

**MARSHALL CITY PLANNING COMMISSION**  
**Wednesday, April 14, 2021 at 7:00 p.m.**  
**Electronic Meeting Format**

**ZOOM LINK:**

<https://us02web.zoom.us/j/85933783985>

You may participate in the virtual meeting by using the link listed above or join by phone at **1-312-626-6799 Meeting ID: 859 3378 3985**

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**Call to Order**

**Roll Call**

**Approval of Agenda**

Regular Meeting of the Planning Commission, April 14, 2021

**Approval of Minutes**

February 10, 2021 Regular Meeting  
February 18, 2021 Special Meeting

**Public Comments on Agenda Items**

**Public Hearings**

**New Business**

1. Receive and consider approval of Site Plan application #SPA21.01 for 310 West Oliver Drive, Chelsea Milling Company (Jiffy Mix)
2. Receive and consider approval of Site Plan amendment #SPA21.02 for Oaklawn Hospital, 200 N. Madison

**Old Business**

**Public Comment on Non-Agenda Items**

**Reports**

**Adjournment**

**MINUTES  
MARSHALL CITY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 10, 2021**

In a regular session, Wednesday, February 10, 2021 at 7:00 p.m. via Zoom the Marshall Planning Commission was called to order by Chair Banfield.

**ROLL CALL**

Members Present: Chair Banfield, Commissioners Burke Smith, Davis, Hall, McNiff, Reed, Zuck, and C. Zuzga and Council Liaison Wolfersberger

Members Absent: None

Staff Present: Trisha Nelson, City Clerk & Planner  
Eric Zuzga, Director of Special Projects

**AGENDA**

Chair Banfield noted that a discussion needed to be added to the end of new businesses for a request for a special meeting from 1120 Industrial Road, Delta One.

**MOTION** by McNiff, supported by Burke Smith, to accept the agenda for the Wednesday, February 10, 2021 as amended. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

**MINUTES**

**MOTION** by Reed, supported by McNiff, to accept the minutes from the January 13, 2021 regular meeting. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

**PUBLIC COMMENTS ON AGENDA ITEMS**

None

**PUBLIC HEARINGS**

Chair Banfield opened the Public Hearing on Zoning Amendment Request #RZ21.01 from the Calhoun County Land Bank Authority to rezone 410 East Drive from POSD (Professional Office Service District) to R-2 (Suburban Residential District).

Krista Trout-Edwards of the Calhoun County Land Bank stated that they are looking to rezone 410 East Dr to R2 to match the surrounding area, and that eventually the area with go into a PUD.

Chair Banfield closed the Public Hearing on Zoning Amendment Request #RZ21.01 from the Calhoun County Land Bank Authority to rezone 410 East Drive from POSD (Professional Office Service District) to R-2 (Suburban Residential District).

Chair Banfield opened the Public Hearing on Special Land Use Request #SLU21.01 for 1717 Pratt Avenue from MPMC Marshall, LLC for the construction of Hoop Houses

Mike Back of MPMC Marshall, LLC stated that they felt that they had answered everything they possibly could from the previous meeting and that if there were any additional questions, there were several members of the MPMC Marshall team on to answer any further questions on the Special Land Use or Site Plan.

Chair Banfield closed the Public Hearing on Special Land Use Request #SLU21.01 for 1717 Pratt Avenue from MPMC Marshall, LLC for the construction of Hoop Houses

## **NEW BUSINESS**

**MOTION** by C Zuzga, supported by McNiff to recommend approval of Zoning Amendment Request #RZ21.01 from the Calhoun County Land Bank Authority to rezone 410 East Drive from POSD (Professional Office Service District) to R-2 (Suburban Residential District) to City Council.

Commissioners went over the rezoning criteria.

**A. The proposed zoning district is more appropriate than any other zoning district or more appropriate than adding the desired use as a special land use in the existing zoning district.** Commissioners agreed that it makes sense to zone it as an R2 since the entire surrounding area is zoned as an R2.

**B. The property cannot be reasonably used as zoned.** Commissioners agreed that after 10 years on the market as a commercial property, it won't be used as zoned.

**C. The proposed zone change is supported by and consistent with the goals, policies and future land use map of the adopted City Master Plan. If conditions have changed since the plan was adopted, as determined by the Planning Commission, the consistency with recent development trends in the area shall be considered.** Commissioners agreed that the City Master Plan shows that this area was designated as special project and PUD area that would need to be rezoned, and that the current trends show that we need more housing.

**D. The proposed zone change is compatible with the established land use pattern, surrounding uses, and surrounding zoning in terms of land suitability, impacts on the environment. Density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values, and is consistent with the needs of the community.** Commissioners agreed that it is suitable to the area.

**E. All the potential uses allowed in the proposed zoning district are compatible with the site's physical, geological, hydrological, and other environmental features.** Commissioners agreed that they are.

**F. The change would not severely impact traffic, public facilities, utilities, and the natural characteristics of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the City.** Commissioners questioned the impact on traffic of people entering and exiting the new neighborhood, and how the new neighborhood would impact the infrastructure of the area. Jim Dyer, on behalf of the Calhoun County Land Bank, stated that when it was a commercial property

over 10 years ago, there was significantly more traffic than the new housing would create. E Zuzga stated that there is significant enough capacity in the current infrastructure to accommodate the expansion.

**G. The rezoning would constitute and create an isolated and unplanned district contrary to the City Master Plan which may grant a special privilege to one landowner not available to others.** Commissioners agreed that this is part of the City Master Plan.

**H. The change of present district boundaries is consistent in relation to existing uses, and construction on the site will be able to meet the dimensional regulations for the proposed zoning district listed in the schedule of regulations.** Commissioners agreed that as the construction will be in phases, it will not disrupt the area.

**I. There was a mistake in the original zoning classification, or a change of conditions in the area supporting the proposed rezoning.** Commissioners agreed that it was not a mistake but there has been a change in conditions.

**J. Adequate sites are neither properly zoned nor available elsewhere to accommodate the proposed uses permitted in the requested zoning district.** Commissioners agreed that there is no area that has the same accommodations with the city.

**MOTION** by C Zuzga, supported by McNiff to recommend approval of Zoning Amendment Request #RZ21.01 from the Calhoun County Land Bank Authority to rezone 410 East Drive from POSD (Professional Office Service District) to R-2 (Suburban Residential District) to City Council. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

**MOTION** by McNiff, supported by Burke Smith to recommend approval of Special Land Use Request #SLU 21.01 for 1717 Pratt Avenue from MPM-C, LLC for the construction of hoop houses.

Nelson stated there had been several meetings since the previous commission meeting working with the applicant to address issues that the commissioners had from the previous meeting. She further stated that they had worked with City Attorney Revore on drafting the SLU that was presented to the committee.

Banfield stated that this was the ordinance that was recently passed and that it was the first request to use this method of growing within City limits. He further stated that MPM had submitted a packet with answers to the SLU criteria, but that the commissioners did not have to agree with what was submitted.

Commissioners went over the Special Land Use Criteria.

**(A) The proposed use shall be in accordance with the city master plan and the intent and purpose of this subchapter.** Commissioners agreed that the ordinance was written for this purpose.

**(B) A documented and immediate need exists for the proposed use within the community.** Commissioners agreed that there wouldn't have been a need to change the ordinance if there wasn't a need for it in the community.

**(C) The use is compatible with adjacent uses and the existing or intended character of the surrounding neighborhood, and will not have an adverse impact upon or interfere with the development, use or enjoyment of adjacent properties, or the orderly development of the neighborhood.** Commissioners McNiff and Reed stated that the odor could be an issue. Chair Banfield



stated that the Special Land Use was just for hoop houses and that they could be used to grow tomatoes and not just marijuana.

**(D) The proposed use shall be designed, constructed, operated and maintained so as to be compatible with the use of adjacent lands.** Commissioners agreed that the ordinance was written in such a way to make sure it is compatible.

**(E) The proposed use shall be compatible with the natural environment.** Commissioners agreed that the Special Land Use and Site Plan both work well with the existing natural environment.

**(F) The proposed use shall be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.** E Zuzga stated that there are sufficient roads, water capacity, emergency crews and equipment to serve the area.

**(G) The proposed use shall not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to public health, safety and welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.** McNiff stated she doesn't see any problems other than the potential for odor issues. Reed stated that if this portion of town has been designated for this type of facility, then it's not really contributing anything that other properties are not already. Davis stated that while he is not a fan of the smell either, it is no different than smells coming from other places such as dairy farms or the cereal factories in Battle Creek that can occasionally be smelled in town. McNiff stated that it's simply an odor and while it may bother some people, it won't harm anyone. Banfield stated that there is a certain time during the production that can and does produce an odor. Mike Beck stated that the timing will be around September-October and would last roughly 4 weeks. Banfield stated that he believes that this is written to be a continual odor such as a manufacturing facility, not to a short-term odor, such as a harvest. C Zuzga stated that we do live in a city and we need to be cognizant that the odors from this type of grow can be an issue for some people. She further stated that with their already being odor issues from the brick and mortar grow facilities, there needs to be an odor mitigations plan and would like to know what additional work they are doing to get rid of the odor. Beck stated that at their main facility that while they can not speak for other facilities in town, at their main facility they are adding additional carbon filtration and ionizers which they hope will make a significant impact on an odor they are producing. They have been in contact with one of the leading odor mitigation experts on controlling odor in outdoor grows and they are working with the City to stay within the ordinance on controlling the odor. He further stated that they intend to be long term partners within the community and want to get this right. Banfield stated that there is an approved site plan for an electrical facility in the same area that will be letting off its own effluent as well.

**MOTION** by McNiff, supported by Burke Smith to recommend approval of Special Land Use Request #SLU 21.01 for 1717 Pratt Avenue from MPM-C, LLC for the construction of hoop houses. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

**MOTION** by Davis, supported by Burke Smith to consider approval of Site Plan application #SP21.01 for 1717 Pratt Avenue from MPM-C Marshall LLC.

Banfield stated that one of the sheets that was given to commissioners addresses concerns of city staff. The photometric does state that there will be parking lot and safety lighting, but there are no lights coming from the hoop houses. He further stated that as far as the landscape plan, the ordinance regarding screening states that there must be complete screening and that by changing the ordinance to allow 16' hoop houses, that leaves 8' that can be seen through out parts of the year. He stated that there are some evergreen trees in

groups in the plan but that they do not cover everything. Beck stated that they intend to take advantage of the natural forest that is currently there in addition to adding 143 evergreen trees to completely screen it from the road and to the east there are currently wetlands. He further stated that they located trees strategically throughout the property on the chance that someone may occupy adjacent areas. Tim Story, an engineer on the project, states that the emphasis was placed on heavily screening Pratt Ave and they went through the greenbelt and provided what was required with the exception of bushes, which would not be seen regardless. He further states that they intend to place opaque fabric with the fencing to provide complete screening of the facility and with the setbacks being over 50 feet from the fence, they would likely cover more than 8' of the structures.

Banfield stated that the issue with the higher height of the hoop house is obtaining complete screening of the entire structure, as even planting an 8' evergreen tree would likely take 10 years to screen a 16' hoop house and that he can't approve a site plan where portions of the hoop houses would still be seen. Beck stated that given the area there is minimal public that would be out to the east or south given the landscape of the area and that the MEC site is directly to the west. He further stated that with the 50' setbacks it should be well screened. Davis stated that looking at the renderings provided, he questions whether the existing trees will screen out most of what is there, as they show them at peak of season. Banfield stated that the trees would not provide screening in the late fall, winter or early spring. Brandon Sundberg, on behalf of MPM-C, stated that the intent of the view from Pratt Ave that is seen in the renderings is that would be the view you would see when coming upon the property, and that the only other vantage points would be from walking through woods or wetlands.

Banfield questioned if there was a significant cost difference from planting trees to the fabric they intend to use for screening. Story stated that the fabric is significantly cheaper than trees and that he believed the intent of the screening in the ordinance was to screen the plants, which would not be there during the winter.

Banfield stated that a great job was done on the landscaping and screening for Pratt Ave, but not on the rest of the property and that during the previous meeting he was specific that evergreens would need to be planted all the way around. He further stated that the trees would give a more natural appearance than the fabric would. McNiff stated that she believed taller trees were being required to be planted for screening as the hoop houses would be phased out before the trees would screen them. C Zuzga stated that the ordinance does require complete screening and part of the issue she felt was that vegetation that was not on the property was being used for screening. She further stated that she believed where there aren't trees currently there should be such as on the east side where there are few trees.

Banfield questioned if the storm water run off and the integration into the soil had been approved by staff and if it will accommodate the trees. Nelson stated that staff spoke with Story on the issue and has asked for a soil survey to be completed to see how the soil will retain the issue, but no one believes there will be an issue. Davis states that the only place the public can see the property is from the cul-de-sac on Pratt. C Zuzga questioned if the area to the east is where the Brook's Nature Center is. Davis stated that it was but there was significant land separating the two and that there wouldn't be any people or vehicles back there. Story stated that they intend to do a soil infiltration study in the spring and they will make any trenches wider if needed. He further stated that the area to the east is wetlands and he doesn't see anyone being over there.

Banfield stated that while it is logical that no one would be on the other sides, that they need to follow the ordinance. He further stated that he doesn't like the fabric on the fence and feels that evergreens should be added where soil conditions allow them. Davis stated that he is ok if they have to move away from the ordinance a bit if it's an area where no one will see it. He further stated that the commission needs to find ways to make things work, even if it goes against the ordinance. He doesn't believe MPMC should have to spend an inordinate amount of money on trees and screening in an area where it would never be seen as

it's not an area where people go to sight see. He further stated that he felt things were being made unintentionally difficult and that the commission is getting into an area of what is acceptable screening, such as trees, fencing with fabric, or a 16' high something. He stated he felt they need to set aside the exactness of the ordinance and use some sense to decide what is best. Burke Smith questioned if they weren't going to follow the ordinance that what was the point in having one. She further stated that she felt trees should be required where they can survive, and she doesn't feel the fabric has the right appeal. McNiff stated that she feels it is difficult to go away from the ordinance.

Davis questioned if they could plant more trees that were smaller for a lower cost and still consider it screening. Banfield state that the ordinance discusses height of trees. Davis stated that he believes planting a shorter tree would be less expensive and a decent compromise. Banfield stated that if they planted White Pines they could be planted further apart, reducing the number of trees needed and that they would grow up to 18" a year.

Beck stated that they do need the fabric for the opacity for the fence to meet MRA regulations. He further stated that they would be willing to sit down and figure out what trees would need to go where and add some extra trees as needed, but they do need an answer on approval tonight to get the SLU approved by City Council. Davis stated that the it needs to be approved tonight with a condition that the petitioner and Chair Banfield come up with an acceptable landscape plan for the property. Banfield stated that they want to make sure the property looks as nice as the rendering when it is completed. C Zuzga stated that there also needs to be a condition on favorable soil borings. Revore stated that the SLU needs to have the site plan approved and questioned whether is would need to come back or if it us up Banfield's approval of the landscape plan and staff approval of the soil borings. Commissioners agreed that staff and Banfield could give final approval.

**MOTION** by Davis, supported by Burke Smith to approve Site Plan application #SP21.01 for 1717 Pratt Avenue from MPM-C Marshall LLC with the following conditions:

- 1) a landscape plan is approved by Chair Banfield and Clerk Nelson to provide adequate screening to the property.
- 2) Favorable soil borings or a revised plan for water retention approved by staff.

On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none;

**MOTION CARRIED.**

**MOTION** by Davis, supported by McNiff to receive and approve Site Plan amendment #SPA05.01 for 18720 Partello Road, Love's Truck Stop. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

Nelson stated that Delta One needs an amendment to their Site Plan for the 1120 Industrial property, but they were not submitted in time for this meeting. She further stated that a special meeting needs to be called for by the Chair or 5 members of the board. She stated that this would be an addition to the front of the building and a change to the parking. Banfield questioned if the meeting was a formality. Nelson stated that the processing containers are already on site, but that they need to be enclosed. E Zuzga stated that they need a special meeting due to business constraints. C Zuzga, Burke Smith, Davis, Hall, McNiff, and Reed all agreed to hold the meeting.

**MOTION** by McNiff, supported by C Zuzga to hold a special meeting on Thursday February 18 at 7 PM via zoom. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

## **OLD BUSINESS**

None

**PUBLIC COMMENTS NOT ON AGENDA**

None

**REPORTS**

None

**ADJOURN**

Planning Commission adjourned at 9:12 p.m.

Submitted by,

Michelle Eubank

**MINUTES  
MARSHALL CITY PLANNING COMMISSION  
THURSDAY, FEBRUARY 18, 2021**

In a special session, Thursday, February 18, 2021 at 7:00 p.m. via Zoom the Marshall Planning Commission was called to order by Chair Banfield.

**ROLL CALL**

Members Present: Chair Banfield, Commissioners Burke Smith, Hall, McNiff, Reed, Zuck and C. Zuzga

Members Absent: Commissioner Davis and Council Liaison Wolfersberger

Staff Present: Trisha Nelson, City Clerk & Planner  
Eric Zuzga, Director of Special Projects

**AGENDA**

**MOTION** by McNiff, supported by C. Zuzga, to accept the agenda for the Thursday, February 18, 2021 as submitted. On a roll call vote; ayes- Burke Smith, Banfield, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

**PUBLIC COMMENTS ON AGENDA ITEMS**

None

**PUBLIC HEARINGS**

None

**NEW BUSINESS**

**MOTION** by Burke Smith, supported by McNiff to receive and consider Site Plan amendment #SPA 17.06 for Delta-One, 1120 Industrial Road.

Banfield stated that staff has supplied complete drawings and a list of seven items that will be updated. Banfield stated that number 3 states that there will be an amendment for additional equipment that will need an enclosure. Mike Johnson of Delta One, stated that they intend to put everything under roofs or behind the building to the west. Nelson stated that the site plan shows where the enclosure will be and that they still need to submit building plans. Banfield stated that item 7 states that the gates will be open during working hours and closed during the nights. Banfield questioned if the gates will be automatic after phase 1. Johnson stated that is what they are proposing. Nelson stated that it was part of the security plan and the full details of what will be required will be addressed by Director McDonald.

**MOTION** by Burke Smith, supported by McNiff to receive and consider Site Plan amendment #SPA 17.06 for Delta-One, 1120 Industrial Road. On a roll call vote; ayes- Burke Smith, Banfield, Hall, McNiff, Reed, Zuck, C Zuzga; nays- none; **MOTION CARRIED.**

**OLD BUSINESS**

None

**PUBLIC COMMENTS NOT ON AGENDA**

None

**REPORTS**

**ADJOURN**

Planning Commission adjourned at 7:13 p.m.

Submitted by,

Michelle Eubank

## MARSHALL PLANNING COMMISSION

Staff report for April 14, 2021

**To:** Planning Commissioners  
**From:** Trisha Nelson, Planning and Zoning Administrator  
**Subject:** Receive and Consider Approval of Site Plan Amendment #SPA21.01 for Chelsea Milling Company, 310 West Oliver Drive

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The Chelsea Milling Company site was built in 1971 and one addition was added in 2003. The use of the property is a warehouse and carton manufacturing facility and they are in need of additional space. This proposed 15,900 square foot addition is coming to the Planning Commission as an amendment to the original site.

Pic: Along Oliver Drive, Looking North



- The proposed 15,900 sq. ft. addition is on the northwest side of the current building and will be used for equipment and warehouse space.
- Lot coverage meets the requirement.
- Number of employees is not increasing and parking is adequate.
- Addition of one additional truck dock and increase size of concrete drive with curb
- Stormwater calculations have been approved by City Engineer
- 

City staff has reviewed the changes and Planning Commission is being asked to receive and consider approval of the plans at the same meeting.



# CITY OF MARSHALL

## SITE PLAN APPLICATION



**City of Marshall**  
**Application for Site Plan Review**

Attn: Planning and Zoning Administrator  
323 W Michigan Ave.  
Marshall, Michigan, 49068

The following application is made to the City of Marshall Planning Commission in accordance with the provisions of the Planning and Zoning Department.

**1. Applicant Information**

Address of property being developed:

310 West Oliver Drive, Marshall, MI 49068

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Owner of property being developed:

Chelsea Milling Co.

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Owner's Address:

201 West North Street, Chelsea

MI

48118

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City

State

Zip

Owner's Phone Number:

(734) 475-1361

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**2. Owner's Agent if working for property owner.**

Name and Title:

Susan C. Dickinson, Civil Engineer Project Manager, Midwestern Consulting, LLC

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Address:

3815 Plaza Drive, Ann Arbor

MI

48108

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City

State

Zip

Phone Number:

Cell phone (734) 904-2665, Office phone (734) 995-0200 ext 221

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**City of Marshall**  
**Application for Site Plan Review**

**3. Brief description of proposed project**

Addition of 15,900 sf of floor area for equipment and warehouse space. Number  
of employees is not increasing. One truck dock is being added on the east side  
of the existing docks on Oliver Drive. The person door is moving to the east also.  
Landscaping proposed is proportionate to the increase in floor area of the project.  
Stormwater will be managed on-site in existing retention areas.

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**4. Property Information**

Is this property located in a floodplain?	<u>No</u>
Is this property located in a wetland?	<u>No</u>
Land area in square feet?	<u>167,320</u>
Proposed building area in square feet?	<u>15,900 additional, 48,947 total</u>
Proposed paved area in square feet?	<u>480, for driveway widening</u>
Existing paved area in square feet?	<u>23,640</u>
Lake or stream within 500 feet?	<u>No</u>
Any other agencies contacted for approvals?	<u>Not yet</u>

If so, please list:

SESC permit will be applied for through Calhoun County.

Permit to work in Oliver Drive right-of-way for tree planting and driveway widening from City.

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**City of Marshall**  
**Application for Site Plan Review**

**5. Authorization (Must be signed by the owner of the property)**

I am the owner of record for this property for which this application is being filed and as such, I am familiar with the development being proposed to be carried out on my property.

I hereby, give permission for this application to be filed with the full understanding that certain restriction may be placed on the property relative to the approval of the proposed work.

I further certify that under penalties of perjury, I am to sign this application.

Name (Please Print) Howard S. Holmes

Title: President & CEO Date: 3/25/2021

Signature: Howard S. Holmes

**Note:** If there are multiple owners of the property or you are representing a group, corporation, or other organization attach a copy of a certified letter authorizing you to sign this application for the proposed development.

<b>LAND USE AND DEVELOPMENT FEES</b>	
<b>PLATS</b>	
Up to 30 Lots	\$450.00
Over 30 Lots	\$650.00
<b>SITE CONDOMINIUMS</b>	
Up to 30 Lots	\$350.00
Over 30 Lots	\$550.00
<b>SITE PLANS</b>	
Commercial and	\$250.00 < 30 acres
Institutional	\$250.00
Special Land Use	\$250.00
Planned Unit Development	\$350.00
Amend a PUD	\$150.00
Multiple Family Developments (Apartment &	\$50 plus \$5.00 per unit or lot
Additions to existing Site Plans if Planning Commission Review is required	\$100.00
Extending Site Plan with Planning Commission	\$150.00

# CITY OF MARSHALL

## Site Plan Review Checklist for General Development

Date: March 29, 2021

Zoning District I-1, Research and Manufacturing

Proposed Use: Warehouse and Carton Manufacturing Facility

Is this a Permitted Use?  Yes  No  
If yes list section number: 4.37 or 4.39

Is the property in the Well Head Protection Area?  Yes  No  NA

Property Address: 310 West Oliver Drive

### Information of Responsible Party that prepared plans

Name: Susan C. Dickinson, PE

Company Name: Midwestern Consulting, LLC

Company Address: 3815 Plaza Drive, Ann Arbor, MI 48108

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# CHELSEA MILLING - BUILDING EXPANSION

## PRELIMINARY SITE PLAN

### 310 OLIVER DRIVE

### CITY OF MARSHALL

### CALHOUN COUNTY, MICHIGAN 49068

#### OWNER/APPLICANT

CHELSEA MILLING  
201 W. NORTH ST.  
CHELSEA, MI 48118  
CONTACT: RANDY KEPPLER  
734-475-1361 EXT 294

#### ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC  
3815 PLAZA DR.  
ANN ARBOR, MI 48108  
CONTACT: SUE DICKINSON  
734-995-0200 EXT 221

#### ARCHITECT

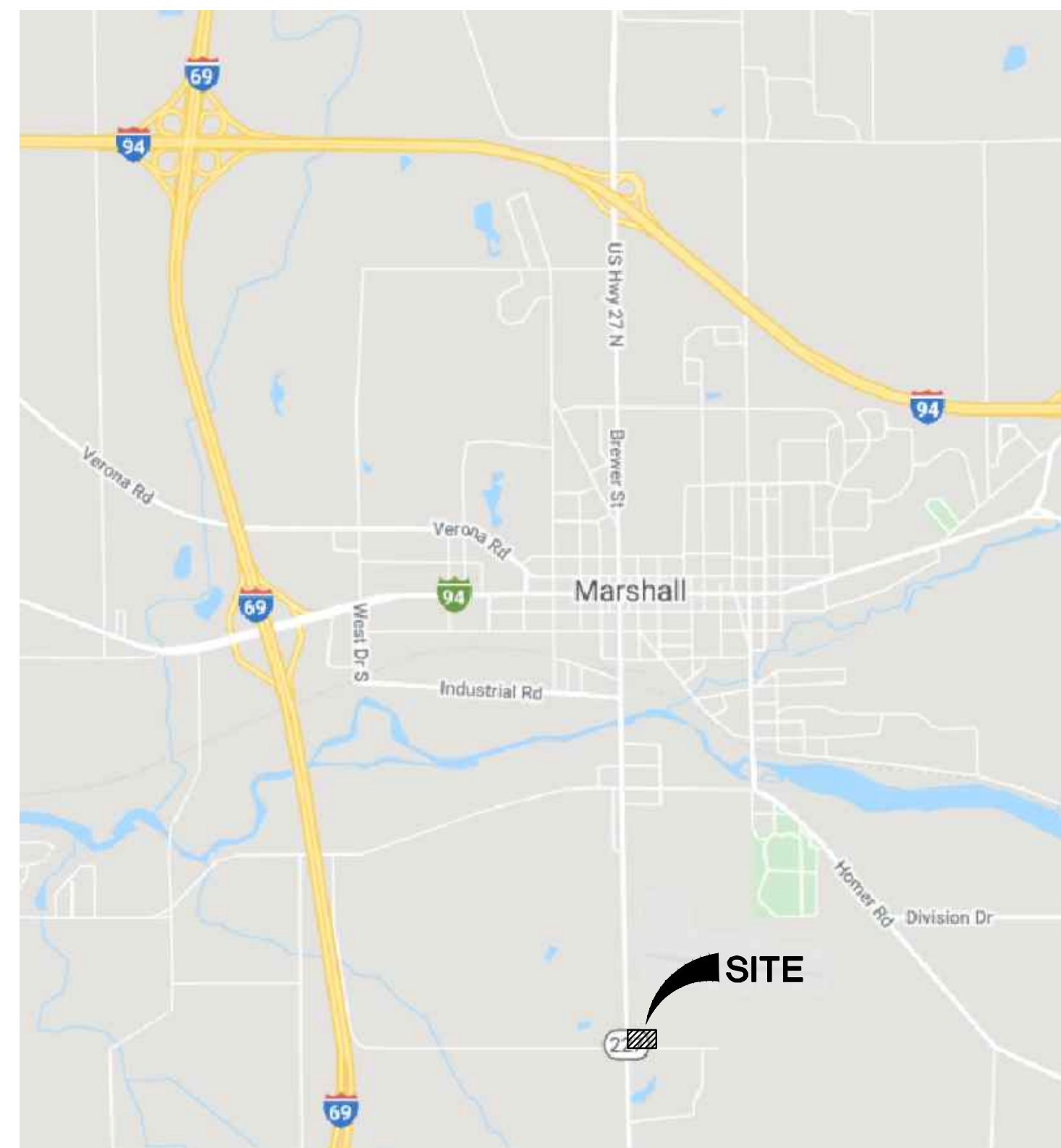
LINDHOUT ASSOCIATE ARCHITECTS  
10465 CITATION DRIVE  
BRIGHTON, MI 48116  
CONTACT: MIKE KENNEDY  
810-227-5668

#### PROJECT NARRATIVE

THE PURPOSE OF THE BUILDING EXPANSION IS TO PROVIDE ROOM FOR ADDITIONAL EQUIPMENT AND WAREHOUSE SPACE. NO ADDITIONAL EMPLOYEES WILL BE NEEDED DUE TO THE EXPANSION.

#### CONSTRUCTION NOTES:

- IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE THEMSELV WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MISS DIG MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT PUBLIC AND PRIVATE UTILITIES.
- ALL CONSTRUCTION ACTIVITIES SHALL BE SIGNED PER THE MOST RECENT MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF +/- 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE BASE MATERIAL SHALL BE INCIDENTAL TO THE COST OF PREPARING THE SUBGRADE.
- ALL UTILITIES SHOWN (BOTH ABOVE AND UNDER GROUND) ARE BASED ON THE BEST AVAILABLE INFORMATION FROM THE PUBLIC UTILITY OWNERS AND FIELD SURVEY. NO GUARANTEE CAN BE MADE AS TO THE COMPLETENESS, OR EXACTNESS OF LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LOCATIONS OF HIS OR HER ONGOING CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONDITIONS NOT LABELED FOR REPLACEMENT ARE TO BE LEFT IN PLACE AND REPLACED IF DAMAGED AT THE CONTRACTOR'S EXPENSE.
- APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTH-DISTURBING ACTIVITIES.



VICINITY MAP  
SCALE : NTS

#### Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING PLAN
5	DRAINAGE AREA PLAN
6	STORMWATER CALCULATIONS & SITE DETAILS
7	LANDSCAPE PLAN
A1.0	OVERALL FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS

#### SITE DATA

##### I. Site Use

Existing Zoning	I-1
Proposed Zoning	I-1
Net Site Area	3.84 Acres
Existing Building Area	33,047 SF
Proposed Addition	15,900 SF
Total Proposed Building Area	48,947 SF
Existing Paved Area	23,640 SF
Proposed Paved Area	24,120 SF

##### II. Zoning Comparison Information

	Required	Provided
Front Setback	50 FT	55.1 FT
Rear Setback	25 FT	108.2 FT
Side Setback (One)	20 FT	61.5 FT
Side Setback (Total of Two)	50 FT	95.4 FT
Maximum Building Height	45 FT	19.8 FT
Maximum Lot Coverage	40%	29.3%
Minimum Lot Width	100 FT	539.67 FT

##### III. Parking Requirements

	Required	Provided
Warehouse Use, 5 spaces + 1 per max. employees per shift	19	31
Barrier Free	1	1

### CHELSEA MILLING - BUILDING EXPANSION

JOB No. <b>21028</b>	DATE: 3/29/21	<b>1</b>
REVISIONS:	SHEET 1 OF 7	
	CADD: ACT	
	ENG: SCD	
	PM: SCD	
	TECH: ACT	
	21028CV1	



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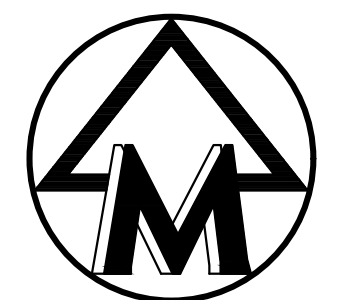
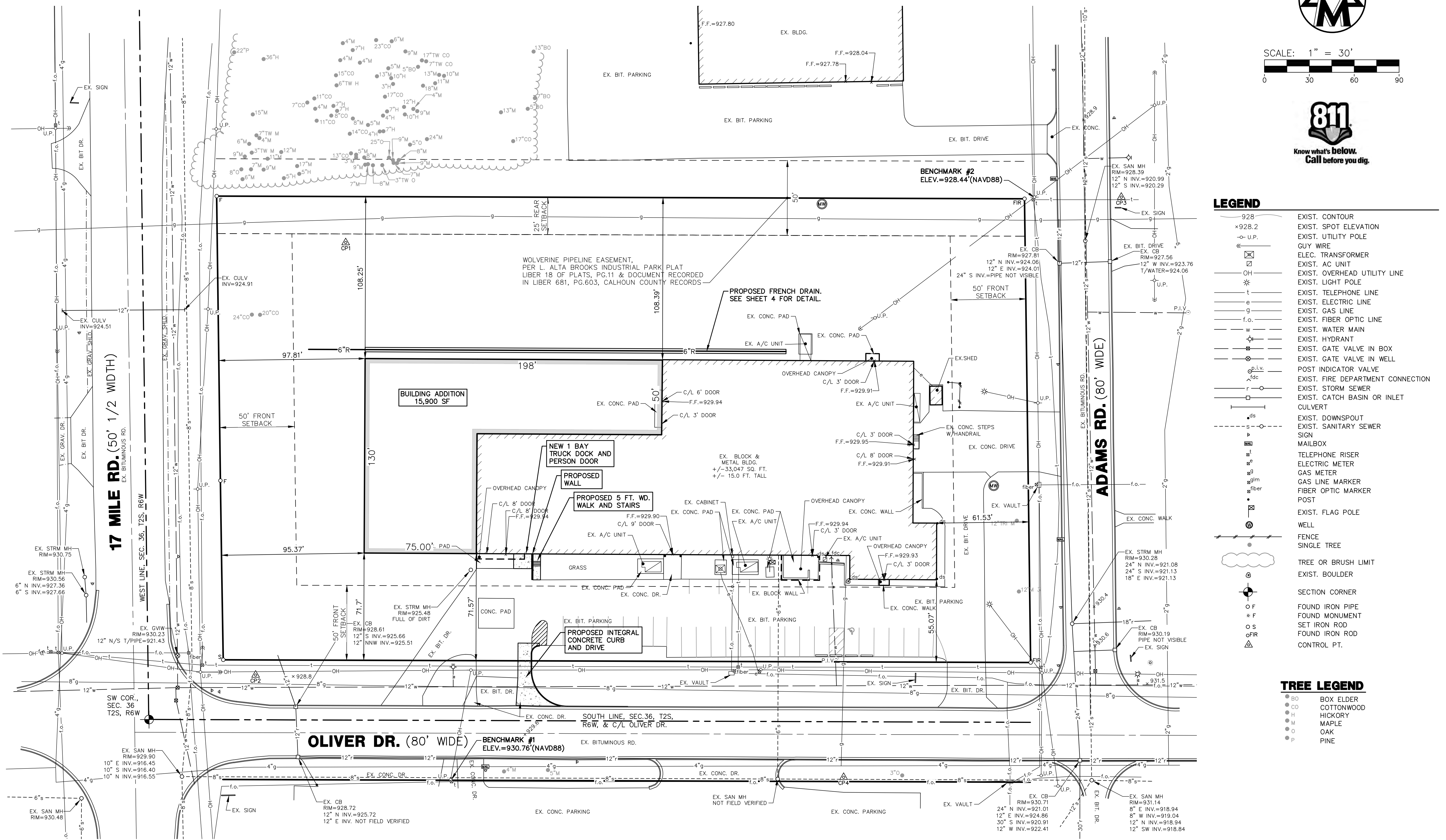
SUSAN C. DICKINSON  
P.E. # 39622

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SCALE: 1" = 30'



- LEGEND**
- 928 EXIST. CONTOUR
  - x928.2 EXIST. SPOT ELEVATION
  - U.P. EXIST. UTILITY POLE
  - GUY WIRE
  - ELEC. TRANSFORMER
  - EXIST. AC UNIT
  - EXIST. OVERHEAD UTILITY LINE
  - EXIST. LIGHT POLE
  - EXIST. TELEPHONE LINE
  - EXIST. ELECTRIC LINE
  - EXIST. GAS LINE
  - EXIST. FIBER OPTIC LINE
  - EXIST. WATER MAIN
  - EXIST. HYDRANT
  - EXIST. GATE VALVE IN BOX
  - EXIST. GATE VALVE IN WELL
  - POST INDICATOR VALVE
  - EXIST. FIRE DEPARTMENT CONNECTION
  - EXIST. STORM SEWER
  - EXIST. CATCH BASIN OR INLET CULVERT
  - EXIST. DOWNSPOUT
  - EXIST. SANITARY SEWER SIGN
  - MAILBOX
  - TELEPHONE RISER
  - ELECTRIC METER
  - GAS METER
  - GAS LINE MARKER
  - FIBER OPTIC MARKER
  - POST
  - EXIST. FLAG POLE
  - WELL
  - FENCE
  - SINGLE TREE
  - TREE OR BRUSH LIMIT
  - EXIST. BOULDER
  - SECTION CORNER
  - FOUND IRON PIPE
  - FOUND MONUMENT
  - SET IRON ROD
  - FOUND IRON ROD
  - CONTROL PT.

- TREE LEGEND**
- BO BOX ELDER
  - CO COTTONWOOD
  - H HICKORY
  - M MAPLE
  - O OAK
  - P PINE

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**CHELSEA MILLING - BUILDING EXPANSION**  
 PRELIMINARY SITE PLAN  
 SITE PLAN  
 CITY OF MARSHALL, CALHOUN COUNTY MICHIGAN

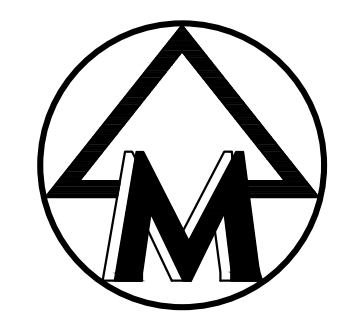
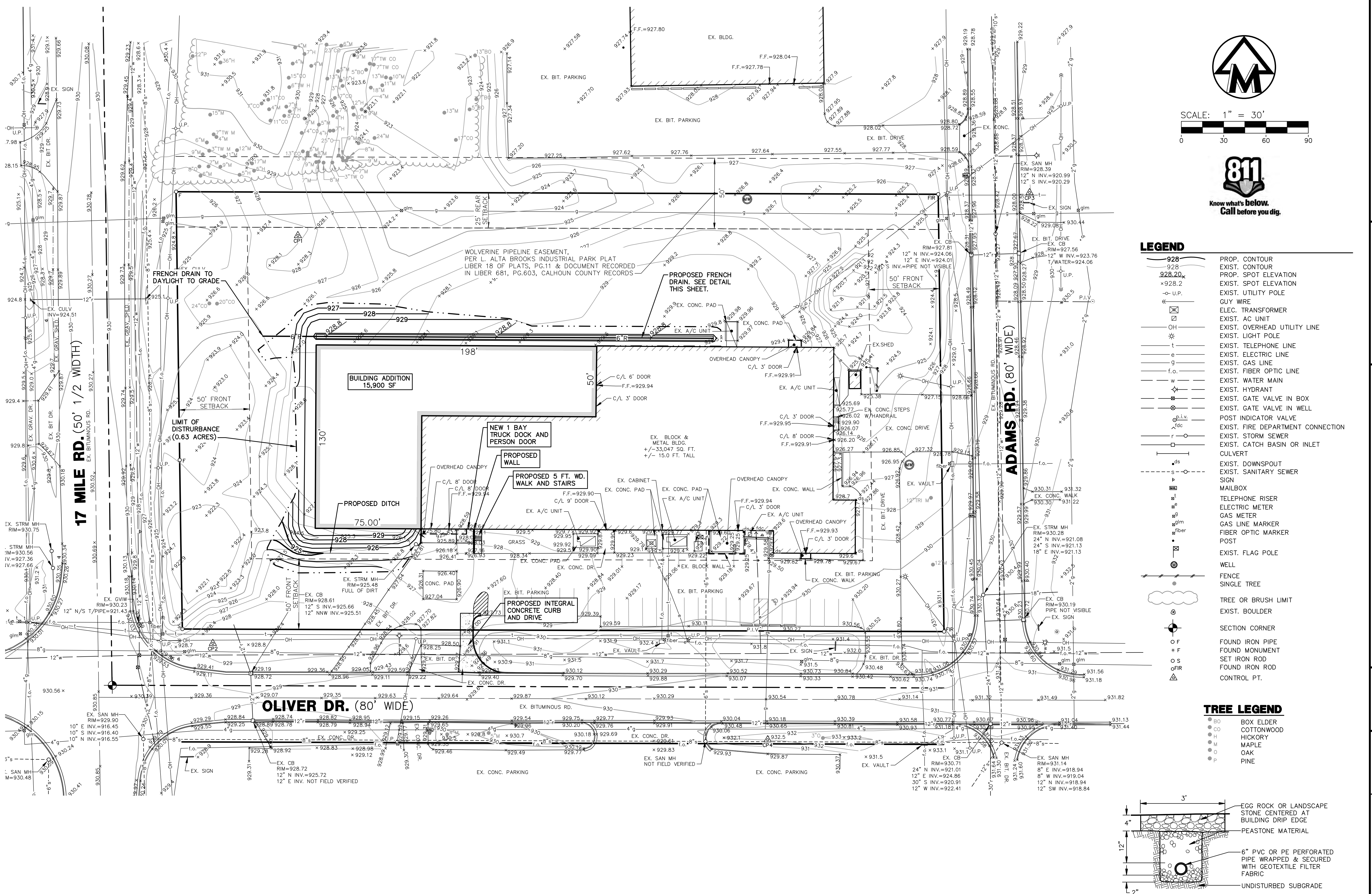
**3**

JOB No.	21028
DATE	3/29/21
SHEET	3 OF 7
REV. DATE	
CADD/ACT	
ENG. SCD	
PRG. SCD	
TECH. ACT	
DATE	3/29/21

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SCALE: 1" = 30'

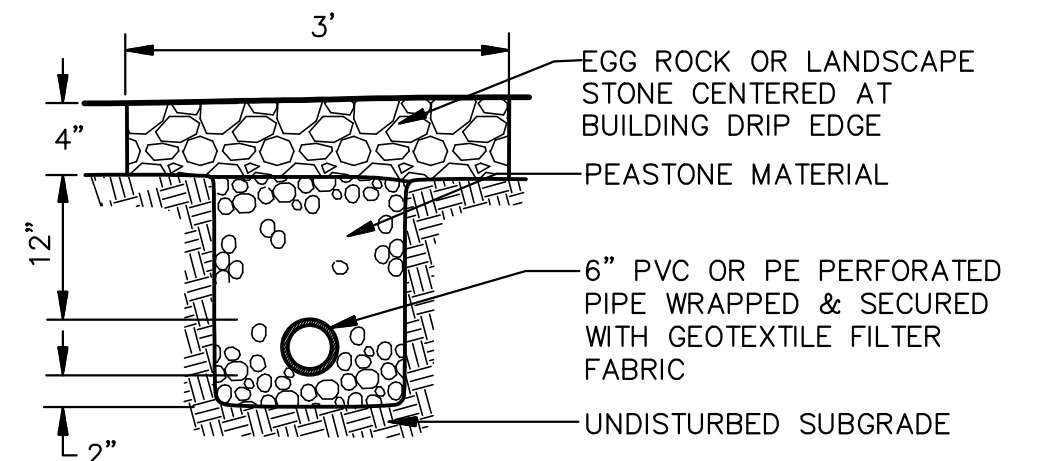


**LEGEND**

- 928 PROP. CONTOUR
- 928 EXIST. CONTOUR
- 928.20 PROP. SPOT ELEVATION
- 928.2 EXIST. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. AC UNIT
- EXIST. OVERHEAD UTILITY LINE
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- EXIST. GAS LINE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
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- EXIST. GATE VALVE IN BOX
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**TREE LEGEND**

- BO BOX ELDER
- CO COTTONWOOD
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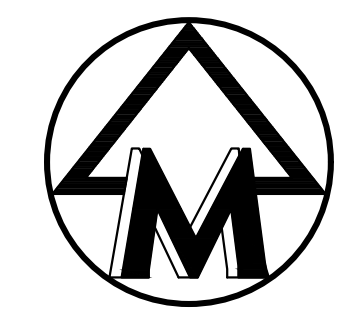
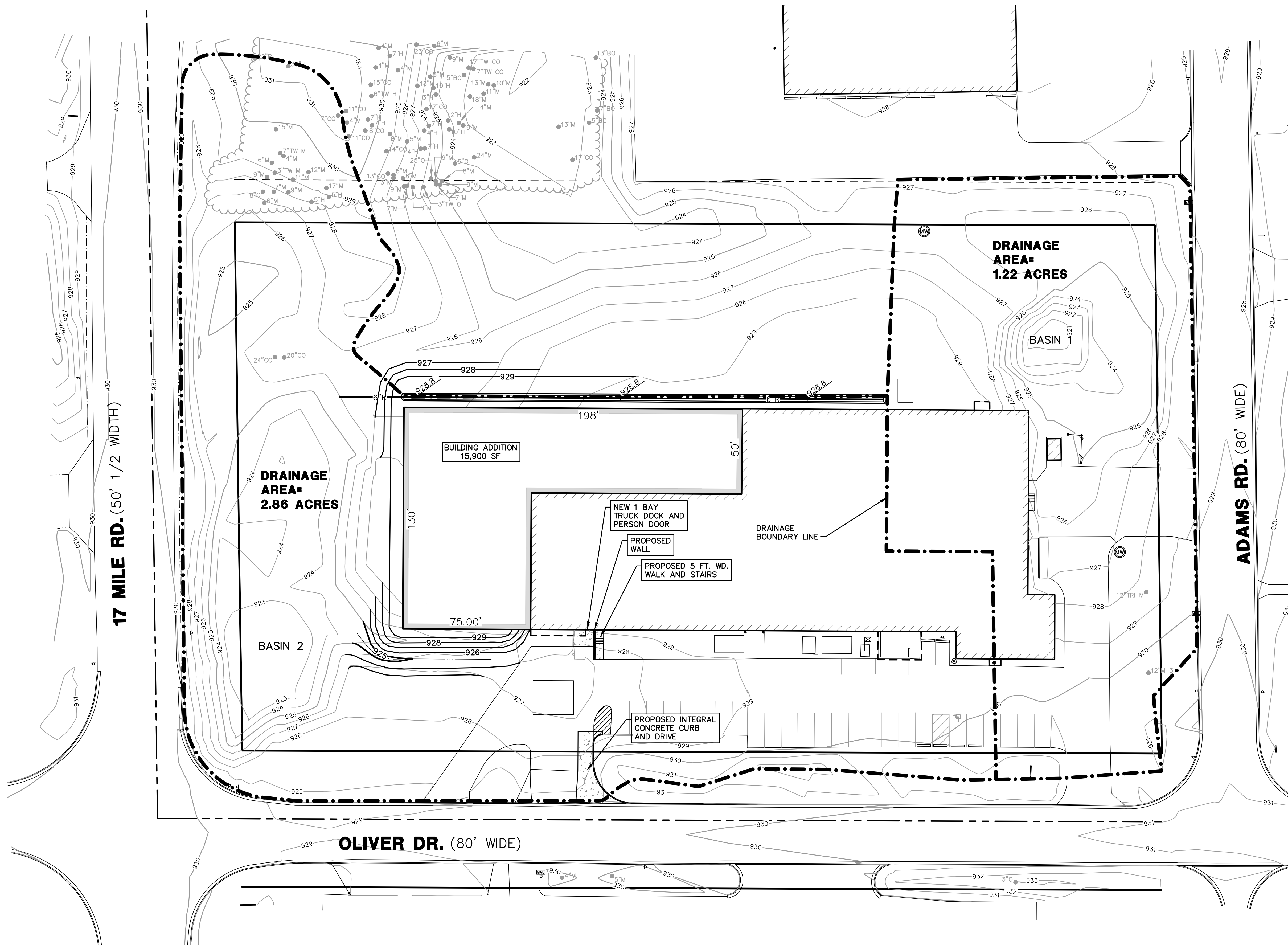
**CHELSEA MILLING - BUILDING EXPANSION**  
 PRELIMINARY SITE PLAN  
 GRADING PLAN  
 CITY OF MARSHALL, CALHOUN COUNTY MICHIGAN

**4**

DATE: 3/29/21	REV. DATE:	REV. NO.:	OF:
SHEET 4			7
JOB No. 21028	ADD: ACT	ENG: SCD	
REVISIONS:	PRM: SCD	TECH: ACT	
		DATE: 3/29/21	



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SCALE: 1" = 30'  
0 30 60 90



**LEGEND**

- 928 PROP. CONTOUR
- 928 EXIST. CONTOUR
- 928.20x PROP. SPOT ELEVATION
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<b>CHELSEA MILLING - BUILDING EXPANSION</b>	PRELIMINARY SITE PLAN DRAINAGE AREA PLAN CITY OF MARSHALL, CALHOUN COUNTY MICHIGAN
<b>5</b>	
JOB No. <b>21028</b>	DATE: 3/29/21
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PROPOSED STORMWATER CALCULATIONS FOR BASIN 2

1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building		40,170	0.92	0.95	0.88
Pavement		18,660	0.43	0.95	0.41
Grass	A	65,750	1.51	0.2	0.30
Grass	B		0.00	0.30	0.00
Grass	C		0.00	0.35	0.00
Grass	D		0.00	0.50	0.00
Water Surface			0.00	1.00	0.00
<b>Total</b>		<b>124,580</b>	<b>2.86</b>		<b>1.58</b>

Weighted C = (Sum(C)x(Area))/(Area Total) = 0.55

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	65,750	1.51	49	0.74
Grass	B	0	0.00	69	0.00
Grass	C	0	0.00	79	0.00
Grass	D	0	0.00	84	0.00
<b>Total</b>		<b>65,750</b>	<b>1.51</b>		<b>0.74</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 49

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Building		40,170	0.92	98	0.90
Pavement		18,660	0.43	98	0.42
Water Surface		0	0.00	98	0.00
<b>Total</b>		<b>58,830</b>	<b>1.35</b>		<b>1.32</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 98

2 - First Flush Runoff Calculations (Vfr)

A.  $Vfr = 1" \times 1/12" \times 43560 \text{ sf/ac} \times A \times C$  where A= 2.86 and where C= 0.55

$Vfr = 1" \times 1/12" \times 43560 \text{ sf/ac} \times 2.86 \times 0.55 = 5,710 \text{ cft}$

3 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)

- A. 2 year / 24 hour storm event: P= 2.54 in
- B. Pervious Cover CN From Worksheet 1: CN= 49
- C.  $S = (1000 / CN) - 10$ : S= 10,408 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q= 0.019 in
- E. Pervious Cover Area from Worksheet 1: 65,750 sft
- F.  $Vbf\text{-per-post} = Q \times (1/12) \times \text{Area}$ : Vbf-per-post = 106 cft

4 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)

- A. 2 year / 24 hour storm event: P= 2.54 in
- B. Impervious Cover CN From Worksheet 1: CN= 98
- C.  $S = (1000 / CN) - 10$ : S= 0.204 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q= 2.311 in
- E. Impervious Cover Area from Worksheet 1: 58,830 sft
- F.  $Vbf\text{-imp-post} = Q \times (1/12) \times \text{Area}$ : Vbf-imp-post = 11,327 cft

5 - Total Post-Development Bankfull Runoff Volume (Vbf-total)

11,433 cft

Detention Outlet Calculations

Storm Event	Req'd Volume	less	Infl. Credit	=	Final Volume
First Flush	5,710 cft	-	cft	=	5,710 cft
Bankfull	11,433 cft	-	cft	=	11,433 cft

B. Detention Volumes Provided

Elevation	Area (sf)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
922.1	1	0	0	0
923.0	2,571	1	787	787
924.0	8,369	1	5,193	5,980
925.0	14,127	1	11,123	17,103
<b>Total Volume =</b>			<b>17,103</b>	

Storage Elevation Calcul:  $924.0 - 923.0 = Xfr - 923.0$  Xff = 923.95 ft

First Flush Elevation (Xff)=  $5,980 - 787 = 5,193 - 787$

Bankfull Elevation (Xbf)=  $925.0 - 924.0 = Xbf - 924.0$  Xbf = 924.49 ft

$17,103 - 5,980 = 11,433 - 5,980$

EXISTING STORMWATER CALCULATIONS FOR BASIN 2

1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building		24,270	0.56	0.95	0.53
Pavement		18,660	0.43	0.95	0.41
Grass	A	81,650	1.87	0.20	0.37
Grass	B		0.00	0.30	0.00
Grass	C		0.00	0.35	0.00
Grass	D		0.00	0.50	0.00
Water Surface			0.00	1.00	0.00
<b>Total</b>		<b>124,580</b>	<b>2.86</b>		<b>1.31</b>

Weighted C = (Sum(C)x(Area))/(Area Total) = 0.46

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	81,650	1.87	49	0.92
Grass	B	0	0.00	69	0.00
Grass	C	0	0.00	79	0.00
Grass	D	0	0.00	84	0.00
<b>Total</b>		<b>81,650</b>	<b>1.87</b>		<b>0.92</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 49

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Building		24,270	0.56	98	0.55
Pavement		18,660	0.43	98	0.42
Water Surface		0	0.00	98	0.00
<b>Total</b>		<b>42,930</b>	<b>0.99</b>		<b>0.97</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 98

2 - First Flush Runoff Calculations (Vfr)

A.  $Vfr = 1" \times 1/12" \times 43560 \text{ sf/ac} \times A \times C$  where A= 2.86 and where C= 0.46

$Vfr = 1" \times 1/12" \times 43560 \text{ sf/ac} \times 2.86 \times 0.46 = 4,776 \text{ cft}$

3 - Pervious Cover Exist Conditions Bankfull Runoff Calculations (Vbf-per-ex)

- A. 2 year / 24 hour storm event: P= 2.54 in
- B. Pervious Cover CN From Worksheet 1: CN= 49
- C.  $S = (1000 / CN) - 10$ : S= 10,408 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q= 0.019 in
- E. Pervious Cover Area from Worksheet 1: 81,650 sft
- F.  $Vbf\text{-per-ex} = Q \times (1/12) \times \text{Area}$ : Vbf-per-ex = 132 cft

4 - Impervious Cover Exist Conditions Bankfull Runoff Calculations (Vbf-imp-ex)

- A. 2 year / 24 hour storm event: P= 2.54 in
- B. Impervious Cover CN From Worksheet 1: CN= 98
- C.  $S = (1000 / CN) - 10$ : S= 0.204 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q= 2.311 in
- E. Impervious Cover Area from Worksheet 1: 42,930 sft
- F.  $Vbf\text{-imp-ex} = Q \times (1/12) \times \text{Area}$ : Vbf-imp-ex = 8,266 cft

5 - Total Exist Conditions Bankfull Runoff Volume

8,397 cft

Detention Outlet Calculations

Storm Event	Req'd Volume	less	Infl. Credit	=	Final Volume
First Flush	4,776 cft	-	1,000 cft	=	3,776 cft
Bankfull	8,397 cft	-	1,000 cft	=	7,397 cft

B. Detention Volumes Provided

Elevation	Area (sf)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
922.1	1	0	0	0
923.0	2,571	1	787	787
924.0	8,369	1	5,193	5,980
925.0	14,127	1	11,123	17,103
<b>Total Volume =</b>			<b>17,103</b>	

Storage Elevation Calcul:  $924.0 - 923.0 = Xfr - 923.0$  Xff = 923.58 ft

First Flush Elevation (Xff)=  $5,980 - 787 = 5,193 - 787$

Bankfull Elevation (Xbf)=  $925.0 - 924.0 = Xbf - 924.0$  Xbf = 924.13 ft

$17,103 - 5,980 = 11,123 - 5,980$

EXISTING/PROPOSED STORMWATER CALCULATIONS FOR BASIN 1

1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building		8,780	0.20	0.95	0.19
Pavement		11,320	0.26	0.95	0.25
Grass	A	33,095	0.76	0.20	0.15
Grass	B		0.00	0.30	0.00
Grass	C		0.00	0.35	0.00
Grass	D		0.00	0.50	0.00
Water Surface			0.00	1.00	0.00
<b>Total</b>		<b>53,195</b>	<b>1.22</b>		<b>0.59</b>

Weighted C = (Sum(C)x(Area))/(Area Total) = 0.48

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	33,095	0.76	49	0.37
Grass	B	0	0.00	69	0.00
Grass	C	0	0.00	79	0.00
Grass	D	0	0.00	84	0.00
<b>Total</b>		<b>33,095</b>	<b>0.76</b>		<b>0.37</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 49

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Building		8,780	0.20	98	0.20
Pavement		11,320	0.26	98	0.25
Water Surface		0	0.00	98	0.00
<b>Total</b>		<b>20,100</b>	<b>0.46</b>		<b>0.45</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 98

2 - First Flush Runoff Calculations (Vfr)

A.  $Vfr = 1" \times 1/12" \times 43560 \text{ sf/ac} \times A \times C$  where A= 1.22 and where C= 0.48

$Vfr = 1" \times 1/12" \times 43560 \text{ sf/ac} \times 1.22 \times 0.48 = 2,128 \text{ cft}$

3 - Pervious Cover Exist Conditions Bankfull Runoff Calculations (Vbf-per-ex)

- A. 2 year / 24 hour storm event: P= 2.54 in
- B. Pervious Cover CN From Worksheet 1: CN= 49
- C.  $S = (1000 / CN) - 10$ : S= 10,408 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q= 0.019 in
- E. Pervious Cover Area from Worksheet 1: 33,095 sft
- F.  $Vbf\text{-per-ex} = Q \times (1/12) \times \text{Area}$ : Vbf-per-ex = 53 cft

4 - Impervious Cover Exist Conditions Bankfull Runoff Calculations (Vbf-imp-ex)

- A. 2 year / 24 hour storm event: P= 2.54 in
- B. Impervious Cover CN From Worksheet 1: CN= 98
- C.  $S = (1000 / CN) - 10$ : S= 0.204 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q= 2.311 in
- E. Impervious Cover Area from Worksheet 1: 20,100 sft
- F.  $Vbf\text{-imp-ex} = Q \times (1/12) \times \text{Area}$ : Vbf-imp-ex = 3,870 cft

5 - Total Exist Conditions Bankfull Runoff Volume

3,923 cft

Detention Outlet Calculations

Storm Event	Req'd Volume	less	Infl. Credit	=	Final Volume
First Flush	2,128 cft	-	1,000 cft	=	1,128 cft
Bankfull	3,923 cft	-	1,000 cft	=	2,923 cft

B. Detention Volumes Provided

Elevation	Area (sf)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
920.1	1	0	0	0
921.0	318	1	101	101
922.0	961	1	611	712
923.0	1,483	1	1,213	1,924
924.0	2,475	1	1,958	3,882
<b>Total Volume =</b>			<b>3,882</b>	

Storage Elevation Calcul:  $923.0 - 922.0 = Xfr - 922.0$  Xff = 922.34 ft

First Flush Elevation (Xff)=  $1,924 - 712 = 1,212 - 712$

Bankfull Elevation (Xbf)=  $924.0 - 923.0 = Xbf - 923.0$  Xbf = 923.51 ft

$3,882 - 1,924 = 1,958 - 1,924$

DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

4" MULCH AS SPECIFIED

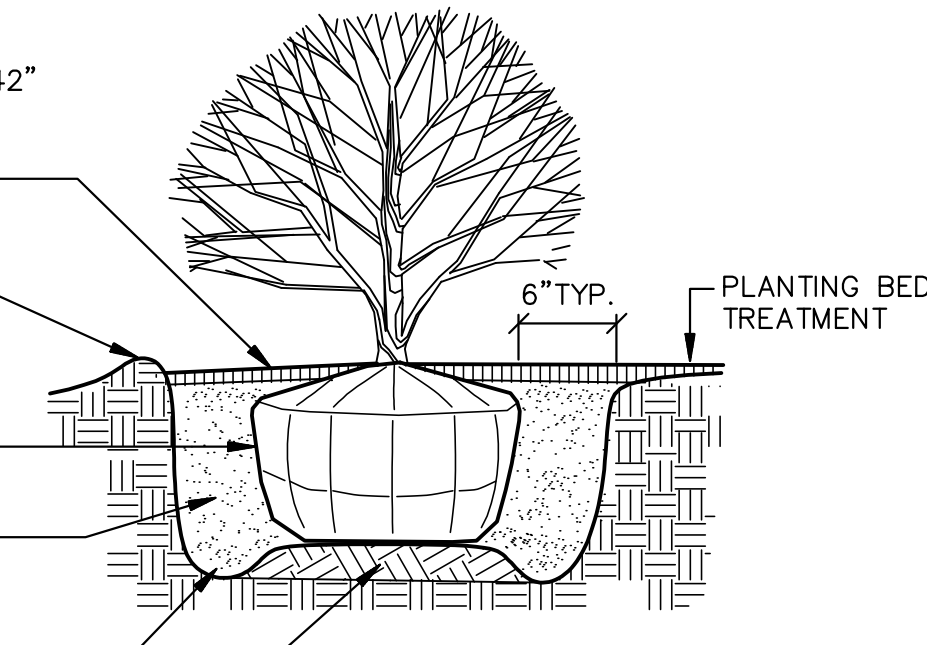
3" SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL; REMOVE ALL PLASTIC WRAP AND FABRIC; REMOVE ALL ROT PROOF WRAP

PLANT MIXTURE AS SPECIFIED

SCARIFY SIDES & BOTTOM TO ELIMINATE IMPERVIOUS SURFACES

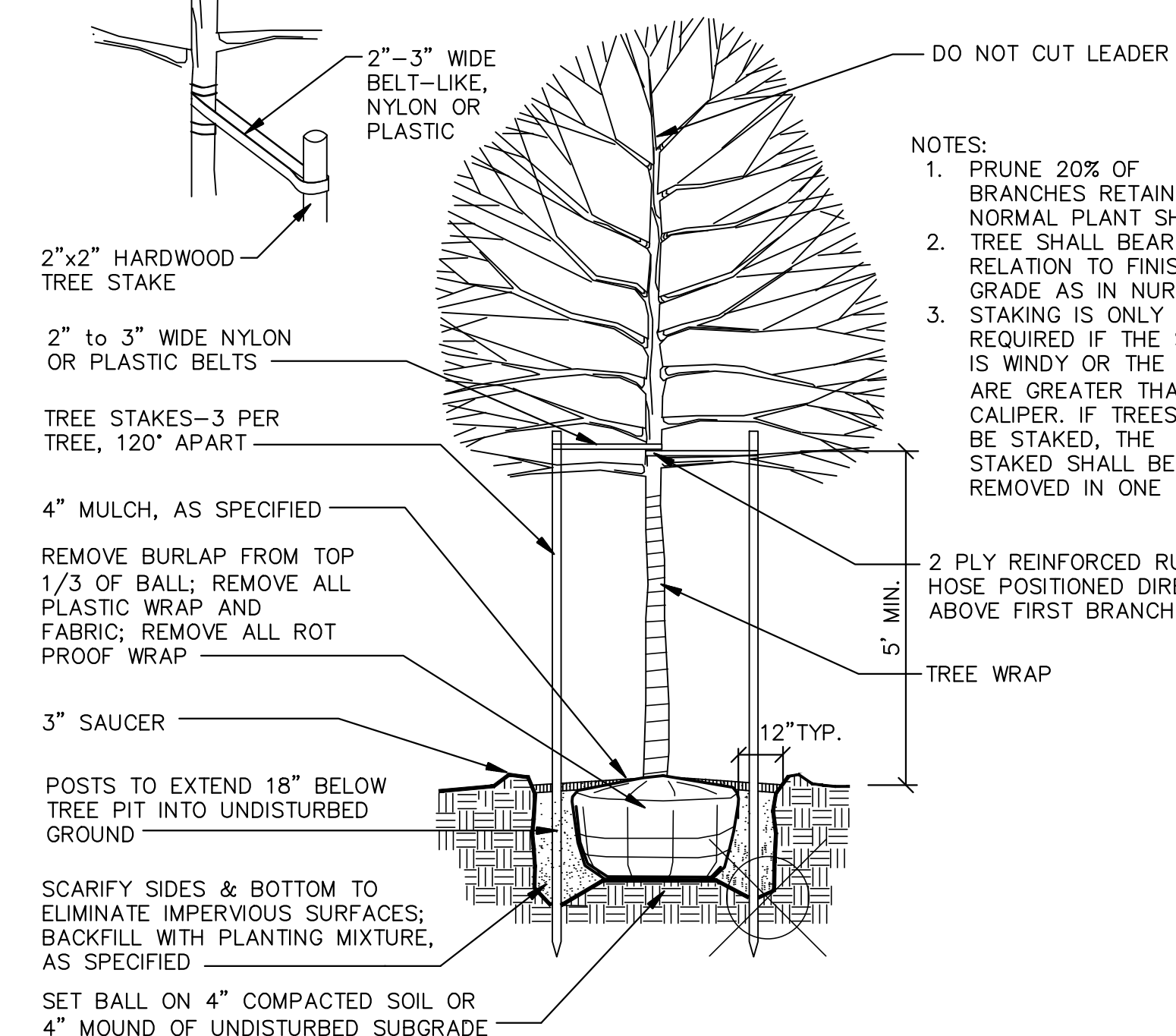
SET BALL ON 4" COMPACTED SOIL OR 4" MOUND OF UNDISTURBED SUBGRADE



SHRUB PLANTING DETAIL

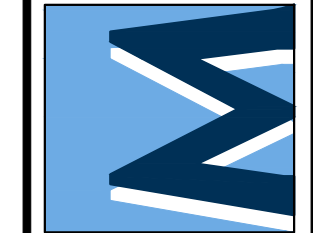
NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



DECIDUOUS TREE PLANTING DETAIL

2-1/2" CAL. OR SMALLER  
NOT TO SCALE









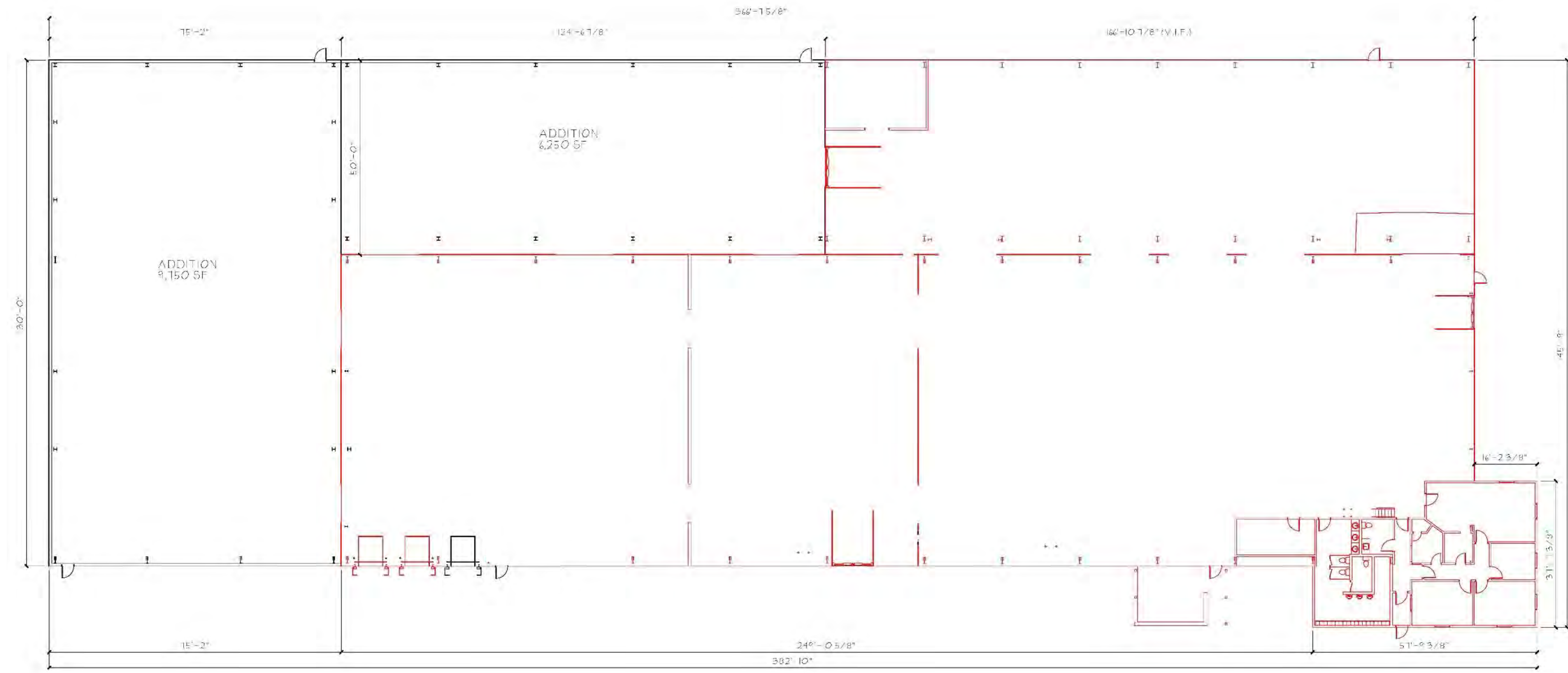
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1  
A2.1

# OVERALL FLOOR PLAN

1/16" = 1'-0"

4/14/21 P&S Packet



LINE LEGEND	
	NEW CONSTRUCTION
	EXISTING TO REMAIN

**Lindhout Associates Architects**  
 10465 Clifton Drive, Brighton, MI 48116  
 810-227-5668

CONSULTANT

SITE PLAN SUBMISSION  
ISSUED FOR

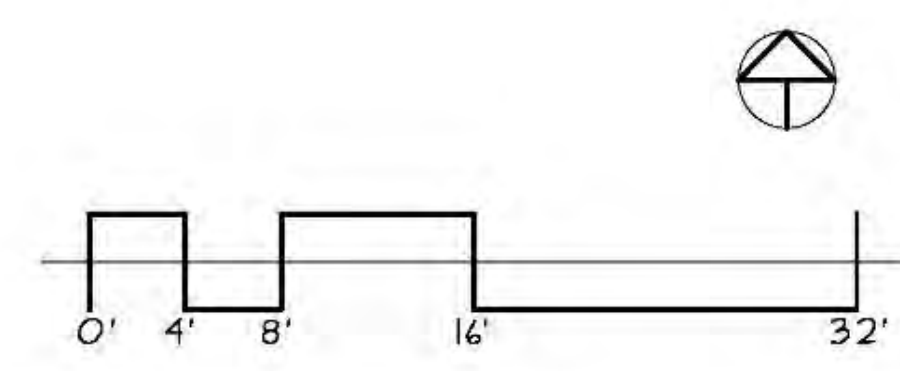
03-29-21  
DATE

DRAWN: HMT  
CHECKED: MJK  
APP'D: MJK

FACILITY ADDITION FOR:  
**C&S CARTON - JIFFY MIX**  
MARSHALL, MI  
**OVERALL FLOOR PLAN**

**A1.0**

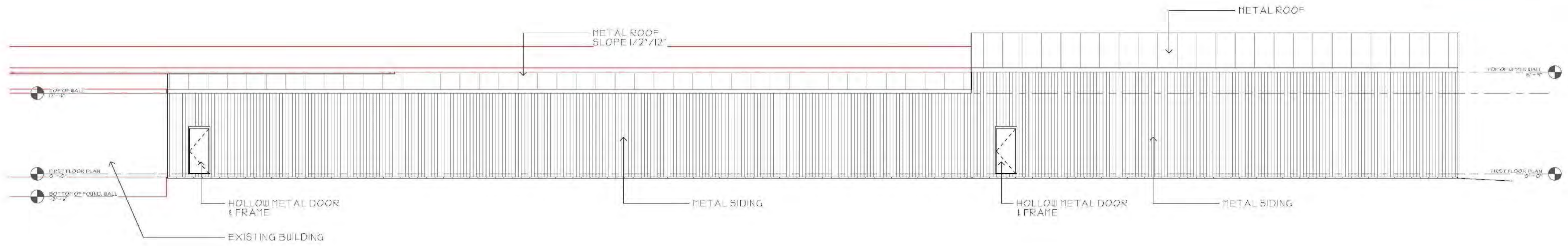
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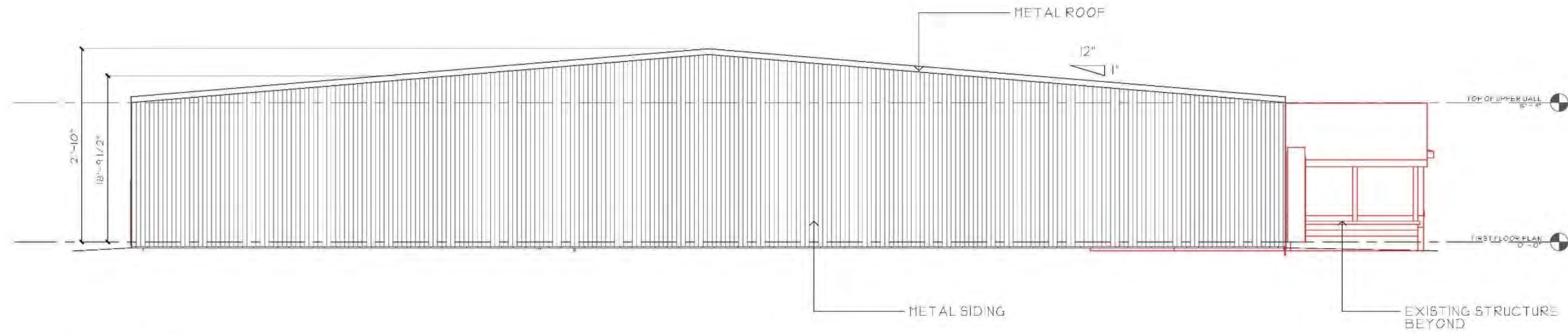
Scale: 1/16" = 1'-0"



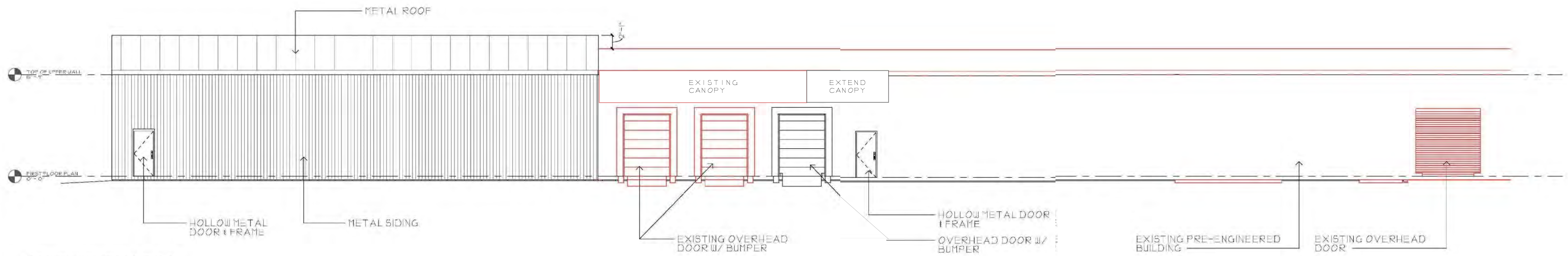
LINE LEGEND	
	NEW CONSTRUCTION
	EXISTING TO REMAIN



NORHT ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Scale: 1/8" = 1'-0"



## MARSHALL PLANNING COMMISSION

Staff report for April 14, 2021

**To:** Planning Commissioners  
**From:** Trisha Nelson, Planning and Zoning Administrator  
**Subject:** Receive and Consider Approval of Site Plan Amendment #SPA21.02 for Oaklawn Hospital, 200 N. Madison

---

On March 22, 2021 Oaklawn submitted a site plan for an addition to the Emergency Room entrance/canopy addition. The plan involves a small building addition of 796 sq. ft. to the north and a code required drop off canopy. The principal reason for the addition is to provide separation for pedestrian/patient traffic and ambulance traffic.

As you look at the plan, Oaklawn is utilizing the setbacks as stated by our Zoning Ordinance.

B. For a non-residentially used lot abutting or located within an HCHSD (Health Care and Human Service district), POSD (Professional Office Service), B-2 (Local Business) or B-3 (Neighborhood Commercial), the following setbacks shall apply:

Hospital Campus Overlay District		3.1.16
3.16.E.2.B Building and Structure Minimum Yard Setbacks for Non-Residentially Used Lots Abutting an HCHSD, POSD, B-2 or B-3 District		
Front		0 feet
Side		0 feet
Rear		0 feet

During site plan review, staff found conflicting language in the ordinance regarding setback requirements. Sections 3.1.16.E.2.A and Section 3.1.16.E.2.B are in direct conflict with each other. Staff is recommending to use the least restrictive language in this case and allow a 0' lot line setback.

Perspective Rendering



HED

Oaklawn Hospital | Emergency Department Renovation | 11.22.2021 | 18

The canopy that is being requested falls within the required setback; however the overhang protrudes in the air space over the right-of-way. The City is working with the City Attorney to develop an airspace easement to address this issue, so any approvals would be contingent upon an easement approved by the City Council.

Also, included in the packet is the original approved landscape plan. Oaklawn intends to replace any landscaping removed for construction to its original form.

Oaklawn representatives will be available at the meeting for discussion and questions. After discussion, staff is requesting consideration be given for approval of the submitted Site Plan for 200 N. Madison.

**City of Marshall**  
**Application for Site Plan Review**

Attn: Planning and Zoning Administrator  
323 W Michigan Ave.  
Marshall, Michigan, 49068

The following application is made to the City of Marshall Planning Commission in accordance with the provisions of the Planning and Zoning Department.

**1. Applicant Information**

Address of property being developed:

200 N Madison Ave

Owner of property being developed:

Daklawn Hospital

Owner's Address:

Marshall

City

MI

State

49068

Zip

Owner's Phone Number:

269-789-7906 (Joanna desk) main line 269-781-4271

**2. Owner's Agent if working for property owner.**

Name and Title:

Joanna Tarkiewicz - owner's rep

Address:

Same

City

State

Zip

Phone Number:

Same



**City of Marshall**  
**Application for Site Plan Review**

**3. Brief description of proposed project**

We are renovating our Emergency Dept.  
Part of the project involves a small  
connected addition to the north plus  
a code required drop off canopy.  
This will separate pedestrian + ambulance  
traffic, it is currently mixed.

**4. Property Information** parcel # 53-002 -377-00; 200 N madison

Is this property located in a floodplain? No

Is this property located in a wetland? No

Land area in square feet? 110,000 sf

Proposed building area in square feet? 55,572 now, proposed add 796 = 56,368

Proposed paved area in square feet? 27,000 (nominal change, added  $\approx$  350sf at east, removed the same at north)

Existing paved area in square feet? 27,000

Lake or stream within 500 feet? No

Any other agencies contacted for approvals? Yes

If so, please list:  
State of Michigan - multiple agencies

**City of Marshall  
Application for Site Plan Review**

**5. Authorization (Must be signed by the owner of the property)**

I am the owner of record for this property for which this application is being filed and as such, I am familiar with the development being proposed to be carried out on my property.

I hereby, give permission for this application to be filed with the full understanding that certain restriction may be placed on the property relative to the approval of the proposed work.

I further certify that under penalties of perjury, I am to sign this application.

Name (Please Print) Sharon L. Thomas-Boyd

Title: Chief Operating Officer Date: 3/17/2021

Signature: Sharon L. Thomas-Boyd

**Note:** If there are multiple owners of the property or you are representing a group, corporation, or other organization attach a copy of a certified letter authorizing you to sign this application for the proposed development.

LAND USE AND DEVELOPMENT FEES		
<b>PLATS</b>		
	Up to 30 Lots	\$450.00
	Over 30 Lots	\$650.00
<b>SITE CONDOMINIUMS</b>		
	Up to 30 Lots	\$350.00
	Over 30 Lots	\$550.00
<b>SITE PLANS</b>		
	Commercial and Institutional	\$250.00
	Special Land Use	\$250.00
	Planned Unit Development	\$350.00
	Amend a PUD	\$150.00
	Multiple Family Developments (Apartment & Additions to existing Site Plans if Planning Commission Review is required)	\$50 plus \$5.00 per unit or lot
	Extending Site Plan with Planning Commission	\$100.00
		\$150.00

CITY OF MARSHALL

Site Plan Review Checklist for General Development

Date: 3/18/21

Zoning District HCOD / Hospital Campus Overlay District

Proposed Use: Hospital - Emergency Department

Is this a Permitted Use?  Yes  No  
If yes list section number: B

Is the property in the Well Head Protection Area?  Yes  No  NA

Property Address: 200 N. Madison Ave

**Information of Responsible Party that prepared plans**

Name: HED

Company Name: HED

Company Address: 26913 Northwestern Hwy, Suite 200  
Southfield, MI 48033

Phone: 248-233-0069 - Ron Sienda

Oaklawn Hospital



Oaklawn

Emergency Department Renovation

200 N. Madison St.  
Marshall, MI 49068

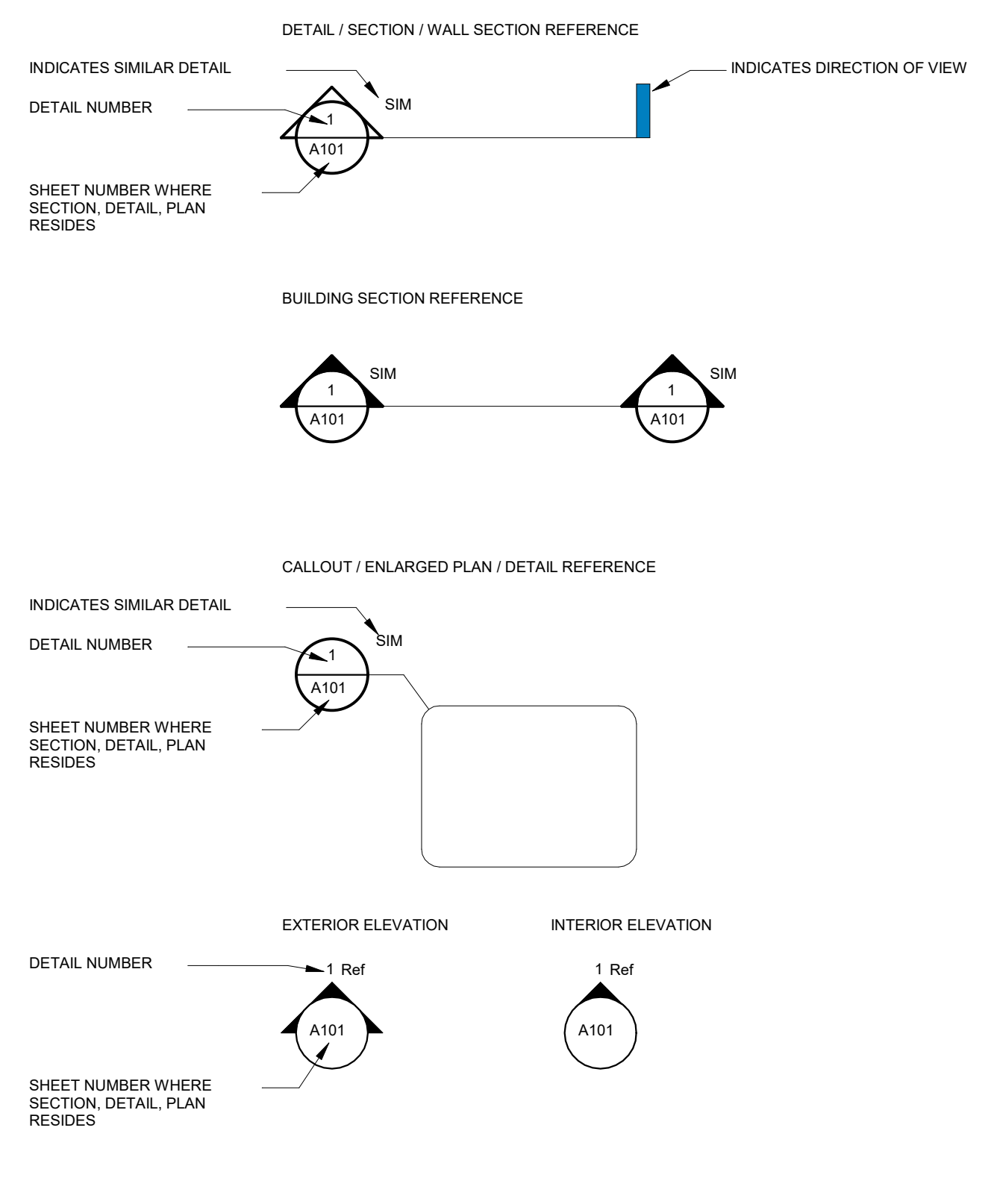
Site Plan Approval

2021-03-19

**HED**

2020-07020-000

**REFERENCE SYMBOLS**



**MATERIAL LEGEND**

EARTH	
SAND	
FILL	
SAND FILL	
CONCRETE	
BRICK	
CONCRETE MASONRY UNIT	
STONE	
FINISH WOOD	
PLYWOOD	
RIGID INSULATION	
BLANKET OR BATT INSULATION	
SPRAYED ON INSULATION OR FIREPROOFING	
GASKET MATERIAL OR JOINT FILLER	
GYPSUM BOARD OR PLASTER	

**ABBREVIATIONS**

ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BLDG	BUILDING
CP	CAST-IN-PLACE CONSTRUCTION JOINT, CONTROL JOINT
CJ	CENTERLINE
CL	CEILING
CLG	CLEARANCE
CMU	CONCRETE MASONRY UNIT(S)
COL	COLUMN
CONC	CONCRETE
DET	DETAIL
DF	DRINKING FOUNTAIN
DM	DIAMETER
DN	DIMENSION
DNW	DOWN
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
EW	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FURNITURE, FIXTURES & EQUIPMENT
FN	FINISH, FINISHED
FR	FIRE RATED, FIRE RETARDANT
FRTW	FIRE RETARDANT TREATED WOOD
GA	GAUGE
GALV	GALVANIZED
GYP BD	GYPSUM BOARD
HM	HOLLOW METAL
HRZR	HORIZONTAL
INT	INTERIOR
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OFICI	OWNER FURNISHED CONTRACTOR INSTALLED
OFI	OWNER FURNISHED OWNER INSTALLED
OH	OPPOSITE HAND
OPP	OPPOSITE
PL	PROPERTY LINE
PPT	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PSF	PER SQUARE FOOT
RD	ROOF DRAIN
SF	SQUARE FOOT
SM	SIMILAR
SPIC	SPECIFICATIONS
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORIES UNLESS NOTED OTHERWISE
UNO	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VF	VERIFY IN FIELD
W	WITH
WO	WITHOUT

**GENERAL NOTES**

- THE CONSTRUCTION CONTRACT IS FOR A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THESE DOCUMENTS ARE NOT MEANT TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS, BUT NOT LIMITED TO, FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCHURY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT, ETC. ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED TO BE INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO THE SPECIFIC REQUIREMENTS IN THESE DOCUMENTS.
- THESE DOCUMENTS DESCRIBE WORK UNDER A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUB-CONTRACTORS IS THE ELECTION OF THE GENERAL CONTRACTOR. IT IS NOT THE INTENT OF THE DOCUMENTS TO DIVIDE THE WORK AMONG SUB-CONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WITH SUCH NOTES AS "NOT IN MECHANICAL WORK OR NOT IN ELECTRICAL WORK" OR "SEE STRUCTURAL DRAWINGS", IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED ON THE DRAWINGS WHERE SUCH NOTES APPEAR. IT DOES NOT PRECLUDE THE CONTRACTOR FROM DELEGATING THE WORK TO ENTITIES OF HIS ELECTION. IN ADDITION, THE DIVISION OF THE CONTRACT DOCUMENTS INTO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL, OR OTHER DESIGN DISCIPLINES IS FOR CONVENIENCE ONLY, AND IS NOT INTENDED TO DIVIDE THE WORK AMONG VARIOUS SUB-CONTRACTORS, OR IMPLY THAT ALL OF THE WORK FOR A PARTICULAR TRADE IS SHOWN ONLY IN THOSE DRAWINGS OR SPECIFICATIONS.
- REFERENCE TO "CONTRACTOR" IN THESE DOCUMENTS SHALL BE INTERPRETED AS REFERRING TO THE GENERAL CONTRACTOR OR TO ANY SUB-CONTRACTOR TO THE GENERAL CONTRACTOR, COLLECTIVELY OR AS INDIVIDUAL ENTITIES. FURTHER REFERENCE TO A PARTICULAR SUB-CONTRACTOR IS FOR CONVENIENCE ONLY, AND IS NOT INTENDED TO LIMIT THE SCOPE OF THE WORK TO THAT TRADE OR LIMIT THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AS DEFINED BY THE OWNER/CONTRACTOR AGREEMENT.
- THE DRAWINGS AND PROJECT MANUAL ESTABLISH DETAILED MINIMUM REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. PARTIAL OR OUTDATED SETS OF CONTRACT DOCUMENTS SHOULD NOT BE DISTRIBUTED OR UTILIZED.
- WORK IS TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FEES FOR PERMITS PRIOR TO STARTING CONSTRUCTION. PERMITS ARE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PROJECT SITE AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
- UNLESS SPECIFICALLY NOTED AS BEING RE-USED, MATERIALS FURNISHED AT THE JOB SITE SHALL BE NEW AND FREE FROM DEFECTS, AND SHALL BE STORED AT THE SITE IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE. ALL WORK SHALL BE BEST PRACTICE OF EACH TRADE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY COORDINATE WORK AS REQUIRED TO MEET THE DESIGN INTENT AS DEFINED BY THE DOCUMENTS. THE CONTRACTOR SHALL LAY OUT AND SEQUENCE THE INSTALLATION OF WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT INSTALLATION OF SUBSEQUENT WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE AS HIGH AND AS TIGHT TO THE STRUCTURE AS POSSIBLE TO ALLOW SPACE FOR SYSTEMS WHICH FOLLOW.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO REVIEW DRAWINGS, PROJECT MANUAL, ADDENDA, BULLETINS, ETC. IN ORDER TO ENSURE COMPLETE COORDINATION OF WORK. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH THE SUB-CONTRACTORS FOR APPLICABLE PORTIONS OF THE WORK DOES NOT RELIEVE ANY PARTY FROM PROVIDING MATERIALS AND WORK REQUIRED FOR A COMPLETE INSTALLATION.
- THE PROJECT MANUAL, WHICH INCLUDES THE GENERAL CONDITIONS, SUPPLEMENTAL CONDITIONS, AND TECHNICAL SPECIFICATIONS, AND THE DRAWINGS, ARE COMPLEMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. WHERE THERE ARE DISCREPANCIES BETWEEN THE PROJECT MANUAL AND THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT OF SUCH AND REQUEST CLARIFICATION. IN GENERAL, THE PROJECT MANUAL TAKES PRECEDENCE OVER DRAWINGS. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED WORK INDICATED ON THE DRAWINGS AND SPECIFICATIONS OF THESE CONDITIONS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK WITH EXISTING CONDITIONS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE ARCHITECT WILL RESPOND TO TIMELY QUESTIONS WITH A WRITTEN RESPONSE TO ALL BIDDERS.
- ALL WORK NOTED "NIC" IS NOT IN CONTRACT. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE PER REQUIREMENT ESTABLISHED BY OWNER.
- EXISTING DIMENSIONS AND CONDITIONS INDICATED IN THESE DOCUMENTS ARE FROM ELECTRONIC CAD INFORMATION PROVIDED BY THE OWNER AND ARE ASSUMED TO BE ACCURATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF SUCH INFORMATION PRIOR TO THE START OF CONSTRUCTION, AND ADVISE THE ARCHITECT OF ANY DEVIATIONS OR CONFLICTS WITH THE INFORMATION SHOWN ON THE DRAWINGS.
- DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED ON THE ACTUAL SIZES OF CONSTRUCTION ITEMS, WHERE NO DIMENSION OR METHODS OF DETERMINING A LOCATION EXISTS, VERIFY DIMENSION WITH ARCHITECT PRIOR TO LAYOUT AND INSTALLATION.
- THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND FIELD CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH PRIOR TO START OF WORK.
- DIMENSIONS ON DOCUMENTS ARE TO FACE OF FINISH MATERIALS UNLESS OTHERWISE INDICATED.
- WHERE DIMENSIONS INDICATED ARE NOTED AS VERIFY IN FIELD (VIF) THE DIMENSION SHOWN IS THE BASIS OF DESIGN, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. WHERE DIMENSIONS ARE NOTED AS "FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. WHERE DIMENSIONS ARE NOTED AS "HOLD" OR "CLEAR" ARE TO BE ACCURATE TO WITHIN 1/4".
- DETAILS ARE REFERRED TO THE FRAMES AT TYPICAL LOCATIONS. TYPICAL DETAILS APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT NECESSARILY KEVED TO EVERY LOCATION TO WHICH THEY APPLY. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. FEATURES NOT SHOWN IN THEIR ENTIRETY SHALL BE COMPLETELY PROVIDED AS IF SHOWN IN FULL, IF DISCREPANCIES EXIST, CONTRACTOR IS TO REQUEST CLARIFICATION BY THE ARCHITECT OF SUCH CONDITIONS.
- FINISH FLOOR ELEVATIONS REFER TO TOP OF CONCRETE SLAB, UNLESS NOTED OTHERWISE. WHERE CONCRETE SLAB IS DERESSED TO ACCOMMODATE SETTING BEDS, RAISED ACCESS FLOOR, OR OTHER SIMILAR FLOOR ASSEMBLIES, FINISH FLOOR ELEVATIONS ARE TO TOP OF FINISH FLOOR ASSEMBLY AS INDICATED.
- FIRE RATING "RATES" INDICATED ON FLOOR PLANS SHOW EXTENT OF FIRE RATED PARTITIONS, BARRIERS AND FIRE WALLS. RATING IN A PARTITION SHALL BE CONTIGUOUS AND SHALL CONTINUE OVER DOORS AND OVER AND BELOW WINDOWS WHETHER OR NOT THEY ARE SHOWN AS SUCH ON THE PLANS. REFER TO PARTITION DETAILS FOR REQUIREMENTS OF THE RATED ASSEMBLY.
- VERIFY AND COORDINATE SIZES, LOCATION AND MOUNTING REQUIREMENTS OF ALL EQUIPMENT AND FIXTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE REQUIRED BLOCKING, BACKINGS, SLEEVES, ETC. TO A COMPLETE, NEAT INSTALLATION. COORDINATE INSTALLATION OF ALL SLEEVES AND OPENINGS AS REQUIRED THROUGH ALL EXISTING OR NEW CONSTRUCTION.
- DETAILS INDICATE DESIGN INTENT OF WORK IN PLACE. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR DIMENSIONS AND ARE TO BE INCLUDED AS PART OF THE WORK.
- PROVIDE PROTECTION FOR PEDESTRIANS OR OCCUPANTS OF ADJACENT AREAS OF THE BUILDING AS NECESSARY AND AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS. PROTECT PROJECT, THE SITE, AND PERSONAL PROPERTY FROM DAMAGE.
- PROTECT WORK AREAS AND EXISTING ADJACENT AREAS, INCLUDING EXISTING UTILITIES, FROM DAMAGE. REPAIR, REPLACE, OR PATCH ANY DAMAGE DUE TO CONSTRUCTION. REPAIRED CONSTRUCTION IS SUBJECT TO REVIEW AND ACCEPTANCE BY ARCHITECT.
- PROVIDE REQUIRED TEMPORARY UTILITIES, BRACING, SUPPORTS, SHORING, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN ADEQUACY AND SAFETY OF ERECTION.
- CONTRACTOR SHALL MAINTAIN CURRENT UPDATED RECORD DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIME.
- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SITE SAFETY AND SECURITY FOR WORKERS AND GENERAL MEMBERS OF THE PUBLIC.
- METAL FABRICATIONS AND SUPPORT ASSEMBLIES WHETHER SHOWN OR NOT SHALL BE PROVIDED FOR THE STRUCTURAL SUPPORT OF MISCELLANEOUS ELEMENTS. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ENGINEERED STRUCTURAL ASSEMBLIES AND CALCULATIONS SHOWING COMPLIANCE WITH CODE REQUIREMENTS AND ACCOUNTING FOR STATIC AND DYNAMIC LOADS INCLUDING ANY WIND OR SEISMIC LOADS, THERMAL MOVEMENT OF SUPPORTING STRUCTURE AND DIMENSIONAL TOLERANCES OF THE BUILDING.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKUP PLATES AND SUPPORTING BRACKETS REQUIRED FOR APPROPRIATE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
- PIPE SLEEVES IN MECHANICAL EQUIPMENT ROOMS EXTEND 2" ABOVE THE FLOOR LINE. FILL THE ANNULAR SPACES OF PIPE SLEEVES THROUGH THE FLOOR OR THROUGH RATED WALLS WITH FIRE RATING AND SMOKE SEAL COMPOUND AS INDICATED ON THE SPECIFICATION, AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- SIZES OF MECHANICAL EQUIPMENT PADS AND BASES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL PADS AND BASES WITH THE APPROPRIATE EQUIPMENT MANUFACTURERS. CONTRACTOR SHALL COORDINATE MOUNTINGS WITH APPROPRIATE EQUIPMENT MANUFACTURERS. PADS AND BASES SHALL BE INDICATED ON SUBMITTALS AND BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO LAY-OUT OF REINFORCING STEEL OR STEEL DECK.
- PROVIDE ACCESS PANELS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED BY APP. SCALE CODES. ALL ACCESS PANELS IN GYP BOARD SHALL BE CONCEALED, MID-IN TYPE. ELECTRICAL J-BOXES, PLUMBING CLEANOUTS, FIRE DAMPERS AND OTHER SIMILAR ITEMS REQUIRING ACCESS ARE NOT TO BE LOCATED ABOVE GYPSUM BOARD OR SIMILAR NON-ACCESSIBLE CEILING.

SHEET INDEX			
SHEET NUMBER	SHEET NAME	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
GENERAL			
G-000	Coversheet	2021-03-19	Site Plan Approval
G-011	Sheet Index and General Notes	2021-03-19	Site Plan Approval
CIVIL			
C-0.0	Overall Site Plan	2021-03-19	Site Plan Approval
C-1.0	Topography Survey	2021-03-19	Site Plan Approval
C-2.0	Demolition Plan	2021-03-19	Site Plan Approval
C-3.0	Preliminary Site Plan	2021-03-19	Site Plan Approval
C-4.0	Preliminary Grading Plan	2021-03-19	Site Plan Approval
STRUCTURAL			
S-101	Structural Framing Plans	2021-03-19	Site Plan Approval
S-511	Sections & Details	2021-03-19	Site Plan Approval
ELECTRICAL			
ES101	Electrical Site Plan	2021-03-19	Site Plan Approval



Oaklawn Hospital

Emergency Department Renovation

200 N. Madison St.  
 Marshall, MI 49968

Date Issued For  
 2021-01-29 Schematic Design  
 2021-03-19 Site Plan Approval

NOT FOR CONSTRUCTION



26913 Northwestern Hwy  
 Suite 200  
 Southfield, Michigan  
 48033 USA  
 (248) 262-1500  
 WWW.HED.DESIGN

2020-07020-000

Sheet Index and General Notes

G-011



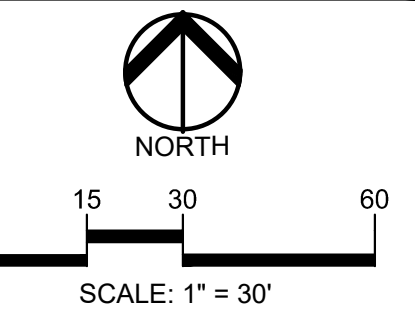


Oaklawn Hospital

Emergency Department Renovation

200 N. Madison St  
Marshall, MI 49068

Date Issued For  
2021-01-29 Schematic Design  
2021-03-19 Site Plan Review



PEA GROUP

TROY ■ WASHINGTON TWP  
BRIGHTON ■ DETROIT  
t: 344.813.2949  
www.peagroup.com  
PEA Project No. 2020-0447  
DES: GRB / DN: GRB / PM: JD

HED

26913 Northwestern Hwy  
Suite 200  
Southfield, Michigan  
48033 USA

(248) 262-1500

WWW.HED.DESIGN

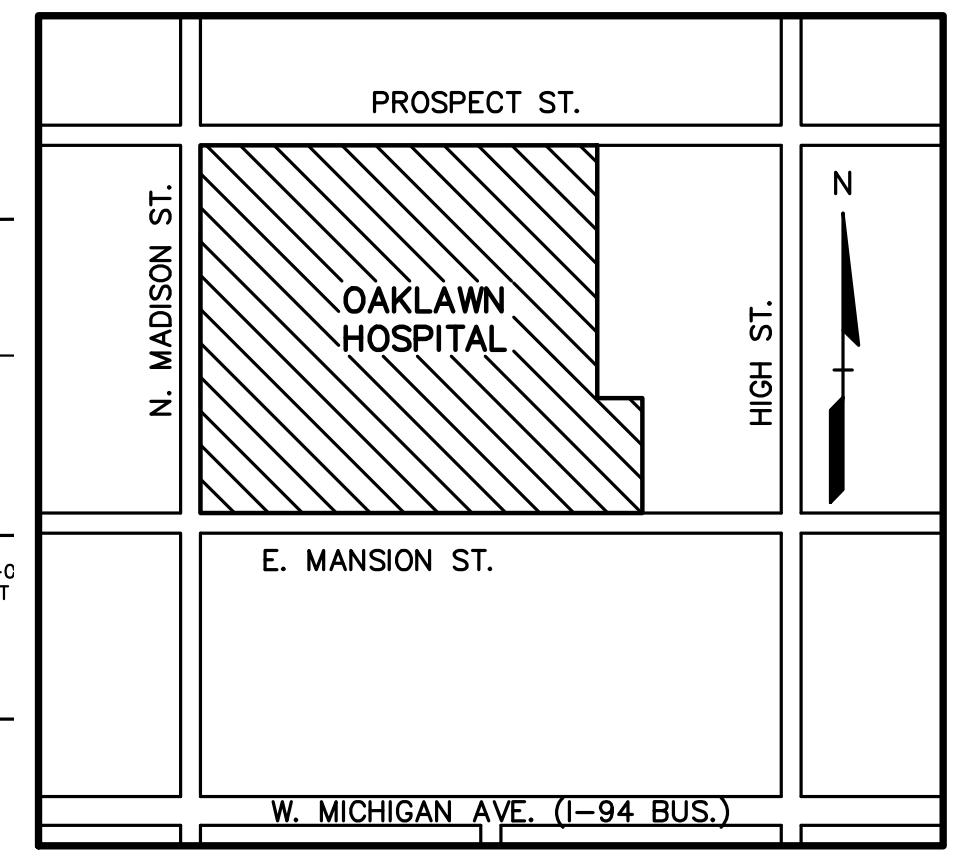


©2020

2020-07020-000

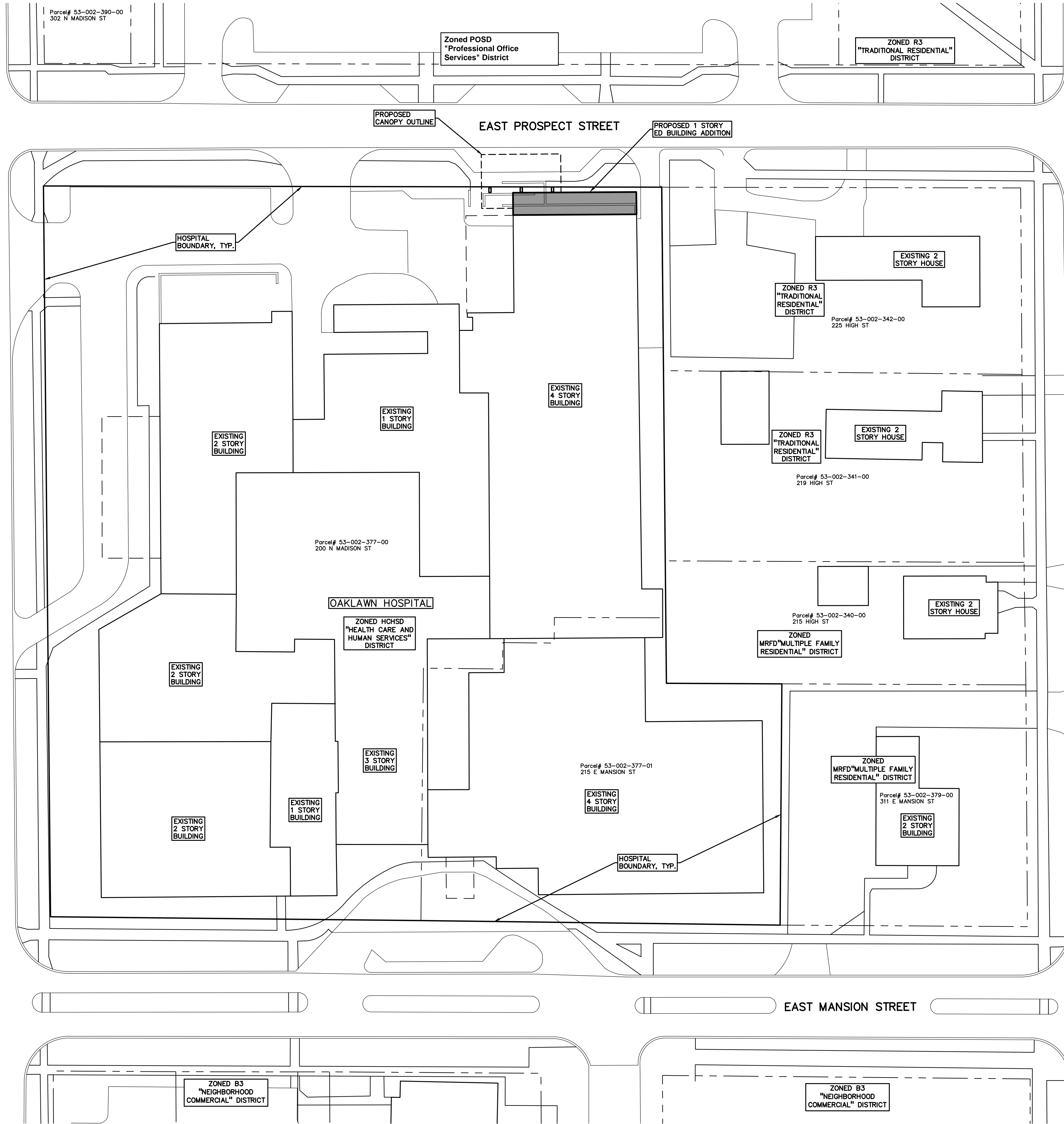
Overall Site Plan

C-0.0



LEGAL DESCRIPTION  
(Per Calhoun County GIS)  
E PARCEL ID 53-002-377-00  
Land in the City of Marshall, Calhoun County, Michigan, described as follows:  
MARSHALL CITY, PART SEC 25-2-6 MANSION ST-N SIDE W-1 BEG 12 RDS W OF NW COR OF MANSION & HIGH, W TO NE COR MANSION & MANSION, N TO SE COR MADISON & PROSPECT, E TO PT DUE N OF BEG, S TO BEG, EXC BEG SE COR-W 128.76 FT- N 139.03 FT- E 44.57 FT- N 15.01 FT- E 27.24 FT- N 12 FT- E 56.56 FT- S 168 FT TO BEG.

HIGH STREET



NORTH MADISON STREET

EAST MANSION STREET

EAST PROSPECT STREET

Zoned POSD "Professional Office Services" District

ZONED R3 "TRADITIONAL RESIDENTIAL" DISTRICT

Parcel# 53-002-390-00  
302 N MADISON ST

PROPOSED CANOPY OUTLINE

PROPOSED 1 STORY ED BUILDING ADDITION

HOSPITAL BOUNDARY, TYP.

EXISTING 2 STORY HOUSE

ZONED R3 "TRADITIONAL RESIDENTIAL" DISTRICT

Parcel# 53-002-342-00  
229 HIGH ST

EXISTING 4 STORY BUILDING

ZONED R3 "TRADITIONAL RESIDENTIAL" DISTRICT

EXISTING 2 STORY HOUSE

Parcel# 53-002-341-00  
219 HIGH ST

EXISTING 1 STORY BUILDING

EXISTING 2 STORY BUILDING

Parcel# 53-002-377-00  
200 N MADISON ST

OAKLAWN HOSPITAL

ZONED HCHSD "HEALTH CARE AND HUMAN SERVICES" DISTRICT

EXISTING 2 STORY BUILDING

Parcel# 53-002-340-00  
215 HIGH ST

ZONED MRFD "MULTIPLE FAMILY RESIDENTIAL" DISTRICT

EXISTING 2 STORY HOUSE

Parcel# 53-002-377-01  
215 E MANSION ST

EXISTING 4 STORY BUILDING

ZONED MRFD "MULTIPLE FAMILY RESIDENTIAL" DISTRICT

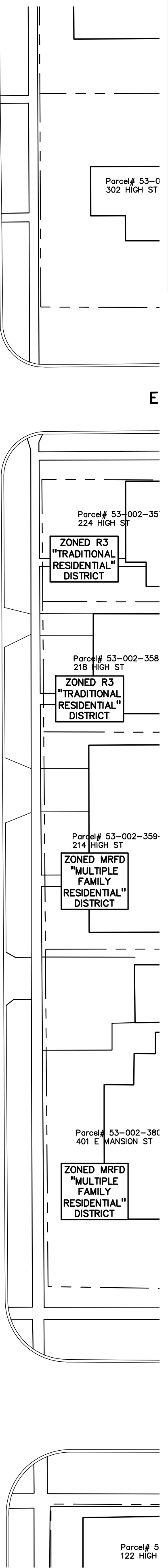
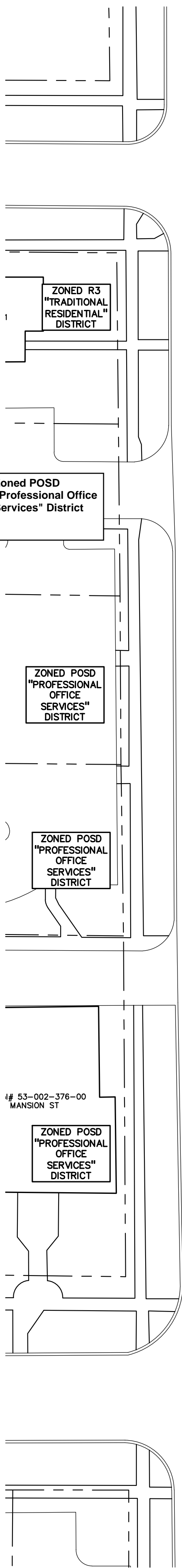
Parcel# 53-002-379-00  
311 E MANSION ST

EXISTING 2 STORY BUILDING

HOSPITAL BOUNDARY, TYP.

Parcel# 53-002-386  
401 E MANSION ST

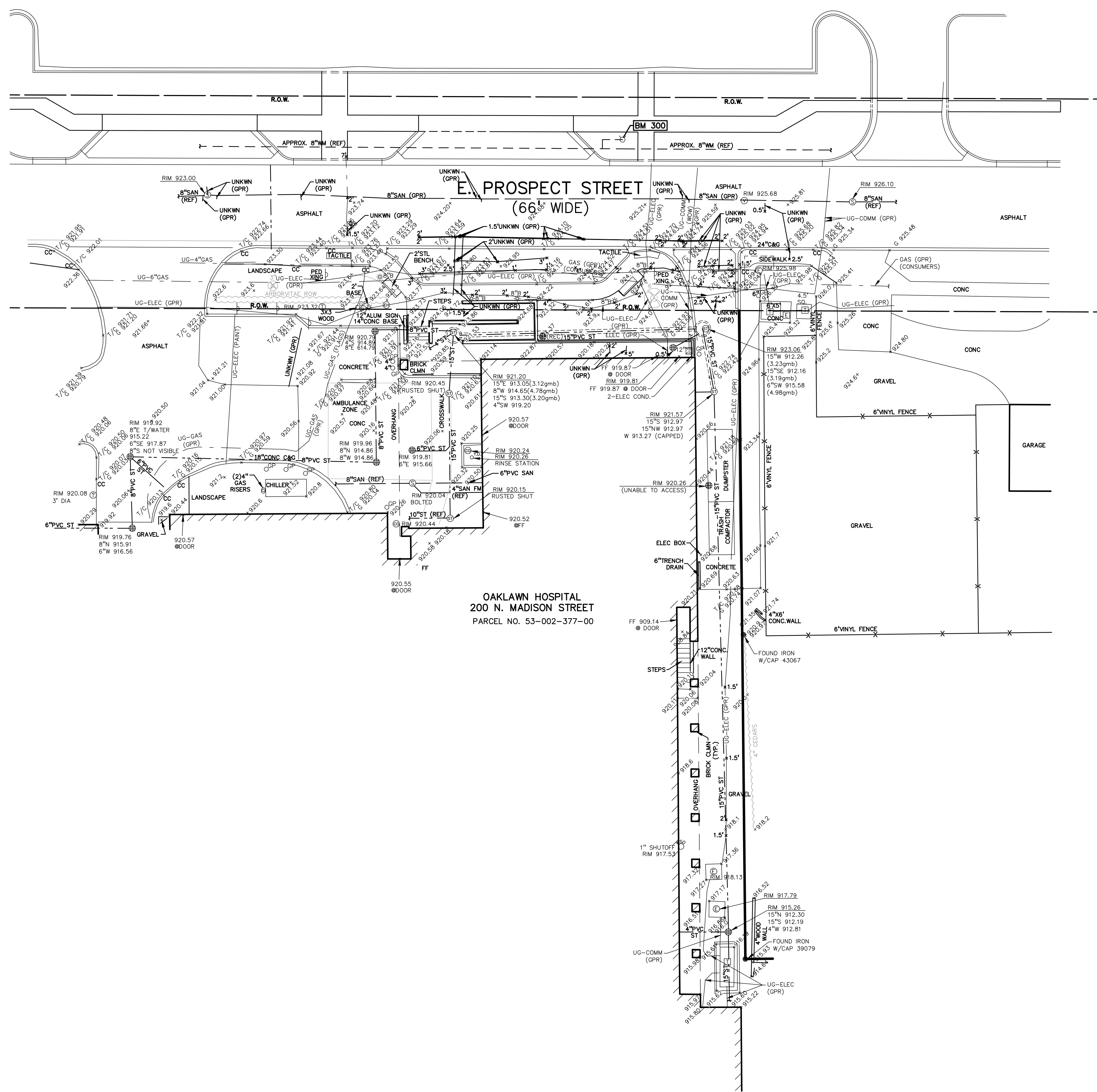
ZONED MRFD "MULTIPLE FAMILY RESIDENTIAL" DISTRICT



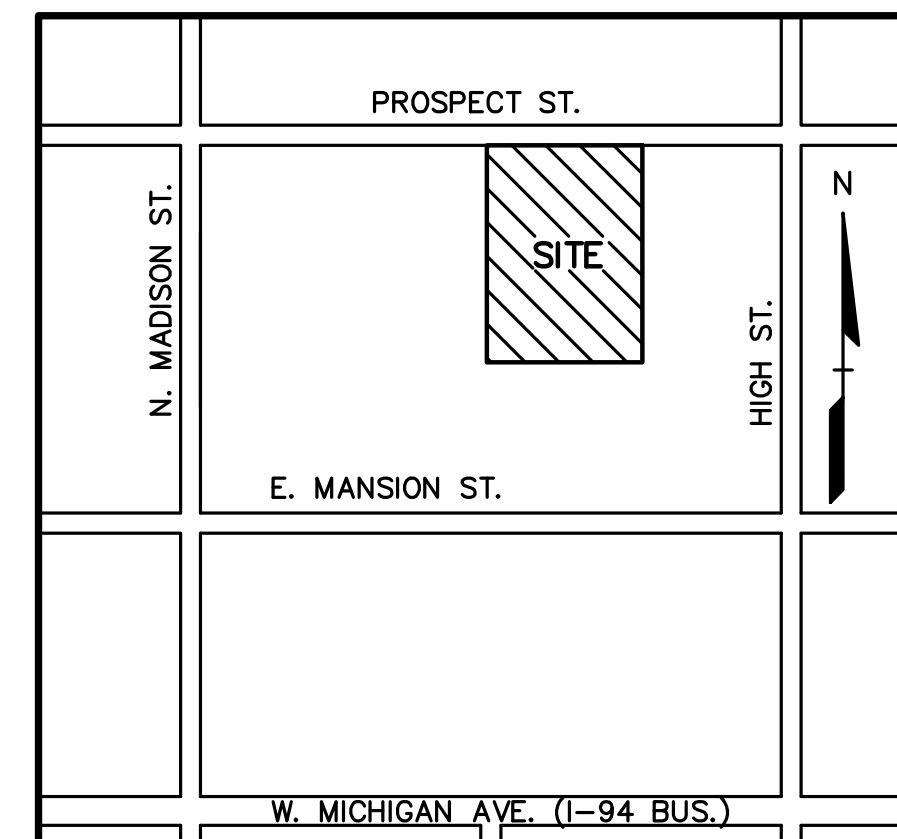
POSD

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OAKLAWN HOSPITAL  
200 N. MADISON STREET  
PARCEL NO. 53-002-377-00



LOCATION MAP - NOT TO SCALE

LEGEND

- IRON FOUND
  - ⊗ IRON SET
  - ⊗ NAIL FOUND
  - ⊗ NAIL & CAP SET
  - ⊗ BRASS PLUS SET
  - ⊗ MONUMENT FOUND
  - ⊗ MONUMENT SET
  - ⊗ SEC. CORNER FOUND
  - R RECORDED
  - M MEASURED
  - C CALCULATED
- EXISTING
- OH-ELEC-W-O- ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
  - UG-CATV- ELEC. UNDERGROUND CABLE TV, CATV PEDESTAL
  - UG-PHONE- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
  - UG-ELEC-ELEC- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
  - GAS-W-V- GAS MAIN, VALVE & GAS LINE MARKER
  - WATER-W-V- WATER MAIN, HD. VALVE, TAPPING SLEEVE & VALVE
  - SANITARY-SAN- SANITARY SEWER, CLEANOUT & MANHOLE
  - STORM-SAN- STORM SEWER, CLEANOUT & MANHOLE
  - COMBINED-SAN- COMBINED SEWER & MANHOLE
  - SQUARE-ROND- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
  - POST-INDICATOR- POST INDICATOR VALVE
  - WATER-VALVE- WATER VALVE BOUY/HYDRANT VALVE BOX, SERVICE SHUTOFF
  - MBOX- MBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
  - UNIDENTIFIED- UNIDENTIFIED STRUCTURE
  - SPOT ELEVATION
  - CONTOUR LINE
  - FENCE
  - GUARD RAIL
  - STREET LIGHT
  - SOIL
  - CONC. CONCRETE
  - ASPH. ASPHALT
  - GRAVEL SHOULDER
  - WETLAND

REFERENCE DRAWINGS

SITE UTILITY PLAN, HOSPITAL RENOVATIONS, HARLEY ELLIS PROJECT NO. 67496.00, SHEET C01.101, DATED 09-09-05

LEGAL DESCRIPTION

(Per Calhoun County GIS)  
PARCEL ID 53-002-377-00  
Land in the City of Marshall, Calhoun County, Michigan, described as follows:  
MARSHALL CITY, PART SEC 25-2-6 MANSION ST-N SIDE W-1 BEG 12 RDS W OF NW COR OF MANSION & HIGH, W TO NE COR MADISON & MANSION, N TO SE COR MADISON & PROSPECT, E TO PT DUE N OF BEG. S TO BEG. EXC BEG SE COR-W 128.76 FT- N 139.03 FT- E 44.57 FT- N 15.01 FT- E 27.24 FT- N 12 FT- E 56.56 FT- S 168 FT TO BEG.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26025C0239C, EFFECTIVE APRIL 04, 2011.

BENCHMARKS

BM #300  
DIMPLED ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF PROSPECT STREET, APPROX. 285'± WEST OF HIGH STREET.  
ELEV. - 927.49

BM #301  
SET BENCH TIE IN THE NORTH FACE OF A POWER POLE LOCATED ON THE NORTH SIDE OF PROSPECT STREET, APPROX. 50'± NORTH OF MADISON STREET.  
ELEV. - 923.57

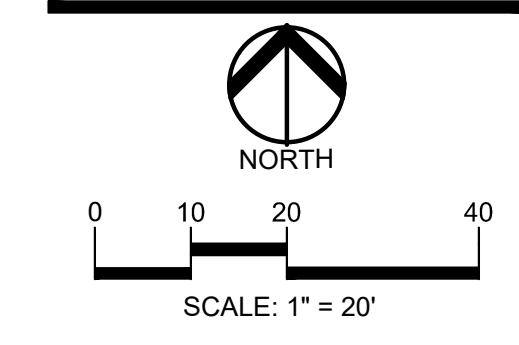


Oaklawn Hospital

Emergency Department Renovation

200 N. Madison St  
Marshall, MI 49068

Date Issued For  
2021-01-29 Schematic Design  
2021-03-19 Site Plan Review



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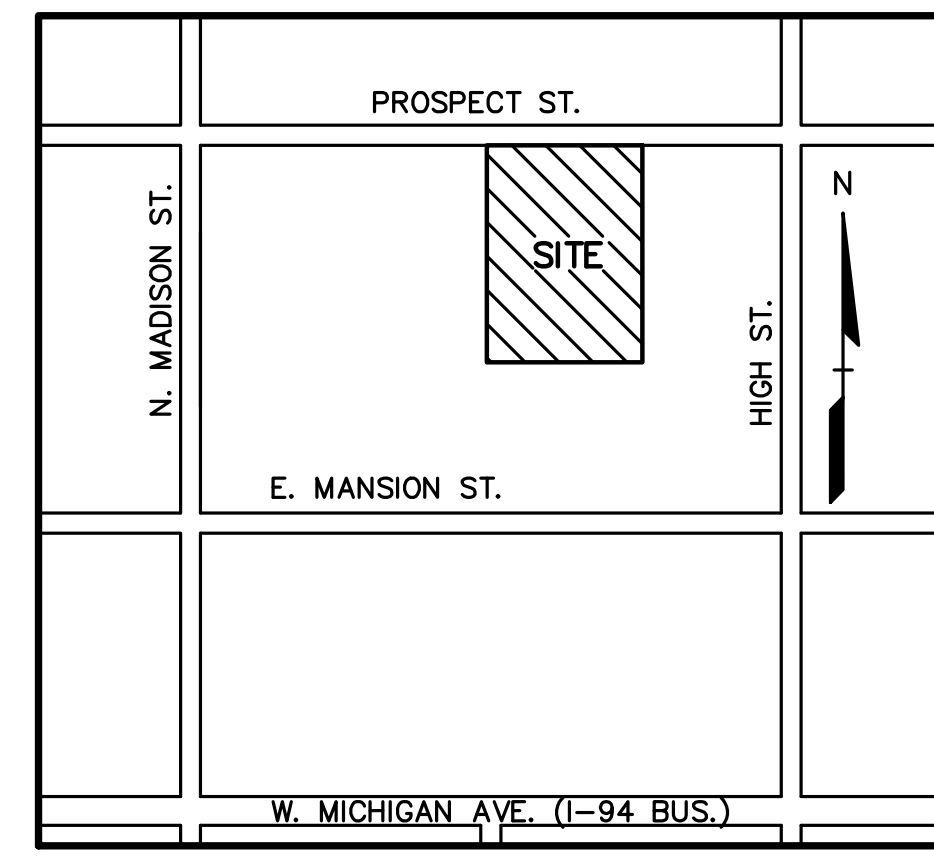
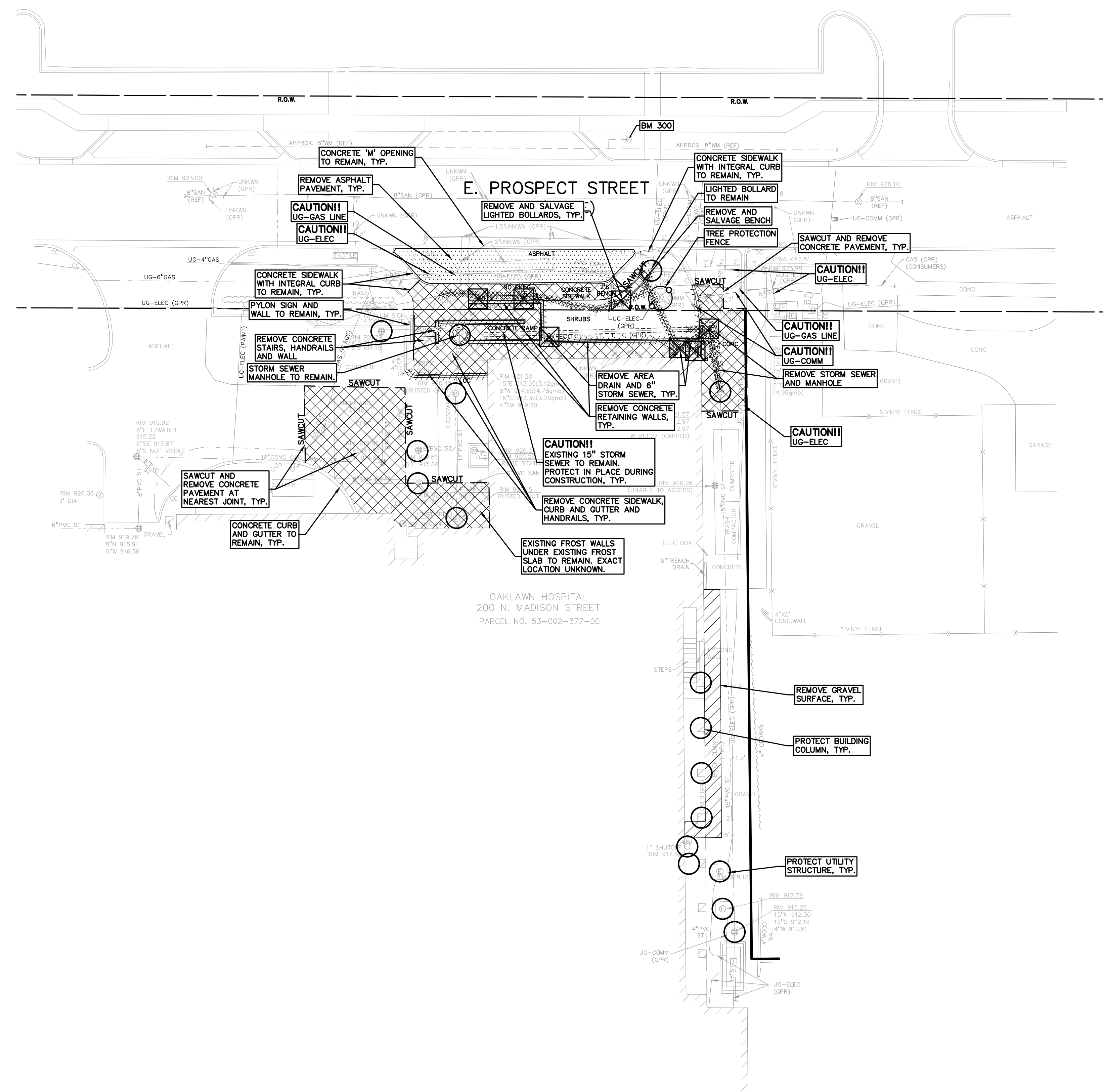
Topographic Survey

C-1.0

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**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

**EXISTING**

—OH-ELEC—	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED—	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST INDICATOR—	POST INDICATOR VALVE
—WATER VALVE BOX/HYDRANT—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MALBOX, TRANSFORMER, IRRIGATION CONTROL—	MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED—	UNIDENTIFIED STRUCTURE
—SPOT ELEVATION—	SPOT ELEVATION
—CONTOUR LINE—	CONTOUR LINE
—FENCE—	FENCE
—GUARD RAIL—	GUARD RAIL
—STREET LIGHT—	STREET LIGHT
—SIGN—	SIGN

CONC.	CONCRETE
ASPH.	ASPHALT
GRAVEL	GRAVEL SHOULDER
WELAND	WELAND

OAKLAWN HOSPITAL  
200 N. MADISON STREET  
PARCEL NO. 53-002-377-00

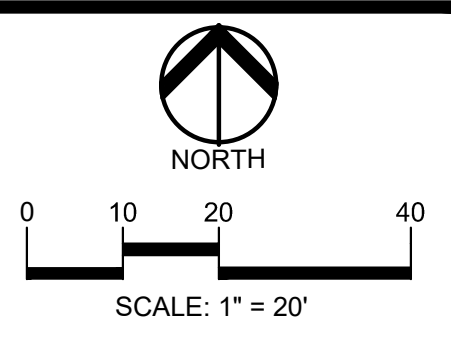


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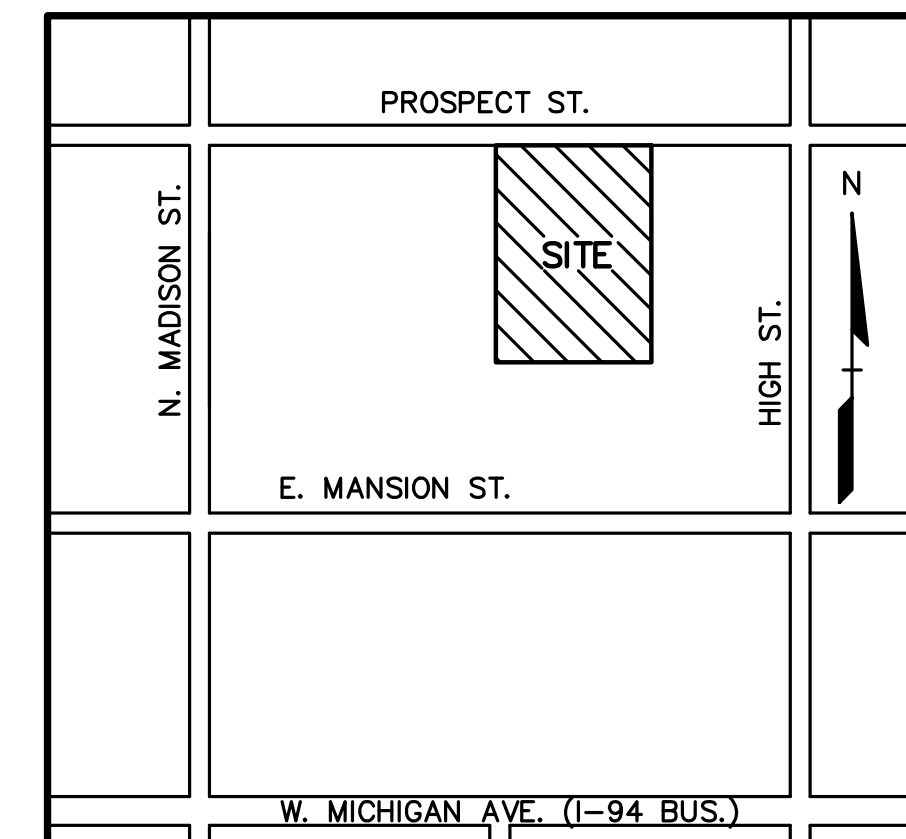
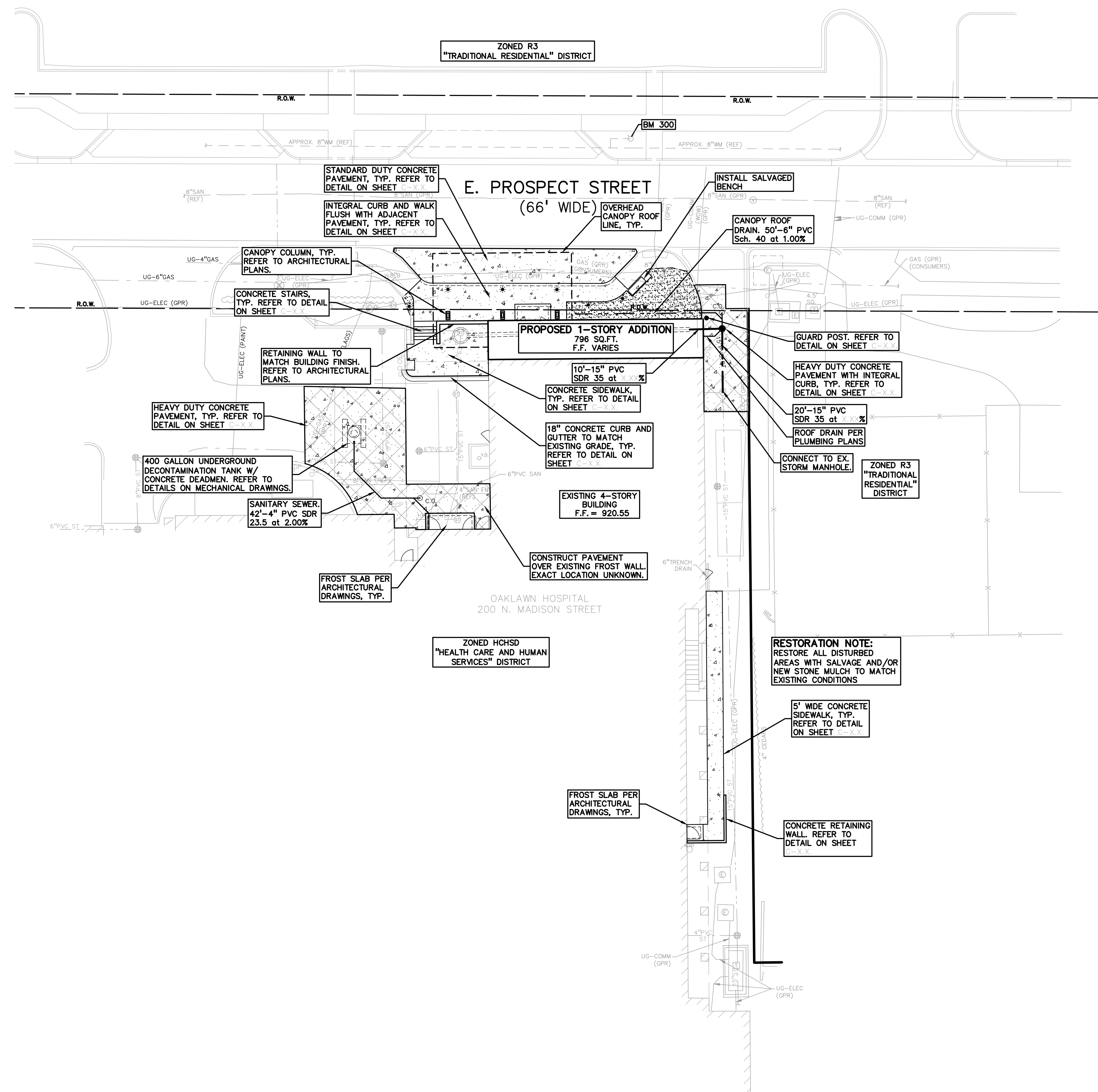
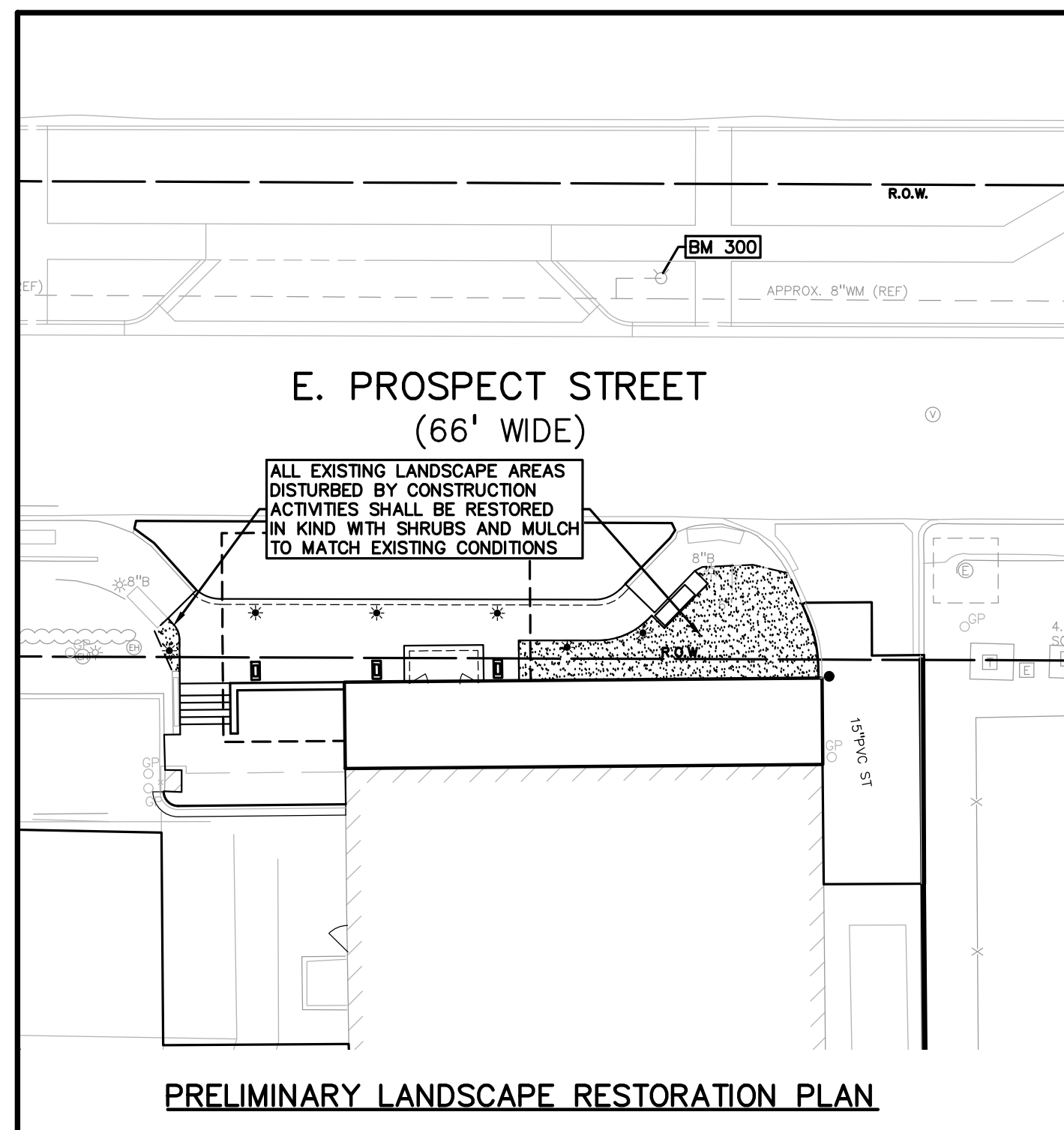
Demolition Plan

C-2.0

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LOCATION MAP - NOT TO SCALE

LEGEND

EXISTING	PROPOSED
● IRON FOUND	● BRASS PLUG SET
⊗ IRON SET	⊗ MONUMENT FOUND
⊗ NAIL FOUND	⊗ MONUMENT SET
⊗ NAIL & CAP SET	⊗ SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED
—OH-ELEC—	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATER MAIN, VALVE, GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED—	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST INDICATOR—	POST INDICATOR VALVE
—WATER VALVE BOX/HYDRANT—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MATERIALS—	MATERIALS, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED—	UNIDENTIFIED STRUCTURE
—SPOT ELEVATION—	SPOT ELEVATION
—CONTOUR LINE—	CONTOUR LINE
—FENCE—	FENCE
—GUARD RAIL—	GUARD RAIL
—STREET LIGHT—	STREET LIGHT
—SIGN—	SIGN
—CONC.—	CONCRETE
—ASPH.—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WETLAND—	WETLAND
	330 HEAVY R.O.W. DUTY ONLY
	330 HEAVY DEEP DUTY STRENGTH

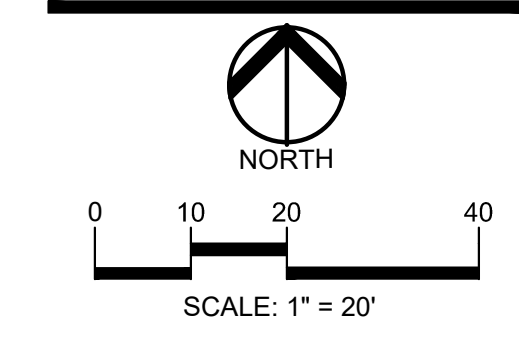


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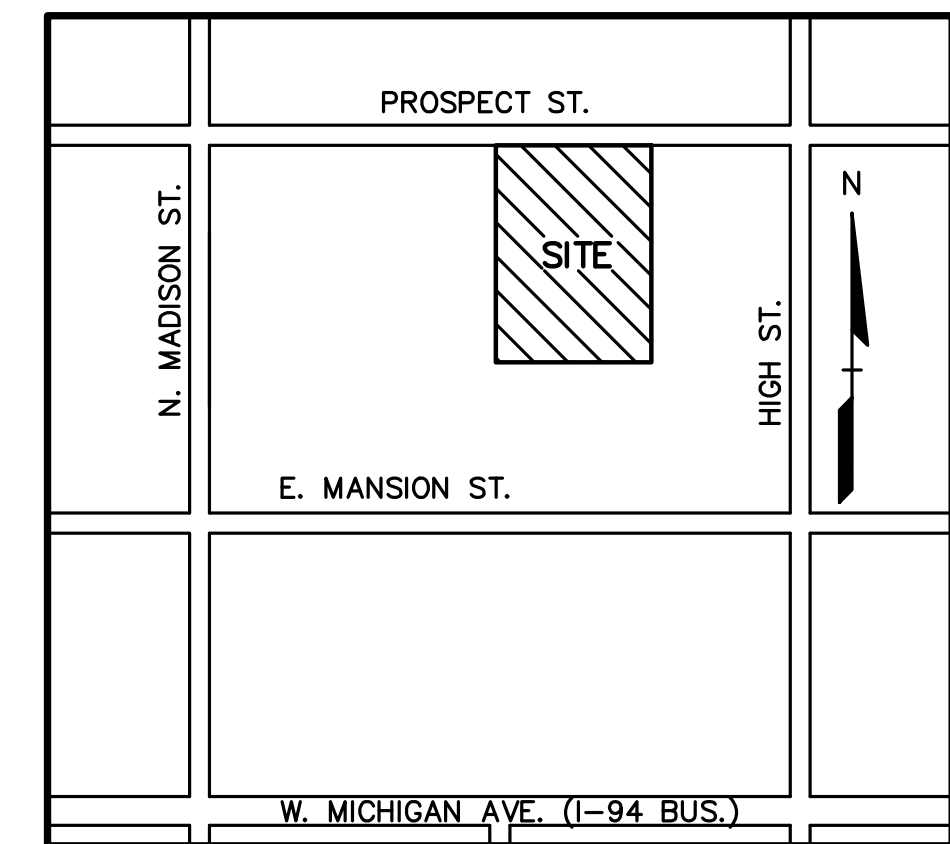
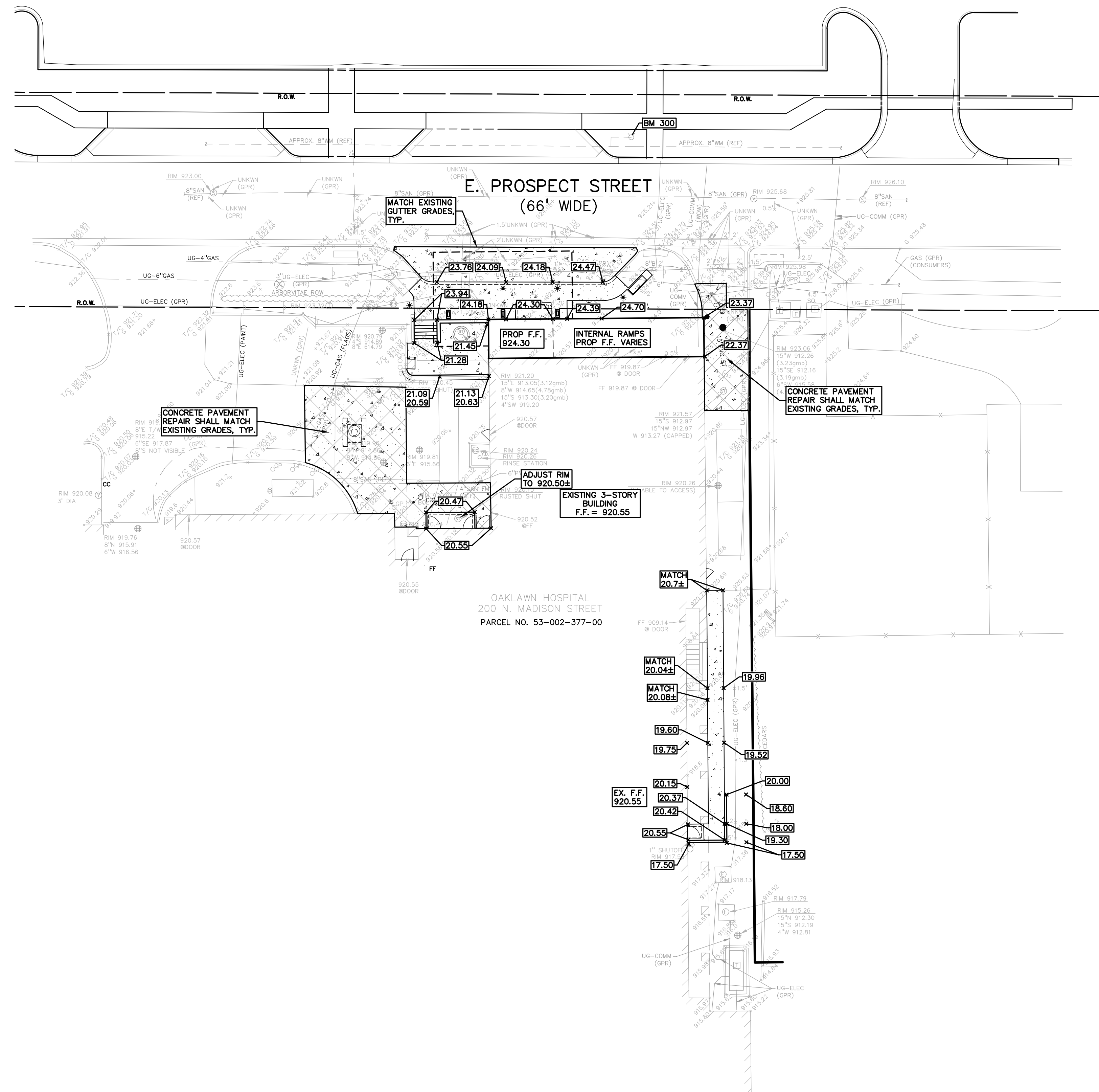
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Preliminary Site Plan

C-3.0





**LEGEND**

EXISTING	PROPOSED
● IRON FOUND	● BRASS PLUG SET
⊗ IRON SET	⊗ MONUMENT FOUND
⊗ NAIL FOUND	⊗ MONUMENT SET
⊗ NAIL & CAP SET	⊗ SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED
-OH-ELEC- (W, G, L, P, S, T, C, D, E, F, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
-UG-CATV-	UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
-UG-ELEC- (E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
	GAS MAIN, VALVE & GAS LINE MARKER
	WATERMAIN, H.V.D., GATE VALVE, TAPPING SLEEVE & VALVE
	SANITARY SEWER, CLEANOUT & MANHOLE
	STORM SEWER, CLEANOUT & MANHOLE
	COMBINED SEWER & MANHOLE
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
	POST INDICATOR VALVE
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
	UNIDENTIFIED STRUCTURE
○ SPOT ELEVATION	○ SPOT ELEVATION
— CONTOUR LINE	— CONTOUR LINE
— FENCE	— FENCE
— GUARD RAIL	— GUARD RAIL
— STREET LIGHT	— STREET LIGHT
— SIGN	— SIGN
— CONC.	— CONC.
— ASPH.	— ASPH.
— GRAVEL	— GRAVEL
— WETLAND	— WETLAND

**SYMBOLS: GRADING**

PROPOSED SPOT ELEVATION:  
TYPICALLY TOP OF PAVEMENT IN PAVED  
AREAS, GUTTER GRADE IN CURB LINES.  
ADD 900 TO ALL PROPOSED ELEVATION  
FOR TRUE ELEVATIONS.

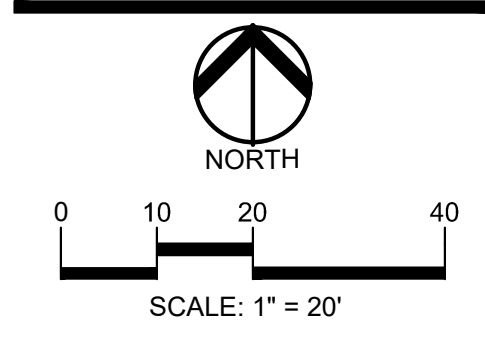


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Preliminary Grading Plan

**C-4.0**



FOUNDATION PLAN NOTES

1. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
2. TOP OF SLAB REFERENCE ELEVATION = 0' - 0" UNO.
3. TOP OF FOOTING ELEVATION = -1' - 4" BELOW FINISH FLOOR UNO.
4. CONCRETE SLAB ON GRADE:
  - A. NEW SG-1: 2" THICK NORMAL WEIGHT CONCRETE REINFORCING: 1.5 PCY MICRO-SYNTHETIC FIBERS. REFER TO DETAILS FOR ADDITIONAL SLAB INFORMATION.
  - B. EX SG: 5" THICK NORMAL WEIGHT CONCRETE
5. SLAB ON GRADE CONTROL JOINTS TO OCCUR AT 15' - 0" OC MAX. ASPECT RATIO NOT TO EXCEED 1.5:1
6. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL FOR FLOOR PENETRATIONS OF CONDUIT AND PIPING. COORDINATE LOCATIONS WITH TRADES.
7. PROVIDE 15 MIL VAPOR RETARDER UNDER SLABS ON GRADE.
8. REFER TO ARCHITECTURAL FOR SLAB EDGE LOCATIONS.
9. REMOVE EXISTING TEMPORARY EARTH RETENTION SYSTEM WITHIN LIMITS OF NEW CONSTRUCTION. DO NOT USE VIBRATORY OR IMPACT METHODS FOR EARTH RETENTION REMOVAL.
10. DO NOT BACKFILL FOUNDATION WALLS UNTIL LOWER LEVEL SLAB ON GRADE AND ELEVATED SLAB HAVE BEEN PLACED AND ACHIEVE 75% REQUIRED F<sub>c</sub>

FOUNDATION SYMBOL LEGEND

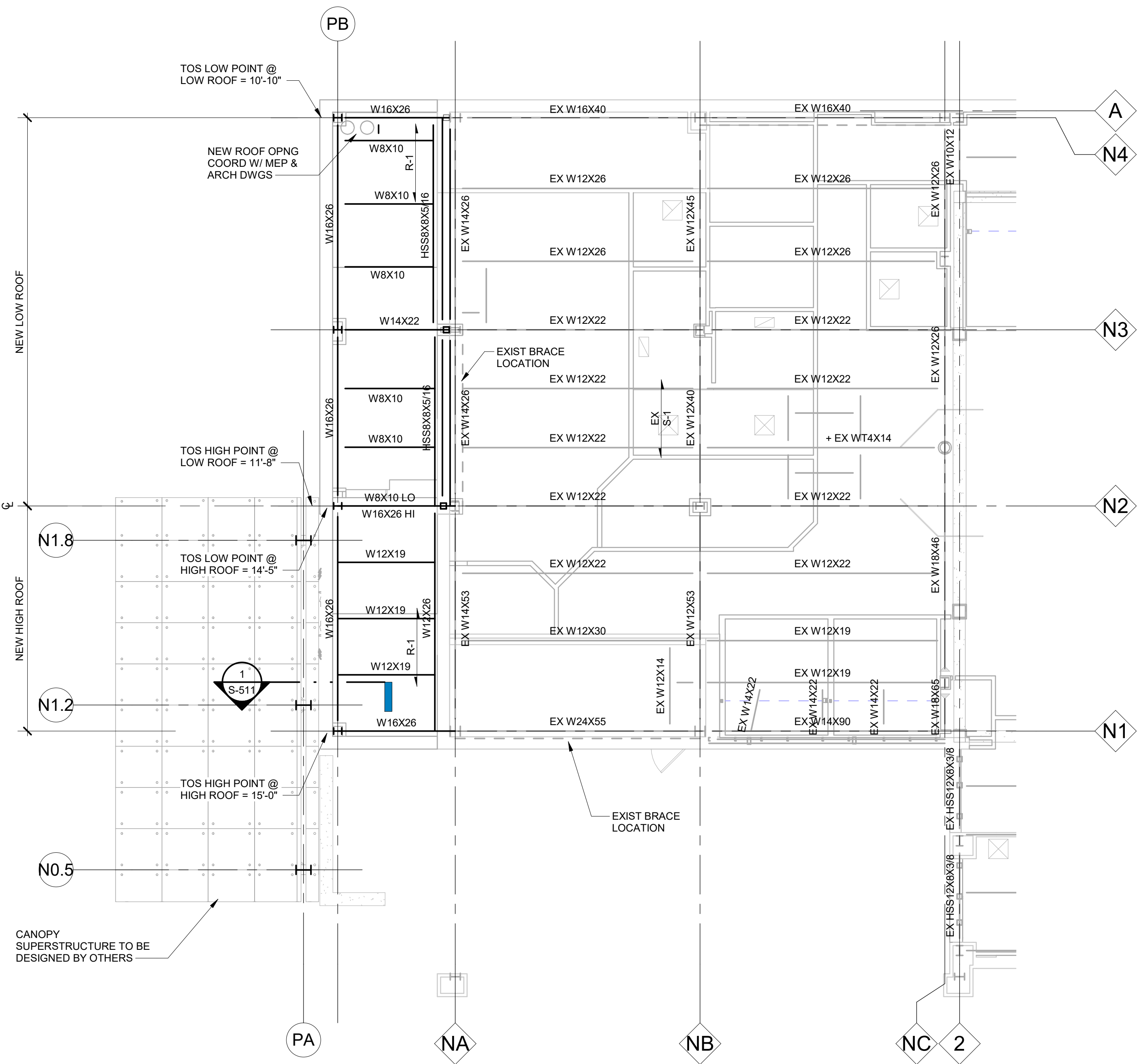
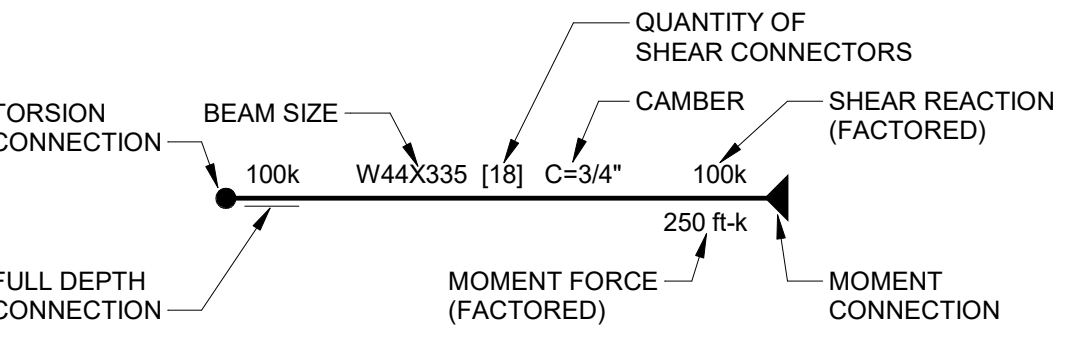
	INDICATES CONTROL JOINT
	INDICATES STEP IN TOP OF FOOTING
	INDICATES SLAB DEPRESSION
	INDICATES FOUNDATION TYPE
	INDICATES PIER TYPE
	INDICATES DRILLED PIER TYPE
	INDICATES GRADE BEAM TYPE

ROOF FRAMING PLAN NOTES

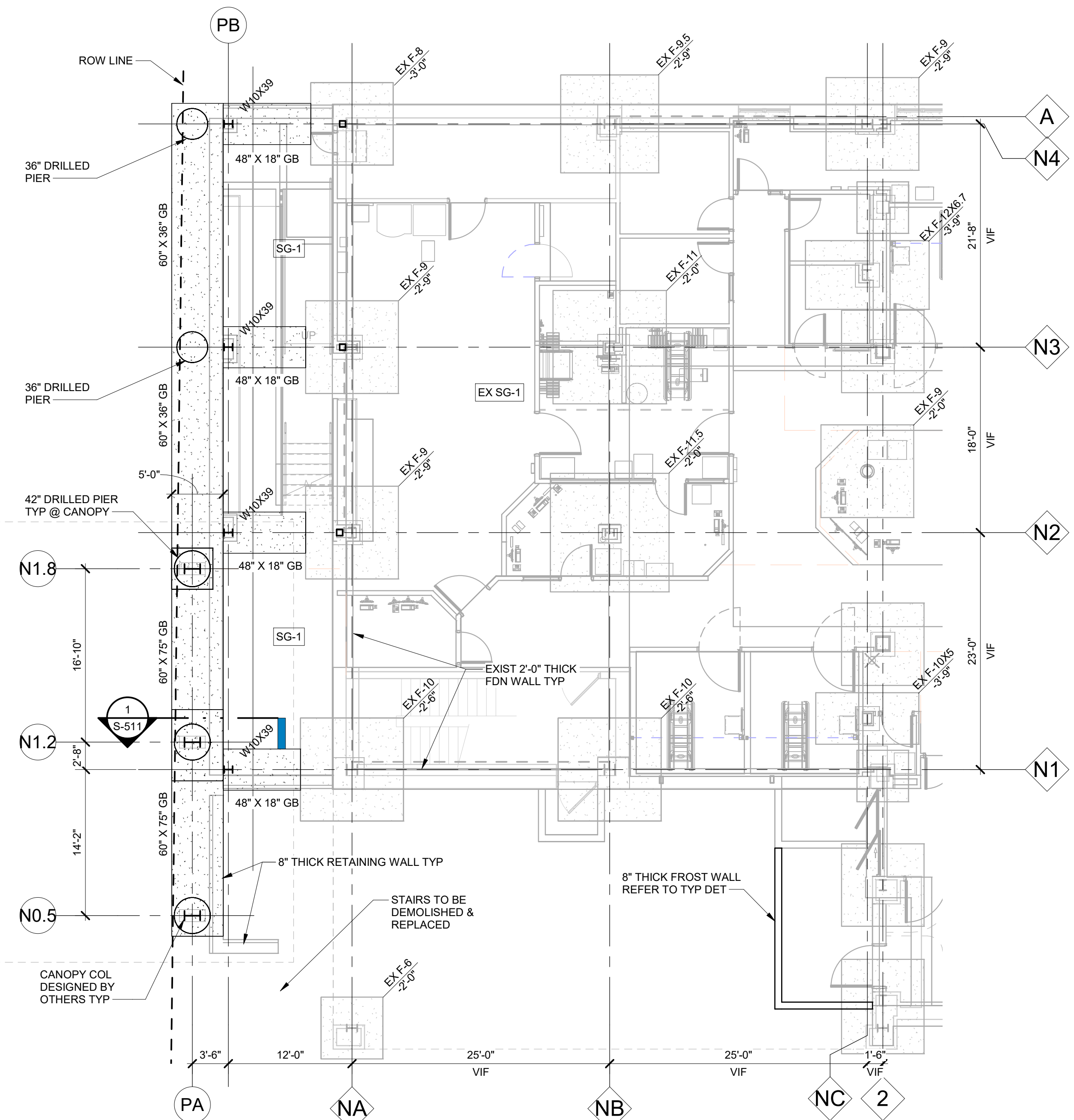
1. REFER TO DRAWING S-001 FOR GENERAL NOTES.
2. REFER TO DRAWING S-011 THROUGH S-XXX FOR SPECIAL INSPECTION & TESTING
3. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
4. METAL ROOF DECK R-1: 1.5 B 18 GA GALVANIZED.
5. EXISTING CONCRETE SLAB EX S-1: 3" NORMAL WEIGHT CONCRETE ON 2" 20 GA
6. REFERENCE ELEVATION = 0'-0"  
TOP OF STEEL = BOTTOM OF DECK ELEVATION = VARIES SEE PLAN
7. MEMBERS ARE EQUALLY SPACED UNO
8. UNMARKED MEMBERS ARE W10X12 WITH 10k REACTIONS.
9. REFER TO ARCHITECTURAL FOR DECK EDGE LOCATIONS.
10. TYPICAL DECK EDGE SHALL BE 5/16" BENT PLATE UNO.
11. REFER TO ARCHITECTURAL AND OTHER TRADES FOR DECK OPENING SHOP DRAWINGS.
12. DIMENSIONS. COORDINATE FINAL LOCATION WITH APPROVED EQUIPMENT SHOP DRAWINGS.

FRAMING SYMBOL LEGEND

	INDICATES DECK SPAN AND TYPE
	INDICATES COLUMN/POST ABOVE
	INDICATES SLAB OPENING
	INDICATES SLAB DEPRESSION

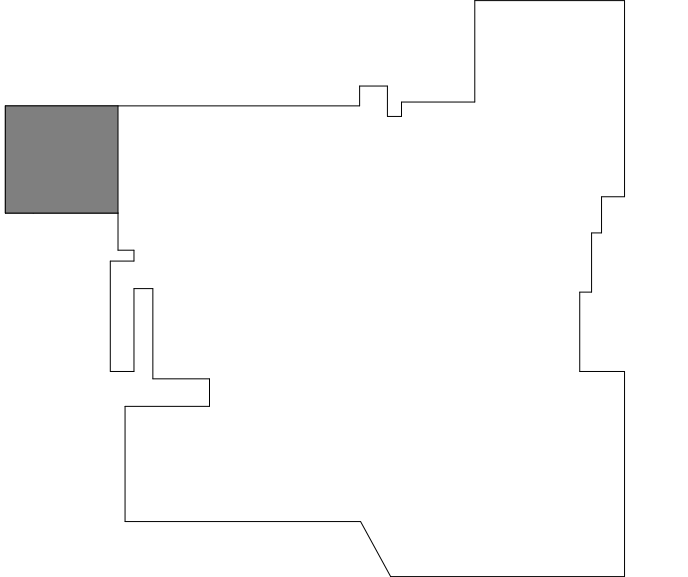


ROOF FRAMING PLAN  
1/8" = 1'-0"



STRUCTURAL FOUNDATION PLAN  
1/8" = 1'-0"

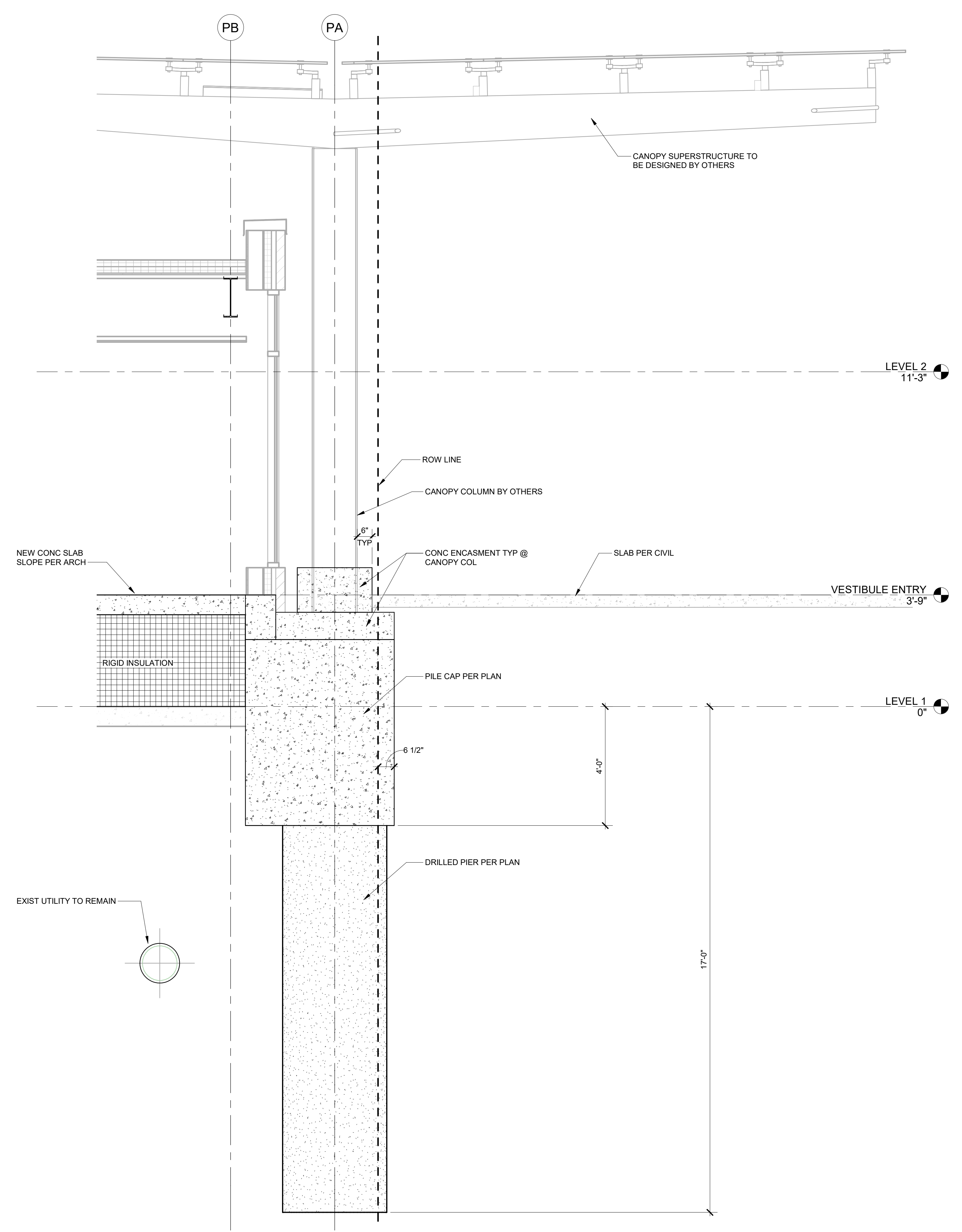
KEY PLAN



FOR REFERENCE ONLY NOT FOR CONSTRUCTION

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1 SECTION  
1/2" = 1'-0"

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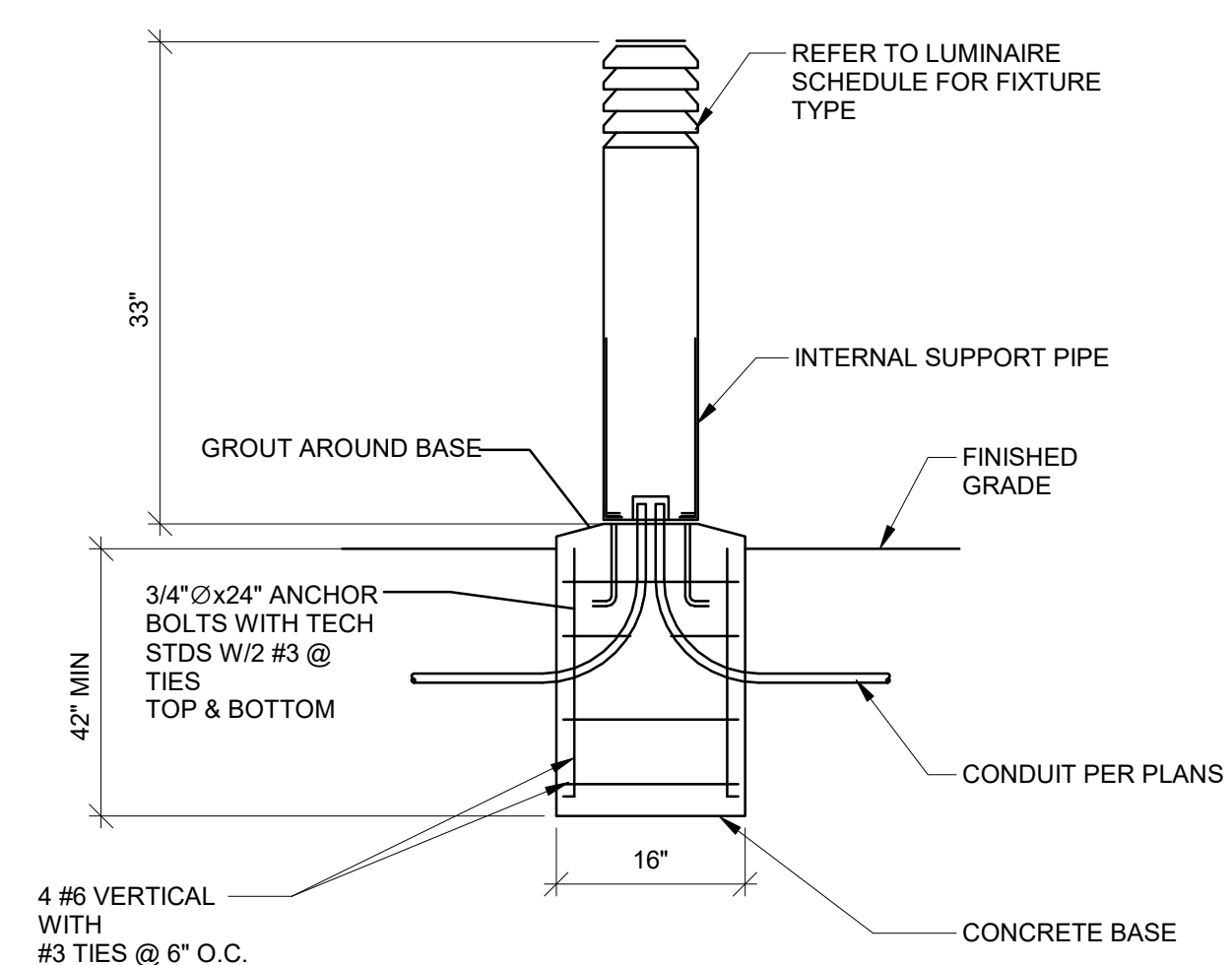
Sections &  
Details

S-511



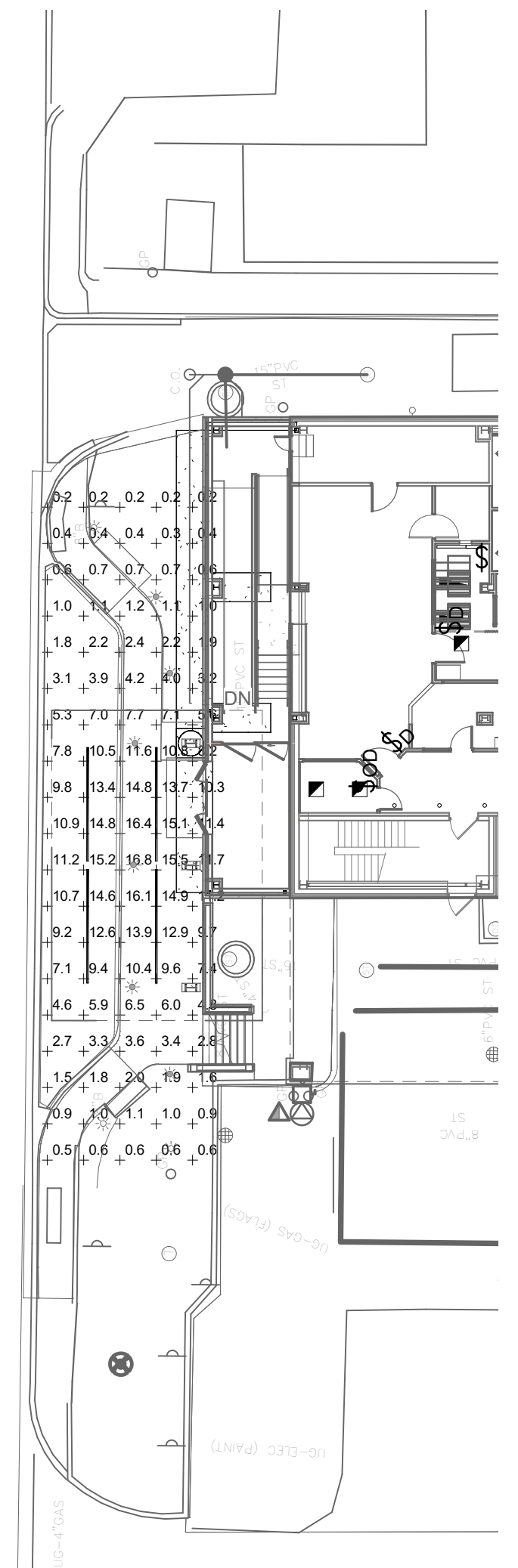


**BOLLARD FIXTURE SCHEDULE:**  
 \*1" 6" NOMINAL DIAMETER METAL BOLLARD. QUANTITIES AS INDICATED ON ELECTRICAL SITE PLAN. FINISH SHALL BE POLYESTER POWDERCOAT, RUST, CHIP AND UV RESISTANT IN BLACK. LOW VOLTAGE LED WITH INTEGRAL DRIVER AND INPUT LINE VOLTAGE SHALL BE 120V, EMBEDDED MOUNTING. LED AND DRIVER SHALL HAVE A MINIMUM 5 YEAR WARRANTY.  
 LANDSCAPE FORMS - ANNAPOLIS BOLLARD



**FACEPLATE DETAIL**

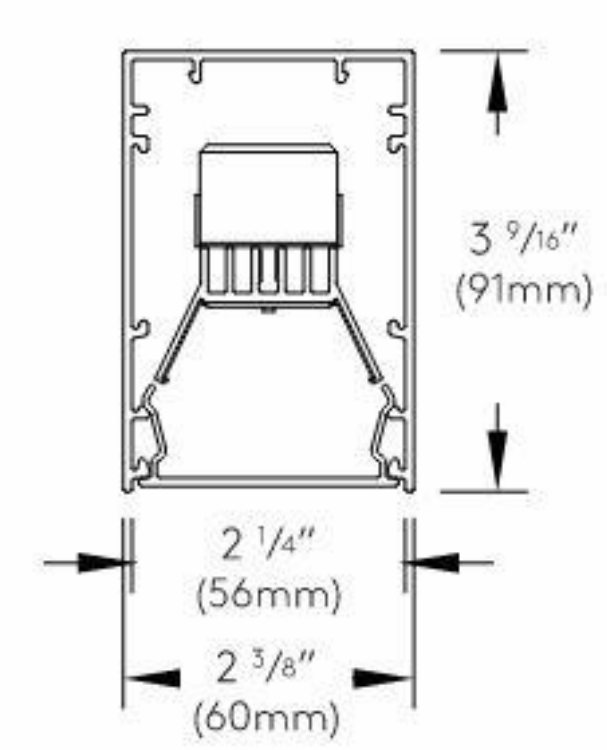
- STATISTICS**
- AVERAGE: 5.5 FC
  - MAX: 16.9 FC
  - MIN: 0.2 FC
  - MAX/MIN: 84.5:1
  - AVERAGE/MIN: 27.5:1



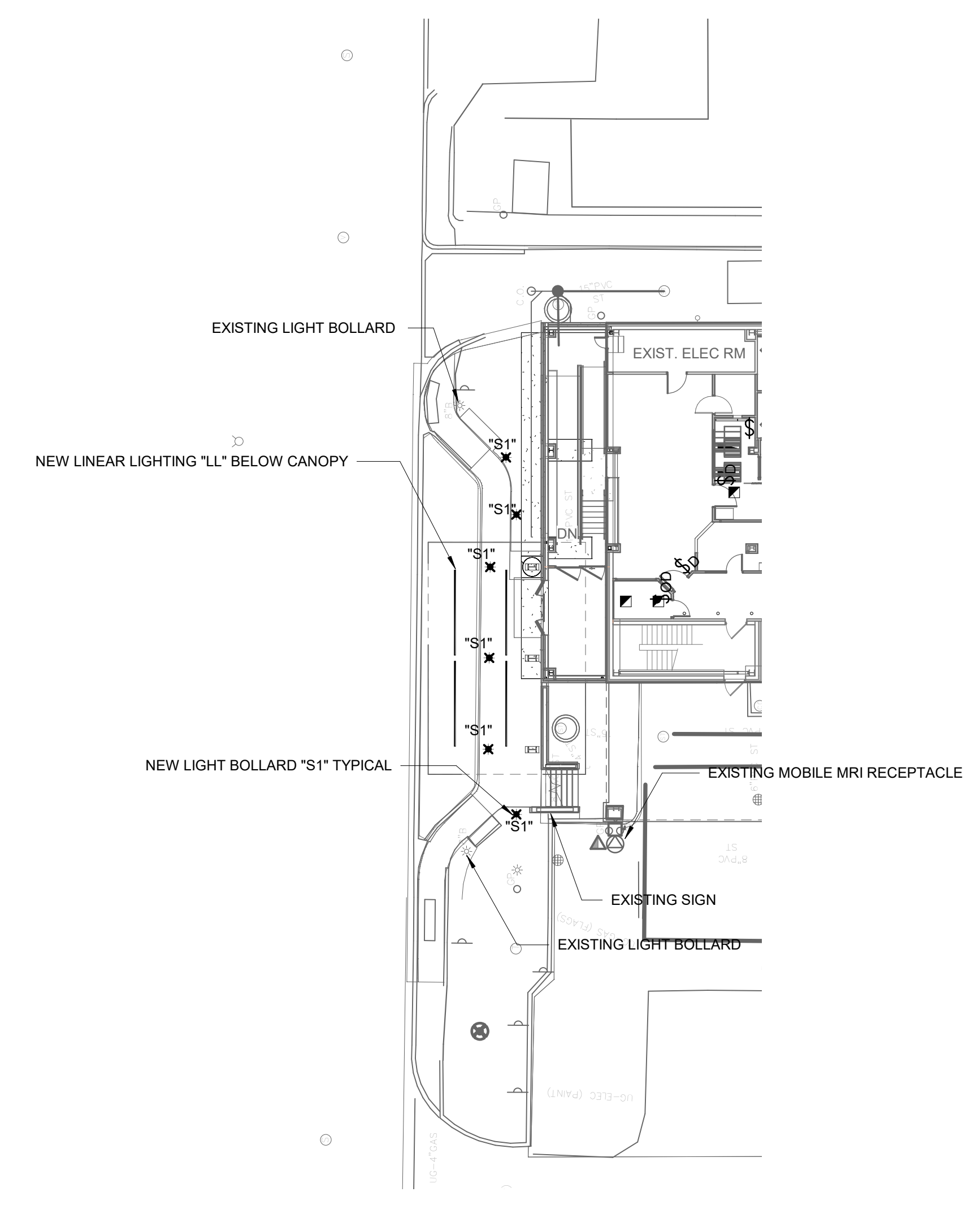
**ELECTRICAL SITE PHOTOMETRIC PLAN**  
 1" = 20'-0"



**CANOPY FIXTURE SCHEDULE:**  
 \*1" WALL MOUNTED LINEAR SLOT LED, 2" W NOMINALLY WITH EXTRUDED ALUMINUM HOUSING, SEAMLESS GLARE-FREE FLUSH WHITE OPTIMIZED DIFFUSER. PROVIDE WITH CONTINUOUS RAILS WITH AND >90 CRI, WET LOCATION LISTED. PROVIDE TOTAL LENGTH SHOWN ON PLANS. PROVIDE WITH DRIVER COMPATIBLE WITH DIMMING SYSTEM FOR 0-10V-10% AND 120V OPERATION. PROVIDE CUSTOM COLOR TO MATCH CANOPY STRUCTURE. WALL MOUNTING BRACKET SHALL HAVE SET SCREW FROM BELOW FOR ACCESSIBILITY. PROVIDE GASET BETWEEN ALUMINUM MOUNTING BRACKET AND STEEL STRUCTURE.  
 SELUX- M80 WET LOCATION LED DIRECT SERIES



ALL EXISTING AND NEW LIGHTING IS LOCATED AND ORIENTED TO HAVE MINIMAL IMPACT ON ADJACENT PROPERTIES WITH DOWN LIGHTING COMPONENTS ONLY AND FOR GENERAL ILLUMINATION ALONG THE WALKING PATHS AND BELOW THE ENTRY CANOPY ONLY.



**ELECTRICAL SITE PLAN**  
 1" = 20'-0"

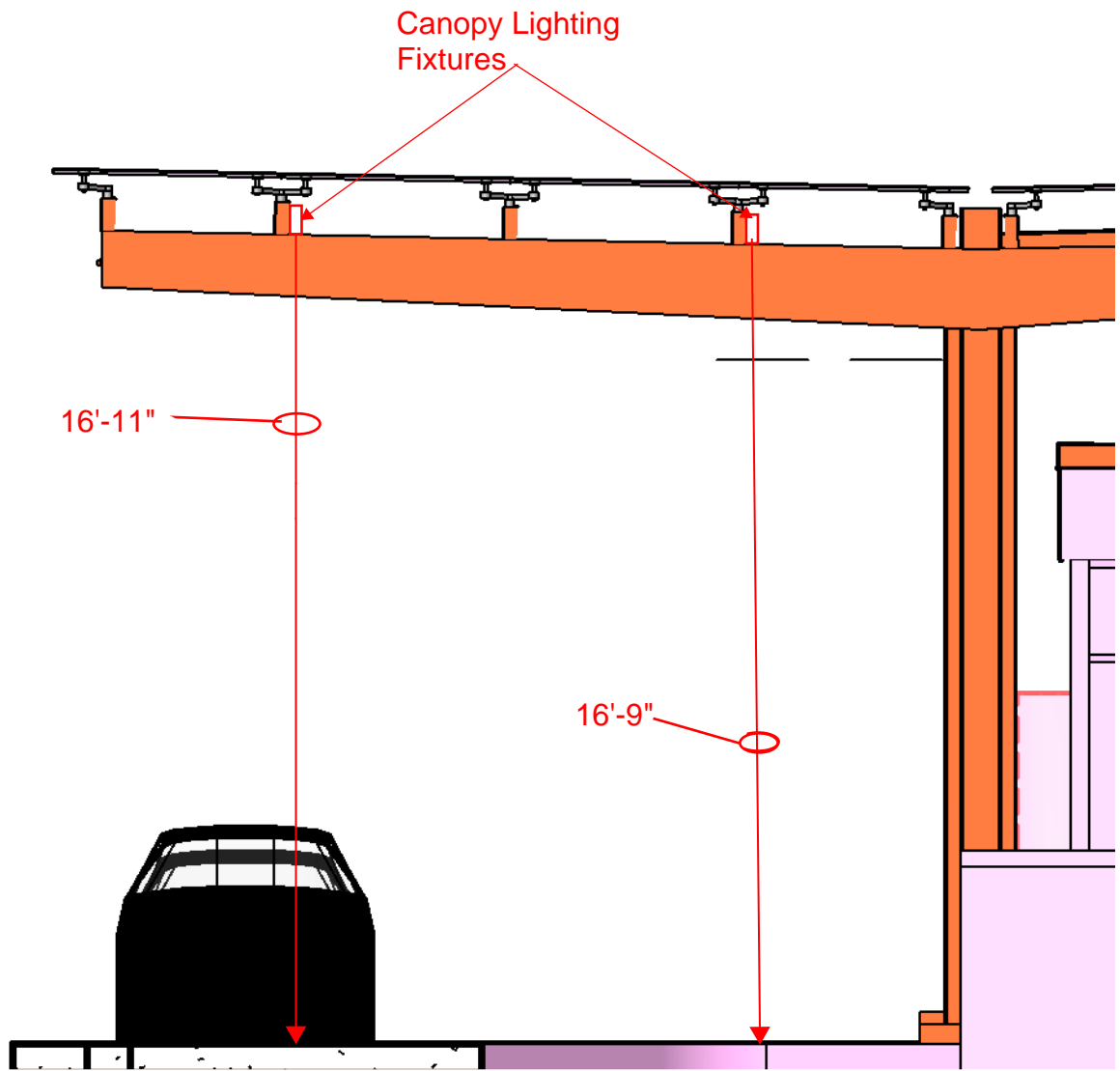
FOR REFERENCE ONLY NOT FOR CONSTRUCTION

**HED**  
 26913 Northwestern Hwy  
 Suite 200  
 Southfield, Michigan  
 48033 USA  
 (248) 262-1500  
 WWW.HED.DESIGN

©2020  
 2020-07020-000

Electrical Site Plan

**ES101**





Date	Issue
03/18/13	Site Plan Approval
04/01/13	Site Plan Approval
06/20/13	Owner Review
10/24/13	Owner Review
10/28/13	Owner Review
01/17/14	Owner Review
01/23/14	Owner Review
02/10/14	Site Plan Approval
03/03/14	Site Plan Approval
03/28/14	Administrative Review



**PROFESSIONAL ENGINEERING ASSOCIATES**  
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Planning  
Architecture  
Engineering  
Interior Architecture  
Landscape Architecture  
Construction Services

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Project No. 20013-10004-000  
Drawn D. Axelrod  
Checked D. Axelrod  
Approved D. Axelrod

Title Site &  
Landscape Plan

Sheet No. LP-01

**NOTES:**  
1. PROPOSED PARKING: 137 SPACES  
2. PARKING LOT LANDSCAPING: 137 PARKING SPACES REQUIRES 1 DECIDUOUS TREE AND 1 ORNAMENTAL TREE PER 10 PARKING SPACES = 14 OF EACH REQUIRED. 16 ORNAMENTAL AND 14 CANOPY TREES ARE PROPOSED.  
3. HOSPITAL OVERLAY DISTRICT REQUIRES 1 PERIMETER LARGE CANOPY DECIDUOUS TREE SPACED @ 40 LINEAR FEET AVERAGE = 912' PERIMETER = 23 TREES REQUIRED. 26 LARGE CANOPY TREES (15 EXISTING & 11 NEW) ARE PROPOSED.  
4. INTERIOR LOT LANDSCAPING: NEW NORTH LOT = 95,029 SF (TO CENTERLINE) @ 5% = 4,751.5 SF INTERIOR LANDSCAPING @ 1 TREE PER 400 SF = 12 TREES REQUIRED. 1 SHRUB PER 250 SF = 19 SHRUBS REQUIRED. 12 EXISTING TREES ARE PROVIDED. 286 SHRUBS ARE PROPOSED.  
INTERIOR DROP-OFF LANDSCAPING: NEW DROP-OFF LANDSCAPING: NEW DROP-OFF AREA = 12,550.4 (TO CENTERLINE) @ 5% = 627.5 SF INTERIOR LANDSCAPING = 2 TREES AND 3 SHRUBS ARE REQUIRED. 3 ORNAMENTAL TREES, 1 CANOPY TREE AND 50 SHRUBS ARE PROPOSED.  
5. GREENBELT LANDSCAPING: 1 DECIDUOUS TREE AND 4 SHRUBS PER 40 LINEAR FEET OF STREET FRONTAGE ARE REQUIRED = 382.61 LF STREET FRONTAGE = 10 TREES AND 39 SHRUBS ARE REQUIRED. 10 TREES AND 112 SHRUBS ARE PROVIDED.

- 218- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 6- JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' (5' HT.) 4' O.C.
- 62- PENNISETUM ALOPECUROIDES 'HAMELN' (NO. 1 CONT.) 2' O.C.
- 27- VIBURNUM DENTATUM 'SYNNESTVEDT' (24" SPD.) 4' O.C.
- 27- ROSA X 'RADTKO' (18" SPD.) 30' O.C.
- 3- ACER RUBRUM 'FRANKSRED' (3" CAL.) 24' O.C.
- 16- MAGNOLIA 'BETTY' (6' HT.) 8' O.C.
- 28- ILEX GLABRA 'CHAMZIN' (18" SPD.) 3' O.C.
- 147- GERANIUM X 'ROZANNE' (NO. 1 CONT.) 15" O.C.
- 668- HEUCHERA MICRANTHA 'PALACE PURPLE' (NO. 1 CONT.) 15" O.C.
- 31- ROSA X 'RADTKO' (18" SPD.) 30' O.C.
- 7- MISCANTHUS SINENSIS 'MORNING LIGHT' (NO. 1 CONT.) 3' O.C.
- 163- HEUCHERA MICRANTHA 'PALACE PURPLE' (NO. 1 CONT.) 15" O.C.
- 4- MISCANTHUS SINENSIS 'MORNING LIGHT' (NO. 1 CONT.) 3' O.C.
- 6- WIEGELA FLORIDA 'MINUET' (18" SPD.) 30' O.C.
- 87- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 125- NARCISSUS X 'DUTCHMASTER' & 125- DARWIN HYBRID TULIP MIX (TOP SIZE) 4" TO 6" IN GROUPS
- 1- GINKGO BILOBA 'AUTUMN GOLD' (3" CAL.)
- ASH URN, AS SPEC.
- 44- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 75- NARCISSUS X 'DUTCHMASTER' & 75- DARWIN HYBRID TULIP MIX (TOP SIZE) 4" TO 6" O.C. IN GROUPS
- 12- ITEA VIRGINIANA 'SPRICH' (18" SPD.) 2' - 6" O.C.

- 2- ACER RUBRUM 'FRANKSRED' RED SUNSET (3" CAL.) 24' O.C.
- 30- MISCANTHUS SINENSIS 'MORNING LIGHT' (NO. 1 CONT.) 3' O.C.
- 210- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 46- PENNISETUM ALOPECUROIDES 'HAMELN' (NO. 1 CONT.) 2' O.C.
- 11- JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' (5' HT.) 4' O.C.
- SEED ALL LAWN AREAS, TYP.
- 1- ACER RUBRUM 'FRANKSRED' (3" CAL.) 24' O.C.
- 53- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 98- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 47- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 10- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 25- NARCISSUS X 'DUTCHMASTER' (TOP SIZE) 4" TO 6" O.C. IN GROUPS & 10- ALLIUM 'GLOBEMASTER' 12" O.C.
- 46- PENNISETUM ALOPECUROIDES 'HAMELN' (NO. 1 CONT.) 2' O.C.
- 77- RIBES ALPINUM (24" HT.) 3' O.C.
- 11- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 25- NARCISSUS X 'DUTCHMASTER' (TOP SIZE) 4" TO 6" O.C. IN GROUPS & 11- ALLIUM 'GLOBEMASTER' 12" O.C.
- 44- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 75- NARCISSUS X 'DUTCHMASTER' & 75- DARWIN HYBRID TULIP MIX (TOP SIZE) 4" TO 6" O.C. IN GROUPS
- 8- HYDRANGEA QUERCIFOLIA (24" SPD.) 3' - 6" O.C.
- 3- AMELANCHIER CANADENSIS (6' HT.) 10' O.C.
- 30- ITEA VIRGINIANA 'SPRICH' (18" SPD.) 2' - 6" O.C.

- 10- PYRUS CALLERYANA 'REDSPIRE' (3" CAL.) 22' TO 26' O.C.
- 118- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 30- PENNISETUM ALOPECUROIDES 'HAMELN' (NO. 1 CONT.) 2' O.C.
- 118- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 30- PENNISETUM ALOPECUROIDES 'HAMELN' (NO. 1 CONT.) 2' O.C.
- 4- PYRUS CALLERYANA 'REDSPIRE' (3" CAL.) 22' O.C.
- 48- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 13- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 25- NARCISSUS X 'DUTCHMASTER' (TOP SIZE) 4" TO 6" O.C. IN GROUPS & 13- ALLIUM 'GLOBEMASTER' 12" O.C.
- 47- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 10- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 25- NARCISSUS X 'DUTCHMASTER' (TOP SIZE) 4" TO 6" O.C. IN GROUPS & 10- ALLIUM 'GLOBEMASTER' 12" O.C.
- 103- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 30- PENNISETUM ALOPECUROIDES 'HAMELN' (NO. 1 CONT.) 2' O.C.
- 12- WIEGELA FLORIDA 'MINUET' (18" SPD.) 30' O.C.

- 2- STONE MAINTENANCE STRIP, TYP.
- 3- RUBRUM 'FRANKSRED' RED SUNSET (3" CAL.) 24' O.C.
- 10- MISCANTHUS SINENSIS 'MORNING LIGHT' (NO. 1 CONT.) 3' O.C.
- STEEL EDGING AT ALL BEDS, TYP.
- 8- JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' (5' HT.) 4' O.C.
- 2' STONE MAINTENANCE STRIP, TYP.
- 3- RUBRUM 'FRANKSRED' RED SUNSET (3" CAL.) 24' O.C. AS SHOWN
- 12- JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' (5' HT.) 3.75 TO 4' O.C.
- 8- RIBES ALPINUM (24" HT.) 3' O.C.
- 32- MISCANTHUS SINENSIS 'MORNING LIGHT' (NO. 1 CONT.) 3' O.C.
- 33- ROSA X 'RADTKO' (18" SPD.) 30' O.C.
- 80- NEPETA FAASSENII 'WALKER'S LOW' (NO. 1 CONT.) 18" O.C.
- 3- PYRUS CALLERYANA 'REDSPIRE' (3" CAL.) 26' O.C.
- 103- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 100- NARCISSUS X 'DUTCHMASTER' & 100- DARWIN HYBRID TULIP MIX (TOP SIZE) 4" TO 6" O.C. IN GROUPS
- 6- GINKGO BILOBA 'AUTUMN GOLD' (3" CAL.) 39.5' O.C.
- 110- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 100- NARCISSUS X 'DUTCHMASTER' & 100- DARWIN HYBRID TULIP MIX (TOP SIZE) 4" TO 6" O.C. IN GROUPS
- 60- HEMEROCALLIS X 'HAPPY RETURNS' (NO. 1 CONT.) 18" O.C. & 75- NARCISSUS X 'DUTCHMASTER' & 75- DARWIN HYBRID TULIP MIX (TOP SIZE) 4" TO 6" O.C. IN GROUPS
- ASH URN, AS SPEC.
- BENCH, AS SPEC.

- APPROXIMATE LIMIT OF SEEDED LAWN
- HOUSE #319 F.F. = 944.99
- HOUSE #229 F.F. = 935.68
- HOUSE #225
- HOUSE #225

**SITE & LANDSCAPE PLAN**  
SCALE: 1" = 20'



# Signage in the Emergency Department Area - 2021



Current Lit Canopy Sign  
Dimensions: 35'' x 27'9''  
SF = 80sf

Current Lit Wall Sign  
Will relocate 20' to other wall  
and change out face to say  
"Ambulance Only"  
Dimensions: 2' x 8'  
SF = 16sf



Proposed Sign Over Pedestrian Entrance  
Sign details not fully designed yet  
Approximate Dimensions: 1' x 8'8", SF = 8.7sf



Current Lit Emergency Dropoff Sign  
Dimensions: 6'4" x 10'6"  
SF = 66sf





# Perspective Rendering





# Perspective Rendering





# Exterior Elevations



NORTH ELEVATION



# Exterior Elevations



WEST ELEVATION



# Exterior Elevations



EAST ELEVATION



# Exterior Elevations



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION