

MARSHALL CITY PLANNING COMMISSION
Wednesday, January 13, 2021 at 7:00 p.m.
Electronic Meeting Format

ZOOM LINK:

<https://us02web.zoom.us/j/84137304205?pwd=cFpJOGdKVmRMVkk1UnJBN3c3c3ZmZz09>

You may participate in the virtual meeting by using the link listed above or join by phone at 1-312-626-6799 Meeting ID: 841 3730 4205 Passcode: 974459

Call to Order

Roll Call

Approval of Agenda

Regular Meeting of the Planning Commission, January 13, 2021

Approval of Minutes

Minutes from December 9, 2020

Public Comments on Agenda Items

Public Hearings

1. Public Hearing on Planning Commission Draft Capital Improvements Plan 2021-2027

New Business

1. Recommendation on Planning Commission Draft Capital Improvements Plan 2021-2027
2. Receive Zoning Amendment Request #RZ21.01 from the Calhoun County Land Bank Authority to rezone 410 East Drive
3. Schedule a Public Hearing for February 10, 2021 for 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)
4. Receive Special Land Use Request #SLU21.01 for 1717 Pratt Avenue from MPM-C Marshall LLC
5. Set Public Hearing for February 10, 2021 for Special Land Use Request #SLU21.01 for 1717 Pratt Avenue from MPM-C Marshall, LLC for the construction of Hoop Houses
6. Receive Site Plan application #SP21.01 for 1717 Pratt Avenue from MPM-C Marshall, LLC
7. Receive and consider Site Plan application #SP21.02 for 343 Mulberry Street, Delta One

Old Business

Public Comment on Non-Agenda Items

Reports

Adjournment

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, December 9, 2020**

In a regular session, Wednesday, December 9, 2020 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 (late), Hall, McNiff, Schwartz, and C. Zuzga

Members Absent: Commissioners Reed and Zuck, and Council Liaison Metzger

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

AGENDA

MOTION by Hall, supported by Schwartz to accept the agenda for the Wednesday, December 9, 2020 as submitted. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Schwartz, C Zuzga; nays- none; **MOTION CARRIED**

MINUTES

MOTION by Rodgers, supported by Banfield, to accept the minutes from the November 11, 2020 regular meeting. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Schwartz, C Zuzga; nays- none; **MOTION CARRIED**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

None

NEW BUSINESS

MOTION by Davis, supported by McNiff to receive the Planning Commission Draft Capital Improvements Plan 2021-2027 and set a Public Hearing for January 13, 2021.

Schwartz stated that if you look at the numbers for the itemized totals, they don't match the grand total. Nelson stated that she only pulled the items relevant to the Planning Commission in the packet, so the grand total reflects everything, not just what is in the packet. Banfield questioned if they only reviewed priority 2 items and above. Nelson stated that was correct.

MOTION by Davis, supported by McNiff to receive the Planning Commission Draft Capital Improvements Plan 2021-2027 and set a Public Hearing for January 13, 2021. On a roll call vote; ayes- Burke Smith, Banfield, Davis, Hall, McNiff, Schwartz, C Zuzga; nays- none; **MOTION CARRIED**

OLD BUSINESS

None

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

Nelson stated that MPM is working on their site plan and Special Land Use application for hoop houses. She believes they will submit both at the same time and that it will be at the January meeting.

Davis questioned if the City Council granted the extension for the Social District. E Zuzga stated that they expanded the area for the social district to include more area and also expanded the hours to be from noon-10 pm every day. He further stated that there is a proposal going before the DDA for outdoor seating in the area. McNiff questioned the purpose behind the social district. E Zuzga stated that it allows you to buy a drink from one of 5 establishments downtown and walk around downtown and stroll or window shop.

Hall stated that she moved to Marshall 3 years ago and is a nurse at Marshall Tender Care and a realtor at Real Estate One in Marshall as well.

Schwartz thanked everyone for what they had taught them while on the commission and stated that he is hoping for the Mayor to appoint him as the council liaison.

ADJOURN

Planning Commission adjourned at 7:18 p.m.

Submitted by,

Michelle Eubank



ADMINISTRATIVE REPORT
January 13, 2021 – Planning Commission Meeting

TO: Planning Commission Members

FROM: Jon B. Bartlett, Finance Director
Trisha Nelson, City Clerk

SUBJECT: Public Hearing for Adoption of the July 1, 2021 –
June 30, 2027 Capital Improvement Program

BACKGROUND: Each year the City of Marshall prepares a six-year Capital Improvement Program (CIP) that is formally adopted by City Council. This six-year CIP (spreadsheet attached) is the guide for future capital needs and resource allocation for the City of Marshall.

Beginning in September, staff began to update the previous CIP to address the changes impacting the six-year plan and add the latest fiscal year, 2026-27. The Director's Team assembles the data and analyzes the needs and the potential revenue resources.

Under the Michigan Planning Enabling Act (PA 33 of 2008) and Marshall City Charter, the Planning Commission is required to review the projects proposed in the Capital Improvement Plan that require site plan reviews and to set a public hearing to adopt the CIP for those projects.

RECOMMENDATION: After hearing comments at the public hearing, it is recommended that the Planning Commission approve the July 1, 2021 through June 30, 2027 Capital Improvement Program for those projects that require site plan review.

FISCAL EFFECTS: None.

ALTERNATIVES: As recommended

Respectfully submitted,

Jon B. Bartlett
Finance Director

Trisha Nelson
Planning & Zoning Administrator

323 W. Michigan Ave.

Marshall, MI 49068

p 269.781.5183

f 269.781.3835

cityofmarshall.com

| FUND | Department | Project Title | Priority Ranking | Estimated Useful Life | Source of Funding | Project Narrative/Purpose | 2021-2022 Expenditure | 2022-2023 Expenditure | 2023-2024 Expenditure | 2024-2025 Expenditure | 2025-2026 Expenditure | 2026-2027 Expenditure | City Expenditure | Other Funds or Grant Share | Total Expenditure | Council - C Planning Council PC |
|-------|-----------------|--|------------------|-----------------------|---|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------|----------------------------|-------------------|---------------------------------|
| 295 | Airport | Land Acquisition | 4 | N/A | General Fund 5%, FAA Allocation 90%, State 5% | This project is to acquire approximately 29 acres of property in easement. The property is located at the approach end of runway 28 and is needed for approach protection and future development of the RPZ control. | | \$7,750 | | | | | \$7,750 | \$147,250 | \$155,000 | PC |
| 711 | Cemetery | Cemetery Expansion to Meet Future Demand | 2 | 150 | Cemetery Trust Fund | Cemetery has four sections left holding 600 spaces for purchase. The number available will shrink exponentially as families begin having trouble finding blocks of spaces available for family plots. This will drive many to seek alternate locations. | TBD | | | | | | \$0 | | \$0 | PC |
| 207 | MRLEC | Front Parking Lot Expansion | 4 | 40 | MRLEC Operations | The MRLEC Building was designed with a community training room that can hold 70 people. The current front parking lot is inadequate for this volume of people, especially during business hours. The preliminary plan would add approximately 20 more spaces along the existing driveway at an angle | | | | \$70,000 | | | \$70,000 | | \$70,000 | PC |
| 296 | LDFA | Brooks Electric Substation | 2 | 50 | LDFA reserves and possible Bond | Engineer, design, and construct a new 100 MVA electric substation in the Brooks Industrial Park | \$2,750,000 | \$2,750,000 | | | | | \$5,500,000 | | \$5,500,000 | PC |
| 296 | LDFA | Oliver Drive Extension | 4 | 25 | LDFA reserves and possible Bond | Extend Oliver Dr to Udell Property | | \$400,000 | | | | | \$400,000 | | \$400,000 | PC |
| TOTAL | | | | | | | \$2,750,000 | \$3,150,000 | \$0 | \$0 | \$0 | \$0 | \$5,900,000 | \$0 | \$5,900,000 | |
| 247 | NE NIA | Land Bank Development Project | 3 | 30 | NIA TIF Capture | Extension of sewer, electric, fiber, and street to Land Bank owned property | TBD | | | | | | \$0 | | \$0 | PC |
| 247 | NE NIA | Forest St. Extension | 3 | 30 | NIA TIF Capture | Extension of sewer, electric, fiber, and street to connect Forest and O'Keefe | TBD | | | | | | \$0 | | \$0 | PC |
| TOTAL | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 248 | S NIA | Phase 2 | 2 | 30 | S NIA TIF Capture | Extension of sewer, electric, fiber, streets, etc. to add or create buildable lots | TBD | | | | | | \$0 | | \$0 | PC |
| 248 | S NIA | Post Phase 2 Work | 4 | 30 | S NIA TIF Capture | Extension of sewer, electric, fiber, streets, etc. to add or create buildable lots | | TBD | | | | | \$0 | | \$0 | PC |
| TOTAL | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | | \$0 | \$0 | \$0 | |
| 582 | Electric | Michigan Pure Med (MPM) Phase III | 1 | 50 | Electric Fund - Revenue Bond | Engineer, design, and construct a new 100 MVA electric substation in the industrial park for the phase 3 & 4 expansion of the MPM facility | \$2,000,000 | \$3,000,000 | \$500,000 | | | | \$5,500,000 | | \$5,500,000 | PC |
| 210 | Farmer's Market | Farmer's Market Pavillion | 4 | 25 | Farmer's Market/Grants | Pavillion to cover a portion of the Farmer's Market area in the Green St. parking lot | \$0 | | | | | | \$0 | \$150,000 | \$150,000 | PC |
| 101 | Fire | Fire Department Training Structure/Stairs | 4 | 50 | General Fund | The Fire Station was designed and built to accommodate a set of stairs on the outside of the hose tower. These stairs would enable firefighters the ability to train on rappelling, working with ropes, and elevated training activities. | | | | \$100,000 | | | \$100,000 | | \$100,000 | PC |
| 101 | Parks | Phase V Riverwalk Design | 4 | 30 | Local Grants 100% | Design the next phase of Kalamazoo Riverwalk extending from Kalamazoo Ave. westerly to Pearl St .sub-station area. | | | \$0 | | | | \$0 | \$37,500 | \$37,500 | PC |
| 101 | Parks | Ketchum Park Project 2 (Sidewalks & additional sitework) | 2 | 40 | Various Grants | Ketchum Park Project 2 (Sidewalks & additional sitework) | | | | | | | \$0 | \$25,000 | \$25,000 | PC |
| 101 | Parks | Ketchum Park Project 3 | 3 | 40 | Grants | Ketchum Park Project 3 | | \$0 | | | | | \$0 | \$150,000 | \$150,000 | PC |

| FUND | Department | Project Title | Priority Ranking | Estimated Useful Life | Source of Funding | Project Narrative/Purpose | 2021-2022 Expenditure | 2022-2023 Expenditure | 2023-2024 Expenditure | 2024-2025 Expenditure | 2025-2026 Expenditure | 2026-2027 Expenditure | City Expenditure | Other Funds or Grant Share | Total Expenditure | Council - C Planning Council PC |
|-------------|------------|------------------------------|------------------|-----------------------|------------------------------|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------|----------------------------|-------------------|---------------------------------|
| TOTAL | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$212,500 | \$212,500 | |
| 208 | Recreation | Eaton Park Development | 2 | 30 | Recreation Fund/Local Grants | Erect 4-6 Pickleball Courts, 2 full size outdoor basketball courts, bathrooms, pavilion, and splashpad | | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$500,000 | | \$500,000 | PC |
| 208 | Recreation | Recreation Athletic Facility | 3 | 30 | Grants/Fund Raising | Construction of a Recreation Center that would include 2 basketball courts, community room, etc | | | | | \$4,000,000 | | \$4,000,000 | | \$4,000,000 | PC |
| TOTAL | | | | | | | \$0 | \$100,000 | \$100,000 | \$100,000 | \$4,100,000 | \$100,000 | \$4,500,000 | \$0 | \$4,500,000 | |
| 591 | Water | New Water Treatment Plant | 1 | 60 | Water Fund Bond | Build new iron removal plant on the Northside of E. Green St, across from existing plant. | | | \$5,000,000 | | | | \$5,000,000 | | \$5,000,000 | PC |
| 591 | Water | New 600k Water Tower | 2 | 50 | Water Fund -Bond | Install new 600,000 gallon water tower at the MRLEC site. Contingent on North Brewer St. Development | TBD | | | | | | \$0 | | \$0 | PC |
| TOTAL | | | | | | | \$0 | \$0 | \$5,000,000 | \$0 | \$0 | \$0 | \$5,000,000 | \$0 | \$5,000,000 | |
| GRAND TOTAL | | | | | | | \$4,750,000 | \$6,257,750 | \$5,600,000 | \$270,000 | \$8,200,000 | \$200,000 | \$25,277,750 | \$509,750 | \$25,787,500 | |

MARSHALL PLANNING COMMISSION

Staff report for January 13, 2021

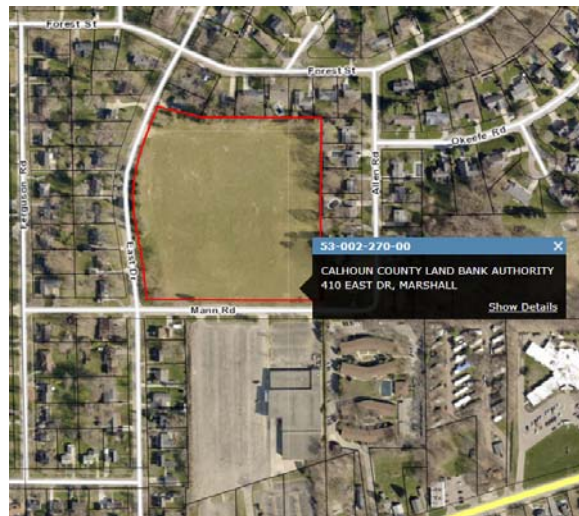
To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Subject: Rezoning Request #RZ21.01 – from the Calhoun County Land Bank Authority to rezone 410 East Drive from POSD (Professional Office Service District) to R-2 (Suburban Residential District)

SUMMARY

The Calhoun County Land Bank Authority (CCLBA) is seeking to rezone the 8.23-acre property located at 410 East Drive, the former State Farm site, from POSD (Professional Office Service District) to R-2 (Suburban Residential District).

BACKGROUND

The CCLBA is submitting the attached rezoning request for the first phase in reaching the long-term goal of creating much needed residential development in the City. This request is the first in a two-part rezoning request that will result in a PUD request based on the conceptual site plan attached. The CCLBA expects to approach the PUD process in phases and plans to develop the lots along East Drive this year while creating additional building sites for the future as the funding allows.



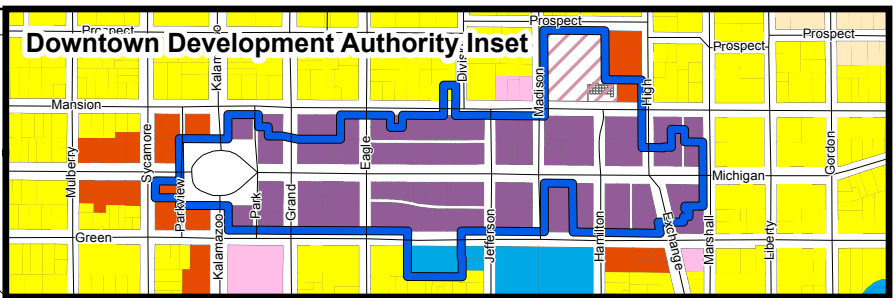
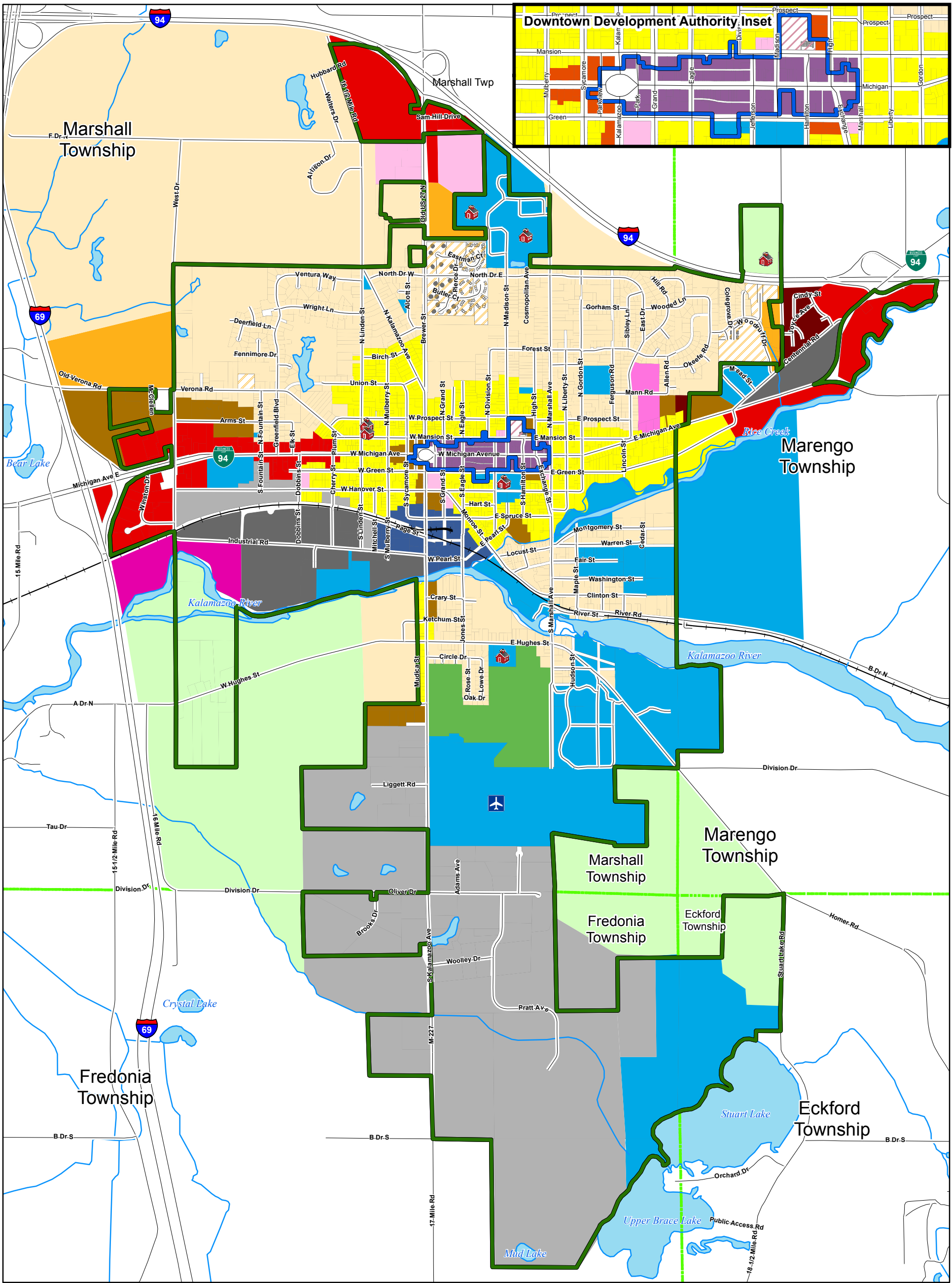
MASTER PLAN

It is important to consider the Master Plan when making rezoning decisions to ensure alignment. According to Section 4. Future Land Use of the Master Plan, 410 East Drive is listed as Special Project Area 1. The Master Plan identifies one of the potential uses of this area as single-family development and states a preference for a planned unit development to address the whole site. The rezoning request is solely for the property north of Mann Road, as the property south of Mann Road that is also identified as Special Project Area 1 has been purchased by Oaklawn Hospital. The rezoning of this

site would fit the vision set forth in the Master Plan and compliment the surrounding area.

RECOMMENDATION

It is recommended to schedule a public hearing for February 10, 2021 to give the community an opportunity to comment on this case. After receiving comment, the Planning Commission will be asked to consider recommending the rezoning to City Council. City Council will then receive the request and schedule a public hearing prior to final approval.



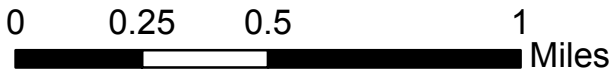
- | | | |
|------------------------------------|-------------------------|-------------------------------------|
| Residential 1 (max. 1 unit/acre) | Special Project Area 1 | River District Mixed Use |
| Residential 2 (avg. 4 units/acre) | Special Project Area 2 | Hospital |
| Residential 3 (max. 10 units/acre) | Downtown Mixed Use | Public / Semi-Public |
| Residential 4 (max. 10 units/acre) | Transitional Mixed Use | Private Recreation |
| Residential 5 (max. 12 units/acre) | Office | General Industrial |
| Manufactured Housing | Commercial | City of Marshall Municipal Boundary |
| Planned Unit Development | Research and Technology | DDA |

Future Land Use
City of Marshall
Calhoun County, Michigan



clearzoning
CLEAR AND CONNECTED

Source: Calhoun County GIS,
Michigan Geographic Data Library
Created March 5, 2015



This map does not alter the zoning of any parcel.

SPECIAL PROJECT AREA I

Former State Farm Michigan Operations Center



The Golden Rule property (formerly the State Farm Michigan Operations Center) north of East Michigan Avenue occupy five separate parcels of land totaling 16.5 acres. The site is bisected by Mann Road. Much of the site is devoted to a very large parking lot.

In 2004, State Farm Insurance closed its Michigan Operations Center on Marshall's east side, eliminating 569 jobs. At the time, the center was the City's third-largest employer, and its loss had economic ripple effects for the community and the county. Today, the former site of the operations center, now controlled by Golden Rule, remains vacant, and is the largest area of fully developed land not currently in use in the City.

The 2008 Master Plan designated this site as Special Project Area 1 on the Future Land Use map, and identified single family residential, senior housing, office, educational, and public or institutional development as potential uses if the site were to be redeveloped. The plan also stated a preference for a planned unit development to address the whole site in a planned and coherent manner. The City may need to be prepared to rezone the property in order to facilitate the type of redevelopment it would like to see. The City may also consider different uses north and south of Mann Road.

Given the cost of removing the existing buildings and impervious surfaces on the property, any major redevelopment of the site will likely take the form of a public/private partnership. External funding for site cleanup may help lend a spark to redevelopment. In the meantime, the City should consider the type of development it would like to see on the site; given its location in an otherwise residential neighborhood, primarily residential redevelopment may be most appropriate, perhaps with modest open space, commercial, office, or public elements. Important considerations aside from use include height and density; the City must weigh demand and consider the level of density that would be required to make such a redevelopment project financially feasible.

Redevelopment of the property may potentially offer the City a way to address its emerging demographic challenges: an aging population, some of which is leaving the City as it ages. Providing a well-designed concentration of senior housing that addresses the needs of the population, from those that remain highly active to those who require enhanced services, could allow more seniors to remain in Marshall. Alternatively, the site could host a satellite university center that offers local access to higher education.

Regardless of future use, an available site of this size near the City center with no contamination issues is a potential asset.

1. Introduction

2. Context

3. Goals & Objectives

4. Future Land Use Plan

5. Implementation

6. Appendix

Contents

ZONING DISTRICT AMENDMENT APPLICATION

For Changing Zoning District Designation

Fee: \$200

PROPERTY OWNER NAME (Last, First): Calhoun County Land Bank Authority

ADDRESS (House Number and Street): 315 W Green Street

CITY, STATE, ZIP: Marshall, MI 49068

TELEPHONE: 269-339-8956

EMAIL ADDRESS: kedwards@calhouncoun

I would like to rezone my property from POSD to R2
because

the office building was demolished, and we would like to redevelop the property with a mixed residential development

- ATTACH A LEGAL DESCRIPTION OF PROPERTY TO THIS FORM
see attached

ADDRESS OF SUBJECT PROPERTY: 410 East Drive, Marshall, MI

EXISTING AND PROPOSED USE OF PROPERTY: currently vacant land, and future use is mixed residential

NAME, ADDRESS & PHONE NUMBER OF ALL OTHER PERSONS, FIRMS, etc.
HAVING A LEGAL CONNECTION TO THE SUBJECT PROPERTY:

OWNER'S SIGNATURE: Kristen Lent Edwards DATE: 12.17.2020

CASE # R221.01 FILING DATE Complete 1/14/21 FEE PAID ✓ RCD BY Jn

APPROVED FOR PC MEETING DATE 1/13/21

CCLBA rezoning request – 410 East Drive, Marshall, MI

Legal Description: MARSHALL CITY, PART OF SEC 24-2-6 BEG SE COR LOT 140 EAST DR PLAT NO. 5 W ALG N LI MANN RD TO EAST DR-NLY ALG E LI EAST DR TO S LI EAST DR PLAT NO. 2- ELY ALG S LI EAST DR PLAT NO. 2 & 4 TO W LI EAST DR PLAT NO. 5 S TO POB.

Parcel Number: 53-002-270-00



January 4, 2021

City of Marshall
Attn: Trisha Nelson, City Clerk
323 Michigan Ave W
Marshall, MI 49068

RE: Rezone request of 410 East Drive from POSD to R2 to create a residential development on this 8.23 acre property consisting of sixteen single-family houses, eight duplexes, and fourteen cottages.

Dear Ms. Nelson,

The Calhoun County Land Bank Authority (CCLBA) is seeking the rezoning of an 8.23-acre property located at 410 East Drive from POSD to R2 to support a residential development that would be consistent with surrounding uses and benefit the neighborhood. The property is the former site of the State Farm headquarters building, which went through the local property tax foreclosure process in 2016, after sitting vacant for more than a decade. At the time of the foreclosure, the County Treasurer's Office worked closely with the Marshall Area Economic Development Alliance (MAEDA) to find a developer interested in investing in and rehabilitating the site, when no developer materialized the site was deeded to the CCLBA by default at the end of the foreclosure process.

Based on the unsuccessful developer search and auction process, the CCLBA determined that the building was obsolete and in need of demolition. As such, the CCLBA used its grant funding from the Environmental Protection Agency (EPA) to complete the necessary environmental assessments to prepare the site for demolition. In addition, it sought, and was awarded, funding from the Michigan State Housing Development Authority to assist with the project and received additional monetary support from the County Treasurer to complete it; the demolition was finalized in 2019.

Throughout its ownership, and acting as a responsible property owner, the CCLBA has engaged residents in dialogue about the site's future through public meetings. In 2019, it received monetary support from the Michigan Economic Development Corporation to engage a consultant, Abonmarche, to assist with a residential site design and public input process. This process incorporated previous community input about density as well as the need to diversify the city's housing choices, and resulted in the site plan attached in Exhibit A. This site plan contains sixteen single family lots, eight duplex sites, and fourteen cottages all accessed by an interior road that joins Mann Road to the south.



CCLBA staff, along with the MEDC and Abonmarche, hosted a successful Showcase Event in February of 2020 for interested developers. Unfortunately, the COVID-19 pandemic interrupted the developer search and created uncertainty in the housing and development markets. The CCLBA was forced to delay its deadlines due to the statewide shutdown, and by the time the project came back online in the fall of 2020 the landscape had significantly changed. After interviewing developers and analyzing housing costs, the CCLBA is now seeking to rezone the site to R2 to set the stage for a rezone request to Planned Unit Development (PUD) for a future mixed residential housing development.

This request is the first in a two-part rezoning request that will result in a PUD request based on the site plan attached here. The proposed plan contains forty-six residential units ranging from single-family houses to duplexes to cottages. The development would be served from an entrance off Mann Road, and houses along East Drive would be served by a back entrance along an alley. The alley design is in part to reduce parking along the road, but also to all for narrow lots and more green space along East Drive. The CCLBA expects to approach the PUD process in phases and plans to develop the lots along East Drive this year while creating additional building sites in the future as funding allows.

The rezone request, a request to rezone the site from POSD to R2, is consistent with the surrounding zoning pattern of adjacent land and is in keeping with the many discussions held with the city and interested parties. The long-term goal is to create a residential development that compliments surrounding properties and benefits the community by providing much needed new housing.

Sincerely,



Krista Trout-Edwards
Executive Director

Enclosure: Site Plan





SITE DATA

(ALL NUMBERS ARE PRELIMINARY AND APPROXIMATE)

1. SINGLE FAMILY HOME
16-17 Lots
Average Lot Size: 50' x 85'

2. DUPLEX
8 Buildings x 2 Units
= 16 Housing Units

3. BUNGALOW HOMES
900 SFT.
14 Units

TOTAL HOUSING UNITS = 47



53-002-270-00

CALHOUN COUNTY LAND BANK AUTHORITY
410 EAST DR, MARSHALL

[Show Details](#)

MARSHALL PLANNING COMMISSION

Staff report for January 13, 2021

To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Subject: Special Land Use Application #SLU21.01- MPM-C Marshall, 1717 Pratt Avenue, Marshall, Parcel #53-003-002-00.

SUMMARY

MPM-C Marshall, LLC, is requesting a Special Land Use Permit for the construction of hoop houses at their property on 1717 Pratt Avenue. The property is zoned I-1 Research and Technical District, which under Section 3.1.12 C. has been amended to add "hoop houses" to the list of uses requiring a SLU permit. (A copy of the recently adopted Zoning Ordinance and City Ordinance are attached).



Planning Commission is being presented with the initial site plan for the construction project. The City Attorney is working with staff to develop a draft Special Use Permit Agreement to present to the Planning Commission at the February 10, 2021 meeting. The agreement will address all concerns from the City, Planning Commission and eventually City Council and spell out the requirements.

Planning Commission is being asked to receive the application and schedule the public hearing for the next regular meeting date of February 10, 2021 and instruct staff to notify the surrounding property owners of the public hearing.

RECOMMENDATION

It is recommended to receive the Special Land Use Application schedule a public hearing for February 10, 2021 to give the community an opportunity to comment on Special Land Use Application #RZ21.01 for 1717 Pratt Avenue. After receiving comment, the Planning Commission will be asked to consider recommending the approval of the application and agreement to City Council.

**CITY OF MARSHALL, MICHIGAN
ORDINANCE #2020-14**

AN ORDINANCE TO AMEND CITY OF MARSHALL ZONING CODE, CHAPTER 2.0, DEFINITIONS, SECTION 2.2, AND CHAPTER 4.0 USE STANDARDS, SECTION 4.16, COMMERCIAL GREENHOUSES, NURSERIES AND GARDEN CENTERS.

THE CITY OF MARSHALL HEREBY ORDAINS:

Section 1. That Chapter 2.0, Definitions of the Marshall City Zoning Code, Section 2.2 "Definitions", is hereby amended to add the following terms or words as defined as follows:

Hoop House. A temporary structure used exclusively for the production and storage of live plants, with no permanent anchoring system or foundation; no storage, temporary or otherwise, of solvents, fertilizers, gases or other chemicals or flammable materials; built according to manufacturer recommendations; no more than 18 feet maximum height.

Commercial Greenhouse. A permanent structure that is constructed primarily of glass, glass-like or translucent material which is devoted to the protection or cultivation of plants, food or ornamental crops.

Section 2. That Chapter 3.0, Zoning Districts of the Marshall City Zoning Code, Section 3.1.12 "I-1 Research and Technical District", is hereby amended to add "hoop houses" to the following Special Land Uses as follows:

- v. Commercial greenhouses, hoop houses, nurseries, and garden centers.

Section 3. That Chapter 4.0 Use Standards of the Marshall City Zoning Code, Section 4.16 "Commercial Greenhouses, Nurseries and Garden Centers", is hereby amended to add requirements for Hoop Houses and Commercial Greenhouses for marihuana cultivation as follows:

Hoop Houses and Commercial Greenhouses for marihuana cultivation are permitted as special land uses in the I-1 district with no limits on square footage.

- 1. Hoop House. The following shall apply:
 - A. Setbacks shall be 1500 feet from any residential structure, 250 feet from the road right-of-way centerline, and 50 feet from any rear or side property line.
 - B. Limited duration not to exceed three (3) years.

- C. If a Hoop House contains any device subject to the electrical code or any mechanical equipment subject to the mechanical code, a permit shall be required for the device, system or fixture only. If the hoop house is connected to a potable water system, a permit shall be required for the backflow prevention devices only.
- 2. Commercial Greenhouse. The following shall apply:
 - A. Setbacks shall be required under Section 3.1.12(D).
- 3. Hoop House and Commercial Greenhouse cultivation of marihuana. The following shall apply:
 - A. Comply with applicable LARA/MRA rules and regulations, City ordinances and City Zoning Ordinance.
 - B. Subject to a Special Land Use permit under Section 6.2, permit and for special conditions as may be necessary based upon the uniqueness of the property, subject to a public hearing, review and recommendation by the Planning Commission, and approval by the City Council in accordance with the procedures and conditions specified in Section 6.2. of the Zoning Ordinance. A Special land Use permit may be revoked or rescinded by the City Council for violation of the SUP, City ordinance, Zoning Ordinance, or state law and regulations, after notice to the SUP holder and hearing.
 - C. As permitted in this section, the area containing the cultivation of marihuana plants must be completely confined and enclosed in a Hoop House or Commercial Greenhouse made of durable construction to include metal framing materials and durable translucent material on all sides and top of a Hoop House, or glass, glass-like or translucent material on all sides and top of a Commercial Greenhouse. Hoop Houses and Commercial Greenhouses may not exceed 18 feet maximum height.
 - D. Hoop Houses and Commercial Greenhouses must be located on the parcel of the grower establishment or facility, fully enclosed by property security fencing. Security fencing must be at a minimum of eight (8) feet in height.
 - E. Site Plan approval. Hoop Houses and Commercial Greenhouses are subject to site plan review and must receive approval.
 - F. Screening shall comply with Section 5.15.8, and also include the means, including walls and plantings, to accomplish complete visual screening from the road right-of-way and adjacent property. Hoop Houses and Commercial Greenhouses must have greenbelt barriers that block outside visibility of the marihuana plants from the

public view, with no marihuana plants growing outside the top of the Hoop House or Commercial Greenhouse nor above the fence and barrier that is visible to the public eye and the fences must be secured and comply with the applicable security measures in City ordinances and LARA/MRA rules and regulations, including but not limited to, locked entries only accessible to authorized persons or emergency personnel.

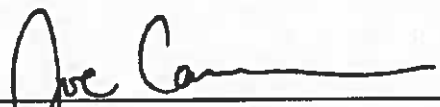
- G. After the marihuana is harvested, all drying, trimming, curing, or packaging of marihuana must occur inside a permanent building meeting all the requirements of City ordinance, state statute, codes and LARA/MRA rules and regulations.
- H. Hoop Houses and Commercial Greenhouses must meet the security requirements and pass inspections required under City ordinance and LARA/MRA rules and regulations and any necessary building permit pursuant to City ordinance, state statute, code and LARA/MRA rules and regulations.
- I. Odor Control. A grower or a processor shall install and maintain in operable condition a system which precludes the emission of unreasonable marihuana odor from the property.

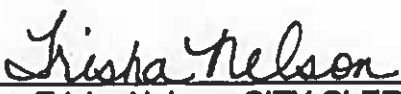
Section 4. Severability. It is the legislative intent of the City adopting this Ordinance that all provisions hereof shall be liberally construed to protect the public health, safety and general welfare of the inhabitants of the City and all other persons affected by this Ordinance. Consequently, should any provision of this Ordinance be held to be unconstitutional, invalid or of no effect, such holding shall not be construed as affecting the validity of any of the remaining provisions of this Ordinance or Zoning Code, it being the intent of the City Council that this Ordinance shall stand and remain in effect, notwithstanding the invalidity of any provision hereof.

Section 5. This Ordinance shall be published in a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

Section 6. This Ordinance is declared to be effective seven (7) days after publication or as provided by law.

Adopted and signed this 7th day of December, 2020.


Joe Caron, MAYOR


Trisha Nelson, CITY CLERK

I, Trisha Nelson, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of an ordinance approved by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on December 7, 2020, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available by said Act.



Trisha Nelson, CITY CLERK

CITY OF MARSHALL, MICHIGAN

Ordinance No. 2020-15

PREAMBLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2019-06 TO PERMIT THE OUTDOOR CULTIVATION OF MARIHUANA IN COMMERCIAL GREENHOUSES AND HOOP HOUSES CONSISTENT WITH THIS ORDINANCE, STATE LAW AND REGULATION; TO AMEND SECTIONS "DEFINITIONS", "LOCATION AND ELIGIBILITY", AND "MARIHUANA CULTIVATION"; TO AMEND ANY SECTIONS INCONSISTENT WITH ORDINANCE NO. 2019-06; AND TO ESTABLISH AN EFFECTIVE DATE AS PROVIDED BY LAW.

The City of Marshall, Michigan Ordains:

That Ordinance 2019-06 and the Code of Ordinances of the City of Marshall, Title XI Business Regulations, Chapter 121, Commercial Marihuana, as amended, to read as follows:

§ DEFINITIONS.

Section "DEFINITIONS" is hereby amended to add following words, terms and phrases in Ordinance No. 2019-06, and shall have the meanings ascribed to them, except where the context clearly indicates otherwise:

COMMERCIAL GREENHOUSE. A permanent structure that is constructed primarily of glass, glass-like or translucent material which is devoted to the protection or cultivation of plants, food or ornamental crops.

HOOP HOUSE. A temporary structure used exclusively for the production and storage of live plants, with no permanent anchoring system or foundation; no storage, temporary or otherwise, of solvents, fertilizers, gases or other chemicals or flammable materials; built according to manufacturer recommendations; no more than 18 feet maximum height.

§ LOCATION AND ELIGIBILITY.

Section "LOCATION AND ELIGIBILITY" is hereby amended to add following words, terms and regulations in Ordinance No. 2019-06:

(D) Marihuana Establishment licenses permitted under this Ordinance are governed by type and location requirements, as follows:

(1) Marihuana Grower License:

b. All grower establishments and operations must be within an enclosed, secured structure, and cultivation of marihuana may occur in an outdoor area confined to a "commercial greenhouse" or "hoop house" that must meet all the following conditions:

- i. Comply with applicable state law, rules and regulations, and City ordinances and City Zoning Ordinance.
- ii. Cultivation of marihuana in a commercial greenhouse or hoop house is only permitted and subject to a Special Land Use for special conditions (special land uses) in the identified Industrial District subject to the provisions of the City's Zoning Ordinance. A Special land Use permit may be revoked or rescinded by the City Council for violation of the Special Land Use permit, City ordinance, Zoning Ordinance, or state law and regulations, after notice to the permit holder and hearing.
- iii. Cultivation of marihuana in a commercial greenhouse or hoop house must be concealed from public view and must be completely confined and enclosed in a commercial greenhouse or hoop house made of durable translucent material on all sides and top of a hoop house, or glass, glass-like or translucent material on all sides and top of a commercial greenhouse. Hoop houses and commercial greenhouses may not exceed 18 feet maximum height.
- iv. Commercial greenhouses and hoop houses must be located on the parcel of the licensed grower facility/establishment, fully enclosed by security fencing and barriers that block outside visibility of the commercial greenhouse, hoop house, and marihuana plants from the public view to accomplish complete screening from the road right-of-way and adjacent property. No marihuana plants may grow outside the top of the commercial greenhouse or hoop house and must not be visible above the fence and barrier that is visible to public view.

Fencing must comply with the applicable security measures and fencing requirements under city ordinance and LARA/MRA rules, including but not limited to, locked entries only accessible to authorized persons or emergency personnel. Security fencing must be at a minimum of eight (8) feet in height.

- v. After the marihuana is harvested, all drying, trimming, curing, or packaging of marihuana must occur inside a permanent building meeting all the requirements of City ordinance, state statute, codes and LARA/MRA rules and regulations.**
- vi. Greenhouses and hoop houses must meet the security requirements and pass the inspections in this ordinance and LARA/MRA rules and any required building and electrical permit pursuant to City ordinance, state statute and LARA/MRA rules.**
- vii. Commercial greenhouses and hoop houses shall meet setback requirements of the City's Zoning Ordinance.**
- viii. Odor Control. A grower or a processor shall install and maintain in operable condition a system which precludes the emission of unreasonable marihuana odor from the property.**

- i. All buildings, commercial greenhouses, hoop houses, and structures shall be subject to inspection at any time by the City Fire Department to insure compliance with all applicable statutes, codes and ordinances.**

§ MARIHUANA CULTIVATION.

Section "MARIHUANA CULTIVATION" is hereby amended to add following words, terms and regulations in Ordinance No. 2019-06:

(A) Cultivation, generally.

- (1) Marihuana cultivation shall be conducted consistent with this Ordinance, the MRTMA, including but not limited to MCL 333.27961, and any LARA rules, within an enclosed, secured structure, and as permitted in a commercial greenhouse or hoop house under city ordinances and Special Land Use permit; and**

§ **SEVERABILITY**

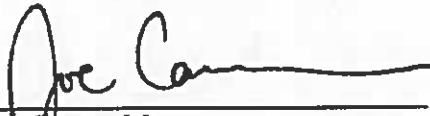
The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect. The provisions herein shall be construed as not interfering or conflicting with the statutory regulations for licensing recreational (adult use) marihuana establishments pursuant to Initiated Law 1 of 2018, as amended.

§ **EFFECTIVE DATE.**

This Ordinance shall become on 30 days after publication and recording as required by law.

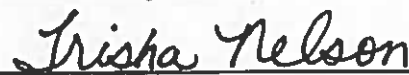
This Ordinance shall be published in a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

Adopted and signed this 7th day of December, 2020.


Joe Caron, Mayor


Trisha Nelson, City Clerk

I, Trisha Nelson, being duly sworn as the Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of an ordinance approved by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on December 7, 2020, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available by said Act.


Trisha Nelson, City Clerk

SPECIAL LAND USE APPLICATION

MPM-C Marshall, page 1

City of Marshall

Fee \$250.00

Section 6.2 of the Marshall City Zoning Ordinance gives citizens the opportunity to file for a Special Land Use Permit when it is required by zoning district.

Process

- ☐ Application, fee, and all required materials are submitted by due date. Once found to be complete, the application is placed on the Planning Commission agenda for acceptance.
- ☐ **Planning Commission meeting #1:** At this meeting, a public hearing is scheduled for the following month.
- ☐ Neighbors within 300 feet of the property seeking special land use are notified of the public hearing.
- ☐ **Planning Commission meeting #2:** Public hearing is held and discussion takes place. A recommendation on the application is given for City Council.
- ☐ **City Council meeting:** Item is placed on the agenda, a staff report and Planning Commission comments are offered for review and City Council grants final approval, disapproval, or approval with conditions.

Address of subject property 1717 Pratt Avenue, Marshall, Michigan 49068

Applicant's name MPM-C Marshall, LLC Phone 269-789-5500

Applicant's address 11300 17 Mile Road City Marshall Zip 49068

Owner's Name Great Lakes Farms Properties, LP Phone 269-789-5500

Owner's Address 11300 17 Mile Road City Marshall Zip 49068

Explain need for a Special Land Use permit at the subject property (attach more if necessary):

Please see second page of application

Applicant's Signature  Date December 21, 2020

Owner's Signature  Date December 21, 2020

The following items **MUST** be submitted for the application to be complete:

- ☐ A plot plan showing property boundaries and legal description
- ☐ Existing structures, uses and zoning on subject and adjacent properties
- ☐ Location of all abutting streets, easements, and similar public areas
- ☐ Proposed compliance plan (if applicable) including hours, signs, parking, etc.

SPECIAL LAND USE APPLICATION

MPM-C Marshall, page 2

City of Marshall

Fee \$250.00

Section 6.2 of the Marshall City Zoning Ordinance gives citizens the opportunity to file for a Special Land Use Permit when it is required by zoning district.

Process

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 - ☐ **Planning Commission meeting #1:** At this meeting, a public hearing is scheduled for the following month.
 - ☐ Neighbors within 300 feet of the property seeking special land use are notified of the public hearing.
 - ☐ **Planning Commission meeting #2:** Public hearing is held and discussion takes place. A recommendation on the application is given for City Council.
 - ☐ **City Council meeting:** Item is placed on the agenda, a staff report and Planning Commission comments are offered for review and City Council grants final approval, disapproval, or approval with conditions.
-

Address of subject property 1717 Pratt Avenue, Marshall, Michigan 49068

Applicant's name MPM-C Marshall, LLC Phone 269-789-5500

Applicant's address 11300 17 Mile Road City Marshall Zip 49068

Owner's Name Great Lakes Farms Properties, LP Phone 269-789-5500

Owner's Address 11300 17 Mile Road City Marshall Zip 49068

Explain need for a Special Land Use permit at the subject property (attach more if necessary):

Pursuant to Marshall Ordinance #2020-14 amending the Marshall Zoning Code a Special Land Use permit is required for Hoop Houses.

Great Lakes Farms Properties, LP is requesting a three (3) year Special Land Use permit to allow construction of a Hoop House facility on the subject property.

This project, when completed, will be a state of the art agricultural facility and bring 40 new direct jobs to Marshall with a projection of up to an additional 100 indirect jobs for the area along with increased property tax revenue and paid utility usage for the City of Marshall.

12/15/17

I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS ON TITLES HELD BY THE STATE ON THE LANDS DESCRIBED
IN THE WITHIN INSTRUMENT, AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON SAID
LANDS FOR THE FIVE YEARS PRECEDING THE DATE OF THIS INSTRUMENT, AS APPEARS IN MY OFFICE. THIS
CERTIFICATE DOES NOT APPLY ON TAXES, IF ANY, NOW IN PROCESS OF COLLECTION



STATE OF MICHIGAN - CALHOUN COUNTY
RECORDED
12/15/2017 11:56:13 AM
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS

Brian W. Wensauer

BRIAN WENSAUER, CALHOUN COUNTY TREASURER

\$30.00 RECEIPT# 4029, STATION 6
\$5.00 DEED
TAX CERTIFICATION



LIBER 4195

PAGE 1

WARRANTY DEED

The City of Marshall Local Development Finance Authority, whose address is 323 West Michigan Avenue, Marshall, MI 49068, conveys and warrants to Great Lakes Farms Properties, LP, a Delaware Limited Partnership, whose address is P.O. Box 794, Birmingham, MI 48012 (Grantee), the real property commonly known as 1717 Pratt Road, in the City of Marshall, Calhoun County, Michigan, as described and shown in the Sketch of Survey and the Property Description shown on Page 2 of the attached Exhibit A, consisting of approximately 26.44 acres, more or less, (the "Property"):

Tax Identification Number: Part of 53-003-002-00

for One Dollar (\$1.00) and other valuable consideration,

subject to any easements and building and use restrictions of record and the lien of taxes not yet due and payable.

Grantor grants to Grantee the right to make all divisions Grantor may have, if any, under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. Grantor gives no warranty concerning the availability of any divisions, as provided in the Real Estate Sales Agreement of the parties.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is exempt from state and county property transfer taxes as the grantor is a municipal entity of the State of Michigan; per MCL 207.526 (i) and MCL 207.505 (h) (i).

The City of Marshall Local Development
Finance Authority

Dated: 12-15-17


By: Jason LaForge
Its: Chairperson



LIBER 4195

PAGE 2

STATE OF MICHIGAN)
CALHOUN COUNTY)

The foregoing instrument was acknowledged before me on December 15, 2017 by
Jason LaForge the Chairperson of the City of Marshall Local Development Finance Authority.

/s/ Trisha Nelson

Trisha Nelson
Notary Public, State of Michigan, County of Calhoun.
My commission expires 10/06/2020.

TRISHA NELSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CALHOUN
My Commission Expires 10/6/2020
Acting in the County of Calhoun

323 West Michigan Avenue, Marshall, MI 49068

Send subsequent tax bills to: Grantee, at the address indicated above.

Drafted by (without opinion as to title):

James L. Dyer (P23544)
Johnson, Rosati, Schultz and Joppich, P.C.
822 Centennial Road, Suite 270
Lansing, MI 48917
(517) 886-3800

SKETCH OF SURVEY
SHEET 2 OF 2



LIBER 4195

PAGE 3

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWN 3 SOUTH, RANGE 6 WEST, CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 1, TOWN 3 SOUTH, RANGE 6 WEST, CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN; THENCE SOUTH 89°27'27" EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 742.66 FEET; THENCE NORTH 00°07'05" WEST, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1, A DISTANCE OF 1525.00 FEET; THENCE NORTH 89°27'27" WEST, PARALLEL WITH SAID SOUTH LINE OF SAID SECTION, A DISTANCE OF 835.02 FEET TO THE WESTERLY RIGHT-OF-WAY OF PRATT AVENUE; THENCE ALONG SAID RIGHT-OF-WAY 30.72 FEET ALONG THE ARC OF A CURVE TO LEFT WHOSE RADIUS IS 57.00 FEET AND WHOSE CHORD BEARS SOUTH 04°33'17" EAST, 30.35 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 72.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 98.00 FEET AND WHOSE CHORD BEARS SOUTH 01°00'44" WEST, 70.42 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 74.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 57.00 FEET AND WHOSE CHORD BEARS SOUTH 15°16'09" EAST, 69.14 FEET; THENCE SOUTH 37°23'39" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°52'55" EAST, 109.30 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00°07'05" EAST ALONG SAID 1/4 LINE, A DISTANCE OF 1311.31 FEET TO THE PLACE OF BEGINNING. CONTAINING 26.44 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD.

Client: MARSHALL AREA ECONOMIC DEVELOPMENT ALLIANCE

Drawn by: AJP
Surveyed by: MPP
Scale: 1" = 200'

Job No.: 41101
Date: 05/10/2017
Revised:


MICHAEL P. PRATT, PS #43067

This survey is made on the basis of the legal descriptions furnished to CLS. No investigation has been made for easements, encumbrances, ownership title evidence, or any other facts that may be disclosed by an accurate and current title search. Declaration is made to the original purchaser of this survey, it is not transferable to additional institutions or subsequent owners. This drawing is valid only if it contains the surveyor's original signature and embossed seal.

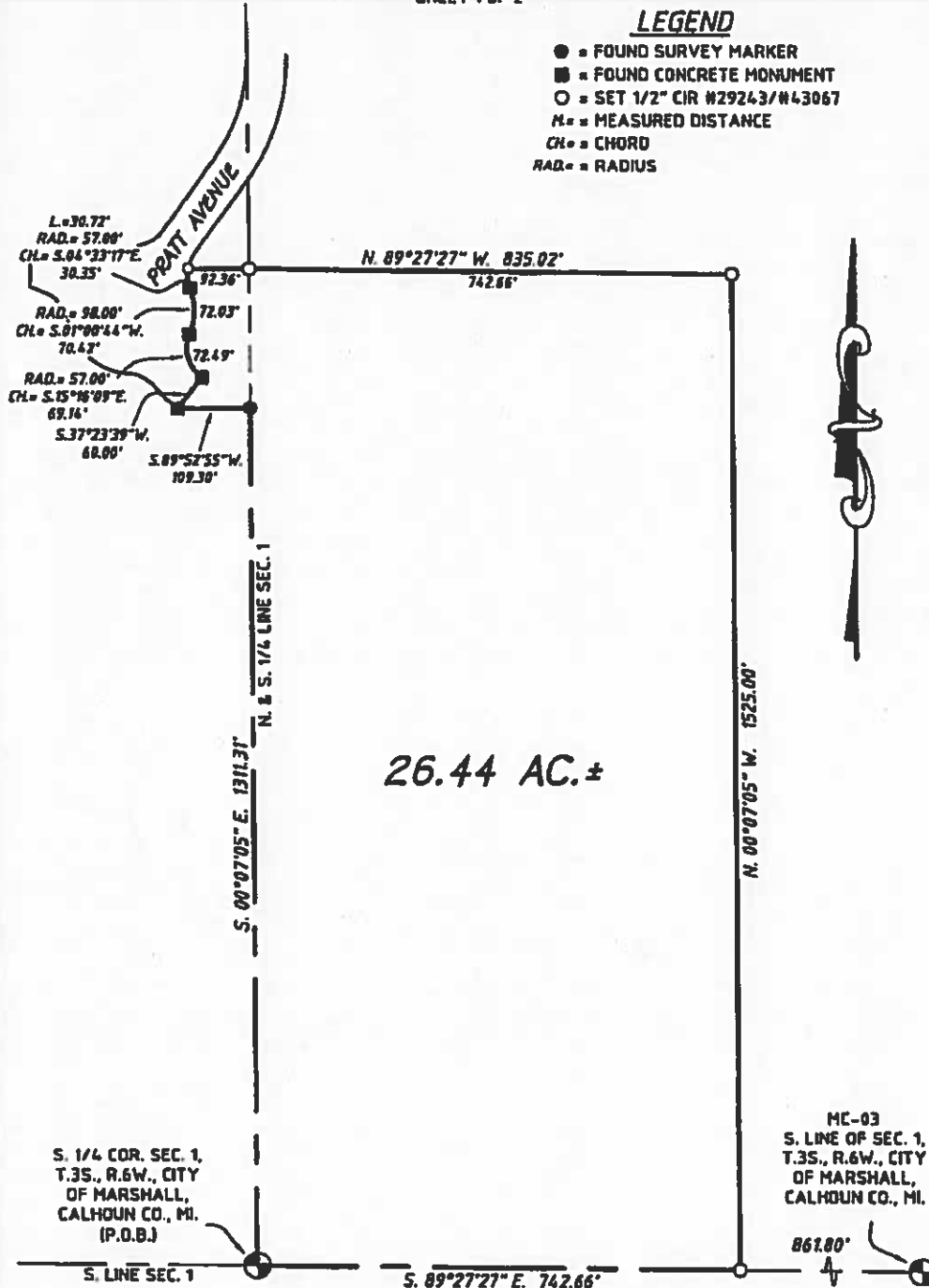


CRANE LAND SURVEYING, P.C.
14250 BEADLE LAKE ROAD
SUITE 130
BATTLE CREEK, MICHIGAN 49014
ph: (269) 963-7077 • fax: (269) 963-7008
www.clr-bc.com

SKETCH OF SURVEY
SHEET 1 OF 2

LEGEND

- = FOUND SURVEY MARKER
- = FOUND CONCRETE MONUMENT
- = SET 1/2" CIR #29243/#43067
- M = MEASURED DISTANCE
- CH = CHORD
- RAD = RADIUS



SEE SHEET 2 OF 2 FOR
LEGAL DESCRIPTION

Client: MARSHALL AREA ECONOMIC DEVELOPMENT ALLIANCE

Drawn by: AJP
Surveyed by: MPP
Scale: 1" = 200'

Job No.: 41101
Date: 05/10/2017
Revised:

Michael P. Pratt
MICHAEL P. PRATT, PS #43067

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CRANE LAND SURVEYING, P.C.
14250 BEADLE LAKE ROAD
SUITE 130
BATTLE CREEK, MICHIGAN 49014
ph: (260) 963-7977 • fax: (260) 963-7000
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MARSHALL PLANNING COMMISSION

Staff report for January 13, 2021

To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Subject: Site Plan #SP21.01 MPM Marshall at 1717 Pratt Avenue for the construction of Hoop Houses

Case #: Site Plan #SP21.01
Zoning District: I-1 Research and Technology
Adjacent Zoning: Surrounded by B-4, except R-2 to the North property line.
Parcel: 53-003-002-20

SUMMARY

Staff received an initial site plan and special land use application for hoop house construction at 1717 Pratt Avenue on December 22, 2020. With COVID restrictions, the plans were emailed out to city staff for review and to obtain comments. The following comments were received from staff and answers obtained are in red:

- Concern with water supply. The physical location of the site raises concerns of water supply to the furthest points. There is a fire hydrant at the cul-de-sac, confirmation needed if it looped or a dead end. **The existing hydrant at the end of the cul-de-sac on Pratt is not looped at this time. It is scheduled to be looped to South 27 during the MEC project.**
- Any fence or gate preventing access to the site shall include an access device in a knox box for FD use.
- Use standards for hoop houses in the I-1 District are permitted with a special land use with the following setbacks: Setbacks shall be 1500 feet from any residential structure, 250 feet from the road right-of-way centerline, and 50 feet from any rear or side property line and a limited duration not to exceed three (3) years. **Staff is working with MPM on the setback issue and working with City Attorney David Revore to develop a Special Land Use Permit agreement. The SLU permit agreement will contain the duration and any stipulations. The final site plan and the SLU agreement will be at the February 10th PC meeting.**
- No photometric plan. **Staff is working with Tim Storey to obtain a photometric plan and will be provided for the February 10th meeting. MPM had no intentions of lighting but that will be a discussion with the Director of Public Safety because of the requirements for the Security Plan.**

The Local Development Finance Authority heard a presentation from MPM at their meeting held on December 17, 2020. At that meeting, MPM discussed the plan to obtain a Special Land Use permit for the construction of hoop houses and a conceptual site plan was presented. The only change the LDFA wanted to see was the paving of the parking area around the 12,375 square foot building since it is a permanent structure on the parcel. Consensus of the board was drive ways to the hoop houses are sufficient as gravel since they will only be allowed for a period of 3 years. The action taken by the LDFA was to support the submittal of the Special Land Use and Site Plan to the Planning Commission.



RECOMMENDATION

The Planning Commission is being asked to receive the initial site plan for consideration at the February 10, 2021 regularly scheduled Planning Commission meeting.

At that meeting all issues should be resolved and should there be a motion of approval it should be contingent upon approval of the Special Land Use Permit 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:

1717 Pratt Avenue, Marshall, Michigan 49068

Owner of property being developed:

Great Lakes Farms Properties, LP

Owner's Address:

11300 17 Mile Road, Marshall, Michigan 49068

City

State

Zip

Owner's Phone Number:

269-789-5500

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

Name and Title:

N/A

Address:

City

State

Zip

Phone Number:

City of Marshall
Application for Site Plan Review

3. Brief description of proposed project

This project, when completed, will be a state of the art agricultural facility and bring 40 new direct
jobs to Marshall with a projection of up to an additional 100 indirect jobs for the area along with
increased property tax revenue and paid utility usage for the City of Marshall. Per Marshall
Ordinance this Hoop House project will also require a Special Land Use Permit and includes the
construction of a 12,375 sf pre engineered metal building on 26.44 acres of land owned by
Great Lakes Farms Properties, LP located at 1717 Pratt Avenue. The project does not impact
site wetlands and was unanimously approved by the Marshall LDFA on December 17, 2020.

4. Property Information

| | |
|---|------------------|
| Is this property located in a floodplain? | <u>NO</u> |
| Is this property located in a wetland? | <u>YES</u> |
| Land area in square feet? | <u>1,151,582</u> |
| Proposed building area in square feet? | <u>12,375</u> |
| Proposed paved area in square feet? | <u>24,889</u> |
| Existing paved area in square feet? | <u>0</u> |
| Lake or stream within 500 feet? | <u>YES</u> |
| Any other agencies contacted for approvals? | <u>YES</u> |

If so, please list:

Marshall LDFA was presented and approved project unanimously on December 17, 2020

City of Marshall
Application for Site Plan Review

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

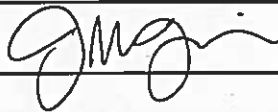
I am the owner of record for this property for which this application is being filed and as such, I am familiar with the development being proposed to be carried out on my property.

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) Joseph Jarvis

Title: Managing Partner Date: December 21, 2020

Signature: 

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 | | |
|-------------------------------|--|----------------------------------|
| PLATS | | |
| | Up to 30 Lots | \$450.00 |
| | Over 30 Lots | \$650.00 |
| SITE CONDOMINIUMS | | |
| | Up to 30 Lots | \$350.00 |
| | Over 30 Lots | \$550.00 |
| SITE PLANS | | |
| | 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: _____

Zoning District I-1 (Research and Manufacturing)

Proposed Use: Hoop House project for seasonal cannabis cultivation

Is this a Permitted Use? ☒ Yes ☐ No

If yes list section number: _____

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

Property Address: 1717 Pratt Avenue

Information of Responsible Party that prepared plans

Name: Tim Storey, PE Brandon Sundberg, VP

Company Name: Storey Engineering Group, LLC Integrated Design Solutions

Company Address: 48264 Manchester 1441 West Long Lake, Suite 200

Macomb, MI 48044 Troy, MI 48098

SITE PLAN DRAWINGS FOR

MPM Pratt Road Cultivation Facility

PRATT ROAD
MARSHALL, MICHIGAN

LEGAL DESCRIPTION (AS PROVIDED)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWN 3 SOUTH, RANGE 6 WEST, CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 1, TOWN 3 SOUTH, RANGE 6 WEST, CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN; THENCE NORTH 89°27'27" WEST, 125.20 FEET ALONG THE SOUTHWEST CORNER OF SAID SECTION, A DISTANCE OF 74.62 FEET; THENCE NORTH 00°07'05" WEST, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, A DISTANCE OF 152.50 FEET; THENCE NORTH 89°27'27" WEST, PARALLEL WITH THE SOUTHWEST 1/4 SECTION, A DISTANCE OF 834.66 FEET TO THE POINT OF BEGINNING; OR, BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION, AND THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 57.00 FEET AND WHOSE CHORD BEARS SOUTH 04°51'25" EAST, 29.92 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 72.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 58.00 FEET AND WHOSE CHORD BEARS SOUTH 04°51'25" EAST, 29.92 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 72.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 57.00 FEET AND WHOSE CHORD BEARS SOUTH 15°16'09" EAST, 69.14 FEET; THENCE SOUTH 89°27'25" EAST, 109.30 FEET TO THE NORTH AND SOUTH 1/4 CORNER OF SAID SECTION, A DISTANCE OF 152.50 FEET; THENCE NORTH 00°07'05" WEST, A DISTANCE OF 131.31 FEET TO THE PLACE OF BEGINNING, CONTAINING 26.44 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD.

BOUNDARY NOTE

THE BOUNDARY WAS NOT PERFORMED DURING THIS SURVEY.

BEARING REFERENCE

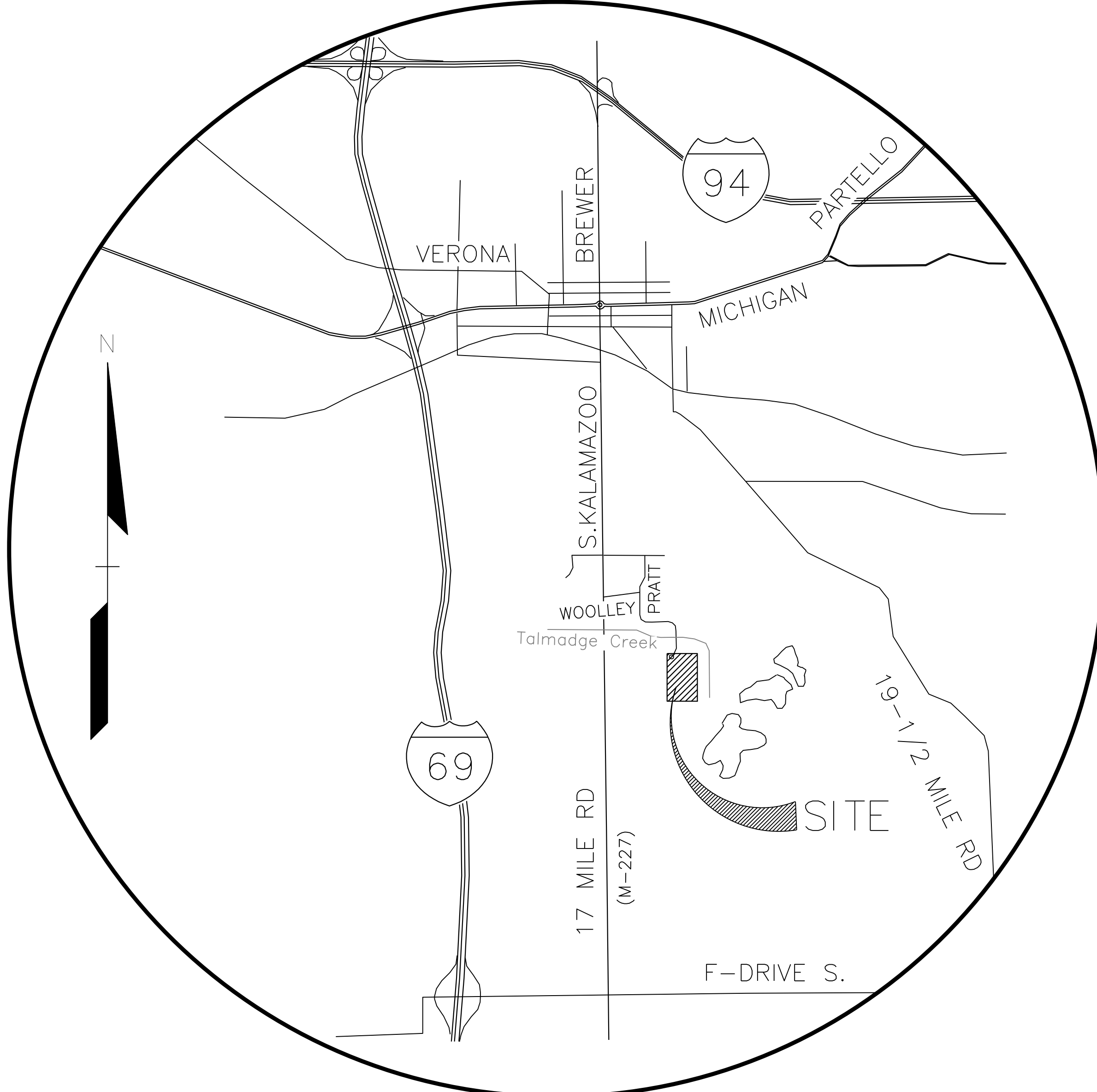
Bearings are based on Survey performed by: Crane Land Surveying, P.C., Job No.: 41101, Dated 06/01/2017.

BENCHMARKS

DATUM: NAVD88
REFERENCE CORS STATION USED TO ESTABLISH BASE CONTROL ONSITE: RTCM0015

BM A:
ARROW ON HYDRANT, 335'± NORTH OF SUBJECT'S NORTH PROPERTY LINE & 34'± EAST OF PRATT
AVENUE.
ELEV = 929.49

BM B:
ARROW ON HYDRANT, 187± WEST OF CUL-DE-SAC OF PRATT AVENUE.
ELEV = 935.39



LOCATION MAP
SCALE: 1"=5000'

ARCHITECT:

INTEGRATED DESIGN SOLUTIONS
1441 WEST LONG LAKE RD, SUITE 200
TROY, MI 48098
PHONE: (248) 823-2100
CONTACT: BRANDON SUNDBERG, AIA

ENGINEER:

STOREY ENGINEERING GROUP, LLC
48264 MANCHESTER
MACOMB, MI 48044
PHONE: (586) 216-1043
CONTACT: TIM S. STOREY, PE

DEVELOPER:

MPM COMPANIES, LP
1001 WOODWARD AVE
SUITE 500, UNIT 6A121
DETROIT, MI 48226
PHONE: (248) 804-8400
CONTACT: JOE JARVIS

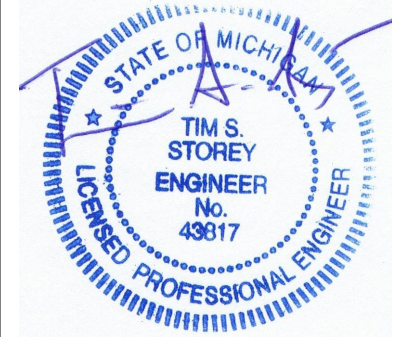
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PROPOSED SITE PLAN

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| C-1.0 | OVERALL SURVEY |
| C-1.1 | TOPOGRAPHIC SURVEY NORTHEAST |
| C-1.2 | TOPOGRAPHIC SURVEY SOUTHEAST |
| C-3.0 | OVERALL SITE PLAN |
| C-3.1 | SITE PLAN NORTHEAST |
| C-3.2 | SITE PLAN SOUTHEAST |
| C-4.1 | GRADING PLAN NORTHEAST |
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| C-5.1 | UTILITY PLAN NORTHEAST |
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| A1 | FIRST FLOOR NEW WORK PLAN |
| A2 | EXTERIOR ELEVATIONS |
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| A4 | EXTERIOR RENDERING |
| A5 | EXTERIOR RENDERING |
| A6 | EXTERIOR RENDERING |
| A7 | EXTERIOR RENDERING |

[illegible]

CAUTION!!
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ORIGINAL ISSUE DATE:
12/16/2020

Project No. 2017-013.M3

DRAWING NUMBER:

C-0.0

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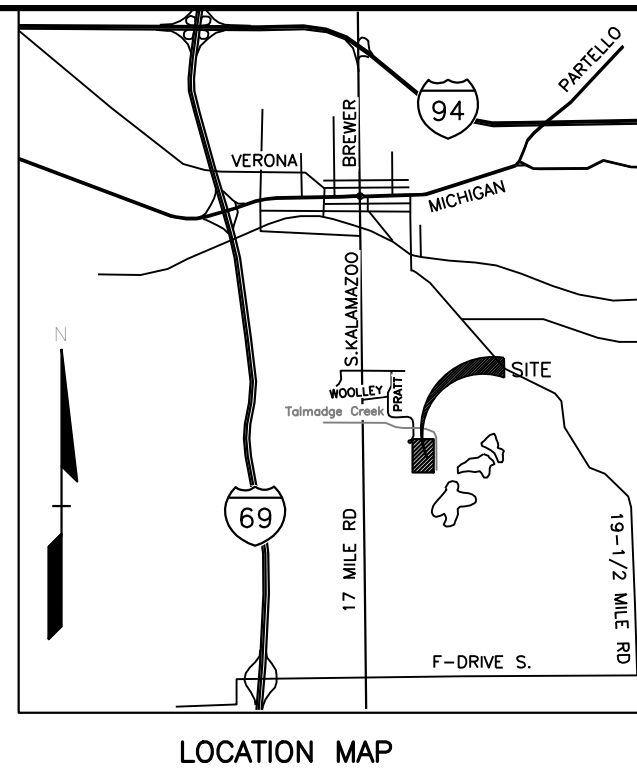
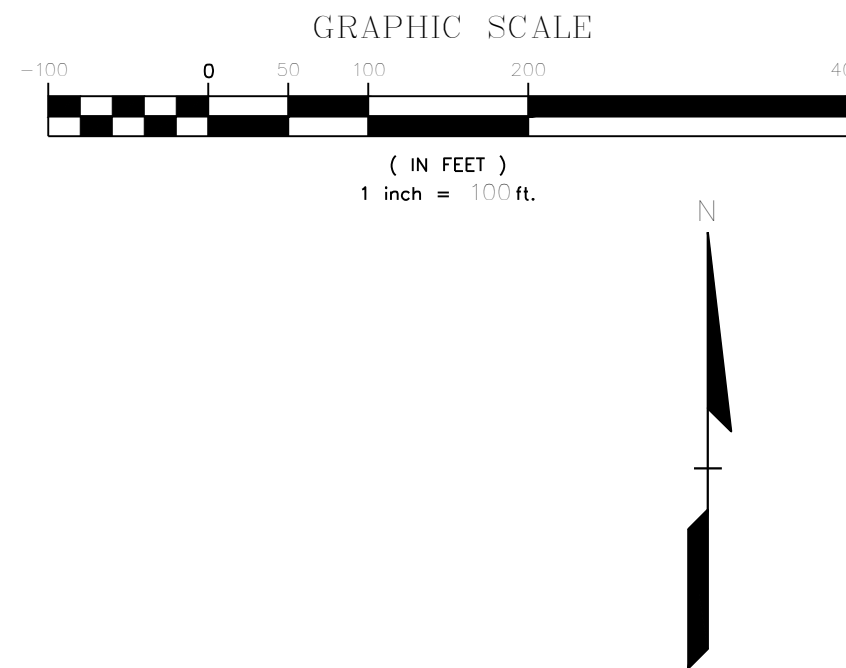
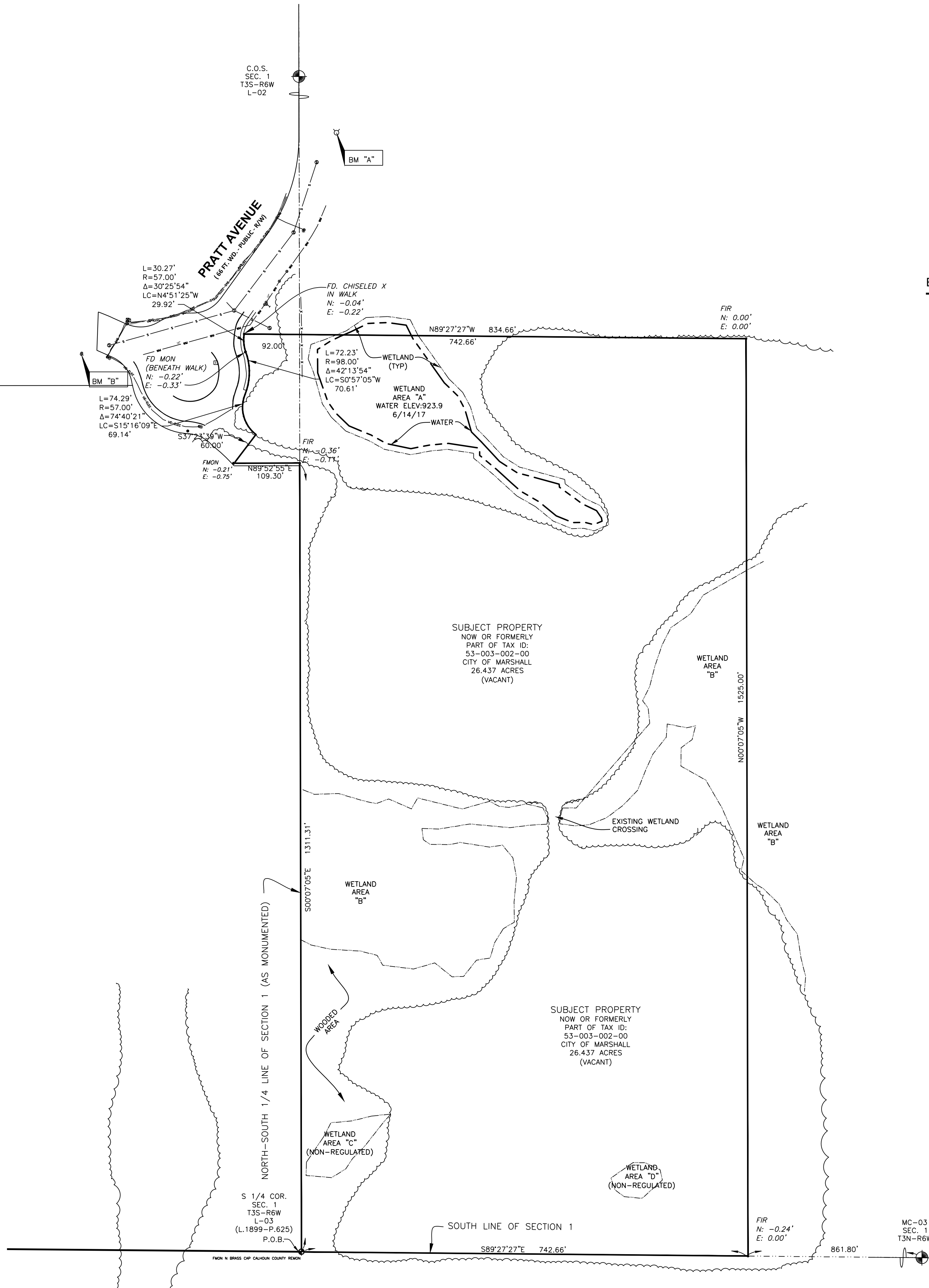
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DATUM: NAVD88
REFERENCE CORS STATION USED TO ESTABLISH BASE CONTROL ONSITE: RTCM0015

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ARROW ON HYDRANT, 335'± NORTH OF SUBJECT'S NORTH PROPERTY LINE & 34'± EAST OF PRATT
AVENUE.
ELEV = 929.49

BM B:
ARROW ON HYDRANT, 187'± WEST OF CUL-DE-SAC OF PRATT AVENUE.
ELEV = 935.39



DECIDUOUS TREE, CONIFEROUS TREE, SHRUB
 TREE LINE / CANOPY
 DITCH / DRAINING COURSE
 UG TELE, MH, TELE PED, CABLE PED
 UG FIBER, PED, LINE MARKER, VAULT
 UG ELECT, UTILITY, GUY WIRE
 GROUND LIGHT, POLE, POLE W/ ARM, LT
 LIGHT MH, LT CTRL BOX, PH, BOOTH, PARK METER
 ELEC HAND VALVE, OUTLET, SIGNAL MH, SIGNAL BOX
 UG GAS, MH, VALVE, LINE MARKER
 GAS METER, METER, VENT
 WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC
 WATER WELL, METER, STOP BOX, POST INDICATOR VALVE
 IRRIGATION CONTROL VALVE, SPRINKLER HEAD
 STORM SEWER, MH, INLET, YARD DRAIN
 CULVERT / END SECTION
 SANITARY SEWER, MH, CLEAN OUT
 COMBINED SEWER, MH
 STEAM LINE, MH
 MISC. MANHOLE, HAND HOLE, HAND BOX
 SIGN, FLAG POLE, GUARD POST, ROCK
 SECTION LINE, SECTION CORNER
 SURVEY CONTROL POINT, BENCHMARK
 FOUND IRON ROD (FIR), FD MON, FD PK
 SET IRON ROD (SIR), SET PK, MAG NAIL
 SPOUT
 SPOUT ELEVATION
 CONTOUR
 FENCE
 GROUND RAIL

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MPM COMPANIES, LP
 1001 WOODWARD AVE., SUITE 500, UNIT 6A121
 DETROIT, MI 48226

OVERALL SURVEY
MPM Pratt Road Site
 11300 17TH MILE ROAD
 T35, RW1, SECTION 1, CITY OF MARSHALL, CALHOUN COUNTY

| DES. | T35 | RW1 | SECTION 1 | CITY OF MARSHALL | CALHOUN COUNTY |
|------|-----|-----|-----------|------------------|----------------|
| DN. | TSS | DN. | TSS | SUR. | AMP |
| P. | | | | | |

ORIGINAL ISSUE DATE:
12/16/2020

Project No. 2017-013.M3

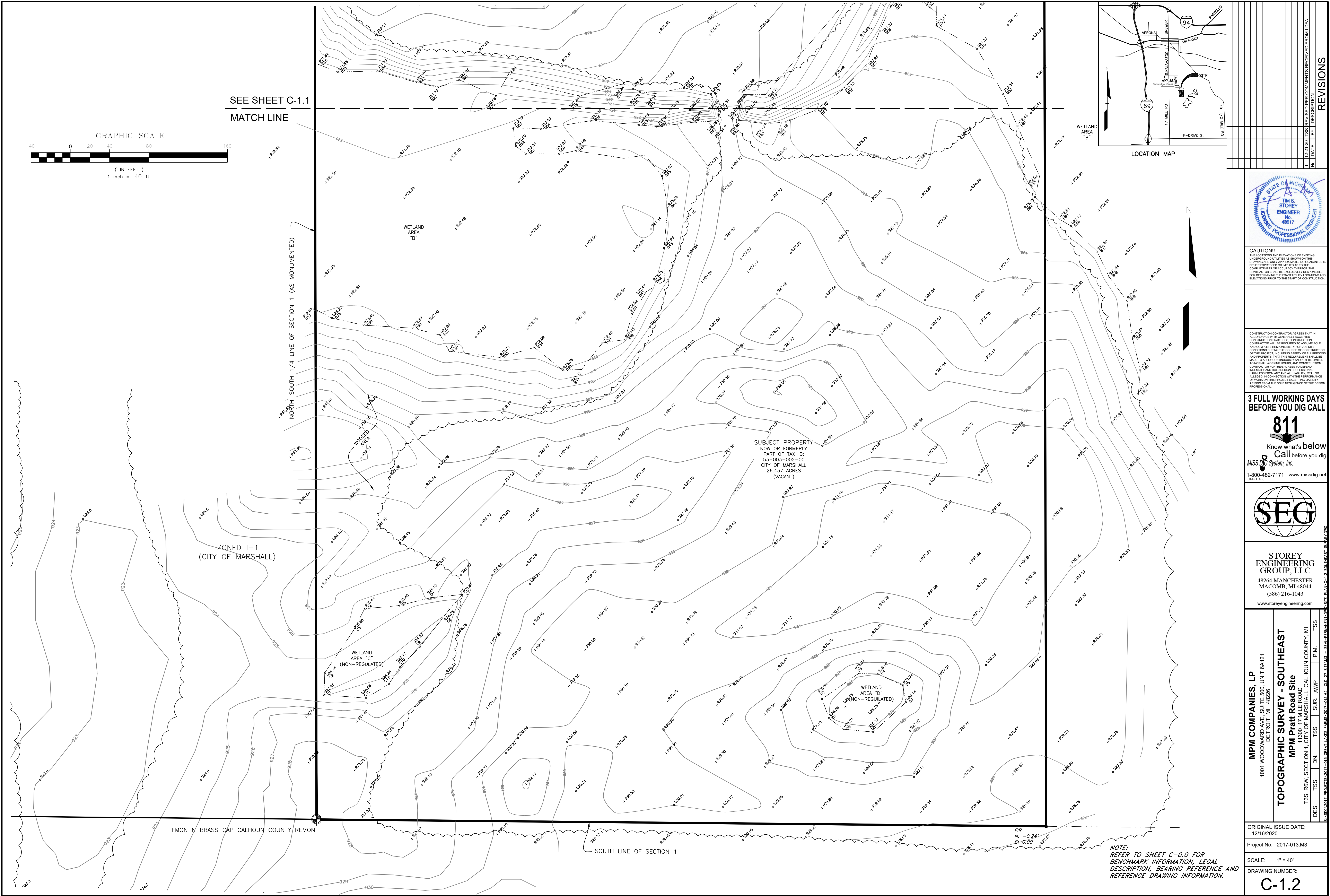
SCALE: 1" = 100'

DRAWING NUMBER:

C-1.0

REVISIONS

| DES. | ISS | DN: | SUK. | AWP | P.M. | ISS |
|--------------------------------|-----|----------------------------|------|-----|----------|-----------------------------|
| 5. SEC. 2017 PROGETTO 2017-011 | | CEAT LAVORI ESEC. 2017-011 | 20 | 27 | 25/01/17 | SEC. 2017 PROGETTO 2017-011 |

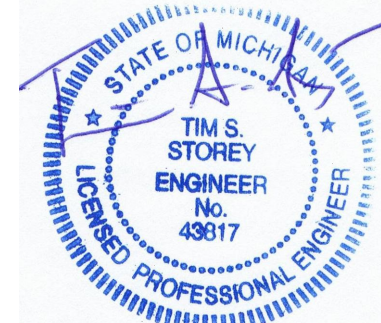


SEE SHEET C-1.1
MATCH LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LOCATION MAP



CAUTION!
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UNDERGROUND UTILITIES AS SHOWN ON THIS
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CONSTRUCTION CONTRACTOR AGREES THAT IN
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CONDITIONS DURING THE COURSE OF CONSTRUCTION.
OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS
AND PROPERTY THAT THE REQUIREMENT SHALL BE
MADE TO APPLY TO THE CONTRACTOR AND NOT BE LIMITED
TO NORMAL WORKING HOURS, AND CONSTRUCTION
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ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN
PROFESSIONAL.

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| | | | | |
|---|-----|---|-----|-----|
| MPM COMPANIES, LP | | 1001 WOODWARD AVE. SUITE 500, UNIT 6A/21 DETROIT, MI 48226 | | TSS |
| TOPOGRAPHIC SURVEY - SOUTHEAST | | MPM Pratt Road Site | | TSS |
| TSS, R&V, SECTION 1, CITY OF MARSHALL, CALHOUN COUNTY, MI | | 11300, 17 MILE ROAD | | TSS |
| DES. | TSS | DN. | TSS | AMP |
| DES. | TSS | DN. | TSS | AMP |

ORIGINAL ISSUE DATE:
12/16/2020

Project No. 2017-013.M3

SCALE: 1" = 40'

DRAWING NUMBER:

C-1.2

NOTE:
REFER TO SHEET C-0.0 FOR
BENCHMARK INFORMATION, LEGAL
DESCRIPTION, BEARING REFERENCE AND
REFERENCE DRAWING INFORMATION.

LEGAL DESCRIPTION (AS PROVIDED)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWN 3 SOUTH, RANGE 6 WEST, CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 1, TOWN 3 SOUTH, RANGE 6 WEST, CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN; THENCE SOUTH 89°27'27" EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 742.66 FEET; THENCE NORTH 00°07'05" WEST, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1, A DISTANCE OF 1525.00 FEET; THENCE NORTH 89°27'27" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 834.66 FEET TO THE EASTERLY RIGHT-OF-WAY OF PRATT A VENUE; THENCE 30.28 FEET ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO LEFT WHOSE RADIUS IS 57.00 FEET AND WHOSE CHORD BEARS SOUTH 04°51'25" EAST, 29.92 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 72.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 98.00 FEET AND WHOSE CHORD BEARS SOUTH 00°57'05" WEST, 70.61 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 74.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 57.00 FEET AND WHOSE CHORD BEARS SOUTH 15°16'09" EAST, 69.14 FEET; THENCE SOUTH 37°23'39" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°52'55" EAST, 109.30 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00°07'05" EAST ALONG SAID 1/4 LINE, A DISTANCE OF 1311.31 FEET TO THE PLACE OF BEGINNING, CONTAINING 26.44 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD.

BOUNDARY NOTE

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BENCHMARKS

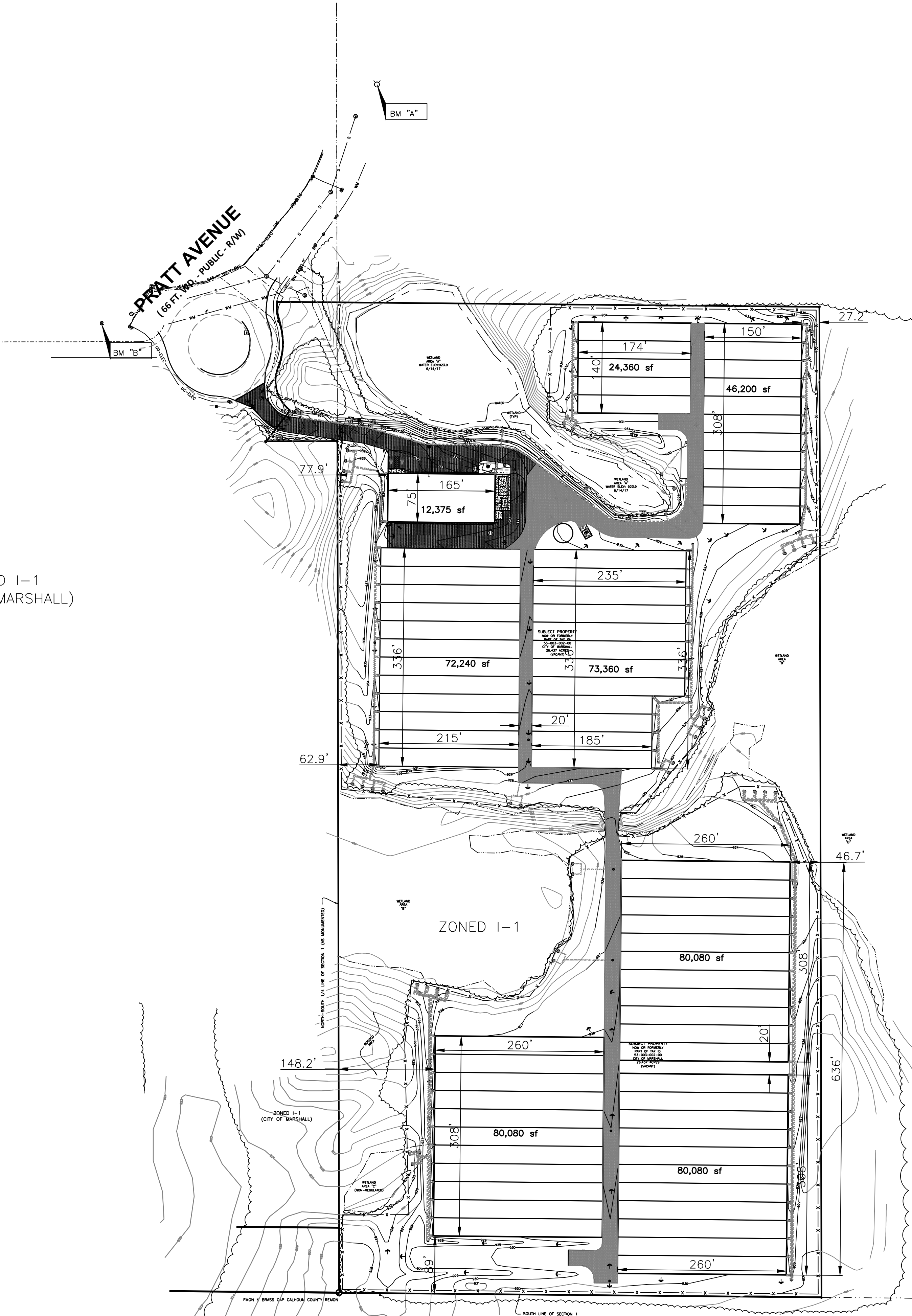
DATUM: NAVD88
REFERENCE CORS STATION USED TO ESTABLISH BASE CONTROL ON SITE: RTCM0015

BM A:
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ELEV = 929.49

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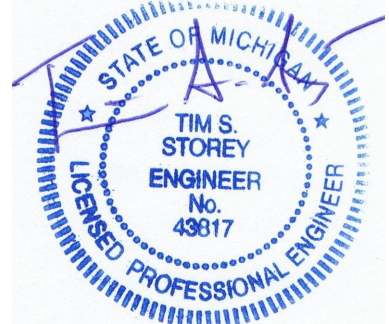
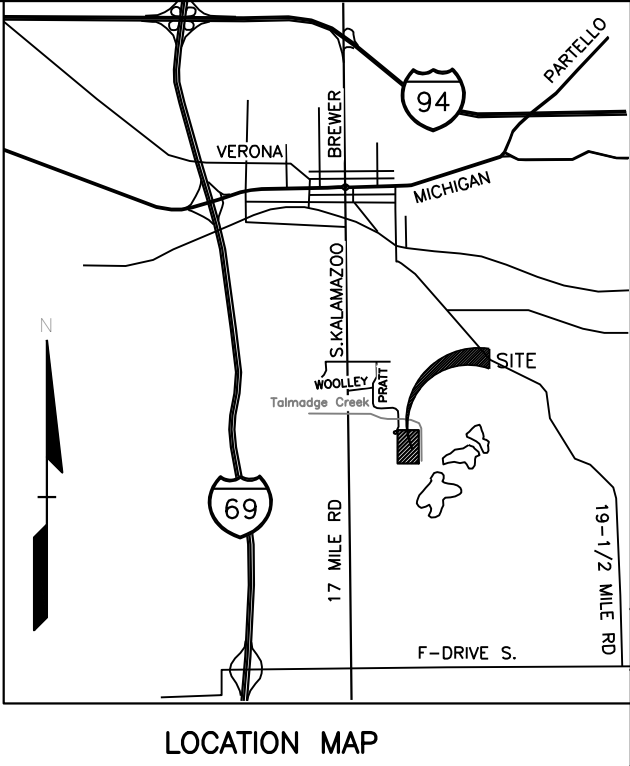
ZONED I-1
(CITY OF MARSHALL)

ZONED I-1
(CITY OF MARSHALL)



SITE INFORMATION:

- The zoning classification of the property is I-1 (RESEARCH & MANUFACTURING). The proposed use is a Greenhouse with on-site drying. Processing & packaging will be accommodated at the owners adjacent 17 Mile Road facility. The use is an allowable use.
- The facility does not operate after dark. Therefore the only lighting proposed will be building-mounted security lighting and will not exceed maximum City lighting levels. Exterior lighting shall be shielded down and shall be directed away from off-site areas (1.0 foot candle maximum at property line).
- Any signs shall meet the requirements of the zoning Ordinance for the City of Marshall. Separate permits are required for sign installation and shall be applied for separately.
- All roof and ground mounted mechanical equipment shall be screened from adjacent roads and properties.
- The building shall be designed & constructed in accordance with all applicable fire codes. REFER TO ARCHITECTURAL FOR FIRE SAFETY/CODE REQUIREMENTS. A KNOX BOX WILL BE PROVIDED AT THE GATE FOR USE BY THE FIRE DEPARTMENT IN CASE OF EMERGENCY TO ACCESS THE SITE AND BUILDING.
- Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs spaced not more than 100 feet apart, and in conformance with the MMUTCD.
- Hours of operation will be during daylight hours only, 6am to 8pm, 7 days a week during the summer growing season only. The facility will be closed during the winter months (November through March). For security reasons there will be no access allowed by the general public. Only employees, delivery and security personnel will be allowed on the property.
- THERE WILL BE NO COMPOSTING ON SITE. COMPOSTABLE MATERIALS WILL BE PICKED UP BY A WASTE RECYCLING COMPANY.
- Maximum allowable Building height is 45'. Maximum proposed Building height is 18'.
- PROPOSED BUILDING AREA = 12,375 SF.
- GROSS PARCEL AREA = 26.44 AC = 1,151,582 SF
- Proposed % lot coverage by all buildings is 12,375 / 1,151,582 = 1.10%
- All pedestrian walkways and required egress doors shall comply with Michigan Barrier Free Design criteria.
- Parking Required (per City of Marshall Ordinance) = 5 plus 1 space/employee in largest shift = 5 + 20 Employees = 25 (25 spaces required).
- Parking Provided:
29 - 9' x 20' Spaces
2 - 8' x 20' Barrier Free Spaces
31 Total Parking Spaces provided
- Max Number of Employees in any one shift = 20
- Storm water is to be infiltrated into the ground in infiltration trenches/drain tile distributed throughout the property with overflows to the low areas of the property, which is intended to mimic undeveloped conditions.
- Required setbacks (per City of Marshall Ordinance):
Front Building Setback = 50 feet
Side Yard Building Setback = 20 feet (50 feet total of two)
Rear Building Setback = 25 feet
- Locations of all ground signs are indicated on sheet C-3.1 (none are proposed).
- Open burning is not permitted including the burning of trash, debris or land clearing materials.
- SITE SHALL BE PROVIDED WITH SECURITY CAMERAS MONITORED 24 HOURS A DAY CONTINUOUSLY.
- TEMPORARY ELECTRICAL SERVICE DROP DURING CONSTRUCTION WILL BE NEEDED.



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3 FULL WORKING DAYS
BEFORE YOU DIG CALL

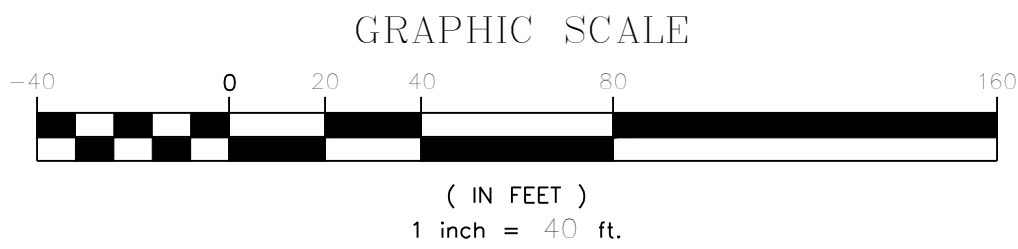
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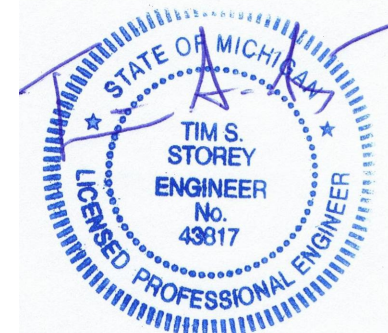
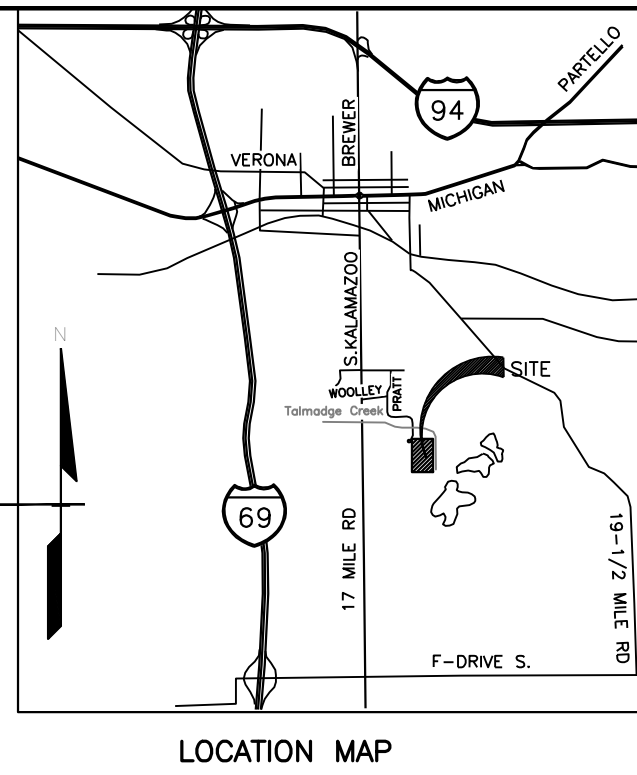
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MPM COMPANIES, LP
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DETROIT, MI 48226
OVERALL SITE PLAN
MPM Pratt Road Site
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CITY OF MARSHALL, CALHOUN COUNTY, MI
DES. TSS DN. TSS SUR. AMP P.M. TSS
TSS DN. TSS SUR. AMP P.M. TSS

ORIGINAL ISSUE DATE:
12/16/2020
Project No. 2017-013.M3
SCALE: 1" = 100'
DRAWING NUMBER:
C-3.0



SEE SHEET C-3.1
MATCH LINE



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DETROIT, MI 48226
SITE PLAN SOUTHEAST
MPM Pratt Road Site
11300 17 MILE ROAD
SECTION 1, CITY OF MARSHALL, CALHOUN COUNTY, MI
DES. TSS DN. TSS SUR. AMP. P.M. TSS
TSS 2017 PROJECTS 2017-013 GREAT LAKES FARMS 2017-03AMP. 50.22 SITE 3A - SW - FARMHOUSE SITE PLAN 501-121-013

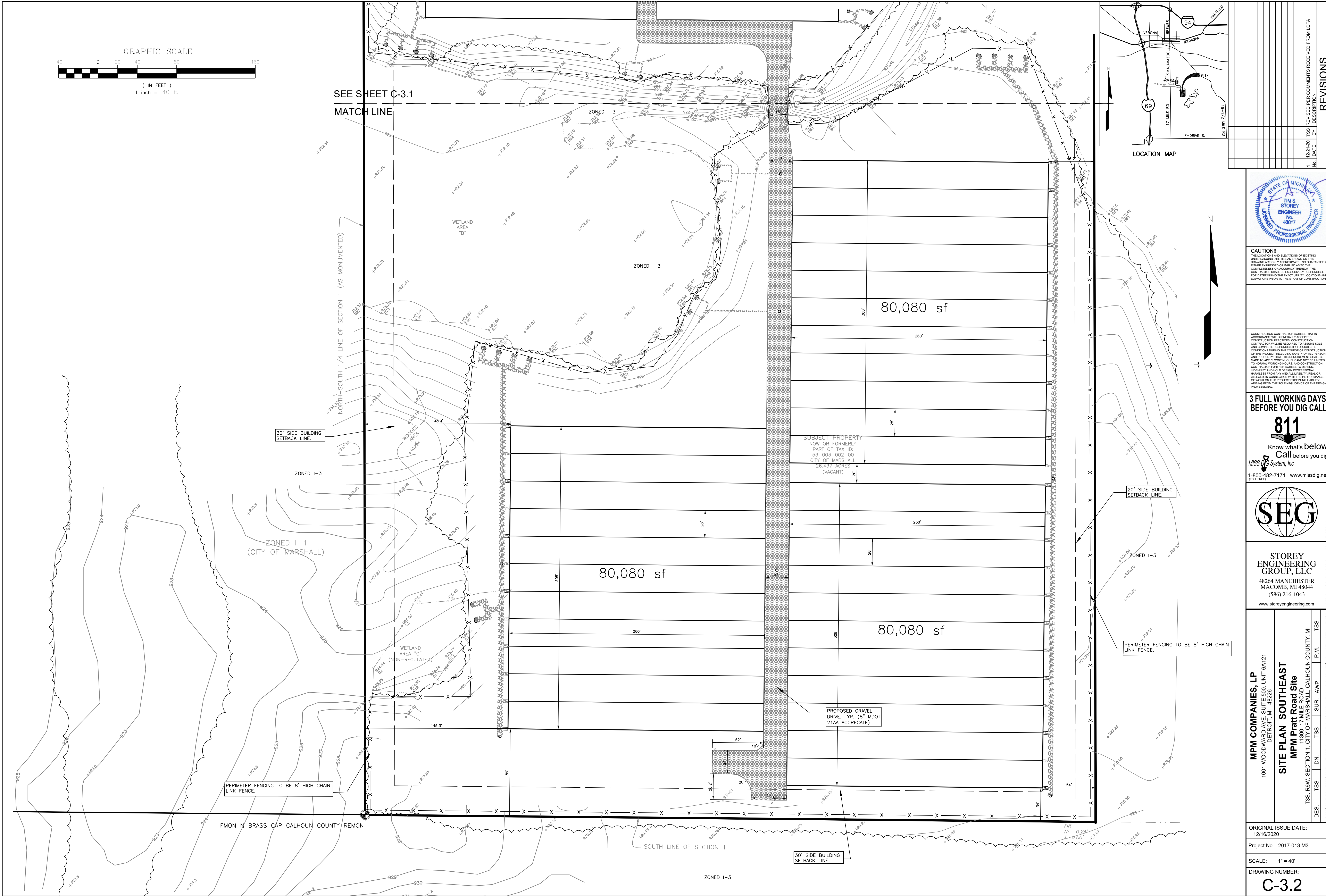
ORIGINAL ISSUE DATE:
12/16/2020

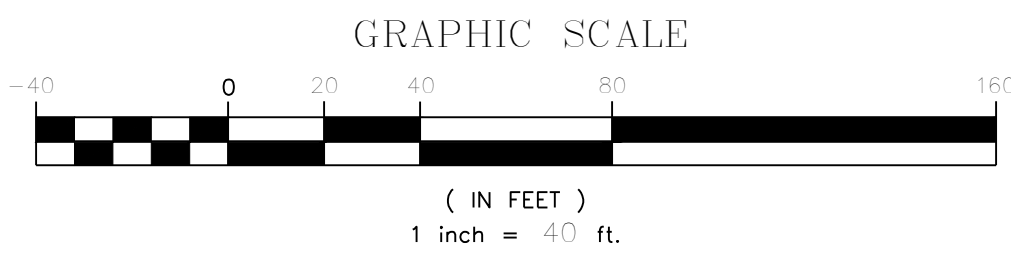
Project No. 2017-013.M3

SCALE: 1" = 40'

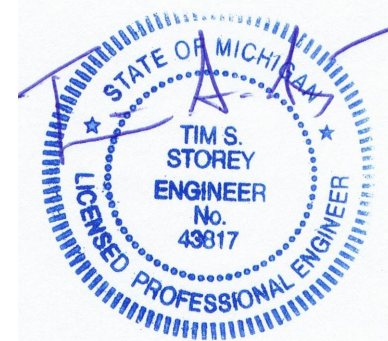
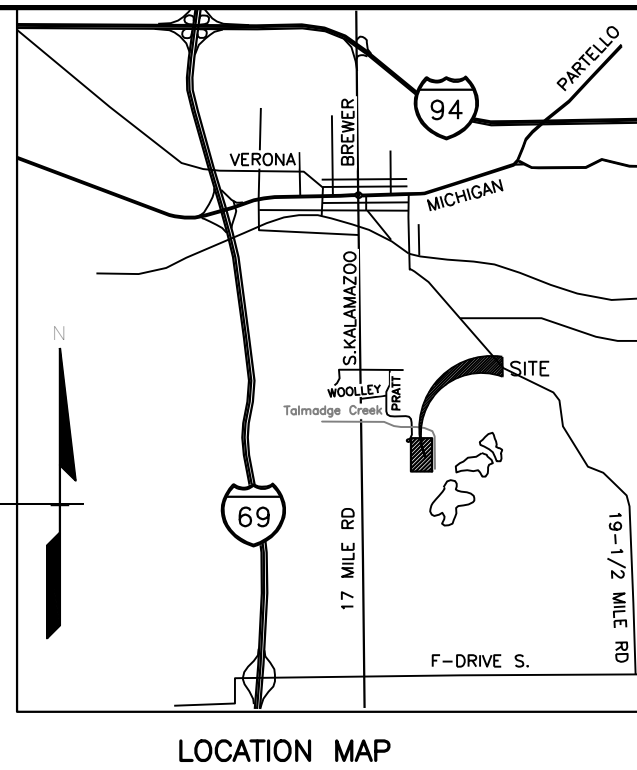
DRAWING NUMBER:

C-3.2





SEE SHEET C-4.1
MATCH LINE



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TO NORMAL WORKING HOURS AND CONSTRUCTION
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| | | | | | | | |
|--|-----|-----|-----|------|------|------|-----|
| MPM COMPANIES, LP 1001 WOODWARD AVE SUITE 500 UNIT 6A121 DETROIT, MI 48226 | | | | TSS | | | |
| GRADING PLAN SOUTHEAST MPM Pratt Road Site 11300 17 MILE ROAD SECTION 1, CITY OF MARSHALL, CALHOUN COUNTY, MI | | | | P.M. | | | |
| DES. | TSS | DN. | TSS | SUR. | AMP. | P.M. | TSS |

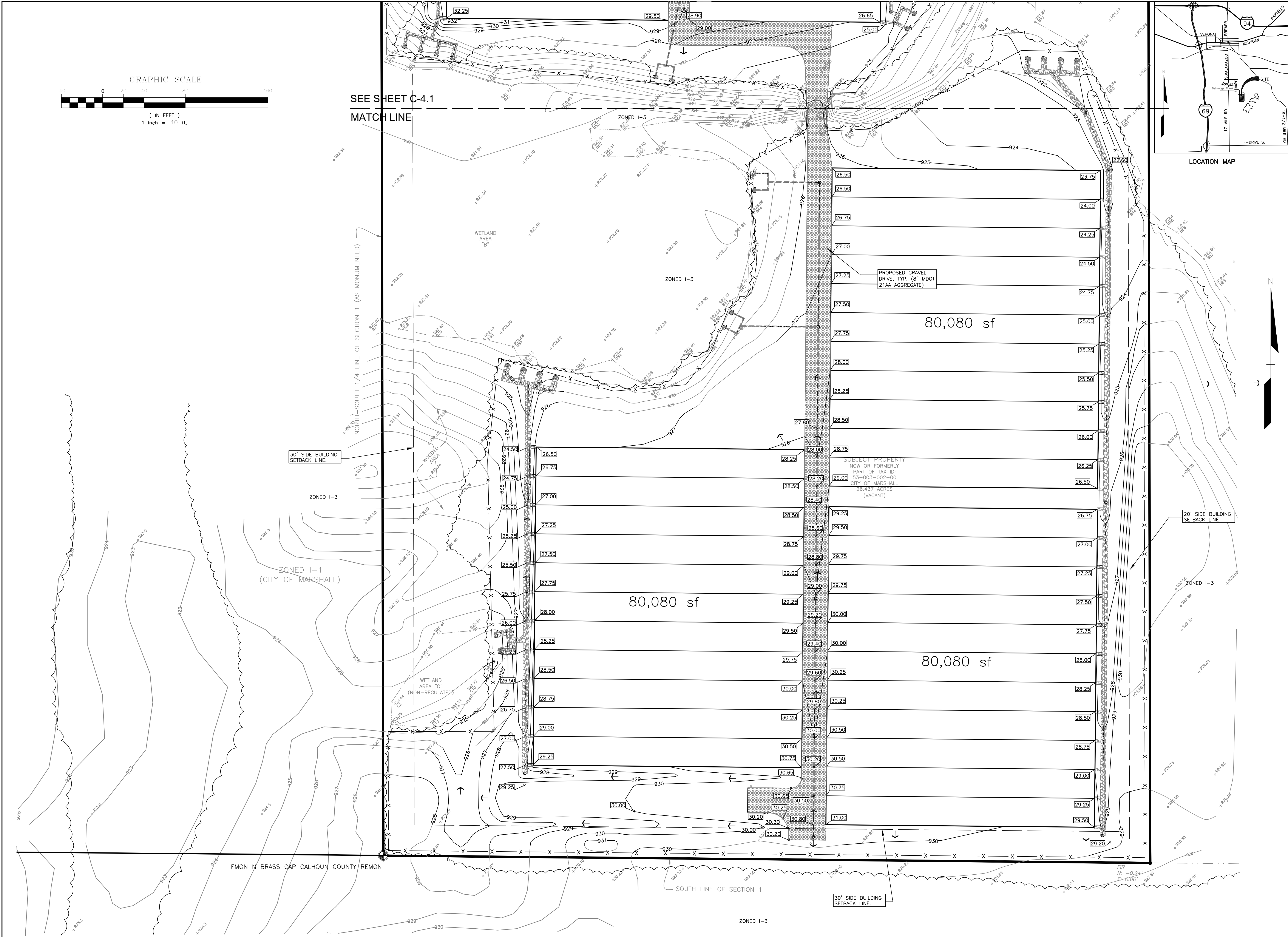
ORIGINAL ISSUE DATE:
12/16/2020

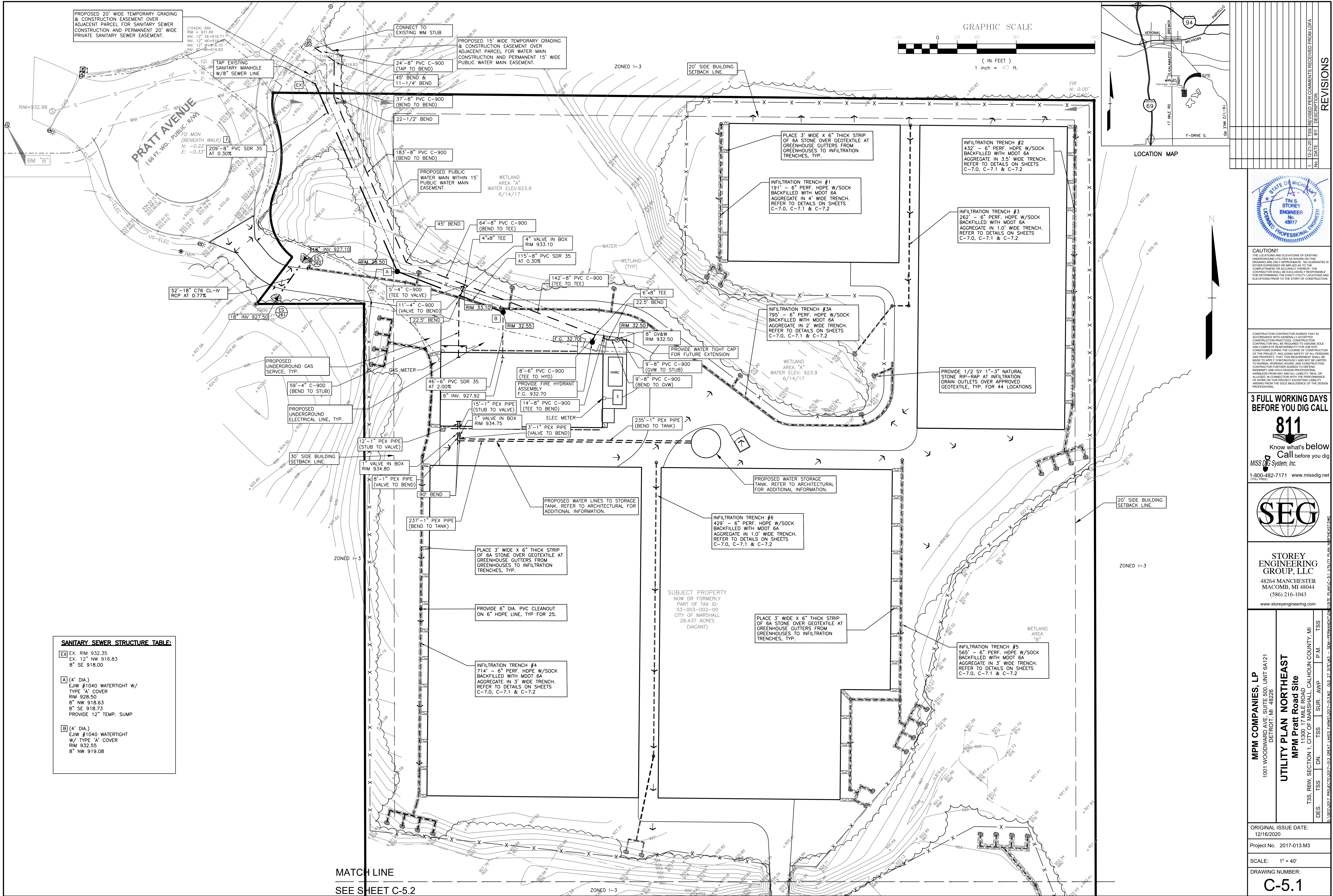
Project No. 2017-013.M3

SCALE: 1" = 40'

DRAWING NUMBER:

C-4.2





| SANITARY SEWER STRUCTURE TABLE: | |
|---------------------------------|--|
| EX | EX. RIM 932.35 EX. 12" NW 916.83 8" SE 918.00 |
| A | (4' DIA.) EJW #1040 WATERTIGHT W/ TYPE 'A' COVER RIM 928.50 8" NW 918.63 8" SE 918.73 PROVIDE 12" TEMP. SUMP |
| B | (4' DIA.) EJW #1040 WATERTIGHT W/ TYPE 'A' COVER RIM 932.55 8" NW 919.08 |

MATCH LINE
SEE SHEET C-5.2

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LOCATION MAP

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|--|
| 1 | 12-21-20 | TSS | REVIEW PER COMMENTS RECEIVED FROM LDFA |

STATE OF MICHIGAN
TIM S. STOREY
ENGINEER
No. 43617
LICENSED PROFESSIONAL ENGINEER

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1001 WOODWARD AVE. SUITE 500 UNIT 6A/21
DETROIT, MI 48226

UTILITY PLAN - NORTHEAST
MPM Pratt Road Site
11300 - 17 MILE ROAD
CITY OF MARSHALL, CALHOUN COUNTY, MI

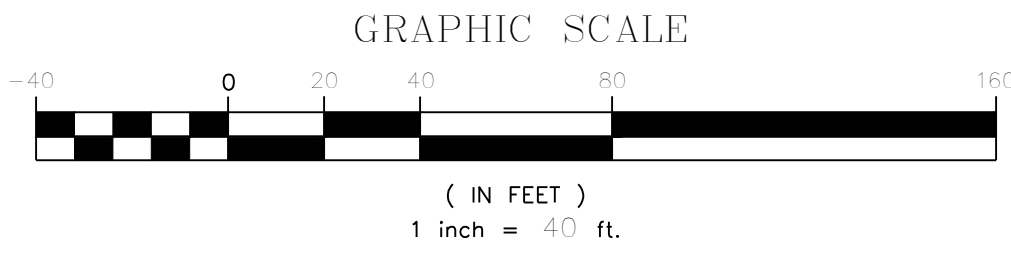
| DES. | TSS | DN. | TSS | SUR. | AMP. | P.M. | TSS |
|------|-----|-----|-----|------|------|------|-----|
| DES. | TSS | DN. | TSS | SUR. | AMP. | P.M. | TSS |

ORIGINAL ISSUE DATE:
12/16/2020

Project No. 2017-013.M3

SCALE: 1" = 40'

DRAWING NUMBER:
C-5.1



SEE SHEET C-5.1
MATCH LINE

LOCATION MAP



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UTILITY PLAN SOUTHEAST
MPM Pratt Road Site
11300 17 MILE ROAD
SECTION 1, CITY OF MARSHALL, CALHOUN COUNTY, MI
DES. TSS DN TSS SUR. AMP TSS
TSS 2017 PROJECTS 2017-013 GREAT LAKES FARMES 2017-03AMP. C.D. 27 SITE M.A. - SEMI-PERMANENT WASTE PLAN C-5.2 UTILITY PLAN SOUTHEAST

ORIGINAL ISSUE DATE:
12/16/2020

Project No. 2017-013.M3

SCALE: 1" = 40'

DRAWING NUMBER:

C-5.2

REVISIONS

NO. DATE BY DESCRIPTION

1 12/16/2020 TSS DESIGNED PER COMMENTS RECEIVED FROM LDFA

- GENERAL NOTES:
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL & CALHOUN COUNTY WATER RESOURCE COMMISSIONER.
 2. ALL NECESSARY PERMITS, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL MUNICIPAL INSPECTION FEES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
 4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
 5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
 6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
 7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS, BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
 8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
 9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
 10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

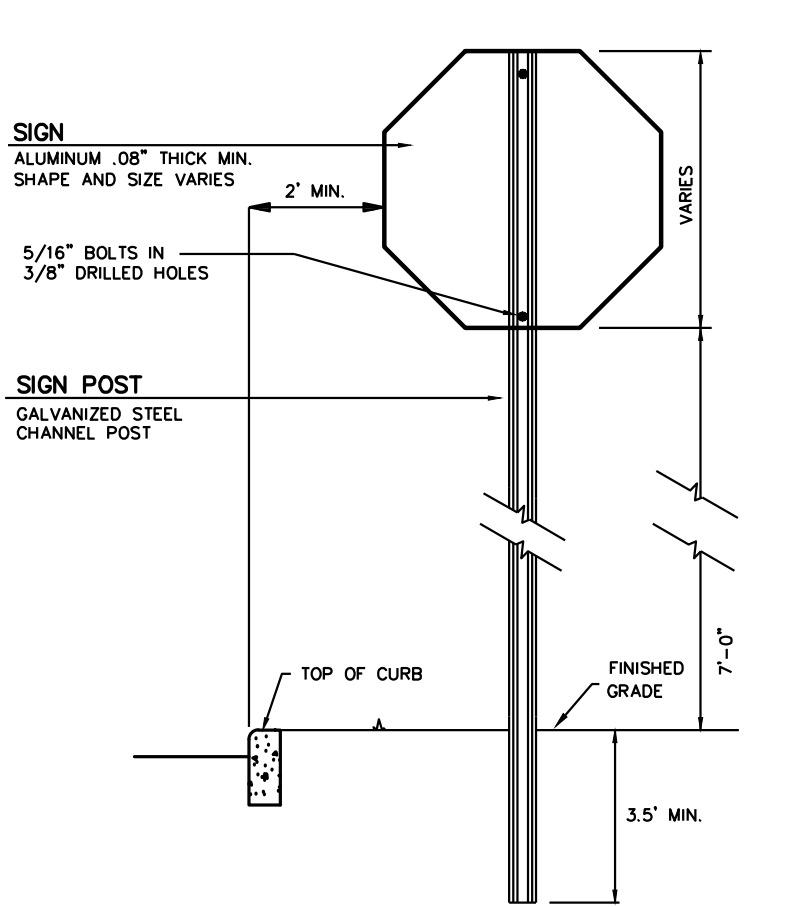
- PAVING NOTES:
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL AND MDOT, WHERE APPLICABLE.
 2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
 3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
 4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
 5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
 6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

- GENERAL UTILITY NOTES:
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL AND M.D.O.T.
 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
 3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
 4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
 5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.

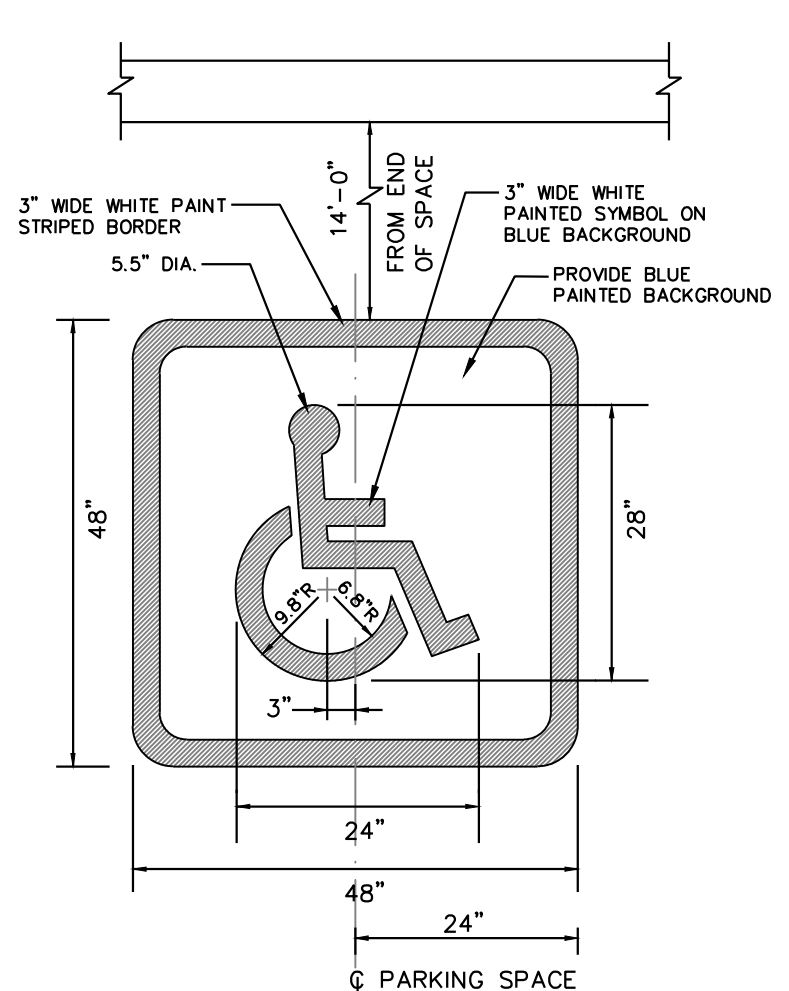
- STORM SEWER NOTES:
1. ALL STORM SEWER SHALL BE INSTALLED ON STANDARD BEDDING OR BETTER.
 2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE PREMIUM JOINT TONGUE AND GROOVE WITH RUBBER GASKETS, UNLESS SPECIFIED OTHERWISE.
 3. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV OR HDPE ADS N-12 OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
 4. CULVERTS SHALL BE ALUMINIZED TYPE II CSP (OR HDPE ADS N-12) WITH BANDED JOINTS MEETING MANUFACTURERS SPECS
 5. STORM LEADS SHALL BE PVC SCH 40 WITH GLUED JOINTS BEDDED ON SAND OR STONE AGGREGATE.

- WATER MAIN NOTES:
1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 6'0" BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5') DEGREE BENDS, PROPERLY ANCHORED. MAINTAIN MIN. 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
 2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL.
 3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
 4. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
 5. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
 6. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATER MAIN AND ANY SANITARY SEWER OR STRUCTURE.
 7. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52 OR PVC C-900.
 8. REFER TO THE CITY OF MARSHALL STANDARD SPECIFICATIONS AND DETAILS FOR WATER MAIN CONSTRUCTION FOR ADDITIONAL INFORMATION.

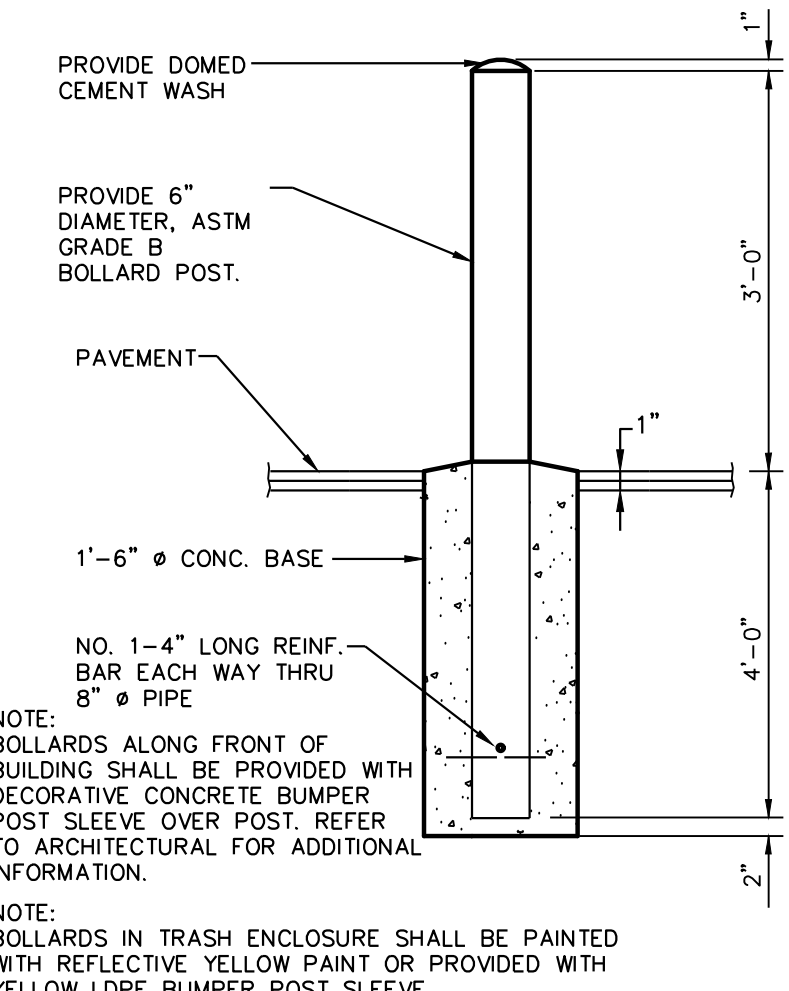
- SANITARY SEWER NOTES:
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL AND CALHOUN COUNTY.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
 3. ALL TRENCHES UNDER OR WITHIN THE 45° ZONE OF INFLUENCE LINE OR 5 FEET OF EXISTING AND/OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH SAND AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D-1557.
 4. ALL SEWERS SHALL BE PLACED ON MIN. 4" SAND OR GRAVEL BEDDING WHICH SHALL EXTEND TO MIN. 12" OVER TOP OF THE PIPE AND SHALL BE COMPACTED IN MIN. 6" LAYERS.
 5. A MINIMUM OF 18" OF CLEARANCE MUST BE MAINTAINED AT ALL CROSSINGS BETWEEN SANITARY, WATER MAIN AND STORM SEWER, UNLESS PROVIDED WITH A CONCRETE CRADLE.
 6. NO SANITARY SEWER INSTALLATION OR PORTION THEREOF SHALL HAVE INFILTRATION EXCEEDING 200 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOUR PERIOD. JOINTS FOR P.V.C. SOLID WALL OR RUSS PIPE SHALL BE ELASTOMETRIC (RUBBER GASKET) MEETING A.S.T.M. D-3212.
 7. SANITARY SEWER MAIN AND LEADS 8" DIAMETER & SMALLER SHALL BE CONSTRUCTED OF P.V.C. SOLID WALL PIPE CONFORMING TO ASTM D-3034, SDR 35.
 8. SEE CITY OF MARSHALL STANDARD SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION.



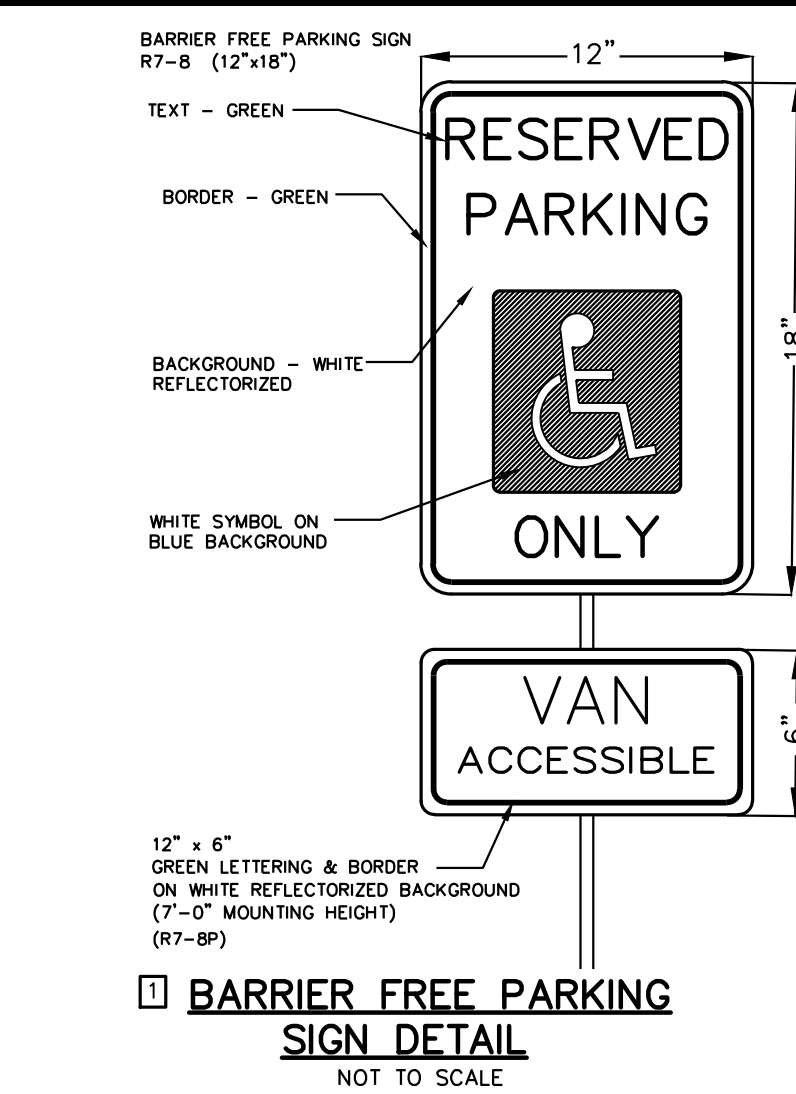
**SIGN AND POST INSTALLATION
IN LANDSCAPED AREAS**
NOT TO SCALE



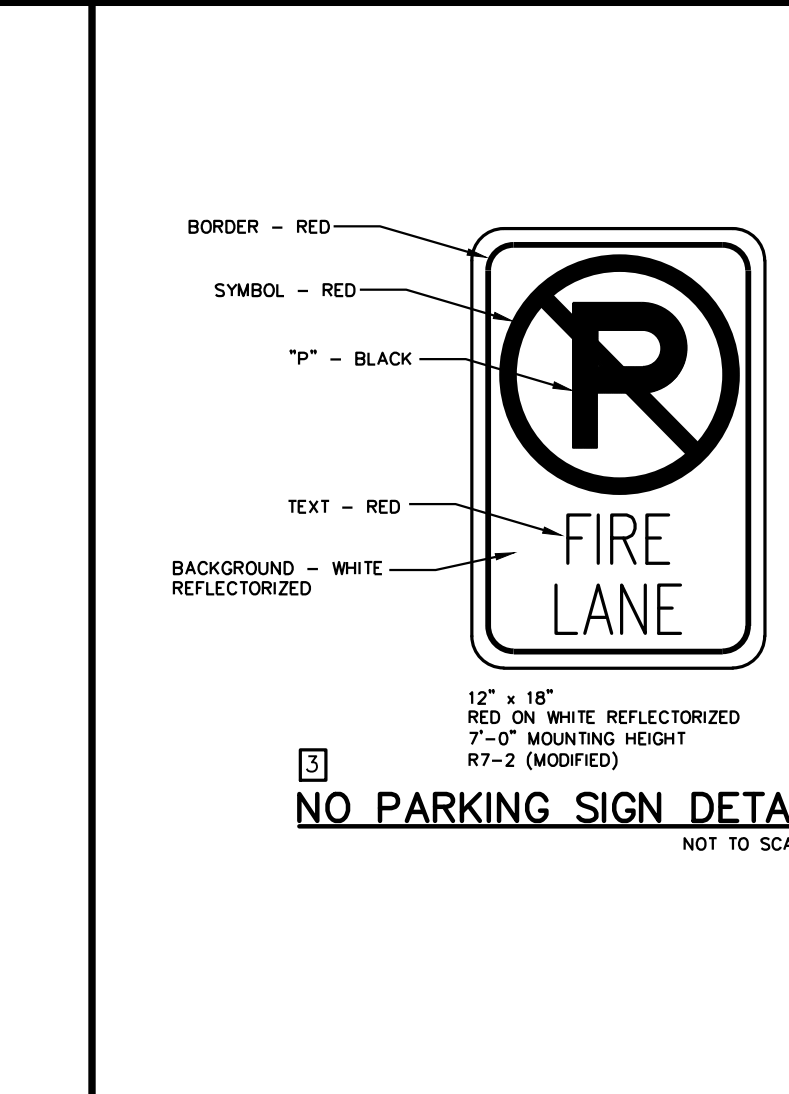
**STANDARD BARRIER FREE SYMBOL
FOR PARKING SPACE**
NOT TO SCALE



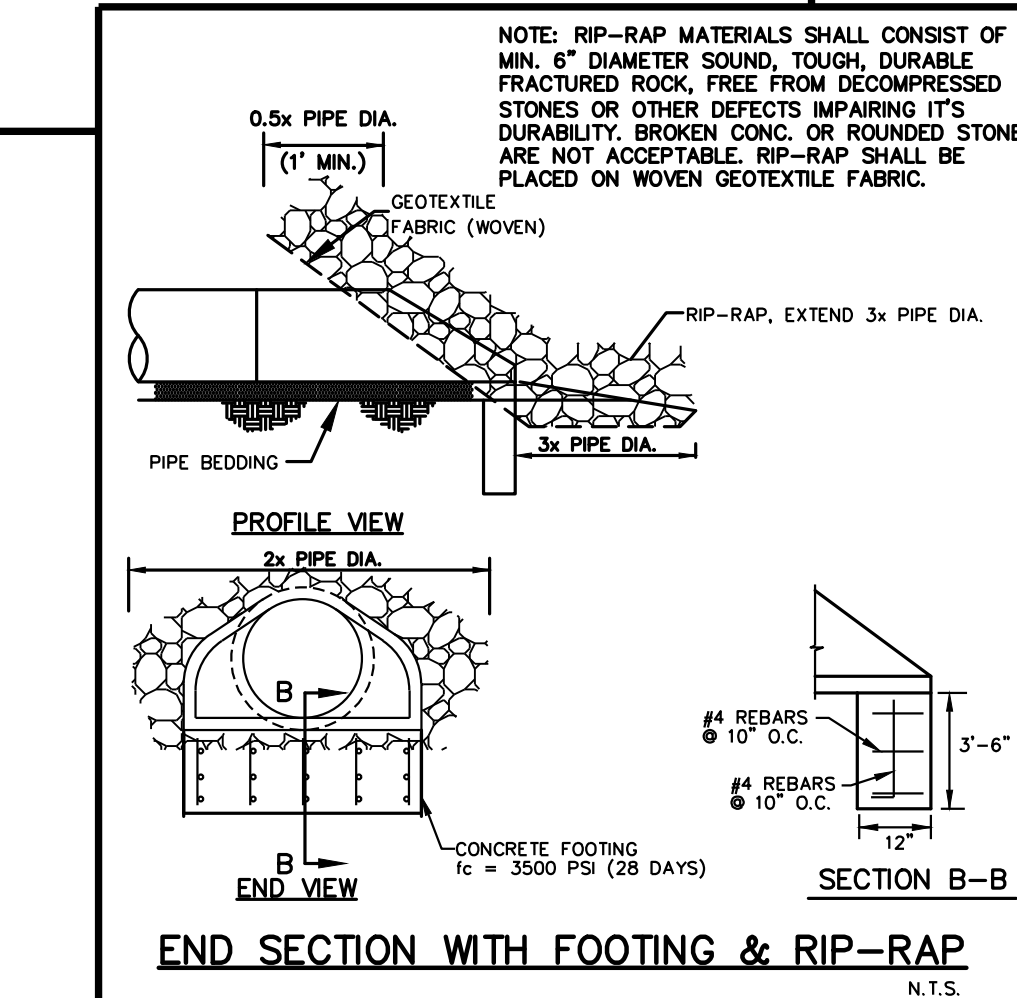
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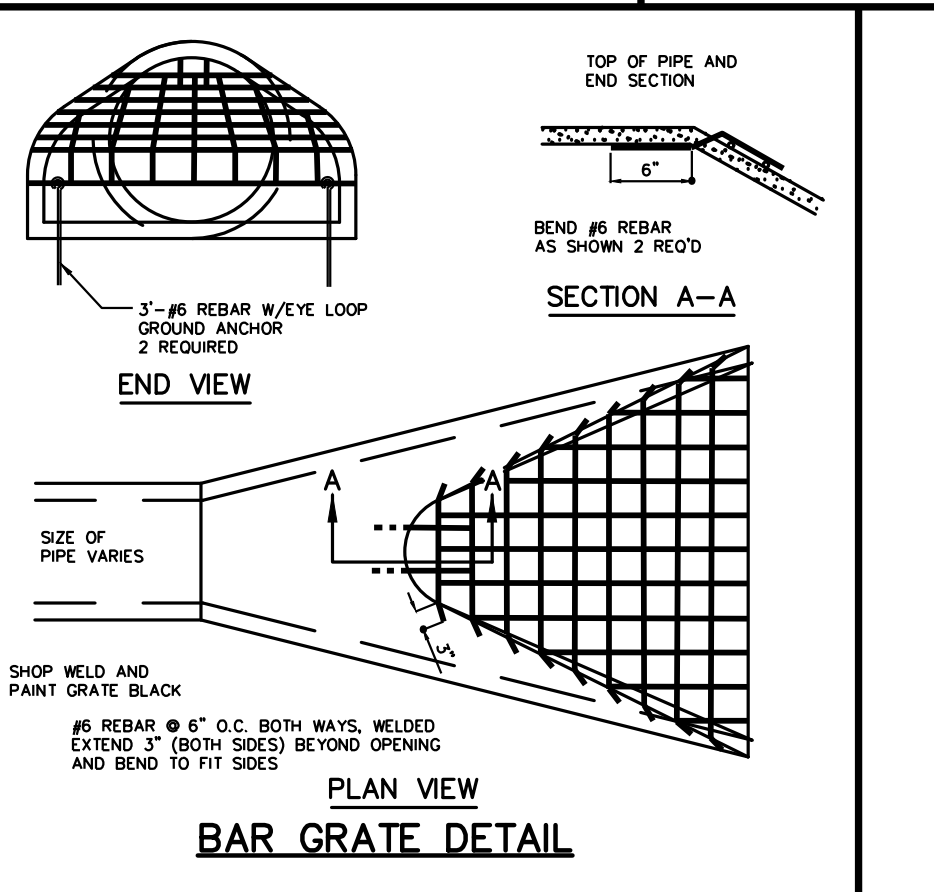
**BARRIER FREE PARKING
SIGN DETAIL**
NOT TO SCALE



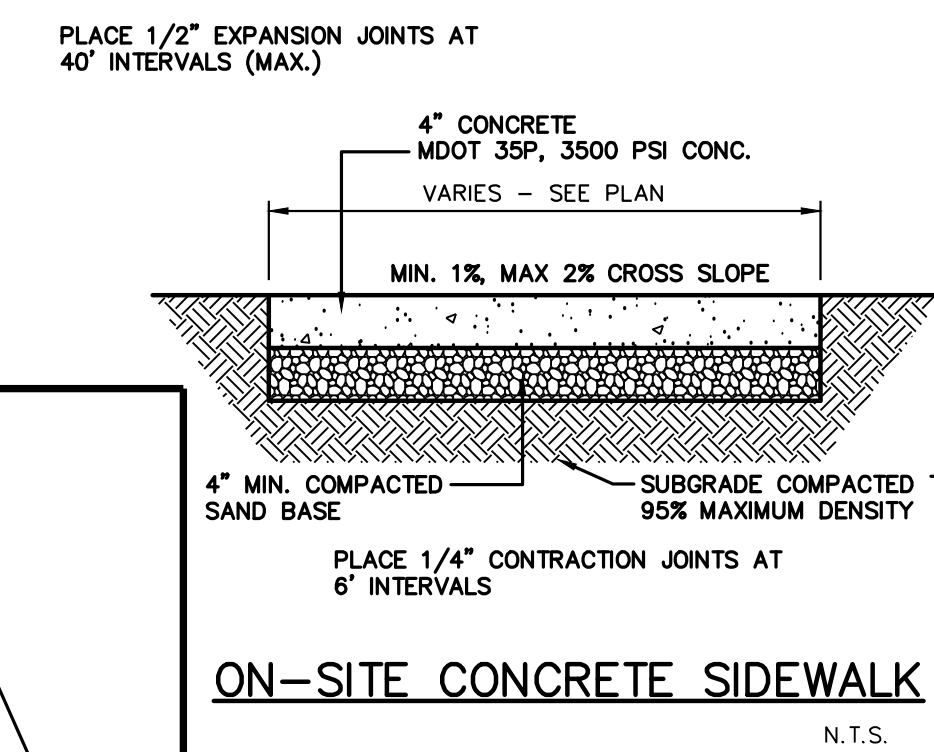
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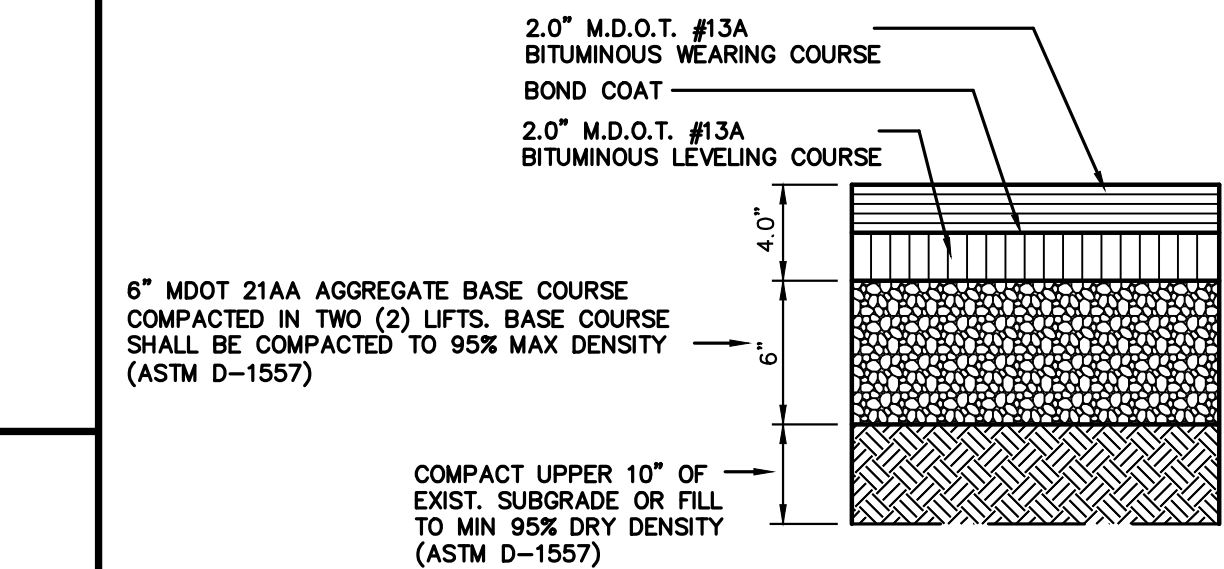
END SECTION WITH FOOTING & RIP-RAP
N.T.S.



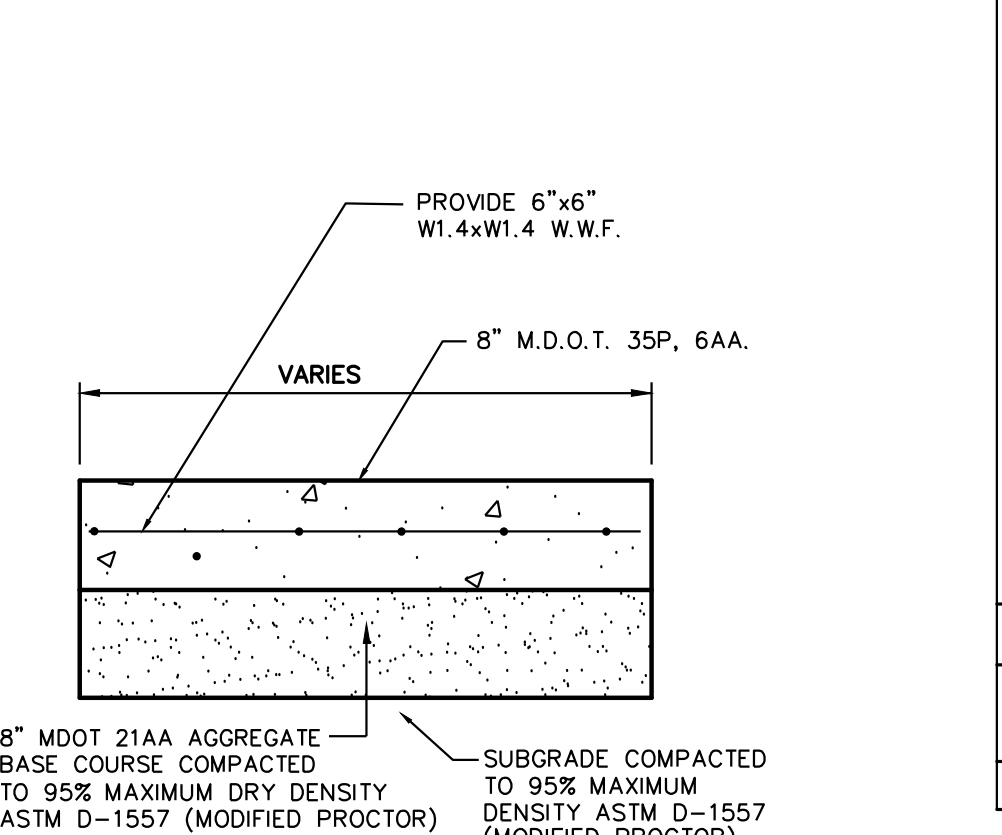
BAR GRATE DETAIL



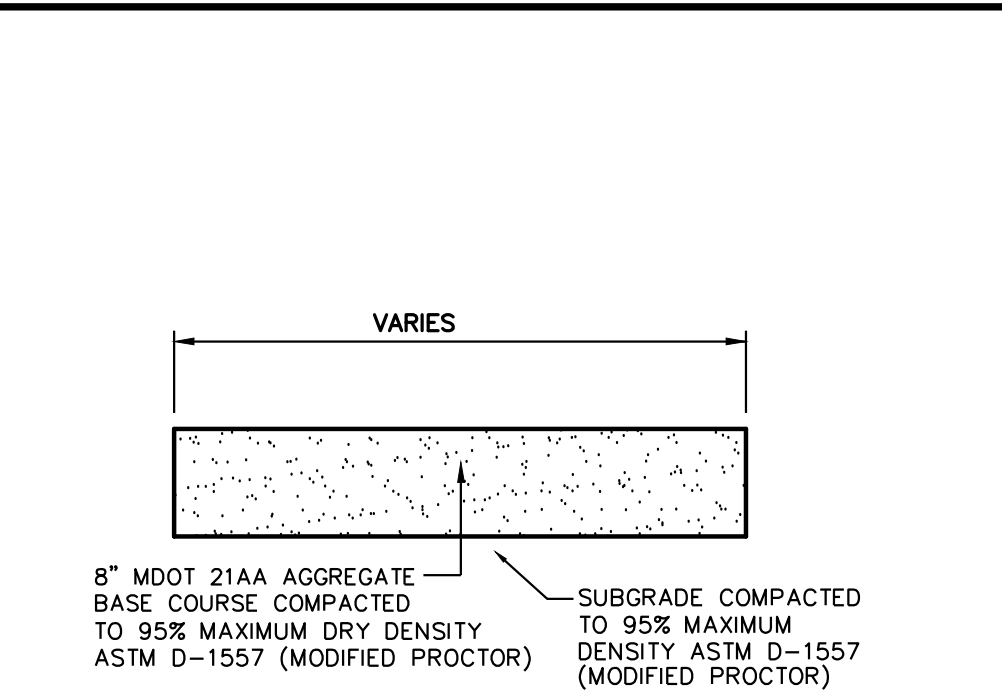
ON-SITE CONCRETE SIDEWALK
N.T.S.



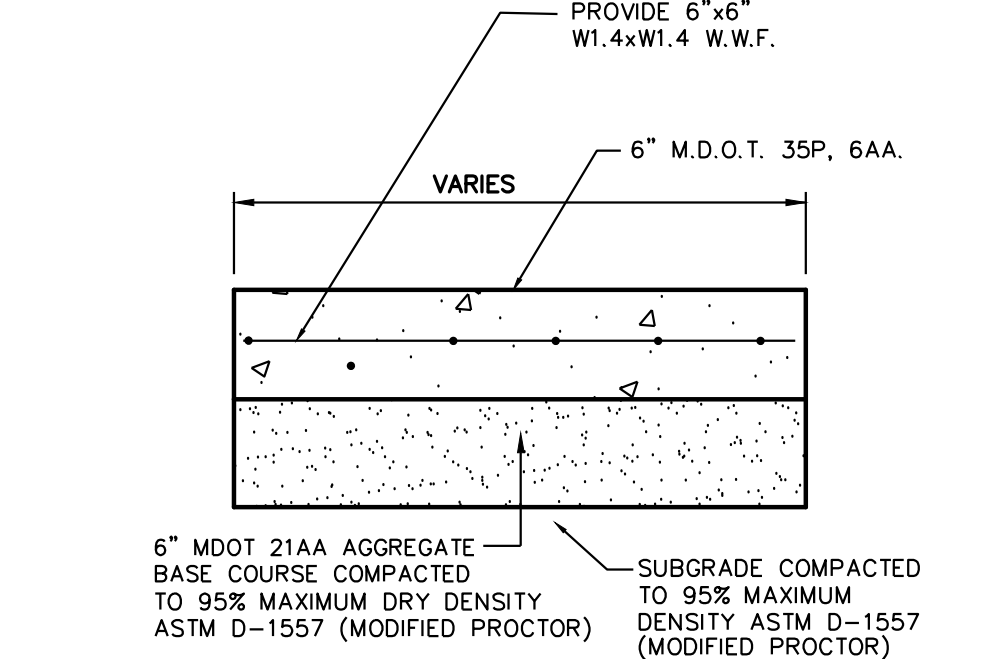
**STANDARD DUTY ASPHALT
PAVEMENT SECTION**
NOT TO SCALE



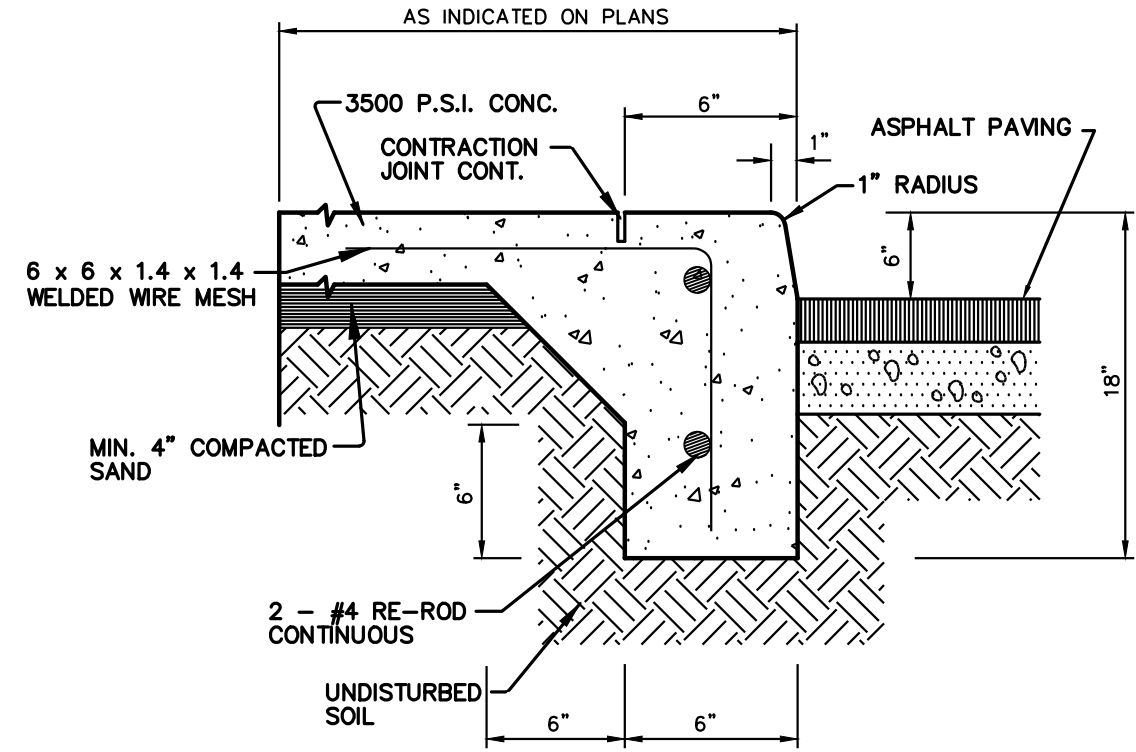
**HEAVY DUTY CONCRETE
DETAIL**



GRAVEL DRIVEWAY DETAIL

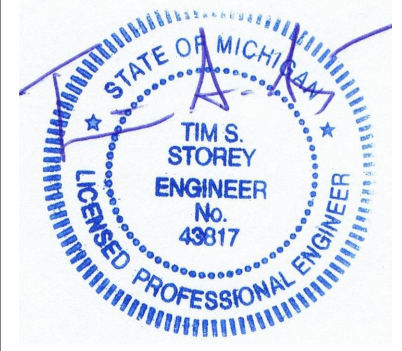


**STANDARD DUTY CONCRETE
DETAIL**



INTEGRAL CURB AND WALK
NOT TO SCALE

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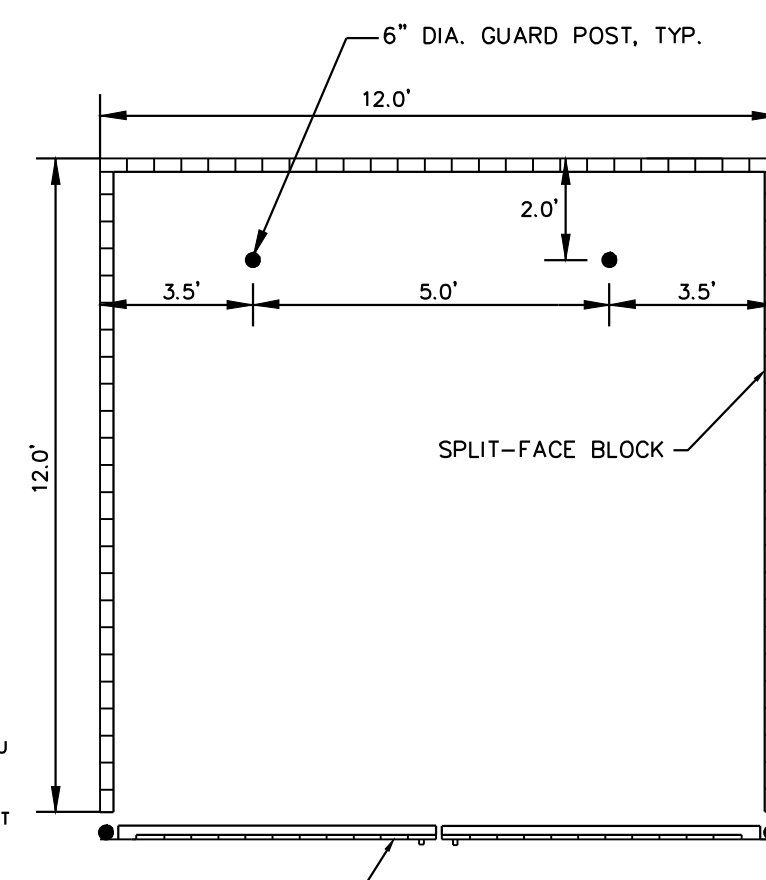
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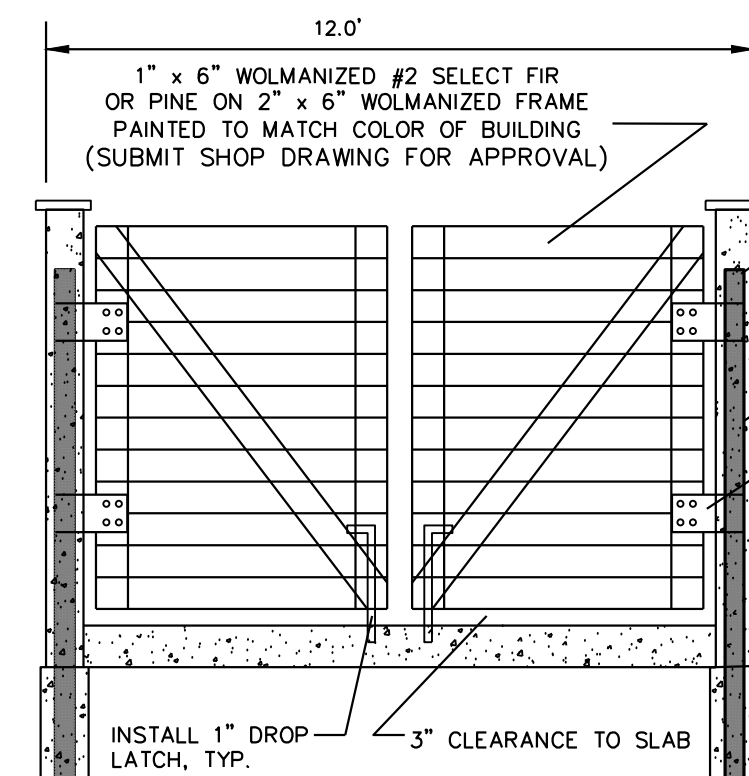
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| DES. | TSS | DN. | TSS | SUR. | AMP | P.M. | TSS |
|--|-----|-----|-----|------|-----|------|-----|
| 1001 WOODWARD AVE. SUITE 500 UNIT 6A/21 DETROIT, MI 48226 | | | | | | | |
| NOTES + DETAILS MPM Pratt Road Site 11300 17 MILE ROAD CITY OF MARSHALL, CALHOUN COUNTY, MI | | | | | | | |
| 8-SECT-2017 PROJECTS-2017-013 GREAT LAKES FARMS 2017-013-AMP, RD 22, TOWN OF - SEW - FARMHOUSE AND SITE PLAN V.6-6.0 NOTES + DETAILS | | | | | | | |

ORIGINAL ISSUE DATE:
12/16/2020
Project No. 2017-013.M3
SCALE: 1" = 30'
DRAWING NUMBER:
C-6.0



6" DIA. GUARD POST



TRASH ENCLOSURE DETAILS
(N.T.S.)



2" #9 GAUGE GALVANIZED FABRIC

12'-11"

2" HORIZ. BRACE

WELDED GATE

12'-11"

GATE POST

HINGES

HINGES

3,000 PSI CONCRETE FOOTING (TYP.)

48" MIN.

18" DIA. MIN.

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 DETROIT, MI 48226

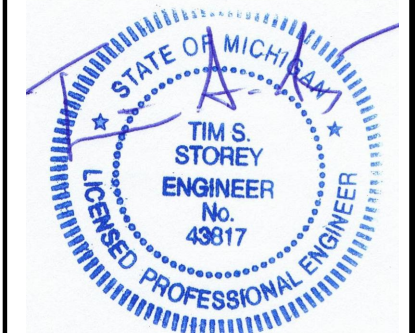
DETAILS

MPM Pratt Road Site
 11300 Pratt Road
 T3S, R6W, SECTION 1, CITY OF MARSHALL, CALHOUN COUNTY, MI

| DES. | TSS | DN | LKS | SUR. | AWP | PIN |
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DRAWING NUMBER:

C-6.1

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CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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DETROIT, MI 48226

DRAINAGE PLAN NORTHEAST
MPM Pratt Road Site
1300 17TH MILE ROAD
T3S, R6W, SECTION 1, CITY OF MARSHALL, CALHOUN COUNTY, MISSISSIPPI

DES. TSS DN. TSS SUR. AWP P.P.

ASCE 9007 PROJECTS-017 GREAT LAKES JAMES WAT- 0.00 27 SURV- 0.00

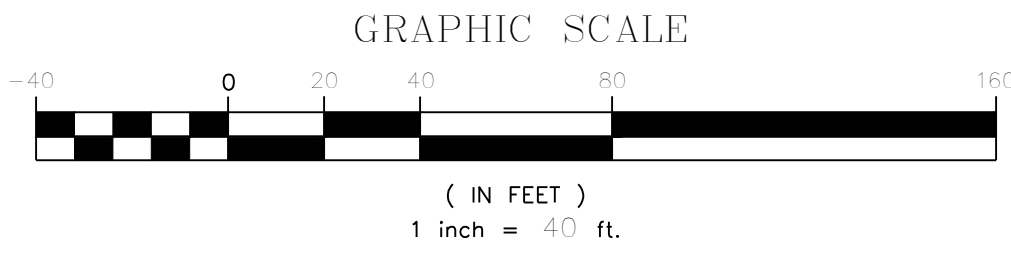
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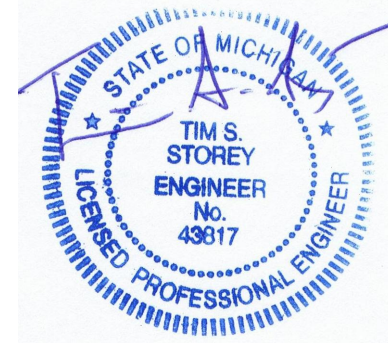
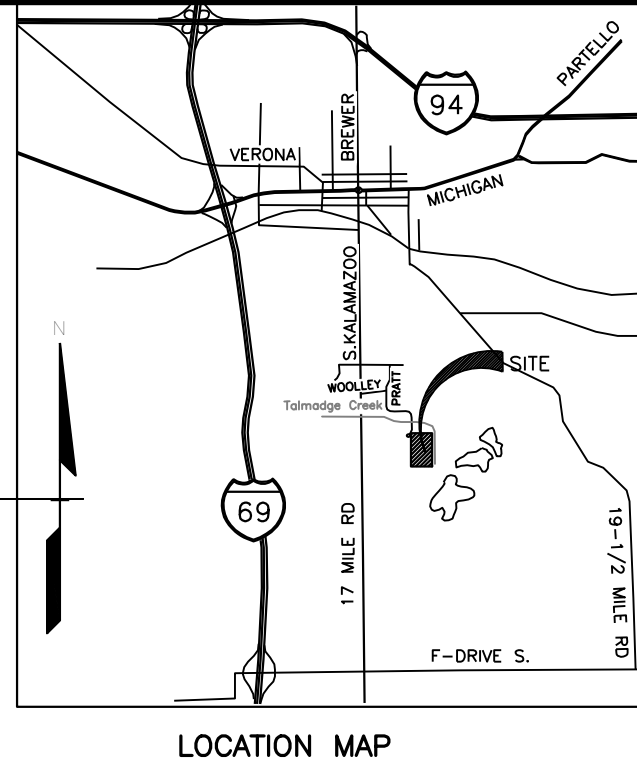
SCALE: 1" = 40'

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SEE SHEET C-7.1
MATCH LINE



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landscape plan for:

MPM Pratt Road Cultivation Facility

City of Marshall, Michigan

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

scale: 0' 50' 100 200 300
1" = 100'-0"

general landscape notes:

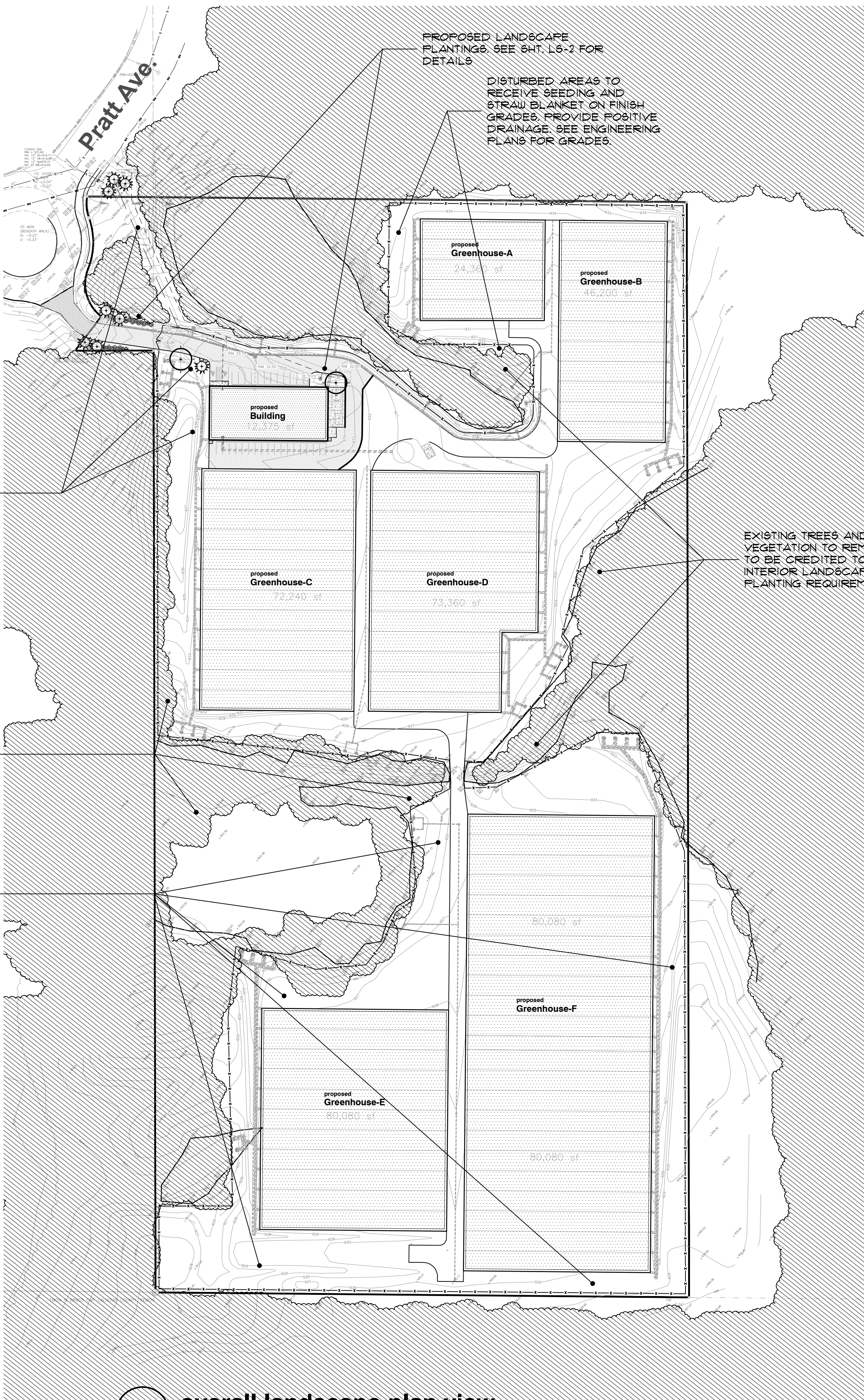
1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF MARSHALL AND LANDSCAPE ARCHITECT.
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FILLER AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSESMEN LANDSCAPE STANDARDS.
12. PROVIDE PEAT 60D FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - a). SHADE TREES 5 FT.
 - b). ORNAMENTAL AND EVERGREEN TREES 10 FT. (CRAB, PINE, SPRUCE, ETC.)
 - c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
16. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
17. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
18. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF (2) TWO YEARS BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape maintenance notes:

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.
 4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES. ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEWED AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.

landscape requirements:

| greenbelt landscape | REQUIRED | PROVIDED |
|---|----------|----------|
| TOTAL LF. OF GREENBELT FRONTAGE (17 Mile Road)..... | 1,321 | |
| ONE (1) DECIDUOUS or EVERGREEN TREE PER 40 LF. (176 LF / 40 LF = 4.4 x 1 = 4 TREES) | 4 | 7 |
| FOUR (4) SHRUBS PER 40 LF. (176 LF / 40 LF = 4.4 x 4 = 17.6 SHRUBS) | 18 | 18 |
| parking | REQUIRED | PROVIDED |
| TOTAL NO. OF PARKING SPACES PROVIDED..... | 31 | |
| ONE (1) DECIDUOUS TREE PER 10-SPACES (31 / 10 SPACES = 3.1 TREES) | 3 | 3 |
| interior landscape | REQUIRED | PROVIDED |
| TOTAL SQ.FT. OF PROPERTY (North Property)..... | 26.44 ± | |
| TAKE 5% OF PROPERTY FOR INTERIOR LANDSCAPE (26.44 x 5% = 1.32 ac x 43,560 = 57,586 sq.ft.) | | |
| ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE PER 400 SQ.FT. (57,586 SQ.FT. / 400 SQ.FT. = 143.9 TREES) | 144 | 'A' |
| ONE (1) SHRUB PER 250 SQ.FT. (57,586 SQ.FT. / 250 SQ.FT. = 230.3 SHRUBS) | 230 | 'A' |
| FOOT NOTE: | | |
| 'A' EXISTING TREES AND VEGETATION TO BE CREDIT TOWARD REQUIRED LANDSCAPE PLANTINGS | | |



1A overall landscape plan view
SCALE: 1" = 100'-0"

seal:



client:

**MPM Companies,
LP**

1001 Woodward Ave,
Suite 500, Unit 6A121
Detroit, Michigan
48226

project:

**MPM Pratt
Road
Cultivation
Facility**

project location:

City of Marshall,
Michigan
11300 17 Mile Road

sheet title:

**landscape planting
detail**

job no./issue/revision date:

LS20.105.12 SPA 12/21/2020

drawn by:

JP, KM

checked by:

FP

date:

12-11-2020

notice:

Copyright

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Do Not scale drawings. Use
figured dimensions only



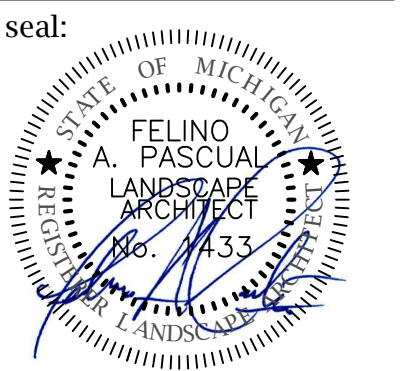
The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:

LS20.105.12

sheet no:

LS-1 of 2



001 Woodward Ave,
Suite 500, Unit 6A121
Detroit, Michigan
48226

project location:
City of Marshall,
Michigan
1300 17 Mile Road

Job no./issue/revision date:
S20.105.12 SPA 12/21/2020

 3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
For free location of public utility lines

project no:
S20.105.12

Sheet no:

LS-2 of 2

[illegible]

MARSHALL PLANNING COMMISSION

Staff report for January 13, 2021

To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Subject: Delta-One, 343 S. Mulberry

Case #: Site Plan #SP21.02
Zoning District: I-1 Research and Technical District
Proposed Use: Marihuana Grow Facility

Staff received an initial site plan for the Delta-One site at 343 S. Mulberry in June 2020 and the new updated site plan December 21, 2020. With many delays in the project, Delta-One is ready to continue with the development of the site as previously discussed. With COVID restrictions, the plans were emailed out to city staff and responses were received for review. There were not many changes from the original submitted plans, but comments were received and answers obtained. A few of the suggested revisions included:

- The parking area to the west side of the building requires pavement
- Odor control needs to be seriously addressed. City Staff will address the odor control with abatement measures as part of the Marihuana licensing requirements.
- Screening for the residential district directly to the north of the property, according to section 5.15.9 (A). An 8' high wooden screen fence has been added to the plans. The remainder of the property will have 8' chain link fencing.
- Is there a new water service being installed to the building? Existing water and sewer services will be reused. There are no new services being proposed.
- Clarification needed on gated entrance on Mulberry Street. Explanation needed on access. All gates except for the Spruce Street entrance will be closed 24 hours, 7 days a week except when they must be used for a delivery or emergency access. Also, a knox box will be provided at every gate for emergency access. The Spruce gate will be closed and locked only after business hours and accessed via Old 27 through the 420 Spruce Street property.

The entrance point from Mulberry Street has been a concern from staff to minimize impact to the neighboring residential properties and any impact to the local street. It has been stated there may be use of the Mulberry Street entrance for occasional deliveries. Planner Nelson suggested a representative from Delta-One provide explanation to the Planning Commission regarding their intent. Concerns have been received from surrounding property owners regarding truck traffic.

Below Section 3.19 of the Zoning Ordinance addresses I-1 Development Requirements:

3.19 I-1 DEVELOPMENT REQUIREMENTS

To ensure compatibility with the intent and purpose of the I-1 (Research and Manufacturing) district, all uses and principal and accessory buildings and structures in the district shall be subject to the following development requirements:

1. Screening. The Planning Commission may require use areas or facilities permitted in the I-1 district to be screened from street rights-of-way or abutting residential districts or uses in accordance with Section 5.15.8.
2. Parking and loading. All parking, loading and maneuvering space shall be contained within the site. Special consideration shall be given to any potential loading and unloading nuisances on surrounding uses.
3. Access. Vehicular access for employees, delivery vehicles, and trucks shall be coordinated or shared with adjoining uses where feasible and shall be designed to minimize impacts on public streets and surrounding uses.

The current building is being utilized on the site and will be renovated to required standards with no changes to the building setbacks. The size of the building footprint is 15,091 sq. ft. The property is zoned I-1, which permits the proposed use of a Marihuana grow facility in the City.

The applicant has worked with the City and incorporated and/or clarified comments and concerns by staff. The site shall meet all the requirements from the Department of Public Safety as they work through the security plan process and the site shall be provided with security cameras and 8' perimeter fencing.

According to Section 6.3.12, Standards for Site Plan Approval, the Planning Commission shall consider the following standards during review:

- A. Adequacy of Information.
- B. Site Appearance and Preservation.
- C. Pedestrian Access.
- D. Vehicular Circulation.
- E. Parking and Loading.
- F. Building Composition.
- G. Screening.
- H. Exterior Lighting.
- I. Impact upon Public Services.

RECOMMENDATION

The Planning Commission is being asked to receive and consider approving site plan #SP21.02 for 343 Mulberry Street.

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:

343 MULBERRY, MARSHALL MI. 49068

Owner of property being developed:

VELOCITY BASEBALL ACADEMY, LLC

Owner's Address:

343 MULBERRY MARSHALL MI. 49068
City State Zip

Owner's Phone Number:

(248) 736 9866

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

Name and Title:

DOUG STEWART (Rep)

Address:

1120 INDUSTRIAL MARSHALL MI 49068
City State Zip

Phone Number:

(248) 736-9866

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) J. WILLIAM FREYTAG

Title: MANAGER Date: 6-29-2020

Signature: [Signature]

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

City of Marshall
Application for Site Plan Review

3. Brief description of proposed project

REMODEL PRE-EXISTING BUILDING.
TO UTILIZE FOR LICENSED MARIJUANA
GROW FACILITY.

4. Property Information

Is this property located in a floodplain? NO

Is this property located in a wetland? NO

Land area in square feet? _____

Proposed building area in square feet? 15,186 SF

Proposed paved area in square feet? _____

Existing paved area in square feet? _____

Lake or stream within 500 feet? NO

Any other agencies contacted for approvals? yes

If so, please list:

LWRA - / MRA
BFS -

CITY OF MARSHALL

Site Plan Review Checklist for General Development

Date: 6/29/2020

Zoning District F1

Proposed Use: GROW - MARIJUANA FACILITY (MEDICAL)

Is this a Permitted Use?

☐ Yes

☒ No

If yes list section number: _____

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

Property Address: _____

Information of Responsible Party that prepared plans

Name: TIM STOKEY

Company Name: STOKEY ENGINEERING

Company Address: 48264 MANCHESTER

MACOMB, MI 48044

(586) 236-3043

PROPOSED SITE PLAN DRAWINGS

DELTA ONE - 343 MULBERRY - MARSHALL

LEGAL DESCRIPTIONS (AS PROVIDED)

SUBJECT PARCEL 1
ADDRESS: 322 S. SYCAMORE STREET
TAX ID: 53-000-690-01
(PER TAX DESCRIPTION)
MARSHALL CITY, LOWER VILL BLK 32 S 16.5' OF LOT 8 N 49.5' OF LOT 10.

(WARRANTY DEED, L.1194, P.130, DATED 11/08/1979 PROVIDES DESCRIPTIONS THAT COVER THIS PARCEL AND PORTIONS OF OTHER PARCELS)

SUBJECT PARCEL 2
ADDRESS: 324 S. SYCAMORE STREET
TAX ID: 53-000-690-00
(PER TAX DESCRIPTION)
MARSHALL CITY, LOWER VILL BLK 32 S 82.5' LOT 10.

(WARRANTY DEED, L.1194, P.130, DATED 11/08/1979 PROVIDES DESCRIPTIONS THAT COVER THIS PARCEL AND PORTIONS OF OTHER PARCELS)

SUBJECT PARCEL 3
ADDRESS: 601 W. SPRUCE STREET
TAX ID: 53-002-568-00
(PER QUIT-CLAIM DEED, L.939, P.653, DATED 01/05/1970.)

Parcel II
Commencing at a point where the East line of Sycamore Street intersects the South line of the Plat of the old or first Village of Marshall aforesaid, thence South to the North line of the Michigan Central Railroad, thence Westerly along the North line of said railroad until it intersects the South line of said old Village Plat, thence East along the South line of said old Village Plat to place of beginning containing one acre, more or less, of land.

SUBJECT PARCEL 4
ADDRESS: 343 S. MULBERRY STREET
TAX ID: 53-000-689-01
(PER QUIT-CLAIM DEED, L.1133, P.775, DATED 11/10/1977.)
(PER QUIT-CLAIM DEED, L.1413, P.789, DATED 04/07/1987.)
(PER QUIT-CLAIM DEED, L.2106, P.600, DATED 03/02/1999.)
(PER QUIT-CLAIM DEED, L.2196, P.766, DATED 02/04/2000.)
(PER QUIT-CLAIM DEED, L.2454, P.264, DATED 05/03/2002.)

Parcel I
The Northerly 115.5 feet of Lot 9, Block 32 of the City of Marshall, Calhoun County, Michigan more particularly described as follows: Commencing at the Northwestern corner of said Lot 9, Block 32, running thence Southerly along the Westerly line of said lot, 115.5 feet, thence East at right angles and parallel with the North line of said lot, to the Easterly line of said lot, thence Northerly along the Easterly line of said lot to the Northeasterly corner of said lot; thence Westerly along the Northerly line of said lot, to the place of beginning.

Parcel II
Commencing at the Southeast corner of Lot 9 of Block 32 of the City of Marshall, running thence South, on the continuation of the East line of said lot to the Northerly line of the right of way of the Michigan Central Railway Company; thence in a Westerly and Northerly direction, along the Northerly line of said right of way, and along the land owned by said Michigan Central Railway Company, to the East line of Mulberry Street; thence North on the East line of Mulberry Street to the Southwesterly corner of said Lot 9, Blok 32 to the place of beginning.

Also Lot 9 of Block 32 of the City of Marshall, Michigan, excepting the Northerly 115.5 feet thereof, said excepted parcel being more particularly described as follows: Commencing at the Northwestern corner of said Lot 9, Block 32, running thence Southerly along the Westerly line of said lot, 115.5 feet, thence East at right angles and parallel with the North line of said lot, to the Easterly line of said lot, thence Northerly along the Easterly line of said lot to the Northeasterly corner of said lot; thence Westerly along the Northerly line of said lot, to the place of beginning. All in the City of Marshall, Calhoun County, Michigan.

Also beginning at the intersection of the Easterly line of Mulberry Street with the East and West one quarter line of Section 26, Town 2 South, Range 6 West, thence Easterly along said quarter section line 97 feet; thence Southerly at an angle to the right of 89 degrees 22 minutes 37.38 feet to a point on the Northerly right of way line of Michigan Central Railroad Company, said point being 75 feet Northerly measured at right angles from the centerline of the Michigan Central Railroad Company's Westbound Main Track; thence Westerly parallel to and 75 feet distant from said centerline, 103 feet to the easterly line of Mulberry Street; thence Northerly along said Easterly street line 4 feet, to the point of beginning, and containing and area of 2007 square feet of land more or less.

Parcel III
Beginning at a point on the Easterly line of Mulberry Street, 4 feet Southerly, measured along said Easterly line, from its intersection with the East and West 1/4 line of Section 26, Town 2 South, Range 6 West; thence Easterly along a line parallel to and 75 feet Northerly of the centerline of the Michigan Central Railroad Company's Westbound Mainline track, a distance of 165 feet; thence Southerly, parallel to the Easterly line of Mulberry Street, a distance of 30 feet to a point 6 feet, from the near rail of the Michigan Central Railroad Company's most Northerly side track, thence Westerly a distance of 165 feet to the Easterly line of Mulberry Street, a distance of 30 feet to the place of beginning, and containing 4,620 square feet more or less. City of Marshall, Calhoun County, Michigan.

LEGAL DESCRIPTIONS (AS SURVEYED)

SUBJECT PARCEL 1
Part of the Northeast 1/4 of Section 26, T2S-R6W, City of Marshall, Calhoun County, Michigan being more particularly described as follows: the South 16.50' feet of Lot 8 and the North 49.50' feet of Lot 10 of Block 32, Plat of the Village of Marshall, as recorded in Liber 2 of Plats, Page 23, Containing 0.250 acres.

SUBJECT PARCEL 2
Part of the Northeast 1/4 of Section 26, T2S-R6W, City of Marshall, Calhoun County, Michigan being more particularly described as follows: the South 82.50' feet of Lot 10 of Block 32, Plat of the Village of Marshall, as recorded in Liber 2 of Plats, Page 23, Containing 0.312 acres.

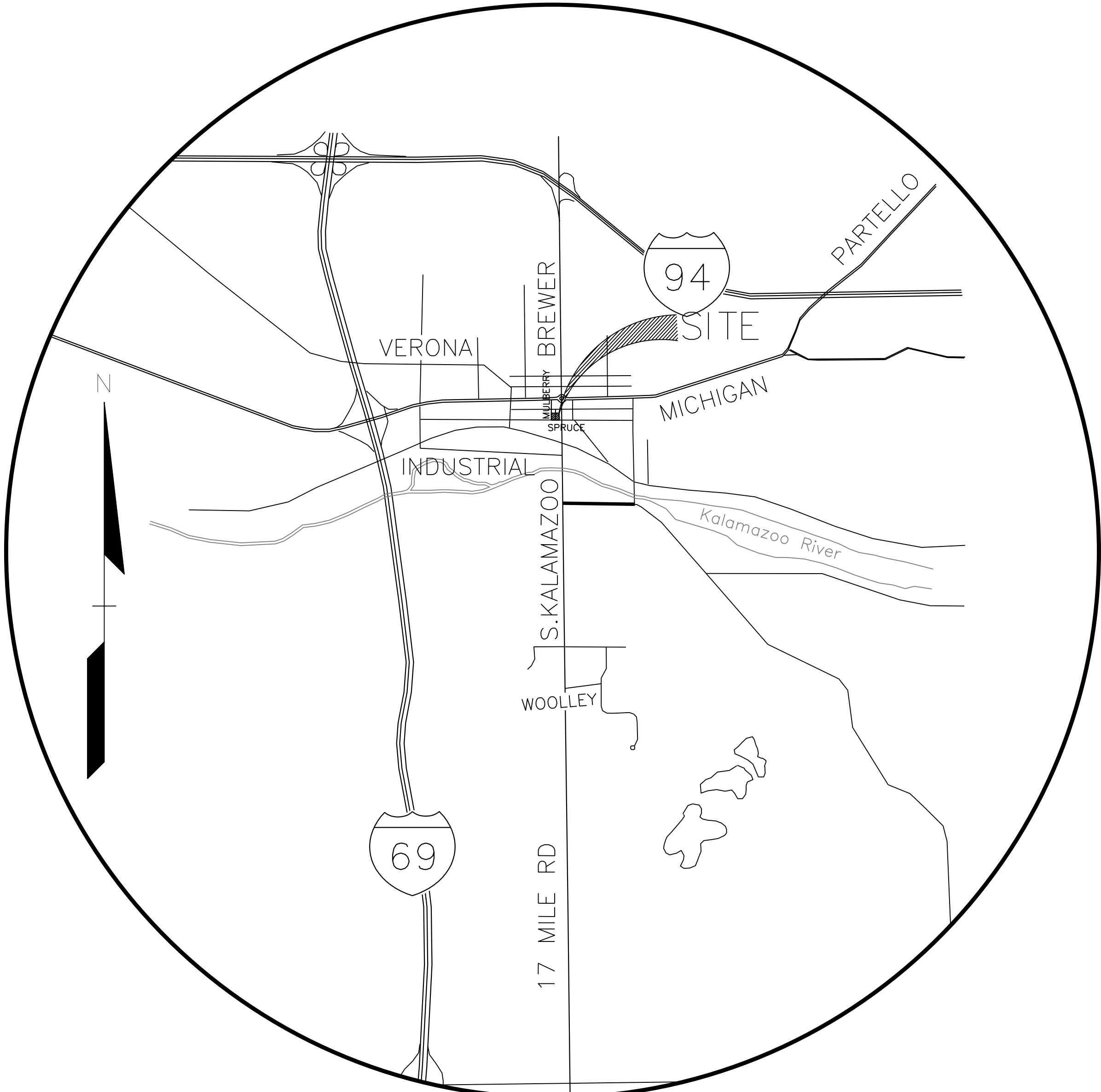
SUBJECT PARCEL 3
Part of the Southeast 1/4 of Section 26, T2S-R6W, City of Marshall, Calhoun County, Michigan being more particularly described as follows: Commencing at a point where the East line of Sycamore Street (82.5 foot wide Right of Way) intersects the South line of the Plat of Village of Marshall, said point also being on the East-West 1/4 line (as monumented) of said Section 26, being distant N89°45'15"W, 34.36 feet from the East 1/4 corner of Section 26; thence along the extension of said East line of Sycamore Street, S00°36'21"E, 144.89 feet to a point on the Northerly right of way line of Michigan Department of Transportation Railroad, said point being 75 feet Northerly as measured at right angles from the former centerline of the Michigan Central Railroad Company's Westbound Main Track; thence Westerly parallel to and 75 feet distant from said centerline along said North line of the railroad, N70°50'45"W, 442.07 feet to a point where the North line of said railroad intersects the South line of Plat of Village of Marshall and the East-West 1/4 line, thence along said South line and 1/4 line, S89°45'15"E, 420.79 feet to the Point of Beginning, Containing 0.700 acres.

SUBJECT PARCEL 4
Part of the East 1/2 of Section 26, T2S-R6W, City of Marshall, Calhoun County, Michigan being more particularly described as follows: Lot 9 of Block 32, Plat of the Village of Marshall, as recorded in Liber 2 of Plats, Page 23; also beginning at the Southeast corner of said Lot 9, thence S00°36'21"E, 59.66 feet to a point on the Northerly right of way line of Michigan Department of Transportation Railroad, said point being 75 feet Northerly as measured at right angles from the former centerline of the Michigan Central Railroad Company's Westbound Main Track; thence Westerly parallel to and 75 feet distant from said centerline, N70°50'45"W, 10.31 feet; thence leaving said Right of Way line, S00°36'21"E, 30.81 feet to the extension of the South building face of an existing building; thence along said South building face, N70°41'58"W, 165.15 feet to the East line of Mulberry Street extended (66 foot wide Right of Way); thence along said extension of the East line of Mulberry N00°36'21"W, 33.21 feet to the Southwest corner of Lot 9 and East-West 1/4 line (as monumented) of Section 26; thence along said South line and 1/4 line, S89°45'15"E, 165.00 feet to the Point of Beginning, Containing 0.725 acres.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS)
(MOL) (GRS80), SOUTH ZONE 2113,
INTERNATIONAL FEET, GRID.

343 MULBERRY STREET MARSHALL, MICHIGAN



LOCATION MAP
SCALE: 1"=5000'

LANDSCAPE ARCHITECT:

FELINO A. PASCUAL + ASSOCIATES, RLA
24333 ORCHARD LAKE ROAD, STE G
FARMINGTON HILLS, MI 48336
PHONE: (248) 557-5588
CONTACT: FELINO PASCUAL (JOEL), RLA

ARCHITECTURAL DESIGNER:

ZACK OSTROFF & ASSOCIATES
2640 WATER OAKS DRIVE
WEST BLOOMFIELD, MI 48324
PHONE: (248) 425-4190
CONTACT: ZACK OSTROFF

STRUCTURAL ENGINEER:

FAIRWAY ENGINEERING
28525 BECK ROAD, STE 124
WIXOM, MI 48393
PHONE: (248) 214-5913
CONTACT: MARK MAHAJAN, PE

CIVIL ENGINEER:

STOREY ENGINEERING GROUP, LLC
48264 MANCHESTER
MACOMB, MI 48044
PHONE: (586) 216-1043
CONTACT: TIM S. STOREY, PE

DEVELOPER:

DELTA ONE
150 W 2ND STREET, SUITE 250
ROYAL OAK, MI 48067
PHONE: (248) 793-9866
CONTACT: DOUG STEWART

INDEX OF DRAWINGS:

PROPOSED SITE PLAN

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC + BOUNDARY SURVEY
- C-2.0 PROPOSED SITE PLAN
- C-3.0 PROPOSED GRADING PLAN
- C-4.0 PROPOSED UTILITY PLAN
- C-5.0 PROPOSED DRAINAGE PLAN
- C-6.1 NOTES + DETAILS
- C-6.2 DETAILS-2

1 OF 1 PHOTOMETRIC SITE PLAN

LS-1 LANDSCAPE PLAN

A-100 ARCHITECTURAL FLOOR PLAN



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN OR EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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MACOMB, MI 48044
(586) 216-1043
www.storeyengineering.com

| | | | | | |
|---|--|--------------|--|------|--|
| DELTA ONE 150 W 2ND STREET, SUITE 250 ROYAL OAK, MI 48067 | | COVER SHEET | | TSS | |
| 343 MULBERRY - DELTA ONE | | 343 MULBERRY | | P.M. | |
| T2S, R6W, EAST 1/2 SECTION 26, CITY OF MARSHALL, CALHOUN COUNTY, MI | | DES. | | TSS | |
| 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 | | DN. | | SUR. | |
| | | TSS | | AMP | |
| | | TSS | | P.M. | |

ORIGINAL ISSUE DATE:
11/24/2020

Project No. 2020-003

DRAWING NUMBER:
C-0.0

REVISIONS

BENCHMARKS

DATUM: NAVD88

BM A:
TOP RAILROAD SPIKE IN S/SIDE UTILITY POLE, 79'± NORTH OF CENTERLINE W.
SPRUCE STREET & 24'± WEST OF CENTERLINE S. SYCAMORE STREET.
ELEV = 907.43

BM B:
ARROW ON HYDRANT, 30'± SOUTHEAST FROM CENTER OF CUL' DE SAC OF S.
MULBERRY STREET.
ELEV = 910.33

FLOOD ZONE

FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF CALHOUN, COMMUNITY PANEL NO. (26025C0239C), EFFECTIVE DATE APRIL 4, 2011.

UTILITY REFERENCES

WM: MARSHALL CITY
RECEIVED: 1/14/20

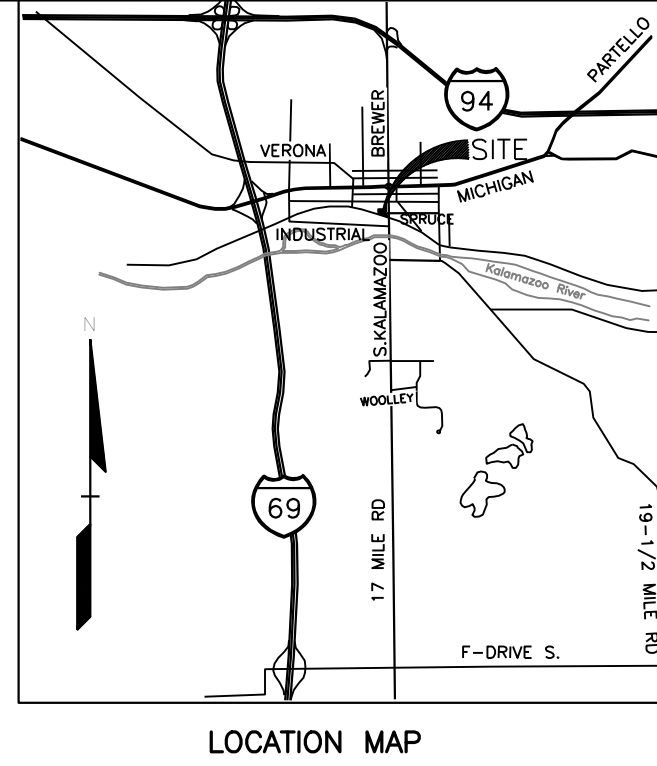
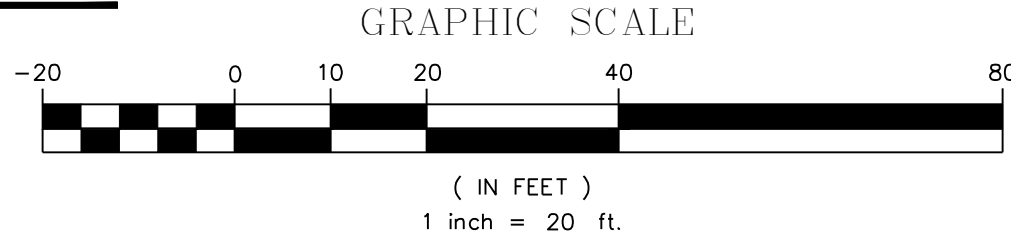
SAN: MARSHALL CITY
RECEIVED: 1/14/20

STORM: MARSHALL CITY
RECEIVED: 1/14/20

GAS: CONSUMERS ENERGY
RECEIVED: 1/10/20

ELEC: CONSUMERS ENERGY
RECEIVED: 1/10/20

PHONE/CABLE: AT&T ~ CENTURY LINK
RECEIVED: 1/13/20 ~ 1/10/20



| NO. | DATE | BY | DESCRIPTION |
|-----|-------|-----|---------------------------|
| 1 | 10/27 | TSS | REVISED SEE CITY COMMENTS |



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811
Know what's below
Call before you dig
MISS DIG System, Inc.
1-800-482-7171 www.missdig.net
(TOLL FREE)



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ENGINEERING
GROUP, LLC
48264 MANCHESTER
MACOMB, MI 48044
(586) 216-1043
www.storeyengineering.com

DELTA ONE
150 W 2ND STREET, SUITE 250
ROYAL OAK, MI 48067

BOUNDARY + TOPOGRAPHIC SURVEY
343 MULBERRY - DELTA ONE

T25 R6W, EAST 1/2 SECTION 26, CITY OF MARSHALL, CALHOUN COUNTY, MI

DES. TSS DN. TSS SUR. AMP P.M. TSS

8-15-2020 PROJ: C35-2020-001 343 MULBERRY - DELTA ONE - MARSHALL-ANDOVER SITE PLAN (C-1.0) TSS

ORIGINAL ISSUE DATE:
11/24/2020

Project No. 2020-003

SCALE: 1" = 20'

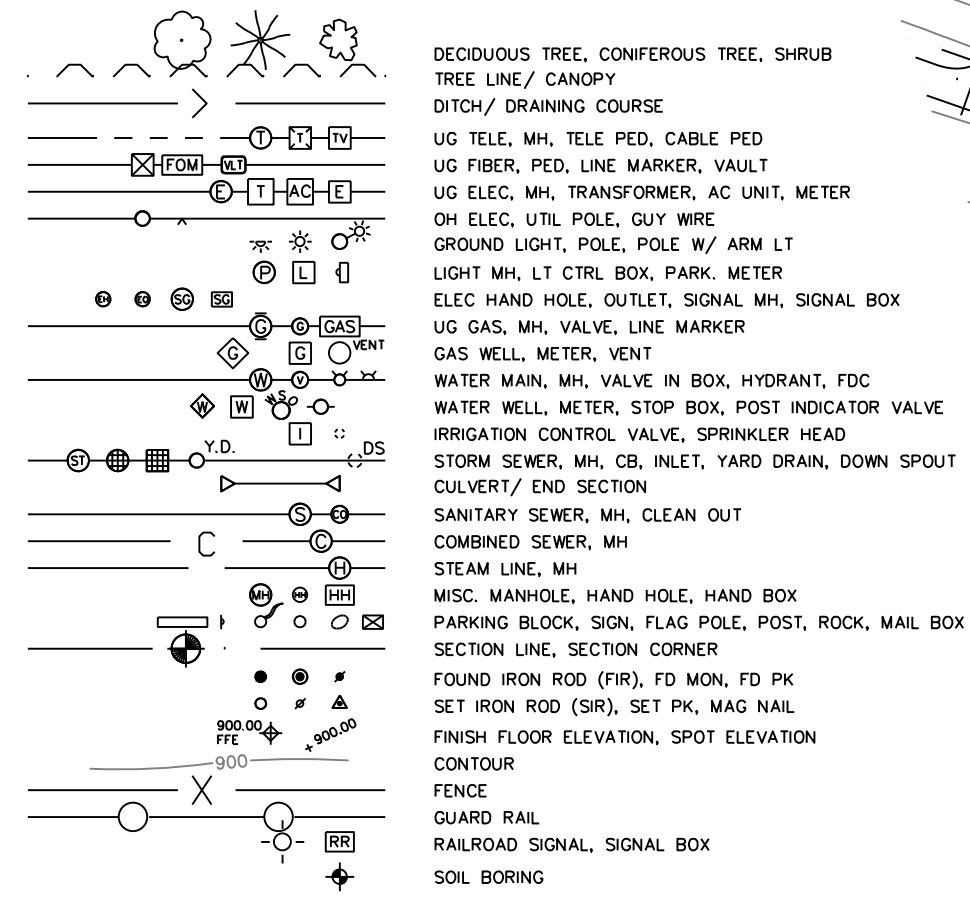
DRAWING NUMBER:
C-1.0

REFER TO COVER SHEET FOR LEGAL DESCRIPTIONS

UTILITY NOTES

- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE.) SHOW ARE BASED ON MISS DIG MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

EXISTING LEGEND



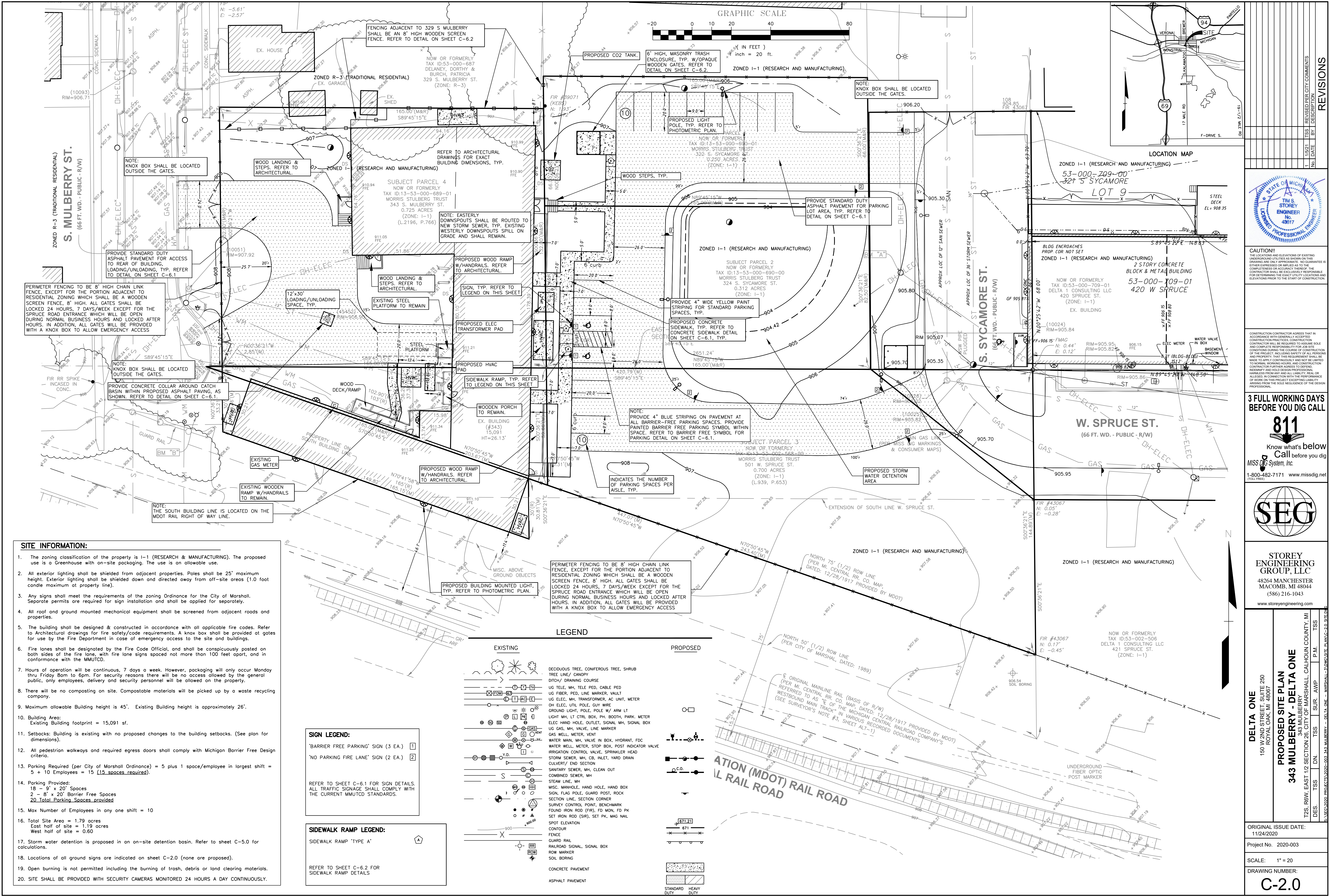
MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) RAIL ROAD
FORMERLY MICHIGAN CENTRAL RAIL ROAD

NORTH 75' (1/2) ROW LINE
(PER MI. CENTRAL RR. CO. MAP, DATED: 12/28/1917 PROVIDED BY MDOT)

NORTH 50' (1/2) ROW LINE
(PER CITY OF MARSHALL, DATED: 1989)

ORIGINAL MAINLINE RAIL (BASIS OF R/W)
REFERRED TO AS "C" OF THE MICHIGAN CENTRAL RAILROAD COMPANY'S
WESTBOUND MAIN TRACK IN VARIOUS RECORDED DOCUMENTS
(SEE SURVEYOR'S NOTE #3, SHEET ALT-1)

UNDERGROUND FIBER OPTIC POST MARKER



- SITE INFORMATION:**
- The zoning classification of the property is I-1 (RESEARCH & MANUFACTURING). The proposed use is a Greenhouse with on-site packaging. The use is an allowable use.
 - All exterior lighting shall be shielded from adjacent properties. Poles shall be 25' maximum height. Exterior lighting shall be shielded down and directed away from off-site areas (1.0 foot candle maximum at property line).
 - Any signs shall meet the requirements of the zoning Ordinance for the City of Marshall. Separate permits are required for sign installation and shall be applied for separately.
 - All roof and ground mounted mechanical equipment shall be screened from adjacent roads and properties.
 - The building shall be designed & constructed in accordance with all applicable fire codes. Refer to Architectural drawings for fire safety/code requirements. A Knox box shall be provided at gates for use by the Fire Department in case of emergency access to the site and buildings.
 - Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs spaced not more than 100 feet apart, and in conformance with the MMUTCD.
 - Hours of operation will be continuous, 7 days a week. However, packaging will only occur Monday thru Friday 8am to 6pm. For security reasons there will be no access allowed by the general public, only employees, delivery and security personnel will be allowed on the property.
 - There will be no composting on site. Compostable materials will be picked up by a waste recycling company.
 - Maximum allowable Building height is 45'. Existing Building height is approximately 26'.
 - Building Area:
Existing Building footprint = 15,091 sf.
 - Setbacks: Building is existing with no proposed changes to the building setbacks. (See plan for dimensions).
 - All pedestrian walkways and required egress doors shall comply with Michigan Barrier Free Design criteria.
 - Parking Required (per City of Marshall Ordinance) = 5 plus 1 space/employee in largest shift = 5 + 10 Employees = 15 (15 spaces required).
 - Parking Provided:
18 - 9' x 20' Spaces
2 - 8' x 20' Barrier Free Spaces
20 Total Parking Spaces provided
 - Max Number of Employees in any one shift = 10
 - Total Site Area = 1.79 acres
East half of site = 1.19 acres
West half of site = 0.60
 - Storm water detention is proposed in an on-site detention basin. Refer to sheet C-5.0 for calculations.
 - Locations of all ground signs are indicated on sheet C-2.0 (none are proposed).
 - Open burning is not permitted including the burning of trash, debris or land clearing materials.
 - SITE SHALL BE PROVIDED WITH SECURITY CAMERAS MONITORED 24 HOURS A DAY CONTINUOUSLY.

SIGN LEGEND:

'BARRIER FREE PARKING' SIGN (3 EA.) [1]

'NO PARKING FIRE LANE' SIGN (2 EA.) [2]

REFER TO SHEET C-6.1 FOR SIGN DETAILS.
ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD STANDARDS.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE A' [A]

REFER TO SHEET C-6.2 FOR SIDEWALK RAMP DETAILS

| EXISTING | PROPOSED |
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REVISIONS

| NO. | DATE | BY | DESCRIPTION |
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| 1 | 10/27/20 | TSS | REVISED PER CITY COMMENTS |

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY THEREOF.

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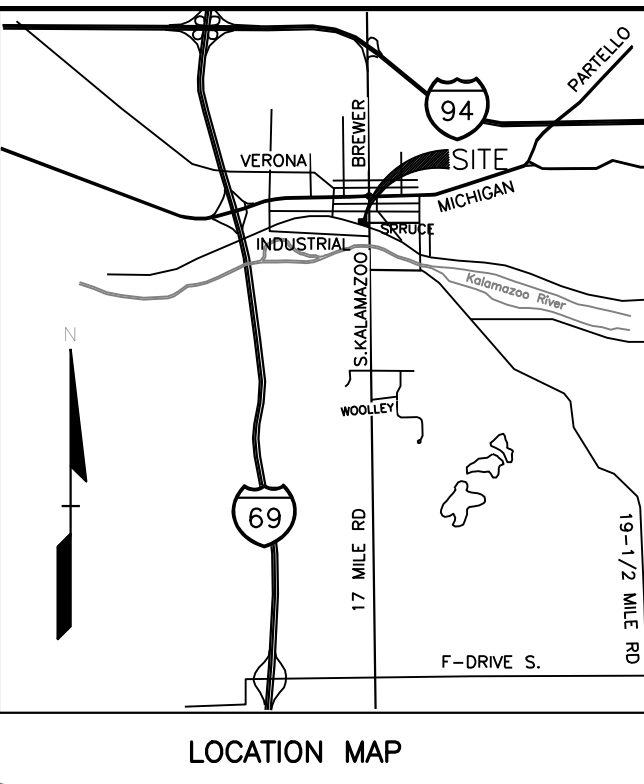
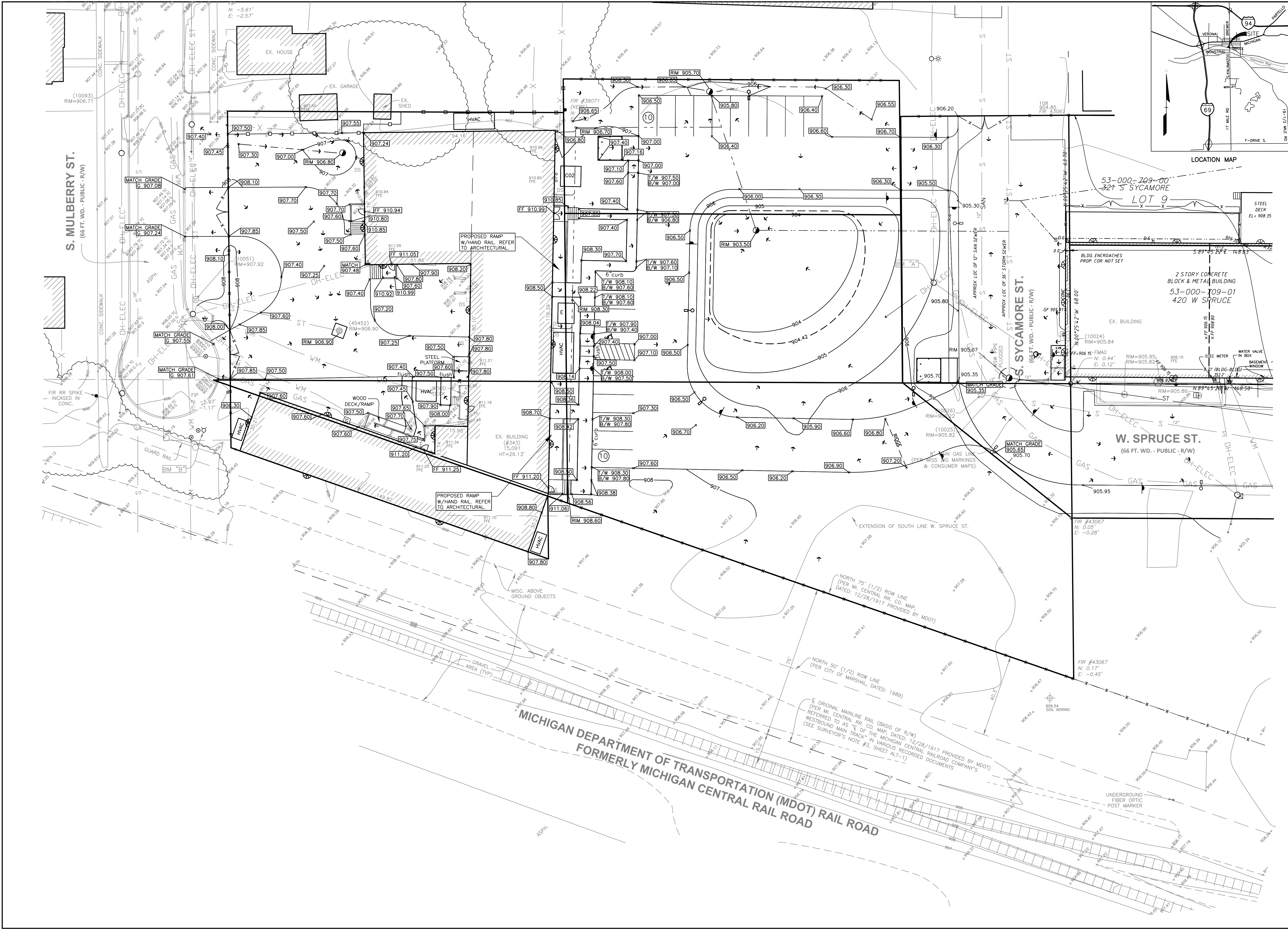
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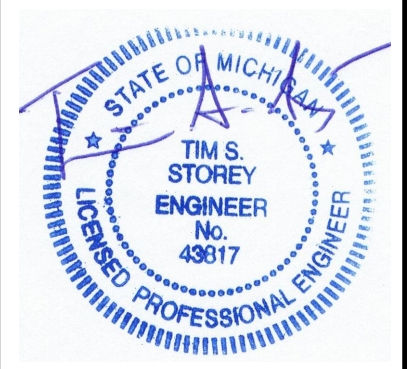
PROPOSED SITE PLAN
343 MULBERRY - DELTA ONE
725 RIVER EAST 1/2 SECTION 26, CITY OF MARSHALL, CALHOUN COUNTY, MI

| DES. | TSS | DN. | TSS | SUR. | AMP | P.M. | TSS |
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ORIGINAL ISSUE DATE: 11/24/2020
Project No. 2020-003
SCALE: 1" = 20'
DRAWING NUMBER: C-2.0



| REVISIONS | | |
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| NO. | DATE | DESCRIPTION |
| 1 | 10/27 | TSS REVISED PER CITY COMMENTS |
| 2 | 11/24 | TSS REVISED PER CITY COMMENTS |



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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE FOR ANY UTILITIES AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY OWNERS AND HOLD DESIGN PROFESSIONAL LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

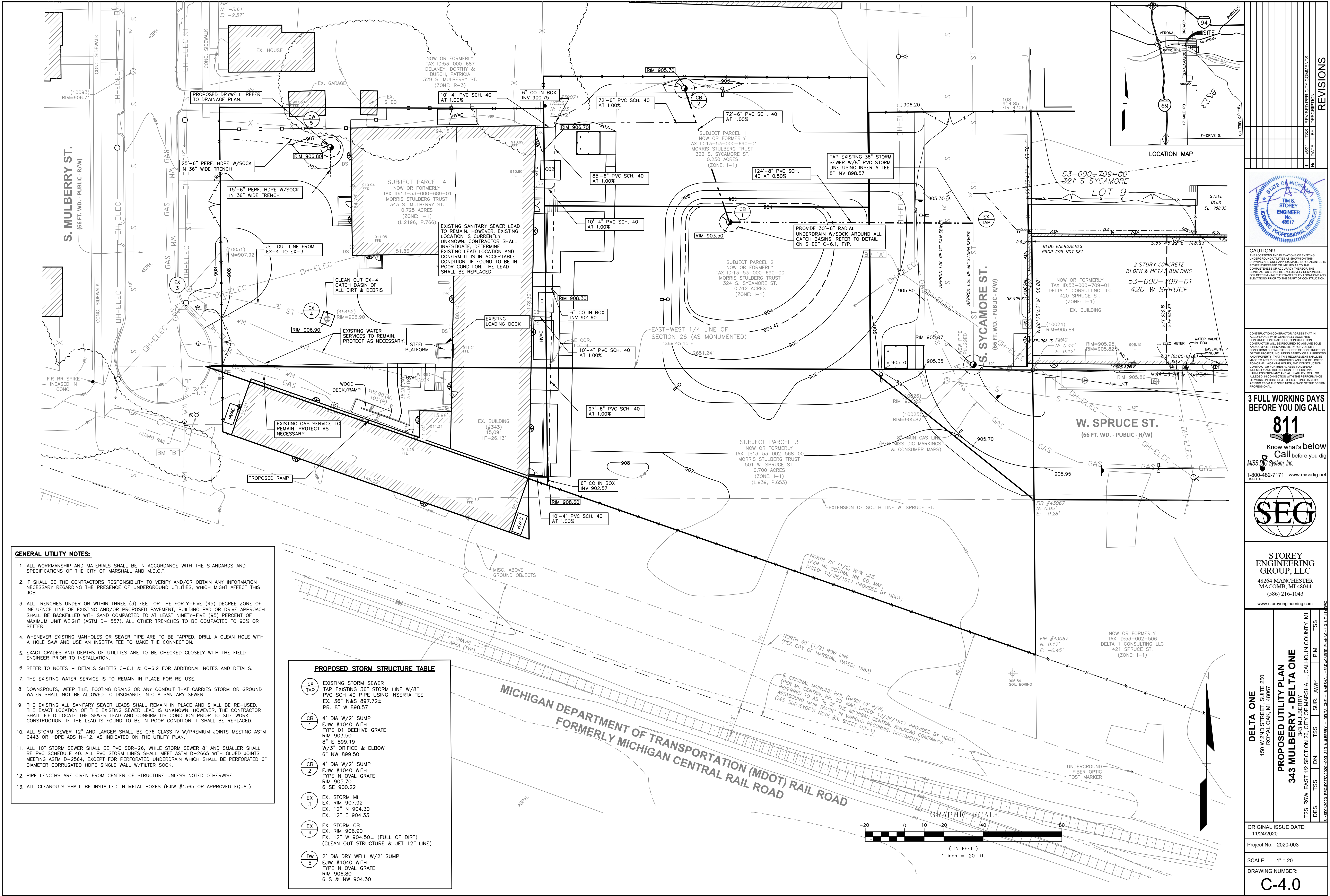
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| DELTA ONE 150 W 2ND STREET, SUITE 250 ROYAL OAK, MI 48067 | | TSS | P.M. |
| PROPOSED GRADING PLAN 343 MULBERRY - DELTA ONE | | TSS | P.M. |
| T25, R6W, EAST 1/2 SECTION 26, CITY OF MARSHALL, CALHOUN COUNTY, MI | | TSS | P.M. |
| 343 MULBERRY | | TSS | P.M. |
| T25, R6W, EAST 1/2 SECTION 26, CITY OF MARSHALL, CALHOUN COUNTY, MI | | TSS | P.M. |
| 343 MULBERRY - DELTA ONE - MARSHALL - JUDITH SITE PLAN - C-3.0 GRADE | | TSS | P.M. |
| ORIGINAL ISSUE DATE: 11/24/2020 | | TSS | |
| Project No. 2020-003 | | TSS | |
| SCALE: 1" = 20' | | TSS | |
| DRAWING NUMBER: C-3.0 | | TSS | |



- GENERAL UTILITY NOTES:**
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL AND M.D.O.T.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
 3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
 4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL A CLEAN HOLE WITH A HOLE SAW AND USE AN INSERTA TEE TO MAKE THE CONNECTION.
 5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
 6. REFER TO NOTES + DETAILS SHEETS C-6.1 & C-6.2 FOR ADDITIONAL NOTES AND DETAILS.
 7. THE EXISTING WATER SERVICE IS TO REMAIN IN PLACE FOR RE-USE.
 8. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
 9. THE EXISTING ALL SANITARY SEWER LEADS SHALL REMAIN IN PLACE AND SHALL BE RE-USED. THE EXACT LOCATION OF THE EXISTING SEWER LEAD MEET ASTM D-2665 WITH GLUED JOINTS MEETING ASTM D-2564, EXCEPT FOR PERFORATED UNDERDRAIN WHICH SHALL BE PERFORMED 6" DIAMETER CORRUGATED HDPE SINGLE WALL W/FILTER SOCK.
 10. ALL STORM SEWER 12" AND LARGER SHALL BE C76 CLASS IV W/PREMIUM JOINTS MEETING ASTM C443 OR HDPE ADS N-12, AS INDICATED ON THE UTILITY PLAN.
 11. ALL 10" STORM SEWER SHALL BE PVC SDR-26, WHILE STORM SEWER 8" AND SMALLER SHALL BE PVC SCHEDULE 40. ALL PVC STORM LINES SHALL MEET ASTM D-2665 WITH GLUED JOINTS MEETING ASTM D-2564, EXCEPT FOR PERFORATED UNDERDRAIN WHICH SHALL BE PERFORMED 6" DIAMETER CORRUGATED HDPE SINGLE WALL W/FILTER SOCK.
 12. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
 13. ALL CLEANOUTS SHALL BE INSTALLED IN METAL BOXES (EJW #1565 OR APPROVED EQUAL).

| PROPOSED STORM STRUCTURE TABLE | |
|--------------------------------|---|
| EX TAP | EXISTING STORM SEWER TAP EXISTING 36" STORM LINE W/8" PVC SCH 40 PIPE USING INSERTA TEE EX. 36" N&S 897.72± PR. 8" W 898.57 |
| CB 1 | 4' DIA W/2' SUMP EJW #1040 WITH TYPE 01 BEEHIVE GRATE RIM 903.50 8" E 899.19 W/3" ORIFICE & ELBOW 6" NW 899.50 |
| CB 2 | 4' DIA W/2' SUMP EJW #1040 WITH TYPE N OVAL GRATE RIM 905.70 6 SE 900.22 |
| EX 3 | EX. STORM MH EX. RIM 907.92 EX. 12" N 904.30 EX. 12" E 904.33 |
| EX 4 | EX. STORM CB EX. RIM 906.90 EX. 12" W 904.50± (FULL OF DIRT) (CLEAN OUT STRUCTURE & JET 12" LINE) |
| DW 5 | 2' DIA DRY WELL W/2' SUMP EJW #1040 WITH TYPE N OVAL GRATE RIM 906.80 6 S & NW 904.30 |

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PROPOSED UTILITY PLAN
343 MULBERRY - DELTA ONE

725 R6W, EAST 1/2 SECTION 26, CITY OF MARSHALL, CALHOUN COUNTY, MI

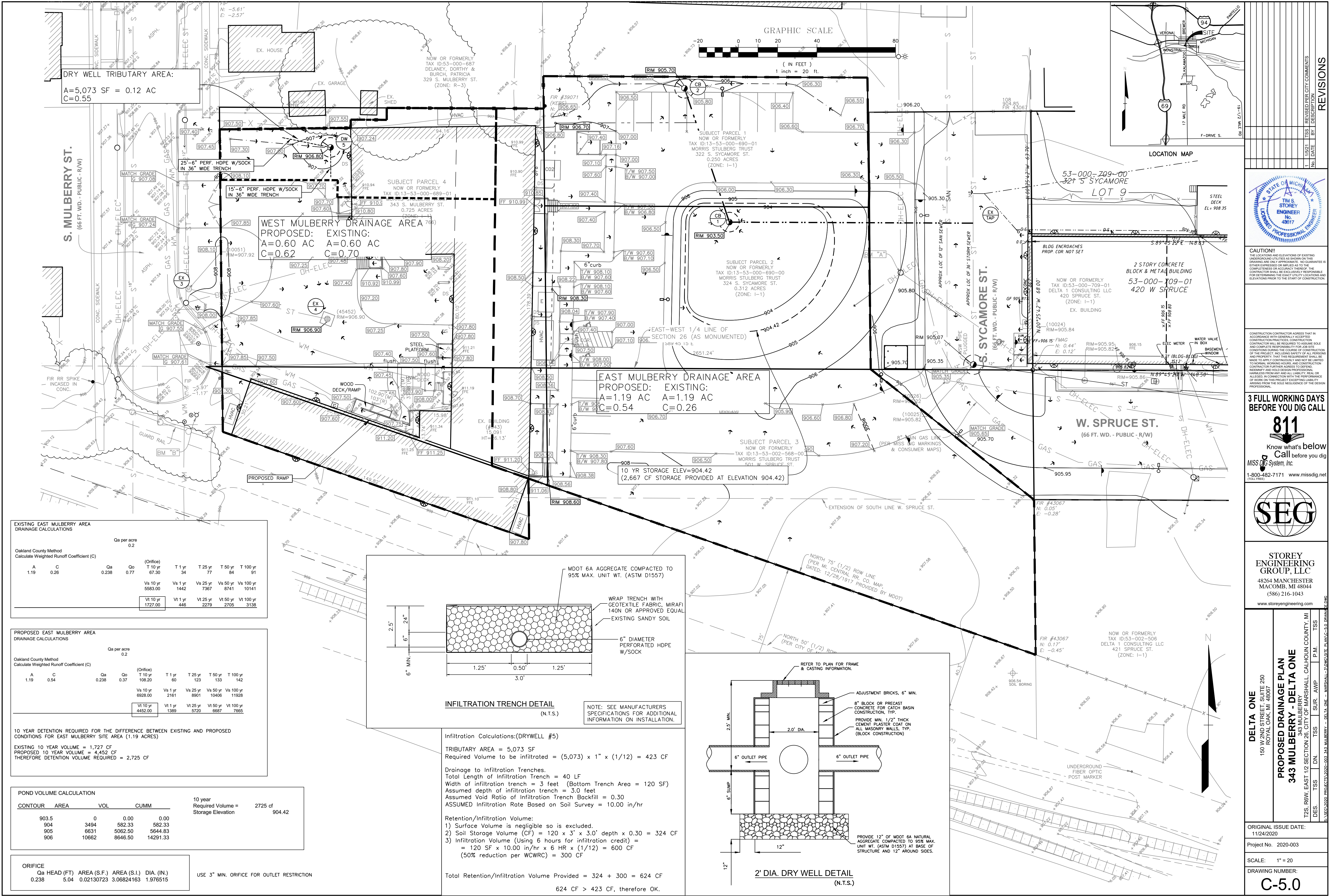
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ORIGINAL ISSUE DATE:
11/24/2020

Project No. 2020-003

SCALE: 1" = 20'

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C-4.0



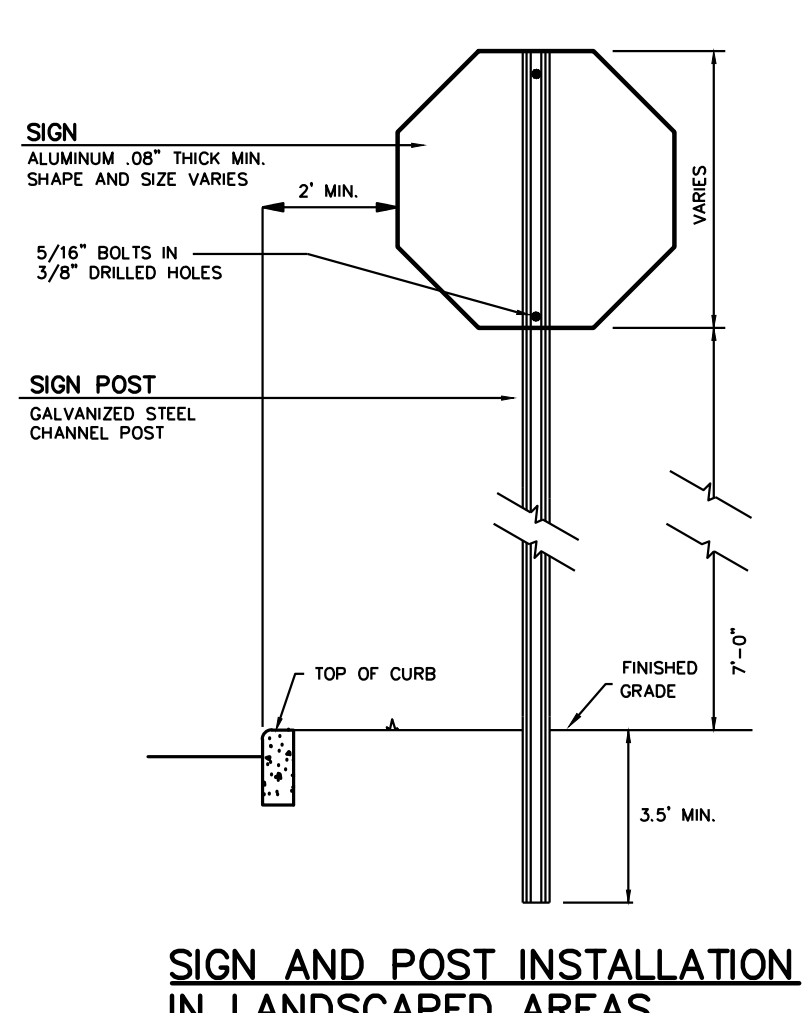
- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL AND CALHOUN COUNTY.
 - ALL NECESSARY PERMITS, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL MUNICIPAL INSPECTION FEES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
 - PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
 - ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
 - MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
 - ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
 - ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

- PAVING NOTES:**
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL, CALHOUN COUNTY AND MDOT, WHERE APPLICABLE.
 - IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
 - SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN CUT SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
 - SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
 - BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
 - ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

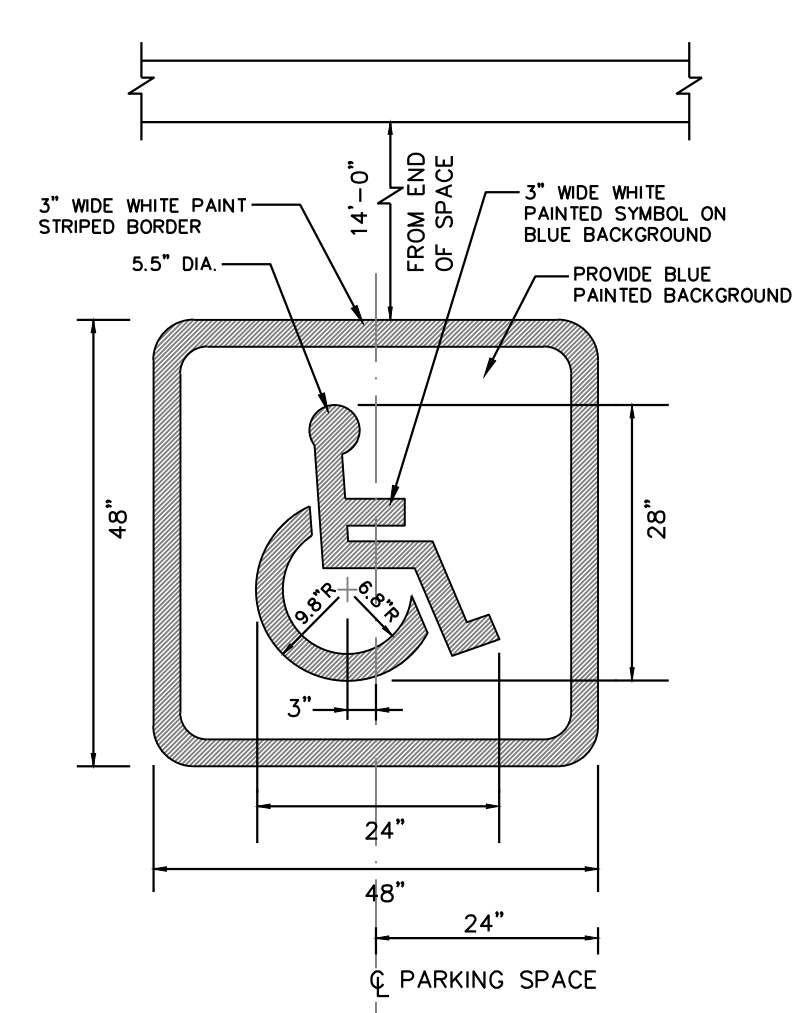
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 - ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
 - WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL A CLEAN HOLE WITH A HOLE SAW AND USE AN INSERTA TEE TO MAKE THE CONNECTION.
 - EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
- STORM SEWER NOTES:**
- ALL STORM SEWER SHALL BE INSTALLED ON STANDARD BEDDING OR BETTER.
 - JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE PREMIUM JOINT TONGUE AND GROOVE WITH RUBBER GASKETS, UNLESS SPECIFIED OTHERWISE.
 - ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV OR HDPE ADS N-12 OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
 - CULVERTS SHALL BE ALUMINIZED TYPE II CSP (OR HDPE ADS N-12) WITH BANDED JOINTS MEETING MANUFACTURERS SPECS
 - STORM LEADS 6" AND SMALLER SHALL BE PVC SCH 40 WITH GLOUED JOINTS BEDDED ON SAND OR STONE AGGREGATE.
- STORM LINES 8" TO 10" SHALL BE PVC SDR-26 WITH PREMIUM GASKET JOINTS BEDDED ON SAND OR STONE AGGREGATE.

- WATER MAIN NOTES:**
- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 6.0' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5) DEGREE BENDS, PROPERLY ANCHORED. MAINTAIN MIN. 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF MARSHALL, CALHOUN COUNTY AND MDOE.
 - ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
 - ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
 - PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
 - MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATER MAIN AND ANY SANITARY SEWER OR STRUCTURE.
 - ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52 OR PVC C-900.
 - REFER TO CITY OF MARSHALL STANDARD SPECIFICATIONS AND DETAILS FOR WATER MAIN CONSTRUCTION FOR ADDITIONAL INFORMATION.

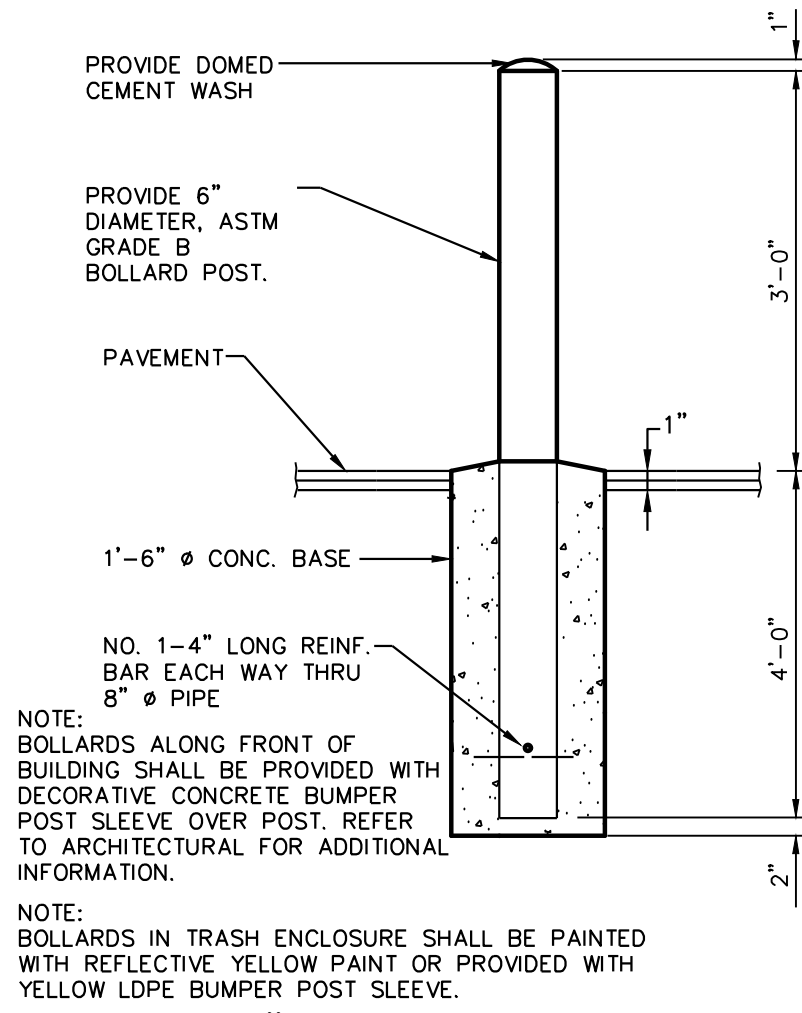
- SANITARY SEWER NOTES:**
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 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
 - ALL TRENCHES UNDER OR WITHIN THE 45° ZONE OF INFLUENCE LINE OR 5 FEET OF EXISTING AND/OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH SAND AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D-1557.
 - ALL SEWERS SHALL BE PLACED ON MIN. 4" SAND OR GRAVEL BEDDING WHICH SHALL EXTEND TO MIN. 12" OVER TOP OF THE PIPE AND SHALL BE COMPACTED IN MIN. 6" LAYERS.
 - A MINIMUM OF 18" OF CLEARANCE MUST BE MAINTAINED AT ALL CROSSINGS BETWEEN SANITARY, WATER MAIN AND STORM SEWER, UNLESS PROVIDED WITH A CONCRETE CRADLE.
 - NO SANITARY SEWER INSTALLATION OR PORTION THEREOF SHALL HAVE INFILTRATION EXCEEDING 200 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOUR PERIOD. JOINTS FOR P.V.C. SOLID WALL OR TRUSS PIPE SHALL BE ELASTOMETRIC (RUBBER GASKET) MEETING A.S.T.M. D-3212.
 - SANITARY SEWER MAIN AND LEADS 8" DIAMETER & SMALLER SHALL BE CONSTRUCTED OF P.V.C. SOLID WALL PIPE CONFORMING TO ASTM D-3034, SDR 35.
 - SEE CITY OF MARSHALL STANDARD SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION.



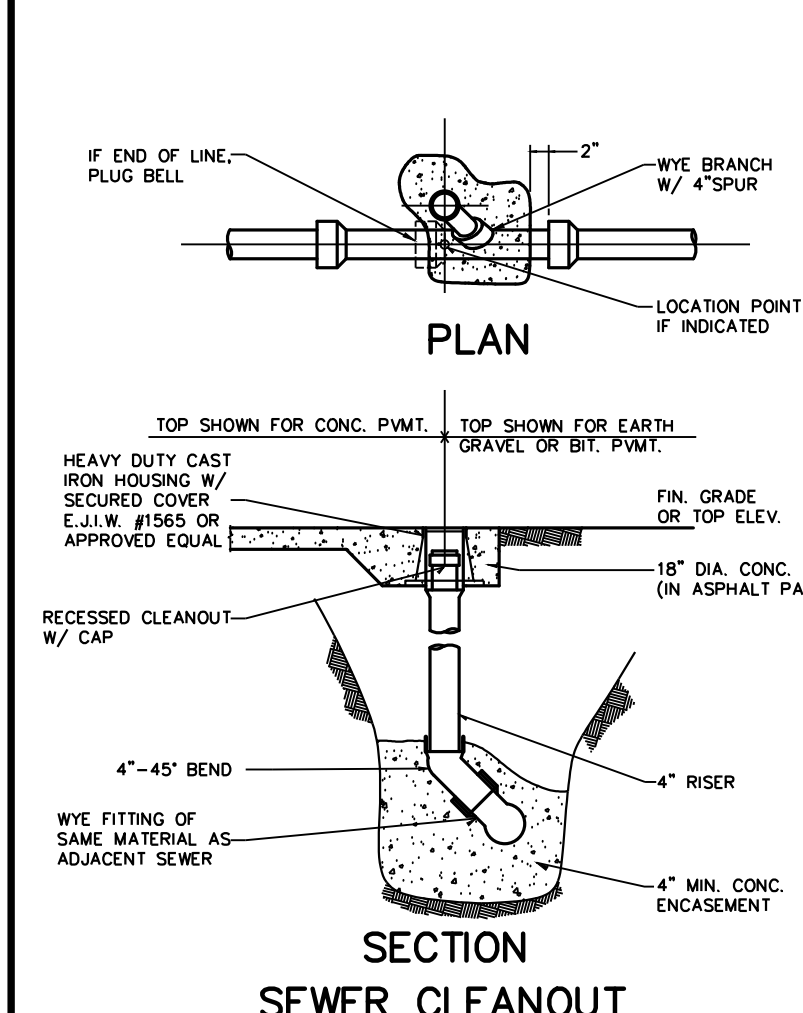
**SIGN AND POST INSTALLATION
IN LANDSCAPED AREAS**
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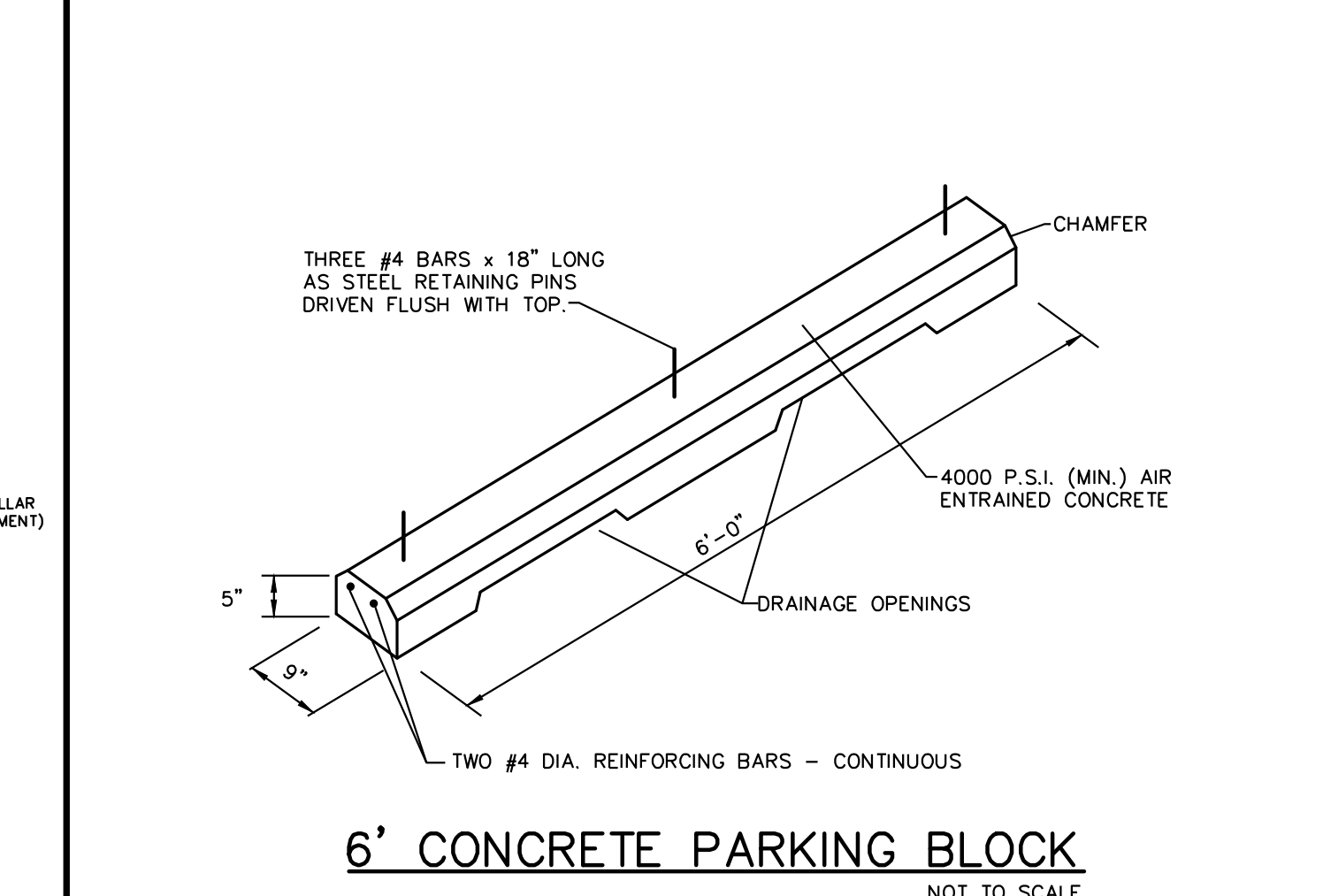
**STANDARD BARRIER FREE SYMBOL
FOR PARKING SPACE**
NOT TO SCALE



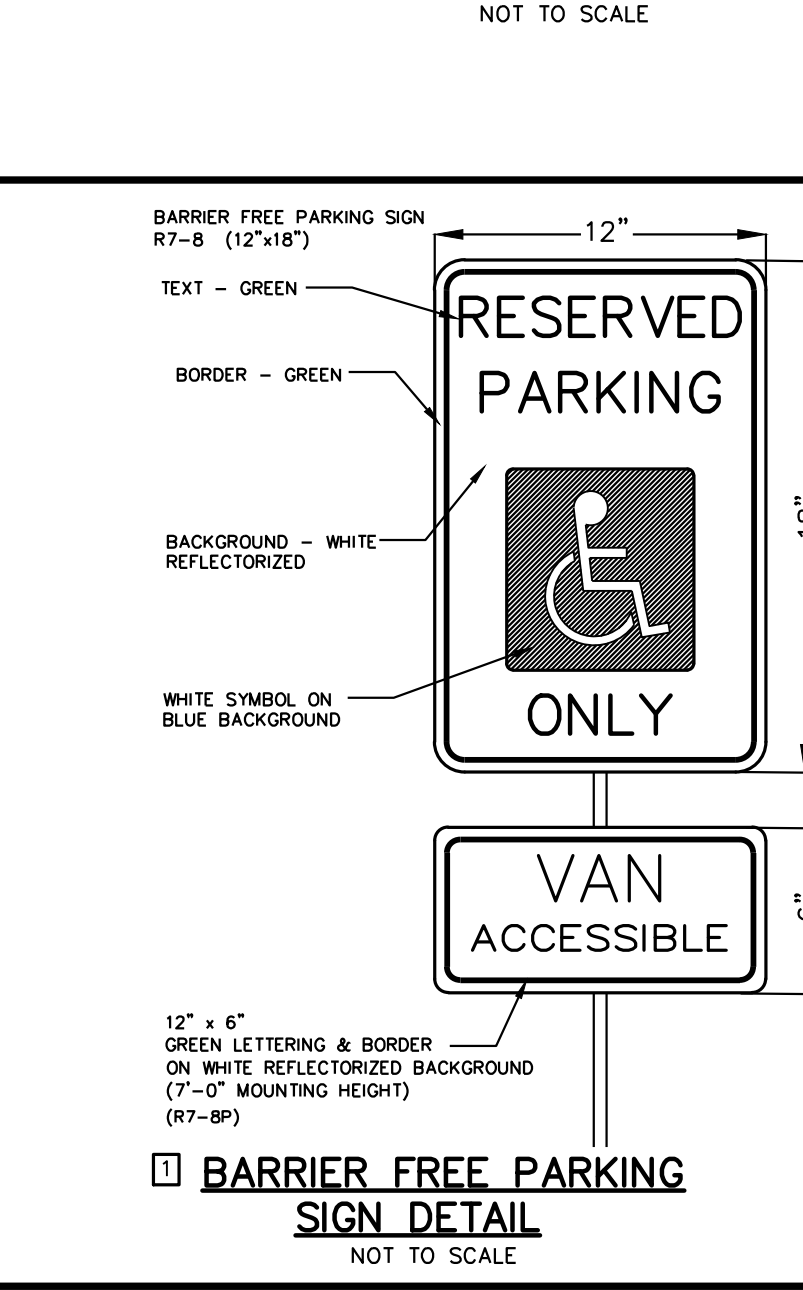
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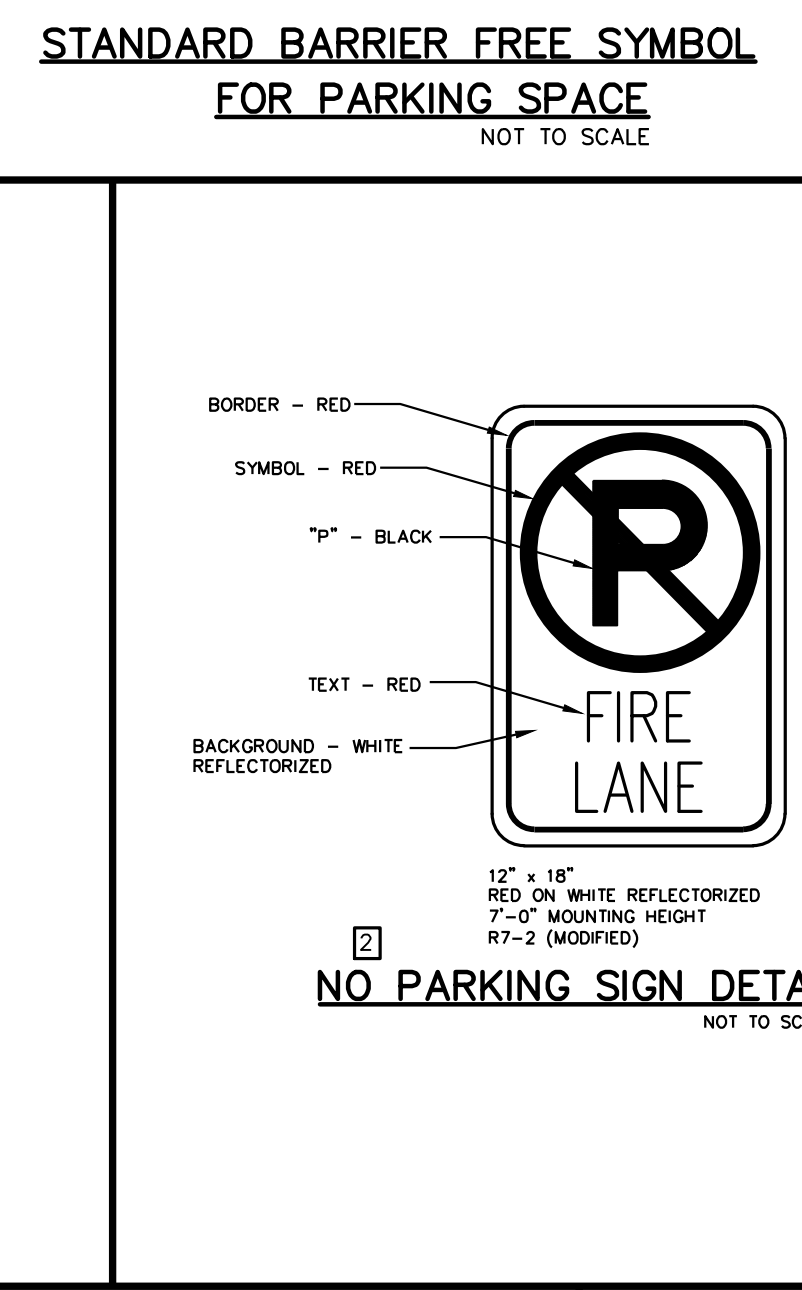
SEWER CLEANOUT
NOT TO SCALE



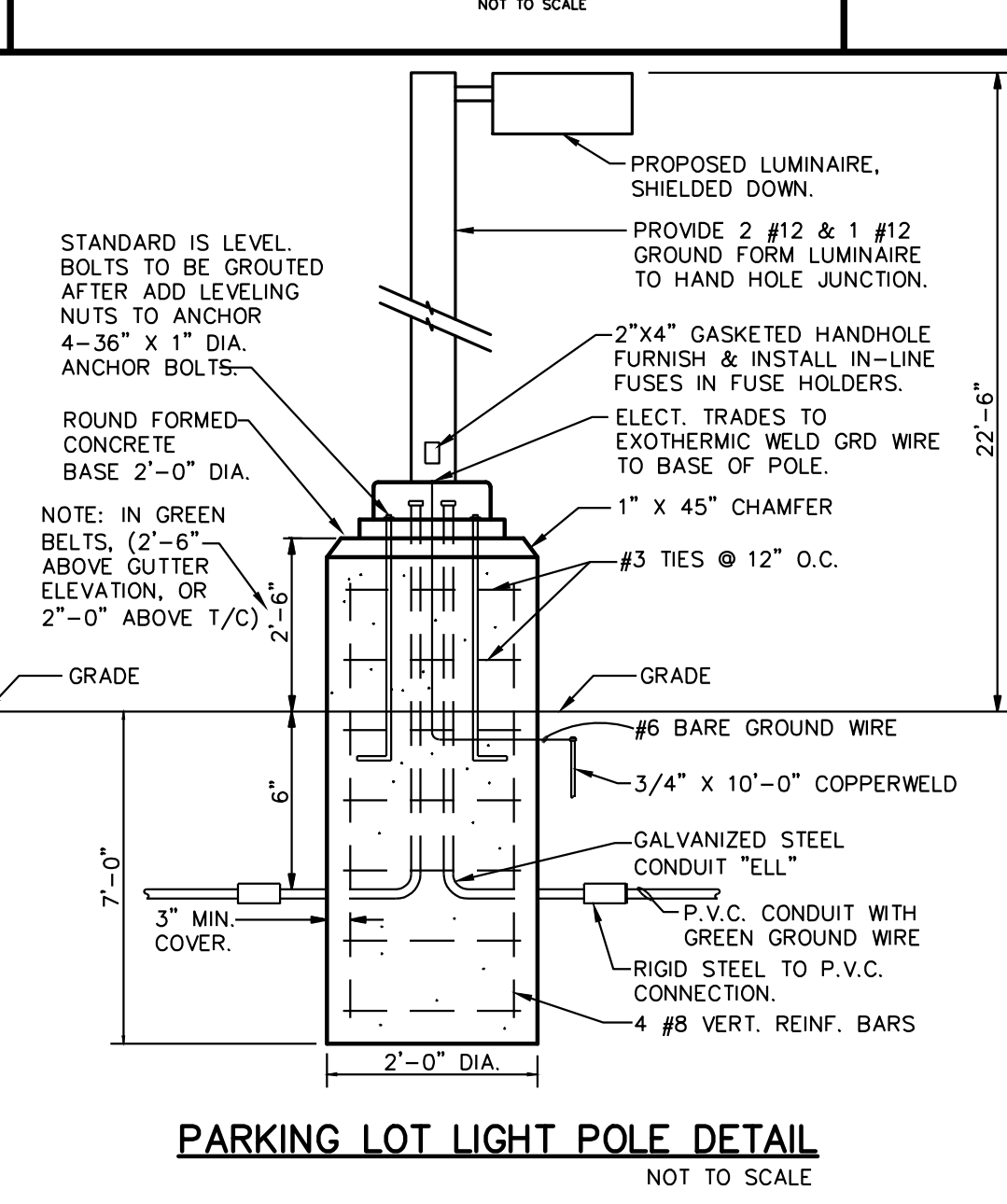
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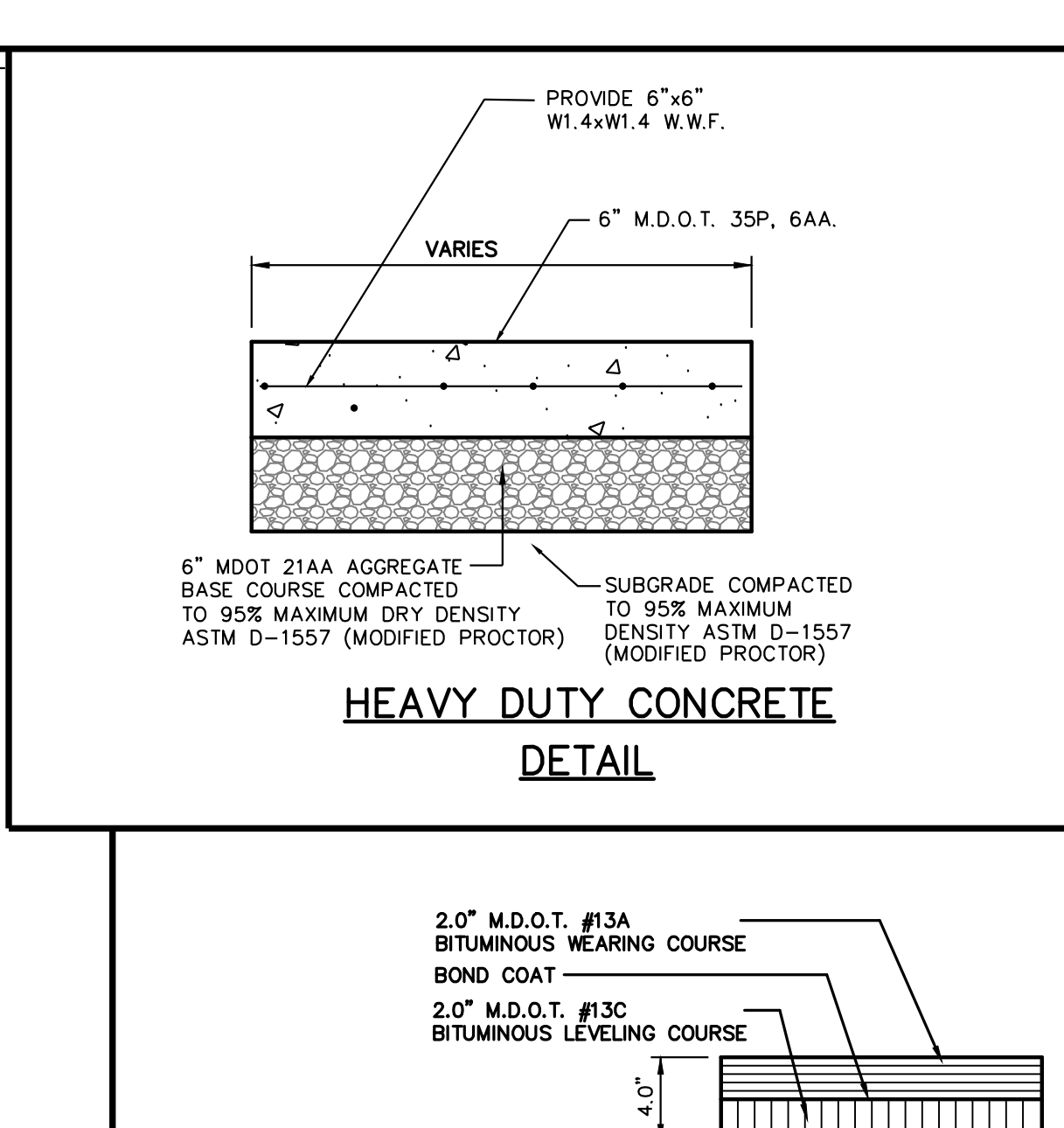
**BARRIER FREE PARKING
SIGN DETAIL**
NOT TO SCALE



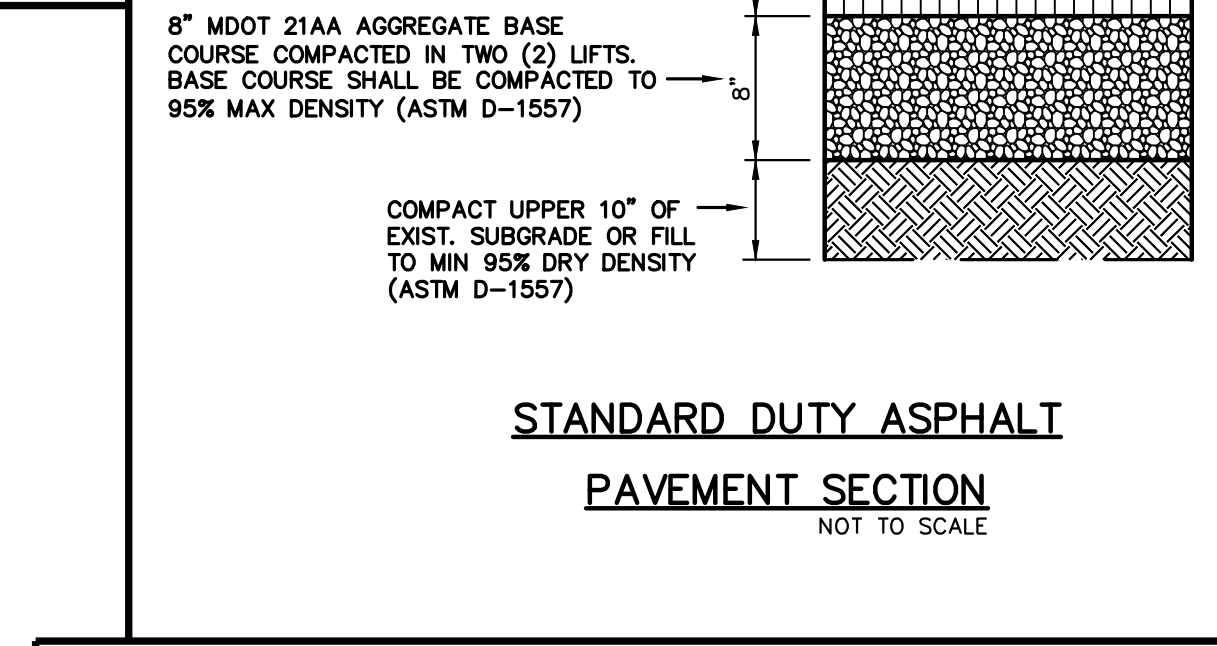
NO PARKING SIGN DETAIL
NOT TO SCALE



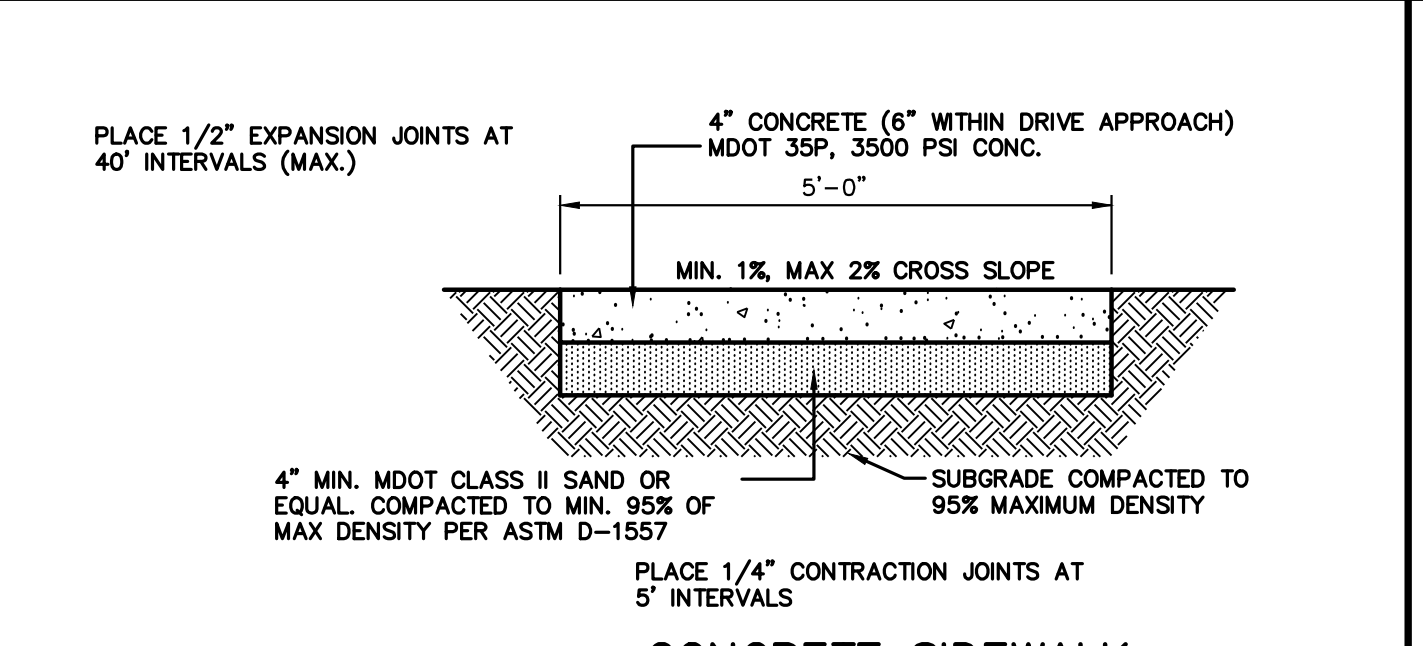
PARKING LOT LIGHT POLE DETAIL
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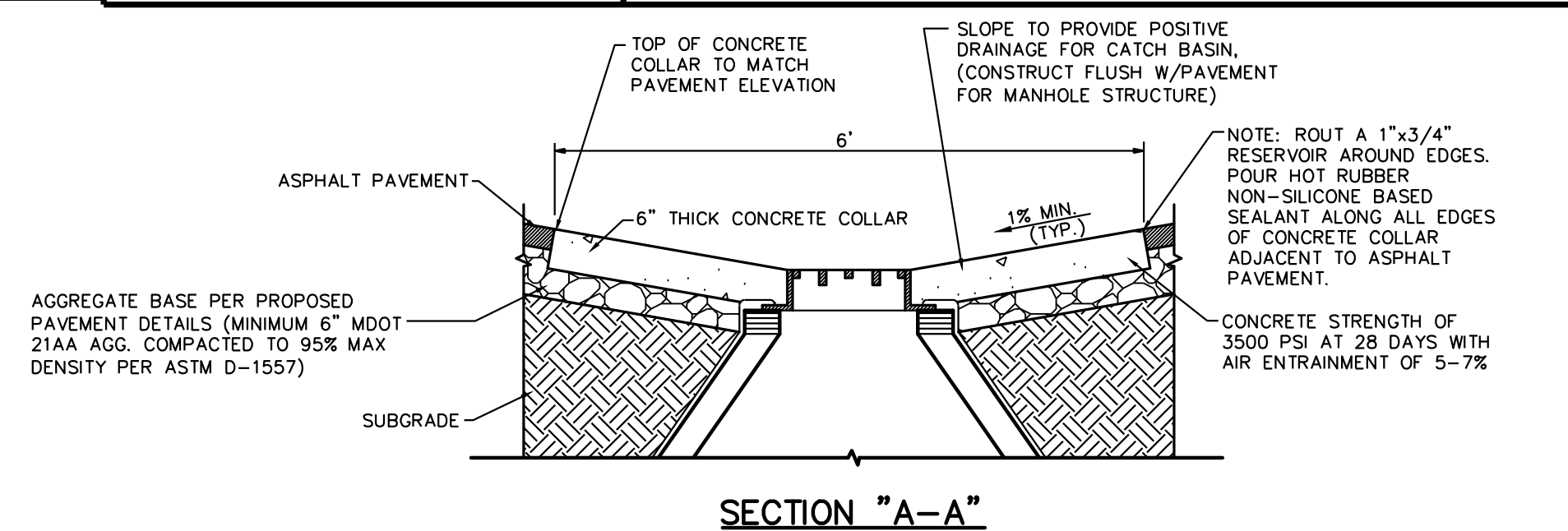
**HEAVY DUTY CONCRETE
DETAIL**



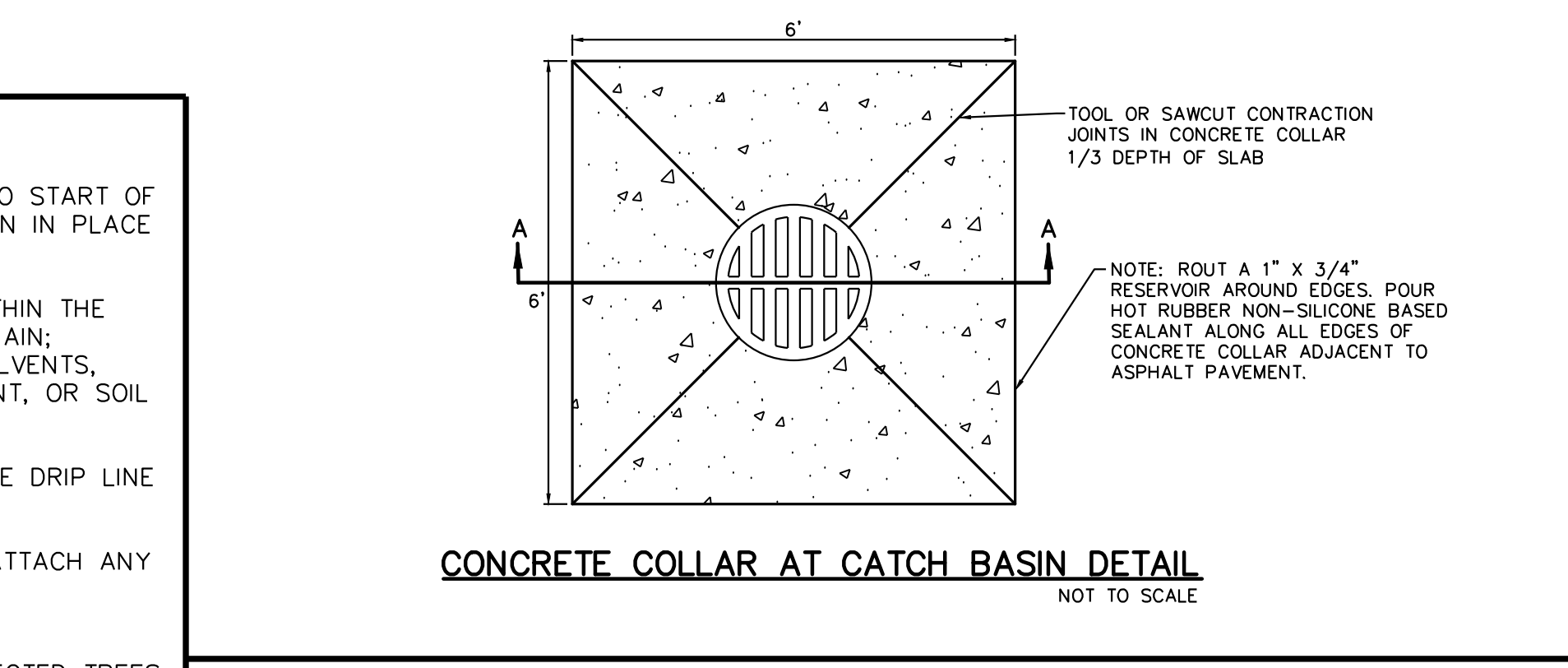
**STANDARD DUTY ASPHALT
PAVEMENT SECTION**
NOT TO SCALE



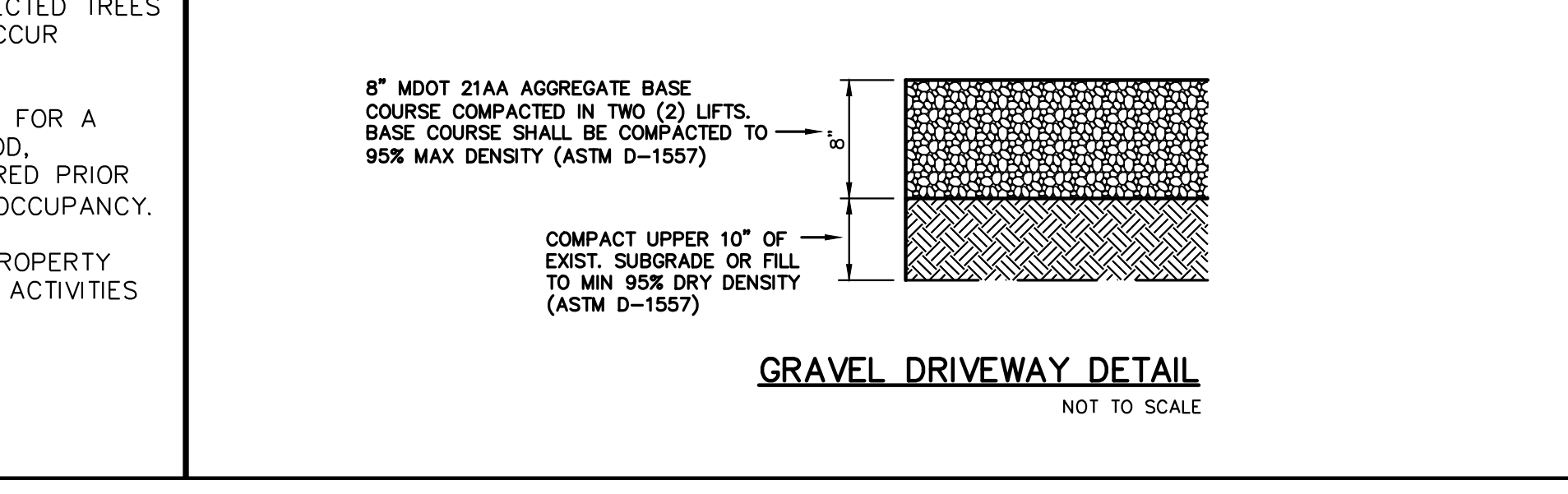
CONCRETE SIDEWALK
N.T.S.



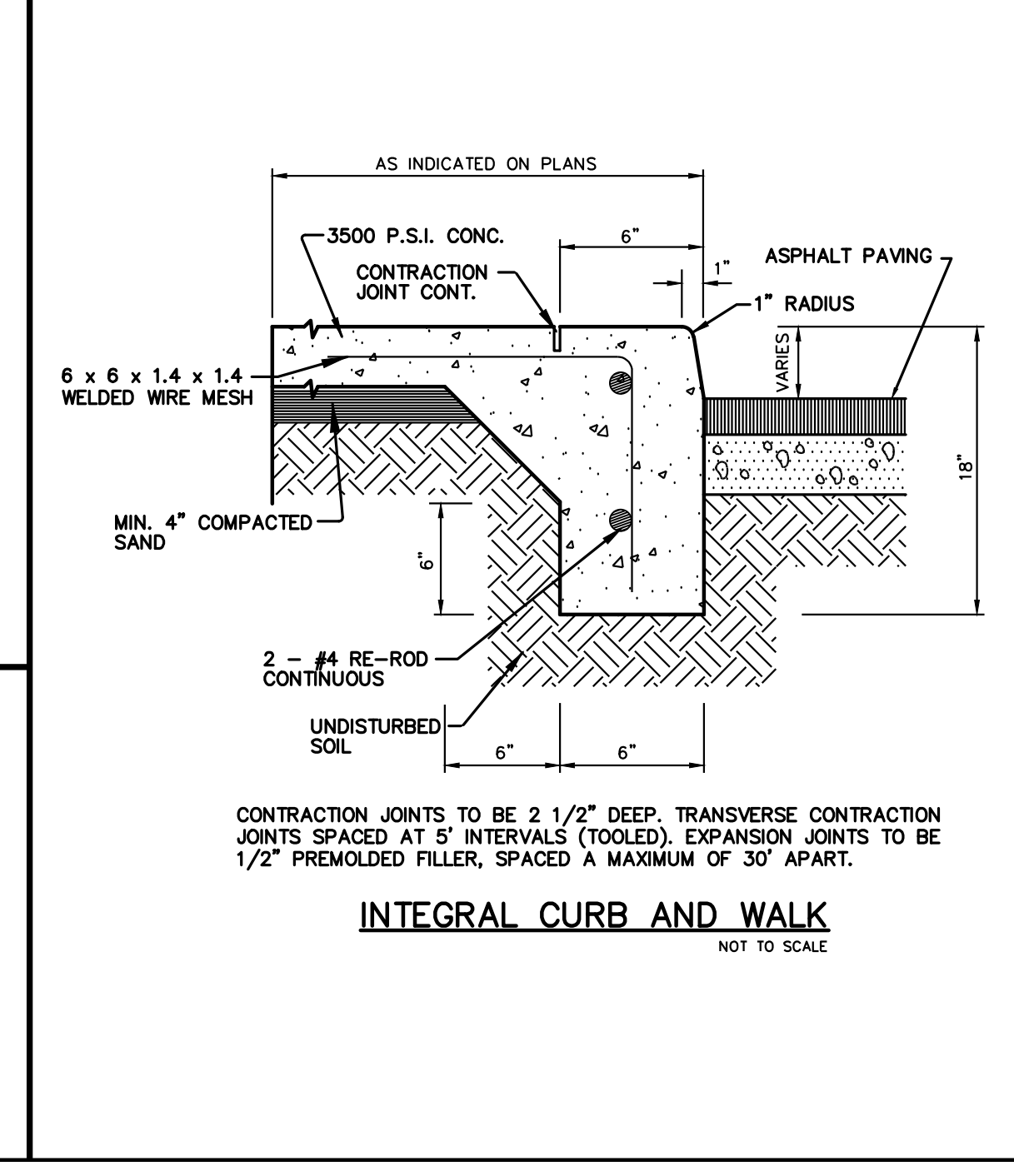
SECTION \"A-A\"



CONCRETE COLLAR AT CATCH BASIN DETAIL
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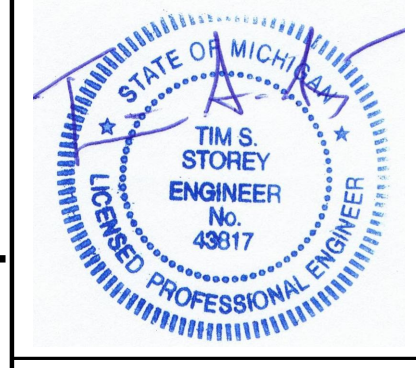


GRAVEL DRIVEWAY DETAIL
NOT TO SCALE



INTEGRAL CURB AND WALK
NOT TO SCALE

| NO. | DATE | BY | DESCRIPTION |
|-----|-------|-----|---------------------------|
| 1 | 10/27 | TSS | REVISED PER CITY COMMENTS |



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

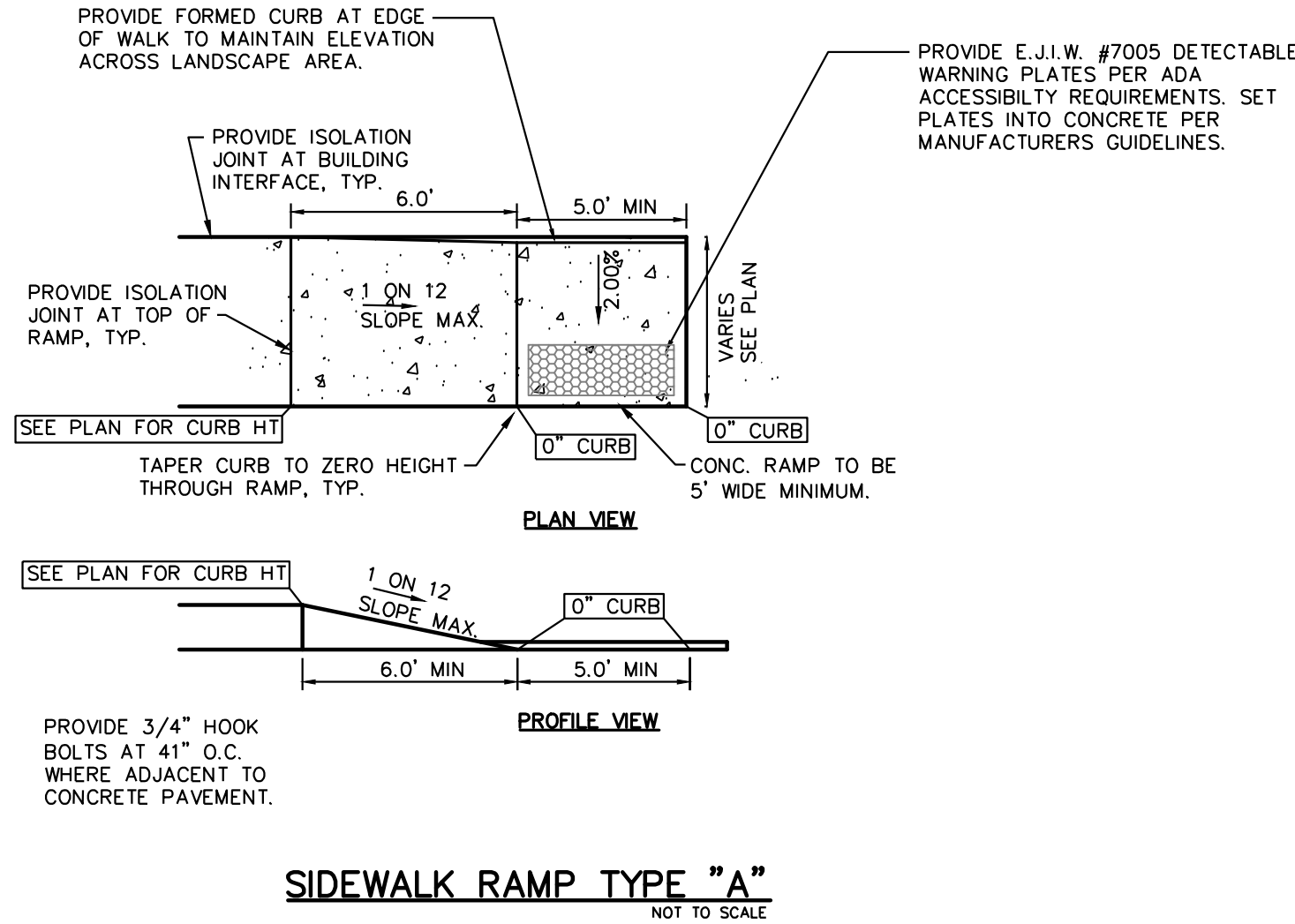
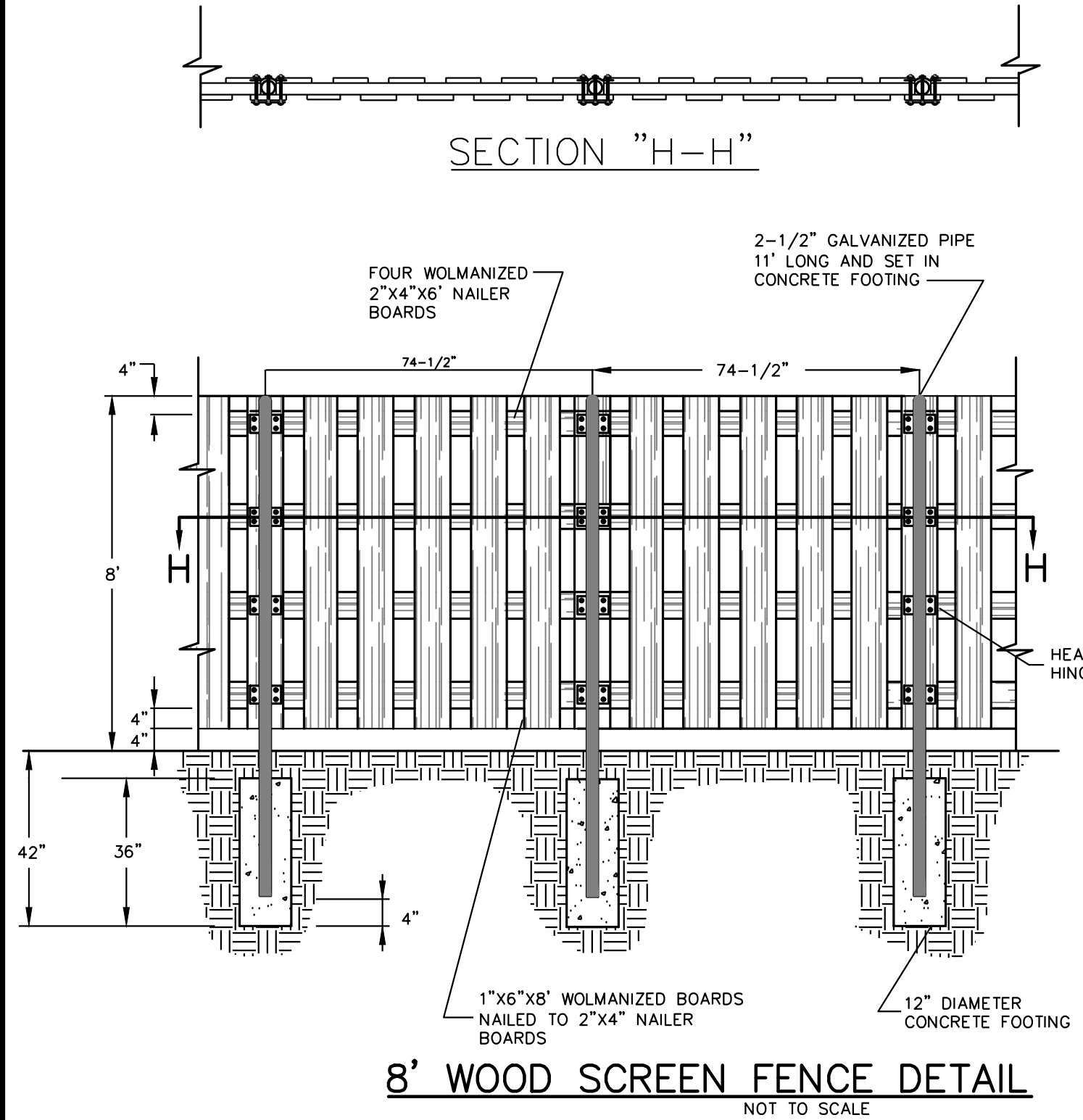
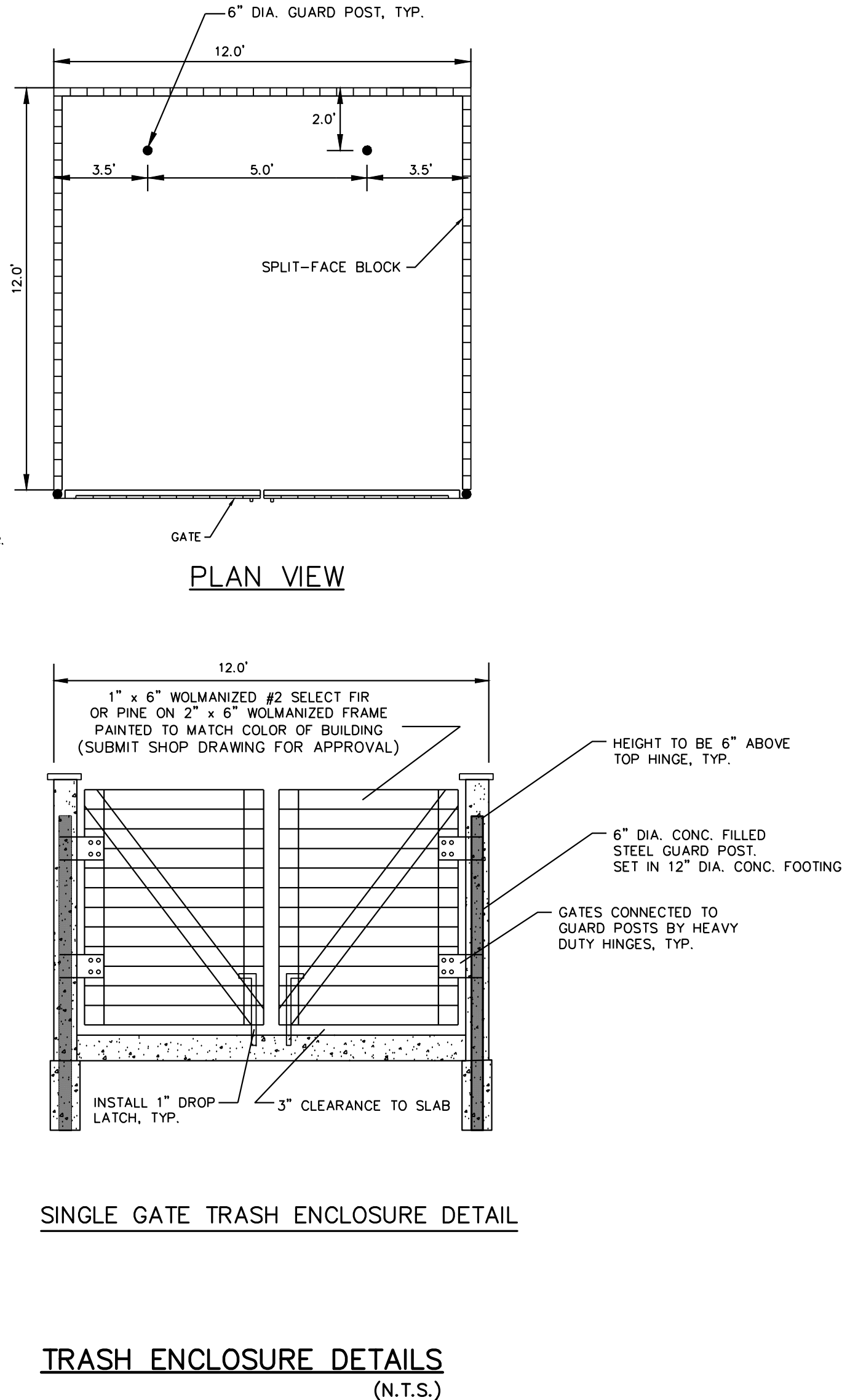
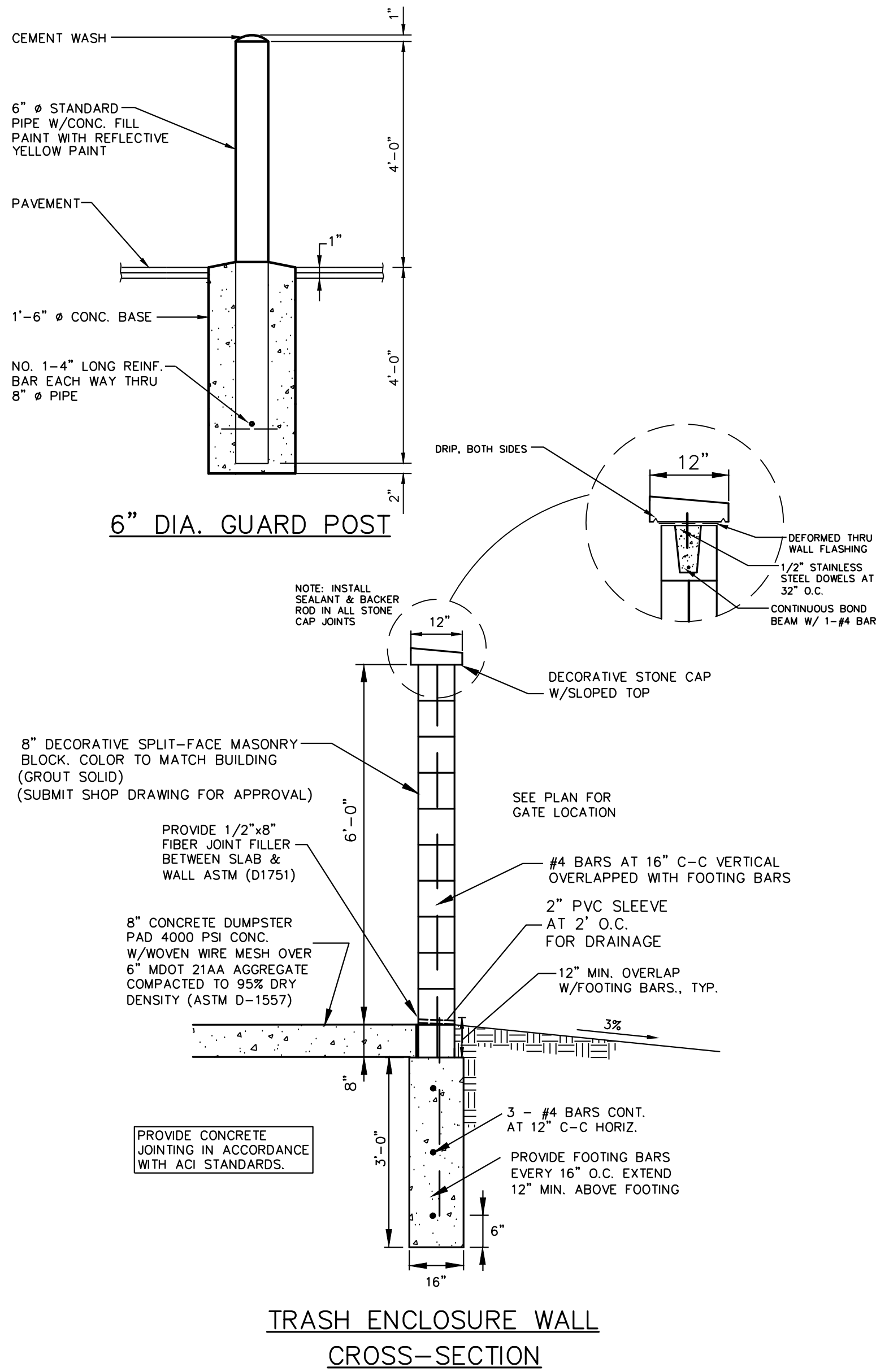
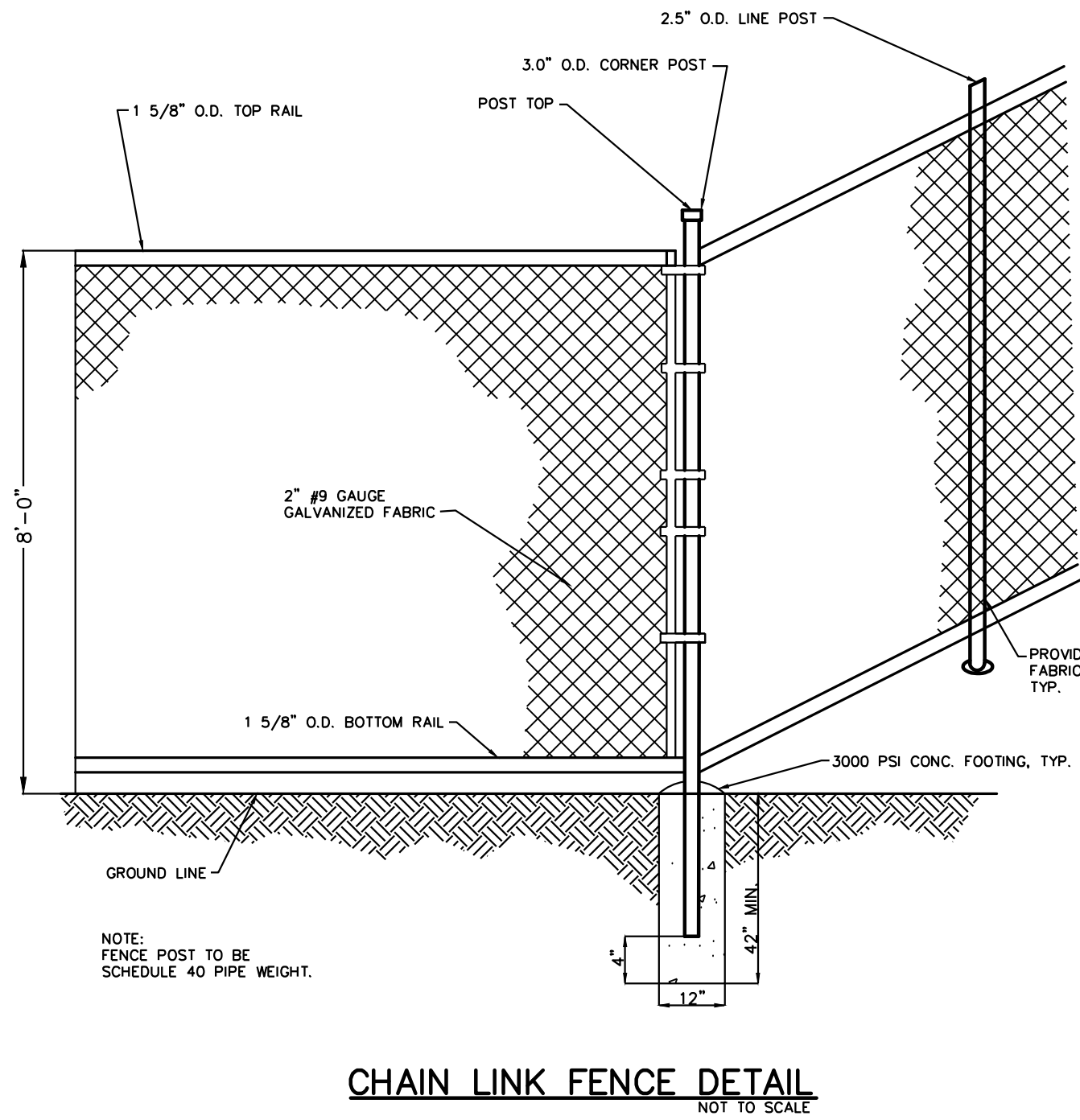
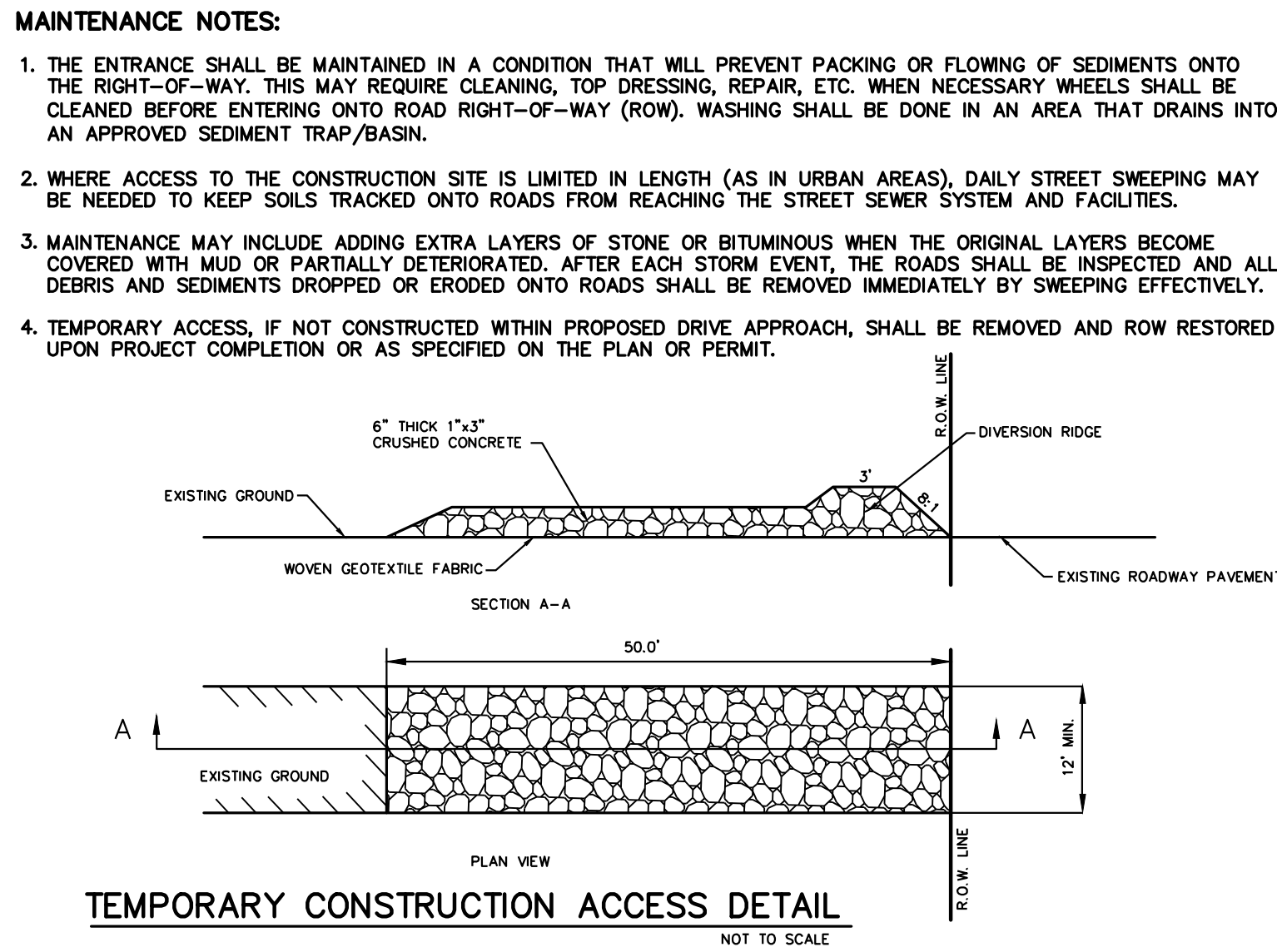
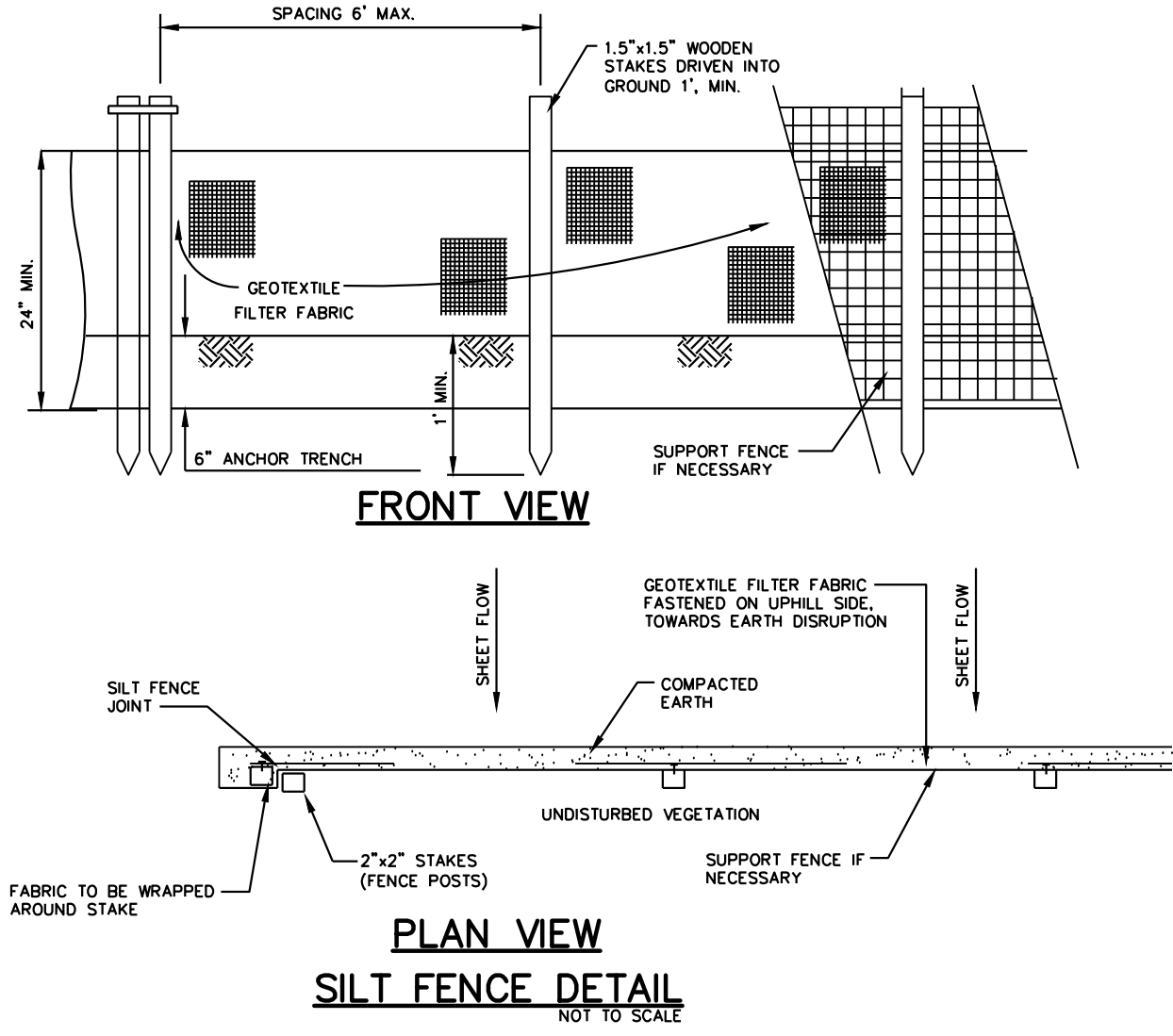
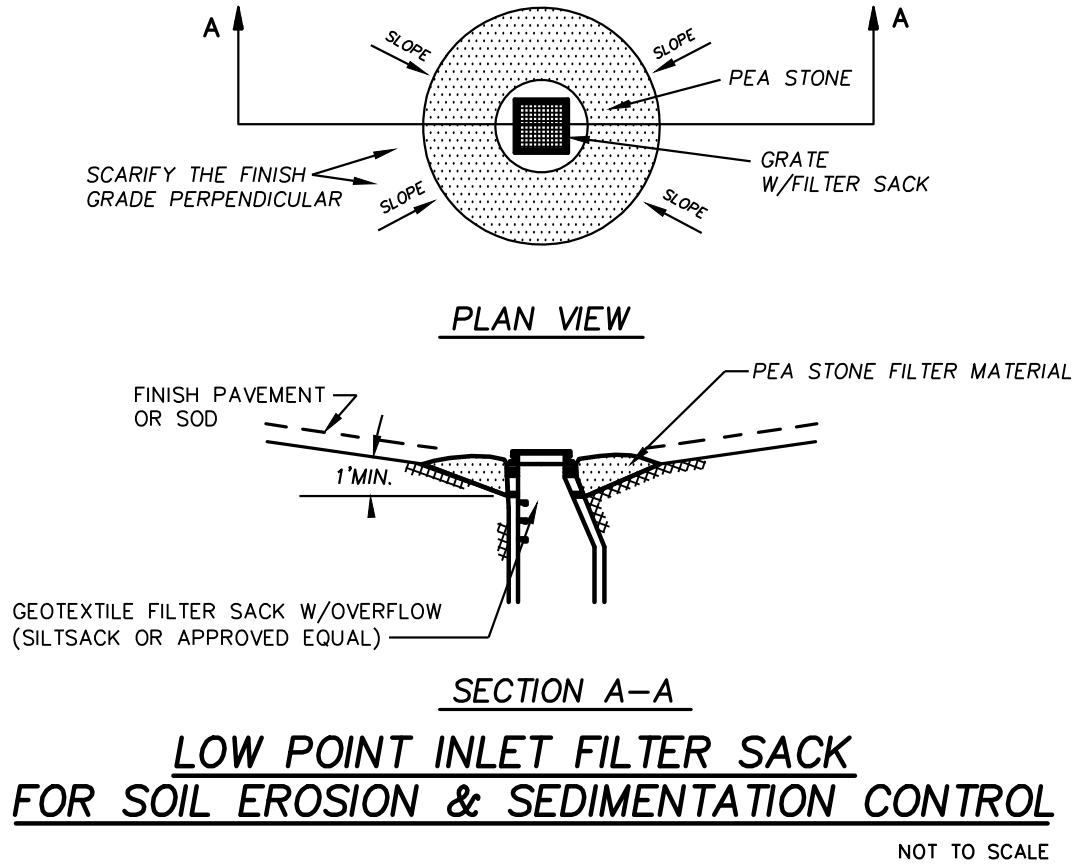
**3 FULL WORKING DAYS
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811
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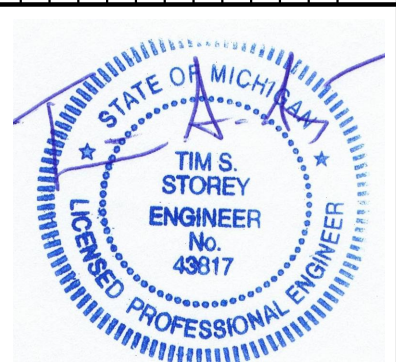


**STOREY
ENGINEERING
GROUP, LLC**
48364 MANCHESTER
MACOMB, MI 48044
(586) 216-1043
www.storeyengineering.com

| | | | | | |
|---|---|-------------|------------|-------------|-------------|
| DELTA ONE 150 W 2ND STREET, SUITE 250 ROYAL OAK, MI 48067 | NOTES + DETAILS 343 MULBERRY - DELTA ONE T25 R6W E4S 1/2 SECTION 26, CITY OF MARSHALL, CALHOUN COUNTY, MI 343 MULBERRY | TSS DES. | TSS DN. | TSS SUR. | AMP P.M. |
| ORIGINAL ISSUE DATE: 11/24/2020 Project No. 2020-003 SCALE: 1" = 30' DRAWING NUMBER: C-6.1 | | | | | |



| NO. | DATE | BY | DESCRIPTION |
|-----|-------|-----|---------------------------|
| 1 | 10/27 | TSS | REVISED PER CITY COMMENTS |
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| 10 | | | |



CAUTION! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL, HARBORER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

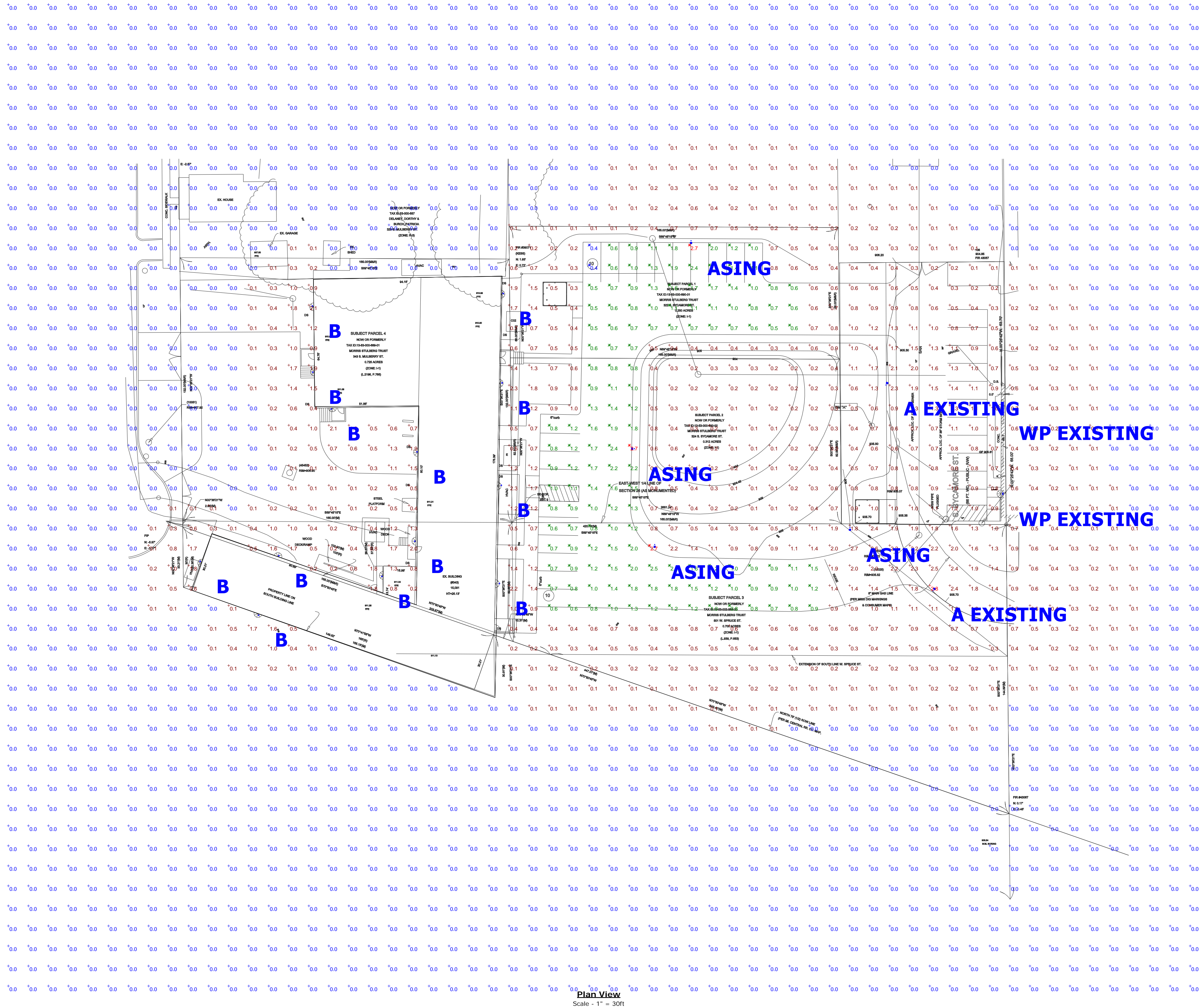
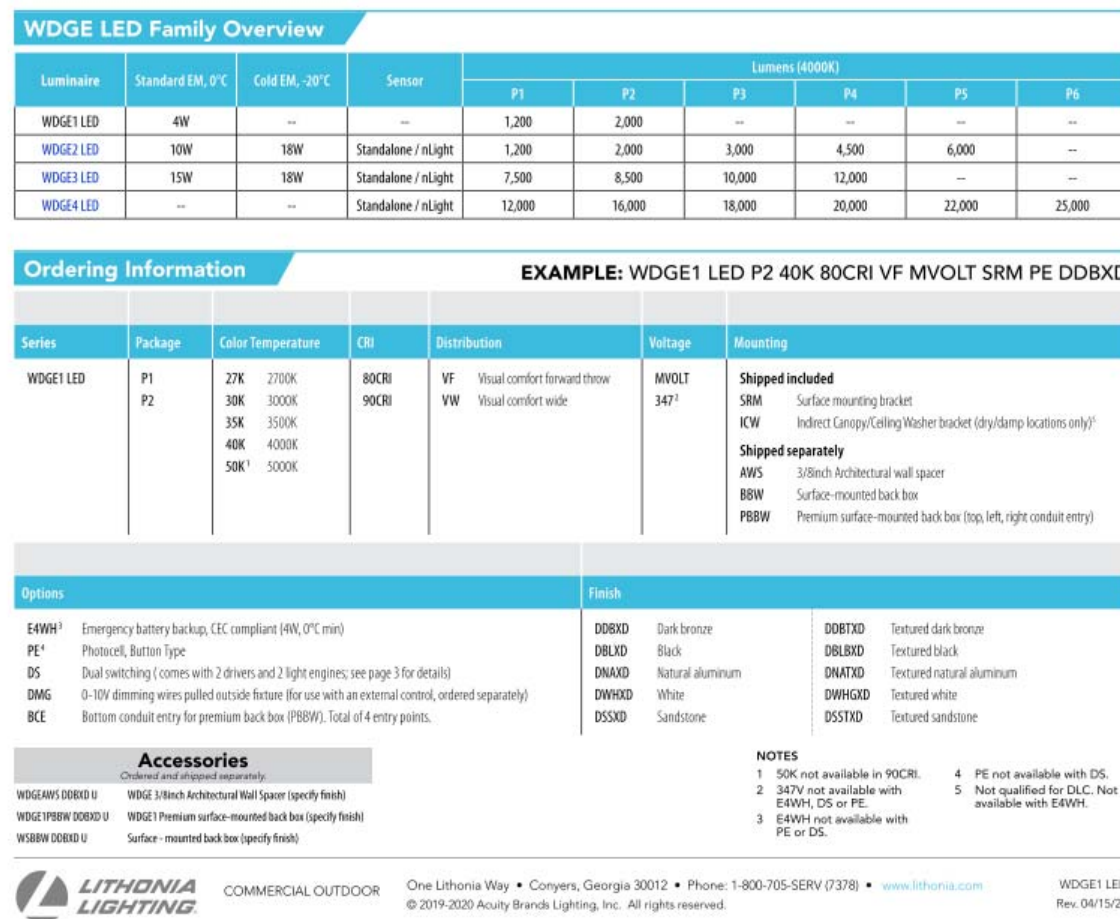
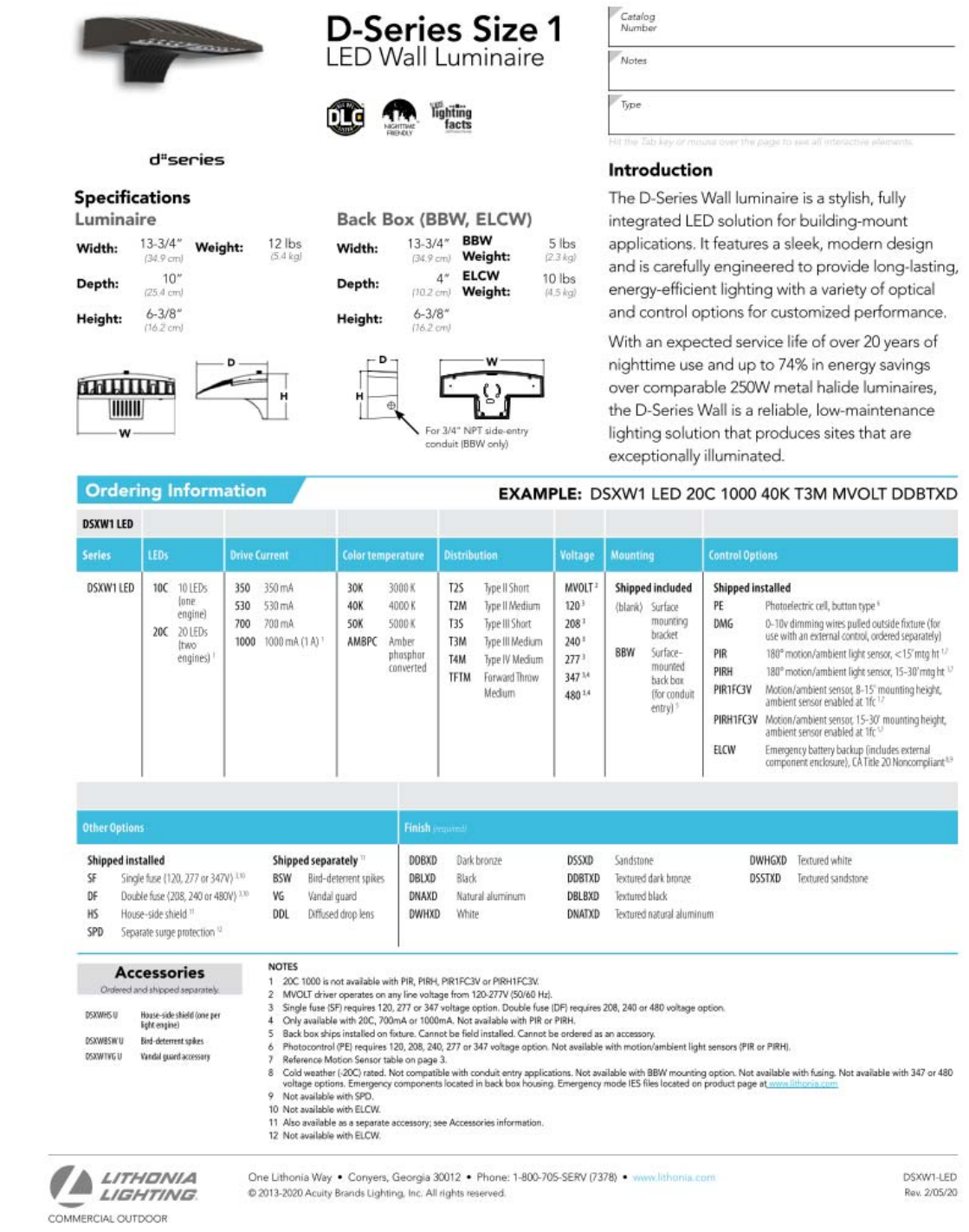
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| | | | |
|-----------|---|-----|------|
| DELTA ONE | 150 W 2ND STREET, SUITE 250 ROYAL OAK, MI 48067 | TSS | P.M. |
| DETAILS-2 | 343 MULBERRY | TSS | P.M. |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |
| DES. | TSS | DN. | TSS |

ORIGINAL ISSUE DATE: 11/24/2020 Project No. 2020-003 SCALE: 1" = 30' DRAWING NUMBER: C-6.2



| Statistics | | | | | | | |
|--------------------|--------|--------|--------|--------|---------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
| PARKING AND DRIVES | ✗ | 1.2 fc | 2.7 fc | 0.4 fc | 6.8: 1 | 3.0: 1 | 0.4: 1 |
| SITE | + | 0.2 fc | 2.8 fc | 0.0 fc | N/A | N/A | 0.1: 1 |

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.



THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA
CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

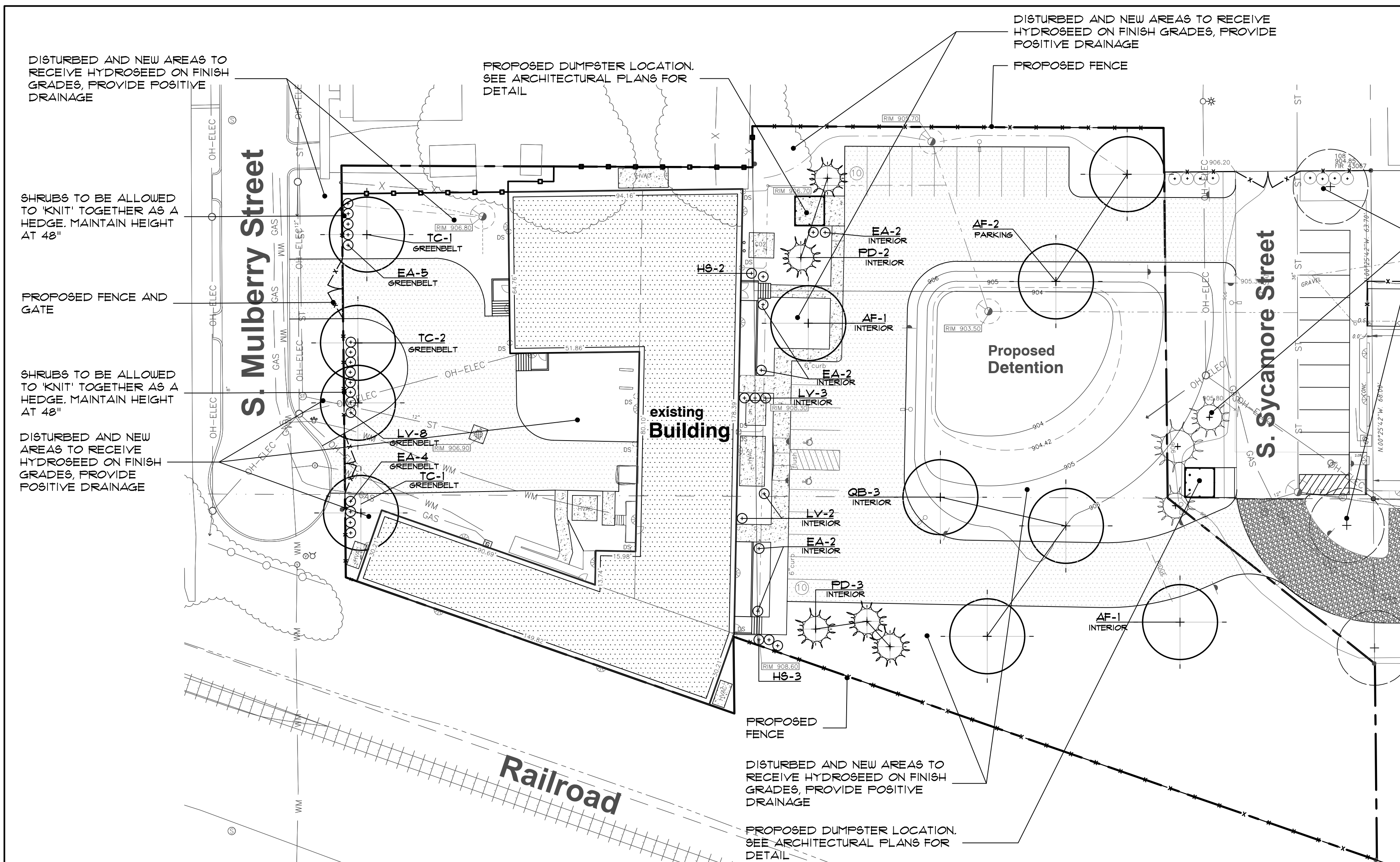
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

| Schedule | | | | | | | |
|---|-------------------|-----|-------------------|-------------|------|---------|----------------|
| Symbol | Label | QTY | Manufacturer | Description | Lamp | Wattage | MH |
|  | ASIN G | 4 | Lithonia Lighting | DSX1 LED | LED | 70 | 18' ON 2' BASE |
|  | B | 13 | Lithonia Lighting | WDGE1 | LED | 10.0002 | 15' |



DELTA ONE MARSHALL
EXTERIOR PHOTOMETRIC SITE PLAN
PREPARED FOR: STOREY ENG
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
nae
Date
11/18/2020
REV. 11/24/20
Scale
Not to Scale
Drawing No.
#20-55874 V2
1 of 2

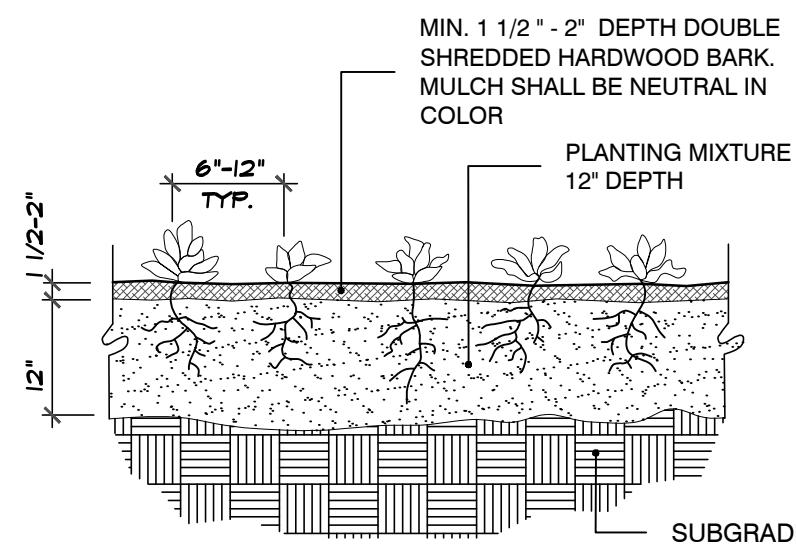


landscape planting detail

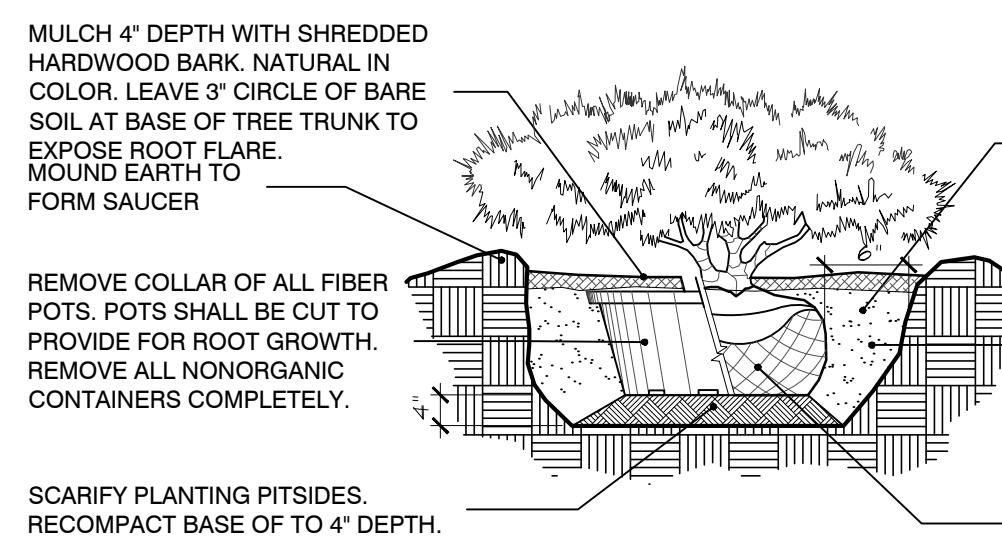
SCALE: 1"=30'-0"

plant material list

| key | quant. LS-1 | botanical name | common name | size | comments |
|-----|-------------|--------------------------------|---------------------------|-----------|------------------|
| | | TREES | | | |
| TC | 4 | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LINDEN | 2 1/2" BB | GREENBELT |
| AF | 3 | ACER X FREEMANII 'JEFFERS RED' | AUTUMN BLAZE RED MAPLE | 2 1/2" BB | INTERIOR/PARKING |
| QB | 3 | QUERUS BI-COLOR | WHITE SWAMP OAK | 2 1/2" BB | INTERIOR |
| PD | 5 | PICEA GLAUCO 'DENSATA' | BLACKHILLS SPRUCE | 8' BB | INTERIOR |
| | | SHRUBS | | | |
| EA | 15 | EVONYMUS ALATA COMPACTA | DWARF WINGED BURNING BUSH | 5' CONT. | GREENBELT |
| LV | 13 | LIGUSTRUM X VICARYI | GOLDEN VICARY PRIVET | 5' CONT. | INTERIOR |
| H9 | 5 | HIBISCUS SYRIACUS 'APHRODITE' | APHRODITE ROSE OF SHARON | 5' CONT. | INTERIOR |



perennial planting detail
no scale

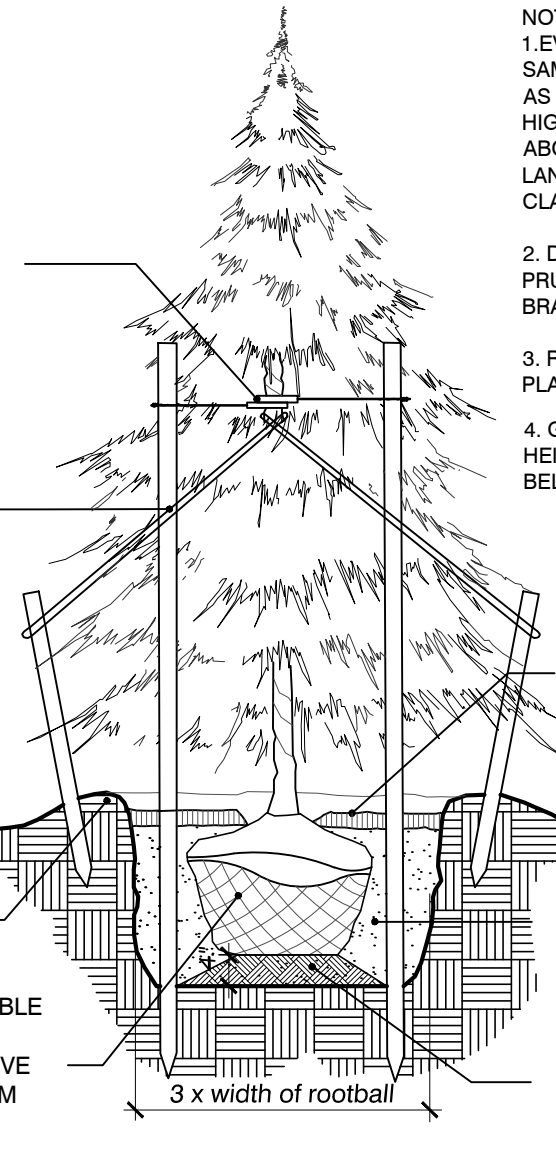


shrub planting detail
no scale

STAKE TREES AT FIRST BRANCH USING 2'-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2' X 2' HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

evergreen planting detail
no scale

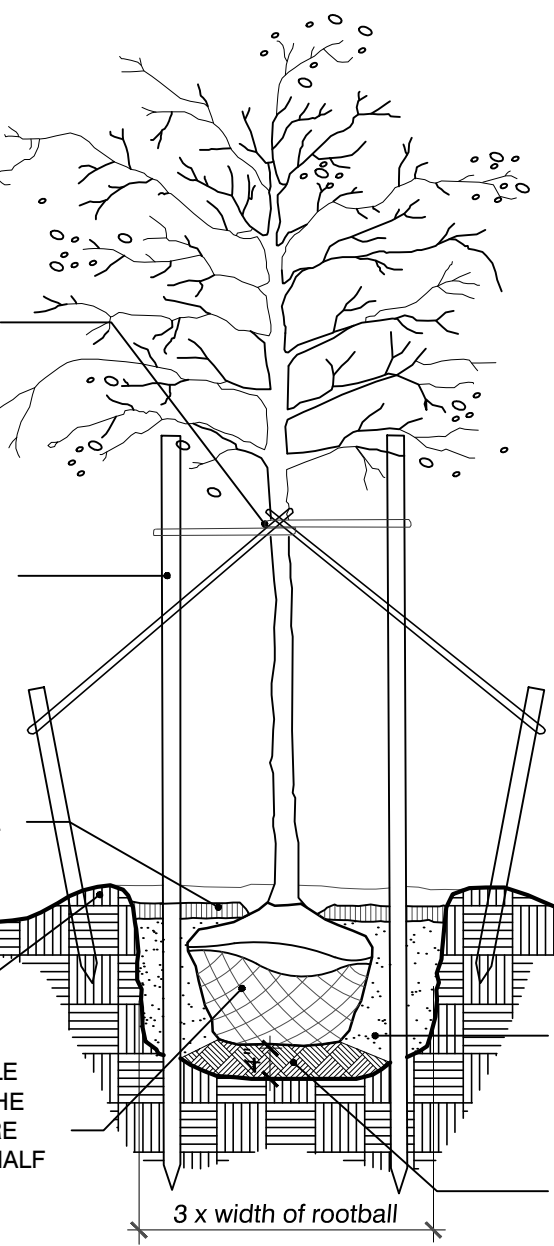


NOTE: 1. EVERGREEN TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS. 2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES. 3. REMOVE ALL TAGS, STRING, PLASTICS ETC. 4. GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH USING 2'-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2' X 2' HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

tree planting detail
no scale



NOTE: 1. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS. 2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES. 3. REMOVE ALL TAGS, STRING, PLASTICS ETC. 4. GUY TREES ABOVE 3' CAL. STAKE DECIDUOUS TREES BELOW 3' CAL.

landscape plan for: Delta-One Mulberry St. City of Marshall, Michigan

LANDSCAPE PLANTINGS FROM ADJACENT PROPERTY

general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF MARSHALL, AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB FITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE FITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB. EARTH BALLS, AND FROM TREE TRUNKS, 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES 10 FT.
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.

landscape requirements:

greenbelt landscape

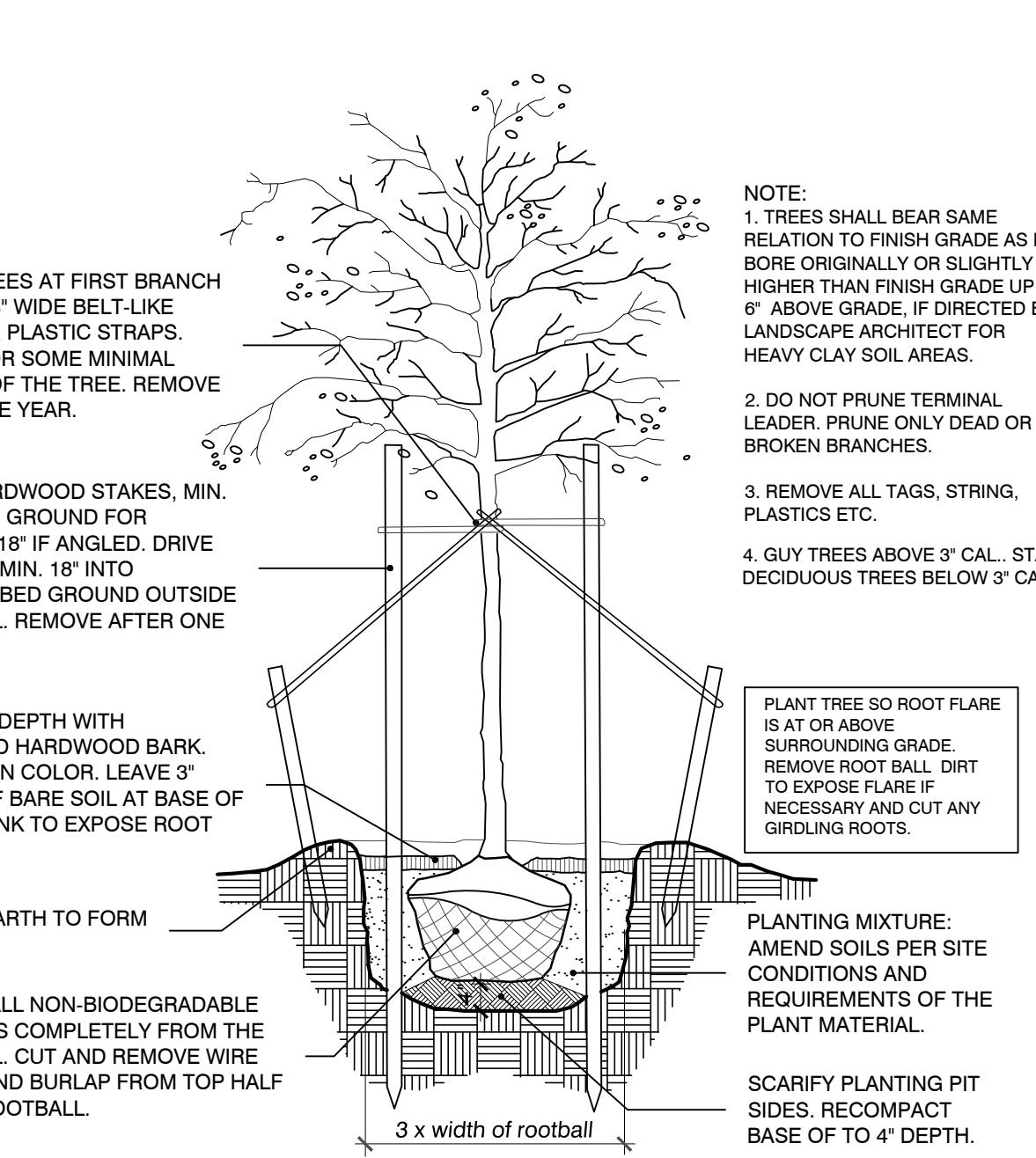
| | | | |
|---|----------|----------|--|
| TOTAL LF. OF S. MULBERRY ST. FRONTAGE | 168' | | |
| | REQUIRED | PROVIDED | |
| ONE (1) DECIDUOUS OR EVERGREEN TREE PER 40 LF. (168 LF. / 40 LF. = 4.2 TREES) | 4 | 4 | |
| FOUR (4) SHRUBS PER 40 LF. (168 LF. / 40 LF. = 4.2 X 4 = 16.8 SHRUBS) | 17 | 17 | |

parking

| | | | |
|--|----------|----------|--|
| TOTAL NO. OF PARKING SPACES PROVIDED | 20 | | |
| | REQUIRED | PROVIDED | |
| ONE (1) DECIDUOUS TREE PER 10-SPACES (20 SPACES / 10-SPACES = 2 TREES) | 2 | 2 | |

interior landscape

| | | | |
|--|--------|----------|----------|
| TOTAL SQFT. OF PROPERTY | 81661± | | |
| INTERIOR LANDSCAPE (5% OF PROPERTY) (81661 X 5% = 4,083 SQFT.) | | REQUIRED | PROVIDED |
| ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE PER 400 SQFT. (4,083 SQFT. / 400 SQFT. = 10 TREES) | | 10 | 10 |
| ONE (1) SHRUB PER 250 SQFT. (4,083 SQFT. / 250 SQFT.) = 16 SHRUBS | | 16 | 16 |

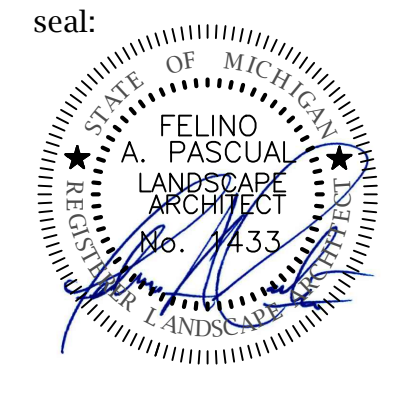


FP

A

FELINO A. PASCUAL
and ASSOCIATES

Community Land Planner and
registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416



client:
DELTA ONE
150 W. 2nd Street
Suite 250
Royal Oak, Michigan
48067

project:
DELTA ONE
343 MULBERRY

project location:
343 Mulberry
City of Marshall,
Michigan

sheet title: LANDSCAPE PLAN

job no./issue/revision date:
LS20.095.11 SPA 11/24/2020
LS20.095.12 CITY 1/5/2021
COMMENTS

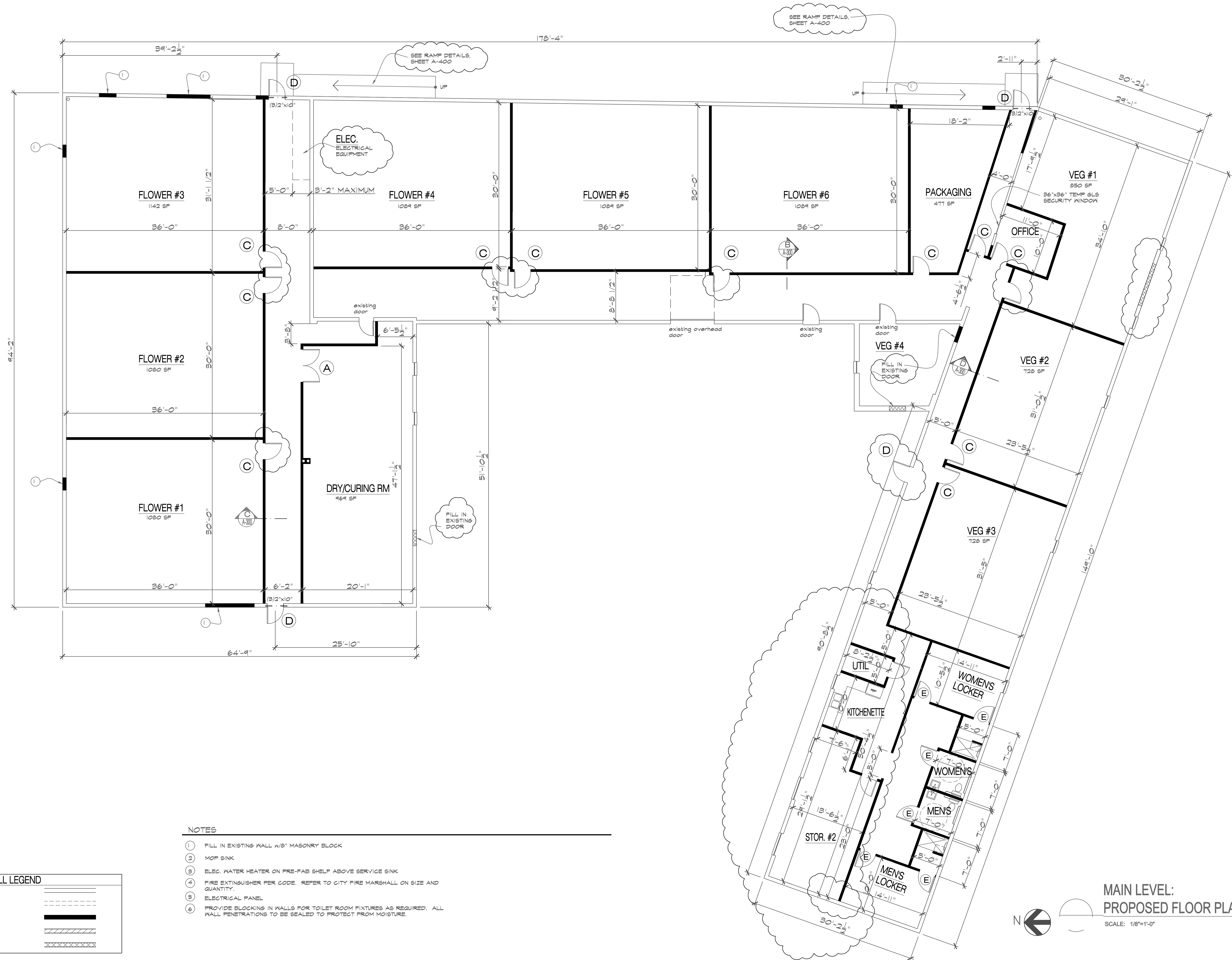
drawn by:
JP, PH
checked by:
FP
date:
11-27-2020
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Do Not scale drawings. Use figured dimensions only



The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
LS20.095.11

sheet no:
LS-1



| WALL LEGEND | |
|-----------------|-------|
| EXISTING WALL | ===== |
| DEMOLITION WALL | ----- |
| NEW WALL | ===== |
| BRICK | ===== |
| MASONRY BLOCK | ===== |

NOTES

1. FILL IN EXISTING WALL W/8" MASONRY BLOCK
2. MOP SINK
3. ELEC. WATER HEATER ON PRE-FAB SHELF ABOVE SERVICE SINK
4. FIRE EXTINGUISHER PER CODE. REFER TO CITY FIRE MARSHALL ON SIZE AND QUANTITY.
5. ELECTRICAL PANEL
6. PROVIDE BLOCKING IN WALLS FOR TOILET ROOM FIXTURES AS REQUIRED. ALL WALL PENETRATIONS TO BE SEALED TO PROTECT FROM MOISTURE.

REVISIONS

| NO. | DATE | APPENDIX/BULLETIN |
|-----|----------|-------------------|
| 2 | 11.08.20 | APPENDUM 2 |
| 1 | 09.17.20 | APPENDUM 1 |

A PROPOSED BUILDING RENOVATION FOR:
DELTA 1 CONSULTING
343 MULBERRY
MARSHALL, MICHIGAN 49068

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
MEMBER
A I
B D
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

THIS DRAWING AS AN INSTRUMENT
OF SERVICE IS AND SHALL REMAIN
THE PROPERTY OF THE DESIGNER
AND SHALL NOT BE USED IN ANY
WAY WITHOUT THE PERMISSION OF
THE DESIGNER.
THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
AT THE SITE BEFORE PROCEEDING
WITH EACH PHASE OF HIS WORK.

SHEET TITLE
**MAIN LEVEL:
PROPOSED FLOOR PLAN**

SHEET SCALE
AS NOTED

PROJECT NO.
20-009

DATE
06.22.20

SHEET NUMBER
A-100

**MAIN LEVEL:
PROPOSED FLOOR PLAN**

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

RELEASED FOR CONSTRUCTION