A G E N D A

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION,
TO TAKE PLACE ON TUESDAY, JULY 28, 2020 7:00 P.M.

This meeting will be held electronically due to the COVID-19 pandemic.

The meeting will be broadcasted live on ATT U-Verse Channel 99; MGTV Channel 188 and online at Cityofmidlandmi.gov/video

To join via videoconference, go to:
https://zoom.us/join | **Webinar ID:**848 7712 7168 | **Password:** 349333
To join via telephone, dial:
US: +1 646 558 8656 or +1 301 715 8592 | **Web**848 7712 7168 | **Password:** 349333

MEETING AGENDA:

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Minutes**
   a. Regular Meeting – July 14, 2020
4. **Public Hearings**
   a. **Site Plan No. 402** - request by William A. Kibbe & Assoc., for site plan review and approval of an 11,200 sq. ft. addition to the existing self-storage facility located at 5911 Stark Road.

   Public Hearing Process
   1. Staff presentation and overview of petition
   2. Petitioner presentation
   3. Public comments in support of the petition
   4. Public comments in opposition to the petition
   5. Opportunity for petitioner rebuttal and final comments
   6. Closing of public hearing
   7. Deliberation and possible decision by Planning Commission
5. **Old Business**
6. **Public Comments (unrelated to items on the agenda)**
7. **New Business**
   a. **Master Plan Timeline Update and Discussion**
8. **Communications**
9. **Report of the Chairperson**
10. **Report of the Planning Director**
11. **Items for Next Agenda – August 11, 2020**
12. **Adjournment**

MINUTES OF THE REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, ON TUESDAY, JULY 14, 2020 7:00 P.M.

MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC

https://zoom.us/join | **Webinar ID: 824 8354 2538| Password: 637733**

1. The meeting was called to order at 7:05 p.m. by Chairman Mayville.

2. **Roll Call**

   PRESENT: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

   ABSENT: None

   OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and six (6) others.

3. **Election of Officers :**

   The Nominating Committee comprised of Commissioners Broderick, Pnacek and Rodgers came to a decision to nominate Greg Mayville to a second term as Chairperson. Bain made a motion to nominate Greg Mayville for Chairperson, Rodgers seconded the motion.

   Vote on the motion:

   Yeas: Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, Pnacek and Mayville

   Nays: None

   Motion carries 8-0.

   The Nominating Committee nominated Andrew Koehlinger for the position of Vice Chair. Heying made a motion to nominate Andrew Koehlinger for Vice Chairperson, Sajbel seconded the motion.

   Vote on the motion:

   Yeas: Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, Pnacek and Mayville

   Nays: None

   Motion carries 8-0.

4. **Approval of Minutes**

   Heying made a motion to approve the minutes of the regular meeting of June 23, 2020 as written, seconded by Rodgers.

   Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

   Nays: None

   Motion carries 8-0.

5. **Public Hearings**

   a. **Site Plan No. 401 –** the request by DGR Properties, LLC, for site plan review and approval of a 19,600 square foot self-storage facility located at 916 Waldo Avenue.

      Murschel gave an overview of the petition.

      Bain asked about the about the need for an easement for the stormwater retention area, Murshcel explained that this will be needed in the event that the property is sold in the future.

Koehlinger asked about the number of spaces needed in the proposed zoning district.

Petitioner: David Rapanos 16 Pinehaven Circle Midland, MI. Petitioner spoke about the specifics of the plan.

Public Comments in support: None

Public Comments in opposition: Andy Erber 3413 Henry Street, Midland MI. Citizen spoke about his concerns in regards to the security of the facility.

Petitioner rebuttal:

Mr. Rapanos spoke to the lighting on the building that will comply with the City standards. The placement of a security gate with a pass code as well as video system for the complex will add to the overall security of the facility.

Mayville closed the public hearing.

Rodgers made a motion to waive the rules of procedure and render a decision this evening, seconded by Sajbel.

Vote on the motion:

Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

Nays: None

Motion carries 8-0

Rodger made a motion to recommend approval on Site Plan No. 401 with the four (4) listed contingencies the motion was seconded by Heying.

1. A final stormwater management plan, permit and easements to establish the common stormwater management system are needed to the satisfaction of the City Engineering Department.
2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.
3. The fire hydrant lead must be eight (8) inches in diameter and include the public easement to the satisfaction of the City Fire and Engineering Departments.
4. Parking space striping on-site must comply with the requirements of Article 5.00 of the Zoning Ordinance to the satisfaction of the City Planning Department.

Vote on the motion:

Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

Nays: None

Motion carries 8-0

b. **Site Plan No. 388 -** request by MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a sixty-two (62) unit residential townhouse development, located at 7702 Sturgeon Avenue.

Murschel gave an overview of the site plan. Murschel reminded the board that this proposal was seen by this body in November of last year. At that time there was discussion about the 100-year floodplain and how it is mapped on the site, that discussion will continue this evening.

Petitioner: Mike Rybicki, 134 S Main Street, and and Freeland MI: Mr. Rybicki spoke to the elevations of the townhouses in regard to the floodplain. Mr. Rybicki also spoke about the fact that there is no basements planned for any of the townhomes.

Comments in Support: None

Comments in Opposition:

Amy Shifflett, 7728 Winding Creek Drive Midland, MI. Questions about the LOMA, when it was granted. Comment was made that the flooding from 2020 did impact the homes surrounding this proposed area.

Wade Live say, 7716 Winding Creek Drive, Midland MI. Concerns about the Winding Creek area flooding and the development of this land may cause additional flooding for the surrounding area.

Petitioner rebuttal: Mr. Rybicki answered the questions about the flow of the Sturgeon Creek and how it will not be disrupted; it may actually slow the flow of the water coming into the Strugeon Creek from the site.

Mr. Murschel spoke about the stormwater management and detention on this site and how City staff reviews developments within the floodplain and under the City's stormwater management requirements.

Mayville closed the public hearing.

Bain commented that this site plan meets the objective criteria and is compliant with the contingencies.

Pnacek made a motion to waive the rules of procedure and render a decision this evening, seconded by Heying.

Vote on the motion:

Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

Nays: None

Motion carries 8-0

Pnacek made a motion to recommend approval Site Plan No. 388 the proposal MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a sixty-two (62) unit residential townhouse development, located at 7702 Sturgeon Avenue with the following contingencies:

The motion was seconded by Rodgers.

1. A final stormwater management plan and permit to the satisfaction of the City Engineering Department.
2. A final spoil erosion and sedimentation control permit to be approved by the City Building Department.
3. Public utility easements to the satisfaction of the City Engineering Department and City Attorney's Office.

Vote on the motion:

Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

Nays: None

Motion carries 8-0

c. **Zoning Petition No. 631** - request by Zoning Petition No. 631, the request by Matt Rapanos to rezone property located at 400 S. Sandow Road from Township zoning to RC Regional Commercial.

Murschel gave an overview of the Zoning Petition. Bain asked about the concerns for RC Regional Commercial zoning and the residential properties in the surrounding area.

Petitioner: Matt Rapanos Midland, MI. Mr. Rapanos spoke about the mostly commercial feel to the proposed area, with billboards and businesses.

Comments in Support: None.

Comments in Opposition: None.

Mayville closed the public hearing.

Koehlinger made a motion to waive the rules of procedure and render a decision this evening, seconded by Rodger.

Bain commented on the existence of the electrical easement and how that will function as a buffer from surrounding residential.

Vote on the motion:

Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

Nays: None

Motion carries 8-0

Heying made a motion to recommend approve Zoning Petition No. 631, the request by Matt Rapanos to rezone property located at 400 S. Sandow Road from Township zoning to RC Regional Commercial. Sajbel seconded the motion.

Vote on the motion:

Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

Nays: None

Motion carries 8-0

6. **Old Business**
7. **Public Comments** (unrelated to items on the agenda) – None
8. **New Business** –
9. **Communications** – None
10. **Report of the Chairperson** – None
11. **Report of the Planning Director** - Murschel gave an update on items that have been approved by City Council at their most recent meeting.
12. **Items for Next Agenda – July 28, 2020**
    a. **Site Plan No. 402** - , the request by William A. Kibbe & Assoc., for site plan review and approval of an 11,200 sq. ft. addition to the existing self-storage facility located at 5911 Stark Road.
    b. **Updates on City Master Planning Process**
13. **Adjournment**

It was moved by Heying and seconded by Bain to adjourn at 9:12 p.m.

Yeas: Mayville, Broderick, Rodgers, Koehlinger, Sajbel, Heying, Bain, and Pnacek

Nays: None

Motion carries 8-0

Respectfully submitted,

Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION

Site Plan SP #402 Date: July 23, 2020

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT:	Bakus Self-Storage Phase III
APPLICANT:	William A. Kibbe & Associates
LOCATION:	5911 Stark Road
ZONING:	RC Regional Commercial

ADJACENT ZONING:	N:	OS Office Service
	W:	RA-1 Residential
	E:	Township Zoning
	S:	RC Regional Commercial
ADJACENT DEVELOPMENT:	N:	Vacant
	W:	Residential single family home
	E:	Residential single family home
	S:	Self-Storage facility

REPORT

Site Plan No. 402 is the proposal of William A. Kibbe & Assoc., for site plan review and approval of an 11,200 sq. ft. addition to the existing self-storage facility located at 5911 Stark Road. The proposal is for the third phase of this self-storage development.

The subject property is zoned RC Regional Commercial by the City of Midland Zoning Ordinance. Mini-storage units or self-storage are uses permitted by right. Site plan review and approval under Section 27.02(A) of the Zoning Ordinance is required for this proposed use. Section 27.06(A) of the Zoning Ordinance states that: "The following criteria shall be used as a basis upon which site plans will be reviewed and approved:"

BASIS FOR ACTION

1. **Adequacy of Information**
   The site plan shall include all required and requested information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.

   This site plan contains all of the required information within its site plan. As is standard practice, the following items remain outstanding and will be addressed at the time of permitting:
   1. A final stormwater management plan and permit amendment to the satisfaction of the City Engineering Department.

2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.
3. A final photometric plan to the satisfaction of the City Planning Department.

2. **Site Design Characteristics**
All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of parcel, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by this Ordinance.

The proposed site plan elements are efficiently organized within the parcel, with the buildings oriented north to south to allow for efficient use of the parcel and appropriate access to the storage units with adjacent parking and necessary stormwater management. This phase is in line with the original vision of the site.

3. **Appearance**
Landscaping, earth berms, fencing, signs, walls and other similar site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby existing or future developments.

The design and layout of the proposed development is consistent with the appearance of the other storage buildings on the site. The two new buildings are proposed within the interior of the site, away from surrounding road systems. The proposed development is seen as adequate given the proposed nature of the use and the surrounding development.

4. **Compliance with District Regulations**
The site plan shall comply with the district requirements for height of building, lot size, lot coverage, density, and all other requirements set forth in the Schedule of Regulations (Article 26.00) unless otherwise provided in this Ordinance.

The project meets all setback, lot area, height and other dimensional requirements for the proposed use.

5. **Preservation and Visibility of Natural Features**
Natural features shall be preserved as much as possible, by minimizing tree and soil removal alteration to the natural drainage course and the amount of cutting, filling, and grading.

The subject area of the site as exists today is undeveloped and vacant. No notable natural features exist on the parcel and this portion of the property has been planned for additional storage units since the development was conceived during the first phase.

6. **Privacy**
The site design shall provide reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate if permitted, for the protection and enhancement of property and the safety and privacy of occupants and uses.

The site is already enclosed by an appropriate and compliant fence. No additions or alterations are required.

7. **Emergency Vehicle Access**
All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

The proposed site plan has been arranged to permit appropriate access for emergency vehicles and equipment into the interior of the parcel from Stark Road and N. Saginaw Road. The proposed additions are part of the planned development since the beginning and are designed in a manner that provides adequate and sufficient emergency vehicle access.

8. **Ingress and Egress**
Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public or private streets and pedestrian walkways.

Adequate means of pedestrian access is available within the paved area of the units. Adequate vehicle ingress and egress is also provided via the existing driveway connections.

9. **Pedestrian Circulation**
Each site plan shall provide a pedestrian circulation system, which is insulated as completely as is reasonably possible from the vehicular circulation system.

Pedestrian circulation internal to the site is handled via the low-speed lanes between the storage buildings. No connection via pedestrian means is proposed to the exterior of the fence line.

10. **Vehicular and Pedestrian Circulation Layout**
The layout of vehicular and pedestrian circulation systems shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. The width of streets and drives shall be appropriate for the volume of traffic they will carry in accordance with subsection 3.10. In order to insure public safety and promote efficient traffic flow and turning movements, the applicant may be required to limit street access points or construct a secondary access road.

Adequate means of vehicular ingress and egress are provided via the existing driveways and maneuvering isles. Additional isles will be provided around the new storage buildings in a sufficient manner.

11. **Parking.**
The proposed development shall provide adequate off-street parking in accordance with the requirements in Article 5.00 of this ordinance.

Proposed parking will be compliant and located adjacent to the buildings as part of the duel-parking and vehicle driving lane. This design is consistent with the other portions of the site and in line with City standards for mini-storage unit developments.

12. **Drainage**
The project must comply with the City's Stormwater Ordinance.

As is consistent practice, preliminary plans have been submitted, and the final stormwater plan and permit amendment must be approved by the City Engineering Department. The original design of the site included a stormwater management basin that is sized to handle this additional development.

13. **Soil Erosion and Sedimentation**
The proposed development shall include measures to prevent soil erosion and sedimentation during and upon completion of construction, in accordance with current State, County, and City standards.

As is consistent practice, a final soil erosion and sedimentation control permit is required at the construction permitting stage of development. Preliminary information submitted to date is adequate at this time.

14. **Exterior Lighting**
Exterior lighting shall be designed so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets and comply with the provisions in Section 3.12.

An updated photometric plan has not been provided and is required. Previous phases have been

compliant with site lighting standards and it is anticipated that this phase will be as well; however, an updated photometric plan is still required to document compliance.

15. **Public Services**
Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm water control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. All streets and roads, water, sewer, and drainage systems, and similar facilities shall conform to the design and construction standards of the City.

Adequate public services and utility capacity exists in the public system as evaluated through the Departmental Site Plan Review process. As mentioned previously, a final stormwater management plan and permit remains outstanding but is usually accomplished during final engineering design and review. .

16. **Screening**
Off-street parking, loading and unloading areas, outside refuse storage areas, and other storage areas shall be screened by walls or landscaping of adequate height and shall comply with Articles 6.00 and 7.00 of this Ordinance. All roof-top mechanical equipment shall be screened from view from all residential districts and public roadways.

Screening to the proposed development is accomplished via the existing fence and surrounding vegetation that has been retained. No outside refuse or storage areas are proposed.

17. **Health and Safety Concerns**
Any use in any zoning district shall comply with all applicable public health, pollution, and safety laws and regulations.

No health and safety concerns have been identified in the review of this site plan.

18. **Sequence of Development**
All development phases shall be designed in logical sequence to insure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon subsequent improvements in a later phase or on other sites.

The proposed phase is proposed to be completed at one time. This of course is the third phase of the development. An additional phase is likely in the future within the portion of the property that fronts onto Stark Road.

19. **Coordination with Adjacent Sites**
All site features; including circulation, parking, building orientation, landscaping, lighting, utilities, common facilities, and open space shall be coordinated with adjacent properties.

The proposed development is self-contained and does not require any coordination with surrounding or adjacent sites.

20. **Signs**.
All proposed signs shall be in compliance with the regulations in Article 8.00 of this Ordinance

The site plan does not include any changes to the signage on the site.

CONTINGENCY ITEMS

Based on evaluation of the site plan as proposed, staff is of the opinion that the proposal meets the City's requirements and is designed in a manner to fit harmoniously into this area of the city. That said, inclusion of the following contingencies should be maintained in order for the plan to fully satisfy City requirements:

1. A final stormwater management plan and permit amendment to the satisfaction of the City Engineering Department.
2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.
3. A final photometric plan to the satisfaction of the City Planning Department.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on July 28, 2020 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on August 10, 2020 the City Council will consider the site plan and Planning Commission recommendation. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,

Grant Murschel
Director of Planning & Community Development

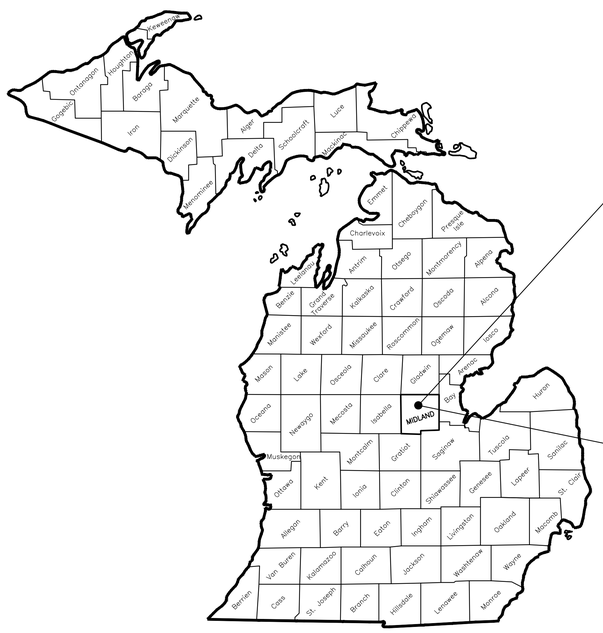
PHASE III ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX

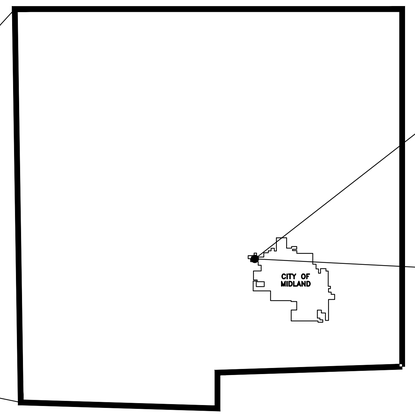
CITY OF MIDLAND, MICHIGAN

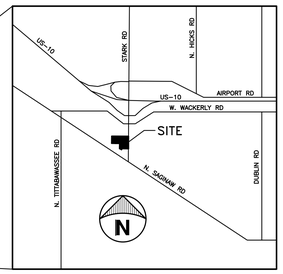
DRAWING INDEX:

CIVIL:

☒ TS.0 TITLE SHEET
☒ C1.0 EXISTING TOPOGRAPHIC SITE LAYOUT PLAN
☒ C2.0 NEW SITE DEMOLITION PLAN
☒ C3.0 NEW SITE LAYOUT PLAN
☒ C3.1 NEW SITE SOIL EROSION CONTROL PLAN
☒ C4.0 NEW SITE GRADING PLAN
☒ C5.0 NEW STORM MANAGEMENT AND UTILITY PLAN
☒ C6.0 NEW MISCELLANEOUS SITE DETAILS







LOCATION MAP
NOT TO SCALE

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

PHASE II ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX

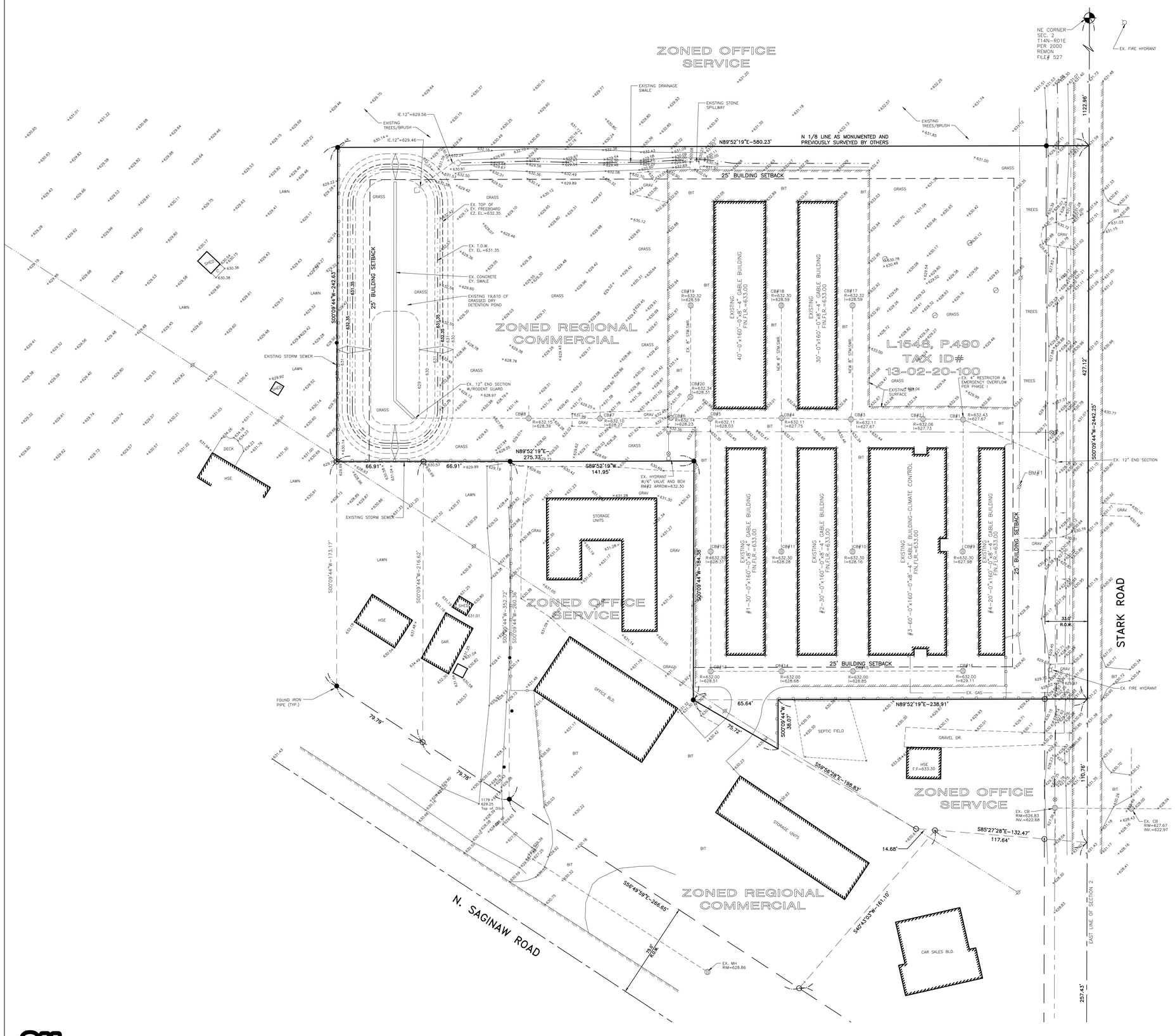
SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

NEW SITE GRADING PLAN

NO.	STATUS/REVISIONS	DATE
	ISSUED FOR REVIEWS	6-15-20

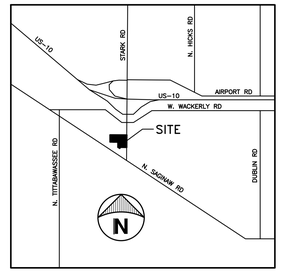
CHCK'D BY: JCW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-2302-0119

SHEET
TS.0



EXISTING TOPOGRAPHIC SITE LAYOUT PLAN

SCALE: 1" = 30'



LOCATION MAP

NOT TO SCALE

LEGEND

- EX. SPOT GRADE
- EX. CENTERLINE DITCH
- EX. SANITARY SEWER W/MANHOLE
- EX. STORM SEWER
- EX. WATERMAIN
- EX. ELECTRIC LINE
- EX. CHAINLINK FENCE
- EX. WOOD FENCE
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. OVERHEAD UTILITY WIRES
- EX. SIGN WITH POST
- EX. BUILDINGS
- EX. BITUMINOUS PAVEMENT
- EX. CONCRETE PAVEMENT (C. OR CONC.)
- EX. GRAVEL PAVEMENT
- EX. STEEL POST
- EX. STORM CURB INLET
- EX. STORM CATCH BASIN/MANHOLE
- EX. HYDRANT
- EX. WATER OR GAS VALVE
- EX. UTILITY POLE
- EX. SEWER CLEANOUT
- EX. WATER WELL
- EX. LIGHT POLE
- EX. UTILITY RISER

OWNER

JASON BAKUS
5407 COYOTE RIDGE CIRCLE
MIDLAND, MI 48642
PH. (989) 259-2245

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREIN SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREIN SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" AT 811 A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF DESIGN AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

UTILITY CONTACTS

ZONING/UTILITIES/STREETS
MIDLAND CITY HALL
333 W. ELLSWORTH ST.
MIDLAND, MI 48640
TEL: 989-837-3374

GAS
CONSUMERS ENERGY
2400 WEISS STREET
SAGINAW, MICHIGAN 48602
TEL: 989-791-5903

TELEPHONE SERVICES
A.T.& T. c/o
ENGINEERING DEPT.
ROOM 525
309 S. WASHINGTON AVENUE
SAGINAW, MICHIGAN 48607

BENCHMARK

NO.1
RAILROAD SPIKE ON WEST SIDE OF EXISTING POWER POLE LOCATED APPROXIMATE 531 FEET NORTH OF INTERSECTION OF STARK AND N. SAGINAW ROADS AND APPROXIMATE 41 FEET EAST OF WEST EDGE EDGE OF STARK ROAD.
ELEVATION = 631.49 NAVD 88
NO.2
ARROW ON HYDRANT LOCATED ONSITE APPROXIMATE 311 FEET WEST OF STARK ROAD AND 20 FEET SOUTH OF ONSITE ACCESS AISLE.
ELEVATION = 632.30

FOR CITY DATUM ADD 1.9 FEET

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 1 EAST, HOMER TOWNSHIP, MIDLAND COUNTY, MICHIGAN.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2; THENCE SOUTH 00°09'44" WEST, 1122.96 FEET ALONG THE EAST LINE OF SECTION 2 TO THE NORTH 1/8 LINE AS PREVIOUSLY SURVEYED AND MONUMENTED BY OTHERS AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 1/8 LINE
SOUTH 89°52'19" WEST, 580.23 FEET; THENCE
SOUTH 00°09'44" WEST, 242.63 FEET PARRALLEL WITH THE EAST LINE OF SECTION 2; THENCE NORTH 89°52'19" EAST, 275.77 FEET PARRALLEL WITH SAID NORTH 1/8 LINE; THENCE
SOUTH 00°09'44" WEST, 184.38 FEET PARALLEL WITH THE EAST LINE OF SECTION 2; THENCE
SOUTH 59°56'28" EAST, 75.72 FEET; THENCE
NORTH 00°09'44" EAST, 38.07 FEET PARALLEL WITH THE EAST LINE OF SECTION 2; THENCE NORTH 89°52'19" EAST 238.91 FEET TO THE EAST LINE OF SECTION 2; THENCE NORTH 00°09'44 EAST, 427.12 FEET ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 4.55 ACRES OF LAND MORE OR LESS AND SUBJECT TO THE EASTERLY 33 FEET THEREOF FOR ROAD PURPOSES.

FLOODPLAIN/WETLAND

THE PARCEL DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN OR WETLAND AREAS PER CITY OF MIDLAND GIS.

DATUM

ADD 1.9 FEET TO ALL ELEVATIONS SHOWN ON PLAN TO MEET CITY OF MIDLAND DATUM.

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

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

PHASE III ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX

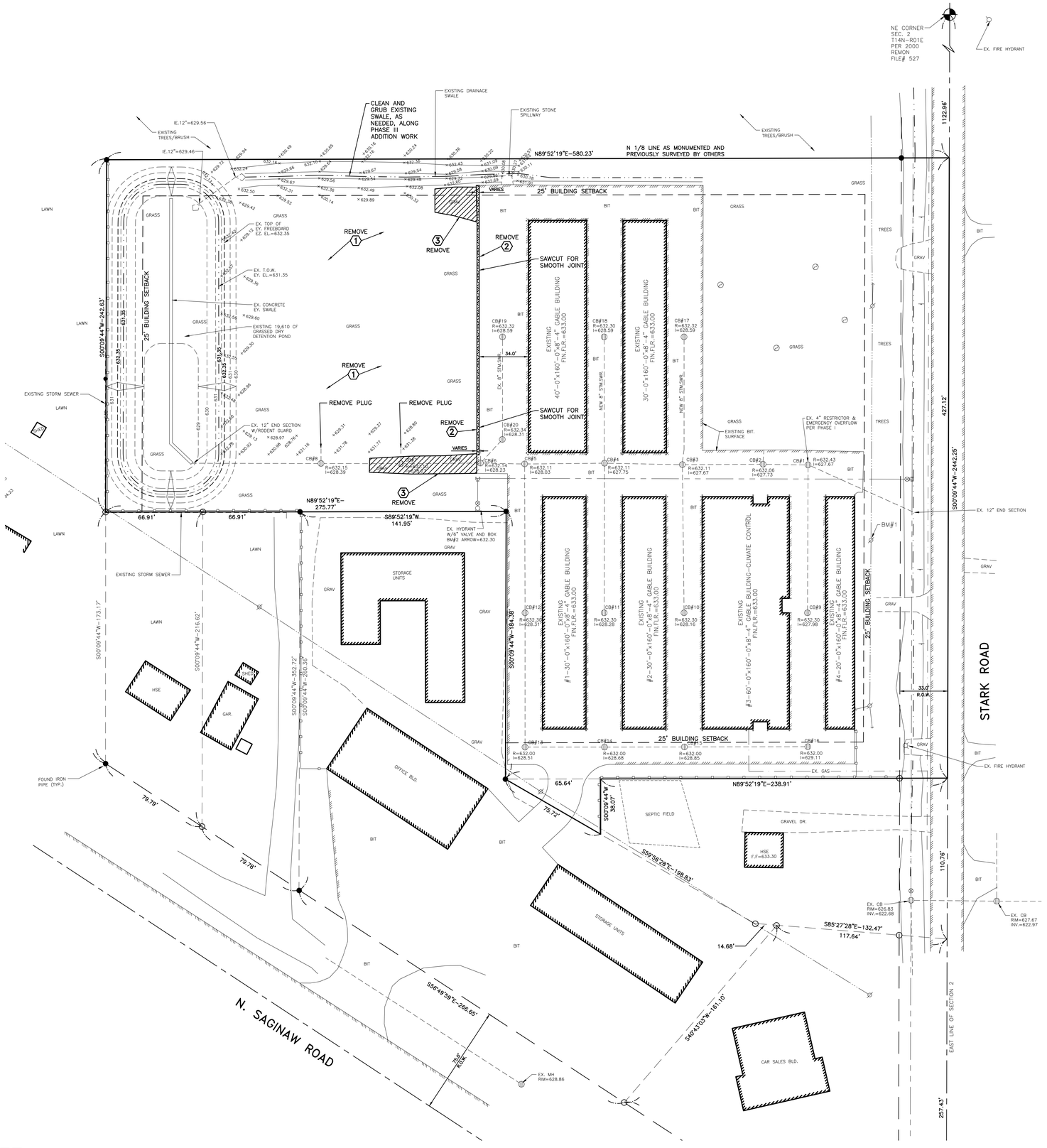
SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

EXISTING TOPOGRAPHIC SITE LAYOUT PLAN

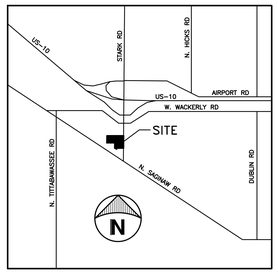
NO.	STATUS/REVISIONS	DATE
	ISSUED TO OWNER	5-26-20
	ISSUED FOR REVIEWS	6-15-20

CHCK'D BY: JOW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-2002-0119

SHEET
C1.0



NEW SITE DEMOLITION PLAN
SCALE: 1" = 30'



LOCATION MAP
NOT TO SCALE

LEGEND

- EX. SPOT GRADE
- EX. CENTERLINE DITCH
- EX. SANITARY SEWER W/MANHOLE
- EX. STORM SEWER
- EX. WATERMAIN
- EX. ELECTRIC LINE
- EX. CHAINLINK FENCE
- EX. WOOD FENCE
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. OVERHEAD UTILITY WIRES
- EX. SIGN WITH POST
- EX. BUILDINGS
- EX. BITUMINOUS PAVEMENT
- EX. CONCRETE PAVEMENT (C. OR CONC.)
- EX. GRAVEL PAVEMENT
- EX. STEEL POST
- EX. STORM CURB INLET
- EX. STORM CATCH BASIN/MANHOLE
- EX. HYDRANT
- EX. WATER OR GAS VALVE
- EX. UTILITY POLE
- EX. SEWER CLEANOUT
- EX. WATER WELL
- EX. LIGHT POLE
- EX. UTILITY RISER

DEMOLITION KEYED NOTES:

1. REMOVE ALL STUMPS WITHIN AREA OF NEW PAVEMENT AND BUILDINGS, IF APPLICABLE.
2. REMOVE EXISTING BIT SURFACES. SAWCUT PER PLAN OR TO NEAREST JOINT. SEE NOTE 3 THIS SHEET. AREA REPRESENTED BY:
3. REMOVE EXISTING GRAVEL MATERIAL. SEE NOTE 3 THIS SHEET. AREA REPRESENTED BY:

DEMOLITION NOTES:

1.) ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MIOSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK. A SOIL EROSION CONTROL PLAN WILL BE REQUIRED PRIOR TO DEMOLITION.

2.) THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB AND PAVEMENT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

3.) ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURNING WILL BE PERMITTED. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIALSHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

4.) BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% DENSITY IN 12" LIFTS.

5.) AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH ANY PROTECTIVE DEVICES AND BARRIERS REMOVED. ALL EXPOSED AREAS SHALL BE SUITABLE TOPSOILED, SEEDED AND MULCHED.

6.) CONTRACTOR TO VERIFY ALL UTILITIES WITHIN CONSTRUCTION INFLUENCE. NOTIFY ENGINEER OF ANY CONFLICTS.

7.) CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITY OWNERS, IE; AT&T, CONSUMERS ENERGY, CHARTER COMM., CITY OF MIDLAND AND ALL OTHERS THAT WOULD APPLY TO THE DISTURBED AREA OF CONSTRUCTION.

8.) CONTRACTOR SHALL VERIFY CONSTRUCTION SCHEDULING AND NOTES ON EACH SHEET PRIOR TO DEMOLITION. DEMOLITION TO BE SCHEDULED WITH OWNER AND ENGINEER.

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

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

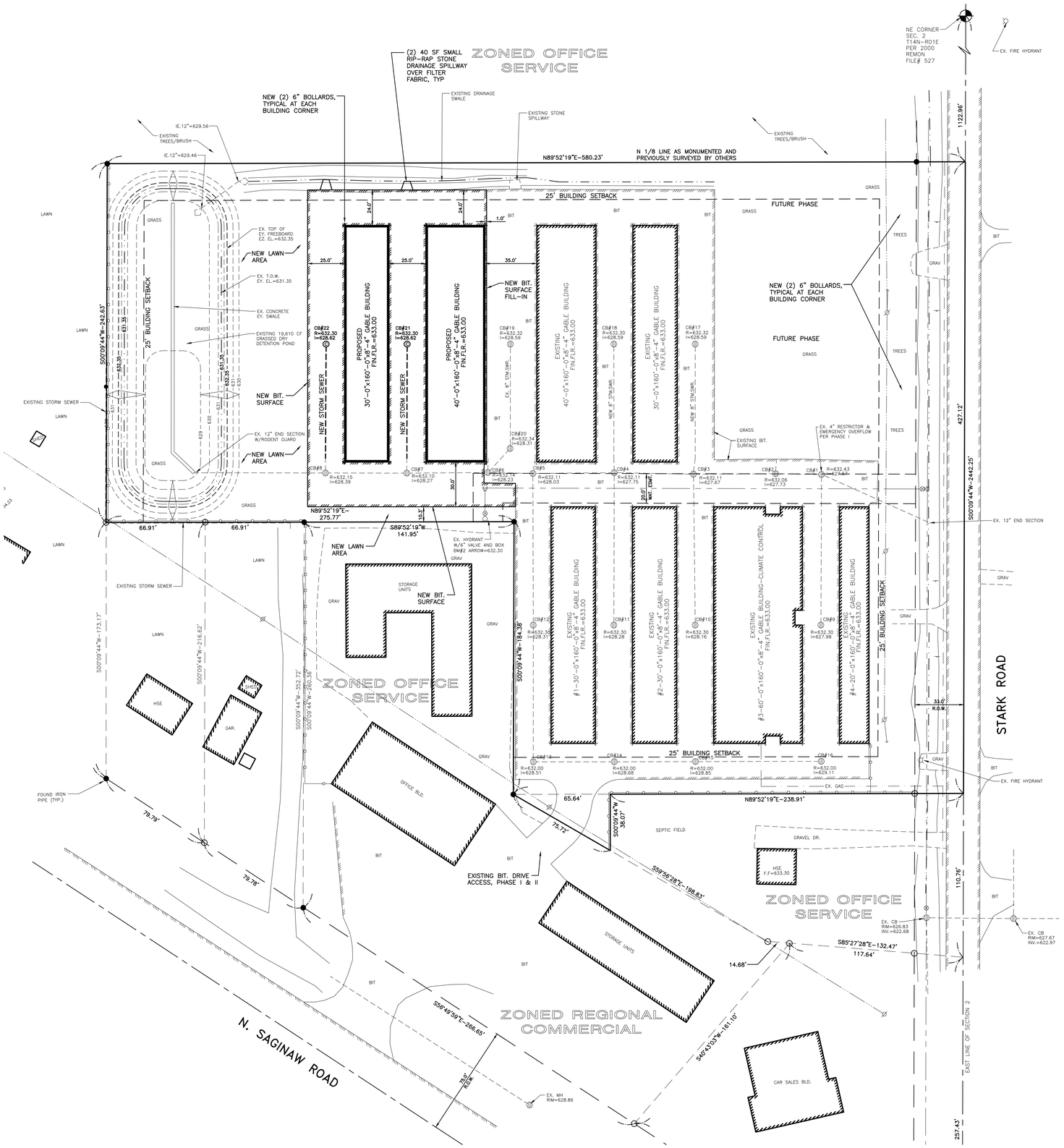
PHASE II ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX
SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

NEW SITE DEMOLITION PLAN

NO.	STATUS REVISIONS	DATE
	ISSUED FOR REVIEWS	6-15-20

CHCK'D BY: JCW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-2002-0119

SHEET C2.0



NEW SITE LAYOUT PLAN
SCALE: 1" = 30'

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL CALL "MISS DIG" (811) 3 WORKING DAYS BEFORE DIGGING ON THE PROJECT TO VERIFY EXISTING UNDERGROUND UTILITIES.
2. THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DRAWN IN ACCORDANCE TO THE INFORMATION PROVIDED. ALL UTILITIES SHALL BE FIELD LOCATED BY THE CONTRACTOR PRIOR TO CROSSING. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DURING THE LIFE OF THE PROJECT, THE CONTRACTOR SHALL CONFORM TO ACT No. 451, PUBLIC ACTS OF 1994, RELATIVE TO THE SOIL EROSION AND SEDIMENTATION CONTROL ACT.
4. CLEANUP SHALL INCLUDE DEBRIS REMOVAL, ROUGH GRADING, MINIMUM 4" TOPSOIL PLACEMENT, SEEDING, AND FERTILIZING OVER ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS.
5. CONTRACTOR TO SUPPLY ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK.
6. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL COSTS FOR LOCATING, REMOVING, REPLACING OR RELOCATING THESE UTILITIES SHALL BE INCIDENTAL TO CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL NOTIFY PROPER GOVERNMENTAL INSPECTION AGENCY AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP CONSTRUCTION FOR EXTENDED PERIODS ONCE CONSTRUCTION HAS BEGUN.
9. THE CONTRACTOR SHALL MAINTAIN IN SERVICE, ALL EXISTING SANITARY SEWER, WATER OR STORM SEWER SERVICE CONNECTIONS WHENEVER POSSIBLE. COORDINATE WITH LOCAL UTILITY COMPANY AND OWNER BEFORE ANY UTILITIES TO BE OUT OF SERVICE FOR A PERIOD OF TIME.
10. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
11. SEE GRADING AND UTILITY PLAN FOR PAVEMENT GRADES AND UTILITY NOTES.
12. SEE ARCHITECTURAL PLANS PROVIDED BY TRACHTE FOR EXACT BUILDING LAYOUTS, DIMENSIONS AND DETAILS PERTAINING TO ALL STORAGE BUILDINGS.

ZONING INFORMATION

ZONED

ZONED REGIONAL COMMERCIAL

CURRENT USE: STORAGE FACILITY

PROPOSED USE: NO CHANGE

PARKING

OFFICE
BARRIER FREE SPACE = 1
REGULAR SPACE = 1
TOTAL SPACES = 2

EXISTING PHASE 1 STORAGE BUILDINGS (NO MARKINGS REQUIRED)
(9) BUILDINGS WITH PARKING AREA BOTH SIDES OF BUILDING
6 SPACES PER SIDE
REGULAR SPACES = 108 SPACES
(2) BUILDINGS WITH PARKING AREA ONE SIDE OF BUILDING
6 SPACES A SIDE
REGULAR SPACES = 13

PHASE 2
(2) BUILDINGS WITH PARKING AREA BOTH SIDES OF BUILDING
6 SPACES PER SIDE
REGULAR SPACES = 12 SPACES

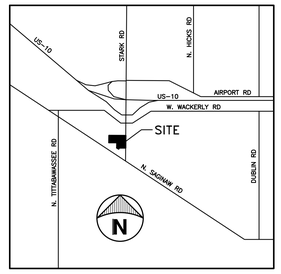
PHASE 3
(2) BUILDINGS WITH PARKING AREA BOTH SIDES OF BUILDING
6 SPACES PER SIDE
REGULAR SPACES = 12 SPACES

GRAND TOTAL SPACES = 145

LIGHTING
ALL SITE LIGHTING FIXTURES TO BE BUILDING MOUNTED. NO LIGHT POLES PROPOSED.
ALL LIGHTING SHALL BE DIRECTED IN A DOWNWARD MANOR

SCHEDULING (2020)
START OF PHASE III CONSTRUCTION – LATE JULY.
END OF PHASE II CONSTRUCTION – FALL 2020

LANDSCAPING
ALL EXISTING TREES TO REMAIN ALONG STARK ROAD FRONTAGE UP TO THE BUILDING SETBACK LINE.



LOCATION MAP
NOT TO SCALE

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- PROP. BUILDING

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ENGINEERS | ARCHITECTS | SURVEYORS

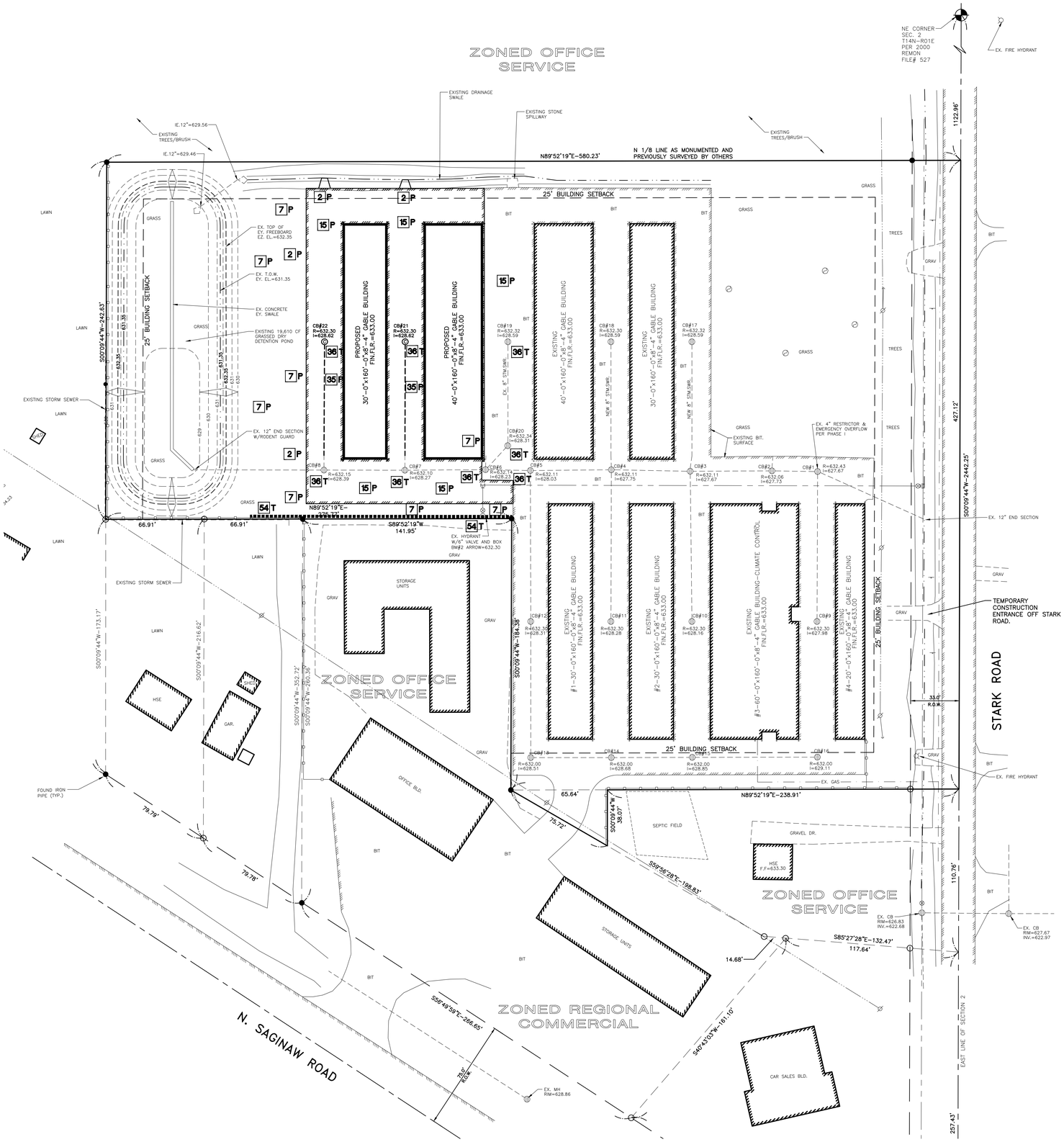
PHASE III ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX
SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

NEW SITE LAYOUT PLAN

NO.	STATUS REVISIONS	DATE
	ISSUED TO OWNER	5-27-20
	ISSUED FOR REVIEWS	6-15-20

CHCK'D BY: JCW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-2302-0119

SHEET
C3.0



NEW SITE SOIL EROSION CONTROL PLAN

SCALE: 1" = 30'

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1.) CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.

2.) SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.

3.) CLEANUP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.

4.) THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.

5.) TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.

6.) COORDINATE WITH ARCHITECTURAL LANDSCAPING PLAN BY OTHERS FOR AREAS OF NEW GRASS, LANDSCAPING AND MULCH DESIGNATIONS.

CONSTRUCTION SEQUENCE

1.) EXCAVATION AND STOCKPILING OF SOIL.

2.) IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF STORM SEWER FACILITIES.

3.) PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.

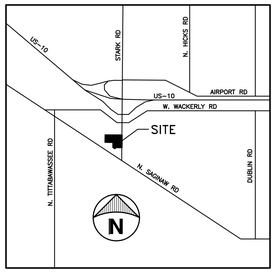
4.) PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING. (SEE MICHIGAN UNIFIED KEYING SYSTEM FOR EROSION CONTROL KEY NUMBERS)

5.) CONTRACTOR TO PROVIDE A STREET CLEANING SCHEDULE AND COORDINATE WITH CITY OF MIDLAND FOR EXACT LOCATION OF CONSTRUCTION ACTIVITY.

KEYED DETAILS

2	SELECTIVE GRADING & SHAPING	WATER CAN BE DIVERTED TO MINIMIZE EROSION. FLATTER SLOPES EASE EROSION PROBLEMS
7	HYDRO SEEDING	EFFECTIVE ON LARGE AREAS. MULCH TACKING AGENT USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED. SHOULD INCLUDE PREPARED TOPSOIL BED.
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED BUT INCREASES RUNOFF VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE. PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION. USE CATCH BASINS TO COLLECT SEDIMENT.
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. USE "FLEXSTORM" FOR EASY MAINTENANCE.
54	SILT FENCE	FILTERS AND DETAINS RUNOFF.

T=TEMPORARY MEASURE
P=PERMAMENT MEASURE
TOTAL DISTURBED AREA = 0.74 ACRES



LOCATION MAP

NOT TO SCALE

LEGEND

- EX. SPOT GRADE
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- EX. LIGHT POLE
- EX. UTILITY RISER
- PROP. STORM CATCH BASIN/MANHOLE
- PROP. STORM SEWER
- PROP. BITUMINOUS PAVEMENT
- PROP. BUILDING

SOIL EROSION\SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV
STRIP & STOCKPILE											
ROUGH GRADE/SEDIMENT CONTROL											
TEMP. CONTROL MEASURES											
STORM FACILITIES											
TEMP. CONSTRUCTION ROADS											
FOUNDATION/BLDG. CONSTRUCTION											
SITE CONSTRUCTION											
PERM. CONTROL MEASURES											
FINISH GRADING											
LANDSCAPING											

TO BE COMPLETED BY THE CONTRACTOR

CONSTRUCTION TIME TABLE

Know what's **below.**
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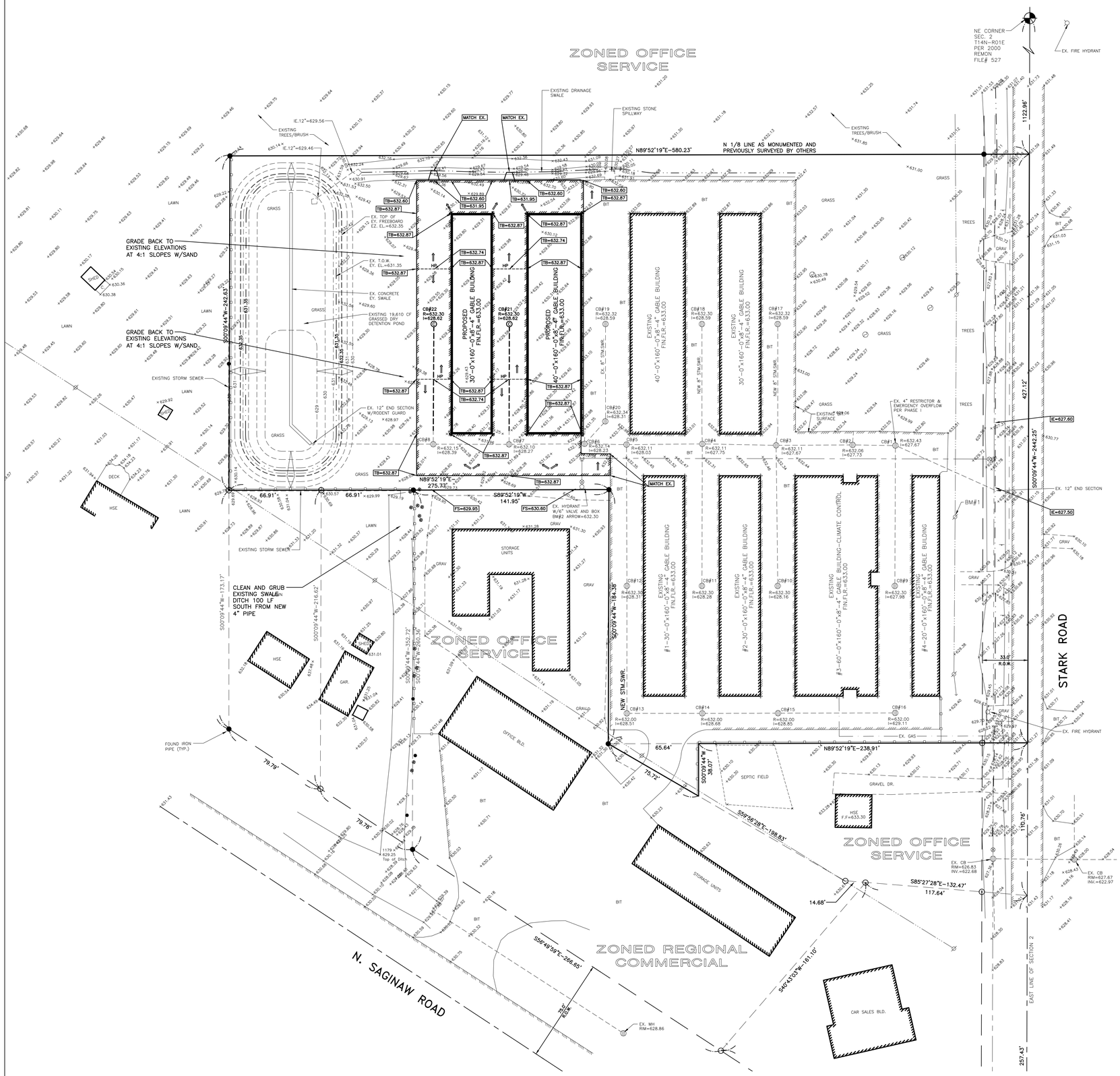
PHASE III ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX
SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

NEW SITE SOIL EROSION CONTROL PLAN

NO.	STATUS REVISIONS	DATE
	ISSUED TO OWNER	5-27-20
	ISSUED FOR REVIEWS	6-15-20

CHCK'D BY: JCW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-2502-0119

SHEET C3.1



NEW SITE GRADING PLAN

SCALE: 1" = 30'

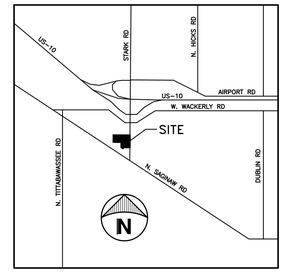
GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL CALL "MISS DIG" (811) 3 WORKING DAYS BEFORE DIGGING ON THE PROJECT TO VERIFY EXISTING UNDERGROUND UTILITIES.
2. THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DRAWN IN ACCORDANCE TO THE INFORMATION PROVIDED. ALL UTILITIES SHALL BE FIELD LOCATED BY THE CONTRACTOR PRIOR TO CROSSING. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DURING THE LIFE OF THE PROJECT, THE CONTRACTOR SHALL CONFORM TO ACT No. 451, PUBLIC ACTS OF 1994, RELATIVE TO THE SOIL EROSION AND SEDIMENTATION CONTROL ACT.
4. MATCH EXISTING BIT. PAVEMENT ALONG NEW WALKS AND PROPOSED NEW BIT. PAVEMENT AREAS WHERE APPLICABLE. UNLESS NOTED OTHER WISE.
5. ALL FILL ON PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE INSTALLATION OF BASE COURSE AND PAVING.
6. THE SITE EXCAVATION CONTRACTOR SHALL VERIFY THE EXISTING SANITARY SEWER, STORM SEWER AND WATERMAIN DEPTH PRIOR TO ANY FOOTING EXCAVATION OR OTHER EXCAVATED AREAS. COORDINATE INVERTS WITH CITY FORCES AT THE PROPERTY LINES.
7. REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL. FILL MATERIAL SHALL BE COMPACTED SAND BACKFILL CLASS II GRANULAR.
8. BACKFILL ALL TRENCHES UNDER SLABS, WALKS AND PAVED AREAS WITH COMPACTED SAND BACKFILL MDOT CL.II. COMPACTION SHALL BE 95% MAXIMUM UNIT WEIGHT AS DETERMINED BY MODIFIED PROCTOR.
9. ALL ON SITE WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE STANDARD DETAILS OF CITY OF MIDLAND, IF APPLICABLE.
10. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS FOR WORK AT THE SITE. THIS SHALL INCLUDE MIOSHA REGULATIONS.
11. THE CONTRACTOR/DEVELOPER SHALL PAY FOR AND OBTAIN ALL BUILDING PERMITS, LOCAL PERMITS AND PAY ALL CHARGES FOR ANY INSPECTION AND TESTING.
12. THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE PREMISES AND UPON COMPLETION OF THE PROJECT LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE ENGINEER OR THE OWNER.
14. SEWER AND WATER MATERIALS AND SERVICES MUST BE INSTALLED ACCORDING TO THE CITY OF MIDLAND LATEST STANDARDS RULES AND REGULATIONS FOR THE CONSTRUCTION AND MAINTENANCE OF THESE UTILITIES. PAY ALL FEES AND OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
15. SEWER AND WATER MATERIALS AND SERVICES MUST BE INSTALLED ACCORDING TO THE CITY OF MIDLAND LATEST STANDARDS RULES AND REGULATIONS FOR THE CONSTRUCTION AND MAINTENANCE OF THESE UTILITIES. PAY ALL FEES AND OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
16. ALL PROPOSED ON-SITE HARD SURFACE AREAS SHALL DRAIN TO DRAINAGE STRUCTURES. NO OVERLAND HARD SURFACES TO DRAIN ONTO ADJOINING PROPERTIES.

DATAM

ADD 1.9 FEET TO ALL ELEVATIONS SHOWN ON PLAN TO MEET CITY OF MIDLAND DATUM.

CONTRACTOR TO PROVIDE TOPSOIL BACKFILL AT ANY NEW EDGE OF BIT AND CONCRETE SURFACES AND EXISTING DISTURBED EDGE OF BIT AND CONCRETE SURFACES AT A MINIMUM 1V:6H TO EXISTING GRADE, UNLESS NOTED OTHERWISE. SEED AND MULCH.



LOCATION MAP

NOT TO SCALE

LEGEND

784	EX. SPOT GRADE
	EX. CENTERLINE DITCH
SAN	EX. SANITARY SEWER W/MANHOLE
STM	EX. STORM SEWER
WAT	EX. WATERMAIN
ELEC	EX. ELECTRIC LINE
	EX. CHAINLINK FENCE
	EX. WOOD FENCE
GAS	EX. GAS LINE
TELE	EX. TELEPHONE LINE
	EX. OVERHEAD UTILITY WIRES
	EX. SIGN WITH POST
	EX. BUILDINGS
	EX. BITUMINOUS PAVEMENT
	EX. CONCRETE PAVEMENT (C. OR CONC.)
	EX. GRAVEL PAVEMENT
	EX. STEEL POST
	EX. STORM CURB INLET
	EX. STORM CATCH BASIN/MANHOLE
	EX. HYDRANT
	EX. WATER OR GAS VALVE
	EX. UTILITY POLE
	EX. SEWER CLEANOUT
	EX. WATER WELL
	EX. LIGHT POLE
	EX. UTILITY RISER
	PROP. STORM CATCH BASIN/MANHOLE
	PROP. STORM SEWER
	PROP. DRAINAGE FLOW
	PROP. BITUMINOUS PAVEMENT
	PROP. BUILDING
TB	TOP OF NEW BIT SURFACE
TC	TOP OF NEW CONCRETE
SD	CENTER OF SWALE
784	PROP. SPOT ELEVATION

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

WILLIAM A. KIRBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

PHASE III ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX

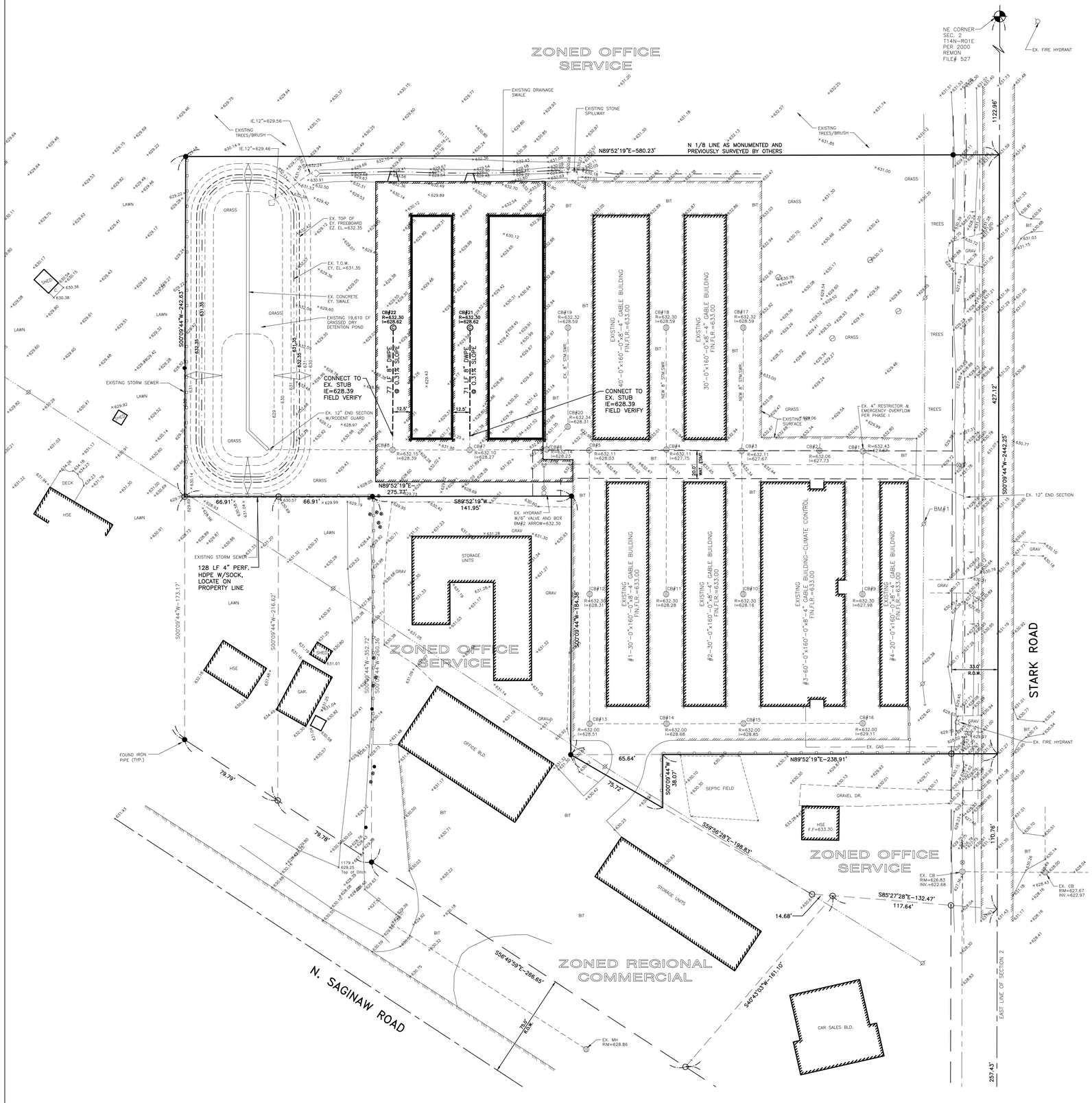
SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

NEW SITE GRADING PLAN

NO.	STATUS REVISIONS	DATE
	ISSUED TO OWNER	5-27-20
	ISSUED FOR REVIEWS	6-15-20

CHCK'D BY: JCW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-23024-0119

SHEET
C4.0



STORMWATER & UTILITY NOTES

1. SEWER MATERIALS AND SERVICES MUST BE INSTALLED ACCORDING TO THE CITY OF MIDLAND LATEST STANDARDS RULES AND REGULATIONS AND DETAILS FOR THE CONSTRUCTION AND MAINTENANCE OF THESE UTILITIES. PAY ALL FEES AND OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE TOPSOIL BACKFILL AT ANY NEW EDGE OF BIT AND CONCRETE SURFACES AND EXISTING DISTURBED EDGE OF BIT AND CONCRETE SURFACES AT A MINIMUM 1V:6H TO EXISTING GRADE, UNLESS NOTED OTHERWISE.
3. MAINTAIN POSITIVE DRAINAGE FLOW ALONG EDGES OF NEW BIT ADJOINING EXISTING BIT SURFACES.
4. PROVIDE SOD FOR ENTIRE DRAINAGE SWALE FROM CENTERLINE OF SWALE TO TOP OF BANKS LOCATED ALONG NORTH PROPERTY LINE.
5. PROVIDE 100% SAND BACKFILL, COMPACTED IN PLACE, OVER PROPOSED WATER MAIN PIPE AT ALL WATER MAIN ROUTES UNDER PAVED AREAS.

DETENTION REQUIREMENTS

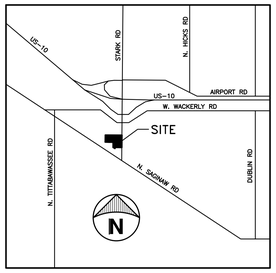
THE EXISTING DETENTION POND ON SITE WAS DESIGNED TO ACCOMODATE THIS PHASE OF DEVELOPMENT. CALCULATIONS ARE ON FILE WITH THE CITY OF MIDLAND ENGINEERING DEPARTMENT.
TOTAL IMPERVIOUS THIS PHASE = 0.59 ACRES
STORAGE VOLUME REQUIRED = 19,443 CF
STORAGE VOLUME PROVIDED = 19,610 CF

EXISTING RESTRICTOR SIZE = 4" (LOCATED IN CB#1)

STRUCTURE SCHEDULE

CB #21
36" PRE-CAST CATCH BASIN W/2'SUMP
W/ E.J.I.W. CASTING #1040 W/M1 GRATE
RIM=632.30
INV.8"S.=628.62

CB #22
36" PRE-CAST CATCH BASIN W/2'SUMP
W/ E.J.I.W. CASTING #1040 W/M1 GRATE
RIM=632.30
INV.8"S.=628.62



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- EX. STEEL POST
- EX. STORM CURB INLET
- EX. STORM CATCH BASIN/MANHOLE
- EX. HYDRANT
- EX. WATER OR GAS VALVE
- EX. UTILITY POLE
- EX. SEWER CLEANOUT
- EX. WATER WELL
- EX. LIGHT POLE
- EX. UTILITY RISER
- PROP. STORM CATCH BASIN/MANHOLE
- PROP. STORM SEWER
- PROP. BITUMINOUS PAVEMENT
- PROP. BUILDING

NEW STORM MANAGEMENT AND UTILITY PLAN

SCALE: 1" = 30'

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

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

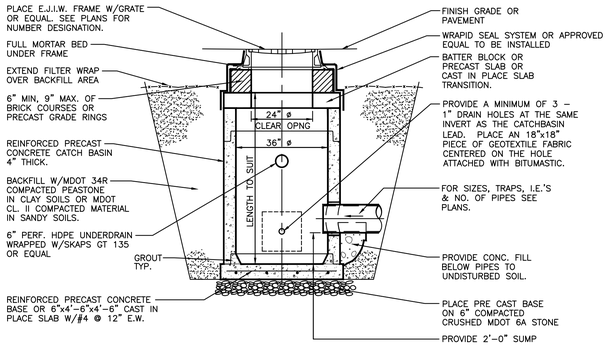
PHASE III ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX
SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

NEW STORM MANAGEMENT AND UTILITY PLAN

NO.	STATUS REVISIONS	DATE
	ISSUED TO OWNER	5-27-20
	ISSUED FOR REVIEWS	6-15-20

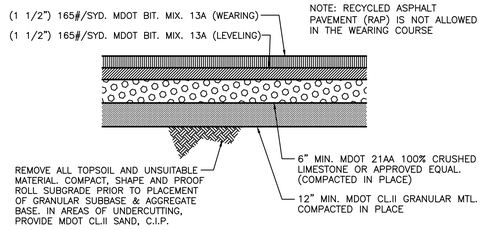
CHCK'D BY: JCW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-2502-0119

SHEET
C5.0



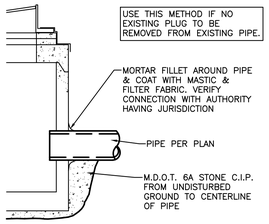
1 / C6.0 TYPICAL CONCRETE CATCHBASIN DETAIL

NOT TO SCALE



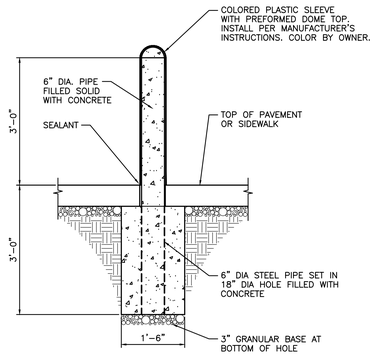
4 / C6.0 TYPICAL PAVEMENT SECTION REGULAR DUTY AREAS

NOT TO SCALE



2 / C6.0 CONNECT TO EXISTING CATCH BASIN DETAIL

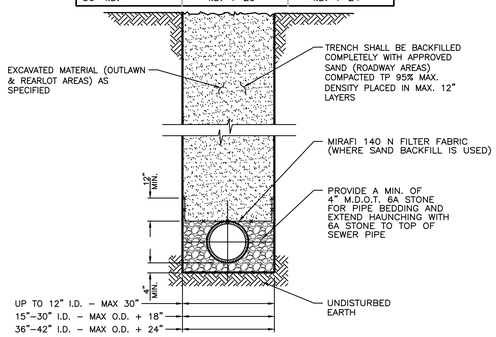
NOT TO SCALE



7 / C6.0 TYPICAL PIPE BOLLARD DETAIL

NOT TO SCALE

PIPE SIZE	TRENCH WIDTH MINIMUM	TRENCH WIDTH MAXIMUM
8" & 10"	24"	30"
12" & 15"	30"	36"
18"	34"	40"
21"	38"	42"
24"	42"	46"
27"	45"	49"
30"	49"	53"
36"	56"	60"
LARGER THAN 36" I.D.	I.D. + 20"	I.D. + 24"



3 / C6.0 D.W.PE., H.D.PE., P.V.C. & A/D 2000, TYPICAL SEWER PIPE TRENCH DETAIL

NOT TO SCALE

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

PHASE III ADDITIONS AND IMPROVEMENTS
BAKUS STORAGE COMPLEX

SAGINAW ROAD AND STARK ROAD
CITY OF MIDLAND

NEW MISCELLANEOUS SITE DETAILS

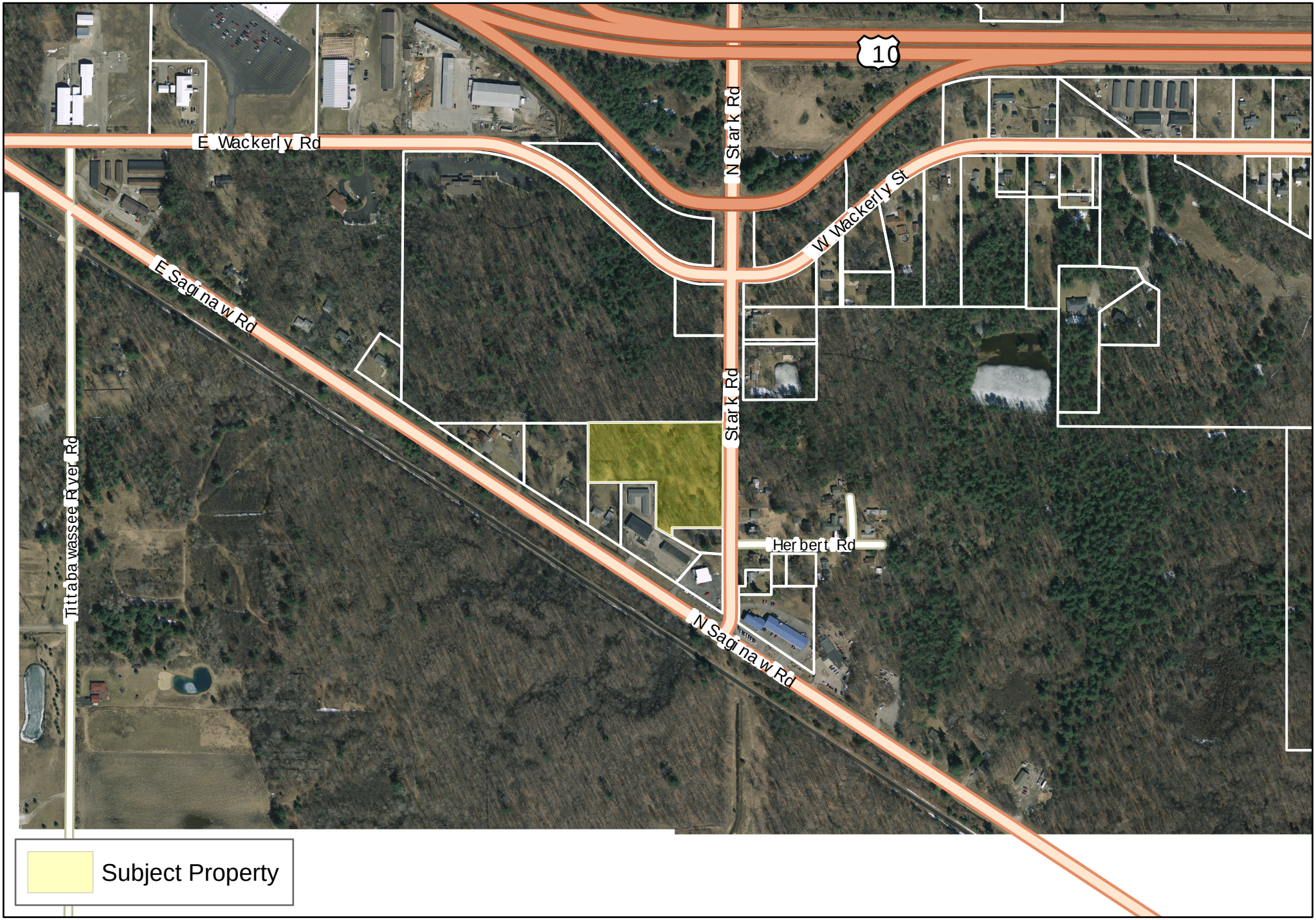
NO.	STATUS REVISIONS	DATE
	ISSUED TO OWNER	5-27-20
	ISSUED FOR REVIEWS	6-15-20

CHCK'D BY: JCW
DES'D BY: TAG
DRAWN BY: TAG
PROJ #: 20-2302-0119

SHEET
C6.0

Site Plan # 402 | Self-Storage Facility Expansion

> 5911 Stark Rd

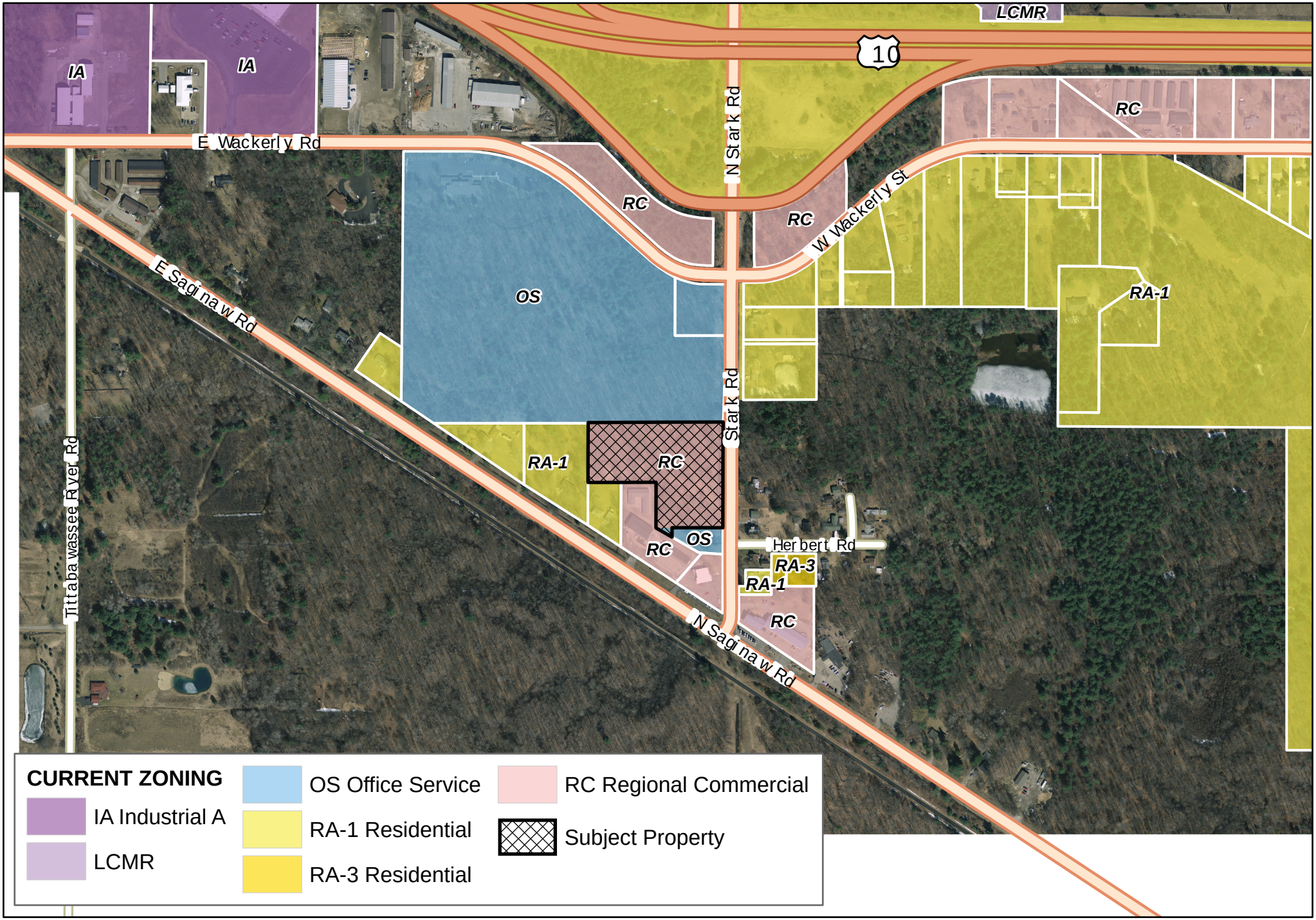


Site Plan # 402 | Self-Storage Facility Expansion

> 5911 Stark Rd

Site Plan # 402 | Self-Storage Facility Expansion

> 5911 Stark Rd



RECEIVED
JUL 16 2020
City of Midland
Planning Department

L -9033

PUBLIC HEARING NOTICE
City of Midland
SITE PLAN

Please take notice that the Midland City Planning Commission will conduct a public hearing on Site Plan No. 402, the request by William A. Kibbe & Assoc., for site plan review and approval of an 11,200 sq. ft. addition to the existing self-storage facility located at 5911 Stark Road.

As required by Article 30, Section 30.03(A) of Ordinance No. 1585, said hearing is scheduled to take place on **Tuesday, July 28, 2020** at 7:00 p.m. and will be held virtually due to the Coronavirus pandemic.

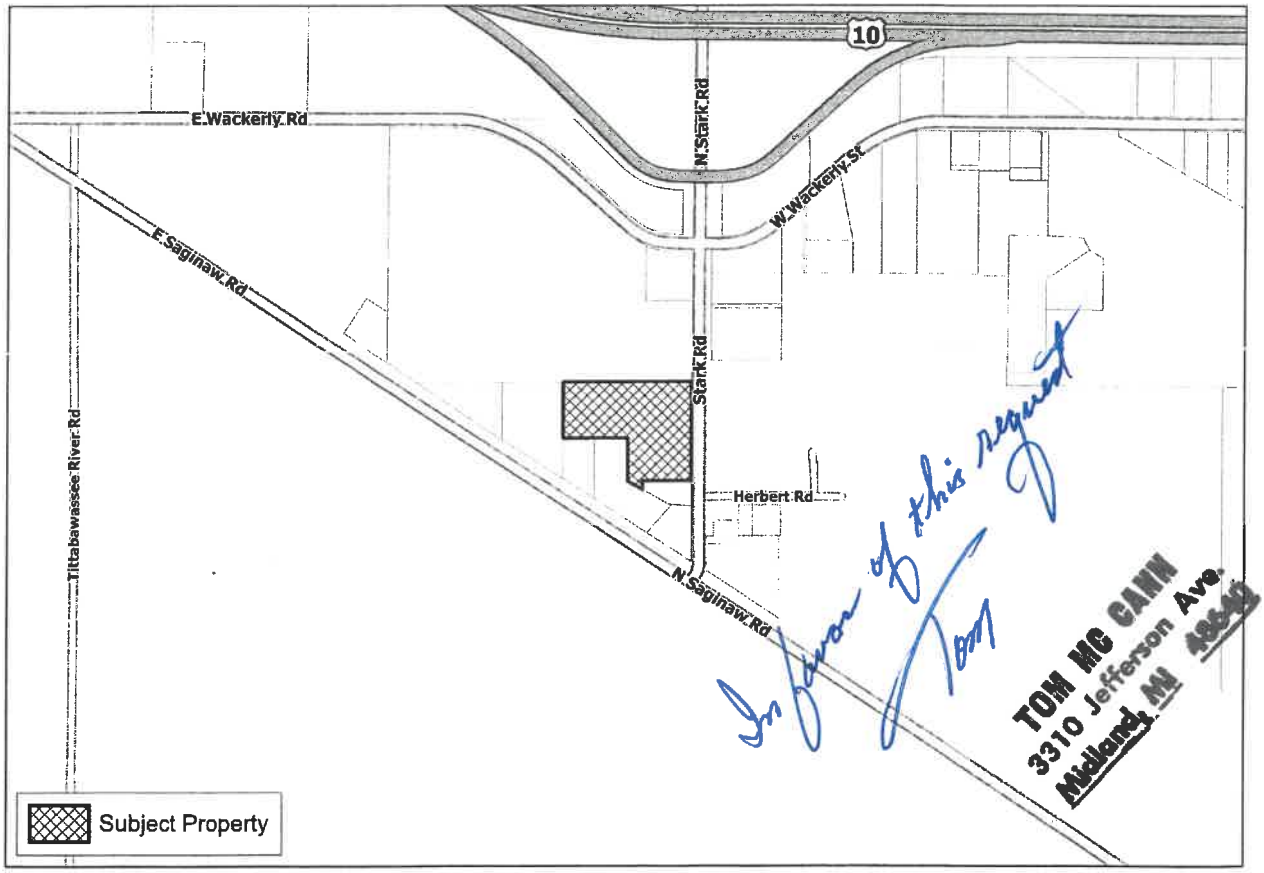
To access to virtual meeting utilizing Zoom go to https://zoom.us/join or dial US: +1 646 558 8656 or +1 301 715 8592 **Webinar ID:** 848 7712 7168and **Password:** 349333

A copy of the site plan may be reviewed at the Planning Department, City Hall. If you have any questions, contact the Planning Department at 837-3374.

Midland City Planning Commission

Grant Murschel
Director of Planning & Community Development

Site Plan # 402 | Self-Storage Facility Expansion
> 5911 Stark Rd



In favor of this request
Tom

TOM MC CANN
3310 Jefferson Ave.
Midland, MI 48640