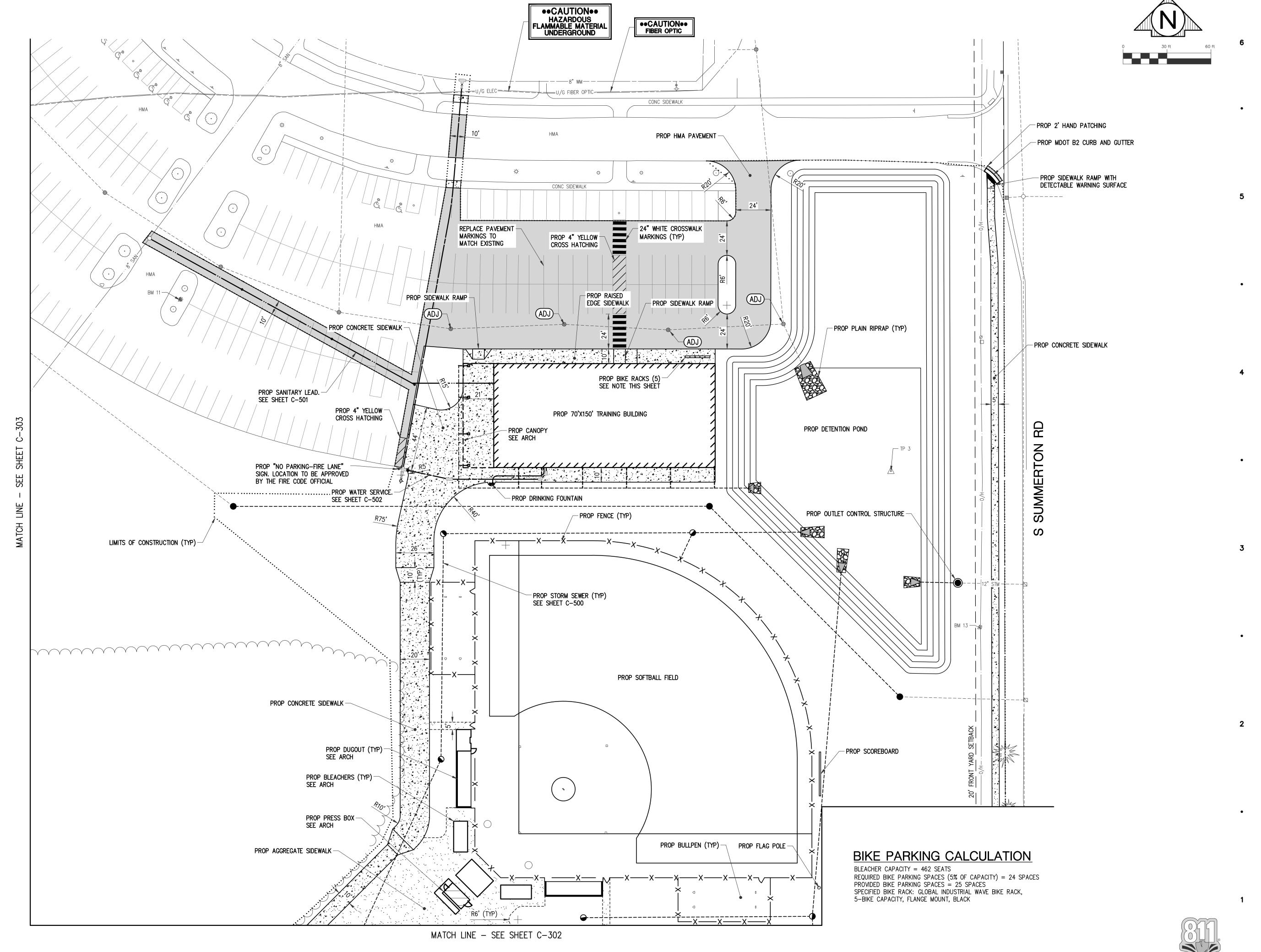
ROWE PROFESSIONAL SERVICES COMPANY O: (989) 772-2138 F: (989) 773-7757 www.rowepsc.com

CONSULTANT

OVERALL SITE PLAN

SHEET TITLE

22 - 703PROJECT NUMBER



Sheet Size — 24x36
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REV. FINAL SITE PLAN REVIEW 9/21/2022
FINAL SITE PLAN REVIEW 8/26/2022
ADDENDUM 3 8/19/2022
ADDENDUM 2 8/18/2022
ADDENDUM 1 8/12/2022
ISSUED FOR BIDS 8/1/2022
PRELIM. SITE PLAN REVIEW 5/31/2022

DATE ISSUED

MJM

DRAWN BY

JBM CHECKED BY

F BLACK T E C T S

**AKCI**117 E. Allegan Street
Lansing, MI 48933
P: 517 484 4870



ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, MI 48858

ROWE PROFESSIONAL
O: (989) 772-2138
F: (989) 773-7757
www.rowepsc.com

CONSULTANT

SITE PLAN NORTHEAST

SHEET TITLE

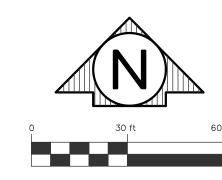
22-703

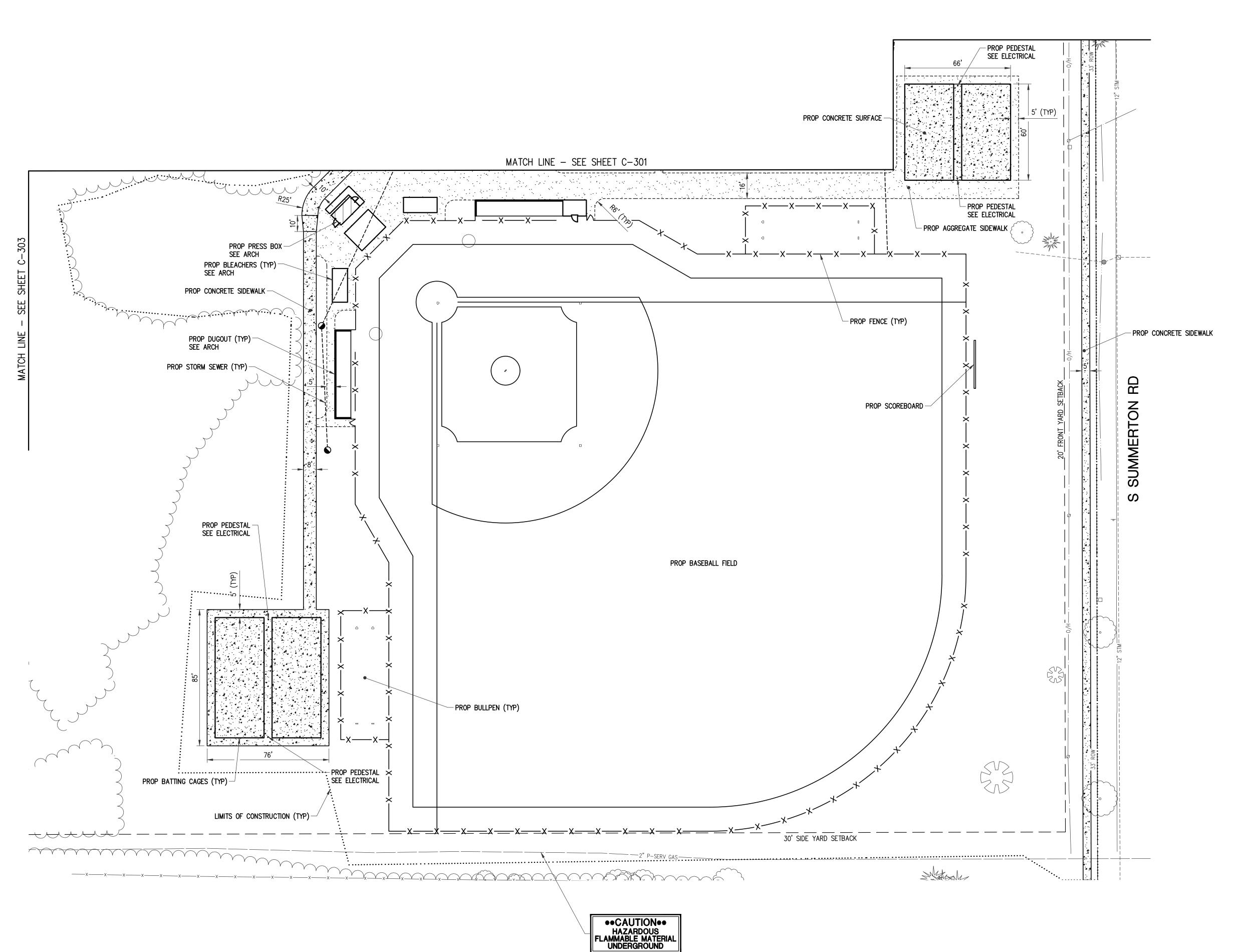
PROJECT NUMBER

C - 301

Know what's **below. Call** before you dig.

CHEET MILLAGETED





REV. FINAL SITE PLAN REVIEW 9/21/2022

FINAL SITE PLAN REVIEW 8/26/2022

ADDENDUM 1 8/12/2022

ISSUED FOR BIDS 8/1/2022

PRELIM. SITE PLAN REVIEW 5/31/2022

DRAWN BY

DATE ISSUED

JBM CHECKED BY

ARCHITECT

117 E. Allegan Street
Lansing, MI 48933
P: 517 484 4870



ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, Mt 48858

C: (989) 773-7737
WWW.10Wepsc.com

CONSULTANT

SITE PLAN SOUTHEAST

SHEET TITLE

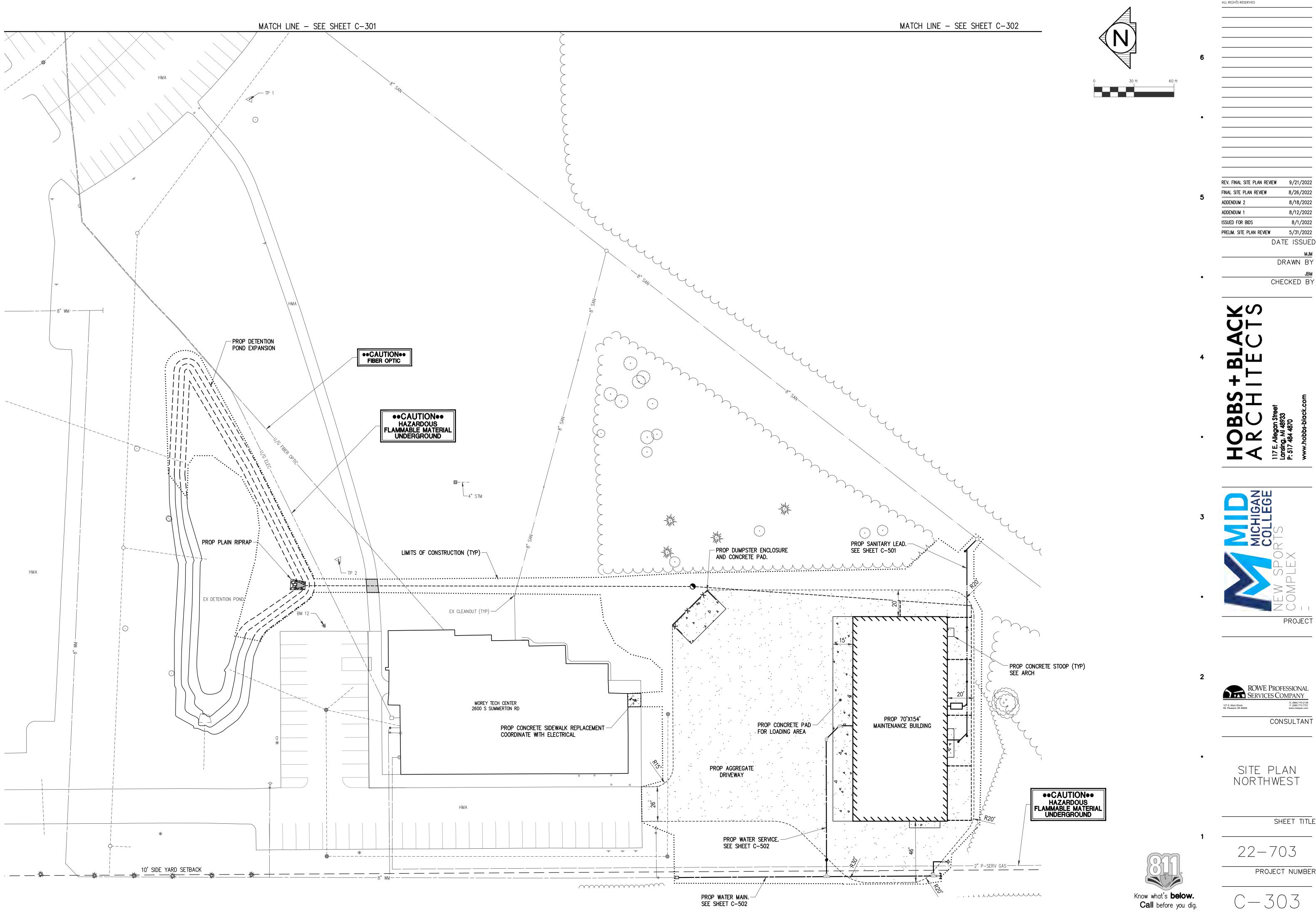
22-703

PROJECT NUMBI

2 - 302

Know what's **below. Call** before you dig.

SHFFT NUMBER





REV. FINAL SITE PLAN REVIEW 9/21/2022 8/26/2022 8/18/2022 8/12/2022 8/1/2022 5/31/2022

DATE ISSUED

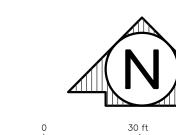
CHECKED BY

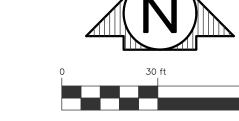
ROWE PROFESSIONAL SERVICES COMPANY

CONSULTANT

SITE PLAN NORTHWEST

SHEET TITLE





		GRADING TA	.BI F				GRA	DING TA	ABI F	
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING	POINT	ELEVATION		CRIPTION	NORTHING	EASTING
100	SW=763.47	ME	766437.67	13027340.23	183	TA=763.74	PC	JAIL HOM	765936.60	13027335.16
101	SW=763.54	ME	766436.94	13027350.20	184	SW=763.78	PC		766146.31	13027302.39
102	SW=763.50	ME	766431.97	13027349.77	185	SW=763.58	TA		765922.40	13027312.70
103	SW=763.41	ME	766432.69	13027339.80	186	TA=763.65	PC		765930.60	13027329.16
104	TP=763.37	ME	766424.51	13027339.10	187	SW=763.58	PC		765918.86	13027302.09
105	TP=763.42	ME	766423.72	13027349.07	188	TA=763.79	BF		765950.85	13027354.66
106	TP=762.71	ME	766394.91	13027336.56	189	TA=763.89			765951.10	13027335.16
107	TP=762.75	ME	766394.42	13027346.55	190	TA=763.79	BF		765920.87	13027354.66
108	SW=762.84	ME	766379.30	13027335.22	191	BF=764.15			765963.71	13027415.07
109	SW=762.92	ME	766378.86	13027345.22	192	BF=763.94			765933.30	13027384.66
110	TP=763.08	ME, PC	766392.96	13027576.39	193	TA=763.79	BF		765903.30	13027372.24
111	TP=762.98	ME	766389.17	13027704.61	194	TA=764.07	PC		765882.04	13027382.79
112	TC=763.43	ME	766385.38	13027702.26	195	TA=764.02	PC		765883.80	13027387.03
113	R0=762.63	SW, TC	766378.89	13027709.32	196	TA=764.16	PC		765878.97	13027379.71
114	SW=762.98		766373.89	13027709.34	197 198	RIM=763.60 TA=763.72			765876.05 765883.80	13027428.69 13027402.46
115	SW=763.05 R0=762.94	SW, TC	766373.88 766383.95	13027704.34	199	TA=763.79			765903.30	13027442.55
117	TP=762.44	ME	766379.12	13027704.51	200	TA=763.79			765903.30	13027402.21
118	TC=762.90	ME	766376.82	13027710.73	201	TA=763.79			765903.30	13027446.55
119	TP=763.08	ME, PC	766392.44	13027512.85	202	FG=763.42			765903.30	13027493.29
120	TP=762.88	PC, ME	766372.41	13027532.69	203	FG=763.57			765873.30	13027493.29
121	TP=762.31	PC, ME	766357.51	13027532.68	204	BF=763.94			765933.30	13027444.66
122	TP=762.93	PC	766373.09	13027556.76	205	BF=763.94			766037.80	13027489.16
123	TP=762.25	ME	766351.69	13027431.84	206	RIM=762.16			766104.48	13027684.30
124	TP=761.92	PC	766322.02	13027520.66	207	RIM=762.95			766026.79	13027644.67
125	TP=762.01	PC	766322.00	13027532.66	208	FG=763.57	PC		765983.30	13027584.66
126	TP=761.78	PC	766294.00	13027520.60	209	SW=764.10	PC		766130.32	13027300.66
127	TP=761.47	ME	766344.66	13027134.10	210	FG=763.42 FG=763.57			765903.30 765873.30	13027556.29 13027556.29
128	TP=761.43	ME	766336.79	13027127.86	212	SW=763.53	PC		766133.23	13027336.29
129	TP=761.55	ME	766295.01	13027223.94	213	FG=763.13			765903.30	13027584.66
130	TP=761.73	ME TD ME	766285.98	13027219.70	214	RIM=763.16			765876.94	13027584.95
131	SW=762.73	TP, ME	766374.30	13027334.79	215	SW=762.92			766027.69	13027707.44
132	TP=761.48 TP=761.75	ME	766310.50 766246.71	13027323.06 13027311.34	216	SW=762.85			766027.73	13027712.43
134	TP=762.09	PC, ME	766351.52	13027526.66	217	SW=762.89			766127.66	13027707.19
135	TP=761.92	ME	766236.34	13027309.43	218	SW=762.80			766127.71	13027712.19
136	SW=762.06		766226.44	13027312.69	219	SW=762.88			766227.70	13027706.94
137	SW=762.25	RE	766264.15	13027348.11	220	SW=762.83 SW=762.86			766227.73 766323.06	13027711.94
138	TP=761.25		766266.14	13027319.99	222	SW=762.79			766323.26	13027700.70
139	SW=762.18	PC	766235.09	13027346.58	223	SW=763.26			766353.59	13027704.39
140	RIM=761.10		766277.86	13027338.19	224	SW=763.19			766353.78	13027709.39
141	TP=762.10	ME	766351.85	13027344.75	225	SW=763.90			766114.92	13027326.66
142	SW=762.40	FF	766254.15	13027367.51	226	SW=763.58	PC		765924.58	13027314.88
143	SW=762.25 RIM=761.23	RE	766264.15 766280.95	13027346.58 13027415.59	227	SW=764.25			766114.92	13027300.66
145	RIM=761.40		766277.17	13027486.56	228	SW=764.00			766104.92	13027323.66
146	SW=762.06		766222.84	13027328.20	229	SW=763.22	PC		765945.79	13027323.66
147	SW=762.25	RE	766264.15	13027518.63	230	SW=763.51	PC		765945.79	13027303.66
148	SW=762.27		766257.15	13027353.11	231	SW=763.59	PC		765938.72	13027300.74
149	TP=762.30	PC	766264.08	13027536.57	232	SW=763.60 SW=763.66	PC		765936.54 765925.93	13027298.56 13027295.02
150	TP=761.87	PC	766293.98	13027532.60	234	SW=763.50	TA		765930.60	13027293.02
151	TP=762.30	PC	766284.05	13027556.58	235	R0=761.75	SW, 1	P	766264.15	13027353.11
152	RIM=762.11		766281.18	13027565.21	236	SW=762.27			766257.15	13027361.11
153	SW=762.40	FF VF	766254.15	13027518.63	237	R0=761.75	SW, 1	P	766264.15	13027361.11
154	SW=762.79	TP, ME	766373.84	13027344.79	238	SW=762.25	RE		766264.15	13027366.11
155 156	TP=762.78 SW=762.40	ME FF	766184.14 766183.23	13027299.84	239	SW=762.25	RE		766264.15	13027441.37
157	SW=762.40	FF	766183.23	13027518.50	240	R0=761.75	SW, 1	Р	766264.15	13027449.37
158	SW=762.16	TP	766183.08	13027304.72	241	R0=761.75	SW, 1	Р	766264.15	13027457.37
159	SW=762.34	PC	766173.10	13027363.41	242	SW=762.25	RE		766264.15	13027465.37
160	SW=762.27		766173.23	13027518.63	243	SW=762.40			766254.25	13027465.37
161	RIM=762.88		766156.72	13027189.73	244	SW=761.90			766254.25	13027457.37
162	SW=762.96	PC	766182.94	13027305.33	245	SW=761.90			766254.25	13027449.37
163	SW=764.31		766104.92	13027303.66	246	SW=762.40			766254.25	13027441.37
164	RIM=762.04		766138.08	13027333.19		RAD	OIUS	POINTS		
165	FG=763.13		766133.30	13027354.66	POINT	DESCRIPT	ION	NORTHIN	NG EASTING	;
166 167	FG=763.42 FG=763.94		766104.92 766104.92	13027354.66 13027324.66	1000	20' EOM RADI	US	766372.4	13027512.6	9
167	FG=763.57		76610 <del>4</del> .92 766133.30	13027324.66	1001	20' EOM RADI	US	766372.9	96 13027576.7	76
169	RIM=762.08		766156.80	13027434.86	1002	6' EOM RADIU	S	766357.5	52 13027526.6	88
170	RIM=762.00		766138.73	13027503.29	1003	6' EOM RADIU	S	766322.0	01 13027526.6	66
171	FG=763.57	MID	766089.37	13027540.73	1004	6' EOM RADIU	S	766293.9	99 13027526.6	60
172	FG=763.42		766041.92	13027354.66	1005	20' EOM RADI	US	766284.0	08 13027536.5	58
173	FG=763.94		766041.92	13027324.66	1006	5' SW RADIUS		766178.0	06 13027304.2	20
174	TA=763.53	SW	766009.43	13027323.66	1007	15' SW RADIU	s	766237.4	13027331.5	8
175	TA=763.79		766009.43	13027354.66	1008	40' SW RADIU	S	766133.2	13027366.6	66
176	TA=763.51	SW	766004.43	13027323.66	1009	75' SW RADIU	S	766130.3	13027375.6	66
177	RIM=762.58		765984.14	13027331.55	1010	10', 30' SW R	ADIUS	765945.7	79 13027293.6	66
178	TA=763.79		766004.68	13027354.66	1011	6' AGG RADIU	S	765936.6	13027329.1	6
179 180	BF=763.94 BF=763.94		765993.30 765993.34	13027384.66	1012	6' AGG RADIU	S	765877.8	30 13027387.0	03
181	SW=763.15	PC	766177.00	13027444.09	1013	6' AGG RADIU	S	765874.7	72 13027383.9	95
	+	<del> </del>			1014	6' AGG RADIU	S	765874.7	72   13027586.6	66

SUMMEF

762.16

**CURB NOTE** 

<u>CURB TYPE</u> B2

TO CONVERT TOP RAMP OPENING CURB ELEVATION TO FULL HEIGHT CURB ADD THE FOLLOWING HEIGHT TO THE GRADE:

<u>HEIGHT</u> 0.38 FT

182 SW=762.27 PC

SEE POND GRADING DETAIL — ON SHEET C—403

208 FG 763.57

GRADING LEGEND

TA — TOP OF AGGREGATE
SW — TOP OF SIDEWALK
TP — TOP OF PAVEMENT
TC — TOP OF CONCRETE CURB

FG — FINISH GRADE
BF — BALL FIELD
RO — RAMP OPENING
RE — RAISED EDGE

RIM — RIM ELEVATION

ME - MATCH EXISTING
PC - POINT OF CURVATURE
FF - FINISHED FLOOR
MID - MID POINT OF CURVE
EOM - EDGE OF METAL
AGG - AGGREGATE

SURFACE FLOW DIRECTION

214 RIM 763.16

119 TP 763.08

145 RIM 761.40

246 SW 762.40

245 SW 761.90

PROP TRAINING BUILDING FF=762.40

168 FG 763.57

204 BF 763.94

202 FG 763.42

763.79 199 TA 763.79 X

 $\begin{pmatrix} 195 & 1A \\ 764.02 \end{pmatrix}$  FF=763.75

241 RO 761.75 242 SW 762.25

243 SW 762.40

169 RIM 762.08

171 FG 763.57

244 SW 761.90

107 TP 762.75

762.10

762.04

173 FG 763.94

7-(174 TA) 763.53

1008 40'R

178 TA 763.79

MATCH LINE - SEE SHEET C-401

179 BF 763.94

132 TP 761.48

138 TP 761.25

136 SW 762.06

163 SW 764.31

230 SW 763.51 1010 10', 30' R

231 SW 763.59 232 SW 763.60

233 SW 763.66

111 TP 762.98

116 RO 762.94 115 SW 763.05 223 SW 763.26 224 SW 763.19

221 SW 762.86

,	ME	700431.97	13027349.77	165	SW=/03.30	IA		763922.40	1302/312.70
763.41	ME	766432.69	13027339.80	186	TA=763.65	PC		765930.60	13027329.16
63.37	ME	766424.51	13027339.10	187	SW=763.58	PC		765918.86	13027302.09
								765950.85	13027354.66
63.42	ME	766423.72	13027349.07	188	TA=763.79	BF		765950.65	
762.71	ME	766394.91	13027336.56	189	TA=763.89			765951.10	13027335.16
62.75	ME	766394.42	13027346.55	190	TA=763.79	BF		765920.87	13027354.66
762.84	ME	766379.30	13027335.22	191	BF=764.15			765963.71	13027415.07
62.92	ME	766378.86	13027345.22	192	BF=763.94			765933.30	13027384.66
63.08	ME, PC	766392.96	13027576.39	193	TA=763.79	BF		765903.30	13027372.24
62.98	ME	766389.17	13027704.61	194	TA=764.07	PC		765882.04	13027382.79
63.43	ME	766385.38	13027702.26	195	TA=764.02	PC		765883.80	13027387.03
				196	TA=764.16	PC		765878.97	13027379.71
62.63	SW, TC	766378.89	13027709.32			10			
62.98		766373.89	13027709.34	197	RIM=763.60			765876.05	13027428.69
63.05		766373.88	13027704.34	198	TA=763.72			765883.80	13027402.46
62.94	SW, TC	766383.95	13027704.31	199	TA=763.79			765903.30	13027442.55
	·			200	TA=763.79			765903.30	13027402.21
62.44	ME	766379.12	13027714.54	201	TA=763.79			765903.30	13027446.55
62.90	ME	766376.82	13027710.73						
63.08	ME, PC	766392.44	13027512.85	202	FG=763.42			765903.30	13027493.29
62.88	PC, ME	766372.41	13027532.69	203	FG=763.57			765873.30	13027493.29
762.31	PC, ME	766357.51	13027532.68	204	BF=763.94			765933.30	13027444.66
				205	BF=763.94			766037.80	13027489.16
62.93	PC	766373.09	13027556.76	206	RIM=762.16			766104.48	13027684.30
62.25	ME	766351.69	13027431.84						
761.92	PC	766322.02	13027520.66	207	RIM=762.95			766026.79	13027644.67
762.01	PC	766322.00	13027532.66	208	FG=763.57	PC		765983.30	13027584.66
61.78	PC			209	SW=764.10	PC	7	766130.32	13027300.66
		766294.00	13027520.60	210	FG=763.42			765903.30	13027556.29
761.47	ME	766344.66	13027134.10						
761.43	ME	766336.79	13027127.86	211	FG=763.57			765873.30	13027556.29
761.55	ME	766295.01	13027223.94	212	SW=763.53	PC		766133.23	13027326.66
61.73	ME	766285.98	13027219.70	213	FG=763.13			765903.30	13027584.66
				214	RIM=763.16			765876.94	13027584.95
62.73	TP, ME	766374.30	13027334.79	215	SW=762.92			766027.69	13027707.44
761.48	ME	766310.50	13027323.06	216	SW=762.85			766027.73	13027712.43
761.75	ME	766246.71	13027311.34	-					
62.09	PC, ME	766351.52	13027526.66	217	SW=762.89			766127.66	13027707.19
761.92	ME	766236.34	13027309.43	218	SW=762.80			766127.71	13027712.19
762.06		766226.44	13027312.69	219	SW=762.88			766227.70	13027706.94
				220	SW=762.83			766227.73	13027711.94
62.25	RE	766264.15	13027348.11	221	SW=762.86			766323.06	13027706.70
761.25		766266.14	13027319.99	222	SW=762.79			766323.26	13027711.70
762.18	PC	766235.09	13027346.58						
761.10		766277.86	13027338.19	223	SW=763.26			766353.59	13027704.39
62.10	ME	766351.85	13027344.75	224	SW=763.19			766353.78	13027709.39
				225	SW=763.90			766114.92	13027326.66
762.40	FF	766254.15	13027367.51	226	SW=763.58	PC		765924.58	13027314.88
762.25	RE	766264.15	13027346.58	227	SW=764.25			766114.92	13027300.66
761.23		766280.95	13027415.59	228	SW=764.00			766104.92	13027323.66
761 40		766277.17	13027486.56			-			
761.40				229	SW=763.22	PC		765945.79	13027323.66
761.40 762.06		766222.84	13027328.20						1
762.06	RF			230	SW=763.51	PC		765945.79	13027303.66
762.06 762.25	RE	766264.15	13027518.63	230 231	SW=763.51 SW=763.59	PC PC		765945.79 765938.72	13027303.66 13027300.74
762.06 762.25 762.27		766264.15 766257.15	13027518.63 13027353.11	-					
762.06 762.25 762.27 762.30	PC	766264.15 766257.15 766264.08	13027518.63 13027353.11 13027536.57	231	SW=763.59			765938.72	13027300.74
762.06 762.25 762.27		766264.15 766257.15	13027518.63 13027353.11	231 232 233	SW=763.59 SW=763.60 SW=763.66	PC PC		765938.72 765936.54 765925.93	13027300.74 13027298.56 13027295.02
762.06 762.25 762.27 762.30	PC	766264.15 766257.15 766264.08	13027518.63 13027353.11 13027536.57	231 232 233 234	SW=763.59 SW=763.60 SW=763.66 SW=763.50	PC PC TA		765938.72 765936.54 765925.93 765930.60	13027300.74 13027298.56 13027295.02 13027319.54
762.06 762.25 762.27 762.30 761.87	PC PC	766264.15 766257.15 766264.08 766293.98	13027518.63 13027353.11 13027536.57 13027532.60	231 232 233	SW=763.59 SW=763.60 SW=763.66	PC PC	P	765938.72 765936.54 765925.93	13027300.74 13027298.56 13027295.02
762.06 762.25 762.27 762.30 761.87 762.30 762.11	PC PC	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21	231 232 233 234	SW=763.59 SW=763.60 SW=763.66 SW=763.50	PC PC TA	P	765938.72 765936.54 765925.93 765930.60	13027300.74 13027298.56 13027295.02 13027319.54
762.06 762.25 762.27 762.30 761.87 762.30 762.11	PC PC FF	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63	231 232 233 234 235	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75	PC PC TA		765938.72 765936.54 765925.93 765930.60 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40	PC PC FF TP, ME	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79	231 232 233 234 235 236	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27	PC PC TA SW, T		765938.72 765936.54 765925.93 765930.60 766264.15 766257.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40	PC PC FF	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63	231 232 233 234 235 236 237 238	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25	PC TA SW, T SW, T		765938.72 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79	PC PC FF TP, ME	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79	231 232 233 234 235 236 237 238 239	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25	PC TA SW, T SW, T RE RE	P	765938.72 765936.54 765925.93 765930.60 766264.15 766257.15 766264.15 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.78	PC PC PC FF TP, ME ME	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84	231 232 233 234 235 236 237 238	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75	PC TA SW, T SW, T RE RE SW, T	P P	765938.72 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37
762.06 762.25 762.27 762.30 761.87	PC PC FF TP, ME ME FF	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51	231 232 233 234 235 236 237 238 239	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25	PC TA SW, T SW, T RE RE	P P	765938.72 765936.54 765925.93 765930.60 766264.15 766257.15 766264.15 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.78 762.40 762.40	PC PC PC FF TP, ME ME FF FF TP	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027518.50 13027304.72	231 232 233 234 235 236 237 238 239 240	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75	PC TA SW, T SW, T RE RE SW, T	P P	765938.72 765936.54 765925.93 765930.60 766264.15 766257.15 766264.15 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.40 762.40	PC PC PC FF TP, ME ME FF FF	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027518.50 13027304.72 13027363.41	231 232 233 234 235 236 237 238 239 240 241	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25	PC TA SW, T RE RE SW, T SW, T	P P	765938.72 765936.54 765925.93 765930.60 766264.15 766257.15 766264.15 766264.15 766264.15 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027457.37 13027465.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.40 762.40 762.94 762.34	PC PC PC FF TP, ME ME FF FF TP	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766183.23 766183.23 766183.08 766173.10 766173.23	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027399.84 13027367.51 13027518.50 13027304.72 13027363.41 13027518.63	231 232 233 234 235 236 237 238 239 240 241 242 243	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25 SW=762.25 SW=762.40	PC TA SW, T RE RE SW, T SW, T	P P	765938.72 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027457.37 13027465.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.78 762.40 762.40	PC PC PC FF TP, ME ME FF FF TP	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027518.50 13027304.72 13027363.41	231 232 233 234 235 236 237 238 239 240 241 242 243 244	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 RO=761.75 RO=761.75 SW=762.25 SW=762.25 SW=762.25 SW=762.25	PC TA SW, T RE RE SW, T SW, T	P P	765938.72 765936.54 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027457.37 13027465.37 13027457.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.40 762.40 762.94 762.34	PC PC PC FF TP, ME ME FF FF TP	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766183.23 766183.23 766183.08 766173.10 766173.23	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027399.84 13027367.51 13027518.50 13027304.72 13027363.41 13027518.63	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25 SW=762.25 SW=762.25 SW=761.75 SW=762.90 SW=761.90	PC TA SW, T RE RE SW, T SW, T	P P	765938.72 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027465.37 13027465.37 13027457.37 13027449.37
762.06 762.25 762.27 762.30 762.30 762.11 762.40 762.79 762.40 762.40 762.34 762.34 762.27	PC PC PC FF TP, ME ME FF FF TP PC	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72	13027518.63 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027518.50 13027304.72 13027363.41 13027518.63 13027189.73	231 232 233 234 235 236 237 238 239 240 241 242 243 244	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 RO=761.75 RO=761.75 SW=762.25 SW=762.25 SW=762.25 SW=762.25	PC TA SW, T RE RE SW, T SW, T	P P	765938.72 765936.54 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027457.37 13027465.37 13027465.37
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762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.40 762.40 762.34 762.34 762.34 762.34	PC PC PC FF TP, ME ME FF FF TP PC	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766138.08	13027518.63 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027518.50 13027304.72 13027363.41 13027518.63 13027305.33 13027305.33 13027305.33	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 RO=761.75 RO=761.75 SW=762.25 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=762.40	PC TA SW, T RE RE SW, T RE	P P	765938.72 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027465.37 13027465.37 13027457.37 13027449.37
762.06 762.25 762.27 762.30 761.87 762.40 762.40 762.40 762.40 762.34 762.34 762.34 762.96 762.96 762.96	PC PC PC FF TP, ME ME FF FF TP PC	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766138.08 766133.30	13027518.63 130275353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027367.51 13027363.41 13027363.41 130273189.73 13027303.66 130273333.19 13027354.66	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 RO=761.75 RO=761.75 SW=762.25 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=762.40	PC TA SW, T RE RE SW, T RE SW, T	P P	765938.72 765936.54 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25 766254.25 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027465.37 13027465.37 13027457.37 13027449.37 13027449.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.40 762.40 762.94 762.94 762.94 762.95 762.34	PC PC PC FF TP, ME ME FF FF TP PC	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766138.08	13027518.63 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027518.50 13027304.72 13027363.41 13027518.63 13027305.33 13027305.33 13027305.33	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=762.40  RAD  DESCRIPTION	PC TA SW, T RE RE SW, T RE	P P P P P P P P P P P P P P P P P P P	765938.72 765936.54 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25 766254.25 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027465.37 13027465.37 13027457.37 13027449.37
762.06 762.25 762.27 762.30 761.87 762.40 762.40 762.40 762.40 762.34 762.34 762.94 762.96 762.96 762.96	PC PC PC FF TP, ME ME FF FF TP PC	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766138.08 766133.30	13027518.63 130275353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027367.51 13027363.41 13027363.41 130273189.73 13027303.66 130273333.19 13027354.66	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 RO=761.75 SW=762.25 SW=762.25 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=761.90 SW=762.40 DESCRIPTI	PC TA SW, T RE RE SW, T RE OIUS	POINTS NORTHIN 766372.4	765938.72 765936.54 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25 766254.25 766254.25 766254.25 766254.25 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027457.37 13027465.37 13027457.37 13027449.37
762.06 762.25 762.27 762.30 761.87 762.30 762.11 762.40 762.79 762.40 762.40 762.94 762.94 762.94 762.95 762.34	PC PC PC FF TP, ME ME FF FF TP PC	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766138.08 766133.30 766104.92	13027518.63 13027353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027399.84 13027367.51 13027518.50 13027304.72 13027363.41 13027518.63 13027363.41 13027518.63 13027305.33 13027305.33 13027305.33 13027303.66 13027354.66 13027354.66	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=762.40  RAD  DESCRIPTION	PC TA SW, T RE RE SW, T RE OIUS	P P P P P P P P P P P P P P P P P P P	765938.72 765936.54 765936.54 765925.93 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25 766254.25 766254.25 766254.25 766254.25 766254.25	13027300.74 13027298.56 13027295.02 13027319.54 13027353.11 13027361.11 13027361.11 13027366.11 13027441.37 13027449.37 13027457.37 13027465.37 13027457.37 13027449.37
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762.06 762.25 762.27 762.30 761.87 762.31 762.40 762.79 762.40 762.40 762.34 762.34 762.34 762.34 762.96 763.13 763.13 763.13 763.04 763.13 763.04 763.13 763.04 763.13 763.04 763.13 763.04 763.13	PC PC FF TP, ME ME FF TP PC  PC  MID	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766133.30 766104.92 766104.92 766133.30 766156.80 766138.73 766089.37 766089.37 766041.92 766041.92 766009.43	13027518.63 130275353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027304.72 13027304.72 13027303.41 130273518.63 13027305.33 13027303.66 13027333.19 13027354.66 13027354.66 13027354.66 13027354.66 13027354.66 13027514.75 13027503.29 13027540.73 13027354.66 13027354.66 13027540.73 130275324.66 130275324.66 130275324.66	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246  POINT 1000 1001 1002 1003 1004 1005 1006 1007	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=761.90 SW=762.40  PAD  DESCRIPTI 20' EOM RADIU 6' EOM RADIU 6' EOM RADIU 6' EOM RADIU 5' SW RADIUS 15' SW RADIUS	PC TA SW, T RE SW, T RE SW, T SW, T SW, T RE SW, T SW, T SW, T RE SW, T SW,	POINTS NORTHIN 766372.4 766372.9 766357.5 766293.9 766284.0 766178.0 766237.4	765938.72 765936.54 765936.54 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25	13027300.74  13027298.56  13027295.02  13027319.54  13027353.11  13027361.11  13027361.11  13027366.11  13027441.37  13027445.37  13027465.37  13027465.37  13027449.37  13027441.37
762.06 762.25 762.27 762.30 761.87 762.31 762.40 762.79 762.78 762.40 762.40 762.94 762.94 762.94 762.96 764.31 762.04 763.13 763.04 763.04 763.04 763.07 762.08	PC PC FF TP, ME ME FF FF TP PC  PC  MID  MID	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766138.08 766133.30 766104.92 766104.92 766138.73 766089.37 766041.92 766041.92 766009.43 766009.43	13027518.63 13027535.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027518.50 13027304.72 13027363.41 13027518.63 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.33 13027305.66 13027354.66 13027354.66 13027354.66 13027503.29 13027540.73 13027354.66 13027324.66 13027324.66 13027354.66 13027354.66	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246  POINT 1000 1001 1002 1003 1004 1005 1006 1007 1008	SW=763.59 SW=763.60 SW=763.66 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=761.90 SW=762.40  COMBANDIO COMBA	PC TA SW, T RE RE SW, T RE SW,	POINTS NORTHIN 766372.4 766372.9 766293.9 766284.0 766178.0 766237.4 766133.2	765938.72 765936.54 765936.54 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25	13027300.74  13027298.56  13027295.02  13027319.54  13027353.11  13027361.11  13027361.11  13027366.11  13027441.37  13027445.37  13027465.37  13027465.37  13027449.37  13027441.37
762.06 762.25 762.27 762.30 761.87 762.31 762.40 762.79 762.40 762.40 762.34 762.34 762.34 762.34 762.96 763.13 763.13 763.13 763.04 763.13 763.04 763.13 763.04 763.13 763.04 763.13 763.04 763.13	PC PC FF TP, ME ME FF TP PC  PC  MID	766264.15 766257.15 766264.08 766293.98 766284.05 766281.18 766254.15 766373.84 766184.14 766183.23 766183.23 766183.08 766173.10 766173.23 766156.72 766182.94 766104.92 766133.30 766104.92 766104.92 766133.30 766156.80 766138.73 766089.37 766089.37 766041.92 766041.92 766009.43	13027518.63 130275353.11 13027536.57 13027532.60 13027556.58 13027565.21 13027518.63 13027344.79 13027299.84 13027367.51 13027304.72 13027304.72 13027303.41 130273518.63 13027305.33 13027303.66 13027333.19 13027354.66 13027354.66 13027354.66 13027354.66 13027354.66 13027514.75 13027503.29 13027540.73 13027354.66 13027354.66 13027540.73 130275324.66 130275324.66 130275324.66	231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246  POINT 1000 1001 1002 1003 1004 1005 1006 1007	SW=763.59 SW=763.60 SW=763.66 SW=763.50 RO=761.75 SW=762.27 RO=761.75 SW=762.25 SW=762.25 RO=761.75 SW=762.25 SW=762.40 SW=761.90 SW=761.90 SW=761.90 SW=762.40  PAD  DESCRIPTI 20' EOM RADIU 6' EOM RADIU 6' EOM RADIU 6' EOM RADIU 5' SW RADIUS 15' SW RADIUS	PC TA SW, T RE RE SW, T RE SW,	POINTS NORTHIN 766372.4 766372.9 766357.5 766293.9 766284.0 766178.0 766237.4	765938.72 765936.54 765936.54 765930.60 766264.15 766264.15 766264.15 766264.15 766264.15 766264.15 766254.25	13027300.74  13027298.56  13027295.02  13027319.54  13027353.11  13027361.11  13027361.11  13027366.11  13027441.37  13027445.37  13027465.37  13027465.37  13027449.37  13027441.37

• 5	REV. FINAL SITE PLAN REFINAL SITE PLAN REVIEW ADDENDUM 3 ADDENDUM 1 ISSUED FOR BIDS PRELIM. SITE PLAN REVIE	8/2 8/1 8/1 8/	1/2022 6/2022 9/2022 2/2022 (1/2022
•		DATE IS  DRAW	MJM N BY JBM
4	HOBBS + BLACK ARCHITECTS	117 E. Allegan Street Lansing, MI 48933 P: 517 484 4870	www.hobbs-black.com
3	MICHIGAN		<b>***</b>
•			1 1

Sheet Size - 24x36

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CONSULTANT

PROJECT

GRADING PLAN NORTHEAST

SHEET TITLE

22-703

PROJECT NUMBER

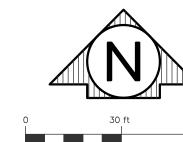
SHEET NUMBER

LIMITS OF CONSTRUCTION (TYP)

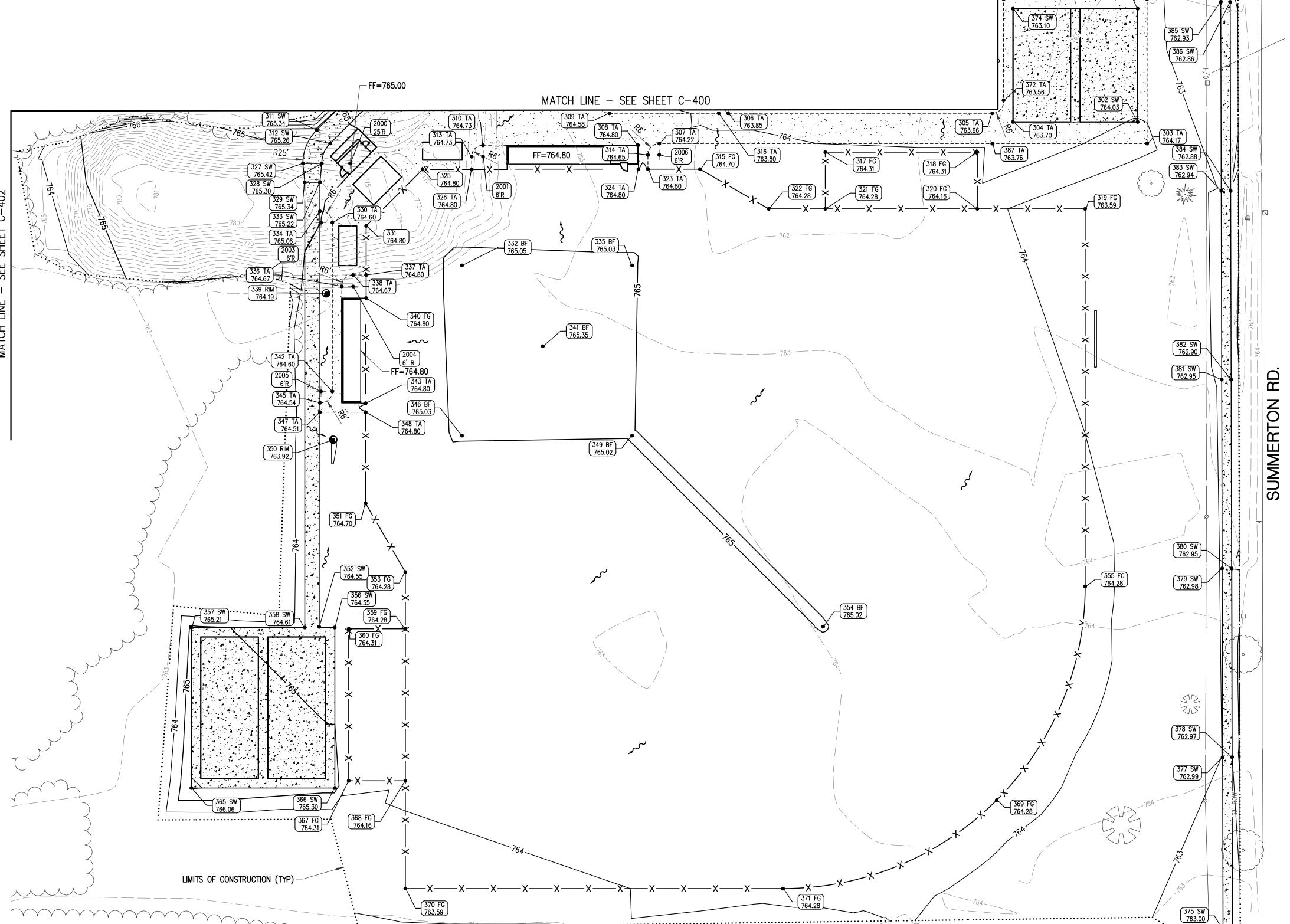
Know what's **below.** 

Call before you dig.

766173.23 | 13027368.41







373 TA 763.02

301 SW 763.10

		BLE	GRADING TA				BLE	GRADING TA		
NG	EASTIN	NORTHING	DESCRIPTION	ELEVATION	POINT	EASTING	NORTHING	DESCRIPTION	ELEVATION	POINT
.54	13027162.	765511.41		SW=766.06	365	13027668.66	765929.14		TA=763.02	300
3.54	13027238.	765511.41		SW=765.30	366	13027663.66	765924.14	TA	SW=763.10	301
5.88	13027245.	765515.25		FG=764.31	367	13027663.66	765864.14	TA	SW=764.03	302
5.88	13027275.	765515.25		FG=764.16	368	13027668.66	765852.72		TA=764.17	303
9.01	13027589.	765505.01	MID	FG=764.28	369	13027597.66	765864.14		TA=763.70	304
5.88	13027275.	765458.14		FG=763.59	370	13027586.66	765868.72	PC	TA=763.66	305
5.88	13027475.	765458.14	PC	FG=764.28	371	13027446.80	765868.72		TA=763.85	306
2.66	13027592.	765875.62	PC	TA=763.56	372	13027410.33	765852.72	PC	TA=764.22	307
2.66	13027592.	765929.14		TA=763.02	373	13027399.08	765851.81		TA=764.80	308
.66	13027597.	765924.14	TA	SW=763.10	374	13027383.95	765868.72	PC	TA=764.58	309
.93	13027713.9	765427.74		SW=763.00	375	13027317.00	765851.81	PC	TA=764.73	310
3.93	13027708.	765427.73		SW=763.00	376	13027228.95	765859.86	PC	SW=765.34	311
3.68	13027708.	765527.72		SW=762.99	377	13027236.02	765852.79	PC	SW=765.26	312
.68	13027713.0	765527.72		SW=762.97	378	13027311.00	765845.81	PC	TA=764.73	313
3.43	13027708.	765627.72		SW=762.98	379	13027404.33	765846.72	PC	TA=764.65	314
.40	13027713.4	765627.72		SW=762.95	380	13027431.90	765839.14		FG=764.70	315
3.18	13027708.	765727.70		SW=762.95	381	13027441.80	765868.72		TA=763.80	316
5.18	13027713.	765727.71		SW=762.90	382	13027498.27	765848.14		FG=764.31	317
'.93	13027707.	765827.68		SW=762.94	383	13027578.77	765848.14		FG=764.31	318
.93	13027712.9	765827.68		SW=762.88	384	13027635.88	765818.14		FG=763.59	319
'.68	13027707.	765927.72		SW=762.93	385	13027578.77	765818.14		FG=764.16	320
.68	13027712.0	765927.70		SW=762.86	386	13027498.27	765818.14		FG=764.28	321
5.66	13027586.	765852.72		TA=763.76	387	13027468.27	765818.14		FG=764.28	322
						13027404.33	765839.14		TA=764.80	323
			JS POINTS	RADIU		13027399.33	765839.14		TA=764.80	324
						1				

# 2006 | 6' AGG RADIUS | 765846.72 | 13027410.33 **GRADING LEGEND**

2005 6' AGG RADIUS 765721.44 13027231.21

765838.98 | 13027285.00 | POINT | DESCRIPTION | NORTHING | EASTING 765838.98 | 13027311.00 || 2000 | 25' SW RADIUS | 765842.18 | 13027246.63

765842.18 | 13027221.63 | 2001 | 6' AGG RADIUS | 765845.81 | 13027317.00

765842.18 13027231.63 2003 6' AGG RADIUS 765810.85 13027231.21

765832.18 13027222.63 2004 6' AGG RADIUS 765777.01 13027248.21

765810.85 13027237.21

765788.15 13027305.88

765832.18 | 13027230.63

765816.85 | 13027230.63

13027255.13

765809.10

RE - RAISED EDGE

FF — FINISHED FLOOR MID — MID POINT OF CURVE EOM - EDGE OF METAL

	HGAN	LEGE	
Σ	M C	25 25 25 25 25 25 25 25 25 25 25 25 25 2	
	7	S	
4			$\geq$

REV. FINAL SITE PLAN REVIEW

PRELIM. SITE PLAN REVIEW 5/31/2022

FINAL SITE PLAN REVIEW

ISSUED FOR BIDS

8/26/2022

8/12/2022 8/1/2022

DATE ISSUED

DRAWN BY

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PROJECT

	Professional es Company
127 S. Main Street Mt. Pleasant, MI 48858	O: (989) 772-2138 F: (989) 773-7757 www.rowepsc.com

CONSULTANT

GRADING PLAN SOUTHEAST

SHEET TITLE

22-703

PROJECT NUMBER

Know what's **below.** Call before you dig.

TA — TOP OF AGGREGATE SW — TOP OF SIDEWALK TP — TOP OF PAVEMENT 765788.14 13027395.94 335 BF=765.03 765777.10 13027242.21 336 TA=764.67 PC TC - TOP OF CONCRETE CURB
FG - FINISH GRADE
BF - BALL FIELD
RO - RAMP OPENING 337 TA=764.80 765783.10 13027255.13 765783.10 13027248.21 338 TA=764.67 PC 765773.37 | 13027233.92 339 RIM=764.19 765770.86 13027255.13 340 FG=764.80 RIM - RIM ELEVATION ME - MATCH EXISTING PC - POINT OF CURVATURE 765745.36 | 13027348.66 341 BF=765.35 765721.44 13027237.21 342 TA=764.60 765715.19 13027254.88 343 TA=764.80 765715.44 13027230.63 345 TA=764.54 SW, PC AGG - AGGREGATE 765698.08 | 13027305.88 | → - SURFACE FLOW DIRECTION 346 BF=765.03 765710.44 347 TA=764.51 SW 13027230.63 765710.44 13027254.88 348 TA=764.80 349 BF=765.02 765698.08 13027395.94 765695.85 350 RIM=763.92 13027237.67 765662.12 351 FG=764.70 13027254.88 765596.80 13027230.24 352 SW=764.55 353 FG=764.28 765625.75 | 13027275.88 765596.90 | 13027497.12 354 BF=765.02 765618.14 13027635.88 355 FG=764.28 P 765596.41 13027238.44 356 SW=764.55 357 SW=765.21 765596.41 13027162.54 765596.41 13027222.63 358 SW=764.61 765595.75 | 13027275.88 359 FG=764.28 375 SW 763.00 376 SW 765595.75 13027245.88 360 FG=764.31

326 TA=764.80

327 SW=765.42 PC

328 SW=765.30 PC

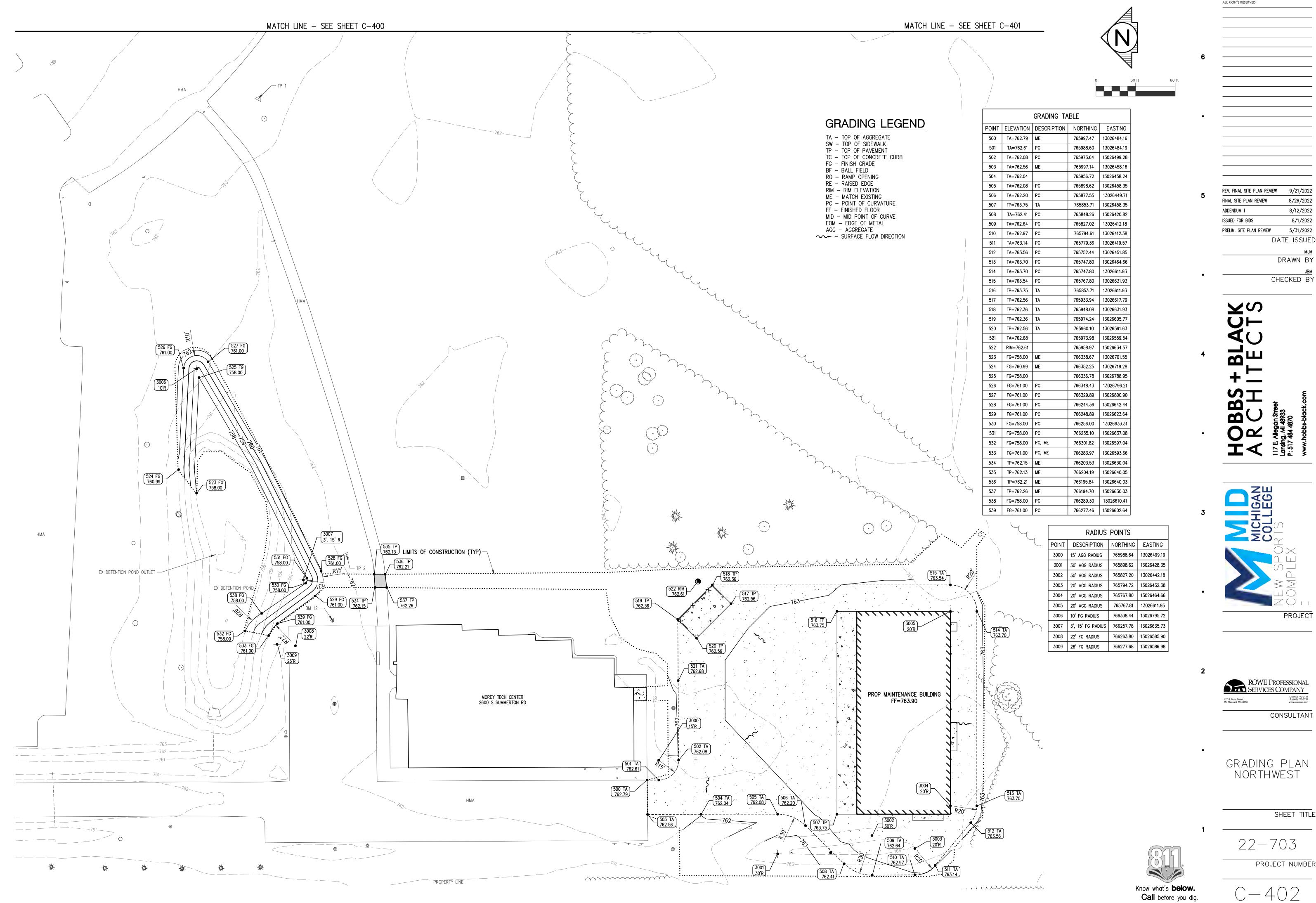
330 TA=764.60 PC

334 TA=765.06 SW, PC

329 | SW=765.34

332 BF=765.05

333 SW=765.22



REV. FINAL SITE PLAN REVIEW 9/21/2022 8/26/2022 8/12/2022 8/1/2022

DATE ISSUED

CHECKED BY

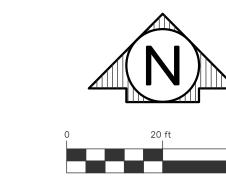


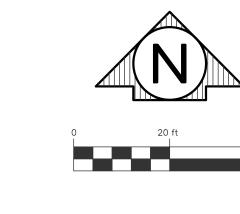
ROWE PROFESSIONAL SERVICES COMPANY

CONSULTANT

SHEET TITLE

22-703





GRADING TABLE POINT | ELEVATION | DESCRIPTION | NORTHING | EASTING 600 FG=758.00 766370.85 | 13027586.71 601 FG=758.00 766370.85 | 13027662.60 602 FG=762.00 PC 766377.87 | 13027570.72 603 FG=762.00 PC 766386.85 | 13027579.72 | 604 FG=762.00 PC 766386.85 | 13027668.58 605 FG=762.00 PC 766377.87 | 13027678.58 | 606 FG=757.00 PC 766251.17 | 13027579.14 607 FG=757.00 766251.17 | 13027658.90 | 608 FG=762.00 PC 766279.11 | 13027570.55 609 FG=762.00 PC 766259.15 | 13027550.55 610 FG=758.00 PC 766279.08 | 13027586.55 611 | FG=762.00 | PC 766259.15 | 13027531.50 612 FG=762.00 PC 766254.15 | 13027526.50 | 613 FG=757.00 PC 766239.15 | 13027546.50 | 614 FG=762.00 766168.26 | 13027526.50 | 615 FG=762.00 766164.72 | 13027527.97 616 FG=757.00 766174.47 | 13027546.50 | 617 FG=762.00 PC 766044.27 | 13027648.43 618 FG=762.00 PC 766042.80 | 13027651.87 619 | FG=762.00 | PC 766042.47 | 13027669.20 | 620 FG=762.00 PC 766052.49 | 13027679.39 | 621 FG=757.00 766062.67 | 13027658.83 | 622 FG=758.00 PC 766243.15 | 13027542.50 |

	RADIUS P	OINTS	
POINT	DESCRIPTION	NORTHING	EASTING
4000	9' FG RADIUS	766377.85	13027579.72
4001	11' FG RADIUS	766375.89	13027667.77
4002	20', 36', 40' FG RADIUS	766279.15	13027550.55
4003	5' FG RADIUS	766254.15	13027531.50
4004	5' FG RADIUS	766168.26	13027531.50
4005	5' FG RADIUS	766047.80	13027651.97
4006	10' FG RADIUS	766052.47	13027669.39

# **GRADING LEGEND**

TA - TOP OF AGGREGATE
SW - TOP OF SIDEWALK
TP - TOP OF PAVEMENT
TC - TOP OF CONCRETE CURB
FG - FINISH GRADE BF — BALL FIELD
RO — RAMP OPENING
RE — RAISED EDGE
RIM — RIM ELEVATION

ME — MATCH EXISTING PC — POINT OF CURVATURE

FF — FINISHED FLOOR
MID — MID POINT OF CURVE
EOM — EDGE OF METAL AGG - AGGREGATE

SURFACE FLOW DIRECTION

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	- ZW	•
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	<b>≥</b> ₹8⊬	
	S	
_	ZŰII	-
	PROJEC1	-

REV. FINAL SITE PLAN REVIEW 9/21/2022

FINAL SITE PLAN REVIEW 8/26/2022

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DATE ISSUED

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GRADING DETAIL

Know what's **below.** Call before you dig.

22-703

SHEET NUMBER

PROJECT NUMBER

SHEET TITLE

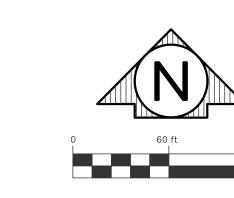
		(730.00)	<u>(758.00</u> )	1
i.	608 FG 762.00 20', 36', 40' R	610 FG 758.00 R36'	607 FG 757.00	
612 FG 762.00		PROP DETENTION POND	<b>\$</b>	
R5	616 FG 757.00 757.00 757.00 757.00 757.00			
**	*		38	
——————————————————————————————————————	758		621 FG 757.00 4005 5'R 4000 10'	
——761— ————		<del>\</del>	617 FG 762.00	R <sub>10</sub> , 619 FG 762.00

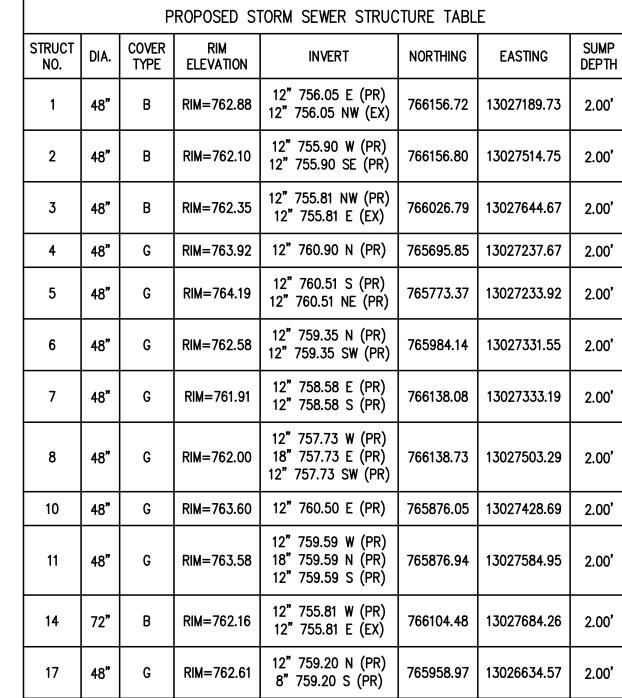
603 FG 762.00

602 FG 762.00

PROP LIMITS OF CONSTRUCTION (TYP)-

604 FG 762.00





	PROPOSED STORM SEWER END SECTION TABLE			
STRUCT NO.	DIA.	END OF PIPE INVERT	END OF PIPE NORTHING	END OF PIPE EASTING
9	18"	18" 757.36	766139.12	13027577.02
12	18"	18" 757.18	766111.70	13027604.61
13	36"	36" 756.30	766253.20	13027578.20
15	12"	12" 755.86	766105.05	13027658.50
16	8"	8" 758.40	766169.23	13027543.04
18	12"	12" 758.00	766249.86	13026635.13

PROPOSED STO	ORM SEWER	PIPE TA	BLE
PIPE Number	DIAMETER	TOTAL LENGTH	SLOPE
STM 1-2	12"	325'	0.05%
STM 2-3	12"	184'	0.05%
STM 4-5	12"	78'	0.50%
STM 5-6	12"	232'	0.50%
STM 6-7	12"	15 <del>4</del> '	0.50%
STM 7-8	12"	170'	0.50%
STM 8-9	18"	74'	0.50%
STM 10-11	12"	156'	0.59%
STM 11-12	18"	236'	1.02%
STM 14-13	12"	26'	0.19%
STM 17-18	12"	291'	0.41%
STM BASEBALL-11	12"	59'	0.50%
STM BLDG1-CO	8"	83'	0.50%
STM BLDG2-CO	8"	161'	0.49%
STM CO-16	8"	199'	0.51%
STM CO-17	8"	210'	0.48%
STM SOFTBALL-5	12"	20'	0.50%



REV. FINAL SITE PLAN REVIEW

FINAL SITE PLAN REVIEW

ADDENDUM 3

ADDENDUM 2

ADDENDUM 1

ISSUED FOR BIDS

PRELIM. SITE PLAN REVIEW

S T S 8/26/2022

8/19/2022

8/18/2022

8/12/2022

5/31/2022

DATE ISSUED

DRAWN BY

CHECKED BY

8/1/2022

PROJECT

ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, Mt 48858

O: (989) 772-2138
F: (989) 773-775
Mww.roweps.com

CONSULTANT

UTILITY PLAN

SHEET TITLE

22-703

ΓΟΟ

PROJECT NUMBER

PROVIDED WEST DETENTION VOLUME: 46,147 CFT
PROVIDED EAST DETENTION VOLUME: 132,493 CFT

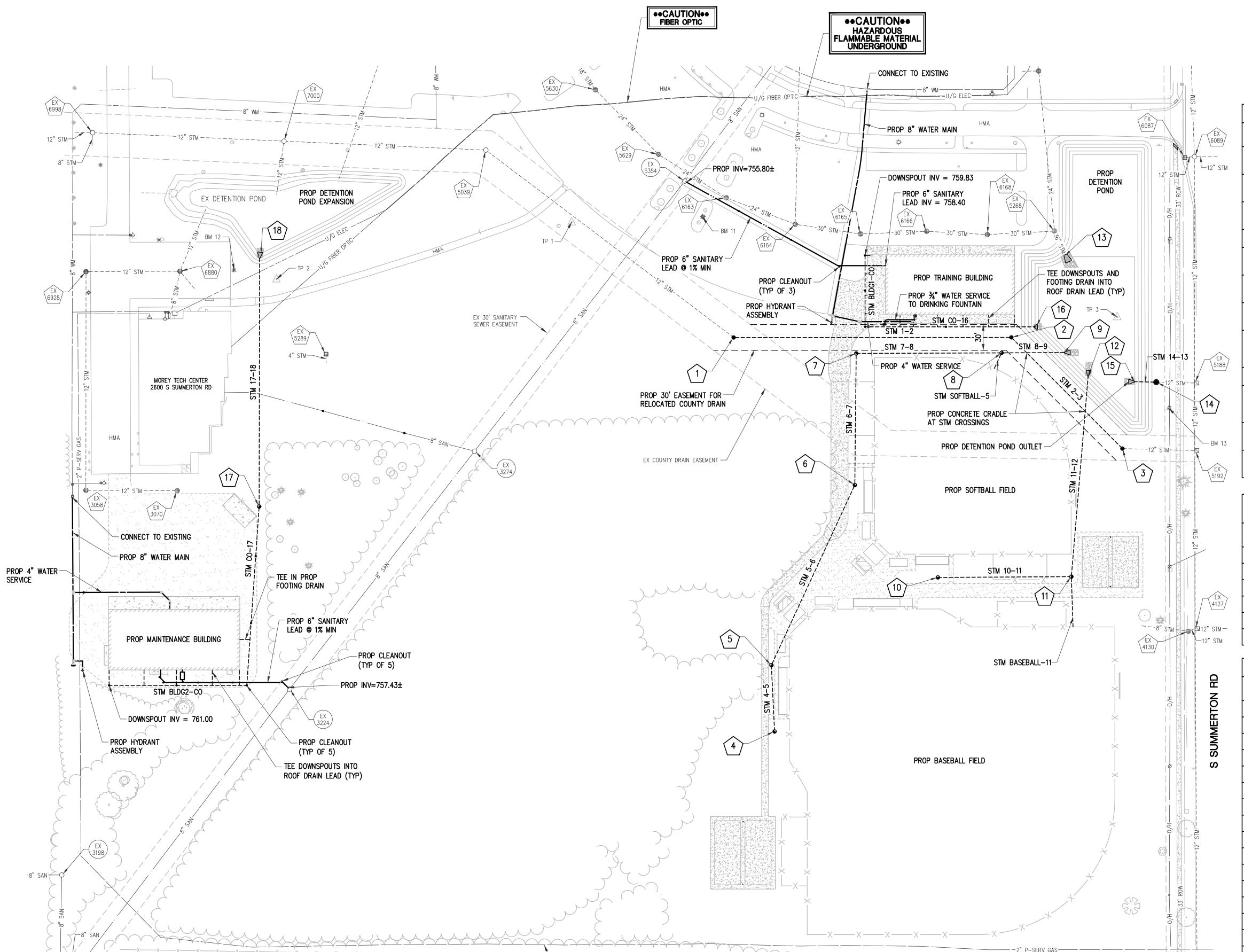
Know what's **below.**Call before you dig.

A

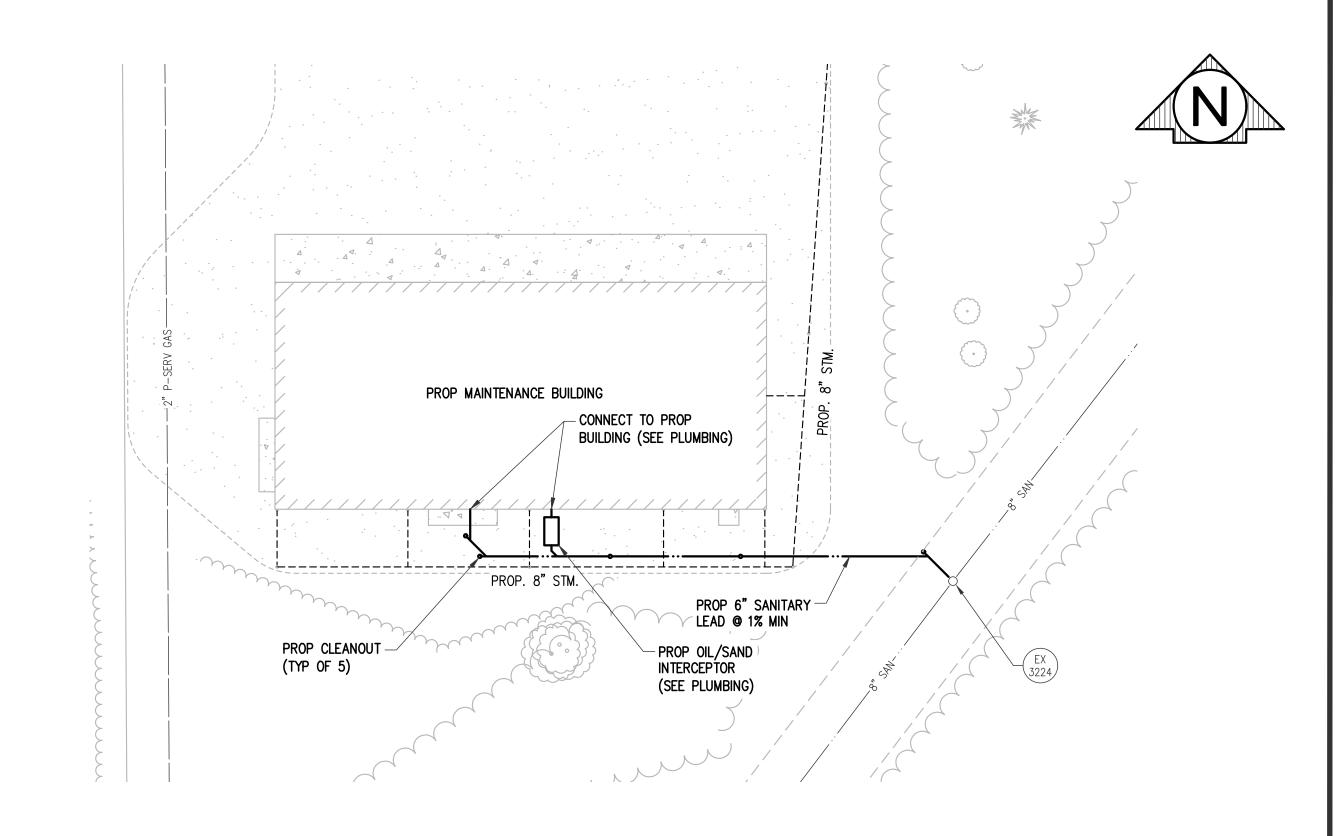
STORM WATER MANAGEMENT NOTES

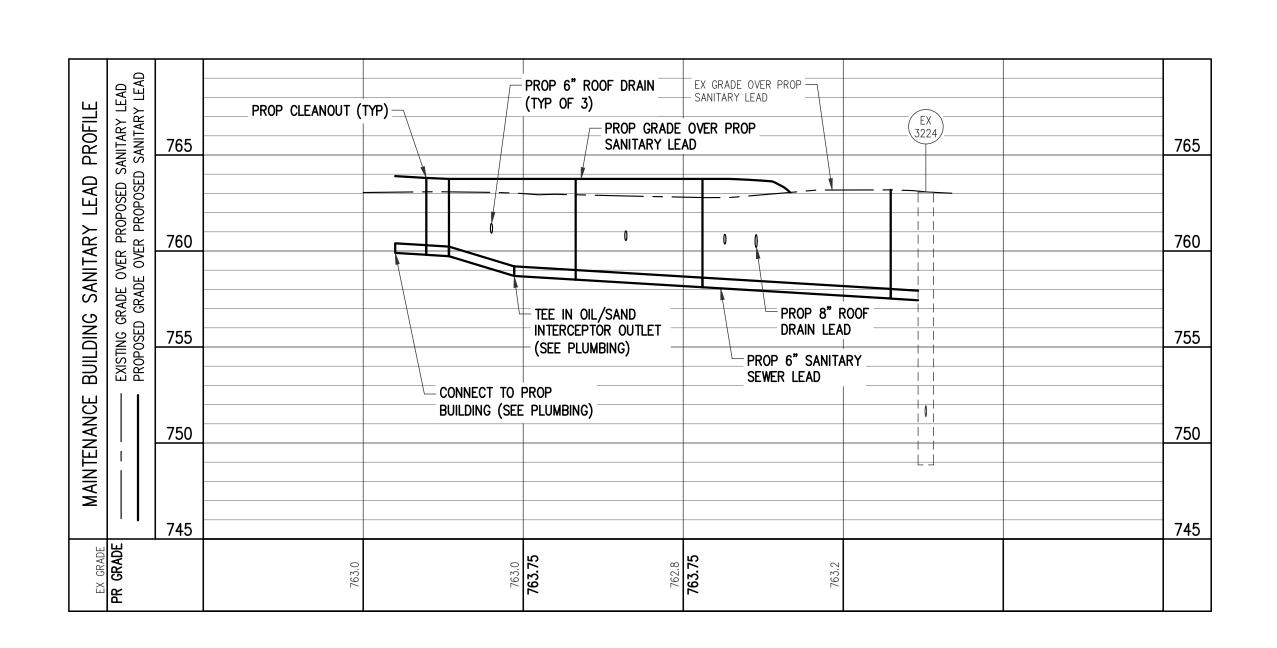
REQUIRED WEST DETENTION VOLUME: 44,140 CFT

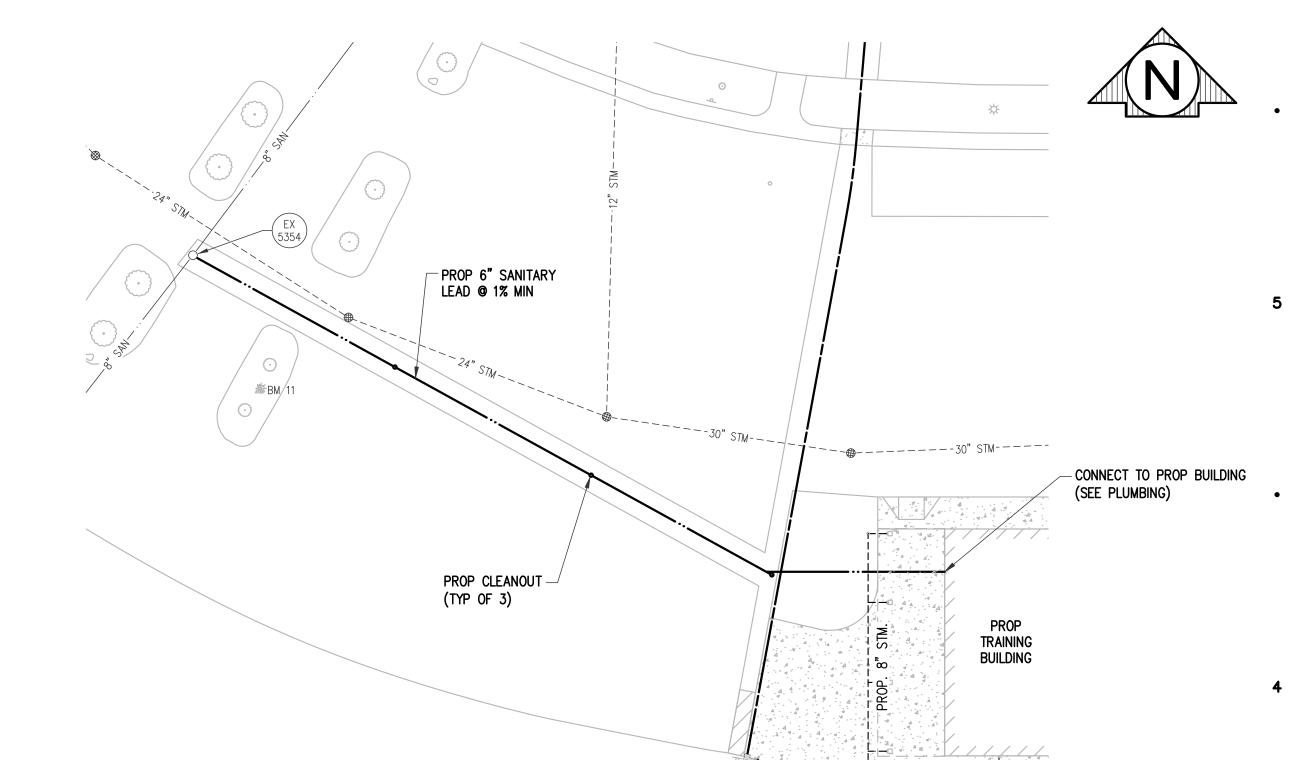
REQUIRED EAST DETENTION VOLUME: 131,371 CFT

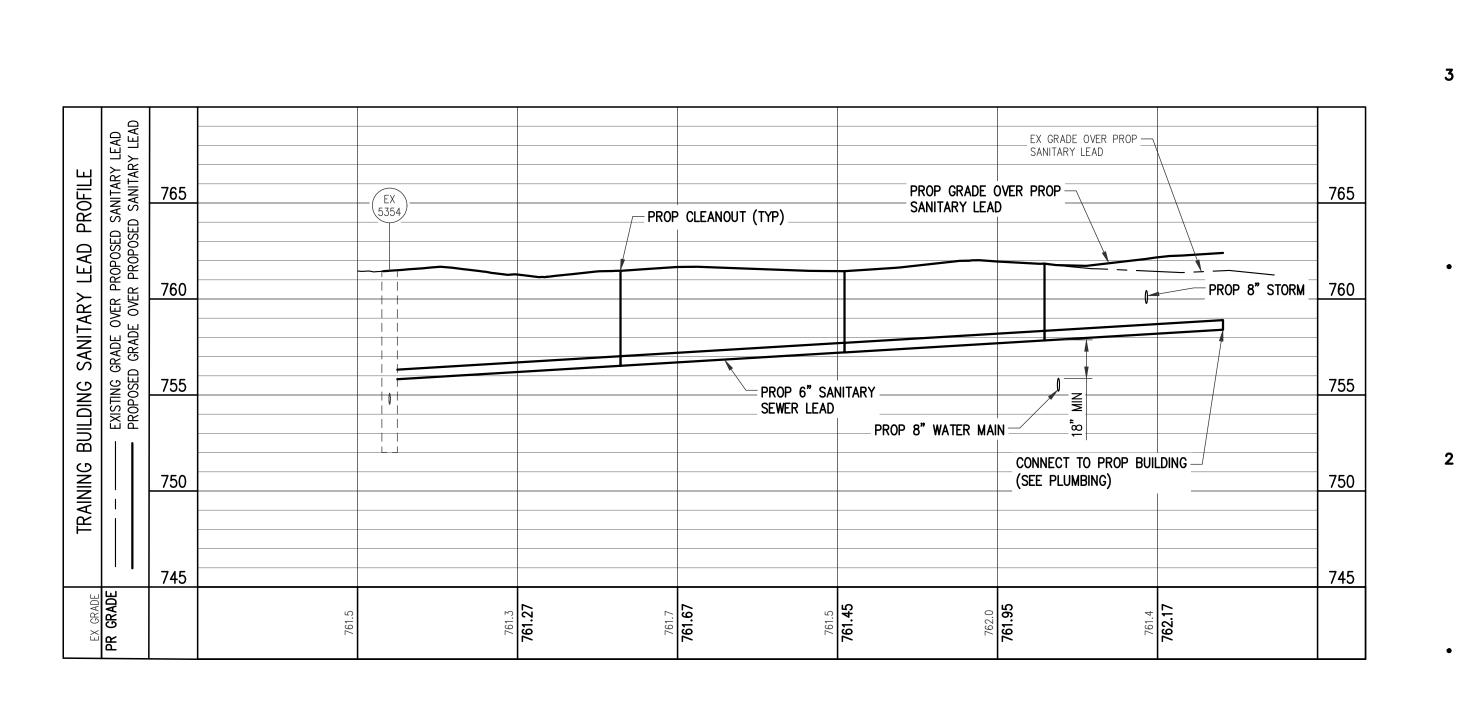


••CAUTION••
HAZARDOUS
FLAMMABLE MATERIAL
UNDERGROUND











REV. FINAL SITE PLAN REVIEW 9/21/2022

PRELIM. SITE PLAN REVIEW 5/31/2022

FINAL SITE PLAN REVIEW

ADDENDUM 1 ISSUED FOR BIDS 8/26/2022

8/12/2022

8/1/2022

DATE ISSUED

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PROJECT

ROWE PROFESSIONAL SERVICES COMPANY O: (989) 772-2138 F: (989) 773-7757 www.rowepsc.com

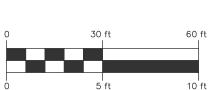
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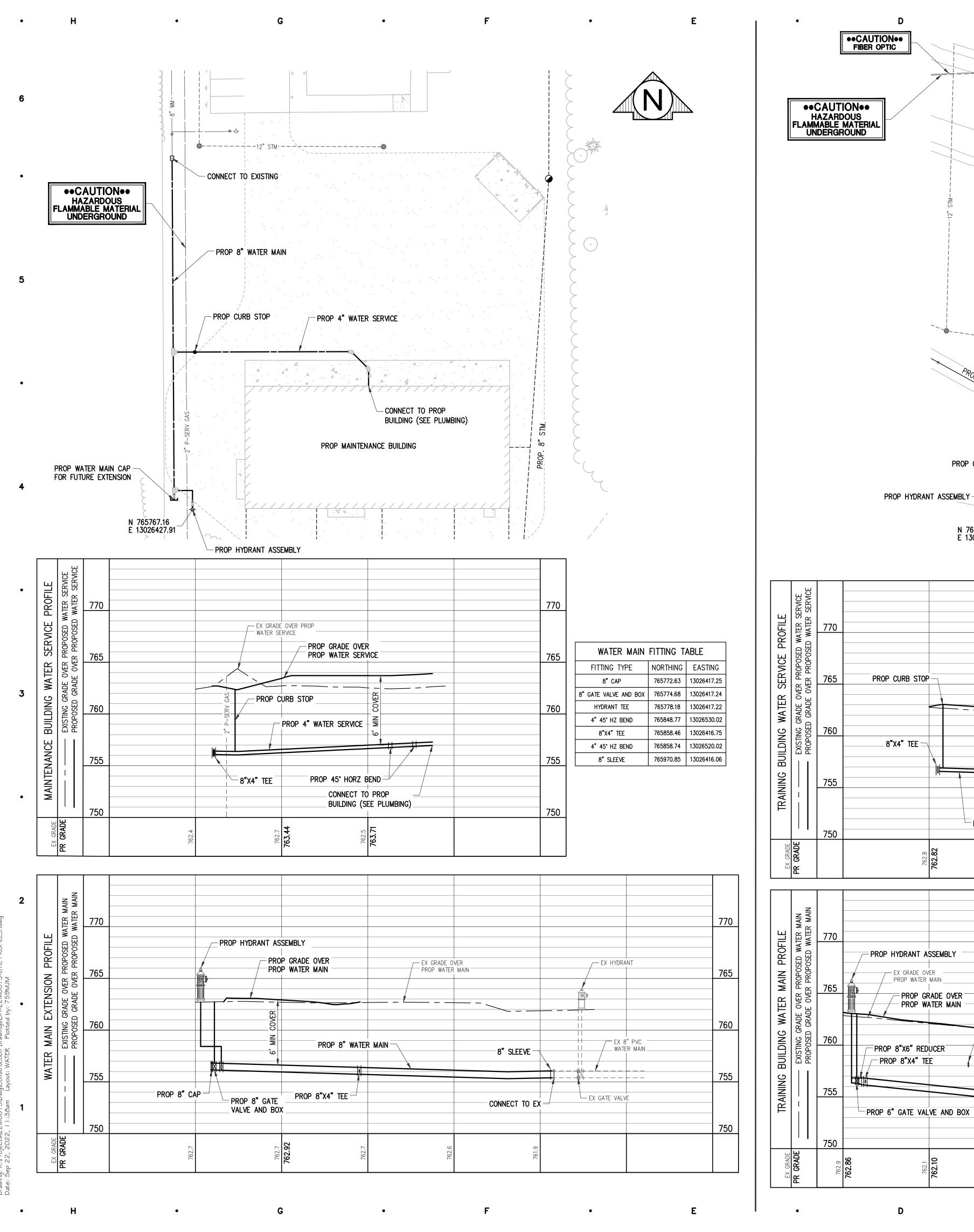
SANITARY SEWER PLAN & PROFILE

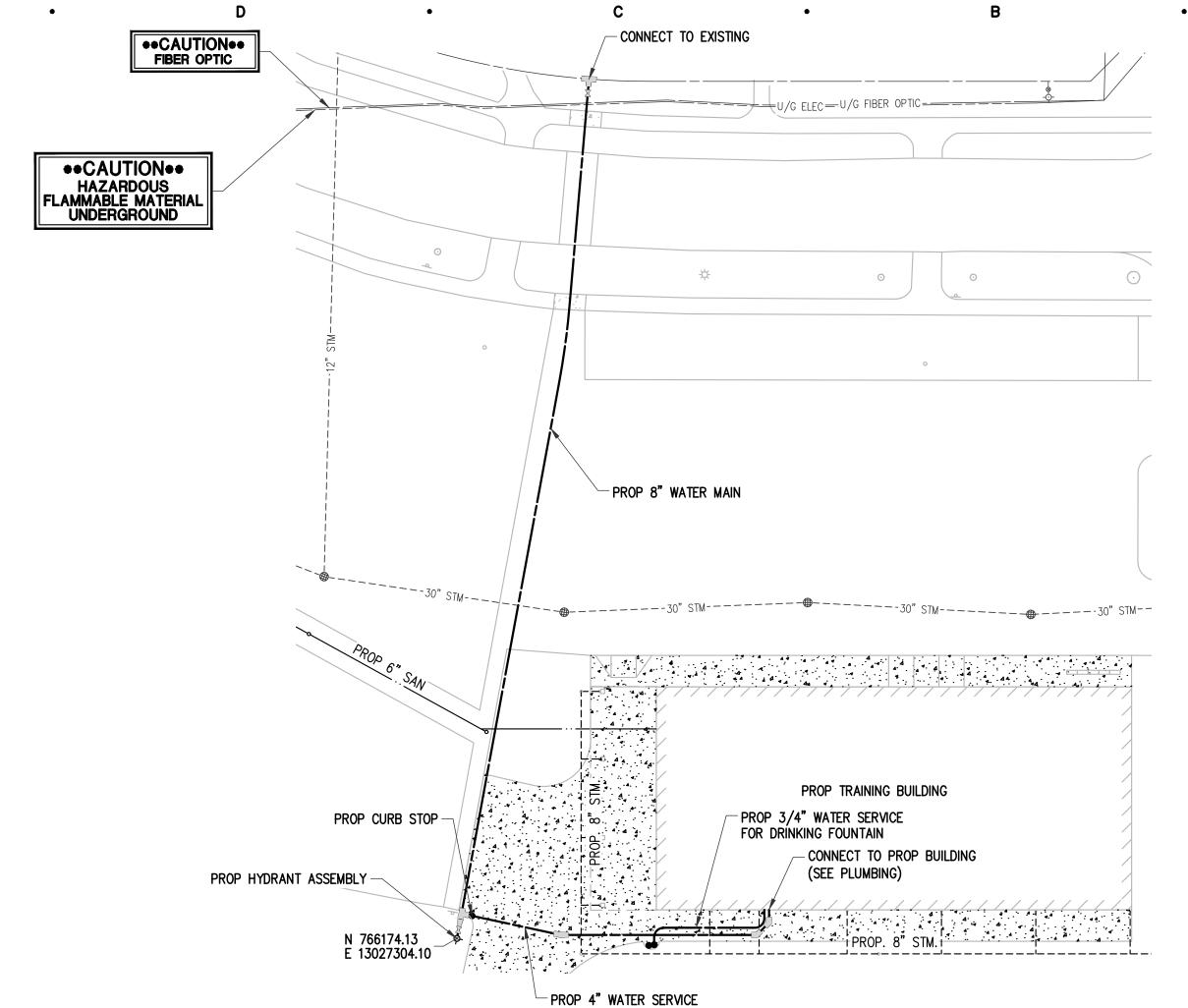
SHEET TITLE

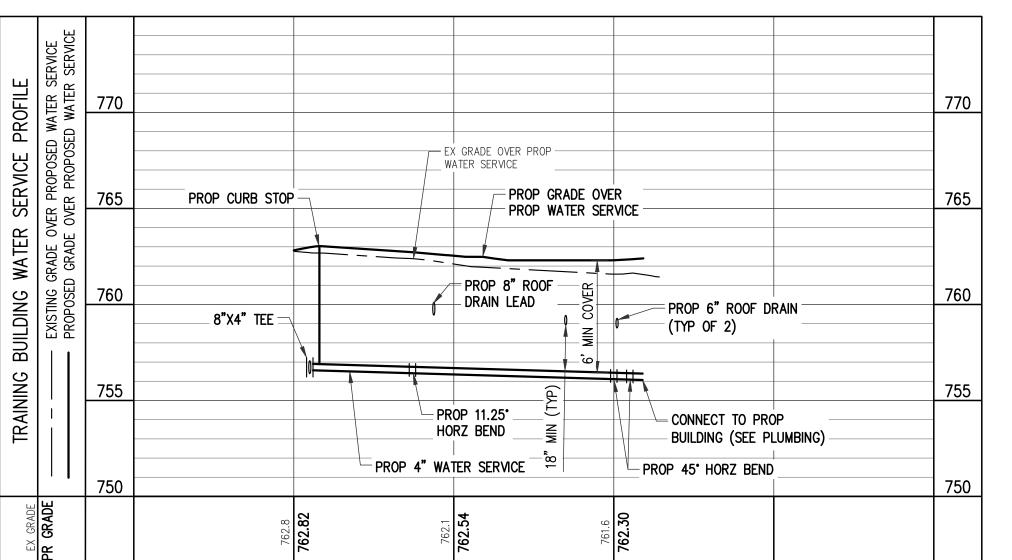
22-703

PROJECT NUMBER









PROP HYDRANT ASSEMBLY

— EX GRADE OVER — \_\_\_ PROP WATER MAIN \_

PROP 8"X6" REDUCER

PROP 8"X4" TEE

D

= PROP GRADE OVER -- PROP WATER MAIN -

PROP 6"

SANITARY

EX 30" STM

WATER MAIN FITTING TABLE				
NORTHING	EASTING			
766175.23	13027399.46			
766175.23	13027337.19			
766179.08	13027305.01			
766179.17	13027403.34			
766182.02	13027305.55			
766442.94	13027345.70			
766447.46	13027346.08			
	NORTHING 766175.23 766175.23 766179.08 766179.17 766182.02 766442.94			

770

765

755

750

CONNECT TO EX

PROP 8" GATE

- VALVE AND BOX -



8/26/2022

8/19/2022 8/12/2022

8/1/2022

5/31/2022

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PROJECT

WATER PLAN & PROFILE

SHEET TITLE

PROJECT NUMBER

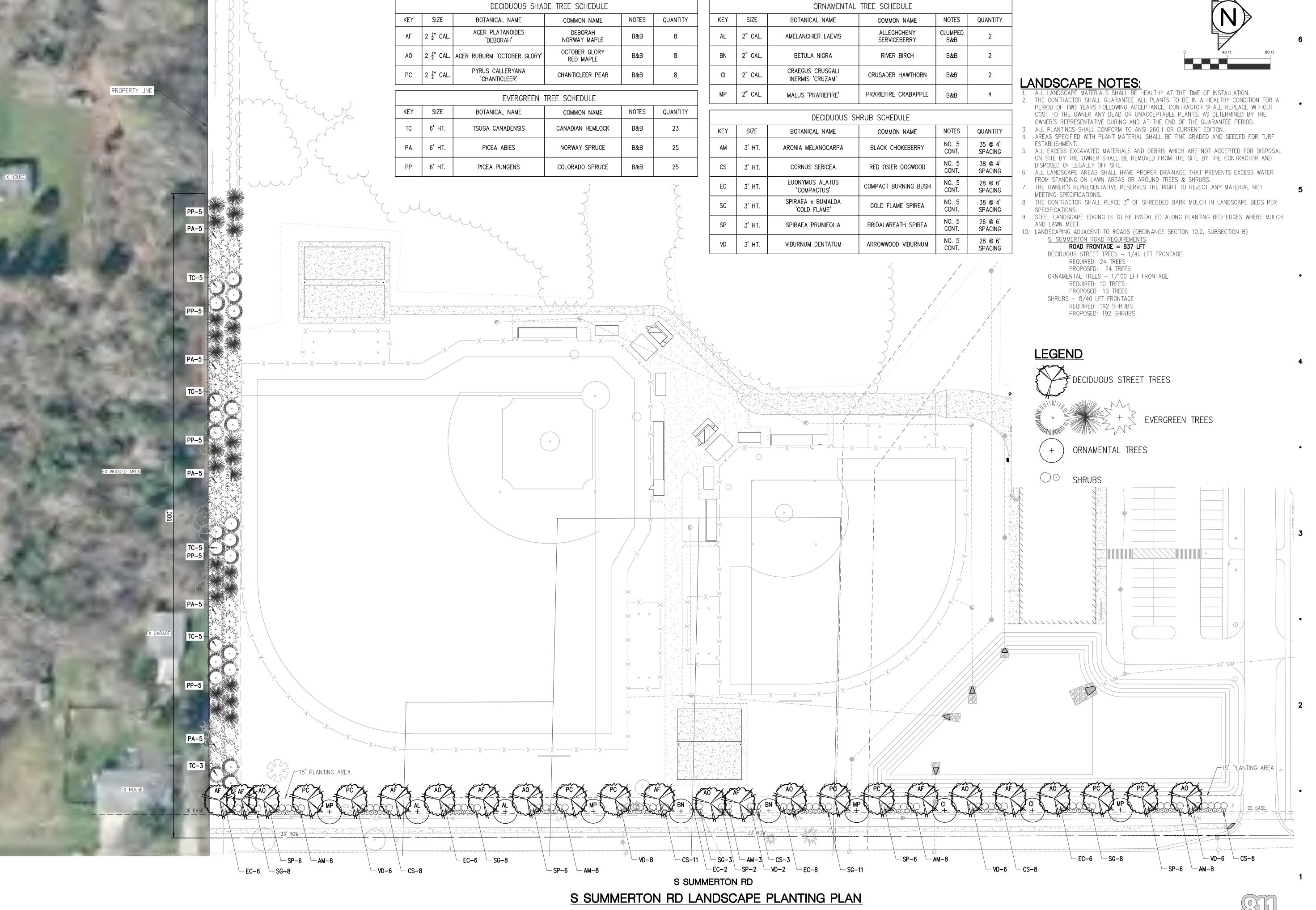
Call before you dig.

Know what's **below.** 

SHEET NUMBER

PROP 8" WATER MAIN-

С



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8/26/2022

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FINAL SITE PLAN REVIEW

ADDENDUM 1

ISSUED FOR BIDS



PROJECT

ROWE PROFESSIONAL SERVICES COMPANY

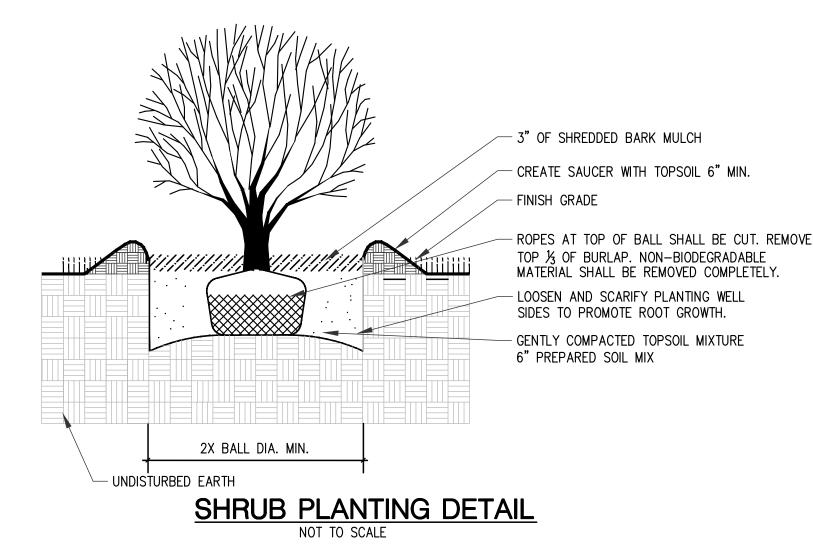
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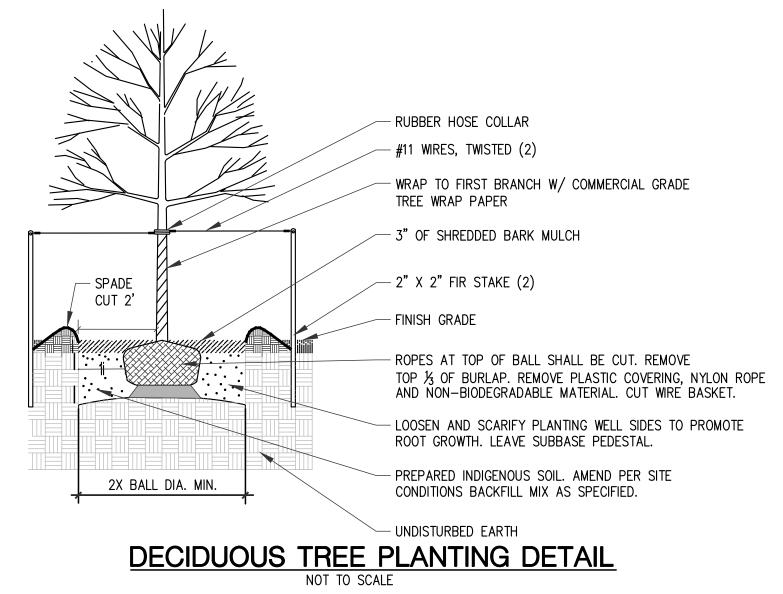
LANDSCAPE PLAN

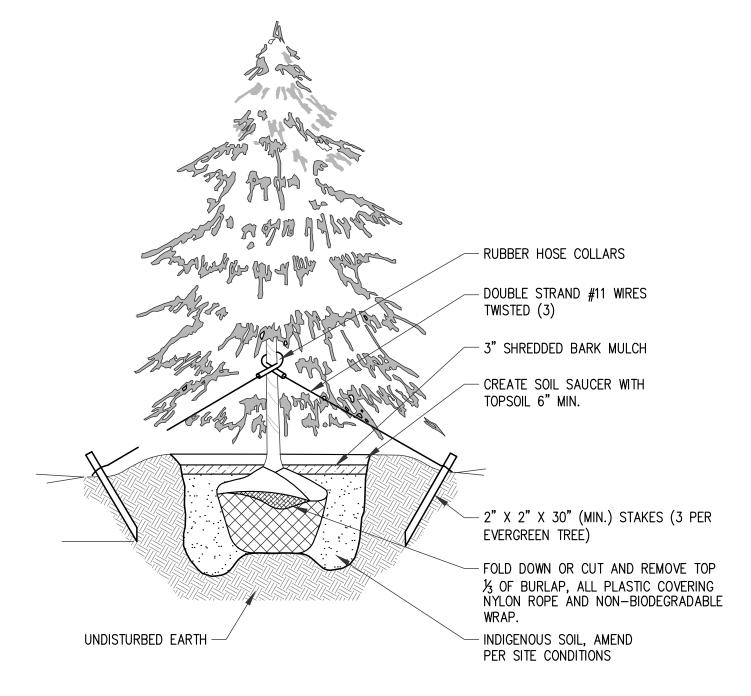
SHEET TITLE

22 - 703

Call before you dig.







TYPICAL EVERGREEN PLANTING DETAIL

NOT TO SCALE

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LANDSCAPE DETAILS

SHEET TITLE

22-703

PROJECT NUMBER

SHEET NUMBER

Know what's **below.** Call before you dig.

**ABBREVIATIONS** BCS - BABY CHANGING STATION DS - DOWN SPOUT CR - CARD READER FD - FLOOR DRAIN CB - CATCH BASIN EHD - ELECTRIC HAND DRYER MS - MOP SINK MB - MOP BUCKET PC - POP COOLER ICE - ICE MACHINE

TACKBOARD LENGTH

T - TRASH

R - RECYCLE

PCM - POPCORN MACHINE HDR - HOTDOG ROLLER

HWS - HAND WASH SINK

POS - POINT OF SALE

<u>GLASSBOARD</u>

30'-4"

FEC - FIRE EXTINGUISHER CABINET FEH - FIRE EXTINGUISHER HOOK

LENGTH + 100'-0" FLOOR ELEVATION FLOOR PLAN NOTES

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

 ALL DIMENSIONS ARE TO CENTER OF COLUMN, FACE OF STUD WALL, OR FACE OF MASONRY WALL, UNLESS NOTED OTHERWISE.

3. FINISH FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE

4. WHERE FLOOR DRAINS OCCUR, SLOPE FLOOR TO

5. # INDICATES PARTITION TYPE - SEE SHEET A-910.A FOR PARTITION DETAILS

6. ALL PARTITIONS TO BE TYPE 1A U.N.O.

8. ALL EXPOSED OUTSIDE CORNERS OF CMU TO BE BULLNOSE

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FIRST FLOOR PLAN TRAINING BUILDING

SHEET TITLE

22-703

PROJECT NUMBER

A-100

SHEET<sub>07</sub>NUMBER

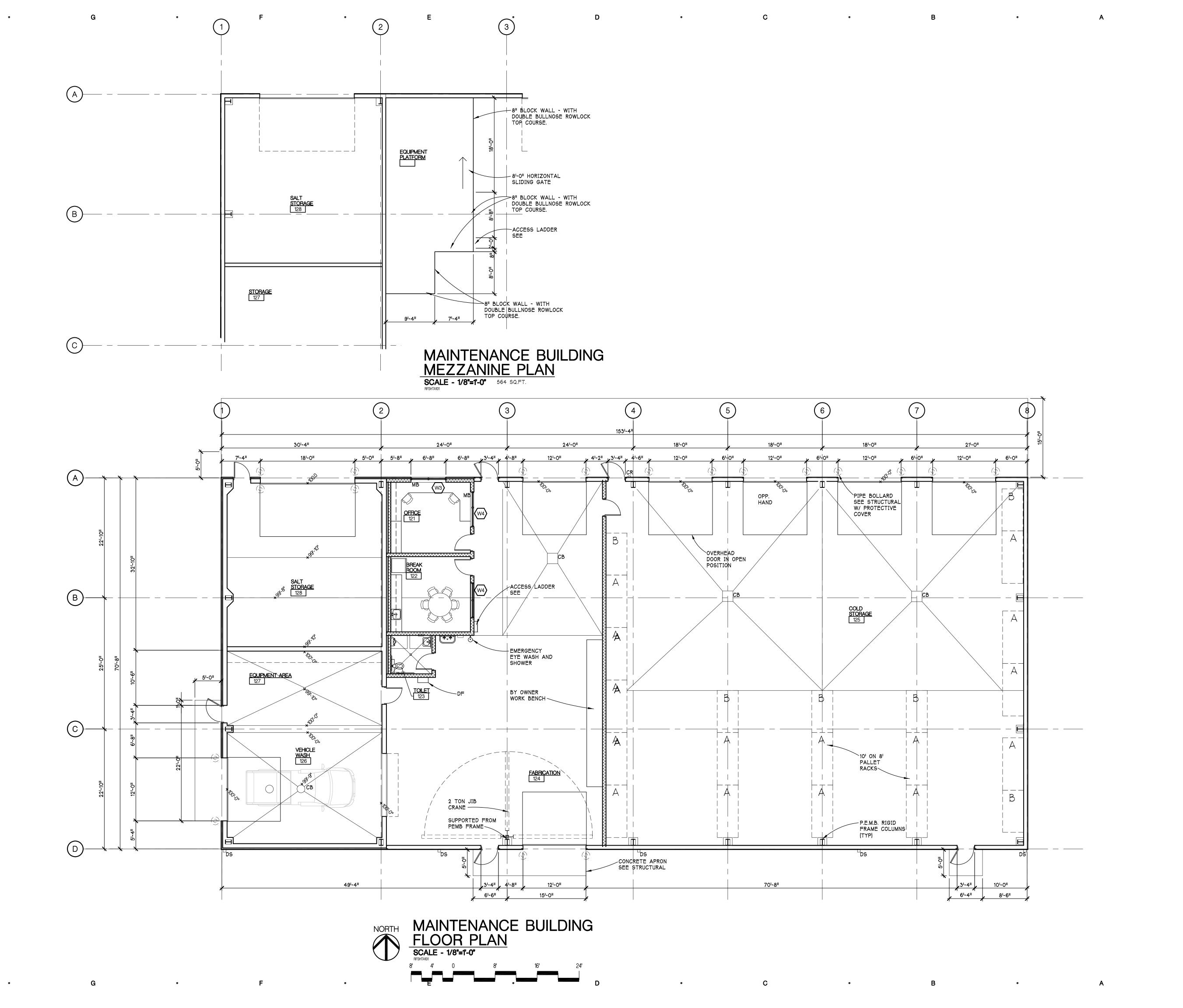
HOME PLATE

TRAINING BUILDING FLOOR PLAN

108<sup>1</sup>-0<sup>11</sup>

PITCHERS

24" DEEP— PLASTIC SHELVING



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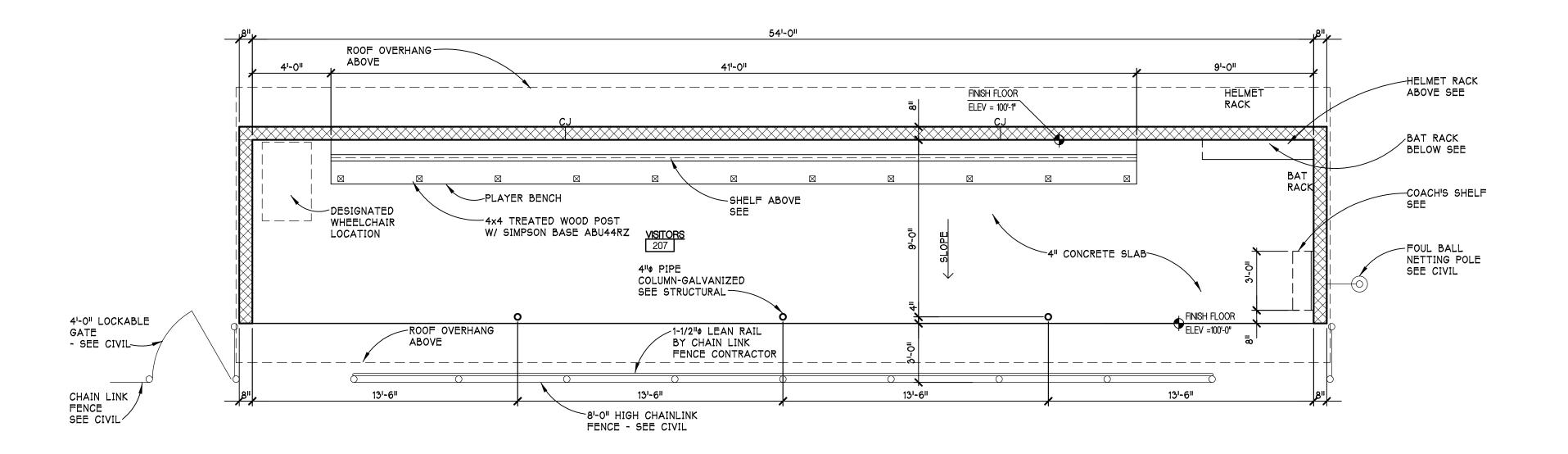
FIRST FLOOR PLAN MAINTENANCE BUILDING

SHEET TITLE

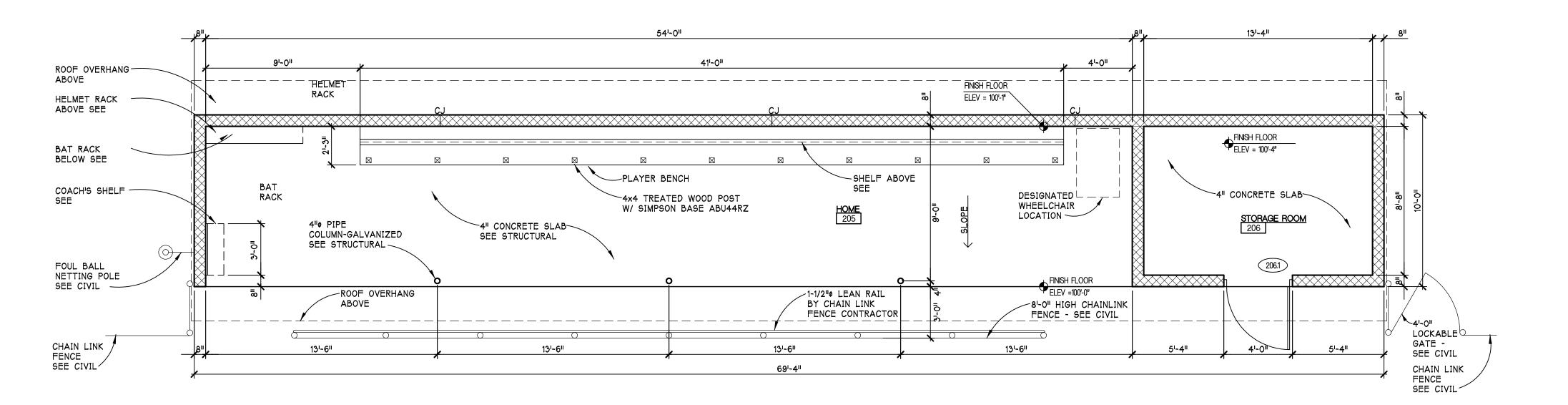
22-703

A-101

PROJECT NUMBER









### **FLOOR PLAN NOTES**

- 1. DIMENSIONS READ FACE TO CMU
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES
- 3. SEE FLOOR PLAN FOR FINISH FLOOR ELEVATIONS
- 4. ALL DIMENSIONED LUMBER FOR BENCHES AND SHELVING TO BE PRESSURE TREATED
- 5. CJ INDICATES MASONRY CONTROL JOINT

22-703

**BASEBALL** 

DUGOUT PLANS

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FINAL. SITE PLAN REVIEW 8/26/2022

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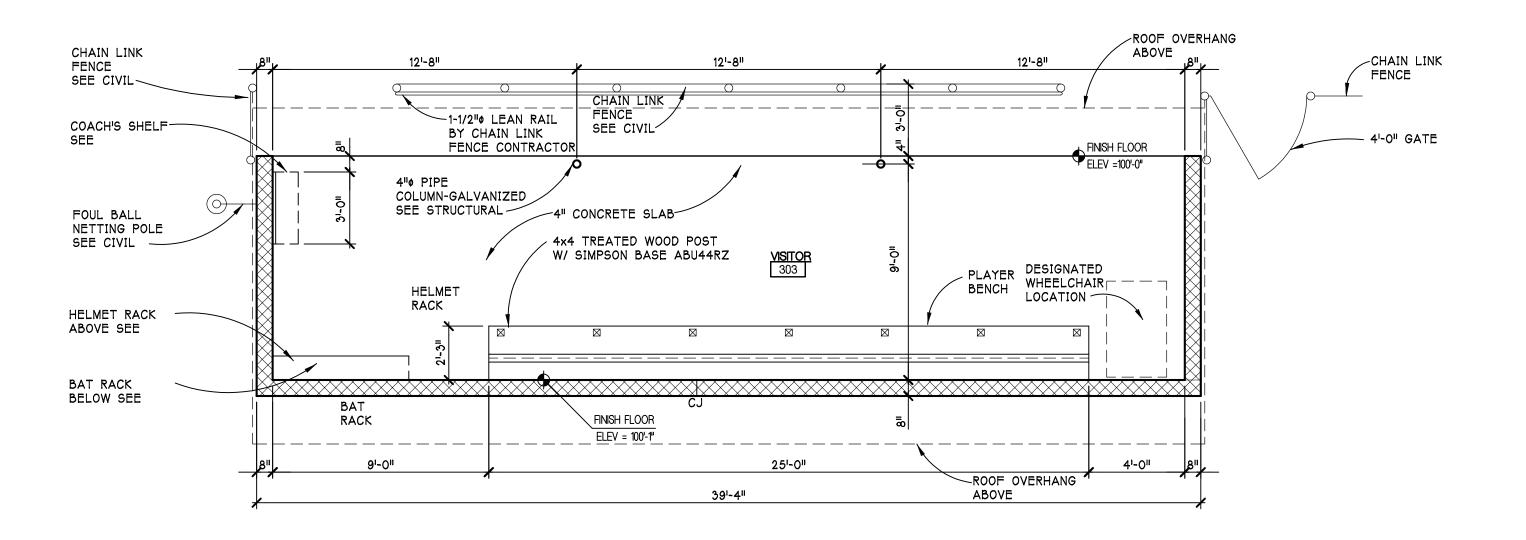
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PROJECT NUMBER

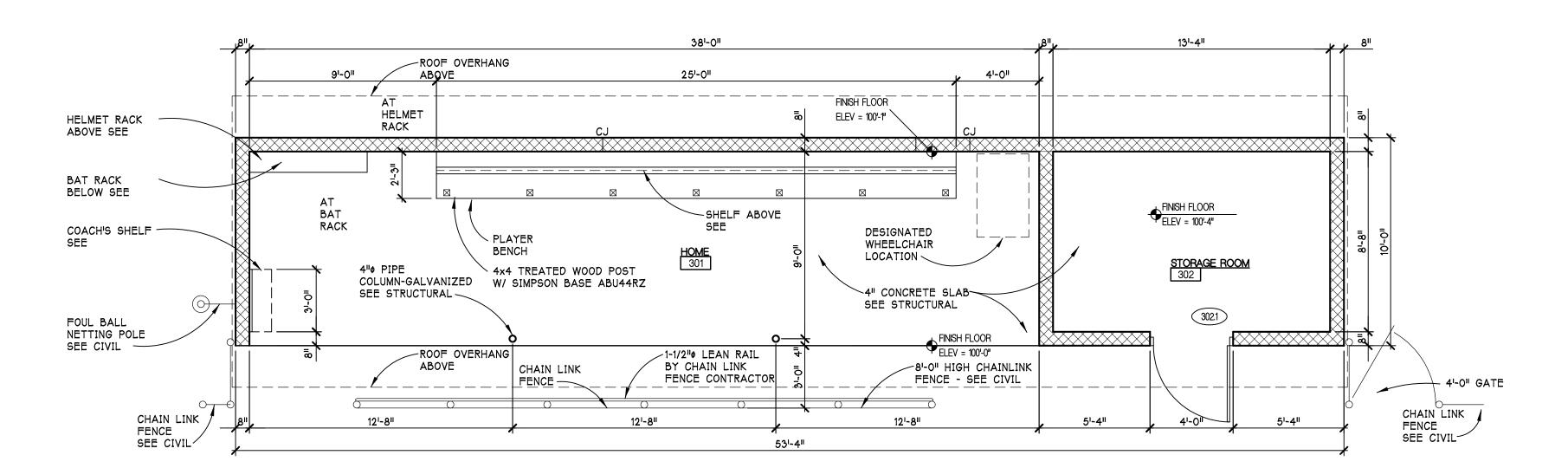
SHEET<sub>07</sub>NUMBER

SHEET TITLE

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### **FLOOR PLAN NOTES**

1. DIMENSIONS READ FACE TO CMU

- 2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES
- SEE FLOOR PLAN FOR FINISH FLOOR ELEVATIONS
- 4. ALL DIMENSIONED LUMBER FOR BENCHES AND
- SHELVING TO BE PRESSURE TREATED

5. CJ - INDICATES MASONRY CONTROL JOINT

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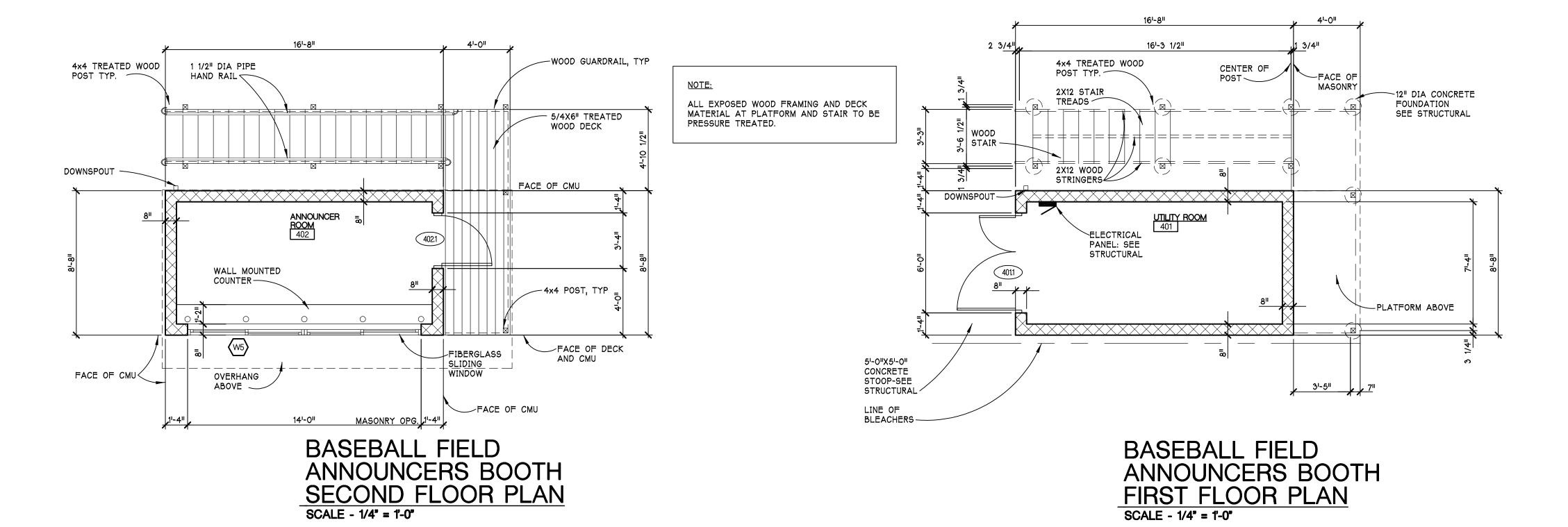
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SOFTBALL DUGOUT PLANS

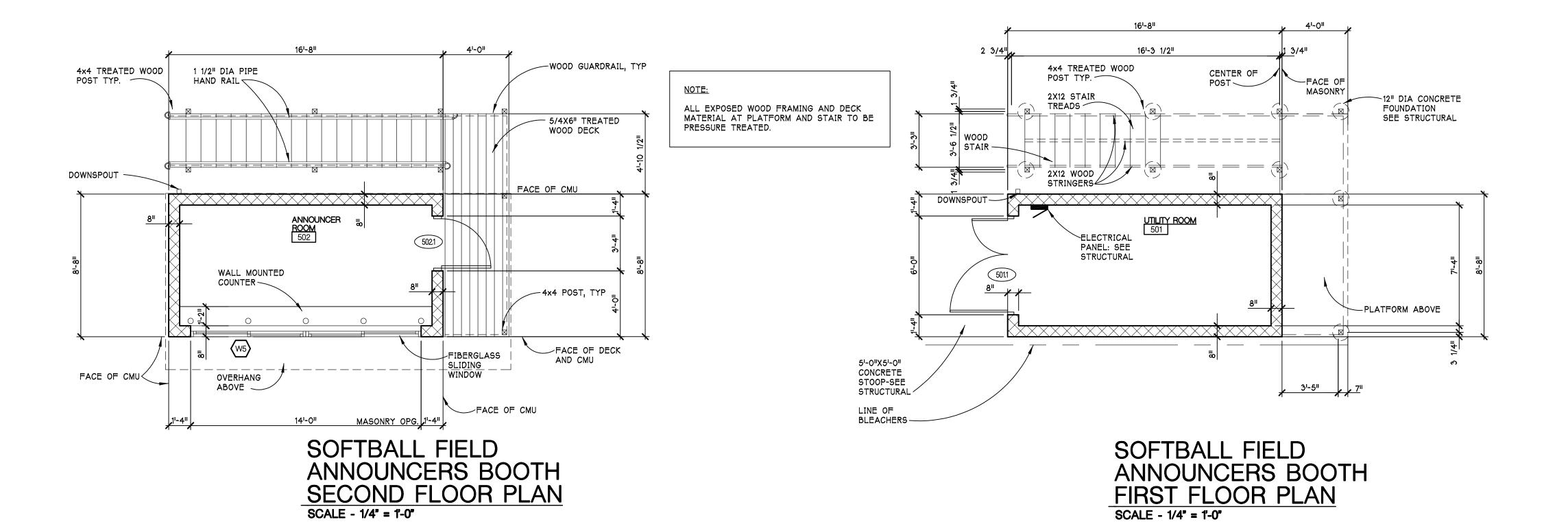
SHEET TITLE

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SCALE - 1/4" = 1'-0"



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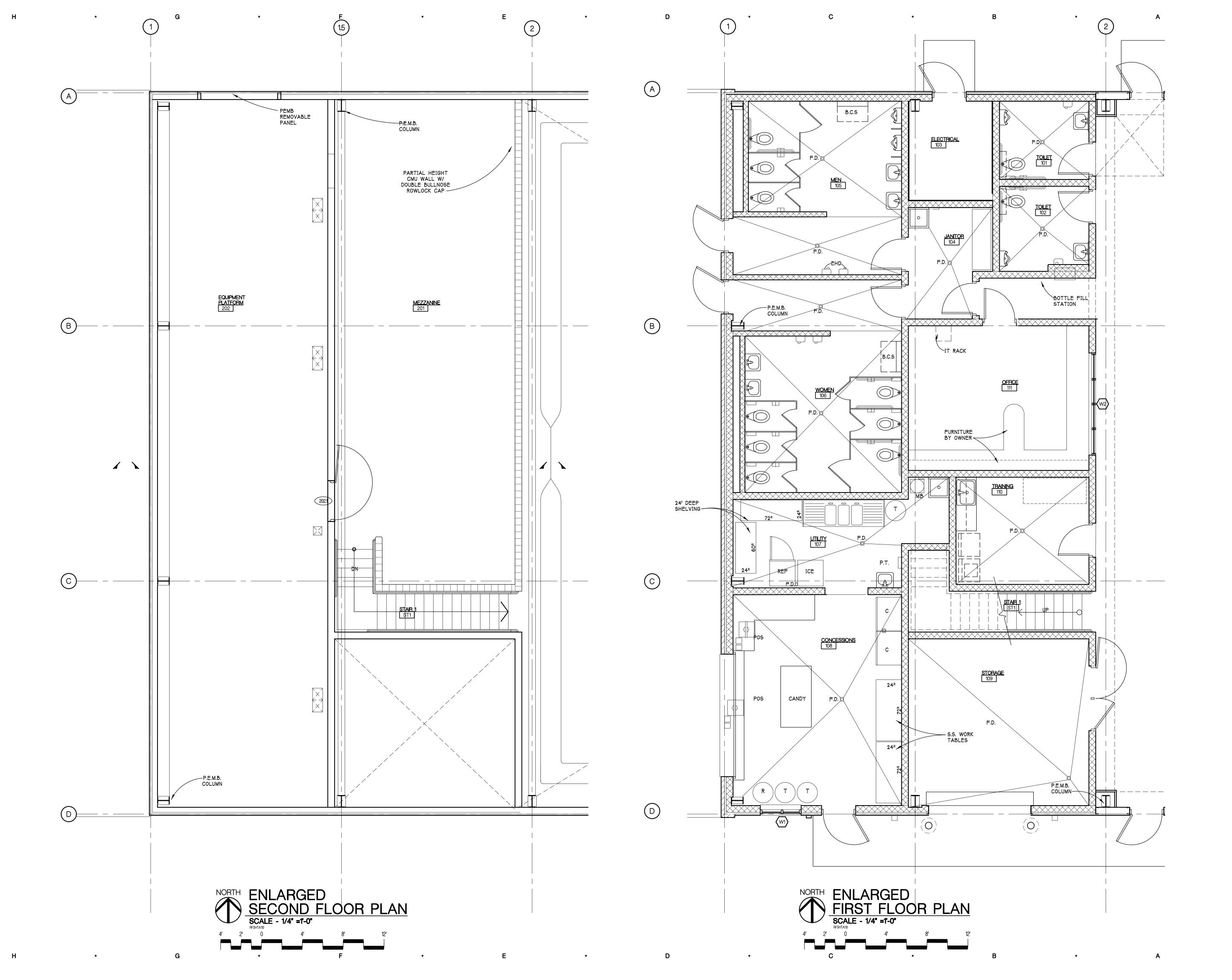
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**FIELD ANNOUNCER BOOTH PLANS** 

SHEET TITLE

22-703

PROJECT NUMBER



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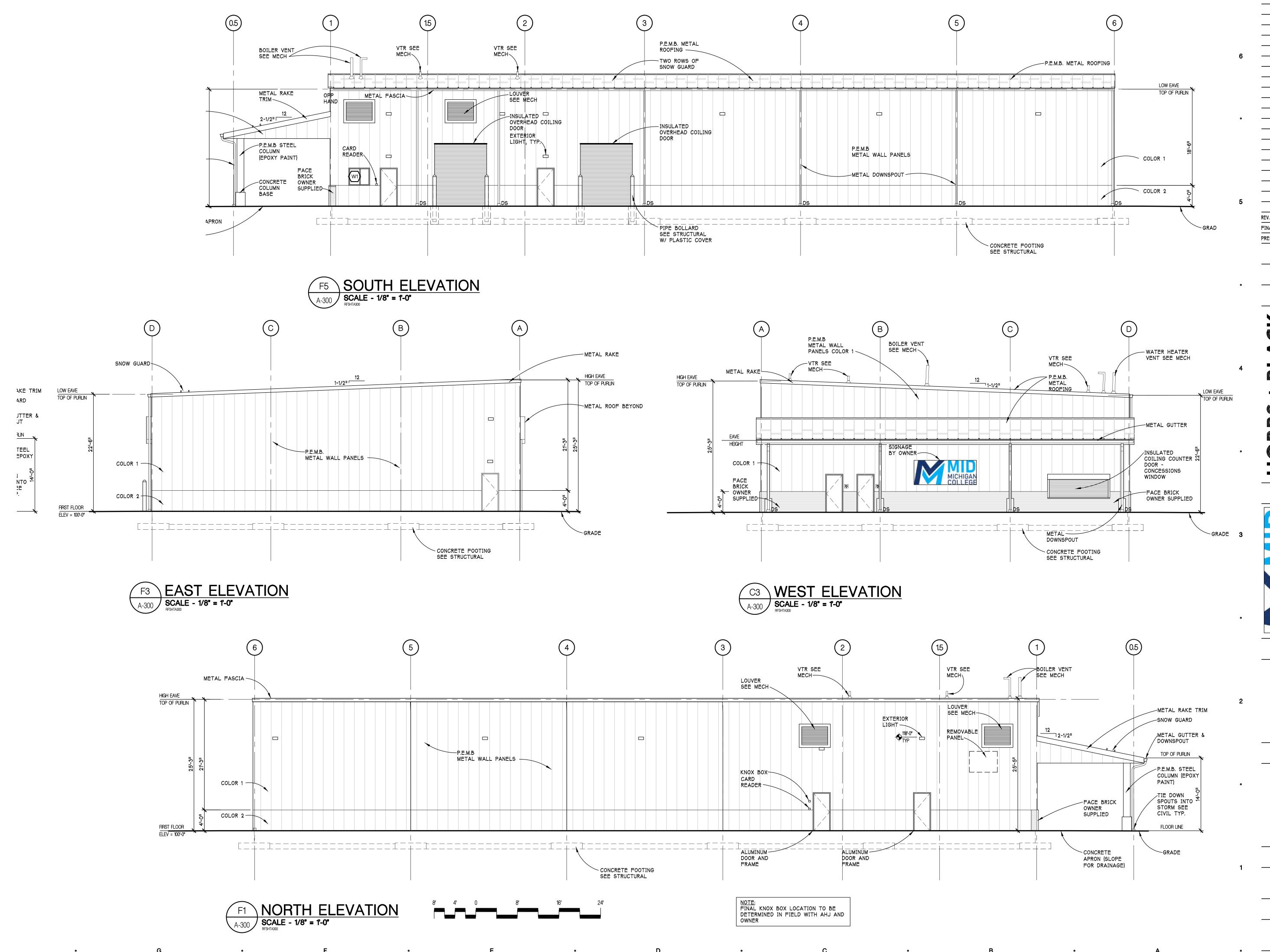
ENLARGED FLOOR PLAN

SHEET TITLE

22-703

PROJECT NUMBER

A-110



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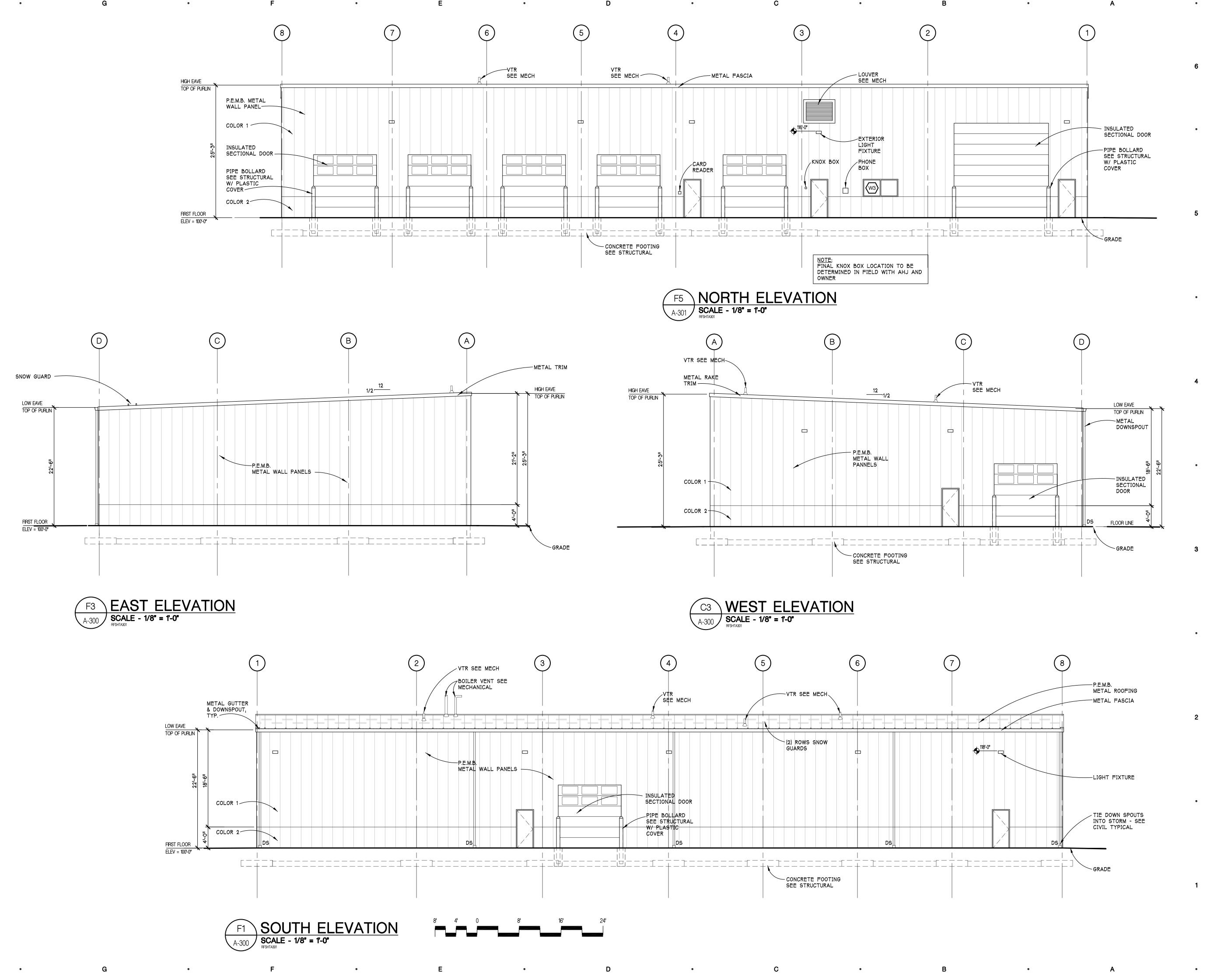
EXTERIOR ELEVATIONS TRAINING BUILDING

SHEET TITLE

22-703

PROJECT NUMBER

A-300



Sheet Size - 24x36

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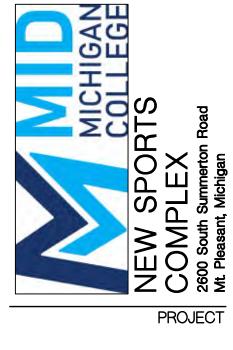
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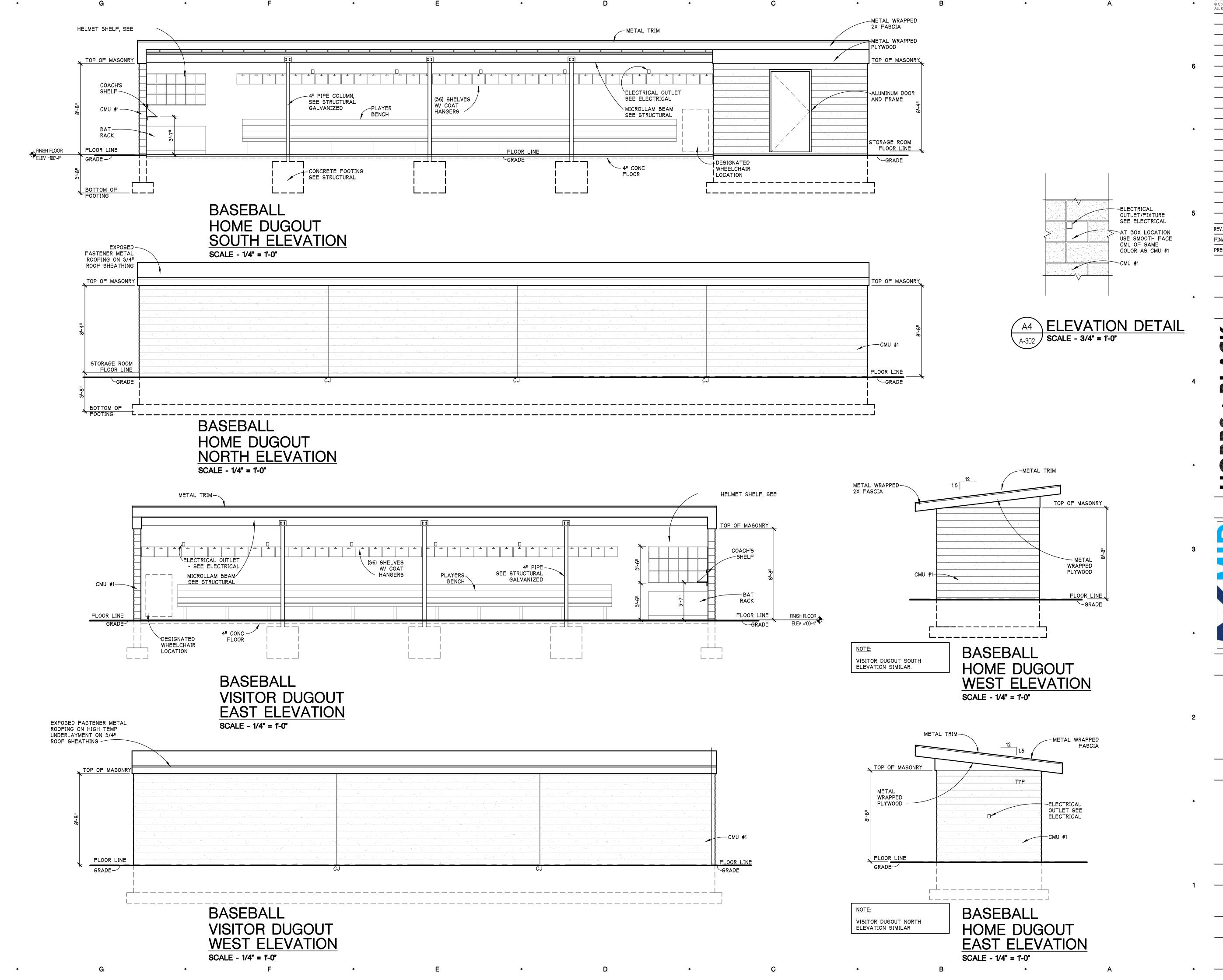
EXTERIOR ELEVATIONS MAINTENANCE BUILDING

SHEET TITLE

PROJECT NUMBER

22-703

A-301



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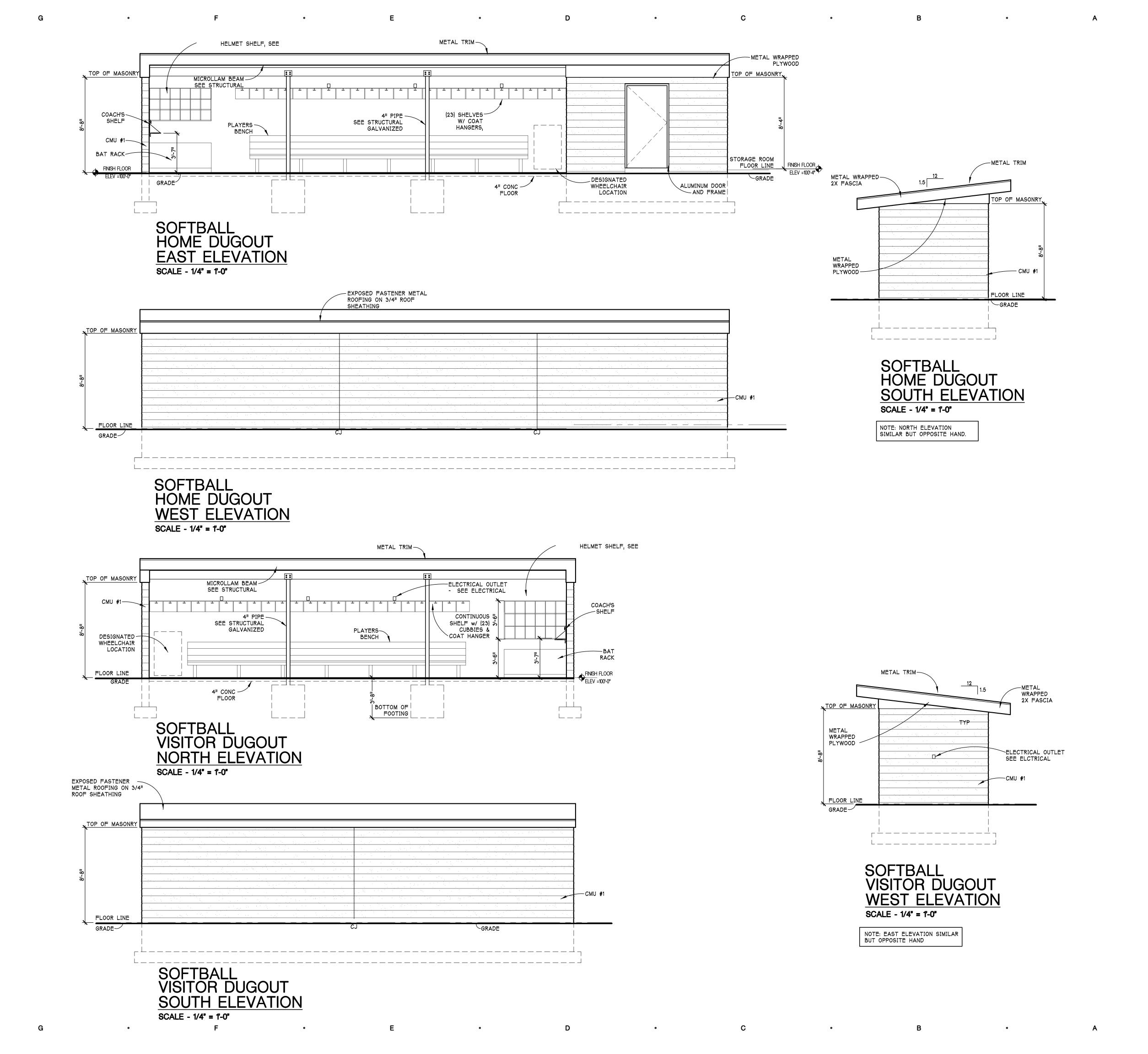
EXTERIOR ELEVATIONS BASEBALL DUGOUTS

SHEET TITLE

22-703

PROJECT NUMBER

A-302



Teet SIZE - Z4X30

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EXTERIOR ELEVATIONS SOFTBALL DUGOUTS

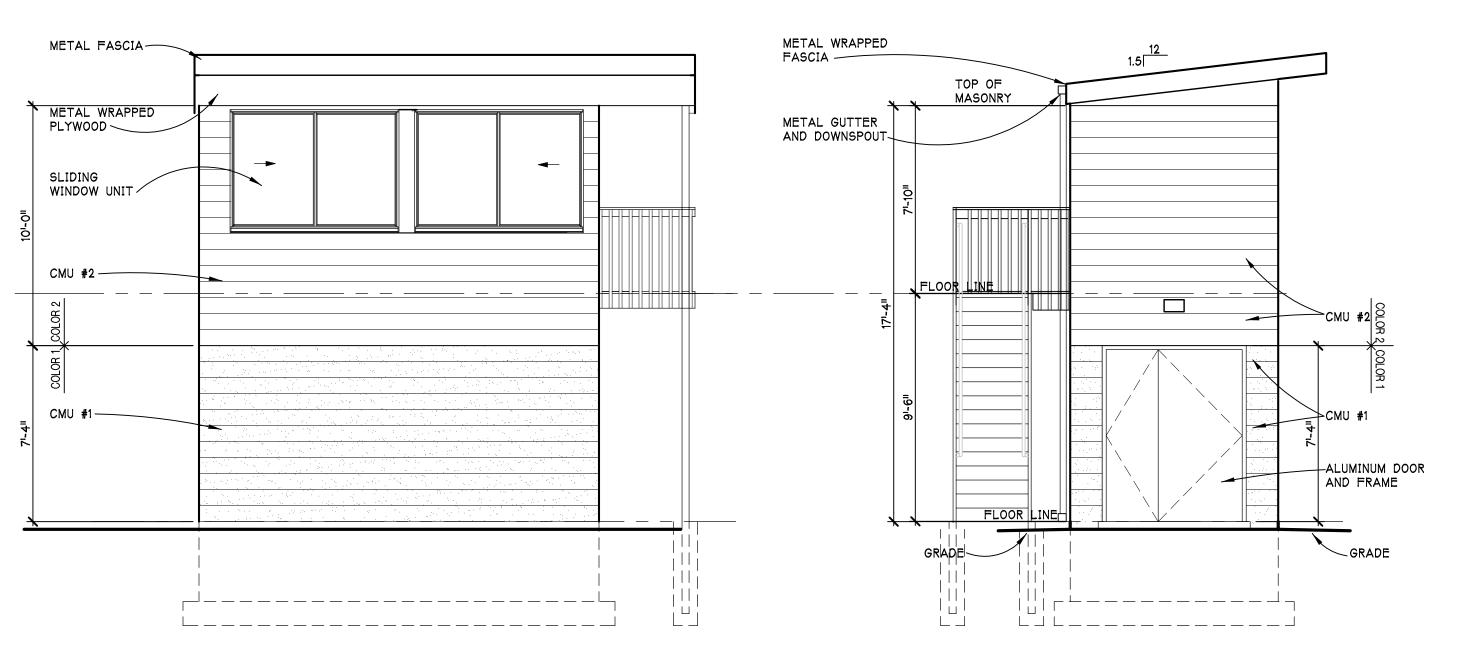
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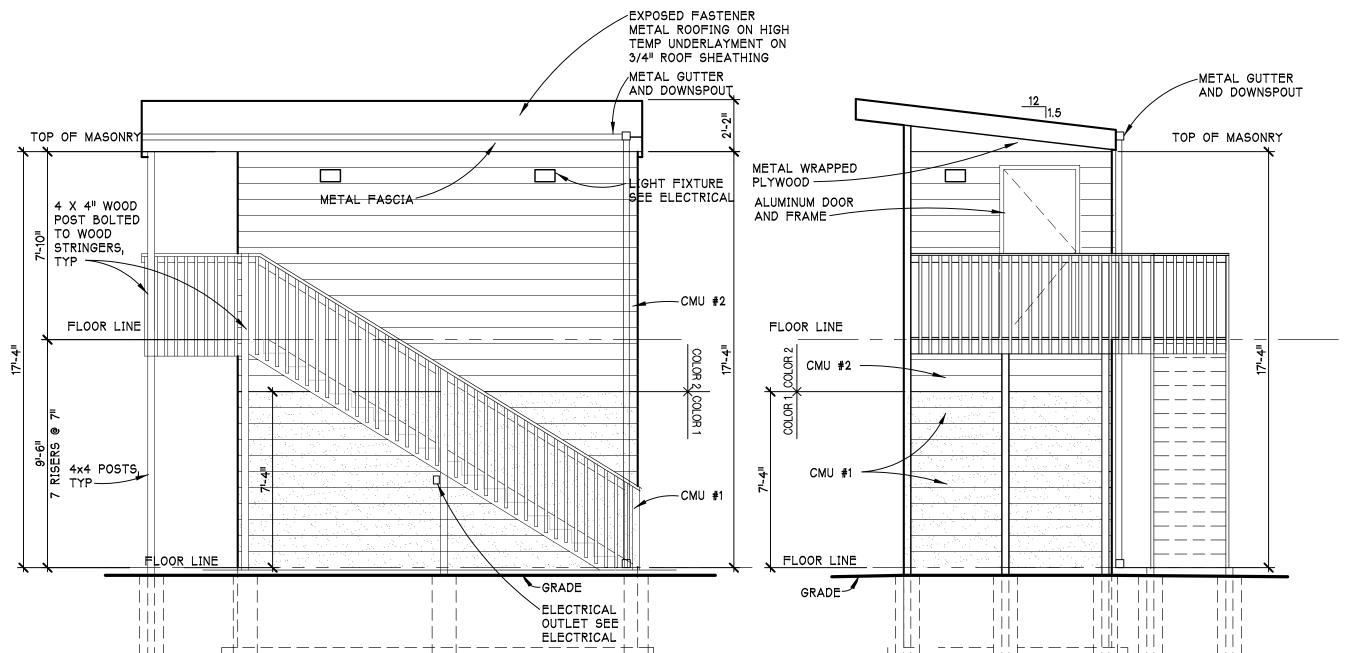
22-703

A-303

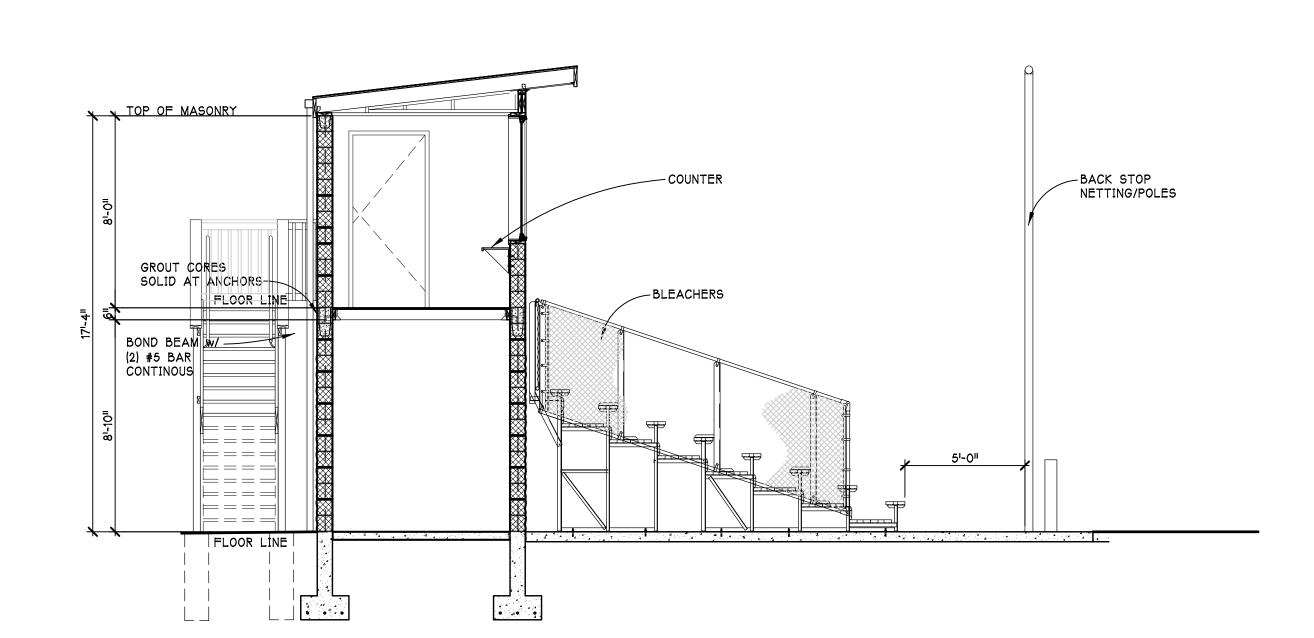
SHEET<sub>08</sub>NUMBER

PROJECT NUMBER

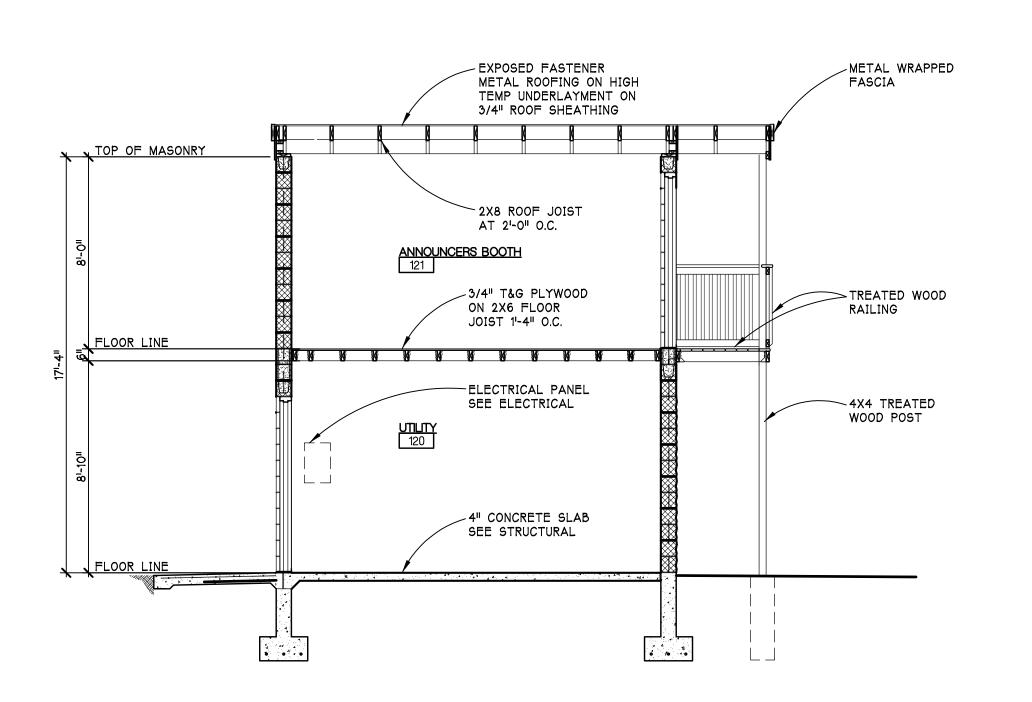




FIELD ANNOUNCER BOOTH SOUTH ELEVATION SCALE - 1/4" = 1'-0" FIELD ANNOUNCER BOOTH WEST ELEVATION SCALE - 1/4" = 1'-0" FIELD ANNOUNCER BOOTH NORTH ELEVATION SCALE - 1/4" = 1'-0" FIELD ANNOUNCER BOOTH EAST ELEVATION SCALE - 1/4" = 1'-0"



FIELD ANNOUNCER BOOTH SECTION B A-303 SCALE - 1/4" = 1'-0"



FIELD ANNOUNCER BOOTH SECTION A SCALE - 1/4" = 1'-0" PRELIM. SITE PLAN REVIEW 5/31/2022

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EXTERIOR ELEVATIONS ANNOUNCERS BOOTHS

SHEET TITLE

22-703

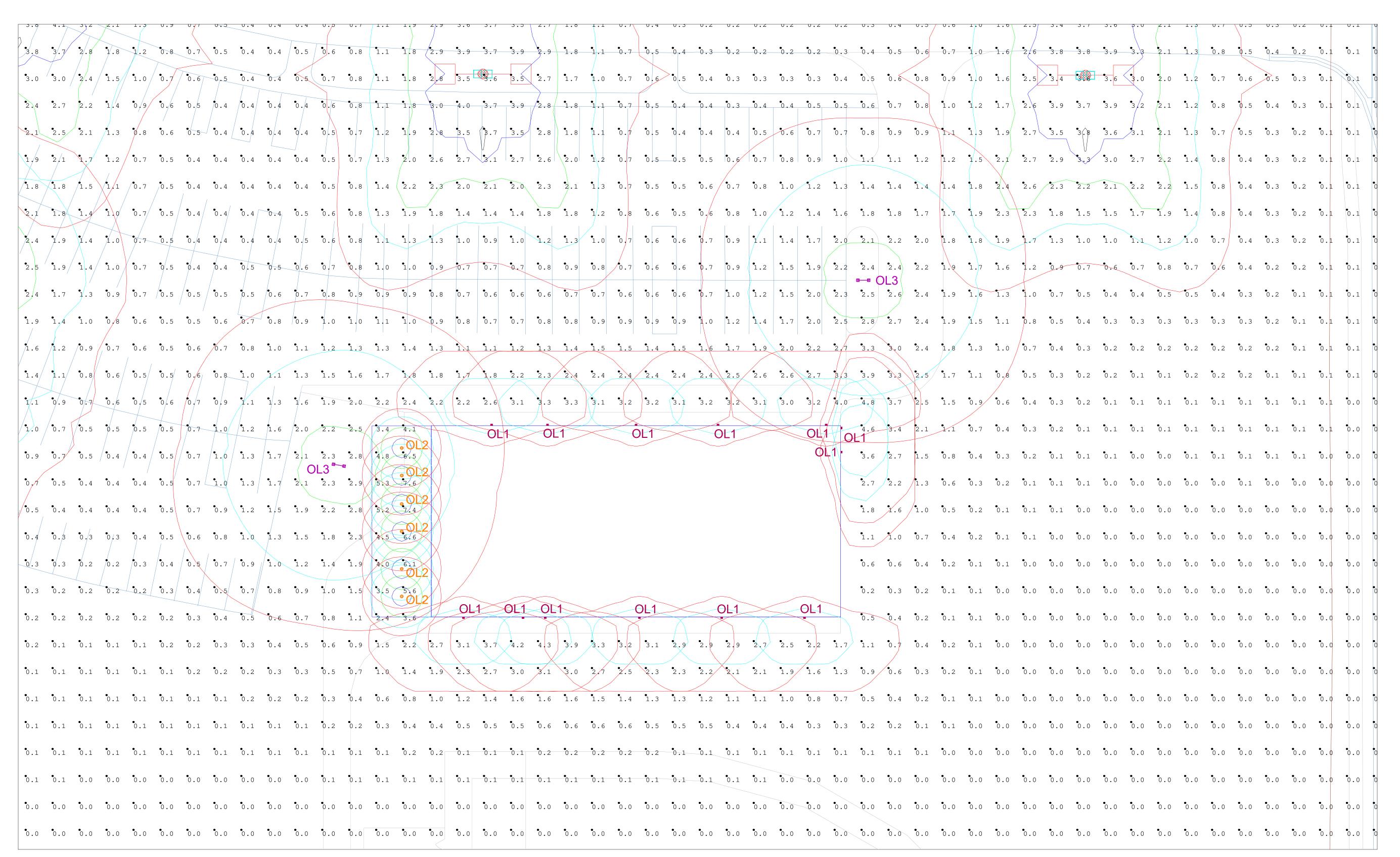
A-304

SHEET: NI IMBE

PROJECT NUMBER

PLAN REVIEW SHEET No.

L201



Scale: 1 inch= 18 Ft.

Luminaire	Schedule	<b>)</b>						
Symbol	Qty	Label	Lumens/Lamp	No. Lamps	Lum. Lumens	LLF	Lum. Watts	Description
	4	EX SB	36000	1	22968	0.750	0	AU1 400 MH (Volt) III LG (color)
	2	EX SA	36000	1	26194	0.750	0	AU1 400 MH (Volt) VQ LG (color)
	47	WDGE2_	LNE.A.	1	3369	0.900	32.1375	WDGE2 LED P3 30K 70CRI T3M
$\odot$	6	LX6C15	<b>0</b> N.A.	241	1396	0.900	15.8	LX6C15D010 EX6C159030 6LBWH
+	2	RSX2 LI	EDN.A.	1	10269	0.900	72.06	RSX2 LED P1 30K R5

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Site Planar	Fc	0.22	7.9	0.0	N.A.

SHEET No.

 $\overset{\bullet}{0.0}$   $\overset{\bullet}$ 0.00.0 0.00.0 0.00.0 0.00.0 $\overset{\bullet}{0}.0$   $\overset{\bullet}$ 0.00.0 0.00.0 0.00.0 0.00.0 0.00.0 0.00.0 0.00.0 $\overset{\circ}{0}.0$   $\overset{\circ}$  $\overset{\circ}{0}.0$   $\overset{\circ}$ 0.00.0 0.00.0 0.00.0 0.00.0 0.00.0 0.00.0 0.0

0.0 0.0

Scale: 1 inch= 20 Ft.

Luminaire	Schedule	;						
Symbol	Qty	Label	Lumens/Lamp	No. Lamps	Lum. Lumens	LLF	Lum. Watts	Description
4	4	EX SB	36000	1	22968	0.750	0	AU1 400 MH (Volt) III LG (color)
	2	EX SA	36000	1	26194	0.750	0	AU1 400 MH (Volt) VQ LG (color)
	47	WDGE2	LNE.A.	1	3369	0.900	32.1375	WDGE2 LED P3 30K 70CRI T3M
$\odot$	6	LX6C15	0N.A.	241	1396	0.900	15.8	LX6C15D010 EX6C159030 6LBWH
<u> </u>	2	RSX2 LI	DI.A.	1	10269	0.900	72.06	RSX2 LED P1 30K R5

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Site Planar	Fc	0.22	7.9	0.0	N.A.

L203

 $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.1}$   $\overset{\bullet}{0.2}$   $\overset{\bullet}{0.4}$   $\overset{\bullet}{0.7}$   $\overset{\bullet}{1.2}$   $\overset{\bullet}{1.7}$   $\overset{\bullet}{1.9}$   $\overset{\bullet}{2.0}$   $\overset{\bullet}{0.4}$   $\overset{\bullet}{2.7}$   $\overset{\bullet}{3.0}$   $\overset{\bullet}{3.3}$   $\overset{\bullet}{3.5}$   $\overset{\bullet}{3.6}$   $\overset{\bullet}{3.4}$   $\overset{\bullet}{3.1}$   $\overset{\bullet}{2.7}$   $\overset{\bullet}{1.2}$   $\overset{\bullet}{1.0}$   $\overset{\bullet}{1.2}$   $\overset{\bullet}{0.7}$   $\overset{\bullet}{0.1}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}$ 0.00.0 0.0 0.0 0.0 0.0 0.0 0.1 0.3 0.8 1.7 2.5 1.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.3 0.9 2.0 3.1 2 2.6 2.7 1.6 0.7 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.3 1.0 2.3 3.6 2.7 2.7 2.8 1.7 0.7 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.3 1.0 2.3 3.7 2.8 2.7 2.8 1.7 0.7 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.3 0.9 2.1 3.4 2.5 ΦL1 2.2 2.3 1.4 0.6 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.3 0.8 1.7 2.5 1.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.4 0.9 1.6 2.2 1.9 2.5 2.3 1.3 0.6 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 OL1 OL1 OL1 OL1 OL1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.2 0.4 0.9 0.6 0.0 $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.0}$   $\overset{\bullet}{0.1}$   $\overset{\bullet}{0.1}$   $\overset{\bullet}{0.2}$   $\overset{\bullet}{0.3}$   $\overset{\bullet}{0.3}$   $\overset{\bullet}{0.3}$   $\overset{\bullet}{0.4}$   $\overset{\bullet}{0.5}$   $\overset{\bullet}{0.5}$   $\overset{\bullet}{0.6}$   $\overset{\bullet}{0.6}$   $\overset{\bullet}{0.6}$   $\overset{\bullet}{0.6}$   $\overset{\bullet}{0.6}$   $\overset{\bullet}{0.5}$   $\overset{\bullet}$ 0.00.0 0.00.0 0.0

Scale: 1 inch= 15 Ft.

Luminaire	Schedule	<del>)</del>						
Symbol	Qty	Label	Lumens/Lamp	No. Lamps	Lum. Lumens	LLF	Lum. Watts	Description
4	4	EX SB	36000	1	22968	0.750	0	AU1 400 MH (Volt) III LG (color)
1	2	EX SA	36000	1	26194	0.750	0	AU1 400 MH (Volt) VQ LG (color)
<u> </u>	47	WDGE2	LNE.A.	1	3369	0.900	32.1375	WDGE2 LED P3 30K 70CRI T3M
$\odot$	6	LX6C15	0N.A.	241	1396	0.900	15.8	LX6C15D010 EX6C159030 6LBWH
( )	2	RSX2 LI	DN.A.	1	10269	0.900	72.06	RSX2 LED P1 30K R5

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Site Planar	Fc	0.22	7.9	0.0	N.A.

-LIGHTING POLE

---PROVIDE LEVELING NUT

BELOW POLE BASE

~3/4" ANCHOR BOLT

~PAVEMENT OR GRADE

(TYPICAL FOR 4)

-SCHED. 40 PVC

-CONDUIT COUPLING

-REINFORCED ROUND

PRECAST CONCRETE

BASE: 4000 PSI AT

-4 #7 WITH #3 TIES AT 12" O.C.

28 DAYS

LIGHTING POLE BASE DETAIL

1. PROVIDE PRECAST CONCRETE BASE AS MANUFACTURED BY

NORTHERN CONCRETE PIPE, INC. OR APPROVED EQUAL.

GALVANIZED, OR ELECTRICALLY CONDUCTIVE COATED STEEL

BOND ALL CONCRETE REINFORCEMENTS AND ANCHOR BOLTS

TOGETHER SO THAT SYSTEM IS ELECTRICALLY CONTINUOUS.

CONCRETE REINFORCEMENTS SHALL BE BARE, ZINC

-BOLT COVER

—BASE PLATE

~CHAMFER

DATE 09/21/2022

ISSUE REV. FINAL SITE PLAN REVIEW

SHEET No.







**Specifications** Depth (D2): Width: 11.5" (without options)

WDGE4 LED Precision Refractive

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated PROVED ALTERNATE MANUFACTURERS:

. COOPER "IST" SERIES 2. HUBBELL "TRP1" SERIES

WDGE LE	D Family O	verview									
Luminaire	Ontice	Standard EM, 0°C	Cold EM, -20°C	Concor			Approxima	ate Lumens (40	000K, 80CRI)		
Lummaire	Optics	Stalluaru EM, U C	Cold EM, -20 C	Sensor	P0	P1	P2	Р3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight		1,200	2,000	3,000	4,500	6,000	
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200		
WDGF3 LFD	Precision Refractive	15W	18W	Standalone / nl ight		7.500	8.500	10.000	12.000		

Ordering	Inform	nation		EXA	MPLE: V	VDGE2 LED P3 40K 80	CRI VF MVOLT SRM DDBX
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 <sup>1</sup> P1 <sup>2</sup> P2 <sup>2</sup> P3 <sup>2</sup> P4 <sup>2</sup>	27K 2700K  30K 3000K  40K 4000K  50K 5000K  AMB <sup>3</sup> Amber	70CRI <sup>4</sup> 80CRI LW <sup>3</sup> Limited Wavelength	T1S Type   Short T2M Type    Medium T3M Type    Medium T4M Type  V Medium TFTM Forward Throw Medium	MVOLT 347 <sup>5</sup> 480 <sup>5</sup>	Shipped included  SRM Surface mounting bracket  ICW Indirect Canopy/Ceiling Washer bracket (dry/ damp locations only) <sup>6</sup>	Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

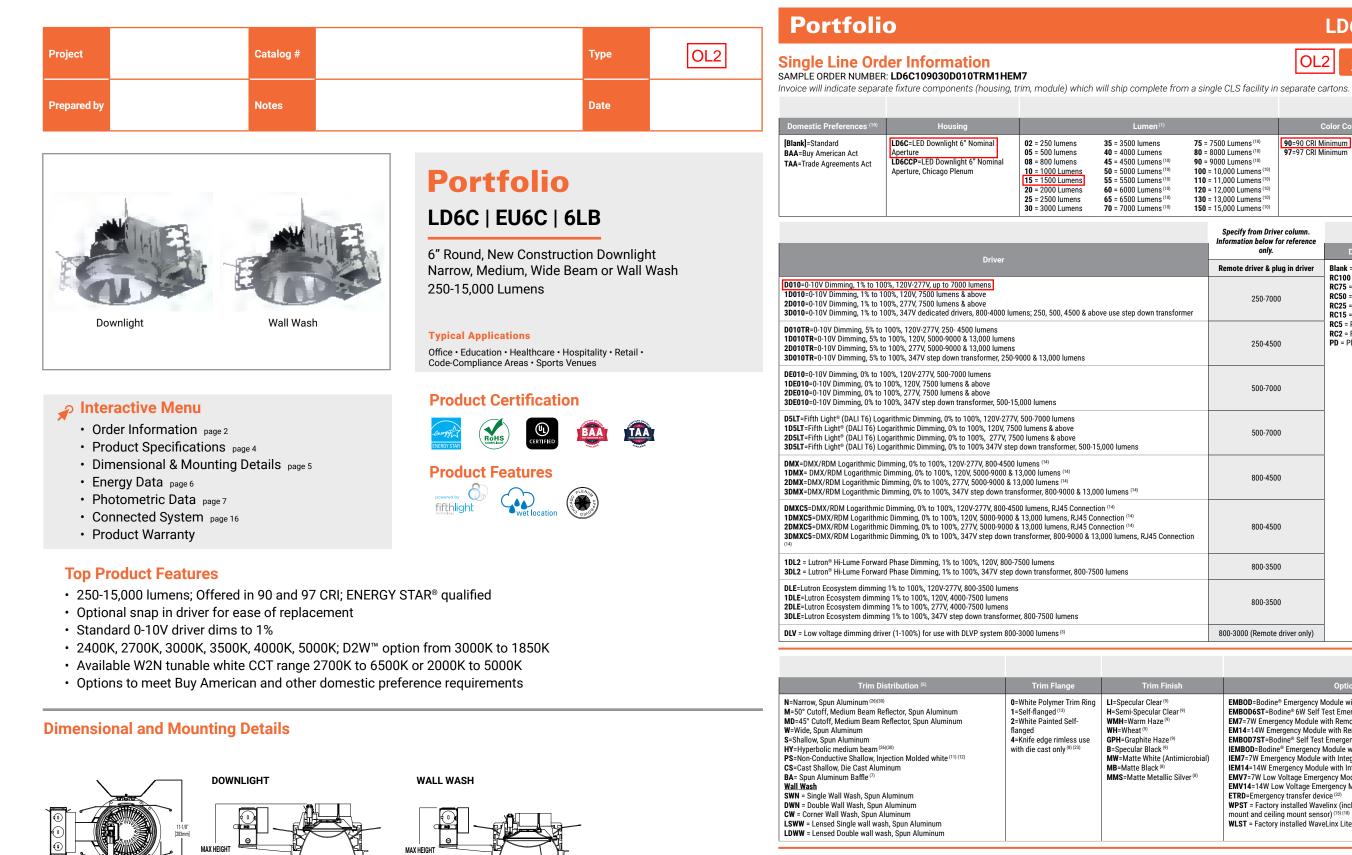
Standalone / nLight

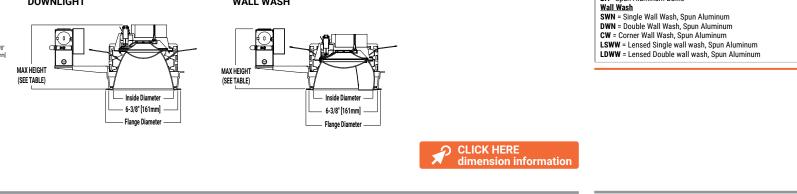
Options				Finish	
E10WH E20WC PE <sup>7</sup> DMG <sup>8</sup> BCE	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) Photocell, Button Type 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) Bottom conduit entry for back box (PBBW). Total of 4 entry points.	Standalone S PIR PIRH PIR1FC3V PIRH1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.  Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching  Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell preprogrammed for dusk to dawn operation.  Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell preprogrammed for dusk to dawn operation.	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural aluminur
BAA	Buy America(n) Act Compliant	NLTAIR2 PIR NLTAIR2 PIRH	ensors/Controls  nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.  nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. of box functionality	DWHGXD DSSTXD	Textured white Textured sandstone RCHITECT TO ELECT FINISH



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COMMERCIAL OUTDOOR







July 27, 2022 3:24 PM	Ligh

FEATURES & SPECIFICATIONS
INTENDED USE — These specifications are for USA standards only. Round Strai

purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option fo mounting area lights and floodlights. 

/ LITHONIA LIGHTING

**Pole Shaft:** The pole shaft is of 0.120" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote. Shaft wall thickness of .180" is available with certain tube diameters. **Pole Top:** Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra

handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap. **Handhole:** A reinforced handhole with grounding provision is provided at 12" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5" x 5" rectangular handhole is provided on pole.

Base Cover: A two-piece ABS round plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel or heavy duty two-piece cast aluminum full base cover. All base covers are finished to match pole. **Anchor Base/Bolts:** Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a

yield strength of 75,000 psi to 95,000 psi. **HARDWARE** – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel. **FINISH** – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty

Finishes. Factory-applied primer paint finish is available for customer field-paint applications. **BUY AMERICAN** – Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to <a href="https://www.acuitybrands.com/buy-american">www.acuitybrands.com/buy-american</a> for additional information. **WARRANTY** — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <a href="https://www.acuitybrands.com/support/warranty/terms-and-conditions">www.acuitybrands.com/support/warranty/terms-and-conditions</a>

**NOTE**: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

OUTDOOR

Catalog Number		
Notes		
Туре		

**Anchor Base Poles** 

**ROUND STRAIGHT STEE** 

## **RSS** Round Straight Steel Pole

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Portfolio

BAA=Buy American Act

**D010**=0-10V Dimming, 1% to 100%, 120V-277V, up to 7000 lumens **1D010**=0-10V Dimming, 1% to 100%, 120V, 7500 lumens & above

**D010TR**=0-10V Dimming, 5% to 100%, 120V-277V, 250- 4500 lumens

DE010=0-10V Dimming, 0% to 100%, 120V-277V, 500-7000 lumens

1DE010=0-10V Dimming, 0% to 100%, 120V, 7500 lumens & above 2DE010=0-10V Dimming, 0% to 100%, 277V, 7500 lumens & above

**10010TR**=0-10V Dimming, 5% to 100%, 120V, 5000-9000 & 13,000 lumens **20010TR**=0-10V Dimming, 5% to 100%, 277V, 5000-9000 & 13,000 lumens

DLE=Lutron Ecosystem dimming 1% to 100%, 120V-277V, 800-3500 lumens

**1DLE**=Lutron Ecosystem dimming 1% to 100%, 120V, 4000-7500 lumens

N=Narrow, Spun Aluminum (26)(30)

W=Wide, Spun Aluminum

S=Shallow, Spun Aluminum

BA= Spun Aluminum Baffle (7)

HY=Hyperbolic medium beam (26)(

CS=Cast Shallow, Die Cast Aluminum

M=50° Cutoff, Medium Beam Reflector, Spun Aluminum MD=45° Cutoff, Medium Beam Reflector, Spun Aluminum

PS=Non-Conductive Shallow, Injection Molded white (11) (12

3D010TR=0-10V Dimming, 5% to 100%, 347V step down transformer, 250-9000 & 13,000 lumens

**3DE010**=0-10V Dimming, 0% to 100%, 347V step down transformer, 500-15,000 lumens

D5LT=Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100%, 120V-277V, 500-7000 lumens

1D5LT=Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100%, 120V, 7500 lumens & above

DMX=DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V, 800-4500 lumens (14) 1DMX= DMX/RDM Logarithmic Dimming, 0% to 100%, 120V, 5000-9000 & 13,000 lumens (14)

2DLE=Lutron Ecosystem dimming 1% to 100%, 277V, 4000-7500 lumens
3DLE=Lutron Ecosystem dimming 1% to 100%, 347V step down transformer, 800-7500 lumens

DLV = Low voltage dimming driver (1-100%) for use with DLVP system 800-3000 lumens (3)

2D5LT=Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100%, 277V, 7500 lumens & above 3D5LT=Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100% 347V step down transformer, 500-15,000 lumens

2DMX=DMX/RDM Logarithmic Dimming, 0% to 100%, 277V, 5000-9000 & 13,000 lumens (14)
3DMX=DMX/RDM Logarithmic Dimming, 0% to 100%, 347V step down transformer, 800-9000 & 13,000 lumens (14)

1DMXC5=DMX/RDM Logarithmic Dimming, 0% to 100%, 120V, 5000-9000 & 13,000 lumens, RJ45 Connection (1

**1DL2** = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V, 800-7500 lumens **3DL2** = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 347V step down transformer, 800-7500 lumens

2DMXC5=DMX/RDM Logarithmic Dimming, 0% to 100%, 277V, 5000-9000 & 13,000 lumens, RJ45 Connection (4)
3DMXC5=DMX/RDM Logarithmic Dimming, 0% to 100%, 277V, 5000-9000 & 13,000 lumens, RJ45 Connection (4)

0=White Polymer Trim Ring LI=Specular Clear (9)

WMH=Warm Haze (

**B**=Specular Black (9)

MW=Matte White (Antimicro

MMS=Matte Metallic Silver (8)

1=Self-flanged (13)
2=White Painted Self-

4=Knife edge rimless use with die cast only (8) (23)

DMXC5=DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V, 800-4500 lumens, RJ45 Connection (14)

Aperture US = 500 lumens US = 500 lumens US = 500 lumens US = 500 lumens

**20010**-0-10V Dimming, 1% to 100%, 227V, 7500 lumens & above **3D010**-0-10V Dimming, 1% to 100%, 247V, 7500 lumens & above **3D010**-0-10V Dimming, 1% to 100%, 347V dedicated drivers, 800-4000 lumens; 250, 500, 4500 & above use step down transformer

45 = 4500 Lumens (10)

60 = 6000 Lumens (10)

**50** = 5000 Lumens (10) **55** = 5500 Lumens (10)

90 = 9000 Lumens (10

120 = 12,000 Lumens (10

nformation below for reference

250-4500

500-7000

500-7000

800-4500

800-4500

800-3500

800-3500

800-3000 (Remote driver only)

EMBOD=Bodine® Emergency Module with Remote Test Switch (25)

EMV7=7W Low Voltage Emergency Module with Remote Test Switch (4)

EMV14=14W Low Voltage Emergency Module with Remote Test Switch (4) ETRD=Emergency transfer device (32)

WPST = Factory installed Wavelinx (includes control module, sensor, cable, tile

EM14=14W Emergency Module with Remote Test Switch

EMBOD7ST=Bodine® Self Test Emergency Module (25) IEMBOD=Bodine® Emergency Module with Integral Test Switch (6) (25)
IEM7=7W Emergency Module with Integral Test Switch (6)

WLST = Factory installed WaveLinx Lite Sensor Kit (15) (17)

mount and ceiling mount sensor) (15) (18)

EMBODOST-Bodine® 6W Self Test Emergency Module with Remote Test Switch
EM7=7W Emergency Module with Remote Test Switch

temote driver & plug in driver Blank = Integral driver Blank = Without

RC25 = Remote 25ft (3)

RC15 = Remote 15ft (3)

RC2 = Remote 2ft (3) PD = Plug in Driver

RC100 = Remote 100ft (3) (33)
RC75 = Remote 75ft (3) (33)
RC50 = Remote 50ft (3) (33)
RC50 = Remote 50ft (3) (33)
Bar Hanger, 26"

		al shaft base all thickness <sup>1</sup> Mountin	g²	Options		Finish 13	
incre to th Ex: 2 20ft  (See infor for co orde infor TO POL BE 3 HE	rements, add -6 the pole height. 20-6 equals t 6in.) 4B 4-5B 5B e technical (See te	4" (.120")  4 1/2" (.120")  5" (.120")  5" (.120")  120  5" (.120")  125  130  135  130  135  139  135  139  139  139  139  139	2 at 90° 3 at 120° 4 at 90° (/RSX/AERIS™/OMERO™/HLA/KAX Drill 102³ 1 at 90° 2 at 180° 3 at 120° 3 at 120° 4 at 90° 1 mounting 3.4° 1.D 1 at 90° 1.D 2 at 180° 1.D 2 at 180° 1.D 3 at 120° 1.D 4 at 90° 1.D 4 at 90° 1.D 5 at 180° 1.D 6 at 180° 1.D 7 at 180°	Shipped inst L/AB  L/FBC  VD TP  HAxy FDLxy CPL12/xy CPL12/xy NPL12/xy NPL12/xy NPL134/xy NPL1/xy EHHxy BAA IC UL  NEC  Shipped sep (blank) FB (blank) TC (blank) HH	Less anchor bolts (Include when anchor bolts are not needed)  Less full base cover (include to order pole without a base cover)  Vibration damper <sup>6</sup> Tamper resistant handhole cover fasteners  Horizontal arm bracket (1 fixture) <sup>7,8</sup> Festoon outlet less electrical <sup>7,9</sup> 1/2" coupling <sup>7</sup> 3/4" coupling <sup>7</sup> 1" coupling <sup>7</sup> 1" threaded nipple <sup>7</sup> 3/4" threaded nipple <sup>7</sup> Extra handhole <sup>7,10</sup> Buy America(n) Act Compliant <sup>11</sup> Interior coating <sup>12</sup> UL listed with label (Includes NEC compliant cover) NEC 410.30 compliant gasketed handhole (Not UL Labeled)  larately  BC Full base cover (plastic)	finish) Galvaniz Galvaniz Custom Warrant	Dark bronze White Black Medium bronze Natural aluminur Galvanized finish

NOT	ES:				
	Wall thickness will be signified with a "B" (11 Gauge) or a "F" (7-Gauge) in nomenclature. "B"120"   "F"180"	6.	VD not available with 3" pole. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height. Example: Pole height is 25ft, A provision cannot be placed	8.	Horizontal arm is 18" x 2-3/8" 0.D. tenon standard with providing 12' rise. If ordering two horizontal arm at the specify with HAxyy. <i>Example: HA20BD</i>
۷.	PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The	7	above 16ft.	9.	FDL does not come with additional covering.
	combination includes a required extra handhole.	7.	Specify location and orientation when ordering option.  For "x": Specify the height above the base of pole in feet or feet and		Combination of tenon-top and drill mount includes extra
3.	Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.		inches; separate feet and inches with a "-".		Use when mill certifications are required.
			Example: $5ft = 5$ and $20ft 3in = 20-3$		Provides enhanced corrosion resistance.
4.	DM19RAD, DM28RAD and DM32RAD require a minimum top 0.D. of 4".  DM29RAD, DM39RAD and DM49RAD require a minimum top 0.D of 4.25".		For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.	13.	Finish must be specified. Additional colors available; see Colors brochure linked here (Form No. 794.3)
5.	Insert "1" or "2" to designate fixture size; e.g. DM19AST2.		Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C		

**A LITHONIA LIGHTING**® POLE-RSS OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

ith radius curve he same height, xtra handhole. see Architectural

LD6C | EU6C | 6LB

24=2400K 27=2700K 30=3000K 35=3500K

Long, Pair

Continued on next page.

PS520182EN page 2

HAND HOLE COVER

BOND EQUIPMENT

AND GROUNDING LUG —

GROUNDING CONDUCTOR

NO SCALE

NOTE:

TO BOLT ASSEMBLY -

**Example:** RSS 20 4-5B DM19 DDB

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# Charter Township Thion

#### **Community and Economic Development Department**

2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 241

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

TO: Planning Commission DATE: September 30, 2022

**FROM:** Peter Gallinat – Zoning Administrator **ZONING:** B-4, General Business District

**PROJECT:** PSPR22-15 final site plan approval application – Mid Michigan College Mt.

Pleasant Athletic Complex

**PARCEL(S):** PID 14-013-40-001-04, 14-013-40-002-00, 14-013-40-003-00, 14-013-40-012-00

OWNER(S): Mid-Michigan College

LOCATION: Approximately 47 acres located at 2600 S. Summerton Road in the SE 1/4 of

Section 13.

**EXISTING USE:** Mid-Michigan **ADJACENT ZONING:** B-4, R-1, SCIT, and Commercial/AG

College in Chippewa Township

**FUTURE LAND USE DESIGNATION:** *Recreation/Institutional*: This category is designated primarily for indoor/outdoor recreation both private and publicly owned.

**ACTION:** To review the updated PSPR22-15 final site plan dated 9/21/2022 for the Mid-Michigan College Sports Complex located at 2600 Summerton Road in the SE 1/4 of Section 13 and in the B-4 (General Business) 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.

#### **Background Information**

In March 2010, Mid-Michigan College was before the Planning Commission for approval of a 15,800 square foot addition to the south of their main building. In March of 2013, the College was again before the Planning Commission for the construction of a new Tech Center. Both additions have been open to the public since 2014. The College now proposes to construct a set of athletics-related improvements to their campus, including two (2) 10,500 square foot buildings for training and for maintenance, along with batting cages and two (2) new state-of-the-art fields for softball and baseball.

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

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

- 1. **Section 14.2.P. (Required Site Plan Information).** The site plan conforms to the minimum Section 14.2.P. information requirements for a final site plan. **CONFORMS**
- 2. **Section 8 (Environmental Performance Standards).** The hazardous substance reporting form and EGLE permit checklist are included in the application materials. **CONFORMS**
- 3. **Section 9 (Off-Street Parking, Loading Requirements).** The current parking layout contains five (5) parking areas with a total of 771 parking spaces. The project includes reducing parking spaces in lot 4 from 272 to 149 for a reduction of 123 spaces. The plan notes the total will then drop to 657 spaces which would be an elimination of 114 spaces. Section 9 only requires a minimum of one (1) space per employee based on the largest daily work shift plus adequate off-street parking for students and visitors based on anticipated use.

An updated parking study is included on sheet C-101, which addresses changes in student enrollment and includes a detailed usage survey which shows significant excess capacity in the existing parking areas. The survey includes both parking for students and College employees together. Staff has no objection to the proposed adjustments in the number of spaces and would recommend that the proposed number of spaces for the expanded site be accepted as presented.

Section 9.5.B.7 requires one (1) loading area for the maintenance building, which is now correctly depicted and dimensioned (15 feet by 70 feet) near the maintenance building on sheet C-303. Per Section 9.1.C.5 (Bicycle Parking), the minimum required amount of open short-term bicycle parking capacity is based on 5% of capacity for the sports complex, which in this case would be 24 bike spaces. Five (5) bicycle parking facilities to secure five bikes each (25-total) are proposed. Locations of these facilities have been revised to eliminate pedestrian and barrier-free conflicts. **CONFORMS** 

- 4. **Section 7.10 (Sidewalks and Pathways).** The applicant has proposed to provide additional 5-foot-wide sidewalk along S. Summerton Rd. from the south end of the existing sidewalk approximately 940 feet to the south lot boundary. In addition to sidewalks along the road frontages, there exists an internal path connecting parking lot 3 to parking lot 5 where the Morey Tech Center is located. A similar internal path has been added through the northeast parking lot with pavement striping to provide a safe pathway connection from the College to the athletic facilities. **CONFORMS**
- 5. **Section7.14 (Trash Removal and Collection).** Sheet C-106 identifies three (3) separate dumpsters inside of the enclosure, one of which will be utilized for recycling. A six-foot high wood fence dumpster enclosure with opaque (wood-on-metal-frame) gates is now proposed, which satisfies the screening requirements. **CONFORMS**

6. **Section 10 (Landscaping and Screening).** The updated landscape plan details are on sheets C-600 & C-601), and now include a low resolution aerial photo insert to indicate where adjacent residences are located to the immediate south of the baseball field. Per Section 10.3.A.4. standards, the landscape plan on sheet C-600 includes a proposed mix of evergreen trees along the southern border of the property where it abuts part of the adjacent property that is zoned R-1. The applicant chose not to follow staff's suggestion in our previous report to consider the alternative of a more naturalized approach to the greenbelt plantings along the S. Summerton Rd. frontage.

The planting calculations are based upon the correct formula for number of shrubs, ornamental trees, and deciduous trees, and the proposed landscaping improvements along the portion of S. Summerton Rd. frontage adjacent to the ballfields and other site improvements are consistent with Section 10 greenbelt standards. **CONFORMS** 

- 7. **Section 8.2 (Exterior Lighting).** A note on sheet C-300 confirms that the athletic fields are not proposed to be illuminated for nighttime activities. On the updated photometric plan (sheets L-201 L204), light intensity levels are consistent with the maximum 10.0 footcandles allowed per Section 8.2. Two (2) light poles are shown on page L-201. The height of these light poles on page L-204 will not exceed 22-feet and appear to be 21-feet in height. Six (6) recessed light fixtures (OL2 on the photometric plan) are proposed to be located under the covered porch roof on the west side of the training building. Specification sheets for all proposed lighting are included on sheet L-204. **CONFORMS**
- 8. **Outside agency approvals.** All required outside agency permits or approvals have been provided or are assured of approval. The Township has received approvals for the project from the Township Public Services Department, County Transportation Commission, County Road Commission, and Mt. Pleasant Fire Department. In addition, The Twp. Assessor has confirmed that everything is in order for approval of the land combination requested to merge the four (4) existing parcels into one (1) new parcel.

With regards to the County Drain Office, Township staff received a letter of confirmation from the Drain Commissioner that the re-location of the drain has been accepted and that they are working on completing the legal process for this re-location to occur. The Township also received a separate letter from the Drain Office confirming that the stormwater plan is consistent with the Township Stormwater Management Ordinance and that the stormwater application is approved. **CONFORMS** 

#### 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 final site plan conforms to the minimum Section 14.2.P. information requirements, and is fully consistent with the applicable standards for final site plan approval in Section 14.2.S.
- 2. All required outside agency permits or approvals have been provided or are assured of approval. The County Drain Office has accepted re-location of the drain and is working to complete the legal process to make the re-location official.
- 3. The application as presented is ready for Planning Commission review and action as a final site plan.

#### Recommendations

Based on the above findings, I would recommend that the PSPR22-15 final site plan dated 9/21/2022 for the Mid-Michigan College Sports Complex located at 2600 Summerton Road in the SE 1/4 of Section 13 and in the B-4 (General Business) District be approved as presented.

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

#### <u>Draft Motions</u>: PSPR 22-15 Mid Michigan College Mt. Pleasant Athletic Complex Updated Final Site Plan Review Application

MOTION TO APPROVE THE FINAL SITE PLAN AS PRESENTED:
Motion by, supported by, to approve the PSPR 22-15 final site plan dated September 21, 2022 for the Mid Michigan College Mt. Pleasant Athletic Complex located at 2600 Summerton Road in the southeast quarter of Section 13 and in the B-4 (General Business) zoning district, finding that the site plan fully complies with the 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 THE FINAL SITE PLAN WITH CONDITIONS:
Motion by
MOTION TO POSTPONE ACTION:  Motion by, supported by, to postpone action on the PSPR 22-15 final site plan for the Mid Michigan College Mt. Pleasant Athletic Complex located at 2600 Summerton Road until, 2022 for the following reasons:
MOTION TO DENY:  Motion by
the PSPR 22-15 final site plan dated September 21, 2022 for the Mid Michigan College Mt. Pleasant Athletic Complex located at 2600 Summerton Road in the southeast quarter of Section 13 and in the B-4 (General Business) zoning district, finding that the 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:

# Charter Township Of Union

#### **Community and Economic Development Department**

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

#### **ZONING ORDINANCE AMENDMENT REPORT**

TO: Planning Commission DATE: October 11, 2022

FROM: Rodney C. Nanney, AICP Community and Economic Development Director

**PROJECT:** PTXT 22-01 - Proposed Zoning Ordinance text amendments

**ACTIONS REQUESTED:** To introduce, discuss, and consider scheduling a public hearing for the

PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No. 20-06.

#### **Background Information**

During the adoption process for our current Zoning Ordinance No. 20-06 (which went into effect in September of 2020), our project consultant noted that with any comprehensive Zoning Ordinance update project it is expected that some details may be identified for correction as the new ordinance is implemented. In November of last year, an initial set of "punch list" amendments were adopted by the Board of Trustees after a Planning Commission public hearing and recommendation for approval.

As staff has continued to administer the new Zoning Ordinance, some additional issues have arisen that are best resolved through consideration of amendments. In addition, new or amended state laws require corresponding changes to the Zoning Ordinance.

#### **Summary of Proposed Amendments**

Additional background information is provided below to highlight various changes to the Zoning Ordinance included in this set of proposed amendments:

#### Correcting Gaps in the Allowable Uses.

The definition of "Public and Institutional Buildings and Uses" is proposed to be revised, and "Dwelling, Accessory," "Bakeries," "Printing, Copying, and Bookbinding Operations," and various recreation facilities are proposed to be added to eliminate staff-identified gaps in our current list of allowable uses in various zoning districts.

Where needed, appropriate standards for these uses have been added or updated in Section 6.

#### **Correcting Errors and Regulatory Conflicts.**

Several typographical errors are proposed to be corrected, and outdated references in a number of sections to Township Board approval of special uses will be removed. Changes in state law require us to amend the licensed capacity limits for family and group day care homes, and to insert "qualified residential treatment programs for 10 or fewer individuals" as an allowable use in districts where single-family dwellings are allowed.

A regulatory conflict identified by the Zoning Administrator related to provisions for nonconforming single-family dwellings is proposed to be resolved by inserting a new Section 12.6 to more properly and completely address the concerns of mortgage companies and insurance companies related to replacement of a damaged or destroyed nonconforming dwelling.

The responsibilities of the Zoning Administrator (listed in Section 13.5.B.) are also proposed to be updated to remove inconsistencies between the provisions of this subsection and the established job description for this position.

#### Planned Unit Development (PUD) Updates

The eligibility criteria and provisions for permitted uses in a PUD project are proposed to be updated to clarify and expand the criteria for consideration of a potential project for PUD review, to expand land use options that can be considered on a PUD Concept Plan, and to better integrate the Master Plan into the land use review component of the PUD review process. An additional amendment to the "regulatory flexibility" subsection is intended to allow proposed "limited deviations" to signage standards to also be considered as part of a PUD application.

#### Self-storage Buildings.

To correct a regulatory conflict, self-storage buildings are proposed to be added back into the table in Section 3.4 (to match the reference in Section 3.13). To minimize impacts on a vibrant business district and to maximize the economic development potential of the limited amount of vacant industrial land in the Township, additional location and site arrangement standards are proposed to be added to Section 6.38 and these facilities are proposed to be moved to require special use permit approval in the Industrial Districts. The minimum parking standard is also proposed to be revised to eliminate the potential for excessive or unnecessary required parking.

#### **Zoning Board of Appeals**

Amendments are proposed to consolidate all Zoning Board of Appeals-related provisions into one section (these provisions are currently incomplete and divided between Sections 13.4 and 14.4), to correct inconsistencies in the current text with sections 601, 603, and 604 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), to correct discrepancies in the application requirements, and to clarify and expand upon the variance criteria related to "substantial justice."

As part of the updates, a clarification is also proposed to be made related to the timing of application or appeal. For any land use, structure or other project that is subject by a provision of this Ordinance to review and action or interpretation by the Planning Commission or Zoning Administrator, an application to the Zoning Board of Appeals shall only be accepted for review and a public hearing subsequent to the conclusion of that administrative process.

#### **Board of Trustees Goals Addressed**

Board of Trustees goals addressed from Policy 1.0: Global End, of the Board of Trustees' Policy Governance document:

- 1. Community well-being and common good
- 3. Safety

#### 4. Health

#### 6. Commerce

The proposed set of amendments will help to ensure that the Township's Zoning Ordinance supports a sustainable community (1.0) and provides for fair and nondiscriminatory code enforcement (1.1.1.2). The updated provisions are intended in part to help ensure that all residents of all ages and abilities may enjoy a safe environment (1.3), have access to facilities that enable an active, healthy lifestyle (1.4), and can take pride in their community (1.1.1.3). The commerce-friendly changes proposed to the standards for the Business Districts and Industrial Districts are intended to support economic development and further encourage innovative and traditional commercial establishments to locate in the Township (1.6), while also providing for reasonable regulation of potentially undesirable businesses designed to minimize adverse impacts on neighboring properties and land uses (1.6.1).

#### **Objective**

Planning Commission review of the proposed set of Zoning Ordinance text amendments in anticipation of setting a public hearing date for the amendments.

#### **Recommendation**

The proposed set of Zoning Ordinance text amendments compiled by staff are ready for an introduction and initial review by the Planning Commission. If the Commission determines that the proposed amendments are ready for a public hearing, I would ask that the Planning Commission take action to set a public hearing date for the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06.

Please contact me at (989) 772-4600 ext. 232, or via email at rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

## CHARTER TOWNSHIP OF UNION ISABELLA COUNTY, MICHIGAN

ORDINANCE NO.	
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An ordinance to amend the Charter Township of Union Zoning Ordinance No. 20-06 by amending Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for repeal; to provide for severability; to provide for publication; and to provide an effective date.

Proposed additions to the current text of the Zoning Ordinance are highlighted below in <u>blue underlined text</u> and proposed deletions are shown using <u>red strikethrough text</u>. Where an entirely new section or sub-section is proposed, this is stated in the header, with the new text left unhighlighted for readability.

#### THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

#### PART ONE – Title

This Ordinance shall be known and may be referred to as the "Charter Township of Union Ordinance Number \_\_\_\_\_, Ordinance Amending the Charter Township of Union Zoning Ordinance."

#### PART TWO – Amendments to Section 2.2 (Definitions)

Section 2.2 (Definitions) is hereby amended to Delete "Unit" from "Dwelling, Accessory;" to revise the definition; to delete the duplicative "Dwelling, Accessory Apartment" definition; to amend the "public and institutional buildings and uses" to include K-12 school buildings in the definition; and to amend the state-licensed capacities of family and group child day care homes consistent with recent changes to state law.

#### Section 2.2 Definitions

Dwelling, Accessory Apartment: A dwelling unit that is accessory to and contained within a principal single family dwelling, and which is occupied by either persons related to the occupant of the principal residence by blood, marriage, or legal adoption; domestic servants; or gratuitous guests. An 'accessory apartment' commonly has its own kitchen, bath, living area, sleeping area, and usually a separate entrance.

**Dwelling Unit, Accessory:** A second<u>ary</u> dwelling <u>unit</u> that is <u>accessory to and</u> located on the same <u>property premises</u> as <u>a-the principal</u> dwelling <u>unit</u>, included in the same deed, title, <u>parcel/tax identification number as the principal dwelling unit</u>, and which cannot be sold <del>or leased separately from the principal dwelling unit, and which does not contain a kitchen</del>.

**Public and Institutional Buildings and Uses:** Principal structures dedicated to the use by the public or government operations. For the purposes of this Ordinance, Public and Institutional Buildings shall include libraries, museums, municipal offices, County, State, or Federal Offices, police and fire stations, K-12 schools, and other buildings used by the public or government. Exceptions: K-12 Schools, Colleges, universities Institutions of Higher Education, and publiclyowned recreational facility buildings shall be defined as described in this section, and shall not be considered Public and Institutional Buildings.

**State-Licensed Residential Facility:** Any structure constructed for residential purposes and licensed by the State of Michigan pursuant to Michigan Public Act 116 of 1973 (the Child Care Licensing Act) or Michigan Public Act 218 of 1979 (the Adult Foster Care Facility Licensing Act), including adult foster care facilities, foster family homes, foster family group homes, family day care homes, and group day care homes.

- B. <u>Child day care:</u> The care and supervision for periods of less than 24 hours a day of minor children, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.
  - (1) Family child <u>day</u> care home: A **private home** in which <del>one but fewer than <u>up to</u></del> seven (7) minor children are received for **child day care**, including a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.
  - (2) Group child <u>day</u> care home: A **private home** in which more than six but not more than 12 up to 14 minor children are received for **child day care**, including a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.

#### PART THREE – Amendments to Section 3.4 (Permitted Uses by District)

Section 3.4 (Permitted Uses by District) is hereby amended to remove a regulatory conflict by specifying the zoning districts where "Dwelling, Accessory" would be an allowable use, to insert "qualified residential treatment programs" as an allowable use consistent with recent state law changes, to correct a typographical error by inserting "universities" into the table, to clarify and expand provisions for recreation facilities in certain zoning districts, and to add bakeries and printing, copying, and bookbinding facilities into the business and industrial districts, as follows:

Key: A=Accessory Use P=Principal Permitted Use S=Special Use [blank]=Use Not Permitted

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	17	1-2	os	Use Standards
Residential Uses														
		_	)	)	)	J	J							0 11 0 1 1
Child or Day Care, Family Home	P	P	Р	Р	Р	Р	Р							Section 6.14

	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	1-1	1-2	so		
Land Use														Use	Standards
Qualified residential treatment program for 10 or	Р			1										C4	ion C 40
fewer individuals	니	<u>P</u>	<u>P</u>	민										Secti	ion 6.42
Public, Quasi-Public, and Recreational Uses															
Airports, Public or Private	S													Secti	ion 6.3
Amusement Parks								S						Secti	ion 6.4
Amusement Enterprises									Ρ						
Bus, Train, and other Forms of Transportation								Р	Ь	Ъ					
Systems, Passenger Stations								Г	Г	Г					
Business Schools, Colleges, Universities, and								Р	Р	Р					
Private Schools Operated for Profit								Г	Г	Г					
Campgrounds or Recreation Grounds	S													Secti	ion 6.10
Cemeteries, Public or Private, including	Р													Secti	ion 6.11
Mausoleums														Occi	1011 0.11
Conservation Areas, Public or Private	S														
Country Clubs and Golf Courses	S	S	S	S	S	S								Secti	ion 6.12
Health, Exercise Club, or Spa								Р	Р	Р					
Indoor Commercial or Privately-Owned								Р	Р	Р			<u>S</u>		
Recreation Facilities										-					
Indoor Publicly-Owned Recreation Facilities	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>			<u>S</u>	Secti	ion 6.34
Indoor Gun and Archery Range	S							Р	Р	Р					
Miniature Golf and/or Driving Ranges	S							S						Secti	ion 6.23
Municipal Public Utility Uses, such as Water															
Treatment Plants and Reservoirs, Sewage												Р			
Treatment Plants, including outdoor storage															
Outdoor Commercial or Privately Owned	<u>s</u>							S							
Recreation Facilities		_	_	_	_			_					1		
Outdoor Publicly-Owned Recreation Facilities	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>P</u>		
Private Clubs, Fraternal Organizations, and								Р	Р	Р					
Lodge Halls			0.0	0	0.0	0							0.0	0 1	5 0.04
Public and Institutional Buildings and Uses	S		S-P	_	_			_	_	_			<u>\$-P</u>		ion 6.34
Religious Institutions	S	S	Р	Р	Р	Р		Р	Р	Р			Р	Secti	ion 6.34
Theaters, Assembly Halls, Concert Halls, and								Р	Р						
Similar Places of Assembly											Р	_			
Trade or Industrial Schools  Commercial and Retail Uses											Р	Р			
								_	_					0	ion C 40
Bakeries  Drieting Conving and Bookhinding Operations								<u>Р</u>	P P	P P	P P	P			ion 6.43
Printing, Copying, and Bookbinding Operations								<u> </u>	브	<u>Ľ</u>	<u> </u>	<u>P</u>		Secti	ion 6.43
Other Uses															
Self-storage Facilities (Mini-Warehouse, Mini-								<u>S</u>	S		<u>P_S</u>	P-S		Secti	ion 6.38
Storage)															

#### PART FOUR - Amendments to Section 3.6 (AG, Agricultural District)

The lists of Principal Permitted Uses and Special Uses in Section 3.6 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the AG zoning district:
  - Qualified residential treatment programs for 10 or fewer individuals
- B. Add the following as allowable Special Uses in the AG zoning district:
  - Dwelling, Accessory
  - Indoor Publicly-Owned Recreation Facilities

- Outdoor Commercial or Privately-Owned Recreation Facilities
- Outdoor Publicly-Owned Recreation Facilities

#### PART FIVE - Amendments to Section 3.7 (R-1, Rural Residential District)

The lists of Principal Permitted Uses and Special Uses in Section 3.7 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-1 zoning district:
  - Qualified residential treatment programs for 10 or fewer individuals
- B. Add the following as allowable Special Uses in the R-1 zoning district:
  - Dwelling, Accessory
  - Indoor Publicly-Owned Recreation Facilities
  - Outdoor Publicly-Owned Recreation Facilities

#### <u>PART SIX – Amendments to Section 3.8 (R-2A, One- and Two-Family, Low-Density Residential District)</u> and to Section 3.9 (R-2B, One- and Two-Family, Medium-Density Residential District)

The lists of Principal Permitted Uses and Special Uses in Section 3.8 and Section 3.9 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-2A and R-2B zoning districts:
  - Qualified residential treatment programs for 10 or fewer individuals
  - Indoor Publicly-Owned Recreation Facilities
  - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the R-2A and R-2B zoning districts:
  - Dwelling, Accessory
- C. Move "Public and Institutional Buildings and Uses" from the list of allowable Special Uses to the list of Principal Permitted Uses in the R-2A and R-2B zoning districts.

# <u>PART SEVEN – Amendments to Section 3.10 (R-3A, Multiple-Family Residential District) and Section 3.11 (R-3B, Medium-Density Multiple-Family Residential District)</u>

The lists of Principal Permitted Uses and Special Uses in Section 3.10 and Section 3.11 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-3A and R-3B zoning districts:
  - Qualified residential treatment programs for 10 or fewer individuals
  - Indoor Publicly-Owned Recreation Facilities
  - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the R-3A and R-3B zoning districts:
  - Dwelling, Accessory

C. Move "Public and Institutional Buildings and Uses" from the list of allowable Special Uses to the list of Principal Permitted Uses in the R-3A and R-3B zoning districts.

# <u>PART EIGHT – Amendments to Section 3.13 (B-4, General Business District), Section 3.14 (B-5, Highway Business District, and Section 3.15 (B-7, Retail and Service Highway Business District)</u>

The lists of Principal Permitted Uses and Special Uses in Section 3.13, Section 3.14, and Section 3.15 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the B-4, B-5, and B-7 zoning districts:
  - Indoor Publicly-Owned Recreation Facilities
  - Bakeries
  - Printing, Copying, and Bookbinding Operations
- B. Add the following as allowable Special Uses only in the B-4 zoning district:
  - Outdoor Commercial or Privately-Owned Recreation Facilities
- C. Revise the titles of the following allowable Principal Permitted Uses in the B-4, B-5, and B-7 zoning districts:
  - Business Schools, Colleges, Universities, and Private Schools Operated for Profit
  - Indoor Commercial or Privately-Owned Recreation Facilities

## PART NINE – Amendments to Section 3.16 (I-1, Light Industrial District), 3.17 (I-2, General Industrial District)

The lists of Principal Permitted Uses and Special Uses in Section 3.16 and Section 3.17 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the I-1 and I-2 zoning districts:
  - Bakeries
  - Printing, Copying, and Bookbinding Operations
- B. Move "Self-storage Facilities (Mini-Warehouse, Mini-Storage)" from the list of allowable Principal Permitted Uses to the list of Special Uses in the I-1 and I-2 zoning districts.

#### PART TEN – Amendments to Section 3.18 (OS, Office Service District)

The lists of Principal Permitted Uses and Special Uses in Section 3.18 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the OS zoning district:
  - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the OS zoning district:
  - Indoor Commercial or Privately-Owned Recreation Facilities
  - Indoor Publicly-Owned Recreation Facilities
- C. Move "Public and Institutional Buildings and Uses" from the list of allowable Special Uses to the list of Principal Permitted Uses in the OS zoning district.

#### PART ELEVEN – Amendments to Section 3.19 (PUD, Planned Unit Development District)

Section 3.19 (PUD, Planned Unit Development District) is hereby amended to update subsection "A." (Eligibility Criteria) to clarify and expand the criteria for consideration of a potential project for PUD review, to update subsection "B.2." to also allow limited sign-related deviations to be proposed on the PUD Concept Plan, and to update subsection "C.1." (Permitted Uses) to expand land use options and replace references to underlying zoning and better integrate the Master Plan into the land use review process.

#### Section 3.19 PUD, Planned Unit Development District

#### A. Eligibility Criteria

To be eligible for Planned Unit Development approval, the applicant must demonstrate that the following criteria will be met:

- 1. Sufficient land area for proposed uses. The proposed PUD site includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PUD project, and to ensure compatibility between uses and the surrounding area. Minimum Size. The minimum size of a Planned Unit Development site shall be five (5) acres of contiguous land, unless the Planning Commission determines that at least one (1) of the following conditions exists:
  - a. <u>The proposed PUD site is located in the <u>East or the West</u> Downtown Development Authority <u>District</u> or <u>within the Mixed-Use</u> Bluegrass <u>Center</u> area <u>as described in the Master Plan</u>, in which case the site size may be less than five (5) acres.</u>
  - b. Furthermore, in the interest of maximizing the use of Planned Unit Development as a tool to promote high quality planning and development, the Planning Commission may permit a smaller Planned Unit Development outside of the DDA or Bluegrass area if: (a) The proposed project has unique characteristics and recognizable and material benefits (including historic and/or architectural value), and/or (b) that will be realized by the future users of the development and the Township as a whole, where such benefits would otherwise be unachievable under this Ordinance.
  - c. The parcel in question has unique characteristics that significantly impact development, such as significant blight, environmental contamination or obsolete buildings that would be fully resolved by the PUD project, unusual topography, or significant historical, cultural or archeological features tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements which cross the parcel.

In such case, the applicant shall submit a letter to the Township requesting a waiver of the minimum Planned Unit Development size requirements. The request shall be submitted prior to submittal of a site plan and application for Planned Unit Development approval. The Planning Commission shall review the request and make the final decision concerning a request to waive the Planned Unit Development size requirements.

- 2. Unified Control. The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with this Ordinance. The property owner must have a physical street address. The applicant shall provide legal documentation of single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans as part of the PUD application. These legal documents shall bind all development successors in title to any commitments made as a part of the documents. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is given to the Township Clerk Zoning Administrator.
- 3. Consistent with the purpose for the PUD District. The proposed PUD is consistent with the Statement of Purpose for the PUD District in Section 3.19.
- 4. Compatibility with the Master Plan. The intent and all of the proposed uses within the requested PUD zoning district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site, , unless the Planning Commission determines that conditions have changed significantly since the Plan was prepared or new information supports a change.
- 5. Availability and capacity of services. The proposed type and intensity of use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.

#### B. Regulatory Flexibility

2. Such deviations may include limited modifications to specific requirements found in Sections 4 through 10 11 of this Ordinance that apply to the PUD project, and to specific PUD project design standards found in this Section.

#### C. Permitted Uses and Density

- 1. **Permitted Uses.** The following uses shall be permitted in a Planned Unit Development, unless a broader mixture of uses is called for on the land in question in the Master Plan subject to Planning Commission recommendation and Township Board approval:
  - a. If the underlying zoning is R 1, R 2A, R 2B, R 3A, or R 3B: any use allowed as principal permitted use or special use within the specified district.
  - b. 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.
  - c. If the underlying zoning is B-5: any use allowed as principal permitted use or special use within the B-5 district and shopping centers.

- d. If the underlying zoning is B-7: any use allowed as principal permitted use within the B-7 district, one- and two-family dwellings, and multiple-family dwellings.
- e. If the underlying zoning is I 1 or I 2: any use allowed as principal permitted use within the specified district and industrial parks.
- f. If the underlying zoning is OS: any use allowed as principal permitted use within the OS district.
- a. Uses in a PUD District shall be limited to those specific uses included in the listing of uses shown on the approved PUD Concept Plan, along with customary accessory uses and structures. All other uses shall be prohibited, unless otherwise permitted by this Ordinance.
- b. Uses in a PUD District shall be compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site, unless the Planning Commission determines that conditions have changed significantly since the Plan was prepared or new information supports a change.
- c. Uses in a PUD District shall not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.
- d. A residential area as designated on the approved PUD Concept Plan may contain one (1) or more types of dwelling units, provided that such combination of dwelling unit types and location and arrangement of the residential development will not interfere with orderly and reasonable planning, development, and use of an area.
- e. The Planning Commission may require that a variety of housing types be provided as part of a residential PUD project.
- f. Home occupations shall be permitted in single-family dwellings in a PUD District.
- g. To support the inclusion of a specified use in a PUD project, the applicant may be required to provide documentation, such as a professional market study, that a demand exists for the proposed use within the market area.

#### <u>PART TWELVE – Amendments to Section 5.5 (Wireless Communication Facilities)</u>

Section 5.5 (Wireless Communication Facilities) is hereby amended to clarify approval procedures by deleting errant references to Township Board approvals from subsections "B," "C," and "G."

#### Section 5.5 Wireless Communications Facilities

#### B. Approval Procedures.

The following procedures have been established to achieve approval of a proposed wireless communications facility:

- 1. <u>Standard A</u>. Standard A Wireless communication equipment proposals require no zoning approval. <u>However, plans for Standard A improvements shall be submitted to the Township.</u>
- 2. <u>Standard B</u>. Standard B wireless communication equipment proposals require special use approval. Accordingly, such proposals are subject to the procedures in Section 14.3 and the following <del>special procedures</del> additional requirements:

#### Steps Action

- 1. Applicant submits plan and \$1,000 fee.
- 2. Within 14 days Township administration determines if application is complete.
- 3. If application is incomplete, administration notifies applicant.
- 4. If application is complete, administration initiates SLU review by scheduling special use public hearing. Special use review must be complete (60) days after the application is considered complete.
- 5. Township Planner reviews plan, transmits letter to Planning Commission.
- 6. Planning Commission reviews plan, makes recommendation to Township Board.
- 7. Township Board approves or denies application.
- Standard C. Standard C wireless communication equipment proposals require special use approval. Accordingly, such proposals are subject to the procedures outlined for Standard B, except that in Step 4 the special use review must be complete not more than ninety (90) days after the application is considered complete.

#### C. Requirements.

All applications for wireless communication facilities that require special use approval shall be reviewed in accordance with the following standards and conditions. If approved, such facilities shall be constructed and maintained in accordance with such standards and conditions and any additional conditions imposed by the Planning Commission—and Township Board.

#### G. Summary of Review Requirements.

The following chart summarizes review requirements for wireless communications facilities:

Type of Wireless Communications Facility	Township Board Planning Commission	Zoning Administrator	Exempt				
ANTENNAE & ANTENNA STRUCTURES							
Installation of any amateur radio transmission or reception antenna or antenna structure, short wave facility, contractor's business antenna structure, television reception	Exceeding 130.0 feet in height	•					

				Required	Review and App	roval
	Type of Wireless Communications Facili	Township Board Planning Commission	Zoning Administrator	Exempt		
	rnet antenna, citizen's band		Up to 130.0		•	
	nilar antennae or antenna st	ructure:	feet in height			
SATELLITE DISH ANT	ΓENNAE					
Installation of a satelli	te dish antenna with a	1.5 meters of	or larger		•	
diameter of:		Less than 1.	5 meters			•
OTHER ANTENNAE	MOUNTED ON A STRUCT	URE				
Antenna(e) installation	n on an existing principal bu	ilding or acce	ssory structure			
	of an outside ground equipr			•		
` '	n on an existing principal bu	-	•	•		
·	quipment is installed within		or structure			
	OMMUNICATION FACILIT					
	wireless communication fac	erwise	•			
addressed in this table Alteration or	With an increase in the over	rall tower be	hight by more			
enlargement of an	than 20 feet or 10% of its of		• .	•		
existing tower that	greater. Also see Sections	_				
would conform to	Without increasing the over					
maximum height	than 20 feet or 10% of its of				•	
requirements:	greater					
Construction or expan ground equipment en	ision of equipment building( closure	s) within an a	approved		•	
-	usly approved ground equip 00 square feet. Also see Sec			•		
Collocation of new antennae on an existing tower that	With an increase in the over than 20 feet or 10% of its of greater. Also see Sections	original heigh	t, whichever is	•		
would conform to maximum height requirements:	Without increasing the over than 20 feet or 10% of its of greater		• .		•	
•	usly approved ground equip equal to 2,500 square feet	ment enclosu	re area to a		•	
_	ound equipment within an a	pproved grou	ınd equipment		•	
building or enclosure						
	XEMPT FROM TOWNSHIP					
•	oal and other facilities subject	ct to federal o	or state			•
preemption of local au	<u> </u>					
-	ntenance of an existing wire conforms to approved plan					•

#### PART THIRTEEN - Amendments to Section 6.13 (Group Day Care Home....)

Section 6.13 (Group Day Care Home....) is hereby amended to amend the section title to delete the reference to the number of children served consistent with recent changes in state law:

#### Section 6.13 Group Day Care Home (for 7 to 12 Children)

#### PART FOURTEEN – Amendments to Section 6.14 (Day Care, Family Home....)

Section 6.14 (Day Care, Family Home....) is hereby amended to amend the section title to delete the reference to the number of children served consistent with recent changes in state law:

Section 6.14 Day Care, Family Home (for 1 to 6 Children)

#### PART FIFTEEN – Amendments to Section 6.28 (Extraction Operations)

Section 6.28 (Extraction Operations) is hereby deleted and replaced in its entirety to amend the Section as follows:

#### **Section 6.28 Extraction Operations**

Extraction operations shall conform to all applicable federal, state, and county regulations and the requirements of the Township's <u>adopted</u> Extraction Ordinance—No. 20-01.

#### <u>PART SIXTEEN – Amendments to Section 6.35 (Biofuel Production Facility)</u>

Section 6.35 (Biofuel Production Facility) is hereby amended to delete the errant references to the Township Board from subsection "E.6." as follows:

#### Section 6.35 Biofuel Production Facility

- E. **Special Use Application Requirements**. An application for special use approval for a biofuel production facility shall include all of the following:
  - Information Requested by the Planning Commission or Township Board. Any
    additional information requested by the Planning Commission or Township
    Board that is necessary to make a determination on the special use application.

#### PART SEVENTEEN – Amendments to Section 6.38 (Self-Storage Buildings)

Section 6.38 (Self-Storage Buildings) is hereby amended to add new subsections "E." entitled "Additional Standards for the Business Districts" and "F." entitled "Additional Standards for the Industrial Districts" to establish additional requirements for new self-storage buildings designed to preserve the character, purpose, and function of these districts.

#### **Section 6.38 Self-Storage Buildings**

- E. Additional Standards for the Business Districts. In the B-4 and B-5 zoning districts, self-storage buildings shall be accessory to Principal Permitted Use(s) as allowed in the zoning district and located to the rear of the lot or otherwise arranged in a manner clearly secondary to the Principal Permitted Use(s).
- F. Additional Standards for the Industrial Districts. Self-storage buildings shall only be allowed in the I-1 and I-2 zoning districts where they are either accessory to Principal

Permitted Use(s) as allowed in the zoning district and located to the rear of the lot or otherwise arranged in a manner clearly secondary to the Principal Permitted Use(s), or shall be limited to lots that the Planning Commission has determined to be unsuitable by size, location or configuration for development of Principal Permitted Use(s) as allowed in the zoning district.

## PART EIGHTEEN – Amendments to Section 6.39 (Solar Energy Systems)

Section 6.39 (Solar Energy Systems) is hereby amended to correct a typographical error in subsection "G.6.d." as follows:

## Section 6.39 Solar Energy Systems

- G. Primary Use Solar Energy Facilities.
  - 6. Decommissioning Plan.
    - d. Surety:
      - i. The owner(s) and/or operator of the SEFs shall post a surety in a form acceptable to the Township, such as security bond, irrevocable letter of credit, escrow, or other form deemed acceptable by the Township equal to one-hundred fifty (150) percent of the total estimated decommissioning and reclamation costs, prior to issuance of a building permit. The cost of decommissioning shall be reviewed between the operator and the Township Board Planner every five (5) years to ensure adequate funds are allocated for decommissioning; the surety shall be appropriately adjusted to reflect the current decommissioning estimate.

#### PART NINETEEN - Add a New Section 6.42 (Qualified Residential Treatment Programs)

Section 6 (Standards Applicable to Specific Uses) is hereby amended to add a new Section 6.42 entitled "Qualified Residential Treatment Programs" as follows:

#### Section 6.42 Qualified Residential Treatment Programs

Consistent with Section 206(1)(c) of the Michigan Zoning Enabling Act, A qualified residential treatment program that provides services for 10 or fewer individuals is a residential use of property for the purposes of zoning, to which all of the following apply:

- 1. The program has a trauma-informed treatment model, evidenced by the inclusion of trauma awareness, knowledge, and skills into the program's culture, practices, and policies.
- 2. The program has registered or licensed nursing and other licensed clinical staff on-site or available 24 hours a day, seven days a week, who provide care in the scope of their practice as provided in Part 170 (Medicine), Part 172 (Nursing), Part 181 (Counseling), Part 182

(Psychology), Part 182A (Applied Behavior Analysis), and Part 185 (Social Work) of the Public Health Code.

- 3. The program integrates families into treatment, including maintaining sibling connections.
- 4. The program provides aftercare services for at least six months post discharge.
- 5. The program is accredited by an independent not-for-profit organization as described in 42 USC 672(k)(4)(G).
- 6. The program does not include a detention facility, forestry camp, training school, or other facility operated primarily for detaining minor children who are determined to be delinquent.

## PART TWENTY – Add a New Section 6.43 (Bakeries)

Section 6 (Standards Applicable to Specific Uses) is hereby amended to add a new Section 6.43 entitled "Bakeries" as follows:

## Section 6.43 Bakeries and Printing, Copying, and Bookbinding Operations

Bakeries and Printing, Copying, and Bookbinding Operations shall be subject to the following standards by zoning district:

- 1. In the I-1 and I-2 zoning districts, the principal use of the premises shall be for the preparation and manufacturing of products to be distributed and sold at off-site locations. Any area(s) for sales of products prepared on the premises shall be limited to no more than twenty percent (20%) of the usable floor area occupied by the principal use.
- 2. In the B-4, B-5, and B-7 zoning districts, the principal use of the premises shall be the preparation and on-site sales of products. Distribution of products to off-site locations shall be permitted as an accessory use, provided that such activities remain incidental and subordinate to the principal use of the premises.

#### PART TWENTY-ONE – Amendments to Section 6.56 (Accessory Apartment)

Section 6.56 (Accessory Apartment) is hereby deleted and replaced in its entirety with a new Section 6.56 entitled "Accessory Dwelling" to revise the title and change the references in the text to match defined terms, to revise the maximum floor area limitation, and to add a reference to the Township's Housing Licensing Ordinance, as follows:

## Section 6.56 Accessory Apartment Dwelling

An accessory apartments-dwelling shall comply with the following regulations:

1. Accessory Apartment Defined. An accessory apartment is a dwelling unit that is accessory to and contained within a principal single family dwelling, and which is occupied by either persons related to the occupant of the principal residence by blood, marriage, or legal adoption; domestic servants; or gratuitous guests. An accessory apartment typically has its own kitchen, bath, living area, sleeping area, and usually a separate entrance.

- 1. **Residence an Incidental Use.** The accessory apartment dwelling shall be clearly incidental to the principal residence single-family dwelling on the site. Accordingly, the following conditions shall be met:
  - a. A<u>n a</u>ccessory <del>apartments</del> <u>dwelling</u> shall be established in and attached to <u>an</u> owner-occupied <del>homes</del> <u>single-family dwelling</u> only by means of a fully enclosed, insulated and heated space.
  - b. Only one (1) such accessory residence-dwelling shall be permitted on each parcel.
  - c. The total gross floor area of the accessory apartment dwelling shall not exceed eight hundred (800) square feet or fifty percent (50%) of the principal single-family dwelling's gross floor area, whichever is less.
- 2. **Setbacks and Placement on the Parcel.** Accessory <u>residences dwellings</u> shall comply with all setback requirements for the zoning district in which they are located.
- 3. **Compatibility with Surrounding Land Use.** The design of the accessory residence dwelling shall not detract from the single-family character and appearance of the principal residence dwelling on the lot, or the surrounding neighborhood. The accessory residence dwelling shall not have a front entrance visible from the front yard, other than the entrance that serves the principal residence dwelling on the lot. When viewed from the outside, it shall appear that only one (1) household occupies the site.
- 4. **Parking and Access.** In addition to <u>the minimum</u> required parking for the principal <u>dwelling</u> residence, one (1) additional <u>required</u> parking space shall be provided for the accessory <u>dwelling residence</u>.
- 5. **Termination.** An accessory apartment dwelling that is no longer needed for the purposes outlined herein shall be incorporated into and become a part of the <u>principal</u> single-family home dwelling to which it is attached.
- 6. **Rental Certification.** The accessory dwelling shall be subject to the applicable requirements of the Township's Housing Licensing Ordinance.

## PART TWENTY-TWO - Amendments to Section 7.14 (Trash Removal and Collection)

Subsection "C" (Screening) of Section 7.14 (Trash Removal and Collection) is hereby amended to clarify that durable and opaque non-wood fence materials can be used for trash enclosure screening (subject to Planning Commission approval).

#### Section 7.14 Trash Removal and Collection

#### C. Screening.

Dumpsters shall be screened from view from adjoining property and public streets and thoroughfares. Dumpsters shall be screened on three sides with a permanent building, decorative masonry wall, or solid, <u>durable</u>, <u>and opaque wood</u> fencing, not less than six (6) feet in height or at least one foot above the height of the enclosed dumpster, whichever is taller. Durable, lockable and visually opaque gates of equivalent height shall be provided on the fourth side of the enclosure.

## PART TWENTY-THREE – Amendments to Section 9.2 (Schedule of Required Parking)

Subsection "F." (Schedule of Off-Street Parking by Use) of Section 9.2 (Schedule of Required Parking) is hereby amended to revise the parking standard for self-storage buildings, as follows:

## **Section 9.2 (Schedule of Required Parking)**

#### F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Other Uses	
Self-storage Facilities Buildings (Mini-	0.1 spaces per storage unit, plus Rrequired parking for any office or
Warehouse, Mini-Storage)	other uses accessory to the facility.

## PART TWENTY-FOUR – Amendments to Section 12.2 (General Requirements)

Section 12.2 (General Requirements) is hereby amended to delete and replace the text of subsection "J." as follows:

## Section 12.2 General Requirements

J. Nonconforming Single-Family Uses. Notwithstanding the limitations outlined in Section 12, any structure used for single family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements-See Section 12.6 (Nonconforming Single-Family Dwellings).

# <u>PART TWENTY-FIVE – Amendments to Section 12.4 (Modifications to Nonconforming Uses or Structures)</u>

Subsection "A." (Applicability) of Section 12.4 (Modifications to Nonconforming Uses or Structures) is hereby amended to revise subsection "A.5." for clarity, and to add new subsections "A.6." to reference the new Section 12.6 and "A.7." to reference the existing Section 11.14.

## **Section 12.4 Modifications to Nonconforming Uses or Structures**

- A. **Applicability**. The following regulations shall apply to any nonconforming use or structure, including:
  - 1. Nonconforming uses of open land.
  - 2. Nonconforming use of buildings designed for a conforming use.
  - 3. Nonconforming use of buildings specifically designed for the type of use which occupies them but not suitable for a conforming use.
  - 4. Buildings designed and used for a conforming use but not in conformance with area and bulk, parking, loading, or landscaping requirements.
  - 5. Nonconforming <u>buildings and</u> structures, <u>including accessory structures</u> <u>such as</u> <u>fences and signs</u>.
  - 6. Nonconforming single-family dwellings shall not be subject to regulation under this Section, but rather shall be subject to the requirements of Section 12.6.

7. Nonconforming signs shall not be subject to regulation under this Section, but rather shall be subject to the requirements of Section 11.14.

## PART TWENTY-SIX – Add a New Section 12.6 (Nonconforming Single-Family Dwellings)

Section 12 (Nonconformities) is hereby amended to add a new Section 12.6 entitled "Nonconforming Single-Family Dwellings" to eliminate regulatory conflicts in the existing regulations and to expand protections for nonconforming single-family dwellings, as follows:

## Section 12.6 Nonconforming Single-Family Dwellings.

It is the intent of this Section to regulate the alteration and reconstruction of nonconforming single-family dwellings consistent with the intent and purposes of Section 12 and this Ordinance, and in a manner that avoids unnecessary hardship for homeowners seeking mortgage financing or homeowner's insurance coverage for a nonconforming dwelling. Accordingly, the provisions of Section 12.4 (Modifications to Nonconforming Uses or Structures) shall not apply to nonconforming dwellings as regulated under this Section. Nonconforming single-family dwellings may be used, repaired, expanded, altered, or replaced if destroyed, subject to the following:

- A. **Dwelling as a Nonconforming Use.** A nonconforming single-family dwelling and nonconforming customary accessory structures located in a zoning district in which single-family dwellings are not an allowable use may be repaired, altered, or replaced if destroyed, provided that:
  - Such work shall conform to all applicable standards of this Ordinance as if the property and use were located in the residential zoning district for which the lot area and lot width dimensional standards most closely align with that of the subject lot. Accessory structures shall conform to the requirements of Section 7.5 for the applicable residential zoning district.
  - 2. The use, dwelling, and accessory structures shall be maintained in conformance with all other applicable federal, state, and local laws, ordinances, regulations and rules.
- B. **Dwelling as a Nonconforming Structure.** Where a single-family dwelling is an allowable use in the zoning district but is nonconforming with respect to the zoning district's dimensional standards or Section 6.16 (Residential Design Requirements) the following standards shall apply:
  - Structural alterations to a nonconforming single-family dwelling that decrease or do not affect the degree of nonconformity shall be permitted. The dwelling may be expanded, provided that:
    - a. The addition shall conform to the dimensional standards and other requirements of the zoning district in which it is located.
    - b. The expanded dwelling shall not exceed the ground floor coverage and floor area ratio limits of the district in which it is located.

- 2. A nonconforming single-family dwelling may be repaired, reconstructed or replaced if damaged or destroyed, provided that:
  - a. All repairs and maintenance shall conform to the State Construction Code and all other applicable code requirements.
  - b. A damaged dwelling shall be adequately secured, and shall be protected against further damage from the elements.
  - c. Any replacement dwelling shall conform to the dimensional standards of the zoning district where it is located, except where, in the determination of the Zoning Administrator, existing site conditions would prevent reasonable conformance. In such cases, the dwelling may be reconstructed on the existing location.
  - d. Application for a building permit shall be made within 365 calendar days of the date of such damage, and all work shall be completed within the building permit approval period. Where pending insurance claims require an extension of time, the Zoning Administrator may grant one (1) extension of up to 365 calendar days, provided that the property owner submits a certification from the insurance company attesting to the delay.
- 3. A nonconforming dwelling moved within a lot or to another lot shall thereafter conform to the regulations of the district in which it is located.
- 4. If the dwelling became physically unsafe or unlawful due to a lack of repairs or unsecured exposure to the elements, or is declared to be unsafe or unlawful by reason of physical condition under the State Construction Code or applicable fire or property maintenance codes, it shall not thereafter be restored, repaired or rebuilt except in conformity with all Ordinance requirements.

#### PART TWENTY-SEVEN – Amendments to Section 13.2 (Township Board of Trustees)

Section 13.2 (Township Board of Trustees) is hereby amended to correct the references to required Township Board approvals, as follows:

#### Section 13.2 Township Board of Trustees

- B. Review and Approval of Plans.
  - 1. Township Board review and approval shall be required for all <a href="#special-Uses-rezoning">Special Uses-rezoning</a> <a href="mailto:applications">applications</a>, in accordance with Section <a href="mailto:14.5">14.5</a> (Amendments) <a href="mailto:14.5">14.3</a>.
  - Township Board review and approval shall be required for all Planned Unit Development (PUD) applications, in accordance with Section 3.19 (PUD, Planned Unit Development District) 3.18.

### PART TWENTY-EIGHT – Amendments to Section 13.4 (Zoning Board of Appeals)

Section 13.4 (Zoning Board of Appeals) is hereby amended to delete and consolidate all provisions for establishment, authority, and general rules in an updated Section 14.4.

## **Section 13.4 Zoning Board of Appeals**

The Township Zoning Board of Appeals (hereinafter referred to as "ZBA") is created pursuant to Michigan Public Act 110 of 2006, as amended.

- A. Membership and Operation. The ZBA shall consist of five (5) members who shall be appointed in accordance with Section 601(3) of Michigan Public Act 110 of 2006, as amended, as follows:
  - 1. The first member shall be a member of the Planning Commission.
  - 2. The remaining members (including any alternate members) shall be electors of the Township residing outside of incorporated cities and villages and shall be representative of the population distribution and of the various interests present in the Township.
  - 3. No employee or contractor of the Township may be a member or employee of the Board of Appeals. No elected officer of the Township may serve as chairperson of the Board of Appeals.
  - 4. The qualifications of members, the term of each member, filling of vacancies, compensation of members, and operation of the ZBA shall be in accordance with Act 110. The ZBA shall not conduct business unless a majority of the members of the Board are present.
  - 5. The Township Board may appoint up to 2 alternate members for the same term as regular members to the ZBA. An alternate member may be called to serve as a member of the ZBA in the absence of a regular member if the regular member will be unable to attend one (1) or more meetings. An alternate member may also be called to serve as a member for the purpose of reaching a decision on a case in which the member has abstained for reasons of conflict of interest. The alternate member appointed shall serve in the case until a final decision is made. The alternate member has the same voting rights as a regular member of the ZBA.
- B. Meetings. Meetings of the ZBA shall be held in accordance with an adopted schedule, or at the call of the Chairperson, or at such other times as the ZBA may specify in its rules and procedures. The ZBA shall state the grounds of each determination, and shall maintain a record of its proceedings, which shall be filed in the office of the Township Clerk.
- C. Removal of Members. A member of the ZBA may be removed by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. A member shall disqualify himself or herself from a vote in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.

**D.** Jurisdiction. The ZBA shall have the authority outlined in Section 14.4 (Zoning Board of Appeals)

## PART TWENTY-NINE – Amendments to Section 13.5 (Enforcement Officials)

Subsection "B." (Responsibilities of the Zoning Administrator) of Section 13.5 (**Enforcement Officials**) is hereby amended to remove inconsistencies between the provisions of this subsection and the established job description for this position, as follows:

#### **Section 13.5 Enforcement Officials**

- A. **Overview**. As specified throughout this Ordinance, certain actions necessary for the implementation of this Ordinance shall be administered by the Zoning Administrator, the Township Planner, and other Township administrative officials, or their duly authorized assistants or representatives. In carrying out their designated duties, all such enforcement officers shall administer the Ordinance precisely as it is written and shall not make changes or vary the terms of the Ordinance. The positions of Zoning Administrator and Township Planner may be filled by one person.
- B. Responsibilities of the Zoning Administrator. The provisions of this Ordinance shall be administered and enforced by the Zoning Administrator, under the direction of the Township Planner. In addition to specific responsibilities outlined elsewhere in this Ordinance, the Zoning Administrator or his/her duly authorized assistants—shall have the following responsibilities:
  - The Zoning Administrator shall administer and enforce this Ordinance precisely as written, and shall not modify, vary or ignore the terms of this Ordinance nor grant exceptions to the actual meaning of any clause, order or regulation.
  - 2. The Zoning Administrator shall have the authority to interpret this Ordinance in such a way as to preserve and promote the character of the zoning district in question, and carry out the intent and purposes of this Ordinance and Township Master Plan. Such interpretations shall be subject to appeal to the Zoning Board of Appeals in accordance with Section 14.4 (Zoning Board of Appeals).
  - 1.3. The Zoning Administrator shall provide citizens and public officials with information relative to this Ordinance and related matters.
  - 2.4. The Zoning Administrator shall assist applicants in determining and completing appropriate forms and procedures related to site plan review, special use, rezoning, and other zoning matters.
  - 3.5. The Zoning Administrator shall review and investigate permit applications to determine compliance with the provisions of the Zoning Ordinance.
  - 4.6. The Zoning Administrator shall issue zoning permits upon compliance with provisions of this Ordinance and other applicable ordinances.

- 5.7. The Zoning Administrator shall perform inspections of buildings, structures, and premises to ensure proposed land use changes or improvements are and will remain in compliance with this Ordinance.
- 6.8. The Zoning Administrator shall investigate alleged violations of this Ordinance and enforce appropriate corrective measures when required, including issuance of violation notices, issuance of orders to stop work, and revoking of permits.
- 9. The Zoning Administrator shall order the discontinuance of unlawful uses of land or structures, removal of unlawful structures or alterations, discontinuance of work performed in violation of this Ordinance, and shall take such action(s) authorized by this Ordinance to ensure compliance with this Ordinance.
- 7.10. The Zoning Administrator shall perform other related duties required to administer this Ordinance.

## PART THIRTY - Amendments to Section 14.3 (Special Use Permits)

Section 14.3 (Special Use Permits) is hereby amended to correct a typographical error by removing "or Township Board" from subsection "J.3." as follows:

#### Section 14.3 Special Use Permits

## J. Standards for Special Use Approval.

The special use will be designed, constructed, operated, and maintained in a
manner compatible with adjacent uses, the surrounding area, and the intent of
the zoning district. Where determined necessary by the Planning Commission—or
Township Board, the applicant has provided adequately for any restrictions on
hours or days of operation, minimization of noise, and screening improvements
or other land use buffers to ensure land use compatibility and minimize adverse
impacts.

## <u>PART THIRTY-ONE – Amendments to Section 14.4 (Variances and Appeals)</u>

Section 14.4 (Variances and Appeals) is hereby deleted and replaced in its entirety with a new Section 14.4 entitled "Zoning Board of Appeals" to correct inconsistencies with sections 601, 603, and 604 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), to correct discrepancies in the application requirements, and to clarify and expand upon the variance criteria related to substantial justice, as follows:

## **Section 14.4 Zoning Board of Appeals**

There is hereby established a Zoning Board of Appeals (ZBA), which shall perform its duties and exercise its powers as provided for in the Michigan Zoning Enabling Act and this Ordinance, in such a way that the objectives of this Ordinance are observed, public health and safety secured, and substantial justice done.

#### A. Membership.

The Zoning Board of Appeals shall consist of three (3) regular members, appointed by the Township Board. One (1) member of the ZBA shall also be a member of the Planning Commission. The remaining two (2) members shall be selected from the electors of the Township. One (1) member may also be a member of the Township Board. In the event a member is elected to the Township Board and such election increases the number of Township Board members serving on the ZBA to more than one (1), then such member's seat on the ZBA shall be deemed vacant.

The members selected shall be representative of the population distribution, and of the various interests present in the Township. Employees and contractors of the Township shall be prohibited from serving as ZBA members.

#### B. Alternates.

The Township Board may appoint not more than two (2) alternate ZBA members for the same term as regular members. An alternate may be called to serve as a regular member for the ZBA in the absence of a regular member if the regular member is absent from or will be unable to attend one (1) or more ZBA meetings. An alternate may also be called to serve as a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons described in subsection 14.4.D. (Abstaining). The alternate member appointed shall serve in the case until a final decision is made, and shall have the same voting rights as a regular ZBA member.

#### C. Terms and Vacancies.

The term of each member shall be for three (3) years, except for members serving because of their membership on the Planning Commission or Township Board where terms shall be limited to the time they are members of those bodies. If multiple members are appointed at the same time, the appointments may be for less than three (3) years to provide for staggered terms. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. Vacancies for unexpired terms shall be filled for the remainder of the term.

#### D. Abstaining.

A member shall abstain from participating in a public hearing or voting on any question in which he or she has a conflict of interest, subject to the following:

- Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the remaining members of the ZBA.
- 2. The member is disqualified from voting on the matter if:
  - a. A majority vote of the remaining members of the ZBA agree that a conflict exists; or if
  - b. A ZBA member who is also a member of the Township Board or Planning Commission previously voted on the same matter as a member of the Board or Commission. The member may consider and vote on other unrelated matters involving the same property.

- 3. The ZBA may define "conflict of interest" in its bylaws, or the Township Board may adopt a conflict of interest policy for the Township by resolution.
- 4. Failure of a member to disclose a potential conflict of interest or to abstain as required by this subsection shall constitute malfeasance in office.

#### E. Removal From Office.

The Township Board may remove a member from office for misfeasance, malfeasance or nonfeasance in office, upon written charges and following a public hearing held in accordance with Section 14.6 (Public Hearing Notice). Minutes of the meeting at which the hearing is held shall record the reasons for the hearing, any motions or resolutions, and the roll call vote of the Township Board.

#### F. General Rules.

The following general rules shall apply to the Zoning Board of Appeals:

- 1. **Officers.** The ZBA shall annually elect a Chair, Vice-Chair, Secretary, and Vice-Secretary from its membership. The Township Board Representative shall not serve as ZBA Chair. Such election shall be held at the first regular ZBA meeting of each calendar year, or at the first regular meeting of the ZBA following departure of an existing officer from the ZBA.
  - a. The Chair shall preside at and conduct ZBA meetings; and shall have the power to subpoena and require attendance of witnesses, administer oaths, compel testimony and production of books, papers, files, and other evidence pertinent to matters before the ZBA. The Chair shall also decide all points of order or procedure. In the absence of the Chair, the Vice-Chair shall exercise all powers and authority of the Chair.
  - b. The Secretary shall be responsible for ensuring that complete and accurate written records are kept of all ZBA proceedings.
- 2. **Meetings.** Meetings of the ZBA shall be held at the call of the Chair and at such other times as any ZBA bylaws may specify. All ZBA meetings shall be open to the public. Three (3) ZBA members shall constitute a quorum, without which the ZBA shall not conduct business other than to open and close the meeting. The concurring vote of a minimum of three (3) ZBA members shall be necessary for any decision.
- 3. **Timing of application or appeal.** For any land use, structure or other project that is subject by a provision of this Ordinance to review and action or interpretation by the Planning Commission or Zoning Administrator, an application to the Zoning Board of Appeals shall only be accepted for review and a public hearing subsequent to the conclusion of that administrative process.
- 4. **Stay of action.** An application or appeal stays all proceedings in the furtherance of the action subject to the application or appeal, unless the Zoning Administrator, Township Planner, Township Engineer, or Building Official certifies to the Zoning Board of Appeals that, in their opinion and by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall

- not be stayed other than by a restraining order which may be granted by the Zoning Board of Appeals or by the Circuit Court upon due cause shown.
- 5. **Hearing.** After receipt of a complete and accurate application, a reasonable time and date for public hearing shall be established. Notice shall be given and the hearing shall be held per Section 14.6 (Public Hearing Notice). All hearings shall be open to the public.
- 6. **Representation.** An applicant may appear or be represented by an agent or attorney.
- 7. **Motions.** A motion for action on an application shall include specific findings of fact and conclusions made by the ZBA in the case. Approved motions, including findings of fact and conclusions, shall be incorporated into the written record for the case. A copy shall be provided to the applicant of the approved written record of the meeting, or a written decision signed by the Chair or acting Chair.
- 8. **Postponement and dismissal.** The ZBA may postpone consideration of an application until a later meeting upon request by the applicant, failure of the applicant to attend the meeting, or determination that the application is not sufficiently complete or accurate for action. Failure of the applicant to attend two (2) or more meetings where the application is on the agenda shall constitute grounds for dismissal of the application without further consideration.
- 9. **Record of Proceedings.** The Township administrative staff, under the supervision of the secretary of the ZBA, shall prepare and keep minutes of the ZBA proceedings, showing the findings, decisions, conditions, if any, and votes of each member in each case, including a member's absence or failure to vote. The minutes shall be within the ultimate authority, and shall be the responsibility, of the secretary of the ZBA, and shall be subject to approval of the ZBA.
  - To the extent that a written decision statement in a case is prepared and issued in accordance with Section 606(3)(a) of the Michigan Zoning Enabling Act, it shall include the date of the meeting when the decision was made, it shall include the full text of the adopted motion, the signature of the Chair or acting Chair, and the date the written decision statement was signed.
- 10. **Period of Validity.** A decision of the ZBA shall have immediate validity, subject to the provisions of subsection 14.4.M. (Appeals to Circuit Court).
  - a. Any decision of the ZBA favorable to the applicant shall remain valid only as long as the information and data relating to such decision are found to be correct, and the conditions upon which the decision was based are maintained.
  - b. Relief granted by the ZBA shall be valid for a period not longer than 365 calendar days, unless otherwise specified by the ZBA. Within such period of effectiveness any required permits must be secured and any actual on-site improvement of property in accordance with the approved plan and the relief granted must be commenced or the grant of relief shall be deemed void.
- 11. **Bylaws.** The ZBA may also adopt bylaws to govern its procedures.

#### G. Powers and Duties of the ZBA.

The Zoning Board of Appeals shall hear, decide, and rule on the following:

- 1. **Interpretations.** The ZBA shall hear and decide questions that arise in the administration of the zoning ordinance, including the interpretation of the text and the Official Zoning Map, subject to the provisions of subsection 14.4.I.
- 2. **Administrative appeals.** The ZBA shall hear and decide appeals from and review any administrative order, requirement, decision, or determination made by an administrative official or body charged with enforcement of this Ordinance, subject to the provisions of subsection 14.4.J.
- 3. **Variances.** The ZBA shall hear and decide requests for variances for relief from the strict application of one (1) or more non-use provisions of this Ordinance, subject to the provisions of subsection 14.4.I.K.
- 4. **Other matters.** The ZBA shall have the authority to hear and decide on other matters referred to them upon which this Ordinance or Michigan Zoning Enabling Act specifically authorizes the ZBA to act.
- 5. **Prohibited actions.** The ZBA shall not alter or change the zoning district classification of any property, or make any change in the terms of this Ordinance, and shall not take any action that would result in making a legislative change. The ZBA shall not hear and shall have no authority regarding use variances or any issue involving a special use permit or planned unit development approval or denial.

#### H. Applications.

All applications to the ZBA shall be made by filing at least ten (10) paper copies and two (2) digital copies (in a format compatible with Township systems) of a complete and accurate application with the Zoning Administrator or designee, on forms provided by the Township, and shall be accompanied by the applicable fee and any required escrow deposit as established by Township Board resolution. In addition to the applicable fee and any required escrow deposit, a complete and accurate application shall at a minimum include the following:

- 1. Name, address, telephone and facsimile numbers, and other contact information for the applicant and owners of record, along with proof of ownership.
- 2. The applicant's interest in the property, and if the applicant is not the property owner of record, a signed authorization of the owner(s) for the application.
- 3. Address, location, legal description, and tax identification number of the parcel.
- 4. Zoning classification of the subject parcel(s) and all abutting parcels.
- 5. A letter from the applicant stating the reasons for the request, and addressing the applicable criteria specified in this Article for the type of request.
- 6. Copies of all plans, studies and other information and data to be relied upon by the applicant.

- 7. Any additional information required by this Article or deemed necessary by the ZBA to make a determination on the issue in question.
- 8. For variance requests, the following additional requirements shall apply:
  - a. The applicant shall submit a plot plan drawn to scale and including lot boundaries, easements, dimensions, setbacks, locations of septic systems and wells where applicable, significant natural features, and all existing and proposed structures and improvements.
  - b. The ZBA shall have the authority to require a certified survey prepared by a registered land surveyor when determined necessary to verify the accuracy of the plot plan.
  - c. For projects subject to site plan approval per Section 14.2, a complete site plan shall be provided.

#### I. Interpretations.

The ZBA shall have the power to hear and decide questions that arise in the interpretation of the text of the Zoning Ordinance in a manner consistent with the intents and purposes stated in the Ordinance, and in such a way as to preserve and promote the character of the zoning district in question. The ZBA shall also have the power to hear and decide questions that arise in the interpretation of the Official Zoning Map in such a way as to carry out the intents and purposes of this Ordinance and the Master Plan, subject to the standards of Section 10.105.E (Rules for Interpretation).

Applications for questions that arise from an interpretation of the text of the Zoning Ordinance or of the Official Zoning Map made by the Planning Commission, Zoning Administrator or other Township official shall be reviewed by the ZBA as an administrative appeal subject to subsection 14.4.J. (Administrative Appeals).

## J. Administrative Appeals.

Consideration of administrative appeals shall be subject to the following:

- 1. Standing to Appeal. Appeals shall be taken to the ZBA through submittal of a complete and accurate application to the Township Clerk by a person, firm or corporation aggrieved by the order, requirement, decision or determination; or by an officer, department, board, commission or bureau of the Township, county, state, or federal governments. Such appeals shall be filed within 60 calendar days of the order, requirement, decision or determination in question.
  - a. The appellant shall submit a clear description of the order, requirement, decision, or determination from which the appeal is made and the grounds of the appeal. The appellant may be required by the ZBA to submit additional information to clarify the appeal.
  - b. The Township Clerk shall compile and transmit to the ZBA copies of all relevant papers constituting the record upon which the action appealed from was taken.

- **2. Determinations.** The ZBA shall reverse an administrative decision only upon determining that the order, requirement, decision or determination:
  - a. Constituted an abuse of discretion;
  - b. Was arbitrary or capricious;
  - c. Was based upon an erroneous finding of a material fact; or
  - d. Was based upon an erroneous interpretation of the Zoning Ordinance.

After making such a determination, the ZBA may, reverse or affirm wholly or in part; modify the order, requirement, decision or determination; or make such order, requirement, decision, or determination as ought to be made, and may issue or direct the issuance of a permit. To that end, the ZBA shall have all of the powers of the official(s) from whom the appeal is taken.

#### K. Variances.

The ZBA shall have the authority to grant non-use variances where, owing to special conditions, strict enforcement of this Ordinance would result in unnecessary hardship or practical difficulty, subject to Michigan Zoning Enabling Act requirements and the following:

- 1. **Standards for Review.** A variance shall not be granted unless all of the following standards are met:
  - a. Practical difficulties. Strict compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.
  - b. **Substantial justice.** The variance will give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.
  - c. **Unique circumstances.** The need for the variance is due to unique circumstances peculiar to the land or structures involved, that are not applicable to other land or structures in the same district.
  - d. **Preservation of property rights.** The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same zoning district.
  - e. **Public safety and welfare.** The requested variance can be granted in such fashion that the spirit of this Ordinance will be observed and public safety and welfare secured. In addition:
    - i. The granting of a variance will not increase the hazard of fire or otherwise endanger public safety.

- ii. The granting of a variance will not unreasonably diminish or impair the value of surrounding properties.
- iii. The granting of a variance will not alter the essential character of the area or surrounding properties.
- iv. The granting of a variance will not impair the adequate supply of light and air to any adjacent property.
- f. **Not self-created.** The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors.
- g. More than mere inconvenience. The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience or an inability to attain a higher financial return.
- h. **Minimum necessary action.** The reasons set forth in the application justify the granting of the variance, and the variance is the minimum necessary relief to allow reasonable use of the land, building, or structure. The granting of a lesser variance will not give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.
- 2. **Use Variances Prohibited.** Under no circumstances shall the ZBA grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.
- 3. **Reapplication for Variance.** No application for a variance that has been denied wholly or in part by the ZBA shall be resubmitted for a period of 365 calendar days from the date of denial, except on grounds of new evidence of changed conditions found by the ZBA to be valid.

## L. Conditions of Approval.

The ZBA may impose conditions or limitations upon any affirmative decision, as it may deem reasonable and necessary in accordance with the purposes of this Ordinance and the Michigan Zoning Enabling Act. Such conditions shall be consistent with procedures, requirements, standards, and policies of the Township, where applicable. Violation of any condition imposed shall be deemed a violation of this Ordinance.

## M. Appeals to Circuit Court.

Any person aggrieved by a decision of the ZBA in a particular case shall have the right to appeal to the Circuit Court as permitted by Section 606 of the Michigan Zoning Enabling Act [MCL125.3606(1)]. The appeal shall be filed within 30 calendar days after the Zoning Board of Appeals issues its written decision signed by the Chair or acting Chair, or within 21 calendar days after the Zoning Board of Appeals approves the minutes of its decision, whichever comes first.

#### PART THIRTY-TWO - Repeal

All ordinances or parts of ordinances in conflict with the provisions of this amendatory ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this amendatory ordinance full force and effect.

#### **PART THIRTY-THREE – Severability**

If any section, subsection, clause, phrase or portion of this amendatory ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

## **PART THIRTY-FOUR - Publication**

The Clerk for the Charter Township of Union shall cause this amendatory ordinance to be published in the manner required by law.

## PART THIRTY-THREE – Effective Date

This	amendatory ordinance was approved and adopted by the Charter Township of Union Board		
of Tr	rustees, Isabella County, Michigan, on, 202, after initiation		
and	a public hearing by the Planning Commission on, 202 as		
requi	ired pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction		
and a	a first reading by the Township Board on, 202_ and publication		
after	such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory		
ordin	nance shall be effective on, 202, which date is more than		
sevei	n days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006,		
as an	nended, provided that this effective date shall be extended as necessary to comply with the		
requi	irements of Section 402 of Act 110 of 2006, as amended.		
	CERTIFICATION OF ADOPTION AND PUBLICATION OF TOWNSHIP ORDINANCE		
	a Cody, the duly elected Clerk of the Charter Township of Union, Isabella County, Michigan,		
	by certify that the foregoing amendatory ordinance was adopted at a meeting of the Charter		
Towr	nship of Union Board of Trustees on the day of, 202, at which the		
follo	wing named members of the Charter Township of Union Board of Trustees were present and		
vote	d in person as follows:		
(a)	Voting in favor of the Ordinance:		
(b)	Voting against adoption of the Ordinance:		
(c)	Absent: (d) Abstain:		
I furt	ther certify that a notice of adoption of this amendatory ordinance was published in the		
	ning Sun, a newspaper of general circulation within the Charter Township of Union on the		
	day of, 202 and that proof of same is filed in the Charter Township of		
	n Ordinance Book.		
CEILI	fication Date:		
Lisa (	Cody, Clerk		