



**Planning Commission
Regular Meeting
February 20, 2024
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - January 16, 2024 Regular Meeting
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Community and Economic Development Monthly Report
 - D. Other Reports
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. PSUP23-01 Short-Term Rental Housing Special Use Application for 5339 E. Broadway Road**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Public Hearing
 - d. Commission review of the special use permit application and any public comments
 - e. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)
 - B. PFINAL24-01 Final Site Plan for Walmart Grocery Pick-Up Services Expansion and Parking Lot Site Improvements**
 - 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. Discussion of accomplishments, projects, desired outcomes, and other topics of discussion to share with the Board of Trustees during the 4/17/2024 Annual Joint Meeting

9. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue

10. FINAL BOARD COMMENT

11. ADJOURNMENT

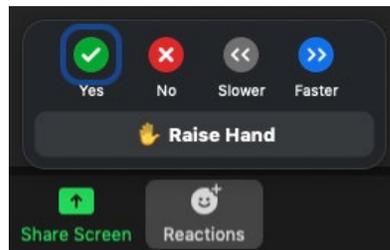
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “839 8031 3172” Password enter “240465”). Access to the electronic meeting will open at 6:50 p.m. and meeting will begin at 7:00 p.m.

Telephone conference call, dial (312-626-6799). Enter “839 8031 3172” and the “#” sign at the “Meeting ID” prompt, and then enter “240465” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments for items on the agenda will be taken at the Public Comment and any issue not on the agenda will be taken at the Extended Public Comment section of the Agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press *9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on January 16, 2024, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

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

Others Present

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

Approval of Agenda

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

Approval of Minutes

LaBelle moved Shingles supported to approve the regular meeting minutes from December 19, 2023, with an amendment to correct a misspelled name. Vote: Ayes: 8. Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – updated that the Board of Trustees accepted the 2023 Planning Commission Report.
- B. ZBA updates by Buckley – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports – Commissioner Albrecht announced she will not be renewing her term for the Planning Commission in February because of other obligations.

Public Comment

Open 7:07 p.m.

No comments were offered.

Closed 7:08 p.m.

New Business

- A. **PRESPR23-03 Preliminary Site Plan Application for Valvoline Instant Oil Change Shop on the south side of E Bluegrass Rd. west of Encore Blvd.**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission review of the site plan
 - d. Commission deliberations and action (approval, denial, approval with conditions, or postpone action)

Rodney Nanney, Community & Economic Development Director, introduced the preliminary site plan for the Valvoline Instant Oil Change facility to be located at the southwest corner of E. Bluegrass Rd. and Encore Blvd. Nanney pointed out that the existing parcel is approximately 232 feet in width of which 116

feet will be used for the proposed facility. Nanney proposed a few recommendations for the developer to help maximize the development of potential of the parcel.

Robin Peck, Valvoline Pre-Construction Project Manager and Andrew Bell, Managing Director of Lormax Stern, were available for questions. Ms. Peck presented solutions to satisfy making efficient use of the parcel. Mr. Bell assured the commissioners that they were adjusting plans to accommodate Nanney's recommendations.

Discussion by the commissioners.

Lapp moved **Buckley** supported to approve the PRESR23-03 preliminary site plan dated December 15, 2023 for a 3,334 square-foot Valvoline Instant Oil Change facility with two bays on the south side of E. Bluegrass Road west of Encore Blvd. in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan can comply with the 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. To make the most efficient use of the lot possible, it is the determination of the Planning Commission to require that the proposed Valvoline building location be adjusted forward to directly abut the private "building setback" easement line depicted on the ALTA survey.

Roll Call Vote: Ayes: Albrecht, Buckley, Gross, LaBelle, Lapp, Shingles, Squatrito, and Thering. Nays: 0. Motion carried.

B. PSUP23-01 Special Use Permit Application from Brent Curtiss for a Short-Term Rental at 5339 E. Broadway Rd.

- a. Introduction by staff
- b. Presentation by the applicant
- c. Commission questions
- d. Commission deliberation and action to set a public hearing date

Peter Gallinat, Zoning Administrator, introduced the PSUP 23-01 special use permit application for a proposed short term rental located at 5339 E. Broadway Road. In October, staff became aware that the residential building was being used for a short term rental through Air BNB. The owner was notified that this type of use would need to have a rental certification and a special permit approval to continue. Township staff are suggesting to set a formal public hearing for the special use permit.

Discussion by the commissioners.

Lapp moved **Gross** supported to set a public hearing for February 20, 2024 for a special use application PSUP23-01 for a short-term rental housing located at 5339 E. Broadway Rd. **Roll Call Vote: Ayes: Albrecht, Buckley, Gross, LaBelle, Lapp, Shingles, Squatrito, and Thering. Nays: 0. Motion carried.**

Other Business

- A. Continuation of a Process to Update the Master Plan and Parks & Recreation Plan**
- a. Updates from staff
 - b. Discussion by the Commissioners

Rodney Nanney, Community & Economic Development Director presented preliminary data on the Township survey data and analysis received by Dr. Mary Senter of Central Michigan University.

Discussion by the commissioners.

Extended Public Comments

Open: 8:28 p.m.

No comments were offered.

Closed 8:28 p.m.

Final Board Comment

Chair Squattrito – reminded commissioners that there will be training opportunities in March through the Michigan Association of Planning. Contact Peter if interested in registering.

Adjournment – Chair Squattrito adjourned the meeting at 8:31 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary
Tera Albrecht – Vice Secretary

DRAFT



Department Monthly Report

Department: Community and Economic Development

Month/Year: January 2024

Global Ends

- 1.1 Community well-being and the common good
- 1.2 Prosperity through economic diversity, cultural diversity, and social diversity
- 1.3 Health and Safety
- 1.4 Natural environment
- 1.5 Commerce

Prior Month Activities

Economic Development Activities (1.1, 1.2, 1.3, 1.5):

- The Community and Economic Development Director and Building Services Clerk completed and distributed a Request for Bid for landscaping Improvements for the East DDA District. (1.1, 1.5)
- The Community and Economic Development Director spoke at the 1/18/2024 Chamber of Commerce Referrals over Business gathering.
- The Community and Economic Development Director attended the quarterly regional economic development (RED) Team meeting hosted by the East Michigan Council of Governments at SVSU, and was the only representative of an Isabella County community present for the meeting.
- The Community and Economic Development Director initiated a process with Consumers Energy to evaluate potential streetlight installations at the intersections of S. Lincoln Road with Independence Drive (0.3 miles south of E. Remus Rd./M-20) and with E. Broomfield Rd. Both are within the boundaries of the West DDA District. The E. Broomfield Rd. intersection was previously lit by an overhead 4-way stop signal that was removed as part of the county Road Commission's reconstruction project. The Independence Drive intersection is a truck entrance into an industrial area that needs better illumination for safety of turning movements.
- The Community and Economic Development Director and Township Engineer at Gourdie-Fraser Associates initiated work on evaluation and prioritization of infrastructure improvements for potential new industrial/research/business park development along the US-127 corridor in accordance with the state Rural Readiness Grant awarded to the Township for our Master Plan update project.
- The Community and Economic Development Director applied for a Housing Readiness Incentive Grant from the Michigan State Housing Development Authority (MSHDA) to support funding to expand the Township's Master Plan update project to include a more detailed evaluation of housing needs and priorities.
- The Community and Economic Development Director participated in the Michigan Downtowns Association Board Retreat as a member of the association's Board of Directors.
- The Community and Economic Development Director was re-appointed in January to serve another term as Chair for the Mt. Pleasant Airport Joint Operations and Management Board meeting.

- The Building Services Clerk supported the Community and Economic Development Director and EDA Board and served as contact person for East DDA District service contractors.

Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The regular January 16, 2024 EDA Board meeting was opened and, upon determination by the Chair that a quorum of members was not present, was closed without further action on agenda items.

Building Services (1.1, 1.2, 1.3, 1.5):

- The Building Official provided the following services during the month:
 - 26 Building Inspections (1.3)
 - 5 Permits issued (1.3)
 - 5 Certificate of Occupancy (1.3, 1.3)
 - 6 FOIA Requests (1.1, 1.3)
 - Follow up phone calls
- The Building Official met with multiple residents/contractors to answer potential project questions.
- The Building Services Clerk provided the following services during the month:
 - Served as a second Township Hall contact person for the public and helped process payments at counter and through mail.
 - Assisted homeowners and contractors with building permit applications and coordinated with the Building Official, Zoning Administrator, Assessor, and Public Services Department as needed to facilitate timely reviews of permit applications.
 - Administrative support for Rental Inspector
 - Prepared monthly Census and HBA reports for building permits
 - Prepared and mailed invoices for rental renewals for certificates that expire in the first half of the year.
 - Updated fee schedule online. (1.1, 1.3)
 - Assisted the Clerk moving into elections. (1.1, 1.3)
- The Community and Economic Development Director closed out unsuccessful efforts to get answers from Saginaw Chippewa Indian Tribe representatives about building code and local ordinance enforcement questions related to the property at 5805 and 5935 E. Pickard Rd. in the East DDA District acquired by the Tribe to become the new home of the Tribal College. The Tribe has verbally asserted jurisdiction while contracting with the same Isabella County trade inspectors (mechanical, electrical, plumbing) that the Township uses for such inspections, but has not been able to (or has chosen not to) provide written documentation of authority for this action.

Rental Inspection Services (1.1, 1.2, 1.3):

- The Rental Inspector completed the creation of a Township flyer with graphical examples of code requirements and common violations (such as blocked egresses and disabled smoke detectors or carbon monoxide detectors), which has been distributed to landlords for new tenants. (1.2, 1.3)
- Site visits with inspections or re-inspections at residential complexes, hotels, various single-family units, and other regulated premises (approx. 63 units).
- Inspections on apartment complexes & hotels (fire alarm and sprinkle report reviews).
- Expired certificate scheduling.
- Fielding questions about the rental program in the Township from the community, potential/current landlords, and tenants.
- Informing various departments of items that may be of concern or of note that have been observed throughout the Township (tall grass, construction without permits, site plan verifications, etc.).
- Contacts with local inspectors, enforcement, and fire personnel.
- Working through tenant complaints, working with both parties to get relief.

- Sharing with contacts about our updated Rental Housing Information webpage, as well as sharing the need to contact the office for items that may need other department insight or approvals.

Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The Zoning Administrator provided the following services:
 - (2) Zoning review approval letters for building permit applications.
- The Community and Economic Development Director and Zoning Administrator met with representatives from Consumers Energy regarding improvements to an existing substation on S. Crawford Road.
- The Zoning Administrator met Attended seminar at SVSU regarding updates on utility-scale solar energy in Michigan related to new laws that have recently been enacted.

Ordinance Enforcement Activities (1.1, 1.3):

- 1805 Belmont Dr. – Rental property without required rental housing certification and special use permit for a short-term rental as advertised. The owner has ceased the short-term rental activity, secured a long-term tenant, applied for rental certification, and hired a contractor to complete necessary safety and ingress/egress improvements. This matter is now closed.
- 2084 McDonald Drive. - Complaint regarding drainage issues at this location. During an initial site visit, a bed of rocks was found in the roadside ditch, which appears to impede the flow of water. The Road Commission was notified and the issue was passed along to their drainage foreman to evaluate, weather-permitting.
- 5339 E. Broadway Rd. – Rental property without required rental housing certification and special use permit for a short-term rental as advertised. The owner has applied for the necessary special use permit and for the required rental certification, which is currently under review by the Planning Commission. If the special use permit is approved, this enforcement matter will be closed.
- 2514 S. Isabella Road. (Liquor Central) - Complaint about removal of required barrier free parking and signage. The owner responded to an initial notice of violation by reinstalling the signage and has hired Bidwell Painting Inc. to stripe the ADA parking spot asap pending weather conditions.
- 5401 S. Lincoln Rd. – An 1,800 square-foot detached accessory building constructed without a building permit and in violation of applicable maximum height and maximum 1,500 square-foot floor area requirements. The owner applied for and was granted a height variance in May 2023 contingent upon completion of alterations to reduce the building floor area by 300 square-feet. The owner’s contractor subsequently secured a building permit for the work, which expired on 1/17/2024 with no activity. Civil infraction tickets have been issued to the contractor and owner for violation of the conditions of the approved height variance and failure to correct the Zoning Ordinance violation related to maximum floor area for this accessory building.
- Indian Hills Shopping Center - Owner and contractor were notified of a possible violation related to the approved minor site plan for sidewalk, pedestrian access, and parking lot improvements to the Indian Hills Shopping Center property. The owner stated that they will address the issues with management and follow up with the Zoning Administrator. In addition, the Township has received multiple complaints about lighting issues in the parking lot. The owner has been made aware of the complaints and that the parking lot needs to be consistently lit for safety.
- 386 Bluegrass Road. - Excessively tall grass and junk in the yard. The owner was notified of the violations and has mowed the grass. The owner is working with Township staff to complete the removal of junk from the premises.
- Northeast corner of S. Lincoln Rd. and E. Broomfield Rd. – unlawful contractor’s storage yard and unlawful grading/fill activities without a grading permit. The owner claimed a “grandfathered” status as a legal nonconforming use. A meeting of the parties was held on 12/12/2023. This matter remains under review by the Township Attorney with additional follow up anticipated.

Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- During their regular January 16, 2024 meeting the Planning Commission:
 - Approved the PRES23-03 Preliminary Site Plan for Valvoline Instant Oil Change Shop located on the south side of E. Bluegrass Rd. west of Encore Blvd.
 - Received an introductory presentation about the PSUP23-01 Short-Term Rental Housing special use application for 5339 E. Broadway Road.
 - Reviewed preliminary survey data as part of the continuation of a process to update the Master Plan

Zoning Board of Appeals Activities (1.1):

- No scheduled meeting in January.

Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):

- The Community and Economic Development Director participated in the quarterly Sports Committee meeting hosted by the Mt. Pleasant Area Convention and Visitors Bureau to coordinate tournament, athletics, and other regional recreation event needs in the community.
- The data for the 2023 Township survey of residents, which included a substantial number of parks and recreation-related questions, is currently being analyzed and compiled for a final report by Dr. Senter and her team from CMU.

Other Activities:

- The Building Services Clerk and Administrative Assistant organized the start of the 2nd Annual Care Store Donation Drive. (1.1, 1.2)
- The Community and Economic Development Director received a call from a disabled Township resident on Betty Ln. seeking help to resolve a problem with access to the I-Ride buses. In consultation with Isabella County Transportation Commission (ICTC) officials, the source of the problem was identified and corrected. In addition, the Director identified an opportunity to work with a cooperative property owner to potentially secure an easement for construction of a vehicle turnaround area at the end of Betty Ln. Follow up with the Road Commission is planned. (1.2)
- The Director meets weekly with the Community and Economic Development Department staff as a group and regularly on an individual basis to provide guidance, coordinate provision of services, ensure good intra- and inter-departmental communication, and identify and resolve issues. (1.1)

Current Month Anticipated Activities

Economic Development Activities (1.1, 1.5):

- The Community and Economic Development Director will complete and distribute a request for qualifications from sign contractors with the capability to design and install a new gateway sign for the East DDA District to be located at the corner of M-20 and S. Summerton Rd. in cooperation with Mid-Michigan College and Consumers Energy, and to design and install new Enterprise Industrial Park signage at the corner of M-20 and Enterprise Dr.
- The Community and Economic Development Director will continue business retention contacts.

Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The regular February 20, 2024 EDA Board meeting agenda is anticipated to include:
 - Consideration of a new 3-year holiday decorations contract with Hometown Decorations.
 - Consideration of contracts for new sidewalk projects in the East and West DDA Districts.

- Consideration of bids for landscaping improvements in the Eats DDA District.

Building Services (1.1, 1.3, 1.5):

- Inspections and follow up as needed for the new Isabella County Jail project. (1.1, 1.3)
- Follow up phone calls.
- Continue to do site visits, inspections, issue permits, plan reviews.
- Continued work on expired permit list.

Rental Inspection Services (1.1, 1.2, 1.3):

- The Rental Inspector will:
 - Investigate and follow up on any rental complaints as needed.
 - Continue to collaborate with the Fire Department on hotel rental inspections.
 - Schedule complexes, hotels, as well as duplex and single-family units for inspections.
 - Conduct follow-up inspections to verify correction of violations.
 - Work on expired certificate scheduling as needed.
 - Arrange for site visits as needed for compliance or informational.

Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The Community and Economic Development Director and Zoning Administrator will review the current Zoning Board of Appeals bylaws to coordinate with recent updates to relevant sections of Zoning Ordinance 20-06. (1.1)
- Community and Economic Development Director and Zoning Administrator review of site plan, special use, and other development applications and preparation of staff reports for the Planning Commission regarding Zoning Ordinance compliance.
- Zoning Administrator review of site plan applications eligible for administrative approval.
- Zoning Administrator review of building permits for zoning compliance.
- Zoning compliance letters
- Sign permits
- Continued use of MissDig notifications to catch activity in the Township needing zoning approval.
- Enforcement follow ups
- Yard sales
- Tall weeds and grass enforcement
- The Community and Economic Development Director and Zoning Administrator regularly hold informal pre-application development meetings with developers and business/property owners.

Ordinance Enforcement Activities (1.1, 1.3):

- 4941 E Valley Rd. – Dilapidated and potentially unsafe dwelling. The owner confirmed that he wants the roof completed but does not have the funds. A contractor is looking into options to help the owner resolve the violations.
- Ordinance enforcement follow up on current matters and investigation of any new complaints.

Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The regular February 20, 2024 Planning Commission meeting is anticipated to include:
 - Review and action on the PFINAL24-01 Final Site Plan for Walmart grocery pick-up services expansion and parking lot site improvements.
 - A public hearing, review, and action on the PSUP23-01 Short-Term Rental Housing special use application for 5339 E. Broadway Road.
 - Discussion of accomplishments, projects, desired outcomes, and other topics of discussion to share with the Board of Trustees during the 4/17/2024 Annual Joint Meeting.

- Continuation of a process to update the Master Plan

Zoning Board of Appeals Activities (1.1):

- The February Zoning Board of Appeals meeting was canceled due to a lack of agenda items.

Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):

- The Township's engineering consultant at Gourdie-Fraser is in the process of completing preliminary engineering and identification of easements needed to prepare construction plans for new sidewalk projects along the:
 - north side of Pickard Rd. east from S. Lincoln Rd. to the existing sidewalk near Ashland Dr.;
 - east side of Bud St. north from E. Pickard Rd. to connect to Jameson Park;
 - east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd.;
 - west side of Bradley St. from E. Remus Rd. (M-20) north to connect to the Mt. Pleasant Middle School at the City-Township boundary; and
 - south side of E. Bluegrass Rd. from S. Mission Rd. east across the frontage of the Red Lobster parcel to complete a connection to the Indian Pines Shopping Center.

Other Activities:

- The Rental Inspector is using his photography skills to capture scenes from around the Township for the purpose of updating the Township website's photo gallery.

Future Board of Trustee Meeting Agenda Items

- Consideration of an updated Private Road Ordinance for adoption. (1.1, 1.3)

Significant Items of Interest Longer Term

- Other Activities - Under the Community and Economic Development Director's direction, the Building Services Clerk will begin work to coordinate with the file scanning contractor Graphic Sciences to transfer historical zoning/planning/site plan documents and files from the basement for scanning. (1.1)
- Economic Development - The Community and Economic Development Director will expand information on the Township's website related to development approval processes and pre-application meeting options to further assist the development community.
- Economic Development - The Community and Economic Development Director and Middle Michigan Development Corporation representatives are continuing to evaluate a potential opportunity to apply for future grant funding from the U.S. Economic Development Administration to help support implementation of expanded industrial/business park development along the US-127 corridor. Depending on eligibility, this grant opportunity would require collaboration with the City of Mt. Pleasant and the Saginaw Chippewa Indian Tribe.
- Zoning Administration - The Community and Economic Development Director and Zoning Administrator plan to propose some additional updates to the sign regulations of Zoning Ordinance 20-06 to improve consistency in application and to minimize regulatory conflicts. (1.1)
- Economic Development – The Community and Economic Development Director will prepare an updated summary document for the website outlining economic development programs and incentives available from the State of Michigan and our DDA Districts for various types of projects.
- Other Activities - Consideration of a new 2023 - 2027 Parks and Recreation Master Plan for adoption, following a recommendation from the Planning Commission and a public hearing. (1.1, 1.2, 1.3, 1.4)

- Building Services - When the county's office situation stabilizes, the Community and Economic Development Director will resume working with the county Community Development Dept. Director to develop a draft reciprocal intergovernmental agreement proposal for Isabella County to provide for residential and commercial building inspection services during vacations. (1.1, 1.2, 1.3, 1.5)
- Economic Development - Possible future airport-related Zoning Ordinance changes to create a separate zoning district for the Mt. Pleasant Airport to expand options for airport-related business activities beyond the scope allowed under the current the AG (Agricultural) district. (1.1, 1.5)
- Building Services – The Building Official continues to work in close coordination with the County's plumbing, mechanical, and electrical inspectors on building projects to minimize delays and to ensure that construction meets the applicable health and safety standards. (1.1, 1.3, 1.5)
- PILOT Housing Projects - The Community and Economic Development Director will continue to oversee the administration of the Tax Exemption Ordinance and adopted PILOT resolutions in coordination with the Finance Director and Twp. Assessor to verify continuing compliance by the sponsors of the eligible housing projects. (1.1, 1.2)
- Other Activities - Repeal of the outdated and unenforceable Ordinance 2011-4 for marihuana dispensaries and growing operations (1.1)
- Other Activities – Consideration of new International Fire Code Ordinance for adoption, which would replace Ordinance No. 2014-05 and would reference the updated fire code to be enforced by the Mt. Pleasant Fire Department in both the City and the Township. (1.1, 1.3)
- Other Activities – Consider updates to the Township's ordinance on open burning. (1.1, 1.3)
- Other Activities - Consider updates to the Noxious Weeds Ordinance No. 1998-5 to improve consistency in applicable regulations of tall grass and weeds. (1.1, 1.3, 1.4)
- Other Activities - Consider updates to the Subdivision of Land Ordinance No. 1994-6 for consistency with updates to the state's subdivision plat approval requirements. (1.1, 1.3, 1.5)
- Other Activities - Consider updates to the Land Division Ordinance No. 1997-8 to clarify application requirements and the division, combination, and boundary adjustment approval process. (1.1, 1.5)
- Other Activities – Consider ways to maximize the usefulness, readability, and functionality of the Township website's Announcements, Public Notices, and News features. (1.1, 1.2)
- Other Activities – When the county's office situation stabilizes, the Community and Economic Development Director, the County's Community Development Director, and the City Planner will resume work on creating a unified "regional planning/zoning" theme on the County's FetchGIS website where County, City, and Township zoning district and future land use maps could be displayed together with other relevant data.

Charter Township of Union

APPLICATION FOR SPECIAL USE PERMIT APPROVAL

A completed application will contain all information required per the Zoning Ordinance, Section 14.3 (Special Use Permits); and be accompanied by a separate minor site plan or preliminary site plan application per Section 14.02.C. (Site Plan Approval Required).

Minor Site Plan
 Preliminary Site Plan

Name of Proposed Development/Project <u>5339 E. BROADWAY / AIRBNB</u>	
Common Description of Property & Address (if issued) <u>5339 E. BROADWAY RD, MT. PLEASANT, MI 48858</u>	
Applicant's Name(s) <u>BRENT CURTISS</u>	
Phone/Fax numbers <u>517-763-8355</u>	Email <u>curtissbg@gmail.com</u>
Address <u>5374 E. COE RD</u>	City: <u>Shepherd</u> Zip: <u>48883</u>

Legal Description: <input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s): <u>14-013-10-032-03</u>
Existing Zoning: _____	Land Acreage: <u>.67</u>	Existing Use(s): <u>Residential</u>
<input type="checkbox"/> ATTACHED: Letter describing the proposed use and how it conforms to Section 14.3.J. (Standards for Special Use Approval)		

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: <u>Brent Curtiss</u> Phone: <u>517-763-8355</u> Email: <u>curtissbg@gmail.com</u> 2. Address: <u>5374 E. COE RD</u> City: <u>Shepherd</u> State: <u>MI</u> Zip: <u>48883</u> Contact Person: <u>Brent Curtiss</u> Phone: <u>517-763-8355</u>
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: <u>Brent Curtiss</u> Phone: <u>517-763-8355</u> Address: <u>5374 E. COE RD</u> City: <u>Shepherd, MI</u> State: <u>MI</u> Zip: <u>48883</u> Signature: <u>[Signature]</u> Interest in Property: <u>owner/lessee/other</u> 2. Name: <u>ROBIN CURTISS</u> Phone: <u>987-304-5834</u> Address: <u>5339 E. BROADWAY RD</u> City: <u>MT. PLEASANT</u> State: <u>MI</u> Zip: <u>48858</u> Signature: <u>[Signature]</u> Interest in Property: <u>owner/lessee/other</u>

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

[Signature] Signature of Applicant 10/30/23 Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____
 Date Received: _____ Escrow Deposit Paid: \$ _____

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW

Minor Site Plan Preliminary Site Plan Final Site Plan

A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project <u>5339 E. BROADWAY / AIRBNB</u>		
Common Description of Property & Address (if issued) <u>5339 E. BROADWAY RD, MT. PLEASANT, MI 48058</u>		
Applicant's Name(s) <u>BRENT CURTISS</u>		
Phone/Fax numbers <u>(517) 763-8355</u>	Email <u>curtissbg@gmail.com</u>	
Address <u>5374 E. COE RD</u>	City: <u>SHEPHERD</u>	Zip: <u>48883</u>

Legal Description: <input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s): <u>14-013-10-032-03</u>
Existing Zoning:	Land Acreage: <u>.67</u>	Existing Use(s): <u>RESIDENTIAL</u>
ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)		

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: <u>Brent Curtiss</u> Phone: <u>517-763-8355</u> Email: <u>curtissbg@gmail.com</u>	
	2. Address: <u>5374 E. COE RD</u> City: <u>SHEPHERD</u> State: <u>MI</u> Zip: <u>48883</u> Contact Person: <u>Brent Curtiss</u> Phone: <u>517-763-8355</u>	
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: <u>Brent Curtiss</u> Phone: <u>517-763-8355</u> Address: <u>5374 E. COE RD</u> City: <u>SHEPHERD</u> State: <u>MI</u> Zip: <u>48883</u> Signature: <u>Brent Curtiss</u> Interest in Property: <u>owner/lessee/other</u>	
	2. Name: <u>ROBIN CURTISS</u> Phone: <u>989-304-5834</u> Address: <u>5339 E. BROADWAY RD.</u> City: <u>MT. PLEASANT</u> State: <u>MI</u> Zip: <u>48858</u> Signature: <u>Robin Curtiss</u> Interest in Property: <u>owner/lessee/other</u>	

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

Brent Curtiss 10/30/23
Signature of Applicant Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

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

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

Name of business: n/a
Name of business owner(s): Brent Curtiss & Robin Curtiss
Street and mailing address: 5339 E. Broadway Rd, Mt Pleasant
Telephone: (517) 763-8355
Fax: _____
Email: curtissbg@gmail.com

I affirm that the information submitted is accurate.

Owner(s) signature and date: BK Curt

Information compiled by: _____

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

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

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

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

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

Why would I be subject to Oil, Gas and Mineral Permitting?

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

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

5339 E. Broadway Rental

Owner information

Brent Curtiss (Owner & Local Agent)
5374 E. Coe Rd
Shepherd, MI 48883
(517) 763-8355; curtissbg@gmail.com

Property Information

5339 E. Broadway Rd
Mt. Pleasant, MI 48858

Purpose

We would like to utilize our studio apartment located at 5339 E. Broadway as a special use short term rental through the Airbnb platform. The period of time shall be 1-30 nights with a maximum of 1 rental in any 4-night period.

Listing Description (posted on Airbnb site)

Centrally located, close to CMU Campus, Downtown Mt. Pleasant, & multiple golf courses. The Soaring Eagle Casino is less than 1.5 miles away, perfect for that concert or any casino event!

The Studio Apt. offers a queen bedroom set behind the privacy of the sliding barndoors. The queen air mattress located in the living room provides accommodation for up to 2 people.

The back deck is the perfect place to enjoy your morning coffee or grill out & relax in the evenings!

House Instructions (posted on Airbnb site)

The entrance and parking to the Studio is on the west side of the house and the north side of the garage. You will enter the key code provided the day of your check in. After entering your access code, press the fingerprint area pictured on the keypad. To lock the door, brush your hand across the keypad when leaving.

When checking out, please leave all towels on the floor of the shower. Bedding can remain on the bed. All dishes should be loaded in the dishwasher and the dishwasher set to clean before checking out. All trash should be placed in the Waste Management dumpster located on the west side of the studio apartment.

Pets (posted on Airbnb site)

No pets are allowed in or at the studio apartment.

Noise Ordinance (posted on Airbnb site)

The Township supports a nuisance ordinance that includes but shall not be limited to outside noise that is clearly audible at a road-right-of-way or lot boundary of the premises, and that unreasonably interferes with the comfort, quiet, and repose of others in the area between 10:00pm and 7:00am on Sunday, Monday, Tuesday, Wednesday, or Thursday nights; and between 11:00pm and 7:00am on Friday and Saturday nights.

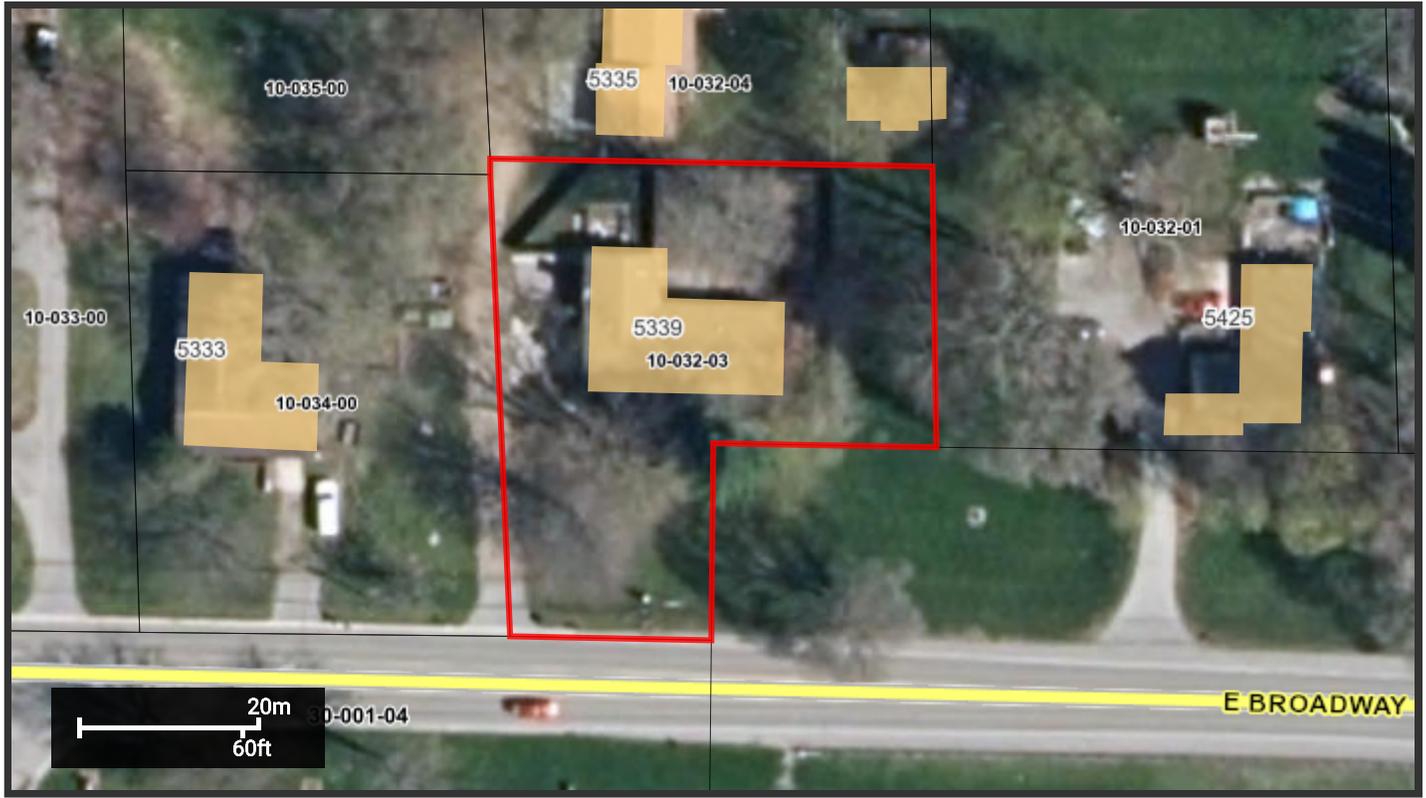


Isabella County GIS Tax Info

Parcel Report: 14-013-10-032-03

10/30/2023

8:01:21 AM



Property Address

5339 E BROADWAY RD
MT PLEASANT, MI, 48858

Owner Address

CURTISS BRENT & CURTISS ROBIN
--
5339 E BROADWAY RD
MT PLEASANT, MI 48858

Unit: 14
Unit Name: UNION

General Information for 2023 Tax Year

Parcel Number: 14-013-10-032-03

Prop. Class Code:	401
Prop. Class Name:	RESIDENTIAL-IMPROVED
School Dist Code:	37010
School Dist Name:	MT PLEASANT CITY SCHOOL DIST

Assessed Value:	\$79,700
Taxable Value:	\$71,911
State Equalized Value:	\$79,700
Exemption Percent:	100

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$71,800	\$71,800	\$68,487
2021	\$66,300	\$66,300	\$66,300

Land Information

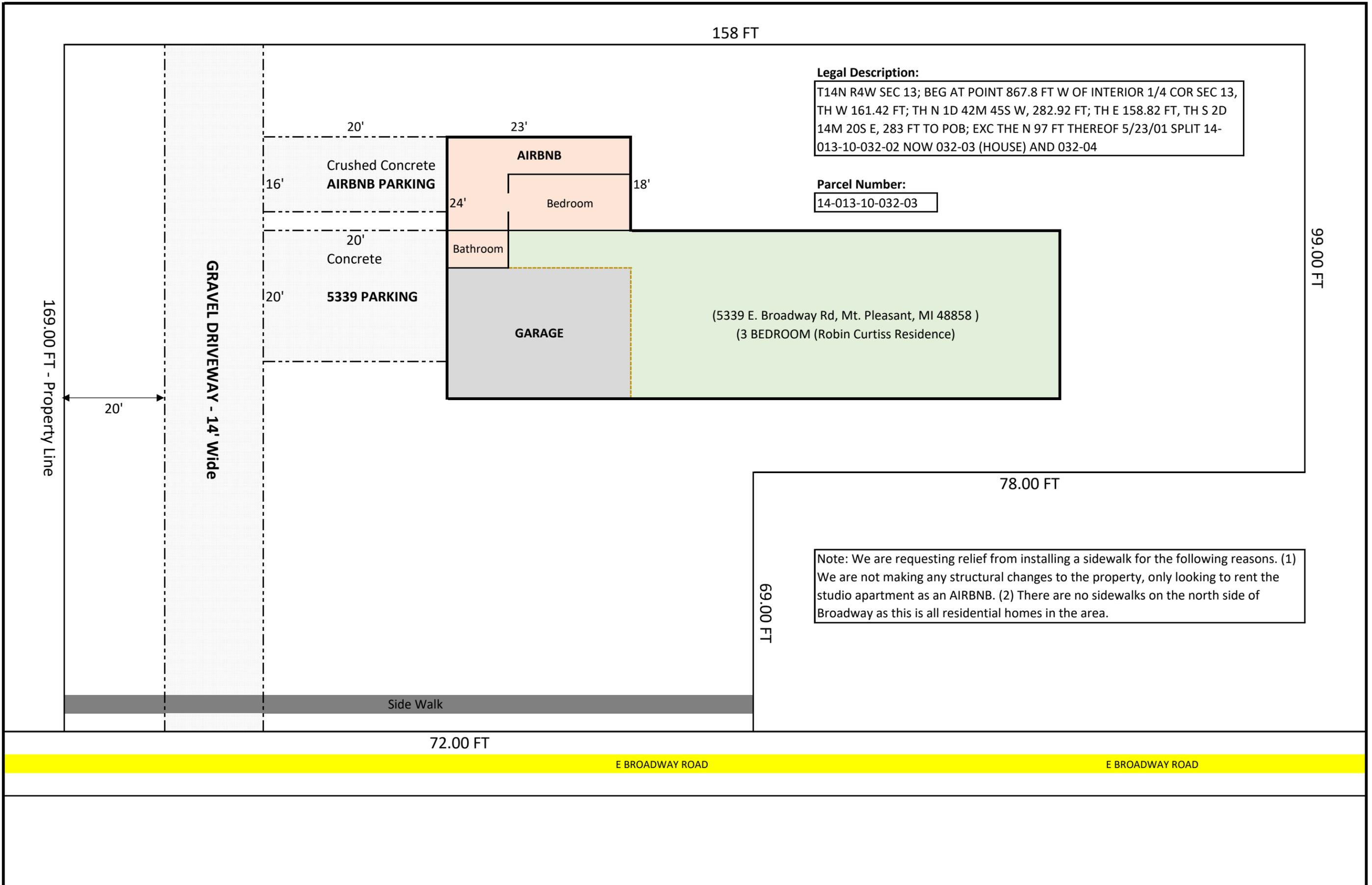
Acreage:	0.67
Zoning:	
Town/Range/Sec	14N 04W 013

Legal Description

T14N R4W SEC 13; BEG AT POINT 867.8 FT W OF INTERIOR 1/4 COR SEC 13, TH W 161.42 FT; TH N 1D 42M 45S W, 282.92 FT; TH E 158.82 FT, TH S 2D 14M 20S E, 283 FT TO POB; EXC THE N 97 FT THEREOF 5/23/01 SPLIT 14-013-10-032-02 NOW 032-03 (HOUSE) AND 032-04

Sales Information

Sale Date: 08-18-2020



Legal Description:
 T14N R4W SEC 13; BEG AT POINT 867.8 FT W OF INTERIOR 1/4 COR SEC 13, TH W 161.42 FT; TH N 1D 42M 45S W, 282.92 FT; TH E 158.82 FT, TH S 2D 14M 20S E, 283 FT TO POB; EXC THE N 97 FT THEREOF 5/23/01 SPLIT 14-013-10-032-02 NOW 032-03 (HOUSE) AND 032-04

Parcel Number:
 14-013-10-032-03

Note: We are requesting relief from installing a sidewalk for the following reasons. (1) We are not making any structural changes to the property, only looking to rent the studio apartment as an AIRBNB. (2) There are no sidewalks on the north side of Broadway as this is all residential homes in the area.

SPECIAL USE PERMIT APPLICATION

TO:	Planning Commission	DATE:	February 13, 2024
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	R-2B One and Two Family, Medium Residential District.
PROJECT:	PSUP23-01 Special Use Permit Application, Short Term Rental.		
PARCEL(S):	PID 14-013-10-032-03		
OWNER(S):	Curtiss, Brent & Robin.		
LOCATION:	Approximately .67 acres located at 5339 E. Broadway Road in the NW 1/4 of Section 13.		
EXISTING USE:	Existing single-family dwelling	ADJACENT ZONING:	R-2B, R-4
FUTURE LAND USE DESIGNATION: <i>Residential:</i> After agriculture, this category is the township’s predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.			
ACTION REQUESTED: To hold a public hearing on and to review and take action on the PSUP23-01 special use application for a proposed short-term rental located at 5339 E. Broadway Road in the NW¼ of Section 13 and in the R-2B (One and Two Family, Medium Residential) zoning district.			

Background Information

It came to the attention of Township staff late last year that an AirBNB-style short-term rental use was being conducted at 5339 E. Broadway Road. The owner was notified that this type of use needed approval under the Zoning Ordinance to continue, and met with Township staff to discuss the applicable Ordinance requirements and approval process. The owner also considered the option of operating a standard rental unit subject only to an annual rental certification under the Township’s Housing Licensing Code Ordinance, prior to deciding to pursue this short-term rental use and special use permit approval.

This is the first application for a short-term rental since the special use was added to the Zoning Ordinance in 2020. For the benefit of both the applicant and the Planning Commission, it was decided by Township staff to first introduce the application during the regular January meeting. Following the presentation, the Planning Commission chose to hold a public hearing on February 20, 2024. Notice of the hearing was published in the Morning Sun Newspaper and sent to residents within 300-feet of the applicant’s property. Notices were also posted at the Township Hall and on the Township’s website.

Minor Site Plan and Relief from Sidewalk Construction

A minor site plan has also been submitted as part of the special use permit application, which includes a request by the applicant for temporary relief from sidewalk construction along the E. Broadway Rd. frontage of the subject parcel. Please note that the requested Planning Commission action is only for approval of the temporary relief from sidewalk construction under the Township’s 2018 Sidewalk Relief

Policy. If the special use permit and this additional request is approved by the Planning Commission, then the associated minor site plan would be subject to administrative approval by the Zoning Administrator.

The applicant has noted the request on the site plan as follows: ***“We are requesting relief from installing a sidewalk for the following reasons. (1) We are not making any structural changes to the property, only looking to rent the studio apartment as an AIRBNB. (2) There are no sidewalks on the north side of Broadway as this is all residential homes in the area.”*** E. Broadway Road is not a “designated street” under the Township’s 2018 Sidewalk Relief Policy, meaning temporary relief from sidewalk construction can be granted if the request meets one or more of the policy’s criteria. Criteria #4 for granting sidewalk construction relief states: ***“Less than 50% of the surveyed sections of the township along the road fronting the proposed development have sidewalks. If on a corner lot, the mile will extend in both directions along the frontage roads. Once the threshold has been met all parcels will be required to construct sidewalks within 1 year.”***

The subject parcel qualifies under criteria #4. Township staff has no objection to the Planning Commission granting sidewalk construction relief. If granted, the applicant will need to update the minor site plan with the correct verbiage from Criteria #4 prior to final action by the Zoning Administrator.

Review Comments

Section 14.3.J. of the Zoning Ordinance establishes the standards for special use approval. No special use permit shall be granted unless the Planning Commission makes affirmative findings of fact and records adequate data, information, and evidence showing that:

Section 14.3.J. (Standards for Special Use Approval)		Status
1	<p>The proposed land use is identified in Section 3 as a special use in the zoning district.</p> <p>Short-Term Rental Housing is listed in Section 3.9 as a special use in the R-2B (One and Two Family, Medium Density Residential District).</p>	Conforms
2	<p>The location, design, activities, processes, materials, equipment, and operational conditions of the special use will 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.</p> <p>The proposed use conforms to this standard.</p>	Conforms
3	<p>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, 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.</p> <p>The plan indicates the expected frequency that the unit will be rented. The plan also indicates the Township Noise Ordinance hours for quiet times.</p>	Conforms
4	<p>The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.</p> <p>The special use for the short-term rental does not change the residential character of the property. The use provides for new housing options for visitors of Union Township.</p>	Conforms

Section 14.3.J. (Standards for Special Use Approval)		Status
5	The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances. For this use, the following standards of Section 6.58 (Short-Term Rental Housing) apply:	
	A.1. General Standards. a. The dwelling is an allowable land use in the zoning district and there are no unresolved Township ordinance violations associated with the lot, structure or other improvements. b. The dwelling and premises shall be maintained in good repair at all times. There shall be no change in the appearance of the dwelling or premises, or other visible evidence of the rental. External and internal alterations not customary for a single-family dwelling are prohibited.	Conforms
	A.2. Zoning Permit Required. In addition to the required Special Use Permit approval, an annual zoning permit must be obtained from the Zoning Administrator prior to establishing a short-term rental. Annual zoning permits must be renewed each year prior to the date of permit expiration.	Can Conform
	A.3. Period of Time. The short-term rental may be for any period from one (1) night to 30 nights. A maximum of one (1) short-term rental event shall occur in any four (4) night period.	Conforms
	A.4. Occupancy. The maximum occupancy for the short-term rental shall be no more than two (2) persons per bedroom lawfully established within the principal dwelling consistent with applicable Building Code requirements.	Conforms
	A.5. Designation of a Local Agent. If the property owner does not qualify as, or does not desire to be, a local agent, then the property owner shall designate a local agent and authorize in writing the local agent to act as the property owner's agent for acts required of the property owner under these regulations. The local agent must reside or maintain a physical place of business within 25.0 miles of the short-term rental premises.	Conforms
	A.6. Information Updates. Notification information for the property owner and local agent shall be kept current and up to date. The Zoning Administrator shall be notified in writing within 24 hours of any changes to ownership, local agent or their contact information.	Can Conform
	A.7. Parking. The number of vehicles on any premises subject to this Ordinance shall not exceed one (1) motor vehicle per lawfully established bedroom, in addition to the owner's personal vehicle(s). The owner shall provide off-street parking facilities for all owner and occupant motor vehicles, recreational vehicles, and trailers on the premises in accordance with the following requirements: a. Parked vehicles shall be located outside of any road right-of-way and shall not block or impede the use of sidewalks, pedestrian pathways, fire lanes or emergency access to the premises. Conforms b. Parking shall be limited to an accessory garage or carport, private driveway or improved off-street parking pad adjacent to the driveway. Conforms c. Parking and associated improvements shall also conform to the requirements of Section 9 of this Ordinance and other applicable Township ordinances. Conforms	Conforms
A.8. Waste Disposal. Documentation shall be submitted that occupants of the short-term rental will be notified prior to occupancy that they are not allowed to leave, and others are not allowed to leave, trash, rubbish, refuse, or garbage within public view, except in proper waste or recycling containers for the purposes of collection and disposal. No commercial dumpsters shall be allowed on the premises of a short-term rental.	Conforms	

Section 14.3.J. (Standards for Special Use Approval)	Status
<p>A.9. Safety Requirements.</p> <ul style="list-style-type: none"> a. Prior to any rental occupancy, the owner shall be responsible for compliance with all Building Code and Township Housing Code Ordinance requirements that apply to use of the dwelling for rental purposes. b. The street address of the premises and emergency contact phone numbers shall be clearly displayed in the short-term rental for the benefit of occupants. c. Each sleeping room shall have two (2) legal means of egress to the exterior (for example, a door and a legal egress window). d. The street address for the short-term rental shall be a minimum of four (4) inch numbers, which shall be posted both on the mailbox and on the building in a location that is clearly visible from the street. <p>The site was pre- inspected by the Rental Inspector and found to be in good order. A final inspection prior to rental certification would be scheduled following any Planning Commission approval of the special use permit application.</p>	Can conform
<p>A.10. Encroachments and Nuisance Conditions Prohibited. Occupants during a rental period shall not encroach on neighboring lots and shall not create a nuisance. For purposes of this subsection, a nuisance includes but shall not be limited to outside noise that is clearly audible at a road right-of-way or lot boundary of the premises, and that unreasonably interferes with the comfort, quiet and repose of others in the area between 10:00 p.m. and 7:00 a.m. on Sunday, Monday, Tuesday, Wednesday or Thursday nights; and between 11:00 p.m. and 7:00 a.m. on Friday or Saturday nights.</p>	Conforms
<p>A.11. Wastewater Disposal. For short-term rentals not connected to a public sewer system, the wastewater disposal system shall be properly functioning, be maintained in properly functioning condition, and examined by a commercial septic hauler a minimum of once every three (3) years to determine if the septic tank needs to be pumped out. Parcel is served by Township water and sewer. Conforms.</p>	Conforms
<p>A.12. Required Occupant Notifications. Occupants of short-terms rentals shall be provided with the following information in writing by the property owner or local agent prior to occupancy:</p> <ul style="list-style-type: none"> a. The name of the property owner or any local agent responsible to perform obligations related to the short-term rental, their telephone number(s), and an email address at which that individual may be reached on a 24-hour basis. Conforms. b. The maximum number of occupants allowed at any time in the short-term rental, based on the requirements of this Section. Conforms. c. Instructions as to parking, operation of mechanical equipment and appliances, restrictions on use of the premises, and all other rules for the premises. Conforms. d. Notification that an occupant may be cited or fined by the Township, in addition to any other legal remedies available to the Township, for violation of this Ordinance. Applicant has added to their AirBNB website a statement that all Township ordinances are to be followed, and that occupants can be cited and fined if found in violation. e. The requirement that all pets shall be secured on the premises or on a leash at all times. Applicant indicates that no Pets are allowed. Conforms. f. The requirement that the person who rents a short-term rental shall pay any applicable sales tax and/or required Michigan Use Tax. Can Conform. g. A copy of this Section and written record of the approved Special Use Permit. Can Conform. 	Can Conform

Section 14.3.J. (Standards for Special Use Approval)		Status
	<p>B. Application Information.</p> <ol style="list-style-type: none"> 1. The name, address, telephone numbers (home, work, and cell phone), and email address of the owner of the proposed short-term rental. Conforms. 2. If the property owner of the proposed short-term rental does not qualify as, or does not desire to be, the local agent, then the property owner shall designate in writing a local agent. Conforms. 3. The name, address, telephone numbers (home, work, and cell phone), and email address of the local agent, if different from the property owner. Conforms 4. The address of the proposed short-term rental. Conforms. 5. Parcel identification number for the proposed short-term rental. Conforms. 6. Proof of property ownership. Conforms. 7. Copies of any deed restrictions or use limitations in the subdivision covenants or condominium master deed and/or bylaws applicable to the short-term rental premises. Parcel not part of a subdivision or Condominium Conforms. 8. A floor plan of the proposed short-term rental with all bedroom and bathroom locations, dimensions, and floor areas labeled. Bathroom and bedroom locations are shown on the plan. 9. The proposed frequency for rental use and maximum occupancy of the short-term rental. Conforms. 10. A survey drawing of the parcel on which the short-term rental building is located that includes all buildings and structures on the premises and the locations where motor vehicles, recreational vehicles, and trailers will be parked in accordance with this Section. Conforms. 	Conforms
6	<p>Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.</p> <p>The approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.</p>	Conforms
7	<p>The impact of the special 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.</p> <p>The use of the room as a short-term rental does not create any new or exceed the planned use of the dwelling in terms of public services or infrastructure.</p>	Conforms

Objectives

To hold a public hearing on the special use permit application, followed by Planning Commission review of the application and any public comments, deliberation, and final action on the application and request for temporary relief from sidewalk construction. Following action by the Planning Commission, the Zoning Administrator would then take an administrative action on the associated minor site plan.

Key Findings

- The special use permit application meets the requirements of Section 14.3.E. (Application Information) and is consistent with all applicable standards for short-term rental housing and special use permit approval found in Sections 6.58 and 14.3.J. of the Zoning Ordinance.
- The associated minor site plan meets the requirements of Section 14.2.P (Required Site Plan Information) and Section 14.2.S (Standards for Site Plan Approval).
- The applicant has completed a pre-inspection with the Rental Inspector, who found the site to be in good order in terms of compliance with the Township's Housing Licensing Code Ordinance.
- The applicant's request for temporary relief from sidewalk construction is consistent with Criteria #4 of the Township's 2018 Sidewalk Relief Policy and staff has no objection to the granting of the requested relief, provided that the wording of the request is updated on the minor site plan to match Criteria #4.

Recommendations

Based on the above findings, I recommend that the Planning Commission take action by motion to approve the PSUP23-01 special use application for a proposed short-term rental located at 5339 E. Broadway Road, subject to ongoing compliance with the requirements of Section 6.58 (Short-Term Rental Housing); and to approve the applicant's associated request for temporary relief from sidewalk construction with a finding that it is consistent with Criteria #4 of the Township's 2018 Sidewalk Relief Policy, provided that the wording of the request is updated on the minor site plan to match Criteria #4.

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

**Draft Motions: PSUP 23-01 Curtiss Short-Term Rental
5339 E. Broadway Rd. Special Use Permit Application**

MOTION TO APPROVE AS PRESENTED:

Motion by _____, supported by _____, to approve the PSUP23-01 special use application for a short-term rental located at 5339 E. Broadway Road (parcel number 14-013-10-032-03) in the northwest quarter of Section 13 and in the R-2B (One and Two Family, Medium Residential) zoning district, finding that it fully complies with Section 6.58 (Short-Term Rental Housing) and Section 14.3.J. (Standards for Special Use Approval); and to approve the associated request for temporary relief from sidewalk construction along the E. Broadway Rd. frontage of the subject parcel with a finding that it is consistent with Criteria #4 of the Township’s 2018 Sidewalk Relief Policy.

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSUP23-01 special use application for a short-term rental located at 5339 E. Broadway Road (parcel number 14-013-10-032-03) in the northwest quarter of Section 13 and in the R-2B (One and Two Family, Medium Residential) zoning district, finding that it can comply with Section 6.58 (Short-Term Rental Housing) and Section 14.3.J. (Standards for Special Use Approval), subject to the following conditions:

1. The short-term rental use shall be operated and maintained in full compliance with the Housing Licensing Code Ordinance and Section 6.58 (Short-Term Rental Housing) of the Zoning Ordinance, including requirements for annual rental certification and administrative Zoning Permit approvals, notification to the Zoning Administrator of updated owner and local agent contact information within 24 hours of a change, and proper payment of all applicable Michigan sales or use taxes.
2. The associated request for temporary relief from sidewalk construction along the E. Broadway Rd. frontage of the subject parcel is approved with a finding that it is consistent with Criteria #4 of the Township’s 2018 Sidewalk Relief Policy, provided that the wording of the request is updated on the minor site plan to match Criteria #4.

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSUP23-01 special use application for a short-term rental located at 5339 E. Broadway Road (parcel number 14-013-10-032-03) in the R-2B (One and Two Family, Medium Residential) zoning district until _____, 2024 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSUP23-01 special use application for a short-term rental located at 5339 E. Broadway Road (parcel number 14-013-10-032-03) in the northwest quarter of Section 13 and in the R-2B (One and Two Family, Medium Residential) zoning district, and to deny the request for temporary relief from sidewalk construction along the E. Broadway Rd. frontage of the subject parcel, for the following reasons:

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW

 Minor Site Plan

 Preliminary Site Plan

 Final Site Plan

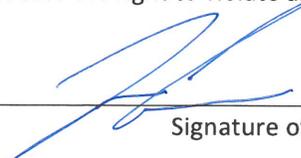
A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project _____		Walmart Building Expansion	
Common Description of Property & Address (if issued) _____		4730 Encore Blvd., Mount Pleasant, MI 48858	
Applicant's Name(s) _____		Jared Hutchison	
Phone/Fax numbers _____	901-384-0404	Email _____	jaredhutchison@carlsonconsulting.net
Address _____		7068 Ledgestone Commons	City: _____ Bartlett, TN Zip: _____ 38133

Legal Description: <input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s): _____
Existing Zoning: B-5	Land Acreage: 20.4	Existing Use(s): Retail Sales
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)		

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: _____ Jared Hutchison Phone: _____ 901-384-0404 Email _____ jaredhutchison@carlsonconsulting.net 2. Address: _____ 7068 Ledgestone Commons City: _____ Bartlett State: _____ TN Zip: _____ 38133 Contact Person: _____ Phone: _____
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: _____ Hazem Hassan Phone: _____ 479-273-4000 Address: _____ 2001 SE 10th Street City: _____ Bentonville State: _____ AR Zip: _____ 72716 Signature: _____ *SEE ATTACHED* Interest in Property: _____ 2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____

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



Signature of Applicant

1-22-2024

Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

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

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

Name of business: Walmart

Name of business owner(s): Walmart RE Business Trust

Street and mailing address: 4730 Encore Boulevard Mount Pleasant, MI 48858
479-321-2183

Telephone: _____

Fax: _____

Email: hazem.hassan@walmart.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:  11/15/2023

Information compiled by: _____

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
See Attached HMIS				
<u> </u> NONE	KEY: LIQ. = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank

S. Standards for Site Plan Approval.

In reviewing a minor, preliminary or final site plan, the Zoning Administrator or Planning Commission shall determine that the following standards are met, as applicable to the type of site plan:

Standards for Site Plan Approval	Minor Site Plan	Preliminary Site Plan	Final Site Plan
The applicant is legally authorized to apply for site plan approval, and all required information has been provided.	●	●	●
The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.	●	●	●
The final site plan is consistent with the policies of the Master Plan and other adopted Township planning documents, and with the approved preliminary site plan.			●
The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.	●	●	●
The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.		●	●
Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.		●	●
The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.	●	●	●
The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.		●	●
Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.		●	●
Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.		●	●
The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.			●
The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.			●
Proposed screening, buffering, and landscaping improvements are adequate for the location and intended purpose and conform to the standards of this Ordinance.	●		●
Exterior lighting conforms to Ordinance requirements and standards, and will not adversely affect adjacent or neighboring properties or traffic on adjacent roads.	●		●
The parking layout and vehicular circulation patterns and access points to the site are adequate to serve the proposed uses and will not adversely affect the flow of traffic on adjacent roads or create pedestrian-vehicle conflicts.	●		●
Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.			●
Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.			●
The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.	●		●

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

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

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

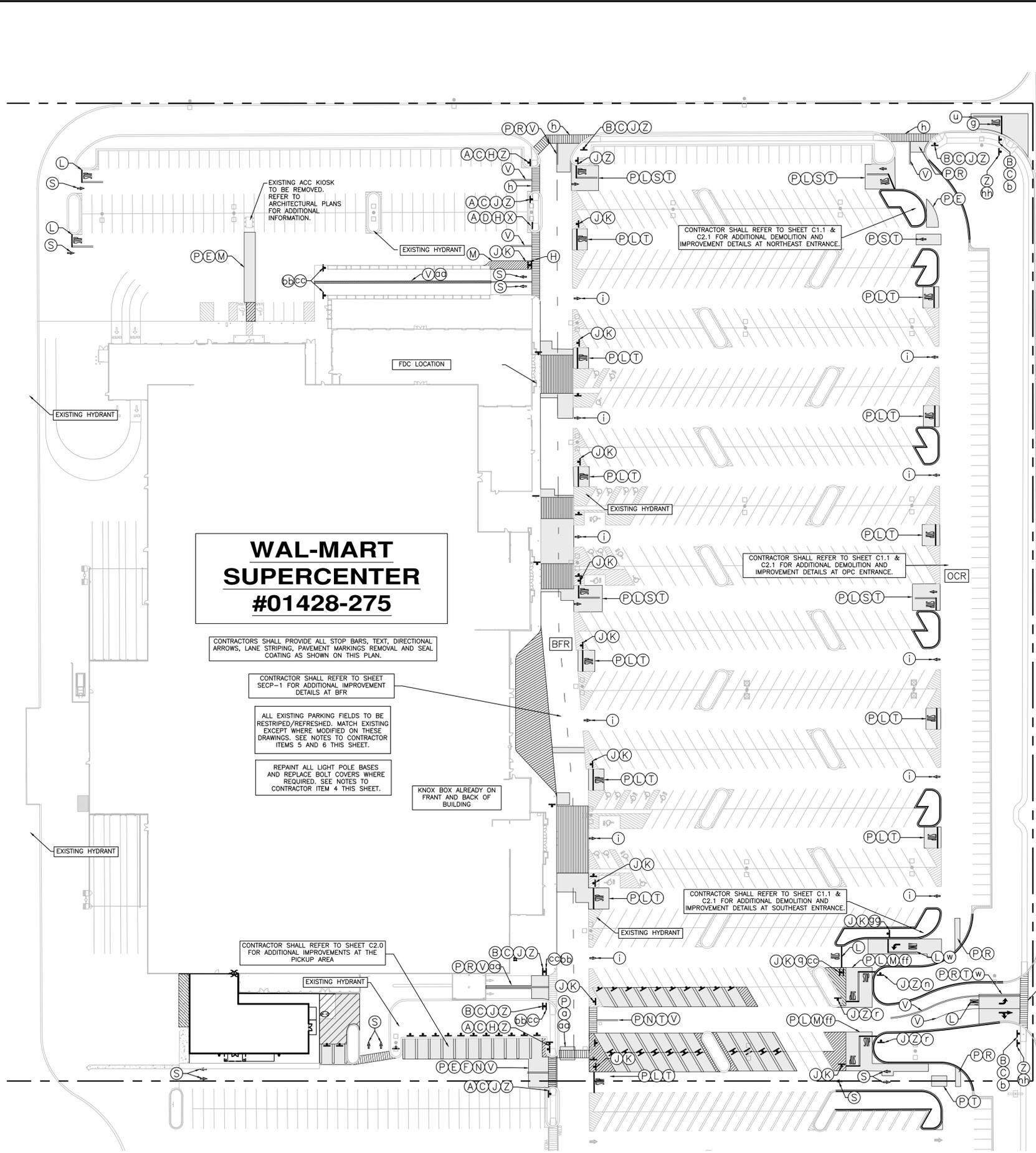
9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), Solid Waste , 517-284-6588, or EGLE District Office	Y <input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

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

Why would I be subject to Oil, Gas and Mineral Permitting?

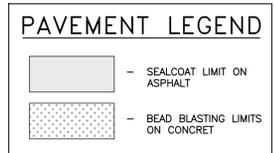
38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
39) Does the project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

Contact **Union Township** and [EGLE Permits & Bonding](#), OGMD, 517-284-6841



NOTE: STOP SIGNS AND PAVEMENT MARKINGS ARE BASED ON LIMITED INFORMATION. CONTRACTOR SHALL NOTIFY THE WALMART CONSTRUCTION MANAGER IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT IS EXPECTED.

IMAGE SOURCE: GOOGLE EARTH
IMAGE DATE: 02/17/2006



STOP SIGNS AND MARKINGS LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING CROSSWALK STRIPING TO BE REMOVED ENTIRELY OR TO EXTENTS INDICATED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN AND BE REPAINTED/MODIFIED TO ACCOMMODATE NEW CROSSWALK CONFIGURATION.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"x30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
- (P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- (R) EXISTING STOP BAR/STOP TEXT PAVEMENT MARKINGS/DOUBLE YELLOW STRIPE TO BE REMOVED.
- (S) NEW OPEN ARROW PAVEMENT MARKINGS.
- (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
- (U) EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN/BE REFRESHED/MODIFIED TO ACCOMMODATE NEW CROSSWALK CONFIGURATION.
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE.
- (W) EXISTING STOP SIGN TO REMAIN/BE REUSED.
- (X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.
- (b) NEW 36"x36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (d) NEW PICKUP CROSSWALK MARKINGS. SEE DETAIL.
- (e) EXISTING ISLAND STRIPING TO BE REMOVED.
- (f) NEW CHANNELIZATION AT PICKUP DOOR. SEE DETAIL.
- (g) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (h) EXISTING CROSSWALK TO REMAIN/BE REFRESHED.
- (i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN/BE REUSED.
- (m) NEW TRAFFIC FROM THE LEFT DOES NOT STOP PLAQUE.
- (n) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- (o) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- (r) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (u) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN/REFRESHED/EXTENDED AS SHOWN ON PLANS.
- (w) NEW SOLID ARROW PAVEMENT MARKING.
- (x) EXISTING NO PARKING FIRE LANE LANE SIGN TO REMAIN.
- (y) EXISTING PICKUP GRAPHIC AND ORANGE PAVEMENT MARKINGS TO BE REVISED/REFRESHED.
- (z) EXISTING PICKUP SIGN TO REMAIN.
- (ag) EXISTING STRIPING TO BE REMOVED
- (bc) EXISTING "DO NOT ENTER" SIGN TO BE REMOVED.
- (cc) NEW "EXIT ONLY" SIGN.
- (cd) CROSSWALK TO BE REMOVED WITHIN LIMITS OF THE OUTLINE.
- (ce) NEW 8" WIDE SINGLE WHITE TRAVERSE LINE.
- (cf) EXISTING PARKING STRIPING TO BE REMOVED.
- (cg) NEW LEFT TURN ONLY SIGN.
- (ch) NEW M4-5, M4-3, M1-4, AND M6-1 (R) SIGNAGE.

- #### NOTES TO CONTRACTOR:
- BFR (BUILDING FRONTAGE ROAD)
OCR (OUTER CIRCULATION ROAD)
 - CONTRACTOR SHALL PROVIDE ALL STOP BARS, SIGNS, TEXT, DIRECTIONAL ARROWS, LANE STRIPING, PAVEMENT MARKINGS REMOVAL AND SEAL COATING TO MATCH CURRENT DETAILS AT LOCATION AS SHOWN ON THESE PLANS.
 - ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
 - ALL LIGHT POLE BASES SHALL BE REPAINTED, AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED. REMOVE CHIPPING OR FLAKING PAINT PRIOR TO PAINTING. PREVIOUS OR NEW OVERSPRAY ON SURROUNDING PAVING SHALL BE REMOVED. SEE ARCHITECTURAL SPECIFICATION SECTION 09900 FOR ADDITIONAL INFORMATION.
 - RESTRIP/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDE AND REAR OF STORE.)
 - DO NOT STRIPE/REFRESH (SEE NOTE 4) IF SIMILAR WORK WAS COMPLETED WITHIN LAST YEAR. CONFIRM WITH CONSTRUCTION MANAGER.
 - WHERE SIGNS ARE LOCATED ADJACENT TO TREES OR OTHER VEGETATION, TRIM LIMBS/GROWTH AS REQUIRED TO ALLOW FOR PROPER VISIBILITY. WHERE NECESSARY, ADJUST SIGN LOCATION, BUT MAINTAIN MINIMUM CLEARANCES SHOWN IN THE DETAILS.

NOTICE TO CONTRACTOR:

STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 3' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT THE LOCATION INDICATED. IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD IS PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD IS PROHIBITED.

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PH: (810) 384-0000 FAX: (810) 384-0710
MICHIGAN QUALIFIED ENGINEERING FIRM

Walmart

MOUNT PLEASANT, MICHIGAN

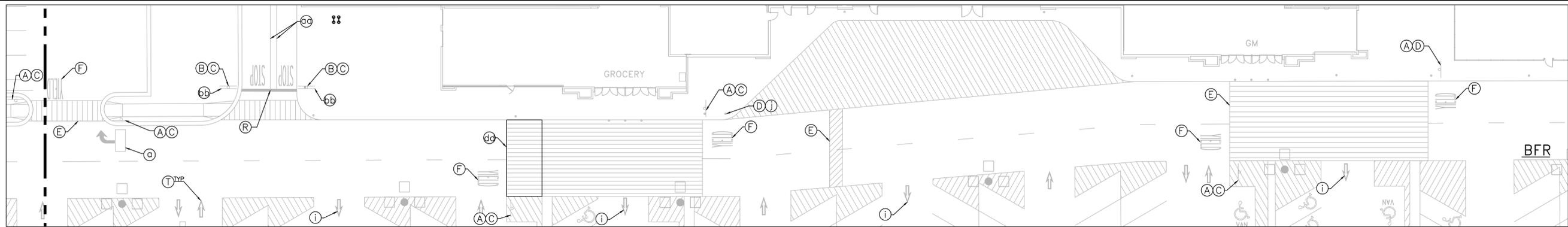
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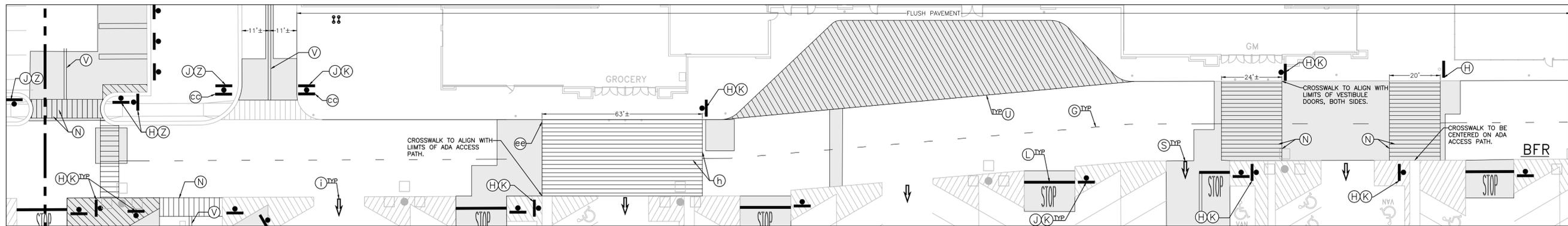
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DRAWN BY: MBR
DOCUMENT DATE: 10/10/2023

STATE OF MICHIGAN
JOSEPH PARSLEY
ENGINEER
No. 6201066218
LICENSED PROFESSIONAL ENGINEER

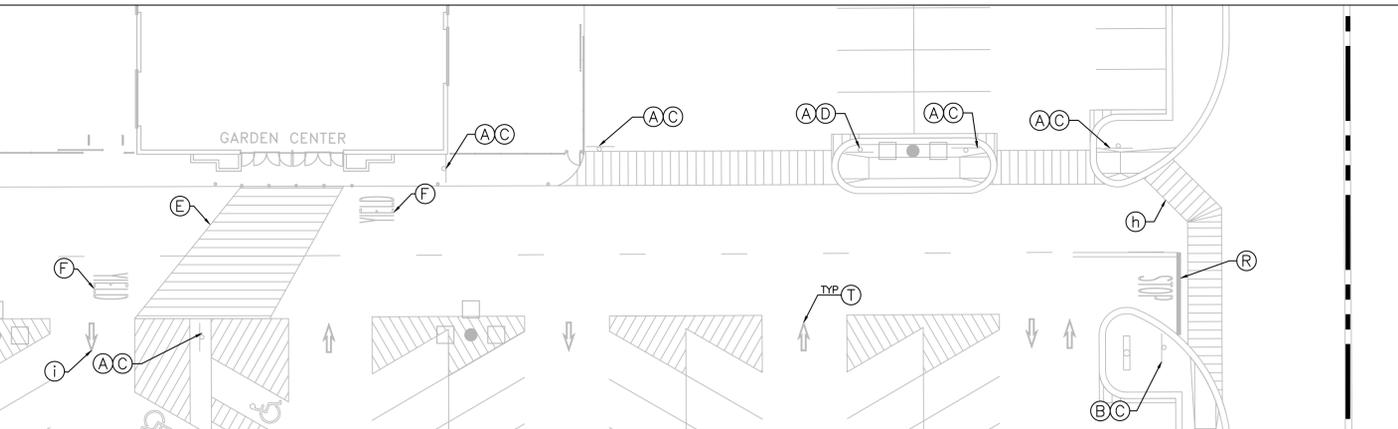
STOP SIGNS AND MARKINGS PLAN



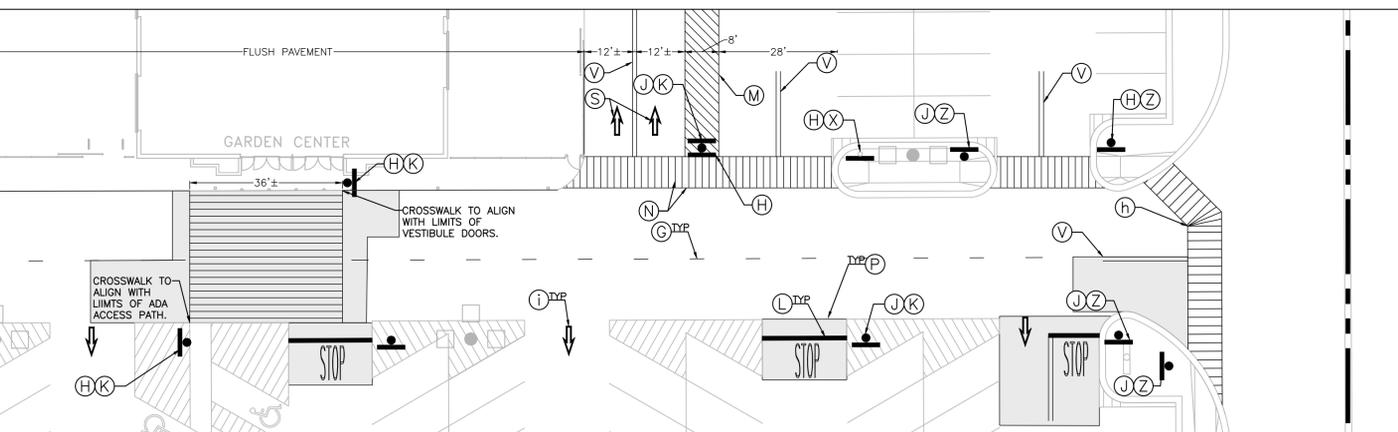
DEMOLITION PLAN



SITE CONSTRUCTION PLAN



DEMOLITION PLAN



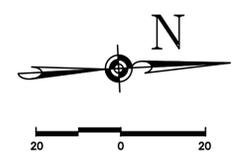
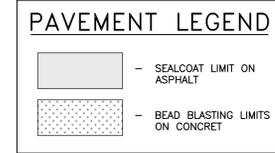
SITE CONSTRUCTION PLAN

SITE AND DEMOLITION LEGEND

- REFERENCE DETAIL SHEET
- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
 - (B) EXISTING STOP SIGN TO BE REMOVED.
 - (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
 - (D) EXISTING SIGN POST AND BASE TO REMAIN.
 - (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
 - (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
 - (G) EXISTING CENTERLINE STRIPING TO REMAIN AND BE REPAINTED/MODIFIED TO ACCOMMODATE NEW CROSSWALK CONFIGURATION.
 - (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
 - (J) NEW 30"x30" STOP SIGN.
 - (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
 - (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
 - (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
 - (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
 - (P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
 - (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18" GAPS.
 - (R) EXISTING STOP BAR/STOP TEXT PAVEMENT MARKINGS/DOUBLE YELLOW STRIPE TO BE REMOVED.
 - (S) NEW OPEN ARROW PAVEMENT MARKINGS.
 - (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
 - (U) EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN/BE REFRESHED.
 - (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE.
 - (W) EXISTING STOP SIGN TO REMAIN/BE REUSED.
 - (X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
 - (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
 - (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
 - (a) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.
 - (b) NEW 36"x36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
 - (d) NEW PICK UP CROSSWALK MARKINGS. SEE DETAIL.
 - (e) EXISTING ISLAND STRIPING TO BE REMOVED.
 - (f) NEW CHANNELIZATION AT PICK UP DOOR. SEE DETAIL.
 - (g) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
 - (h) EXISTING CROSSWALK TO REMAIN/BE REFRESHED.
 - (i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
 - (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN/BE REUSED.
 - (m) NEW TRAFFIC FROM THE LEFT DOES NOT STOP PLAQUE.
 - (n) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
 - (q) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
 - (r) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
 - (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
 - (u) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN/BE REFRESHED/BE EXTENDED AS SHOWN ON PLANS.
 - (w) NEW SOLID ARROW PAVEMENT MARKING.
 - (x) EXISTING NO PARKING FIRE LANE LANE SIGN TO REMAIN.
 - (y) EXISTING PICKUP GRAPHIC AND ORANGE PAVEMENT MARKINGS TO REMAIN (NOT TO BE REFRESHED).
 - (z) EXISTING PICKUP SIGN TO REMAIN.
 - (ac) EXISTING STRIPING TO BE REMOVED.
 - (bc) EXISTING "DO NOT ENTER" SIGN TO BE REMOVED.
 - (cc) NEW "EXIT ONLY" SIGN.
 - (dc) CROSSWALK TO BE REMOVED WITHIN LIMITS OF OUTLINE.
 - (ec) NEW 8" WIDE SINGLE WHITE TRAVERSE LINE.
 - (ff) EXISTING PARKING STRIPING TO BE REMOVED.
 - (gg) NEW LEFT TURN ONLY SIGN.
 - (hh) NEW M4-5, M4-3, M1-4, AND M6-1 (R) SIGNAGE.

NOTICE TO CONTRACTOR:
 STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 9' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

- NOTES TO CONTRACTOR:
- REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
 - PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
 - WHERE SHOWN, EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED BY SODA BLASTING OR DUSTLESS BLASTING. REMOVE ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
 - ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
 - EXISTING CONDITIONS INFORMATION OBTAINED FROM ORIGINAL CONSTRUCTION PLANS BY CESO ENGINEERS AND SURVEYORS, DATED 02/17/2006. LIMITED FIELD DATA INFORMATION WAS OBTAINED FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING IMPROVEMENTS.



STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A PARTICULAR TIME AND UNDER SPECIFIC CONDITIONS. IT IS NOT TO BE REUSED OR REPRODUCED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD IS PROHIBITED. THE ENGINEER OF RECORD AND CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE.

CONSULTANTS
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 MICHIGAN QUALIFIED ENGINEERING FIRM

Walmart
 MOUNT PLEASANT, MICHIGAN
 STORE NO. 1428-275

ISSUE BLOCK

NO.	DESCRIPTION	DATE

CHECKED BY: JSP
 DRAWN BY: MBN
 DOCUMENT DATE: 10/10/2023

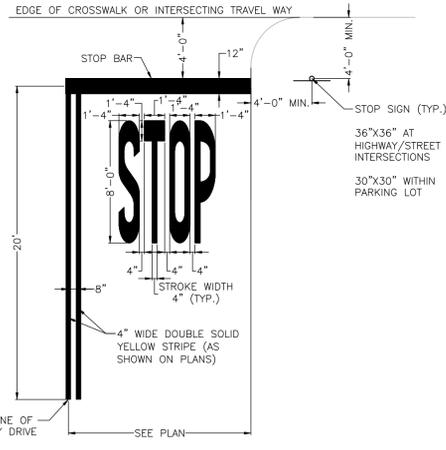
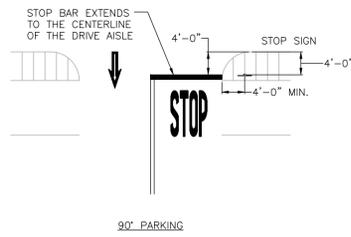
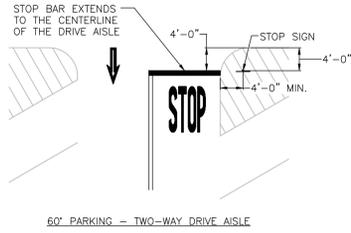
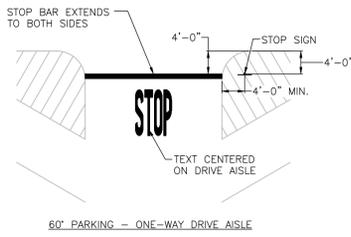


DEMOLITION AND SITE CONSTRUCTION PLAN

SHEET: SECP-1

NOTE:

- WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

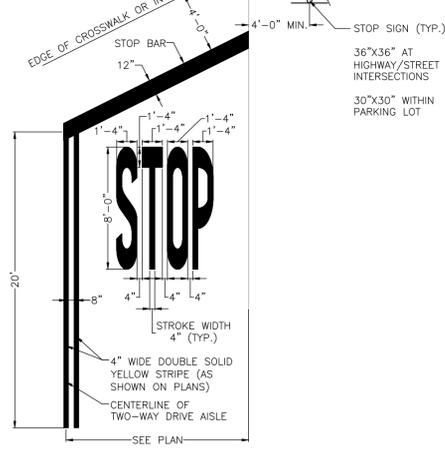
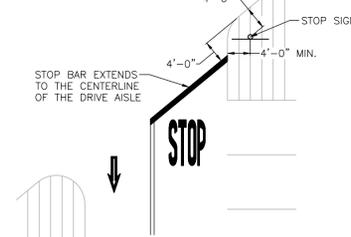
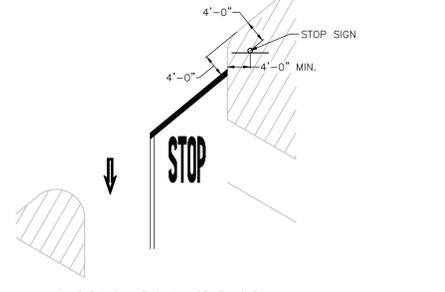
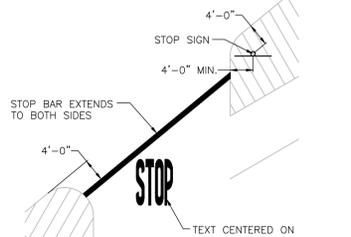


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

NOTE:

- WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

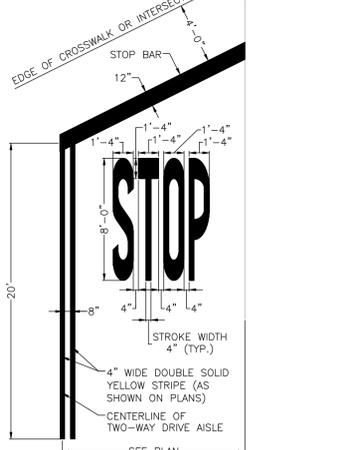
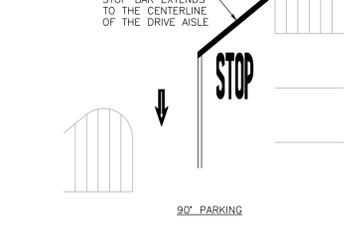
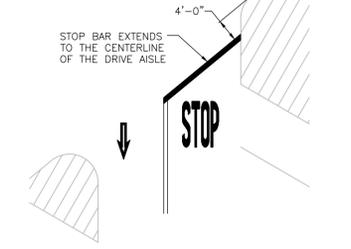
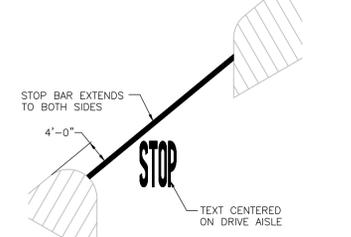


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

NOTE:

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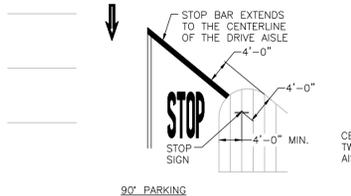
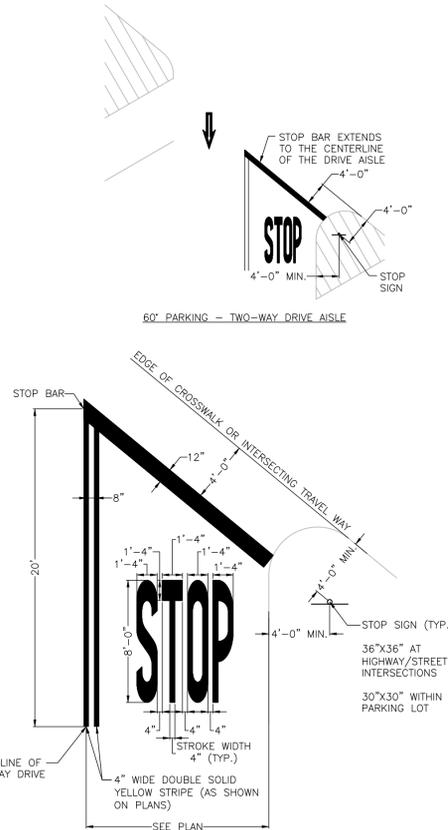
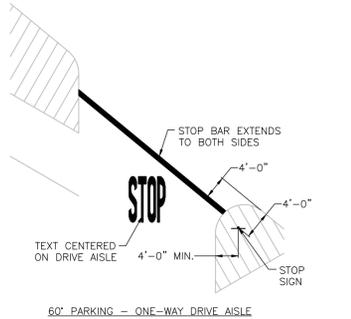


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

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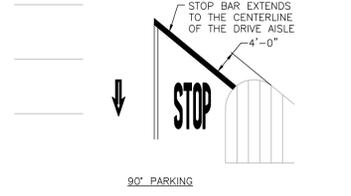
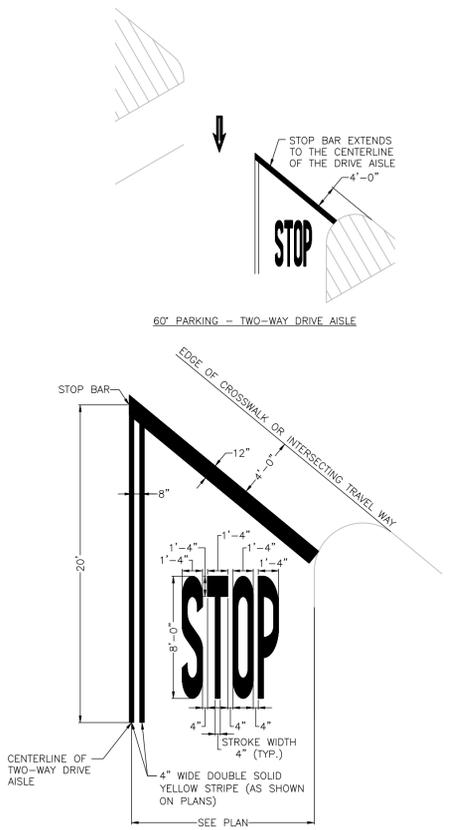
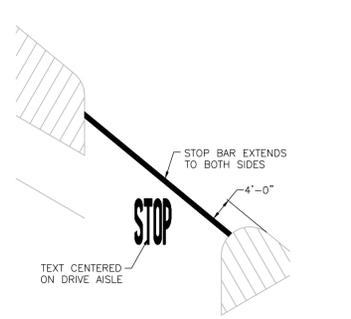


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

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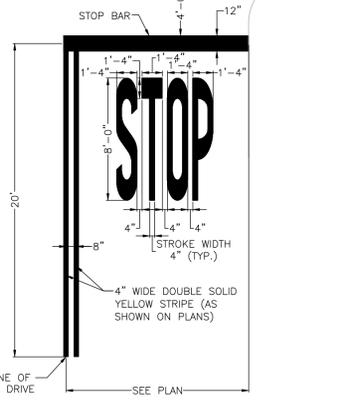
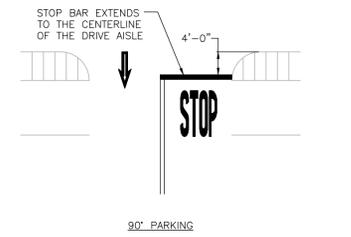
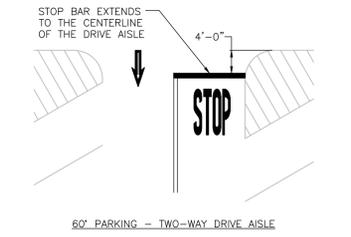
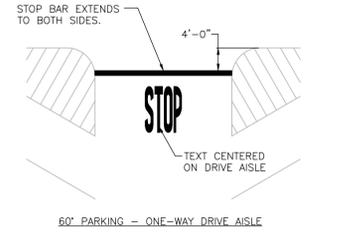


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

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STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET

STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT THE LOCATION INDICATED HEREON. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR AT ANY OTHER LOCATION WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR AT ANY OTHER LOCATION WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

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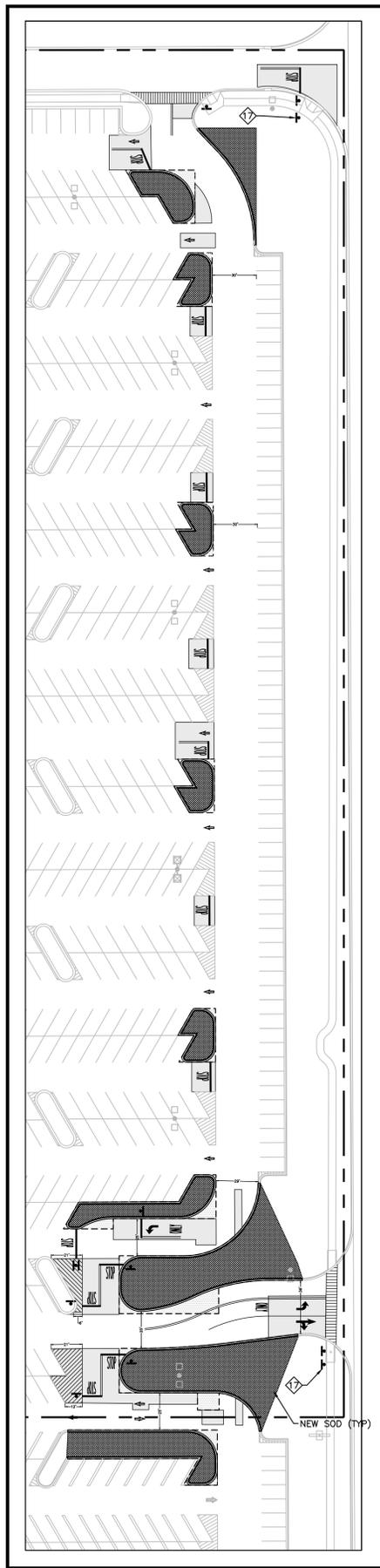
ISSUE BLOCK

NO.	DATE	DESCRIPTION

CHECKED BY: JSP
 DRAWN BY: MBN
 DOCUMENT DATE: 10/10/2023

JOSEPH PARSLEY
 ENGINEER
 No. 6201066218
 LICENSED PROFESSIONAL ENGINEER

SHEET:
DETAILS 2



EAST CONSTRUCTION PLAN
NOT TO SCALE

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STORM SEWER SYSTEM FREE OF SEDIMENT AND DEBRIS AT ALL TIMES UNTIL THE SITE IS STABILIZED. USE APPROPRIATE BMP'S TO PROTECT STORMWATER INLETS.

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
RESERVED	18" X 18"	45
PHONE NUMBER	8" X 18"	45
VERTICAL PICKUP	18" X 36"	45
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

NOTICE TO CONTRACTOR

STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 9' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

NOTES:

- ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS". WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE BY OWNER AND THE FINAL CERTIFICATION OF SERVICES.
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
- CONTRACTOR SHALL KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREAS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND WALMART STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO WALMART STORE'S OPERATION AND WALMART CUSTOMERS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC, MAINTAIN SAFE CONSTRUCTION CONDITIONS, AND PROVIDE ADEQUATE TRAFFIC FLOW AT ALL TIMES. TEMPORARY TRAFFIC CONTROL DEVICES, SUCH AS SIGNAGE, STRIPING, FENCING, BARRICADES, ENCLOSURES, BARRELS, ETC. SHALL BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WALMART CONSTRUCTION MANAGER. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES, AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY. ALL CONSTRUCTION WARNING SIGNS SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE MESSAGE IS NOT APPLICABLE OR NOT IN USE. EXISTING TRAFFIC ARROWS, PAINTED END CAPS, STOP BARS AND OTHER PAVEMENT MARKINGS THAT CONFLICT WITH TEMPORARY TRAFFIC CONTROL PAVEMENT MARKINGS AND TRAFFIC PATTERNS SHALL BE BEAD BLASTED.
- CONTRACTOR SHALL PROVIDE BMP'S SUCH AS, EROSION EELS, INLET FILTER SACKS, SILT DIKE ON PAVEMENT, ETC., DOWNGRADIENT OF ANY GROUND DISTURBING ACTIVITIES. ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
- UNLESS NOTED OTHERWISE STRIPING DIMENSIONS SHOWN ARE TO THE CENTER OF THE STRIPE.
- ALL NEW STRIPING SHALL BE PAINTED (TWO COATS) AS PER THE SPECIFICATIONS. UTILIZE TEMPLATES FOR ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERS.
- ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (Getty.Thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
- ALL EXISTING PAVEMENT MARKINGS WITHIN SEAL COATED AREA TO BE REMOVED. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT MARKINGS BY SODA BLASTING OR DUSTLESS BLASTING.
- CONTRACTOR SHALL SEALCOAT ENTIRE AREA TO RECEIVE NEW STRIPING AND ENTIRE AREA WHERE STRIPING IS TO BE REMOVED PRIOR TO INSTALLING NEW STRIPING SHOWN ON THESE PLANS. CONTRACTOR SHALL COMPLETE ALL SITE IMPROVEMENTS THAT REQUIRE MODIFICATIONS TO EXISTING PAVEMENT AREAS, INCLUDING REMOVAL OF ANY EXISTING STRIPING, PRIOR TO ASPHALT SEAL COAT APPLICATION. CONTRACTOR SHALL ALLOW ASPHALT SEAL COAT ADEQUATE CURE TIME, IN ACCORDANCE WITH SITE SPECIFICATIONS, PRIOR TO OPENING AFFECTED AREAS TO TRAFFIC OR PERFORMING ANY STRIPING ACTIVITIES.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM ORIGINAL PLAN TITLED "LAYOUT PLAN", SHEET 6 OF 15, COMPLETED BY CESO ENGINEERS AND SURVEYORS, DATED FEBRUARY 17, 2008. NO FIELD SURVEY INFORMATION WAS OBTAINED FOR THIS PROJECT BY HOLMBERG LAND SURVEYING LLC ON SEPTEMBER 5, 2023 CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING IMPROVEMENTS.
- EXISTING "PICKUP" GRAPHIC TO BE REMOVED FROM EXISTING PICKUP PARKING STALLS.
- PAVEMENT MARKINGS AND ALL OTHER SITE WORK SHOWN ON THIS SHEET, SHALL BE IN ACCORDANCE WITH SPECIFICATION 02765.
- REFER TO SECP AND SSM PLANS, THIS SET, FOR INFORMATION REGARDING SITE STRIPING AND SIGNAGE WORK NOT DETAILED ON THIS SHEET.
- CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, AS SHOWN, TO ALLOW FOR A CLEAN STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES.
- CONTRACTOR SHALL INSTALL M4-5, M4-3, M1-4, AND M6-1 (R) SIGNAGE WITH BREAKAWAY POST. SEE DETAILS, THIS SET FOR ADDITIONAL INFORMATION.



LEGEND

- STRIPED AREA
- SEAL COAT
- ARCHITECTURAL CONCRETE
- ASPHALT PAVEMENT
- SOD
- SAWCUT LINE
- NEW SIGN AND BASE
- SINGLE SOLID YELLOW LINE

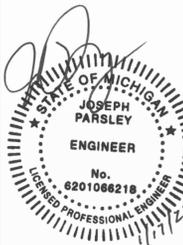
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MOUNT PLEASANT, MICHIGAN
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DOCUMENT DATE: 10/10/2023



SITE PLAN

SHEET: C2.1

LEGEND:

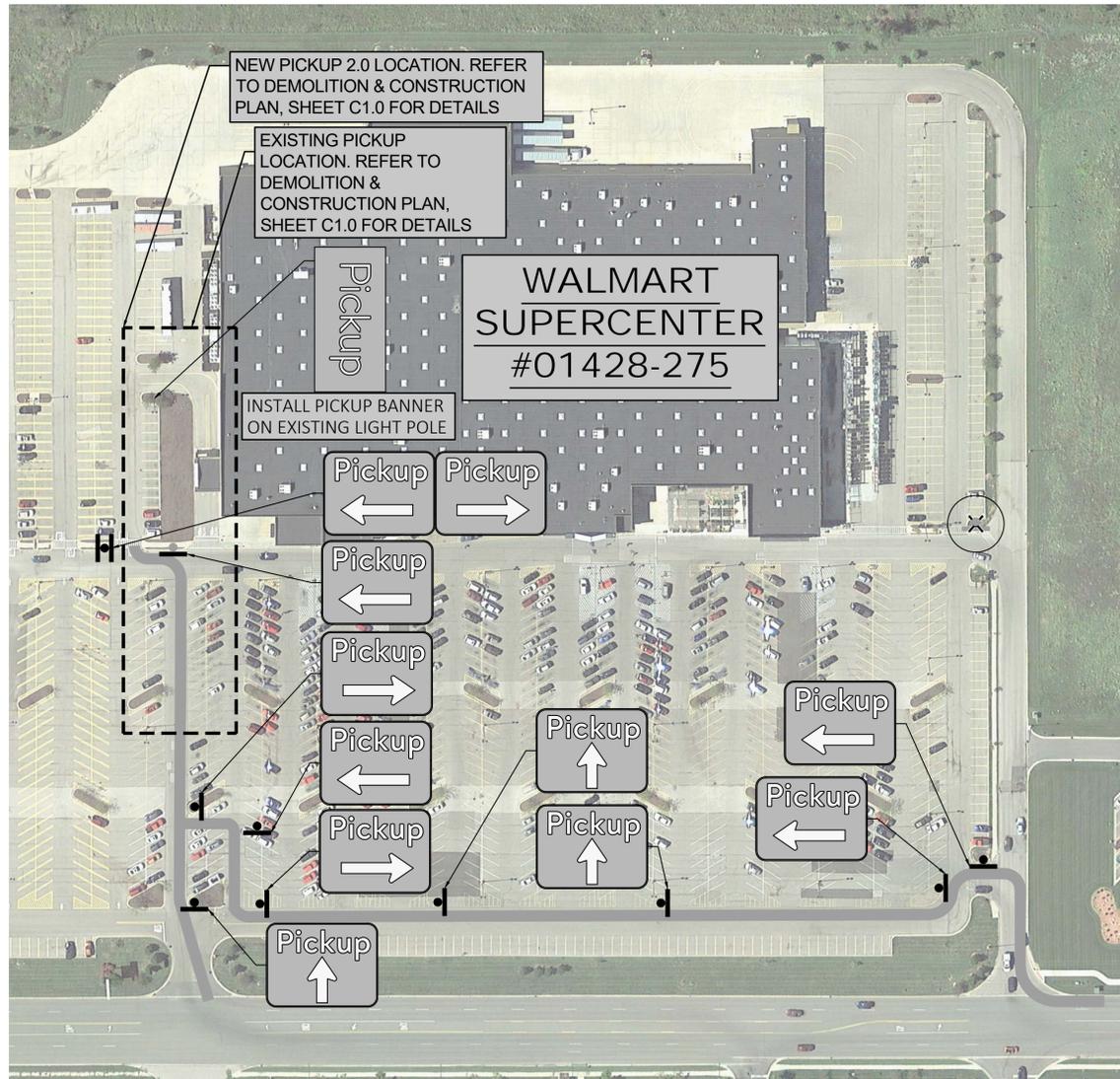
- EXISTING SIGN TO BE REMOVED
- NEW SIGN ON EXISTING BASE (EXISTING SIGNAGE TO BE REMOVED)
- NEW SIGN AND BASE

PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM RIGHT-OF-WAY TO PICKUP ENTRANCE)

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QTY
PICKUP RIGHT	18" X 24"	3
PICKUP LEFT	18" X 24"	5
PICKUP AHEAD	18" X 24"	3
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

NOTES:

- SIGNAGE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ENSURE EXISTING IMPROVEMENTS DO NOT CONFLICT WITH THE SIGNS AND/OR SIGN VISIBILITY. IF IT IS DETERMINED THAT CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH WALMART CONSTRUCTION MANAGER PRIOR TO CHANGING SIGN LOCATION AND/OR EXISTING IMPROVEMENTS.
- ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (Getty.Thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS. NEW DIRECTIONAL SIGNAGE TO BE INSTALLED ON EXISTING POSTS WHEN POSSIBLE.



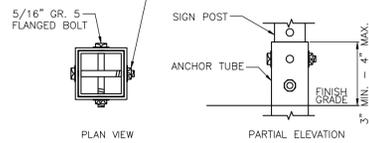
DIRECTIONAL SIGNAGE OVERALL SITE PLAN
N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:

- SIGNS
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED.
MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- GALVANIZED SQUARE TUBE
POST TUBES - 2"x2" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR ARE TO BE INSTALLED ON A SINGLE POST WITH BOLLARD.

NOTES FOR SINGLE POST WITH BREAK AWAY POST:

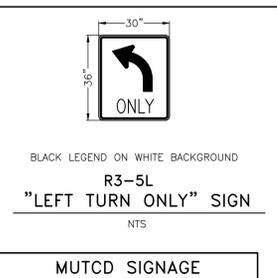
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MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
- GALVANIZED SQUARE TUBE
POST TUBES - 2"x2" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



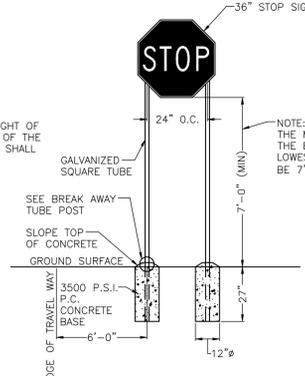
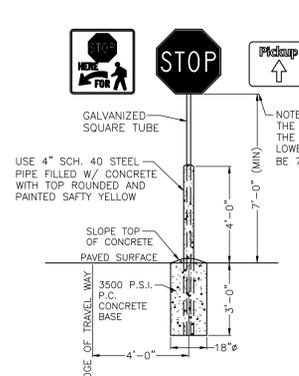
BREAK AWAY POSTS

- GALVANIZED SQUARE TUBE
POST TUBES - 2"x2" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
ANCHOR TUBE - 2-1/4"x2-1/4" 12ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

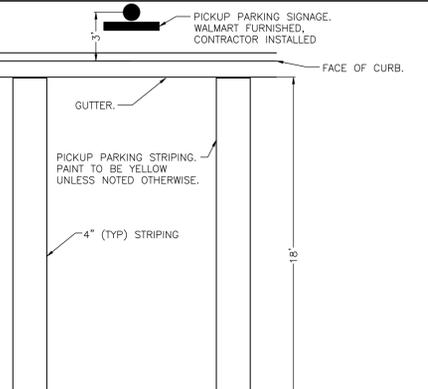
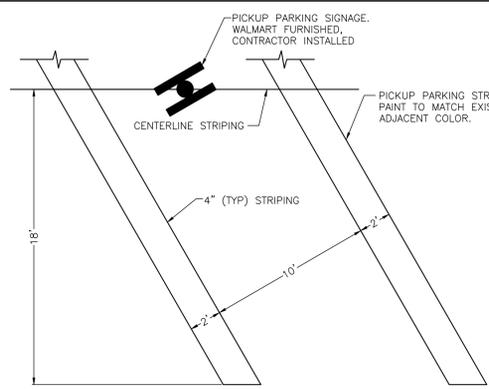
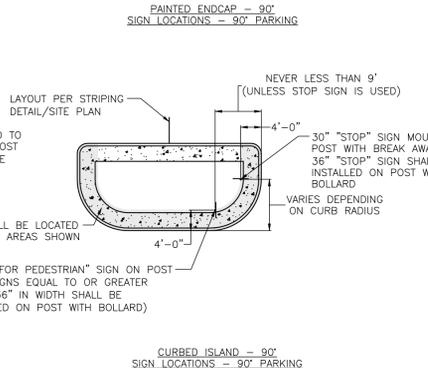
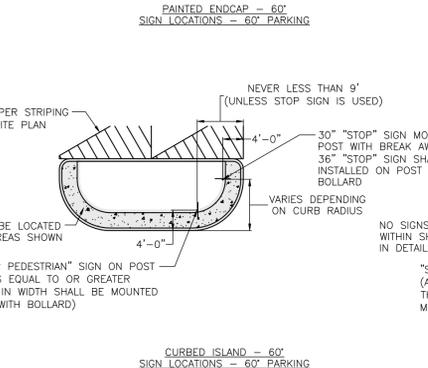
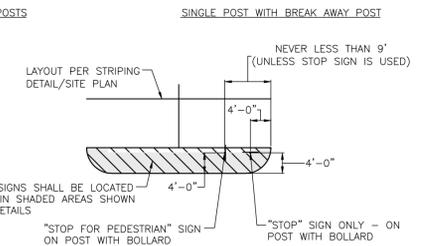
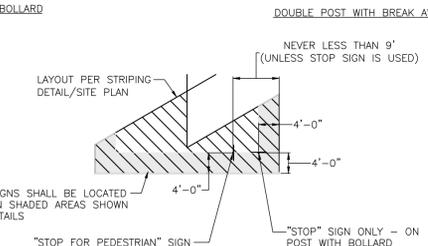
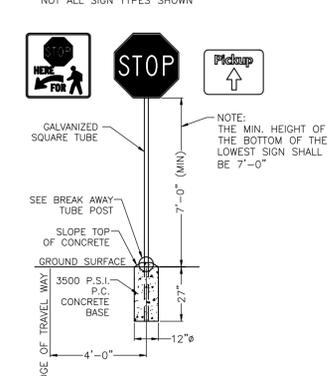
PARKING SIGN MOUNTING AND BASE



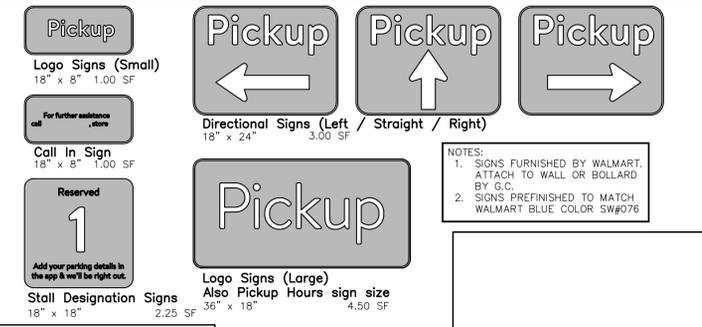
NOTE:
NOT ALL SIGN TYPES SHOWN



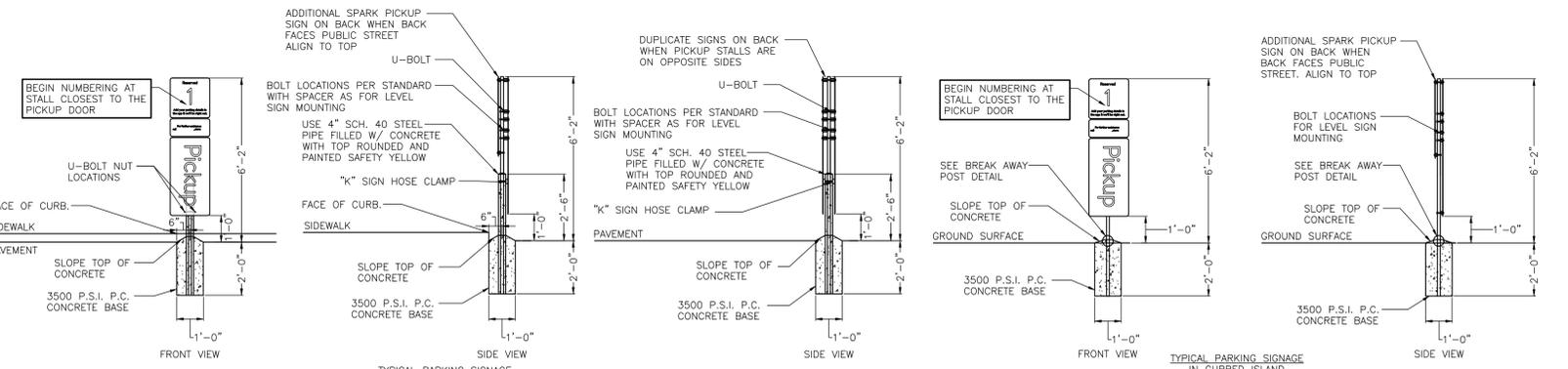
NOTE:
NOT ALL SIGN TYPES SHOWN



"PICKUP" PARKING STALL PAVEMENT MARKINGS



NOTE:
SEE SSM/SECP DETAILS FOR ADDITIONAL SIGNAGE AND MARKINGS DETAILS



SIGN MOUNTING AND BASE

DETAILS

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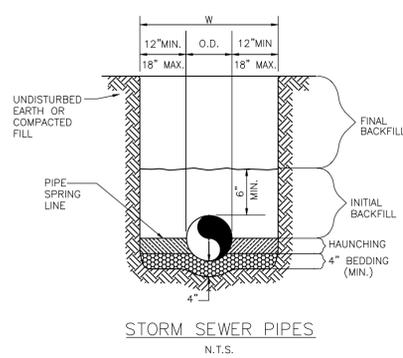
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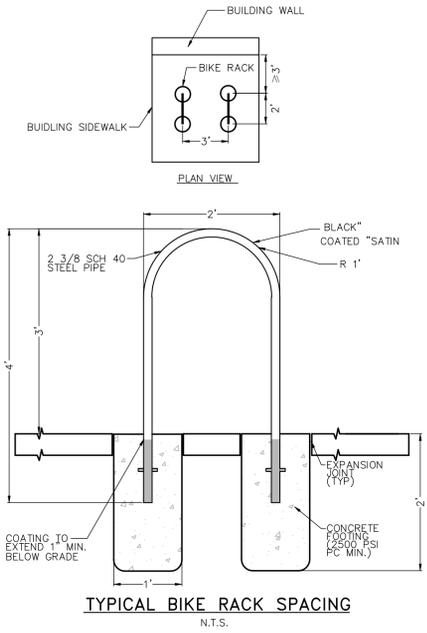
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GENERAL NOTES

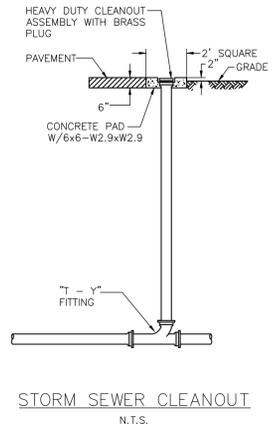
- BEDDING SHALL BE CLASS I WORKED BY HAND OR CLASS II COMPACTED TO 90% STANDARD PROCTOR.
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- INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
- FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED TO 98% STANDARD PROCTOR.
- FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV COMPACTED TO 95% STANDARD PROCTOR.
- ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-11.
- ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)
- ANY OPEN-GRADED MATERIAL MEETING THE REQUIREMENTS OF ASTM D 2321-11 MAY BE USED ONLY IF THE MATERIAL IS WRAPPED IN AN APPROVED FILTER OR DRAINAGE FABRIC (REFER TO SITEMARK SPECIFICATION SECTION 02300 FOR TYPE) AND WITH WRITTEN PERMISSION FROM THE GEC.
- THE UPPER 12" OF FINAL BACKFILL (MAY BE REDUCED TO 9" IN LIMITED AREAS WHERE BURIAL DEPTH WILL NOT ALLOW FOR 12" CAP) FOR ALL TRENCHES IN NON-PAVED AREAS SHALL BE A LOW PLASTICITY COHESIVE FILL. REFER TO SITEMARK SPECIFICATION SECTION 02300 FOR ALLOWABLE "SATISFACTORY MATERIALS" AND COMPACTION REQUIREMENTS.
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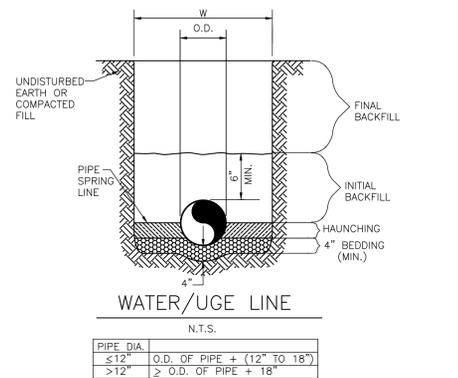
STORM SEWER TRENCH



BIKE RACK



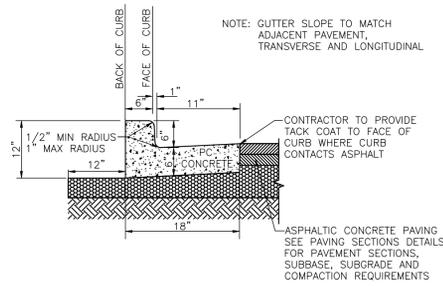
STORM SEWER CLEANOUT



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UTILITY TRENCHING

TYPE "A" CURB & GUTTER

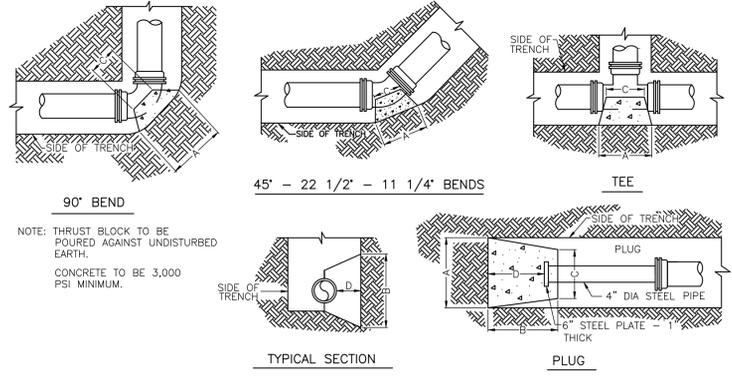


EROSION EEL

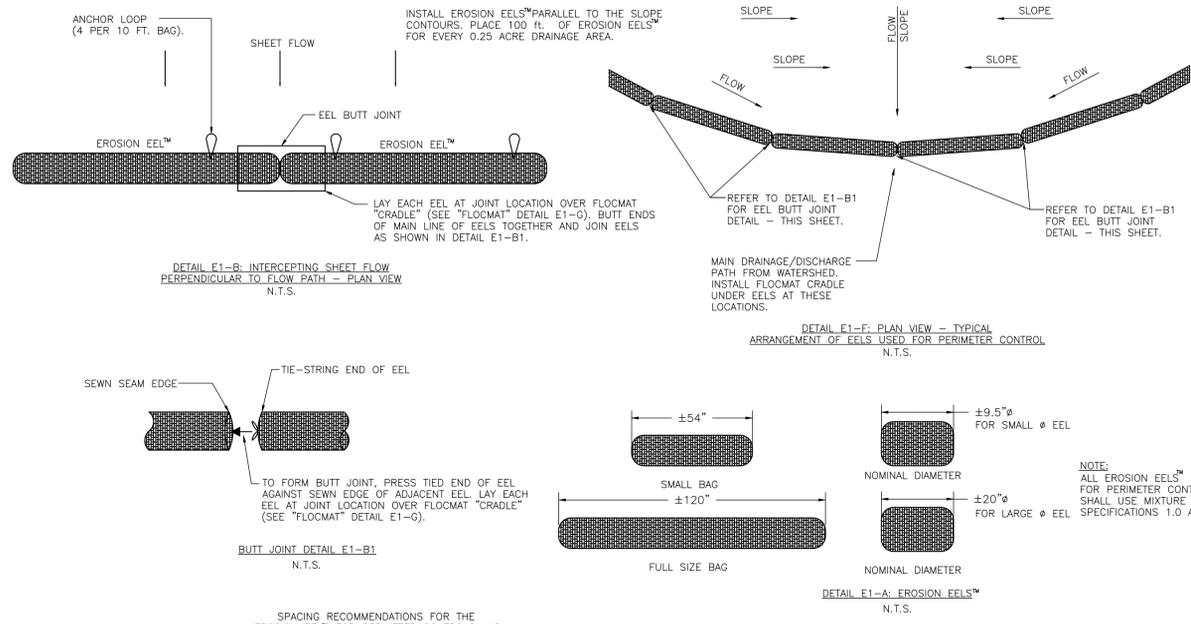
90 DEGREE BEND						PLUG									
SIZE	2"	4"	6"	8"	10"	12"	18"	SIZE	2"	4"	6"	8"	10"	12"	18"
A	16"	16"	26"	33"	40"	50"	70"	A	26"	26"	26"	34"	43"	52"	70"
B	16"	16"	24"	33"	40"	50"	70"	B	26"	26"	26"	34"	43"	52"	70"
C	9"	9"	12"	12"	15"	16"	22"	C	12"	12"	12"	12"	12"	12"	30"
D	6"	6"	12"	12"	16"	21"	32"	D	11"	12"	12"	15"	22"	32"	32"

45 DEGREE BEND						11-1/4 DEGREE BEND									
SIZE	2"	4"	6"	8"	10"	12"	18"	SIZE	2"	4"	6"	8"	10"	12"	18"
A	12"	12"	18"	24"	31"	37"	52"	A	9"	9"	11"	13"	16"	18"	30"
B	12"	12"	18"	24"	31"	37"	52"	B	9"	9"	11"	13"	16"	18"	30"
C	8"	8"	10"	12"	14"	16"	14"	C	8"	8"	10"	12"	14"	16"	15"
D	6"	6"	12"	12"	15"	18"	18"	D	12"	12"	12"	12"	12"	12"	16"

22-1/2 DEGREE BEND						TEE									
SIZE	2"	4"	6"	8"	10"	12"	18"	SIZE	2"	4"	6"	8"	10"	12"	18"
A	9"	9"	13"	18"	23"	26"	40"	A	26"	26"	43"	26"	43"	52"	70"
B	9"	9"	13"	18"	23"	26"	40"	B	26"	26"	43"	26"	43"	52"	70"
C	8"	8"	10"	12"	14"	16"	15"	C	12"	12"	12"	12"	12"	30"	
D	4"	4"	12"	12"	12"	13"	16"	D	13"	13"	21"	21"	26"	26"	24"



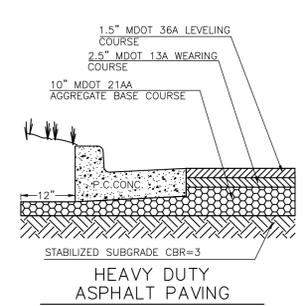
THRUST BLOCKING



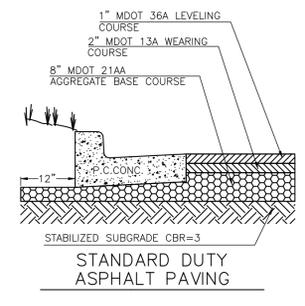
SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)
0.5	300
1	200
2	160
3	80
4	50
5	40
6	35
8	30
10	25
15	+17
20	+12
25	N/A
33	N/A
50	N/A

CONTACT INFORMATION
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100 PRINCE STREET
SHELBYVILLE, TN 37160
1-866-H2O-EELS
INFO@FRIENDLYENVIRONMENTUS.COM
http://FRIENDLYENVIRONMENTUS.COM



PAVEMENT SECTION



- FOR PREPARATION OF PAVEMENT SUBGRADE, FILL SHALL BE PLACED IN ACCORDANCE WITH SECTION 02300 OF THE SITEMARK SPECIFICATIONS.
- AGGREGATE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2012 EDITION, COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698 (STANDARD PROCTOR).
- ASPHALTIC WEARING AND LEVELING COURSE MIXTURES SHALL BE IN ACCORDANCE WITH THE TYPE CALLED OUT ABOVE AND REFERENCED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS CONSTRUCTION, 2012 EDITION.
- SOURCE: GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS AND DATED SEPTEMBER 19, 2023.

DETAILS

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MICHIGAN QUALIFIED ENGINEERING FIRM

Walmart
MOUNT PLEASANT, MICHIGAN
STORE NO. 1428-275

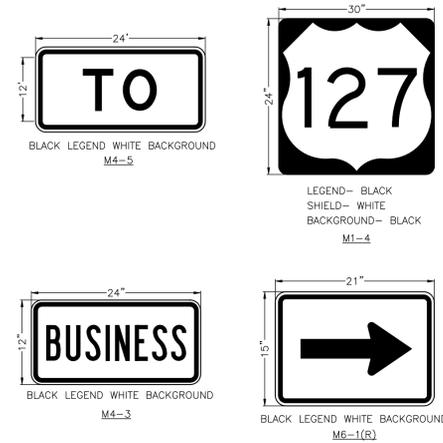
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NO.	DATE	DESCRIPTION

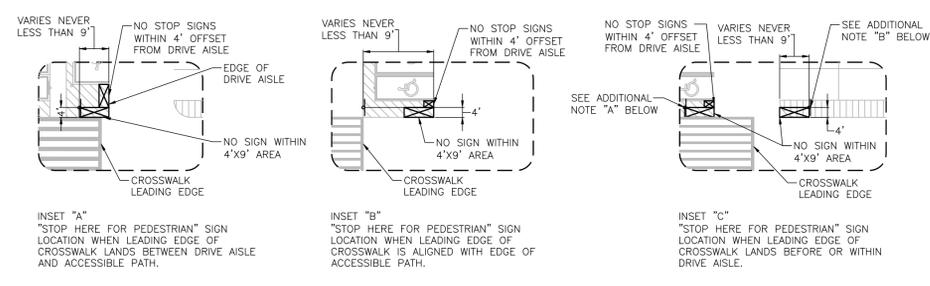
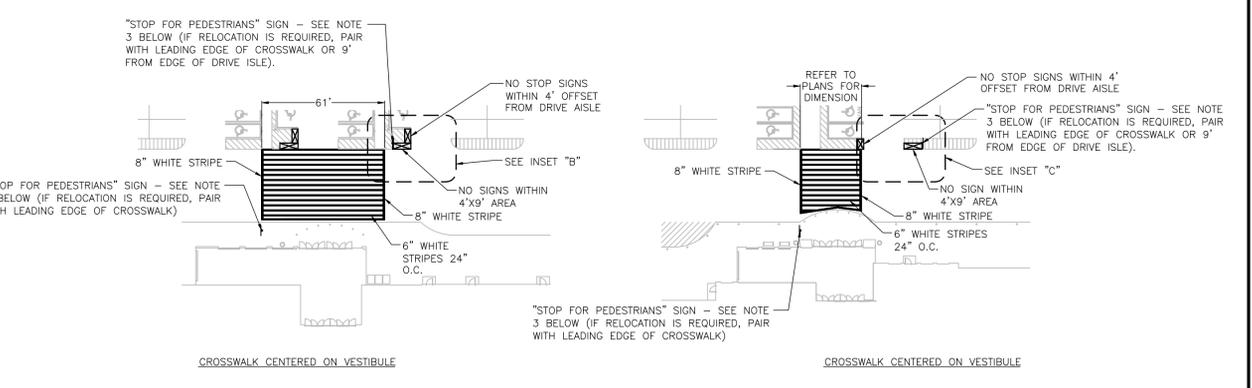
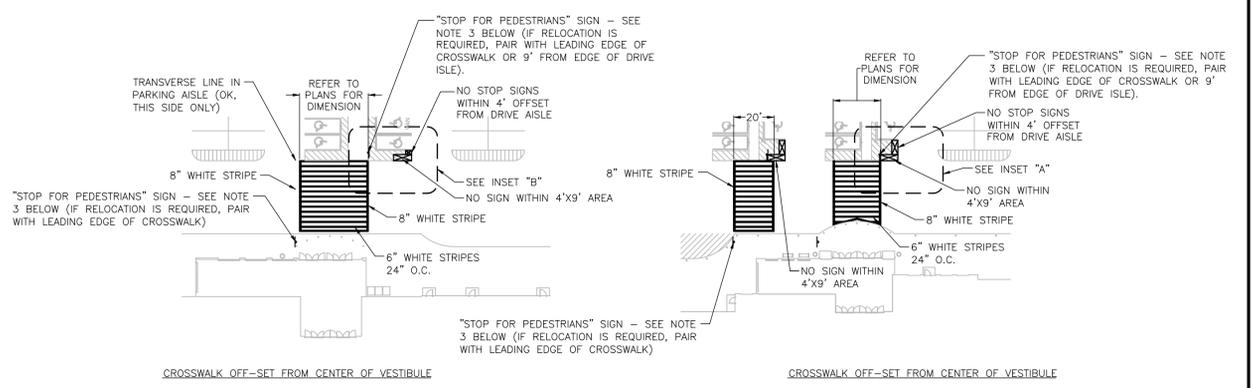
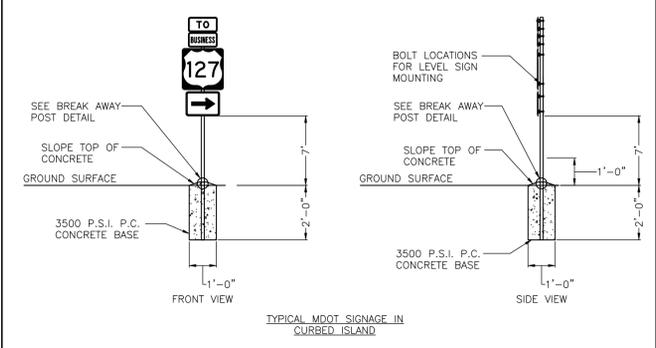
CHECKED BY: JSP
DRAWN BY: MBN
DOCUMENT DATE: 10/10/2023

JOSEPH PARSLEY
ENGINEER
No. 6201066218
LICENSED PROFESSIONAL ENGINEER

SHEET: **C4.1**



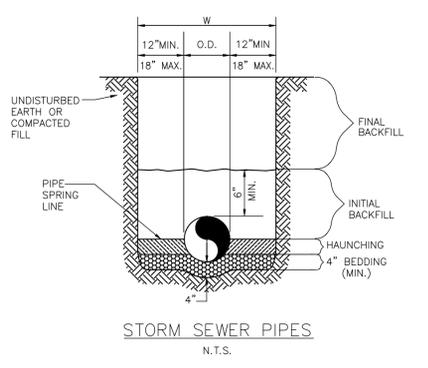
MDOT SIGNAGE
NTS



- NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT, DIMENSIONS AND SIGN LOCATION.
 2. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.
 3. ONLY RELOCATE SIGN POST IF OFFSET MORE THAN 9' FROM LEADING EDGE OF CROSSWALK (EITHER SIDE IN EITHER DIRECTION) ALONG FRONT DRIVE.
- ADDITIONAL NOTES FOR INSET "C":
- A. IF CROSSWALK LEADING EDGE IS LESS THAN HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LAG THE LEADING EDGE.
 - B. IF CROSSWALK LEADING EDGE IS BEYOND HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LEAD THE LEADING EDGE.

SIGN LOCATION AND VESTIBULE CROSSWALK STRIPING
(APPLICABLE TO STRIPED OR RAISED ISLANDS BASED ON SITE CONDITIONS) (MODIFIED)
N.T.S.

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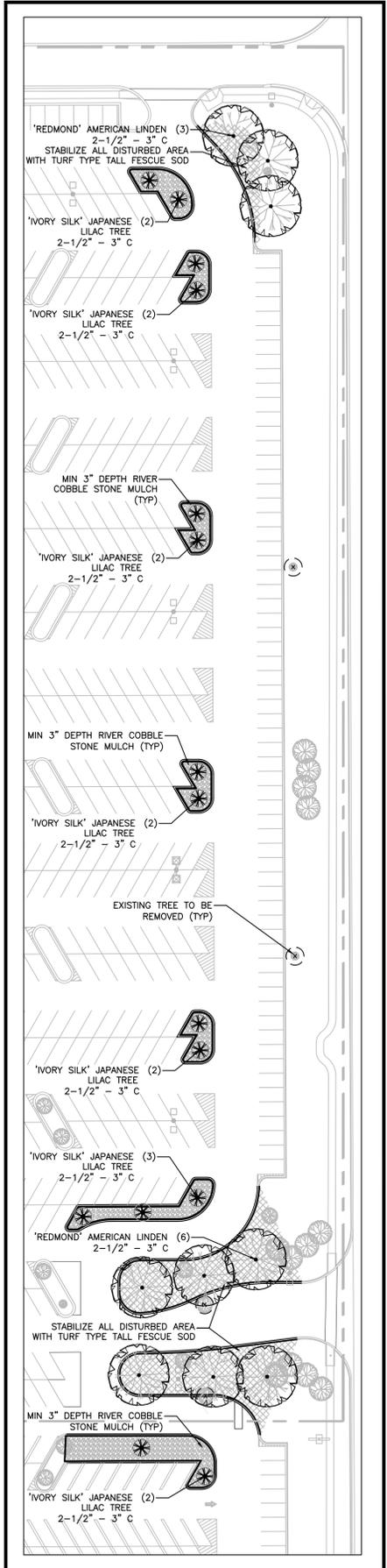
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MOUNT PLEASANT, MICHIGAN
STORE NO. 1428-275

ISSUE BLOCK

CHECKED BY: JSP
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DOCUMENT DATE: 10/10/2023

STATE OF MICHIGAN
JOSEPH PARSLEY
ENGINEER
No. 6201066218
LICENSED PROFESSIONAL ENGINEER

DETAILS



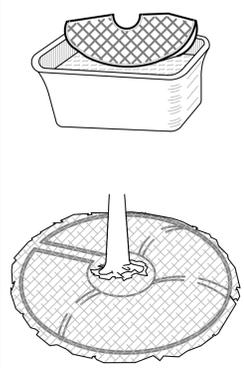
EAST CONSTRUCTION PLAN
NOT TO SCALE

PARKING LOT ISLAND PREPARATION

- REMOVE ALL THE COMPACTED STONE AND FILL DIRT OUT OF THE CENTER OF THE ISLANDS DOWN TO A DEPTH OF 28" BELOW THE TOP OF THE CONCRETE CURB. MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS. DO NOT EXCAVATE SUB-GRADES OF ADJACENT PAVINGS, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
- SCARIFY SIDES OF EXCAVATION PIT SMOOTHED OR SMOOTHED DURING EXCAVATION.
- NOTIFY OWNER'S CEC IF SUBSOIL CONDITIONS SHOW SIGNS OF UNEXPECTED WATER SEEPAGE OR RETENTION WITHIN EXCAVATION AREA.
- LINE BOTTOM OF PIT W/ NON-WOVEN GEOTEXTILE FABRIC AND ADD A 4" - 8" LAYER (SLOPED BOTTOM) OF WASHED GRAVEL IN THE BOTTOM OF THE ISLAND TO PROVIDE ADEQUATE DRAINAGE.
- COVER ENTIRE GRAVEL LAYER WITH NON-WOVEN GEOTEXTILE FABRIC.
- ADD 16" LAYER OF SUITABLE TOPSOIL IN 8" LIFTS, TAMP EACH LIFT.
- ADD 8" OF SUITABLE PLANTING BED MIX ON TOP OF THE SUITABLE TOPSOIL. LIGHTLY TAMP THE PLANTING BED MIX AROUND THE BASE OF ALL TREES.
- GRADE AREAS TO FINISH GRADES, FILLING AS NEEDED TO ALLOW POSITIVE DRAINAGE. FLOAT AREAS TO A SMOOTH, UNIFORM GRADE AS INDICATED ON THE DRAWINGS.
- ADD ANOTHER LAYER OF PLANTING BED MIX IN ADDITION TO THE 8" LAYER TO ACHIEVE THE REQUIRED BERMING EFFECT. MAKE SURE TO ADD THE NECESSARY AMOUNT OF PLANTING BED MIX TO ACHIEVE THE CORRECT BERMING HEIGHT.
- INSTALL DEWITT WEED BARRIER ON TOP OF THE PLANTING BED MIX AND PLACE 4" OF SHREDDED HARDWOOD MULCH ACROSS THE ENTIRE ISLAND.

TYPICAL ISLAND

NOTES:



'TREE DIAPER' WATERING SYSTEM

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE AND A WARRANTY ON ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

ALL UNSURFACED AREAS SHALL RECEIVE A 6" LAYER OF SUITABLE TOPSOIL AND SOD. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED

SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEMARK SPECIFICATIONS FOR OTHER REQUIREMENTS.

UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

TREE PROTECTION FENCING TO BE REMOVED JUST PRIOR TO THE INSTALLATION OF ALL LANDSCAPE PLANTING.

ALL TREE PLANTINGS SHALL INCLUDE A TREE DIAPER IRRIGATION COMPONENT.

SOD:

- ALL SODDED AREAS TO BE TURF TYPE TALL FESCUE.
- ALL CURBED ISLANDS TO BE SODDED UNLESS NOTED OTHERWISE.
- SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- ALL AREAS TO BE SODDED SHALL RECEIVE A MINIMUM 4" LAYER OF SUITABLE TOPSOIL THAT MEETS THE CONDITIONS LISTED ABOVE AND THAT HAS BEEN TILLED, FINE GRADED, AND HAS HAD ALL STONES, ROOTS, DEBRIS, ETC REMOVED.
- SOD IS TO BE LAID AS SOON AS IT IS DELIVERED TO PLANTING AREAS. ONLY HEALTHY MOIST GREEN SOD IS TO BE LAID. ANY SOD WHICH IS BROWN AND UNDER STRESS IS UNACCEPTABLE. ANY SOD WHICH IS NOT LAID WITHIN 24 HOURS OF DELIVERY SHALL BE UNACCEPTABLE.
- SOD SHALL BE A MINIMUM OF 3/4" THICK, FREE OF WEEDS AND PESTS AND CUT NO MORE THAN 24 HOURS PRIOR TO PLANTING.
- SOD PANELS SHALL BE LAID TIGHTLY TOGETHER AND END JOINTS STAGGERED SO AS TO MAKE A SOLID SODDED AREA.
- ANY JOINTS OR SEAMS THAT MAY EXIST AFTER LAYING SOD SHALL BE FILLED WITH SAND SO AS TO CREATE A SMOOTH AND UNIFORM GROWING SURFACE.
- SOD IS TO BE ROLLED AND WATERED AT THE TIME OF INSTALLATION TO ENSURE GOOD SOD-SOIL CONTACT AND TO PROVIDE A SMOOTH, UNIFORM WALKING SURFACE.

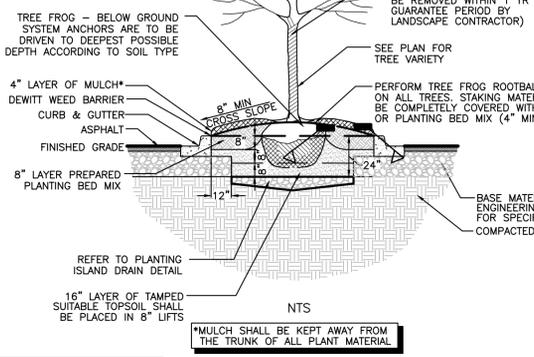
ALL UNSURFACED AREAS SHALL RECEIVE 4" TOPSOIL AND SEED AND/OR SOD (WHERE SHOWN), WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SOD IS TO BE PEGGED ON ALL SLOPES IN ORDER TO HOLD SOD IN PLACE. SEE SITEMARK SPECIFICATIONS FOR OTHER REQUIREMENTS.

SODDING NOTES

- NOTES:**
- SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - BRANCHING HEIGHT TO AAN STANDARDS.
 - SEE PLANS & SPECS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 - CARE SHALL BE TAKEN NOT TO CUT, CRIMP, OR PINCH ANY DRIP IRRIGATION TUBING WHILE INSTALLING TREE FROG TREE STAKING.
 - IN HIGH WIND SITUATIONS, T-POST(S) SHALL BE ADDED IN ADDITION TO THE STAKING SHOWN ON THIS DETAIL AND THE TREE GUYED PERPENDICULAR TO THE TRUNK AT CHEST HEIGHT. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OR WALMART CONSTRUCTION MANAGER PRIOR TO INSTALLING ANY ABOVE-GROUND STAKING. CONTRACTOR SHALL REMOVE ABOVE-GROUND STAKING AT THE END OF THE WARRANTY PERIOD.

USE THE BERMING CHART TO CALCULATE BERM HEIGHTS FOR EACH ISLAND.



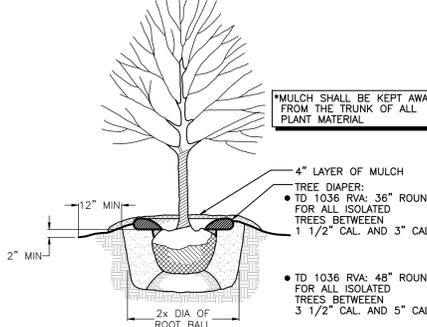
- PLANTING BED MIX:**
- 20% EXISTING APPROVED ONSITE SOIL
 - 15% ORGANIC MATTER
 - 40% SAND
 - 25% SUITABLE TOPSOIL
 - FERTILIZE AS RECOMMENDED BY EXTENSION SERVICE FOR ORNAMENTAL PLANTINGS

USE ONLY IN ABSENCE OF LOCALLY AVAILABLE LANDSCAPE PLANTING MIX

BERMING CHART

WIDTH OF ISLAND	BERM HEIGHT
3' - 4'	6"
4' - 6'	8"
6' - 8'	12"
> 8'	1-1/2' / 1'-0" WIDTH

- NOTE:** INSTALL ALL GUYS OR STAKING SYSTEM FOR TREE INSTALLATION PRIOR TO PLACING TREE DIAPER AROUND TRUNK.



ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE SHALL BE MET: CALIPER, HEIGHT, AND ROOT BALL

SHADE AND FLOWERING TREES

MEASURED 6" ABOVE GRADE	SHADE TREES		FLOWERING TREES	
	CALIPER INCHES	HEIGHT FEET	MINIMUM DIAMETER INCHES	BALL DEPTH INCHES
1"	8'-10'	6'-7'	16"	12"
1-1/2"	10'-12'	8'-9'	20"	15"
2"	12'-14'	8'-10'	24"	16"
2-1/2"	12'-14'	8'-10'	28"	18"
3"	14'-16'	10'-12'	32"	19"
3-1/2"	14'-16'	10'-12'	38"	23"
4"	16'-18'	10'-12'	42"	25"
4-1/2"	16'-18'	10'-12'	48"	29"
5"	18'+	12'+	54"	32"
5-1/2"	18'+	12'+	57"	34"
6"	20'+	14'+	60"	36"
7"	24'+	16'+	70"	42"
8"	26'+	18'+	80"	48"

SOURCE: AMERICAN STANDARD FOR NURSERY STOCK CALIPER TAKES PRECEDENCE OVER HEIGHT FOR TYPE 1 SHADE TREES. BOTH MINIMUMS MUST BE MET.

TYPE 1 (SMALL SHADE TREES)

ACER RUBRUM	PLATANUS SPP
ACER SACCHARUM	QUERCUS SPP
BETULA SPP	TAXODIUM SPP
GINKGO SPP	SALIX SPP
GLEDITIA SPP	ZELKOVA SPP

TYPE 2 (MEDIUM/SLOW SHADE TREES)

CELTISUS SPP	MAGNOLIA GRANDIFLORA
NYSSA SPP	
CLADRASTIS LUTEA	OLEA EUROPA
FAGUS SYLVATICA	QUERCUS ALBA
KOELREUTERIA SPP	SORBUS SPP
LABURNUM SPP	TILIA CORDATA
LIQUIDAMBAR SPP	ULMUS PARVIFOLIA

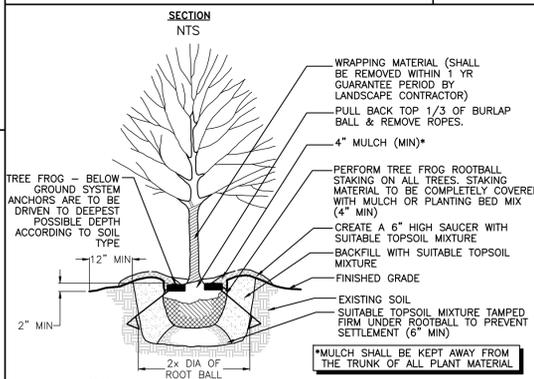
TYPE 3 (SMALL UPRIGHT TREES)

ACER CAMPESTRE	MAGNOLIA VIRGINIANA
AMELANCHIER SPP	PRUNUS SPP
CARPINUS SPP	PYRUS SPP
CERCIS SPP	STYRAX SPP
CRATAEGUS SPP	SYRINGA RETICULATA
OXYDENDRUM SPP	

TYPE 4 (SMALL SPREADING TREES)

ACER PALMATUM
ACER GRiseum
CORNUS SPP
LAGERSTROMIA SPP
MAGNOLIA SOULANGIANA
MAGNOLIA STELLATA
VITEX SPP

TREE SIZE/ROOT BALL RELATIONSHIP



- NOTES:**
- SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE
 - PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
 - BRANCHING HEIGHT TO AAN STANDARDS.
 - SEE PLANS & SPECS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 - CARE SHALL BE TAKEN NOT TO CUT, CRIMP, OR PINCH ANY DRIP IRRIGATION TUBING WHILE INSTALLING TREE FROG TREE STAKING.
 - IN HIGH WIND SITUATIONS, T-POST(S) SHALL BE ADDED IN ADDITION TO THE STAKING SHOWN ON THIS DETAIL AND THE TREE GUYED PERPENDICULAR TO THE TRUNK AT CHEST HEIGHT. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OR WALMART CONSTRUCTION MANAGER PRIOR TO INSTALLING ANY ABOVE-GROUND STAKING. CONTRACTOR SHALL REMOVE ABOVE-GROUND STAKING AT THE END OF WARRANTY PERIOD.

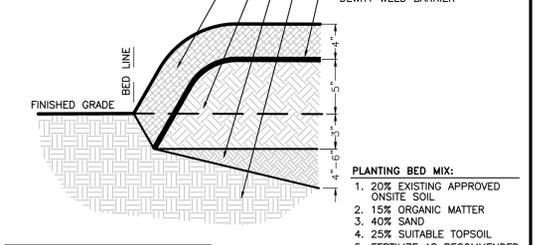
TREE PLANTING

PLANTING NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND LOCATING ALL UNDERGROUND UTILITIES AND SHALL PROTECT ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. OWNER'S SATISFACTION, AT NO ADDITIONAL COST, NO PLANTING SHALL BE INSTALLED IN CONFLICT WITH UTILITIES.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ON THE PROJECT SITE AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. IF UNFORSSEEN CIRCUMSTANCES ARE ENCOUNTERED, THE CONTRACTOR IS TO STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS TO THE SYSTEM PRIOR TO INSTALLATION.
- ALL LANDSCAPED AREAS SHALL BE SPRAYED WITH HERBICIDE 4 WEEKS PRIOR TO INSTALLATION OF LANDSCAPING. THE EXISTING MATERIAL SHALL BE REMOVED BEFORE ANY INSTALLATION OF PLANT MATERIAL OR SEED.
- THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LOCATION APPROVAL, THE CONTRACTOR MAY BE REQUIRED TO RELOCATE MATERIAL AT HIS OWN EXPENSE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL NEW TREES SHALL HAVE 'MYCOR TREE SAVER' OR EQUAL MYCORIZAL FUNGAL TREATMENT INSTALLED AT RATE RECOMMENDED BY MANUFACTURER AT THE TIME OF INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL SHRUB BED AREAS SHALL RECEIVE A MIN OF 8" OF PLANTING BED MIX AS DESCRIBED IN PLANTING BED PREP DETAIL.
- ALL BED AREAS SHALL BE BERMED A MINIMUM OF 8" TO PROMOTE GOOD BED DRAINAGE (AFTER GENTLE TOPSOIL TAMPING). BEDS WILL BE MOUNDDED FROM SIDES TO CENTER, PROMOTING GOOD DRAINAGE.
- ALL CONSTRUCTION AREAS TO RECEIVE TURFGRASS SHALL RECEIVE A 4" MIN DEPTH OF SUITABLE TOPSOIL MIX PER DETAILS AND SPECIFICATIONS. RESULTS OF TOPSOIL ANALYSIS ARE TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR THE APPROVAL PRIOR TO ANY TURFGRASS OPERATIONS TAKING PLACE.
- PRIOR TO PLANTING OR SEEDING, MULTIPLE REPRESENTATIVE SAMPLES OF THE TOPSOIL SHALL BE TAKEN AND SENT TO THE STATE EXTENSION AGENCY FOR ANALYSIS. FERTILIZE SUITABLE TOPSOIL IN TURFGRASS AREAS AS PER EXTENSION SERVICE'S RECOMMENDATIONS FOR TURFGRASS SPECIES SPECIFIED ON PLANS. THE PLANTING BED MIX TO BE USED IN SHRUB PLANTING BEDS IS TO BE FERTILIZED AS PER EXTENSION SERVICE'S RECOMMENDATIONS FOR ORNAMENTAL PLANTINGS.
- ALL PLANTING BEDS SHALL HAVE 'SURFLAN' OR EQUAL PRE-EMERGENT HERBICIDE BROADCAST AT RATE RECOMMENDED BY MANUFACTURER.
- PLANTING OPERATIONS SHOULD ONLY TAKE PLACE DURING SUITABLE WEATHER CONDITIONS. PLANTS ARE NOT TO BE INSTALLED WHEN THE SOIL IS EITHER HIGHLY SATURATED OR FROZEN.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VIABLE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL PLANTING AREAS, SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS, ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH AND SHALL MAINTAIN A MINIMUM LAYER OF (4") FOUR INCHES IN DEPTH AFTER SETTLING.
- THERE IS NO SEPARATE PAY ITEM FOR DRESSING OUT SHRUB BEDS OR TREE SAUCERS WITH SHREDDED HARDWOOD MULCH, IT SHALL BE INCLUDED WITH THE COST OF ALL PLANT MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL DISTURBED AREAS ARE TO RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND HYDROSEED AND/OR SOD (WHERE SHOWN), WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 12 MONTHS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. PLANTS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED FROM THE SITE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS WITH PLANTS ALSO GUARANTEED FOR THE REMAINDER OF THE 12 MONTH WARRANTY.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL GUY WIRES AT THE END OF THE 1 YEAR WARRANTY PERIOD.
- REFER TO PROJECT SITEMARK SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

PLANTING NOTES

- PLANTING BED PREPARATION:**
- LAYOUT BED LINE USING SMOOTH FLOWING CURVES.
 - CUT INTO EXISTING SOIL AT APPROXIMATELY A 60° ANGLE, TURNING SOIL BACK INTO BED AREA.
 - ADD AMENDMENTS AND TILL BED UNTIL BLENDED.
 - MAINTAIN CUT EDGE AT 3" DEPTH TO HOLD MULCH IN PLACE.



- PLANTING BED MIX:**
- 20% EXISTING APPROVED ONSITE SOIL
 - 15% ORGANIC MATTER
 - 40% SAND
 - 25% SUITABLE TOPSOIL
 - FERTILIZE AS RECOMMENDED BY EXTENSION SERVICE FOR ORNAMENTAL PLANTINGS.

PLANTING BED PREP

PLANTING PLAN

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. AT NO TIME WAS IT INTENDED TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT OR SITE. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS STRICTLY PROHIBITED. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT, IS STRICTLY PROHIBITED. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT, IS STRICTLY PROHIBITED.

CARLSON CONSULTING ENGINEERS, INC.
2000 LEBLANC ST. SUITE 200
ANN ARBOR, MI 48106
PH: (313) 963-0000 FAX: (313) 963-0710
MICHIGAN QUALIFIED ENGINEERING FIRM

Walmart
MOUNT PLEASANT, MICHIGAN
STORE NO. 1428-275

ISSUE BLOCK

NO.	DESCRIPTION	DATE

CHECKED BY: JSP
DRAWN BY: MBN
DOCUMENT DATE: 10/10/2023

STATE OF MICHIGAN
CHARLES WALKER
LANDSCAPE ARCHITECT
LICENSE NO. 360100708
MICHIGAN QUALIFIED ENGINEERING FIRM

PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR A MIN. OF FLORIDA NO.1 GRADE, WHICHEVER IS APPLICABLE.

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
TREES: (ALL TREES TO BE GRADED 'FLORIDA FANCY')							
15		SYRINGA RETICULATA 'IVORY SILK'	'IVORY SILK' JAPANESE LILAC TREE	2-1/2" - 3" C / 10' - 12' HT	AS SHOWN	B&B/CONT	FULL HEAD W/UNIFORM GROWTH, STRONG CENTRAL LEADER, 5" CLEAR TRUNK
9		TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2-1/2" - 3" C / 12' - 14' HT	AS SHOWN	B&B/CONT	FULL HEAD W/UNIFORM GROWTH, STRONG CENTRAL LEADER, 5" CLEAR TRUNK
GROUNDCOVERS:							
FILL AREA		FESTUCA ARUNDINACEA	TURF TYPE TALL FESCUE SOD	SOLID SOD	SOLID	SLAB/ROLL	WEED FREE & ACTIVELY GROWING
FILL AREA		RIVER COBBLE STONE MULCH	STONE MULCH	3" LAYER OF (2" - 4")	SOLID	BULK	GRAY/TAN COLOR BLEND

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: SPECIES SUBSTITUTIONS OR UNDERSIZING ANY PLANT MATERIAL IS A BREACH OF CONTRACT OR BID. NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.



FINAL SITE PLAN REPORT

TO:	Planning Commission	DATE:	February 9, 2024
FROM:	Peter Gallinat Zoning Administrator	ZONING:	B-5, Highway Business District
PROJECT:	PFINALSPR24-01 Final Site Plan approval – Proposed 6,672 square-foot expansion of the Walmart building to add a new pick-up service area along with associated parking lot and ingress/egress improvements to the site.		
PARCEL(S):	PID 14-026-30-001-06		
OWNER(S):	Walmart		
LOCATION:	Approx. 20.4 acres located at 4730 Encore Blvd. in the SW 1/4 of Section 26.		
EXISTING USE:	retail store	ADJACENT ZONING:	B-5
FUTURE LAND USE DESIGNATION:	<i>Bluegrass Service District:</i> 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:	To review and act on the PFINALSPR24-01 final site plan with a handwritten engineer’s revision date of 1/17/2024 for a 6.672 square-foot expansion of the Walmart building to add a new pick-up service area along with associated parking lot and ingress/egress improvements to the site located at 4730 Encore Blvd. in the SW 1/4 of Section 26 and in the B-5 (Highway 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. 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

The “Union Commons” development along Encore Blvd. began in the mid-2000s. Before that time, Walmart was located at the Indian Hills Plaza to the west. Walmart began designating an

area to the south of their existing building for online order pick-up in the latter part of last decade. Due to the popularity of this online pick-up service, Walmart has proposed a building expansion with new dedicated spaces for Walmart pick-up orders.

As part of the new Sam’s Club filling station project to the south, new sidewalks were very recently completed along the west side of Encore Blvd., including the Walmart frontage. This will help to fill a need for safer pedestrian connectivity in the area, which sees a significant amount of pedestrian activity.

As part of this current project, longstanding safety deficiencies related to vehicle turning movement conflicts around the north and south entrances into the Walmart parking lot are proposed to be addressed by the applicant.

Standards for Alterations to a Nonconforming Site (Section 12.5)

The Walmart development is a “nonconforming site” as defined in the Zoning Ordinance because it was developed prior to adoption of the current Ordinance’s site development standards and does not fully conform to those standards.

Section 12.5 (Nonconforming Sites) prioritizes required improvements to such sites, which may be improved or modified without a complete upgrade of all site elements, subject to compliance the following conditions (listed below in bold with staff comments following):

- A. **A nonconforming site shall not be improved or modified in a manner that increases its nonconformity.** The proposed improvements conform to this standard.
- B. **The proposed site improvements shall address public health, safety, and welfare by resolving public safety deficiencies and pedestrian/vehicle conflicts and improving emergency access.** The proposed scope of improvements includes significant changes needed to improve safety around the north and south vehicle entrances into the Walmart parking lot. The recently constructed sidewalks are also a safety improvement.
- C. **The site plan shall also include improvements in at least three (3) of the ten (10) broad categories listed in Section 12.5.C.** The proposed site plan more than satisfies this standard, with improvements in at least three (3) of the categories as noted below:
 - 2. **Pedestrian access improvements.** The recently constructed sidewalks provide improved connectivity for pedestrian access.
 - 3. **Vehicular access and circulation improvements.** In addition to the entrance improvements, the parking lot layout will be restriped and adjusted around the perimeter to improve access and circulation.
 - 4. **Building design or exterior facade improvements.** The south side of the existing building will be improved with the proposed building addition.
 - 6. **Landscaping improvements.** Along Encore Drive and within the parking area there are planned improvements which include landscaping islands and the planting of 24 new trees.

Site Plan Review Comments

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

1. **Section 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 form have been submitted. **CONFORMS**
3. **Section 9 (Off-Street Parking...).** The plan uses the correct parking formula of 1 space required per 275 SF of UFA. This would require 648 total parking spaces. The current site has 1,040 spaces. The proposed new number is 956 total spaces. The width of the new parking spaces in the pick-up area are 10-feet and the length of the 90-degree parking proposed is 19-feet, which conforms to or exceed minimum Ordinance standards. However, the parking length for the 60-degree parking is 18-feet when a slightly longer 18.2-foot minimum is required.

One (1) Open Short-Term Bicycle Parking space (bike rack) has been added to sheet C2.0 for the addition, which is consistent with Ordinance standards for a location at least 3-feet from any wall and 6 feet from 6-feet from vehicle parking. The 60-degree angled parking dimension has also been corrected to 18.2-feet. **CONFORMS**
4. **Section 9.5 (Off-Street Loading).** The existing Walmart building has a substantial loading area that conforms to Ordinance standards. Any building expansion from 5 – 19,000 square feet requires a loading area. The applicant has added a loading area at the rear of the expansion building that complies with Ordinance requirements. **CONFORMS**
5. **Section 7.10 (Sidewalks and Pathways).** As part of the Sam’s Club filling station project a sidewalk along Encore Blvd was constructed. **CONFORMS**
6. **Stormwater management.** The Walmart site is served by the Union Commons regional stormwater management system that drains to a pond at the south end of Encore Blvd. Calculations have been added to the site plan for existing and proposed impervious surface areas and the net change. The updated site conforms to applicable Stormwater Management Ordinance requirements. **CONFORMS**
7. **Section 8.2 (Exterior Lighting).** No new exterior lighting is shown on the plan. There is no new lighting proposed with the expansion. There is one existing light pole designated on the demolition plans page C-1, to be removed and that is it regarding lighting. **CONFORMS**
8. **Outside agency approvals.** Outside agencies approvals have been obtained from the Isabella County Transportation Commission, Township Public Services Department, and Mt. Pleasant Fire Department. A stormwater plan was reviewed and approved by the Township Engineer (Gourdie-Fraser Assoc.). No work is planned inside the road right-of-way, so no approval from the Road Commission is necessary. **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

- The scope of proposed improvements is consistent with the provisions of Section 12.5 (Nonconforming Sites).
- The plan conforms to Section 14.2.P. (Required Site Plan Information) and Section 14.2.S. (Standards for Site Plan Approval) for a final site plan.

Recommendation

Based on the above findings, I recommend approval of the PFINALSPR24-01 final site plan with a handwritten engineer's revision date of 1/17/2024, 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

Draft Motions: PFINALSPR 24-01 Final Site Plan Review Application
Walmart Building Addition

MOTION TO APPROVE THE FINAL SITE PLAN AS PRESENTED:

Motion by _____, supported by _____, to approve the PFINALSPR24-01 final site plan with a handwritten engineer’s revision date of January 17, 2024 for a 6.672 square-foot expansion of the Walmart building to add a new pick-up service area along with associated parking lot and ingress/egress improvements to the site located at 4730 Encore Blvd. in the southwest quarter of Section 26 and in the B-5 (Highway 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 _____, supported by _____, to approve the PFINALSPR24-01 final site plan with a handwritten engineer’s revision date of January 17, 2024 for a 6.672 square-foot expansion of the Walmart building to add a new pick-up service area along with associated parking lot and ingress/egress improvements to the site located at 4730 Encore Blvd. in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan can comply 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), subject to the following condition(s):

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PFINALSPR24-01 final site plan with a handwritten engineer’s revision date of January 17, 2024 for a 6.672 square-foot expansion of the Walmart building at 4730 Encore Blvd. until _____, 2024 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PFINALSPR24-01 final site plan with a handwritten engineer’s revision date of January 17, 2024 for a 6.672 square-foot expansion of the Walmart building to add a new pick-up service area along with associated parking lot and ingress/egress improvements to the site located at 4730 Encore Blvd. in the southwest quarter of Section 26 and in the B-5 (Highway 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:
