

AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION,
TO TAKE PLACE ON TUESDAY, OCTOBER 13, 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:** 823 8175 2216 and **Password:** 552432

To join via telephone, dial:

US: +1 646 558 8656 or +13017158592 | **Webinar ID:** 823 8175 2216 | **Password:** 552432

MEETING AGENDA:

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Minutes**
 - a. Regular Meeting – September 8, 2020
4. **Public Hearings**
 - a. **Site Plan No. 404** - request by the request by Zaremba Group, LLC plan review and approval of a 10,640 Sq Ft Dollar General Store located at 400 S Sandow Rd.
 - b. **Conditional Use Permit No. 69** - the request of Quadrant, LLC to approve a Conditional Use Permit for a drive-thru coffee shop located at 2706 N Saginaw Road. The subject property is zoned RC Regional Commercial.
5. **Old Business**
6. **Public Comments (unrelated to items on the agenda)**
7. **New Business**
8. **Communications**
9. **Report of the Chairperson**
10. **Report of the Planning Director**
11. **Items for Next Agenda – October 27, 2020**
12. **Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, SEPTEMBER 8, 2020 7:00 P.M.**

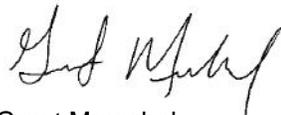
MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC

<https://zoom.us/join> | Webinar ID: 864 0387 3410 | Password: 311719

1. The meeting was called to order at 7:05 p.m. by Chairman Mayville
2. **Roll Call**
PRESENT: Mayville, Pnacek, Bain, Sajbel, Broderick, and Heying
ABSENT: Koehlinger, Rodgers
OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and two (2) others.
3. **Approval of Minutes**
Bain made a motion to approve the minutes of the regular meeting of July 28th, 2020 seconded by Pnacek.
Yeas: Mayville, Pnacek, Bain, Sajbel, Broderick, and Heying
Nays: None
Motion carries 6-0
4. **Public Hearings** - none
5. **Old Business** - none
6. **Public Comments** (unrelated to items on the agenda) – none
7. **New Business** –

Master Plan Timeline and Initial Survey Questions : Murschel gave an overview of the Master Plan updating the Commission on the process going forward. The master planning process is delayed due to the COVID-19 pandemic.
8. **Communications** – none
9. **Report of the Chairperson** – Mayville spoke about the great benefit of attending the upcoming Planning Conference.
10. **Report of the Planning Director** - none
11. **Items for Next Agenda – September 22, 2020** - none
12. **Adjournment**
It was moved by Bain and seconded by Rodgers to adjourn at 8:06 p.m.
Yeas: Mayville, Pnacek, Bain, Sajbel, Broderick, and Heying
Nays: None
Motion carries 6-0

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



Site Plan SP #404

Date: October 7, 2020

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Dollar General Store

APPLICANT: Zaremba Group, LLC

LOCATION: 400 S. Sandow Rd.

ZONING: RC Regional Commercial

ADJACENT ZONING: North: RC Regional Commercial
East: RB Multiple Family Residential
South: Homer Township zoning
West: OS Office Service

ADJACENT DEVELOPMENT: North: Single-family residential and commercial
East: Multiple family apartments
South: Single family and wooded
West: Office

REPORT

Site Plan No. 404 is the request by Zaremba Group, LLC for site plan review and approval of a 10,640 sq. ft. Dollar General Store located at 400 S. Sandow Rd

The subject property is zoned RC Regional Commercial by the City of Midland Zoning Ordinance. 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 is deficient in the following information:

1. A final stormwater management plan and permit.
2. A final soil erosion and sedimentation control permit.
3. Revision to the proposed water main connection to connect to the existing main on Renee Drive.

4. Relocation of the proposed fire hydrant to be within 400 feet of all sides of the proposed building.
5. Inclusion of a public sidewalk on Sandow Road and a pedestrian connection interior to the site.
6. Revision to the sanitary sewer connection to connect to the existing pump station to the northeast of the subject site.
7. A revised photometric plan to be compliant with requirements of Article 3.00.
8. A parking detail sheet showing the double striping required by Article 5.00.

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 appear to be efficiently organized on the site in relation to topography, the specific character of the parcel, and the large overhead power line easement.

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 development within the area and is considered to be harmonious. Proposed landscaping and screening is compliant with requirements of Article 6.00.

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 site plan is compliant with all district regulations of the RC Regional Commercial zoning district.

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 site is largely void of natural features, such as mature trees, that are required to be kept if that are not required to be disturbed. The proposed stormwater management basins require removal of the handful of existing trees in order to minimize the amount of soil removal and alteration to the natural drainage course.

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 plan is compliant with requirements for screening and privacy. Landscaping is strategically placed to soften the outer portions of the site that are adjacent to streets and abutting properties.

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 plan has been reviewed by the City Fire Marshal and is compliant with requirements for 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 vehicle access is provided as proposed. Pedestrian access is deficient as proposed as a public sidewalk is required along Sandow Road. This sidewalk will require ADA compliant ramps at the intersection of Sandow Road and Isabella Street (M-20). A pedestrian connection into the interior of the site is also required from the surrounding sidewalk system.

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 is seen as inadequate in the absence of a sidewalk on Sandow Road and a pedestrian connection into the interior of the site from the public sidewalk system. Both of these improvements are required to comply with City ordinances.

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.

The project proposes a single driveway access onto the secondary road (Sandow Road); this is compliant with ordinance requirements.

Pedestrian connections, as mentioned above, are insufficient as proposed. Additions are needed in the form of a public sidewalk on Sandow Road and a pedestrian connection into the interior of the site from the public sidewalk system.

11. **Parking.**

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

Parking as proposed is compliant with requirements of Article 5.00.

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 must be approved by the City Engineering Department. As designed, the stormwater basins will be located on the western portions of the site while the site will have a final grading that retains stormwater onsite and will direct water to the retention basins.

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.

A final soil erosion and sedimentation control permit is needed. The City Building Department will give final approval on this permit, which is typically addressed at the final permitting stage.

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.

The photometric plan as proposed does not show light levels outside of the subject property. The light candles shown in some areas of the site on the northern and eastern property lines indicate that light trespass in excess of 1.0 foot candle is likely.

A revised photometric plan is required.

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. That being said, changes are needed to the proposed water and sanitary sewer connections.

The Water and Engineering Departments have indicated that the development should connect to the City-owned water main that exists to the southeast of the subject side within the right-of-way of Renee Drive. As proposed, the development is connection to a water main owned by Homer Township which would require specific authorization from the Township to do so. The connection to the Renee Drive main will be a shorter connection and will allow for the fire hydrant modification that is required by the Fire Marshal.

To elaborate further on the required relocation of the fire hydrant, the site must have a fire hydrant that is within 400 feet of all portions of the building. As proposed, the fire hydrant is too far away from the building and must be relocated closer.

The Wastewater and Engineering Departments have indicated that the development should connect to the City-owned sanitary pump station that exists to the northeast of the subject site. This will remove the requirement to directionally pore under M-20.

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.

The proposal meets all requirements for screening in consideration of the surrounding zoning and the inclusion of a dumpster onsite.

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 development is intended to be completed in one single phase.

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.

Coordination with the property to the east will be required in order to access the sanitary pump station. The pump station is City-owned and is surrounded by a public easement but coordination will still be required.

Connection to the public water main, sanitary sewer and storm sewer will require proper permitting from the City of Midland and the Michigan Department of Transportation (storm sewer).

20. Signs.

All proposed signs shall be in compliance with the regulations in Article 8.00 of this Ordinance

The site plan includes details of proposed signage on page A07. While included for conceptual purposes, final permitting of signage will be done by the City Building Department in compliance with Article 8.00.

CONTINGENCY ITEMS

Based on evaluation of the site plan as proposed, staff is of the opinion that the proposal does not meet the City's requirements as many items require revision. It would be premature to approve the site plan as proposed unless the following contingency items were included within the approval:

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. Water main connection should be made to existing main on Renee Drive to the satisfaction of the City Water and Engineering Departments.
4. The proposed fire hydrant must be located within 400 feet of all parts of the new building to the satisfaction of the City Fire Department.
5. A public sidewalk must be installed on Sandow Road to the satisfaction of the City Engineering Department.
6. Sanitary sewer connection should be made to existing pump station to the northeast of the property to the satisfaction of the City Wastewater and Engineering Departments.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on October 13, 2020. Staff does not recommend approval of the site plan at that same evening but rather encourages the Planning Commission to have the applicant revise the plans to address the outstanding concerns. Revised plans should then be presented at the next Planning Commission meeting which is scheduled for October 27, 2020.

In accordance with the approval of Zoning Text Amendment No. 161, the City Planning Commission has final approval of site plans as of October 8, 2020. The procedural step of formulating a recommendation to City Council is no longer necessary.

Respectfully Submitted,



Grant Murschel
Director of Planning & Community Development

DOLLAR GENERAL®

DOLLAR GENERAL
CITY OF MIDLAND, MIDLAND COUNTY, MI
PARCEL ID: 040-7000-500-007-00

SITE PLANS



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN RECONSTRUCTED HEREIN BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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DEVELOPMENT TEAM

DEVELOPER

ZAREMBA GROUP
14600 DETROIT AVE., SUITE 1500
LAKEWOOD, OH 44107
CONTACT: MATT CASEY
PHONE: 216-226-2159
EMAIL: mcasey@zarembagroup.com

ARCHITECT

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CLEVELAND, OH 44120
CONTACT: MELANIE LEWIS
PHONE: 216-377-3850
EMAIL: mlewis@RLBA.com

CIVIL ENGINEER

ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
CONTACT: MICHAEL MCPHERSON
PHONE: (586) 786-9800
EMAIL: mmcpherson@atwell-group.com

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING

CITY OF MIDLAND PLANNING DEPT.
333 W. ELLSWORTH STREET
MIDLAND, MI 48640
CONTACT: GRANT MURSCHEL
PHONE: 989-837-3381
EMAIL: gmurschel@midland-mi.org

WATER & SEWER

CITY OF MIDLAND UTILITIES
333 W. ELLSWORTH STREET
MIDLAND, MI 48640
CONTACT: ANDREW PARROTT
PHONE: (989) 837-6950
EMAIL: aparrott@midland-mi.org

STORMWATER

CITY OF MIDLAND ENGINEERING
333 W. ELLSWORTH STREET
MIDLAND, MI 48640
CONTACT: JOSHUA FREDRICKSON
PHONE: 989-837-3352
EMAIL: jfredrickson@midland-mi.org

SOIL EROSION

CITY OF MIDLAND - BUILDING DEPT.
333 W. ELLSWORTH STREET
MIDLAND, MI 48640
PHONE: 989-837-3348

RIGHT-OF-WAY - SANDOW

CITY OF MIDLAND ENGINEERING
333 W. ELLSWORTH STREET
MIDLAND, MI 48640
CONTACT: JOSHUA FREDRICKSON
PHONE: 989-837-3352
EMAIL: jfredrickson@midland-mi.org

RIGHT-OF-WAY - M20

MDOT - BAY CITY TSC
2590 E. WILDER ROAD
BAY CITY, MI 48705
CONTACT: DON HUNDLEY
PHONE: 989-233-7253

RIGHT-OF-WAY - RENEE

MIDLAND COUNTY ROAD COMMISSION
2334 NORTH MERIDIAN ROAD
SANFORD, MI 48657
PHONE: 989-687-9060

DATA / TELEPHONE

CHARTER COMMUNICATIONS
3605 HWY 52 NORTH, BLDG 002
ROCHESTER, MN 55901
CONTACT: DUSTIN R. SMIEJA
PHONE: 1-888-271-8285 x71047
EMAIL: Dustin.smieja@charter.com

PARCEL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1008542-CLE, COMMITMENT DATE: JUNE 5, 2020:

LAND IN THE TOWNSHIP OF HOMER, MIDLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

THE WEST 392 FEET OF OUTLOT A OF STARK'S SUBDIVISION, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 14 NORTH, RANGE 1 EAST, AS PER PLAT THEREOF RECORDED IN LIBER D OF PLATS ON PAGES 41 AND 42 OF MIDLAND COUNTY RECORDS, EXCEPT BEGINNING AT A POINT ON THE NORTH LINE OF OUTLOT A WHICH IS 30 FEET EAST OF THE NORTHWEST CORNER OF OUTLOT A; THENCE WEST ALONG THE NORTH LOT LINE, A DISTANCE OF 30 FEET; THENCE SOUTH ALONG THE WEST LOT LINE, A DISTANCE OF 30 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 2611100285E, AN UNPRINTED PANEL DATED 05-04-2009, THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS

THERE ARE NOT WETLANDS LOCATED ON-SITE.

SHEET INDEX

C00 COVER
C01 SITE LAYOUT PLAN
C02 PRELIMINARY GRADING & STORMWATER PLAN
C03 PRELIMINARY UTILITY PLAN
C04 LANDSCAPE PLAN
C05 LANDSCAPE DETAILS

ATTACHED PLANS

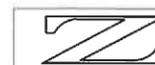
ALTA/TOPOGRAPHIC SURVEY
FLOOR PLAN
EXTERIOR ELEVATIONS
TRASH ENCLOSURE DETAIL

SECTION 24
TOWN 14 NORTH, RANGE 1 EAST
HOMER TOWNSHIP
MIDLAND COUNTY, MICHIGAN

ZAREMBA GROUP
DOLLAR GENERAL
SITE PLANS
COVER

DATE: SEPTEMBER 14, 2020
REVISIONS/SUBMITTALS
08-14-2020 SUBMIT SITE PLAN

DEVELOPER:



ZAREMBA GROUP
14600 DETROIT AVE.
LAKEWOOD, OH 44107
(216)221-6600

NO SCALE
DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMC
JOB #: 20001325
FILE CODE: SP
SHEET NO. **C00**

CAD FILE: S:\20001325\DWG\PLAN SET\SITE PLANS\20001325-C00-C

LEGEND

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	RIGHT-OF-WAY
	HEAVY DUTY ASPHALT
	STANDARD DUTY ASPHALT
	CONCRETE SIDEWALK
	CONCRETE
	GRAVEL SHOULDER
	BOULDER WALL
	EXISTING OVERHEAD LINES
	EXISTING GUY WIRE
	PAINTED STOP BAR W/ STOP SIGN
	SIDEWALK RAMP
	PARKING ROW COUNT
	ACCESSIBLE PARKING SPACE
	PROPOSED LIGHT POLE
	EXISTING UTILITY POLE

SITE DATA

PROPOSED PARCEL SUMMARY

PARCEL ID#	PROPOSED AREA	ZONING
040-700-500-007-00	1.831 ACRES	B-3

OPEN SPACE: 53.9%

BUILDING DATA

HEIGHT	GROSS AREA	USEABLE AREA	EMPLOYEES
18'	10,640 SQ. FT.	8,504 SF	2-4 SHIFT

STANDARD PARKING DATA

PROPOSED	REQUIRED	FORMULA
34 SPACES	29 SPACES	1/300 UFA

ACCESSIBLE PARKING DATA

PROPOSED	REQUIRED	FORMULA
TOTAL 2 SPACES	2 SPACES	26-50 TOTAL SPACES PROVIDED
VAN 1 SPACE	1 SPACE	1/6 ACCESSIBLE SPACES

NOTES

1. REFERENCE THE STANDARD NOTES SHEET FOR ADDITIONAL INFORMATION.
2. FOR ALL APPLICABLE CONSTRUCTION DETAILS REFERENCE THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL/JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
3. REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
4. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
5. REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
6. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
7. LIGHT POLE LOCATIONS ARE SHOW FOR REFERENCE ONLY. VERIFY WITH LIGHTING VENDOR.
8. ALL ITEMS NOT IDENTIFIED AS "EXISTING" SHALL BE PROPOSED.

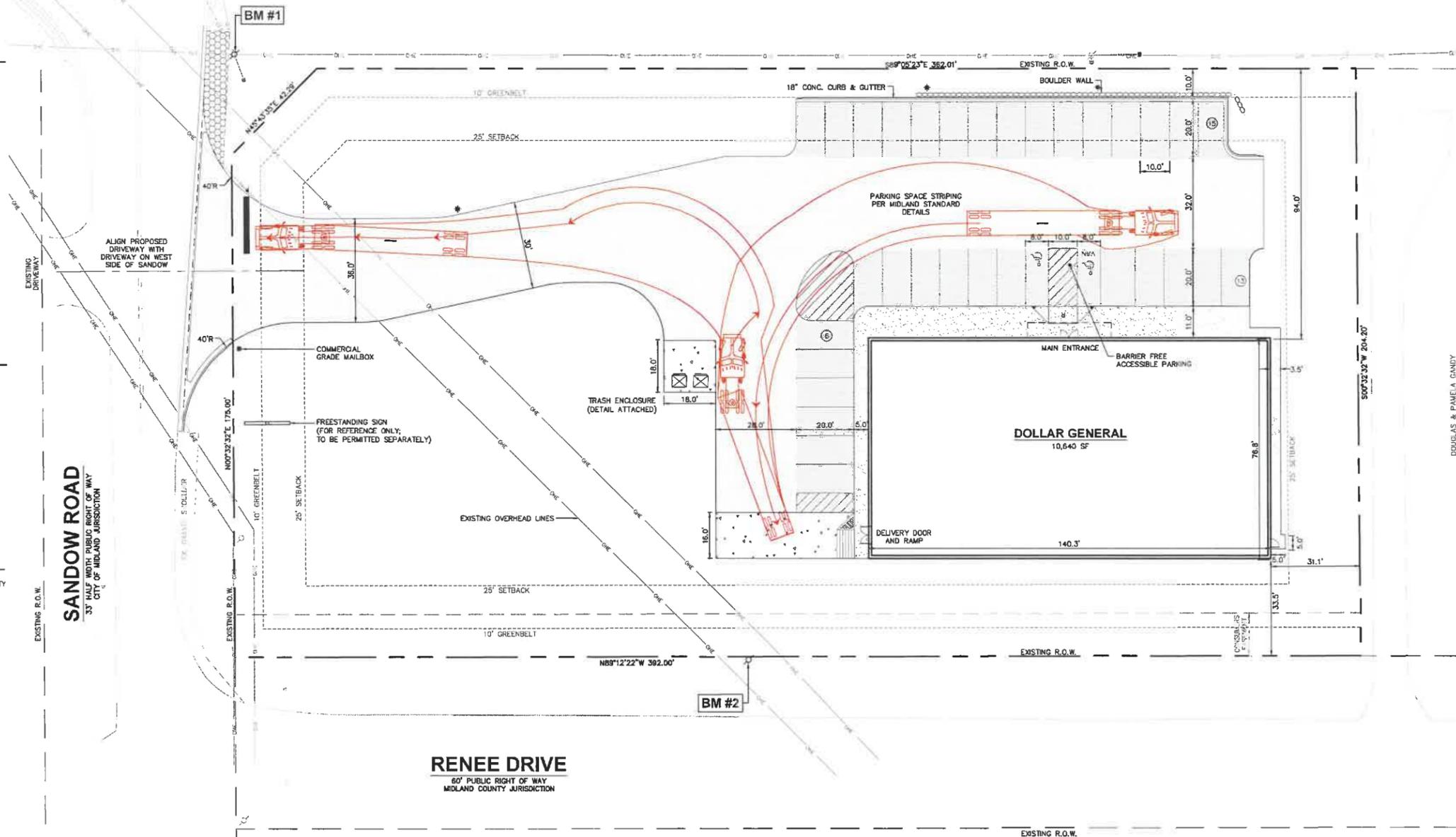
PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT IS A 10,640 SQ. FT. DOLLAR GENERAL RETAIL STORE AND ASSOCIATED PARKING FACILITIES, UTILITY SERVICES AND LANDSCAPING ON VACANT PROPERTY AT THE SOUTHEAST CORNER OF ISABELLA STREET AND SANDOW ROAD.

SITE BENCHMARKS

BENCHMARK 1
SET BENCH TIE IN WEST FACE OF UTILITY POLE LOCATED IN M-20 RIGHT OF WAY
ELEVATION = 633.15' NAVD88

BENCHMARK 2
SET BENCH TIE IN NORTH FACE OF UTILITY POLE LOCATED AT SOUTH END OF SITE
ELEVATION = 629.26' NAVD88



ISABELLA STREET (M-20)
80' HALF WIDTH PUBLIC RIGHT OF WAY
MDOT JURISDICTION

RENEE DRIVE
60' PUBLIC RIGHT OF WAY
MIDLAND COUNTY JURISDICTION

SANDOW ROAD
33' HALF WIDTH PUBLIC RIGHT OF WAY
CITY OF MIDLAND JURISDICTION

Know what's below.
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SECTION 24
TOWN 14 NORTH, RANGE 1 EAST HOMER TOWNSHIP MIDLAND COUNTY, MICHIGAN

ZAREMBA GROUP
DOLLAR GENERAL
SITE PLANS
SITE LAYOUT PLAN

DATE: SEPTEMBER 14, 2020
REVISIONS/SUBMITTALS
09-14-2020 SUBMIT SITE PLAN

SCALE: 1"=20'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMC
JOB #: 20001325
FILE CODE: SP
SHEET NO. C01

CAD FILE: S:\20001325\DWG\PLAN SETS\SITE PLANS\20001325-C01.dwg

LEGEND

- PROPERTY LINE
- - - - - EXISTING STORM SEWER
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER
- - - - - EXISTING GAS
- - - - - EXISTING OVERHEAD LINE
- - - - - EXISTING UNDERGROUND ELECTRIC
- - - - - PROPOSED SANITARY SEWER
- - - - - PROPOSED WATER
- - - - - PROPOSED GAS
- - - - - PROPOSED UNDERGROUND ELECTRIC
- - - - - PROPOSED UNDERGROUND PHONE/DATA
- ● EXISTING / PROPOSED MANHOLE
- ⊗ ⊙ EXISTING / PROPOSED VALVE
- ⊕ ⊖ EXISTING / PROPOSED HYDRANT
- ⊛ ⊚ EXISTING / PROPOSED LIGHT POLE
- ⊙ ⊚ EXISTING UTILITY POLE

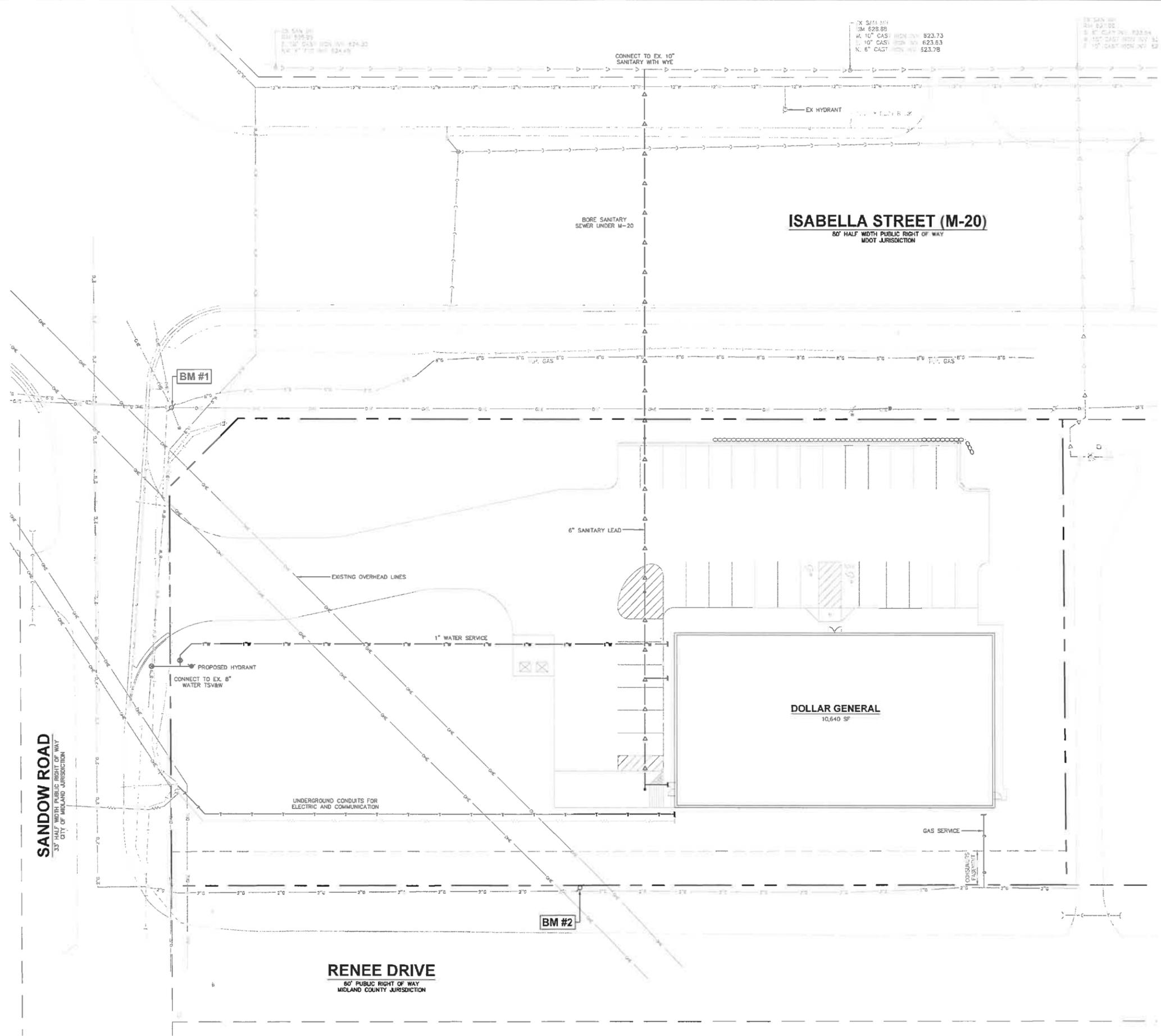
NOTES

1. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
3. FRANCHISE UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY. OWNER/CONTRACTOR TO COORDINATE FRANCHISE UTILITY SERVICE CONNECTIONS, PERMITTING, ROUTING, ETC. WITH UTILITY COMPANIES. CONTRACTOR TO BASE BID FOR (2) 4" CONDUITS FOR ELECTRICAL SERVICE AND (1) 4" CONDUIT FOR TELEPHONE SERVICE. NO OPEN CUTTING OF PAVEMENT IS PERMITTED. SECONDARY WIRE INSTALLED BY ELECTRICAL CONTRACTOR.
4. ALL SANITARY SEWER LEAD SHALL BE 6" PVC SDR 23.5 WITH MINIMUM 1% SLOPE.
5. WATER SERVICE BACKFLOW PREVENTORS AND METERING DEVICES TO BE INSTALLED INSIDE THE BUILDING; REFER TO PLUMBING PLANS.

SITE BENCHMARKS

BENCHMARK 1
 SET BENCH TIE IN WEST FACE OF UTILITY POLE LOCATED IN M-20 RIGHT OF WAY.
 ELEVATION = 633.15' NAVD88

BENCHMARK 2
 SET BENCH TIE IN NORTH FACE OF UTILITY POLE LOCATED AT SOUTH END OF SITE.
 ELEVATION = 629.26' NAVD88



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 24
TOWN 14 NORTH, RANGE 1 EAST
HOMER TOWNSHIP
MIDLAND COUNTY, MICHIGAN

ZAREMBA GROUP
 DOLLAR GENERAL
 SITE PLANS
 PRELIMINARY UTILITY PLAN

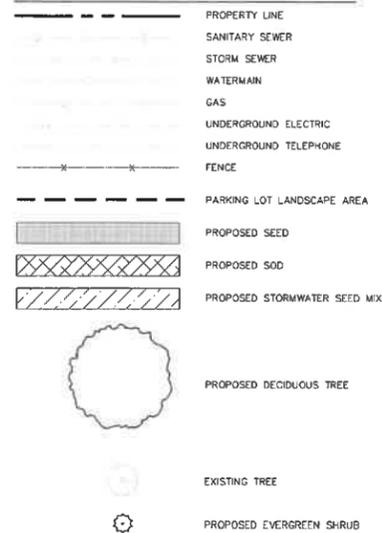
DATE	SEPTEMBER 14, 2020
REVISIONS/SUBMITTALS	09-14-2020 SUBMIT SITE PLAN

SCALE	1" = 20'
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DRAWN BY:	EM
CHECKED BY:	EM
PROJECT MANAGER:	Mmc
JOB #:	20001325
FILE CODE:	SP
SHEET NO.	C03

CAD FILE: S:\20001325\DWG\PLAN_SIS SITE PLANS\20001325-C03-U

LEGEND



PLANT KEY

PA (3) — PLANT QUANTITY
 PLANT KEY (REFER TO SCHEDULE)

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
M-20 FRONTAGE			
TREES	10 TREES	10 TREES	1/40 LF (404')
SHRUBS	80 SHRUBS	80 SHRUBS	8/40 LF (404')
SANDOW ROAD FRONTAGE			
TREES	4 TREES	4 TREES	1/40 LF (175'-36"=139')
SHRUBS	32 SHRUBS	32 SHRUBS	8/40 LF (175'-36"=139')
RENEE DRIVE FRONTAGE			
TREES	10 TREES	10 TREES	1/40 LF (392')
SHRUBS	80 SHRUBS	80 SHRUBS	8/40 LF (392')
PARKING LOT			
PARKING LOT LANDSCAPE AREA	740 SF	680 SF	20 SF/PARKING SPACE (34 SPACES)
PARKING LOT TREES	3 TREES	3 TREES	1 TREE/300 SF
PARKING LOT SHRUBS	10 SHRUBS	10 SHRUBS	1 SHRUB/75 SF

DECIDUOUS CANOPY TREE SCHEDULE

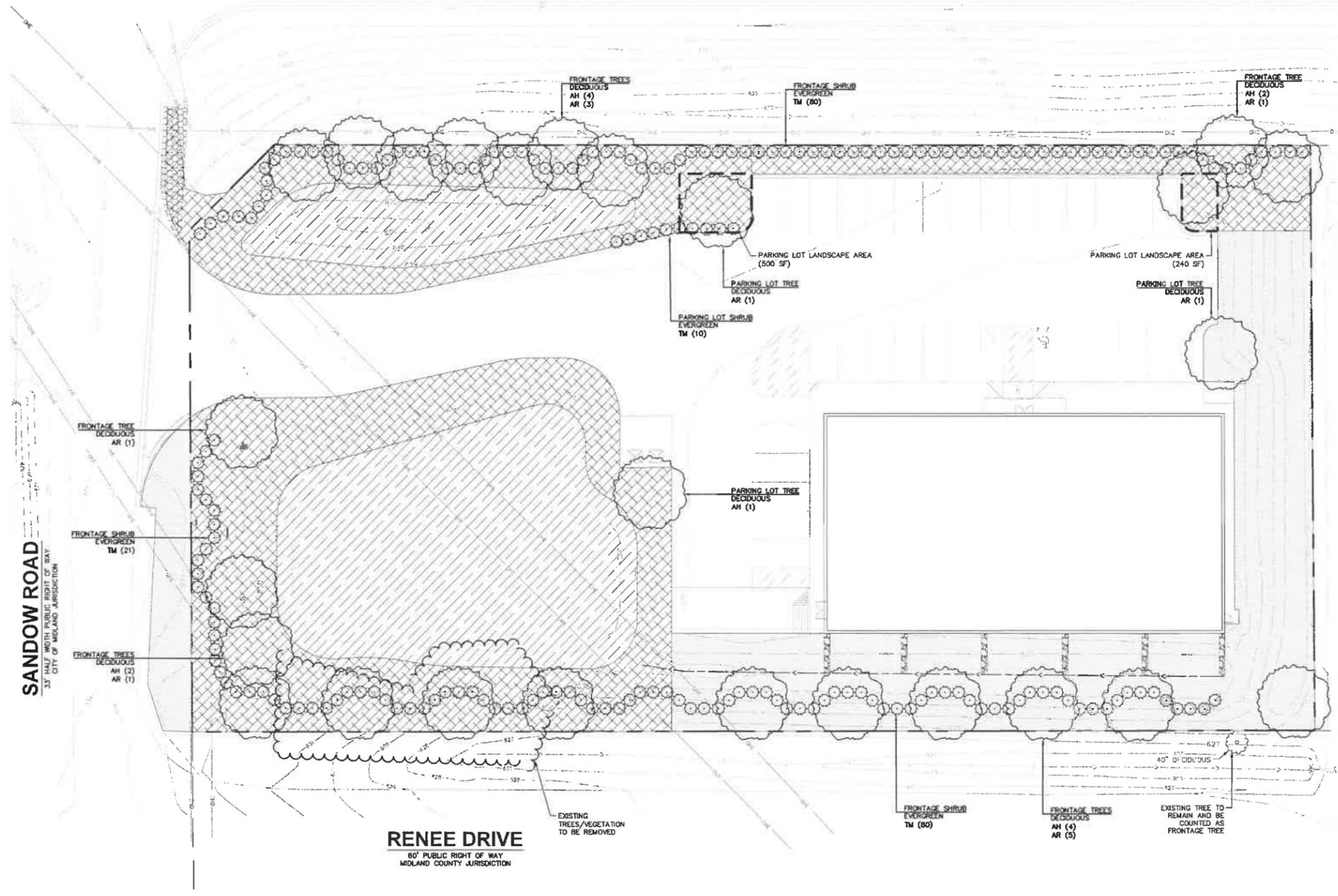
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	13	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2.5" CAL	B & B
AH	13	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL	B & B

SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TM	102	TAXUS X. MEDIA 'DENSIFORMIS'	DENSE YEW	24"	CONT

NOTES TO CONTRACTOR

- ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE CITY OF MIDLAND ZONING ORDINANCE.
- ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS.



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SECTION 24
 TOWN 14 NORTH, RANGE 1 EAST
 HOMER TOWNSHIP
 MIDLAND COUNTY, MICHIGAN

ZAREMBA GROUP
 DOLLAR GENERAL
 SITE PLANS
 LANDSCAPE PLAN

DATE: SEPTEMBER 14, 2020
 REVISIONS/SUBMITTALS
 09-14-2020 SUBMIT SITE PLAN

NO.	DATE	DESCRIPTION

0 10' 20'
 SCALE: 1"=20'
 DRAWN BY: EM
 CHECKED BY: EM
 PROJECT MANAGER: MMc
 JOB #: 20001325
 FILE CODE: SP
 SHEET NO. C04

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GENERAL NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STARTING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN. QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND OWNER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COURTS TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ACCEPTANCE OF GRADING AND SOIL/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOIL/SEED IN A THRIVING CONDITION. UPOON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGNOSTIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.

MAINTENANCE / WARRANTY

- MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:
PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION
LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
- AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND RESPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
- A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOIL AND/OR SEEDS ARE WELL BE THIVING FOR THE FOLLOWING STATED PERIODS: TREES, SHRUBS, AND GROUND COVERS - ONE YEAR AFTER FINAL ACCEPTANCE. SOIL AND SEEDS AREAS - 90 DAYS AFTER FINAL ACCEPTANCE. PERENNIALS - 90 DAYS AFTER FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS, IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

PLANT MATERIALS

- PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
- ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DETECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
- LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

INSTALLATION

- INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
- ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
- TREE CUTTING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

PLANTING NOTES

- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SEE CIVIL/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER, REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED AND/OR SOIL ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES, WHERE SOIL/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOIL/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOIL SHALL BE Laid PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SLOPES, THE SOIL SHALL BE STAKED TO THE GROUND. REFER TO PLAN FOR SOIL/SEED LOCATIONS.
- PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CLIP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
- EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:
EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOIL & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 6 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SOODING. REGRADE TO ELIMINATE ALL BUMPS & DEPRESSIONS AND RESOIL ALL AREAS.
EXISTING LAWN FOUND TO BE IN GOOD CONDITION, BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.
B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.
IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

LAWN INSTALLATION

- LAWN AREAS SHALL BE PREPARED ACCORDING TO THE SECTION BELOW ENTITLED "SEEDBED PREPARATION".
- LOCALLY-GROWN SOIL SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL, OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOIL SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
- SOIL SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT AREAS. AFTER INSTALLATION, SOIL SHALL BE THOROUGHLY WATERED, ON SLOPES STEEPER THAN 2:1, SOIL SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOIL'S SOIL LAYER.
- PROVIDE GRASS SEED THAT IS FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH

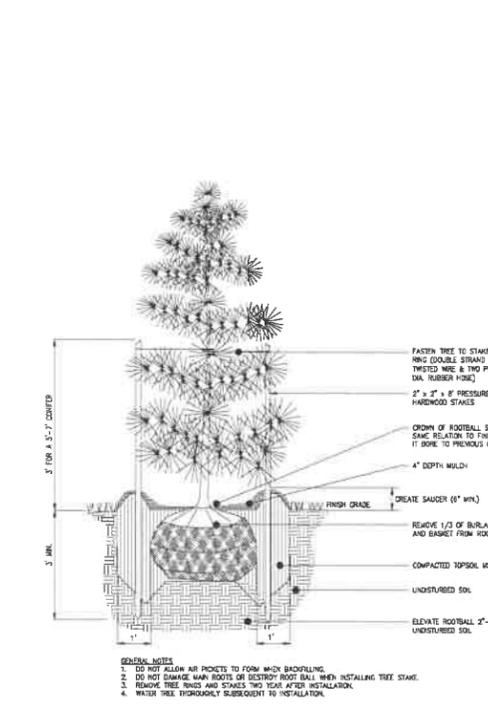
TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PROJECT SPECIFICATIONS. REFER TO PLAN.

- APPLY SEED AT THE APPROPRIATE RATE, PER M.D.O.T. SPECIFICATIONS, FOR ESTABLISHING A NEW LAWN. SOW SEED USING A SPREADER OR SEEDING MACHINE. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER, RAKE SEED LIGHTLY INTO TOP 1/8-INCH OF SOIL. ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.
- PROTECT ALL SEEDBED AREAS AGAINST EROSION BY SPREADING A CLEAN, SEED FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY. SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1.5 INCHES THICK MEASURED OVER SEEDBED AREA.
- TREATMENTS SUCH AS JUTE MESH, EXCELOR MATTING, OR FIBERGLASS ROVING SHALL BE USED TO STABILIZE DITCHES OR STEEP SLOPES SUSCEPTIBLE TO EROSION. THE TREATMENT SHALL BE INSTALLED PRIOR TO THE MULCHING OPERATION.

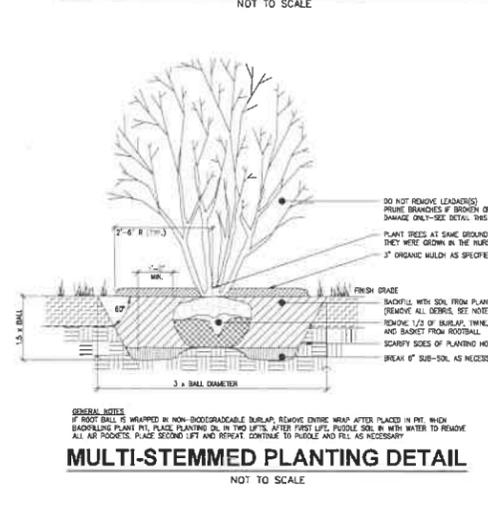
SEEDBED PREPARATION

- ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND PLOWED TO A DEPTH OF 5 INCHES. THE TOP 2 INCHES SHALL BE PALVERIZED TO PROVIDE A UNIFORM SEEDBED.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER DEBRIS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. SOIL LEVEL SHALL BE APPROXIMATELY 1 INCH BELOW ALL TOPS OF CURBS AND WALKWAYS.
- APPLY LIME AND FERTILIZER WITH NECESSARY EQUIPMENT TO ENSURE UNIFORM DISTRIBUTION OF THE MATERIALS. THE HAND BUCKET METHOD IS NOT ACCEPTABLE. THE RATES AND TYPES OF MATERIALS TO BE APPLIED ARE AS FOLLOWS:
TURFGRADE FERTILIZER WITH SLOW RELEASE NITROGEN (E.G. 18-24-10) - RATE THAT WILL PROVIDE 5 LBS. OF PHOSPHORUS PER 1000 SQUARE FEET
LIMESTONE - 75 LBS. PER 1000 SQUARE FEET
(LIMESTONE MAY BE WAIVED IF EXISTING PH IS GREATER THAN 5.5.)
- MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING. LAWN DO NOT OBTAIN A MUDDY SOIL CONDITION.

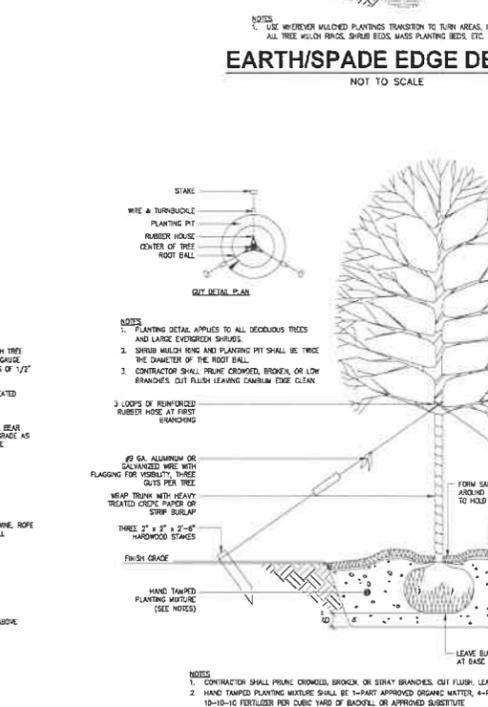
CONIFEROUS TREE PLANTING DETAIL



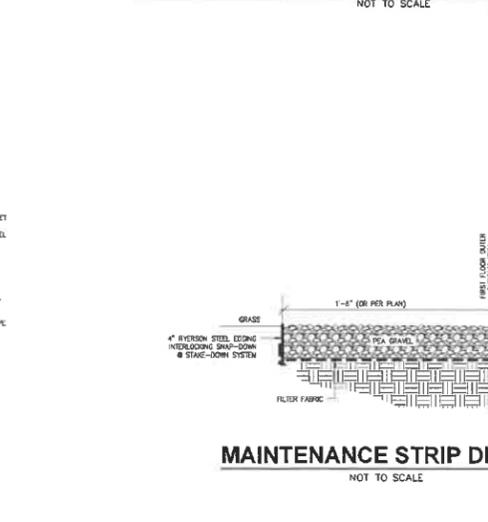
DECIDUOUS CANOPY TREE PLANTING DETAIL



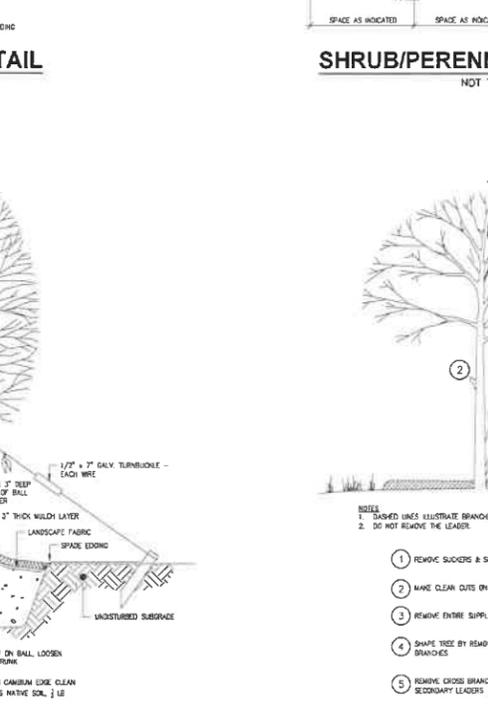
BALLED AND BURLAPPED SHRUB PLANTING DETAIL



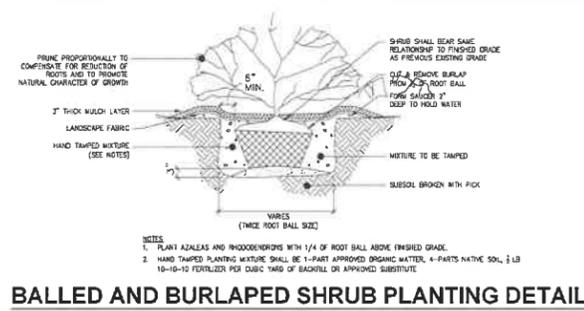
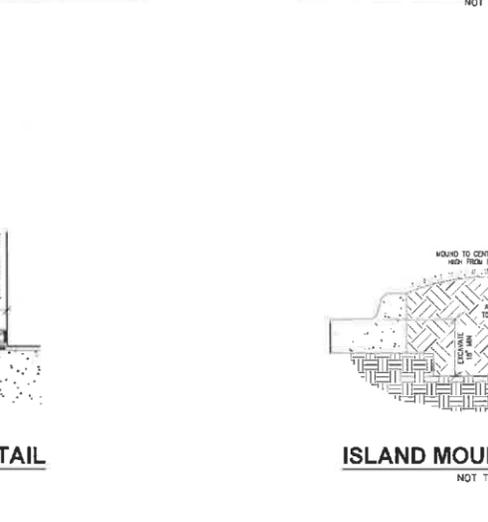
MULTI-STEMMED PLANTING DETAIL



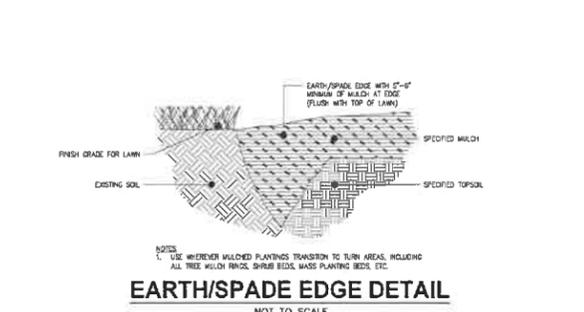
MAINTENANCE STRIP DETAIL



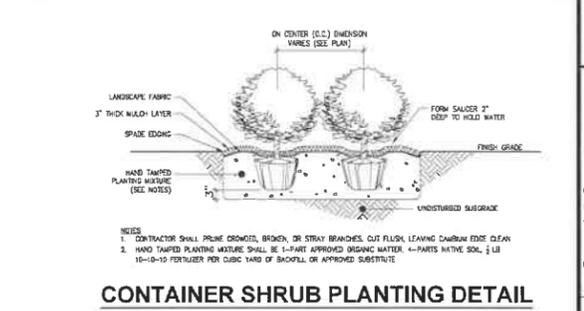
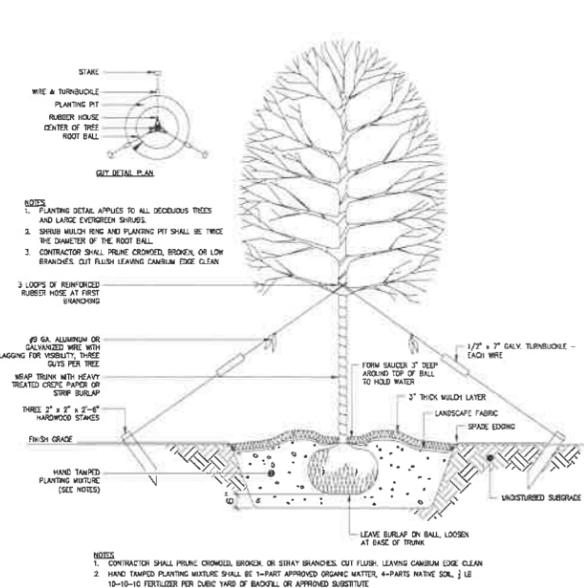
ISLAND MOUNDING DETAIL



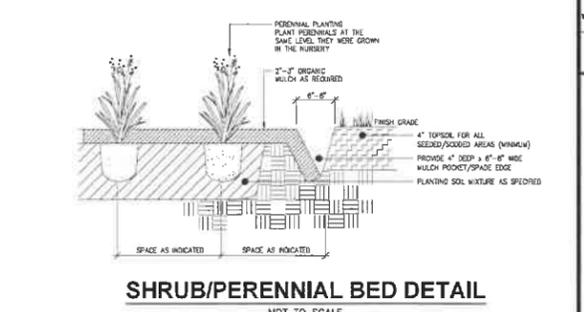
CONTAINER SHRUB PLANTING DETAIL



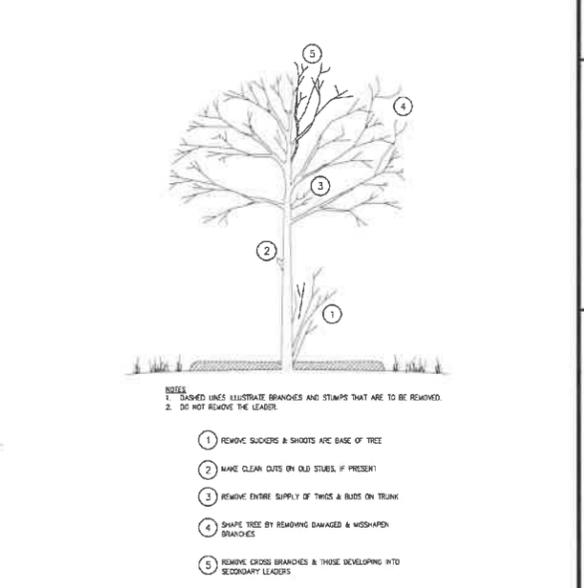
SHRUB/PERENNIAL BED DETAIL



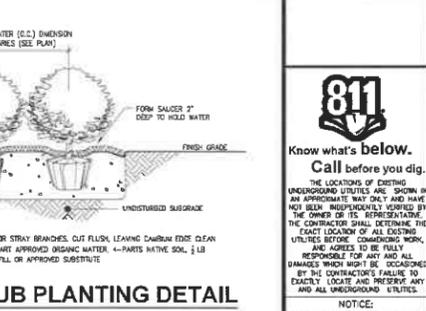
CONIFEROUS TREE PLANTING DETAIL



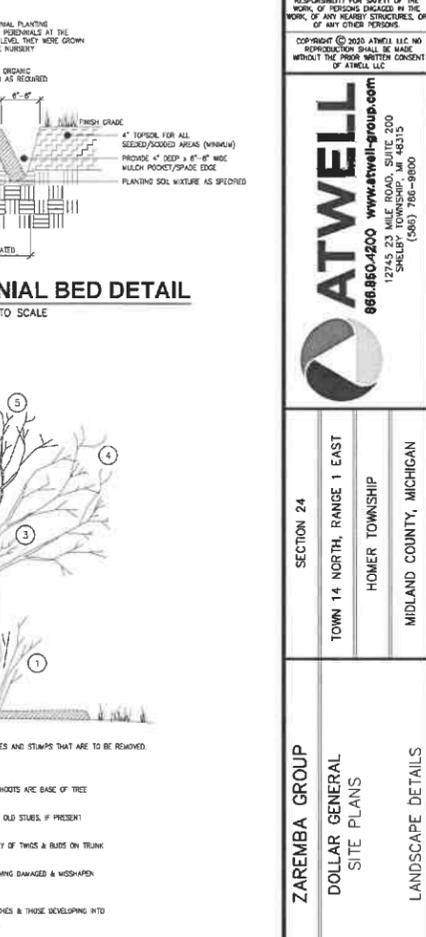
DECIDUOUS CANOPY TREE PLANTING DETAIL



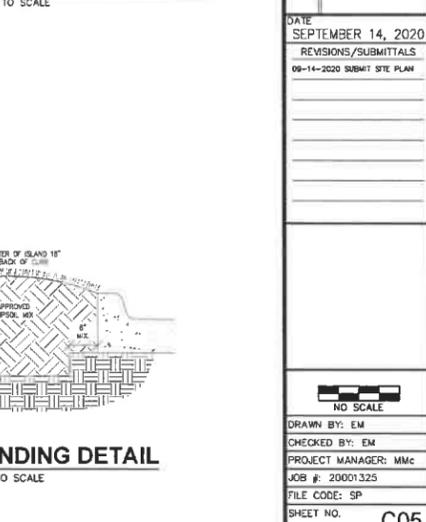
MULTI-STEMMED PLANTING DETAIL



ISLAND MOUNDING DETAIL



CONIFEROUS TREE PLANTING DETAIL





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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ALL AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ZENONIA, IN 46185
(566) 766-9800

SECTION 24

ZAREMBA GROUP

DOLLAR GENERAL

SITE PLANS

DATE: SEPTEMBER 14, 2020

REVISIONS/SUBMITTALS

09-14-2020 SUBMIT SITE PLAN

DRAWN BY: EM

CHECKED BY: EM

PROJECT MANAGER: Mmc

JOB #: 20001325

FILE CODE: SP

SHEET NO. **C05**

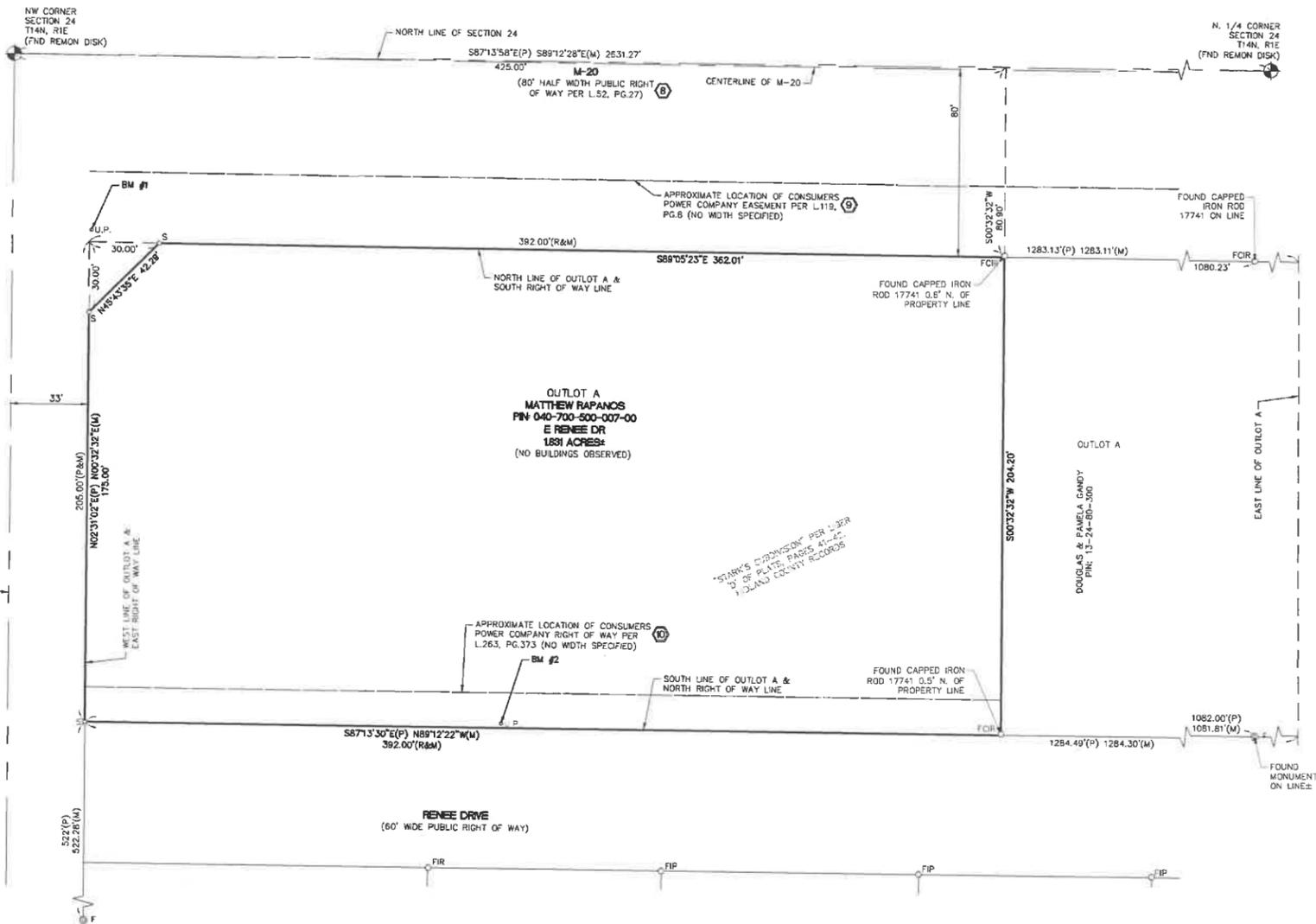
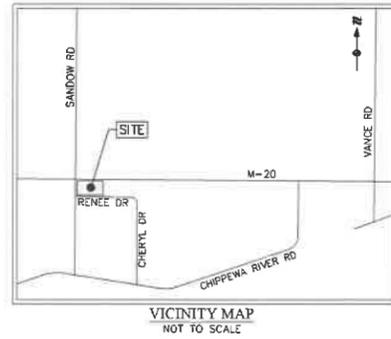
TOWN 14 NORTH, RANGE 1 EAST

HOMER TOWNSHIP

MIDLAND COUNTY, MICHIGAN

LANDSCAPE DETAILS

ALTA/NSPS LAND TITLE SURVEY



SITE BENCHMARKS:
 BM #1: SET BENCH TIE IN WEST FACE OF UTILITY POLE LOCATED IN M-20 RIGHT OF WAY. ELEVATION: 633.15 (NAVD88)
 BM #2: SET BENCH TIE IN NORTH FACE OF UTILITY POLE LOCATED AT SOUTH END OF SITE. ELEVATION: 629.26 (NAVD88)

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1008542-CLE, COMMITMENT DATE: JUNE 5, 2020:

LAND IN THE TOWNSHIP OF HOMER, MIDLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

THE WEST 392 FEET OF OUTLOT A OF STARK'S SUBDIVISION, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 14 NORTH, RANGE 1 EAST, AS PER PLAT THEREOF RECORDED IN LIBER D OF PLATS ON PAGES 41 AND 42 OF MIDLAND COUNTY RECORDS, EXCEPT BEGINNING AT A POINT ON THE NORTH LINE OF OUTLOT A WHICH IS 30 FEET EAST OF THE NORTHWEST CORNER OF OUTLOT A; THENCE WEST ALONG THE NORTH LOT LINE, A DISTANCE OF 30 FEET; THENCE SOUTH ALONG THE WEST LOT LINE, A DISTANCE OF 30 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1008542-CLE, COMMITMENT DATE: JUNE 5, 2020:

- EASEMENT GRANTED TO CONSUMERS POWER COMPANY DISCLOSED BY INSTRUMENT RECORDED IN LIBER J OF MISCELLANEOUS RECORDS, PAGE 75 AND WARRANTY DEED RECORDED IN LIBER 105, PAGES 227-228, MIDLAND COUNTY RECORDS. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN DISCLOSED BY INSTRUMENT RECORDED IN LIBER 52 OF MISCELLANEOUS RECORDS, PAGES 27-28, MIDLAND COUNTY RECORDS. RESPONSE: COVERS SOUTH 80 FEET OF M-20 RIGHT OF WAY, AS SHOWN HEREON.
- RIGHT OF WAY GRANTED TO CONSUMERS POWER COMPANY DISCLOSED BY INSTRUMENT RECORDED IN LIBER 119, PAGE 8, MIDLAND COUNTY RECORDS. RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, APPROXIMATE LOCATION OF EASEMENT AS SHOWN HEREON, NO WIDTH DEFINED.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED AS LIBER 263, PAGE 373 OF OFFICIAL RECORDS. RESPONSE: COVERS SUBJECT PROPERTY AND LAND TO EAST, NO OVERHEAD LINES EXIST ALONG EASEMENT AREA AT THE DATE OF THE SURVEY, APPROXIMATELY AS SHOWN HEREON.

- NOTES:**
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (MAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM IS BASED ON NAVD88.
 - THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26111C0256E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE MAY 4, 2009.
 - WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.
 NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
 - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - THERE WERE NO OBSERVED PARKING STALLS ON THE SUBJECT PROPERTY AT THE DATE OF THE FIELDWORK.
 - NO PARTY WALLS WERE DESIGNATED BY THE CLIENT OR OBSERVED AT THE DATE OF THE FIELD WORK.
 - NO WETLANDS WERE DELINEATED OR OBSERVED AT THE DATE OF THE FIELD WORK.
 - THE SUBJECT PROPERTY IS TO BE REZONED RC-REGIONAL COMMERCIAL, ACCORDING TO ZONING INFORMATION CONFIRMATION LETTER FROM CITY OF MIDLAND, DATED JULY 1, 2020, AND IS SUBJECT TO THE FOLLOWING:
 FRONT YARD SETBACK: 25'
 SIDE YARD SETBACK: 25' (SIDE ABUTTING STREET), 25' WHEN BUILDING HEIGHT EXCEEDS 25' OR THE PARCEL ABUTS SINGLE FAMILY RESIDENTIAL DISTRICT
 REAR YARD SETBACK: 20'
 PARKING SETBACK: 10'
 NO MAXIMUM BUILDING HEIGHT
 - THE SURVEYED PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF M-20 AND SANDOW ROAD.
 - THE SURVEYED PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO M-20, SANDOW ROAD AND RENEE DRIVE, ALL PUBLIC RIGHTS OF WAY.
 - WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE, THE FOLLOWING POTENTIAL ENCROACHMENTS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: OVERHEAD UTILITY LINES CROSSING SOUTHEAST TO NORTHWEST ACROSS WEST SIDE OF SUBJECT PROPERTY WITHOUT BENEFIT OF APPARENT EASEMENT. UNDERGROUND TELEPHONE LINE ALONG WEST SIDE OF SUBJECT PROPERTY WITHOUT BENEFIT OF APPARENT EASEMENT. OVERHEAD UTILITY LINES AND ELECTRIC LINES ALONG WEST SIDE OF SUBJECT PROPERTY WITHOUT BENEFIT OF APPARENT EASEMENT.
 - THE SUBJECT PROPERTY DEPICTED ON THIS SURVEY IS THE SAME AS SCHEDULE C IN TITLE COMMITMENT REFERENCED HEREON.
 - REFERENCE DRAWINGS: ISABELLA RD. (M-20) PLANS BY CITY OF MIDLAND ENGINEERING DEPARTMENT, DATED 2003. RENEE DRIVE PLANS BY CITY OF MIDLAND ENGINEERING DEPARTMENT, DATED 9/98.

LEGEND

<ul style="list-style-type: none"> SECTION CORNER FOUND MONUMENT FOUND IRON PIPE FOUND CAPPED IRON ROD FOUND IRON ROD EXISTING MAILBOX EXISTING TELEPHONE RISER EXISTING UTILITY POLE EXISTING GUY ANCHOR EXISTING SIGN EXISTING MANHOLE/CATCH BASIN EXISTING CULVERT EXISTING ELECTRIC RISER EXISTING GAS VALVE UNDERGROUND TELEPHONE MARKER UNDERGROUND GAS MARKER UNDERGROUND ELECTRIC MARKER UNDERGROUND WATER MARKER EXISTING GROUND ELEVATION EXISTING TOP OF CURB ELEVATION EXISTING GUTTER ELEVATION EXISTING EDGE OF PAVEMENT ELEVATION 	<ul style="list-style-type: none"> BOUNDARY LINE BOUNDARY ADJACENT LINE EASEMENT LINE SECTION LINE APPROXIMATE UNDERGROUND TELEPHONE LINE APPROXIMATE UNDERGROUND GAS LINE APPROXIMATE UNDERGROUND WATER LINE UNDERGROUND STORM LINE APPROXIMATE UNDERGROUND ELECTRIC LINE OVERHEAD UTILITY LINE CENTERLINE OF DITCH LIMITS OF VEGETATION EXISTING CURB AND GUTTER EXISTING GROUND CONTOUR WIRE POINT OF ATTACHMENT ELEVATION WIRE SAG ELEVATION RECORD MEASURED PLATTED SCHEDULE B, PART II EXCEPTION SET IRON ROD INFO SHOWN PER NOTE 14
--	--

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
 MIDLAND ISABELLA BTS RETAIL, LLC
 DOLGENCORP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(c), 11, 13, 14, 15, 17, 18 AND 21 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JUNE 29, 2020.

DATE: _____

CHRISTOPHER P. KELLY
 PROFESSIONAL SURVEYOR NO. 56550
 CKELLY@ATWELL-GROUP.COM
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MICHIGAN 48075
 248.447.2000

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 866.850.4400 www.atwell-group.com
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MICHIGAN 48075
 248.447.2000

CLIENT: ZAREMBA GROUP, LLC
 ALTA/NSPS LAND TITLE SURVEY
 LOCATED IN: SECTION 24, TOWN 14 NORTH, RANGE 1 EAST, HOMER TOWNSHIP, MIDLAND COUNTY, MICHIGAN

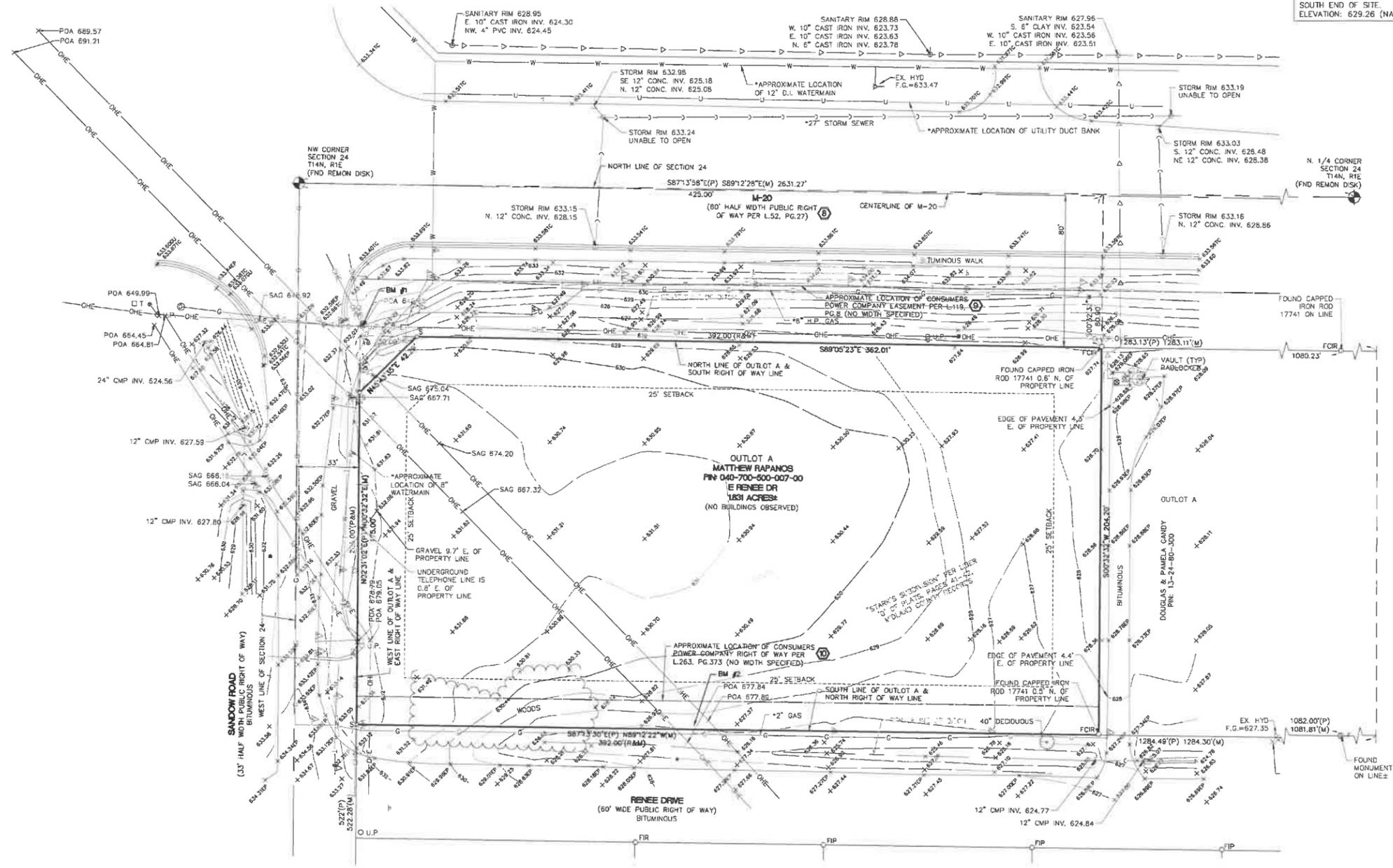
DATE: 07/06/2020
 07/10/2020
 08/10/2020

REVISIONS

SCALE: 1" = 30 FEET

DR. JR. CH. CPK
 P.M. C. KELLY
 BOOK: NA
 JOB: 20001325
 SHEET NO.: 1 OF 2

ALTA/NSPS LAND TITLE SURVEY



SITE BENCHMARKS:
 BM #1: SET BENCH TIE IN WEST FACE OF UTILITY POLE LOCATED IN M-20 RIGHT OF WAY. ELEVATION: 633.15 (NAVO88)
 BM #2: SET BENCH TIE IN NORTH FACE OF UTILITY POLE LOCATED AT SOUTH END OF SITE. ELEVATION: 629.26 (NAVO88)



811
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NOTICE:
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SECTION 24
 TOWN 14 NORTH, RANGE 1 EAST
 HOMER TOWNSHIP
 MIDLAND COUNTY, MICHIGAN

CLIENT
 ZAREMBA GROUP, LLC
 ALTA/NSPS LAND TITLE SURVEY

DATE
 07/06/2020

REVISIONS

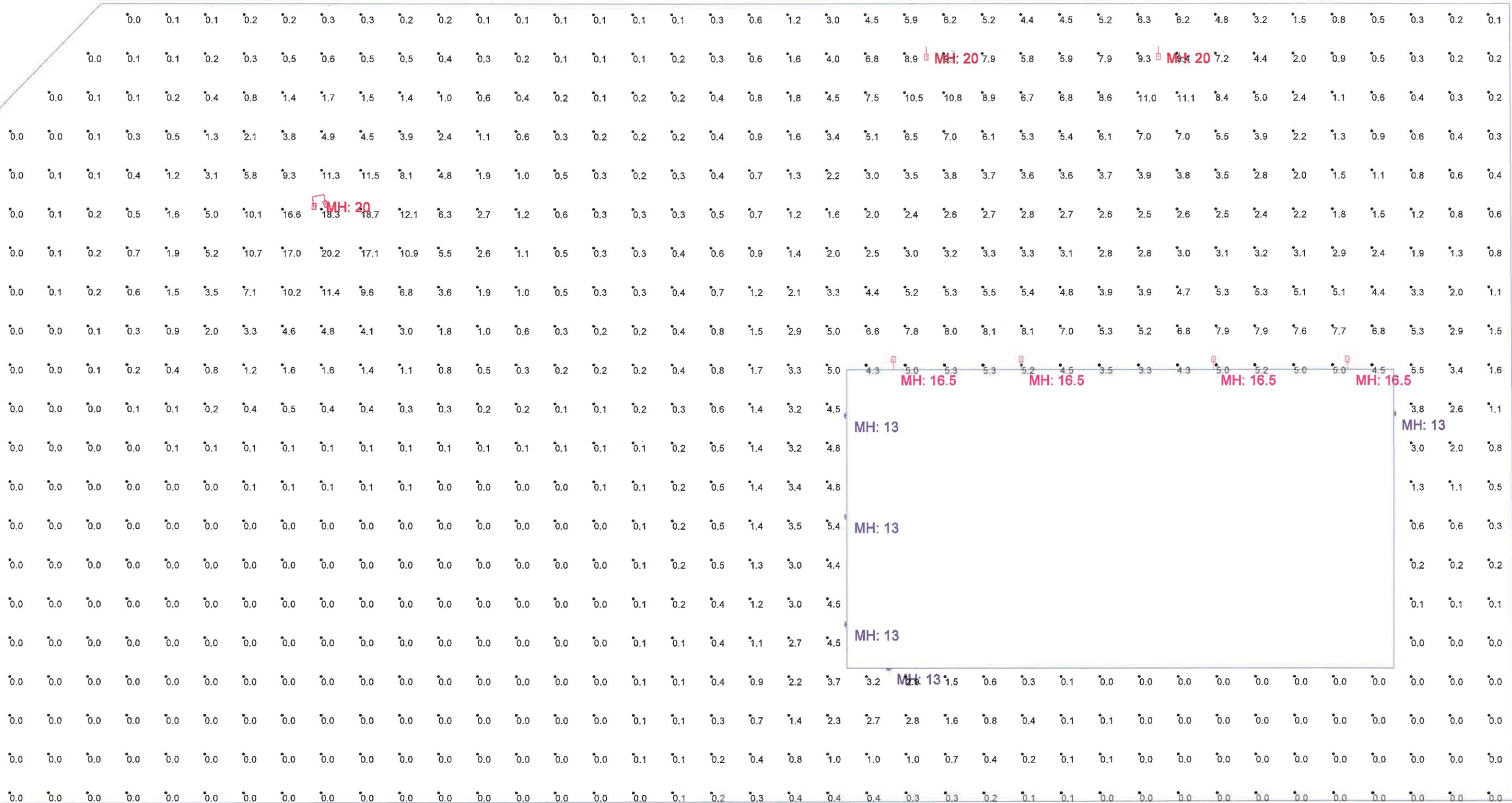
SCALE 0 15 30
 1" = 30 FEET

DR. JR. CH. CPK
 P.M. C. KELLY
 BOOK NA
 JOB 20001325
 SHEET NO. 2 OF 2

LEGEND

	SECTION CORNER		BOUNDARY LINE
	FOUND MONUMENT		BOUNDARY ADJACENT LINE
	FOUND IRON PIPE		EASEMENT LINE
	FOUND CAPPED IRON ROD		SECTION LINE
	FOUND IRON ROD		APPROXIMATE UNDERGROUND TELEPHONE LINE
	EXISTING MAILBOX		APPROXIMATE UNDERGROUND GAS LINE
	EXISTING TELEPHONE RISER		APPROXIMATE UNDERGROUND WATER LINE
	EXISTING UTILITY POLE		UNDERGROUND STORM LINE
	EXISTING GUY ANCHOR		APPROXIMATE UNDERGROUND ELECTRIC LINE
	EXISTING SIGN		OVERHEAD UTILITY LINE
	EXISTING MANHOLE/CATCH BASIN		CENTERLINE OF DITCH
	EXISTING CULVERT		LIMITS OF VEGETATION
	EXISTING ELECTRIC RISER		EXISTING CURB AND GUTTER
	EXISTING GAS VALVE		EXISTING GROUND CONTOUR
	UNDERGROUND TELEPHONE MARKER		WIRE POINT OF ATTACHMENT ELEVATION
	UNDERGROUND GAS MARKER		WIRE SAG ELEVATION
	UNDERGROUND ELECTRIC MARKER		RECORD
	UNDERGROUND WATER MARKER		MEASURED
	EXISTING GROUND ELEVATION		PLATTED
	EXISTING TOP OF CURB ELEVATION		SCHEDULE B, PART II EXCEPTION
	EXISTING GUTTER ELEVATION		SET IRON ROD
	EXISTING EDGE OF PAVEMENT ELEVATION		INFO SHOWN PER NOTE 14

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Layout designs are based on information provided by the client and are only to be used as USLED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.
 The illumination level calculations within this layout are of those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USLED luminaire may vary based on any varying field conditions. Unless otherwise noted, calculations do not include landscaping, buildings, curbs, or any other architectural elements which may alter the results.

DATES AND REVISIONS

No.	Date/Description

DOLLAR GENERAL

Bowen+
 2018 Center St. Suite 500 / Cleveland, Ohio 44113
 Phone: (216) 491-8300 Fax: (216) 491-9663
 www.dollar.com email: info@dollar.com

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DOLLAR GENERAL
 ISABELLA ST.
 MIDLAND, MI
 FLOOR PLAN, DETAILS
 & INTERIOR PARTITIONS

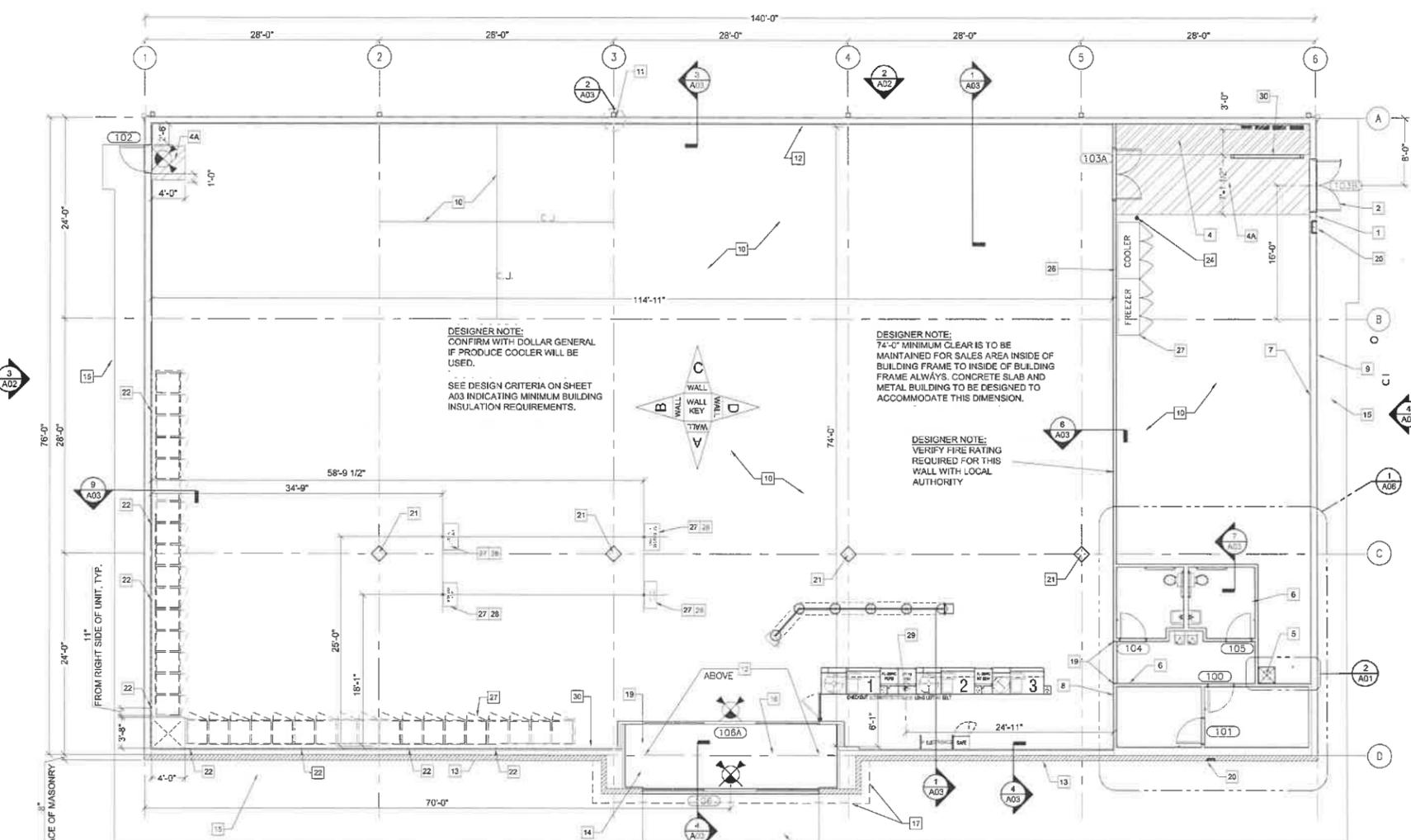
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DRAWING NO.
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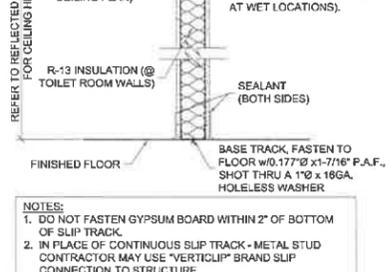
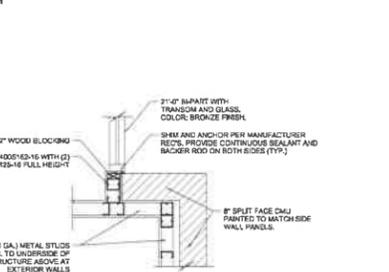
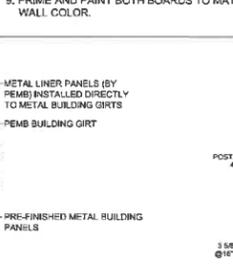
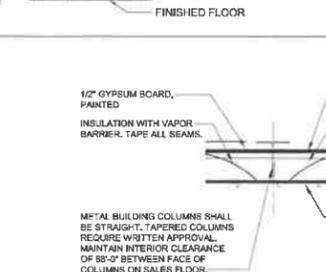
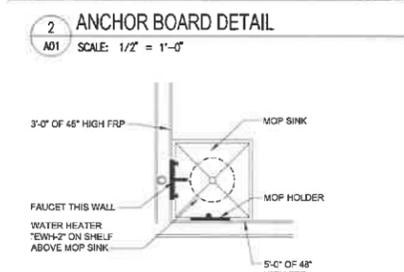
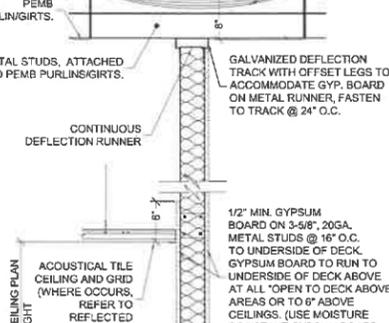
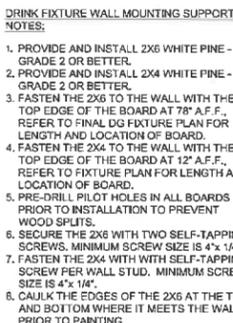
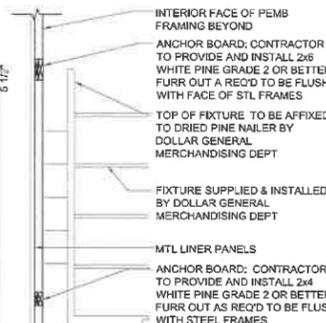
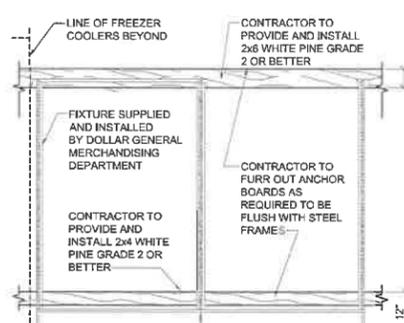
FLOOR PLAN KEYED NOTES

- RECEIVING DOOR BUZZER - TORK MDL#TA725 OR EQUAL
- DOOR SCOPE. REFER TO DOOR SCHEDULE.
- WEATHER STRIP & LOW PROFILE THRESHOLD. SEE DOOR SCHEDULE.
- STRIP FLOOR FOR DESIGNATED EGRESS PATH (PAINT YELLOW) AND 3'-0" DESIGNATED EMS PANEL CLEARANCE (PAINT RED).
- STRIP FLOOR FOR DESIGNATED ADA EGRESS PATH (PAINT YELLOW).
- PROVIDE AND INSTALL A TEN GALLON WATER HEATER OR LARGER IF REQUIRED BY CODE) ABOVE THE MOP SINK.
- METAL STUD WITH 1/2" MINIMUM GYPSUM BOARD. REFER TO ADDITIONAL NOTES ON A06 PLAN. REFER TO ROOM FINISH SCHEDULE FOR GYPSUM BOARD HEIGHT AT ANY PARTICULAR WALL.
 A - 3 5/8" METAL STUD, 1/2" GYP. BD. BOTH SIDES
 B - 3 5/8" METAL STUD, 1/2" GYP. BD. ONE SIDE
- METAL LINER PANELS FULL HEIGHT. (BY PRE-ENGINEERED BUILDING MANUFACTURER).
- NOT USED
- METAL BUILDING PANELS (BY PEMB), PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0".
- CONCRETE SLAB WITH STRUCTURAL MIN. 6x6xW1.4 WELDED WIRE MESH OVER POLYETHYLENE VAPOR BARRIER (MIN. 10 MM THICK) OVER CRUSHED STONE BASE, TYPICAL, OR EQUIVALENT. SEE STRUCTURAL DWGS. PROVIDE CONTROL JOINTS AS SHOWN ON S03.
- METAL BUILDING FRAME. REFER TO NOTED WALL SECTION FOR ADDITIONAL INFORMATION.
- 1/2" GYPSUM BOARD (TO 10'-0" A.F.F.) OVER METAL LINER PANELS AND INSULATION WITH VAPOR BARRIER.
- 8' SPLIT-FACED CMU PAINTED TO MATCH SIDE WALL PANELS. ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE.
- SLOPE CONCRETE 1/8" PER FOOT AWAY FROM BUILDING.
- COORDINATE CONCRETE SIDEWALK WITH CIVL AND BROOM FINISH, TYPICAL.
- BRONZE STOREFRONT SYSTEM. REFER TO NOTED WALL SECTION FOR ADDITIONAL INFORMATION. CONTINUE GYPSUM BOARD ABOVE STOREFRONT TO DECK.
- LINE OF SOFFIT OR CANOPY ABOVE.
- A.D.A. COMPLIANT ACCESSIBLE RAMP WITH YELLOW PAINTED SIDES TO ACCESSIBLE PARKING STALLS.
- MC CUE CART AND BUMPER GUARDS. TOP INSTALLED @ 3'-5" A.F.F. ORDER TRIM KIT FOR THIS PROTOTYPE.
- WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ROUND PIPE STEEL COLUMN WITH RECESSED BASE PLATE. PAINT SW7005 PURE WHITE. WRAP COLUMN WITH TIGHT LOOP CARPET (BLACK) FROM BASE TO 48" A.F.F.
- WALL OUTLETS FOR BANKS OF COOLERS AND FREEZERS AND COSMETICS VANANCE, SEE ELECTRICAL FOR DETAILS.
- NOT USED
- CONTROL JOINTS ARE TO BE PLACED ALONG COLUMN LINES AND MID POINT BETWEEN COLUMN LINES. COORDINATE WITH STRUCTURAL DRAWINGS.
- FLOOR AREA AT BASE OF COLUMNS, WITHIN THE CONST JOINTS, TO BE PAINTED BLACK MAGIC TINT.
- MAINTAIN 2" AIR GAP BETWEEN THE REACH IN COOLER / FREEZER AND THE WALL FOR VENTILATION.
- REFRIGERATION BY DOLLAR GENERAL.
- ENDCAP COOLER/FREEZER AND DISPLAY LIGHTING TO BE HARDWIRED THROUGH WHITE SO CORD. GC TO LEAVE BOTTOM HANGING AT 80" A.F.F. (SEE ELECTRICAL). CORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
- POWER POLE. COORDINATE FINAL LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN (F01).
- MC CUE RAILINGS IN FRONT OF ELECTRICAL PANELS. 8'-0" LONG WITH TOP TWO RAILINGS AND NO MIDDLE POST.
- CART AREA. REFER TO 5 & 6/A05.
- 6" BOLLARDS - CONCRETE FILLED, PAINTED YELLOW (TYP.) & PERMANENT PARKING SIGNAGE FOR HANDICAPPED SPACES & VAN ACCESSIBLE SPACE, TO COMPLY WITH ADAAG 2010, SECTION 502.6. REFER TO CIVL.

NOTE:
 THE ALLOWABLE CLEAR DISTANCE BEHIND THE SALES FLOOR FIXTURES IS 1'-3/4" MAXIMUM TO THE FACE OF DRYWALL. IF IT IS LARGER THAN THIS, PROVIDE HORIZONTAL WOOD FURRING STRIPS, PAINTED WALL COLOR, MOUNTED ON THE DRYWALL AT 78" AFF TO THE TOP OF THE STRIP TO REDUCE THE GAP TO LESS THAN 1/4".



NOTE: VERIFY LOCATIONS OF ANCHOR BOARDS WITH FIXTURE PLAN



2 ANCHOR BOARD DETAIL
 A01 SCALE: 1/2" = 1'-0"

3 ENLARGED MOP SINK DETAIL
 A01 SCALE: 1/2" = 1'-0"

4 DETAIL AT COLUMN
 A01 SCALE: 1/2" = 1'-0"

5 EXTERIOR CORNER DETAIL
 A01 SCALE: 1/2" = 1'-0"

6A TYPICAL PARTITION
 A01 SCALE: 1" = 1'-0"

7 PARTITION-OFFICE & BREAKROOM
 A01 SCALE: 1" = 1'-0"

PA: 6/25/2024 11:41 AM (SABELLA) ARCH 07541 A01 DWG | PLOTTED: 06/10/2020 02:04 PM BY: KATHRYN LESTER

DATES AND REVISIONS	
No.	Date/Description



Bowen+

2010 Center St. Suite 500 / Cleveland, Ohio 44113
 Phone: (216) 491-8330 Fax: (216) 491-8653
 www.bowen.com email@bowen.com

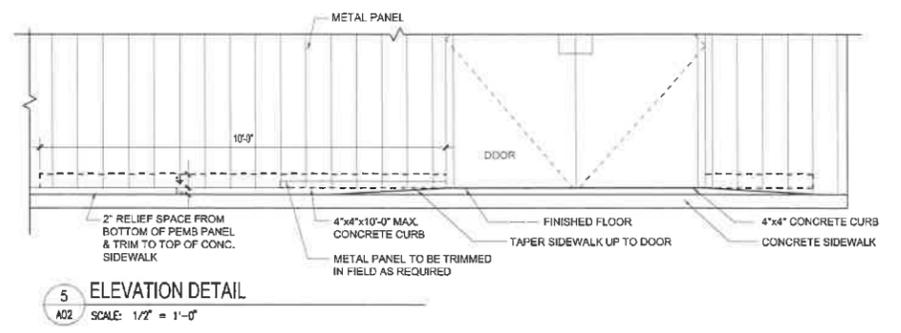
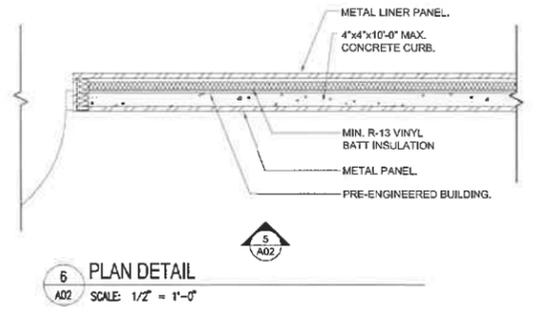
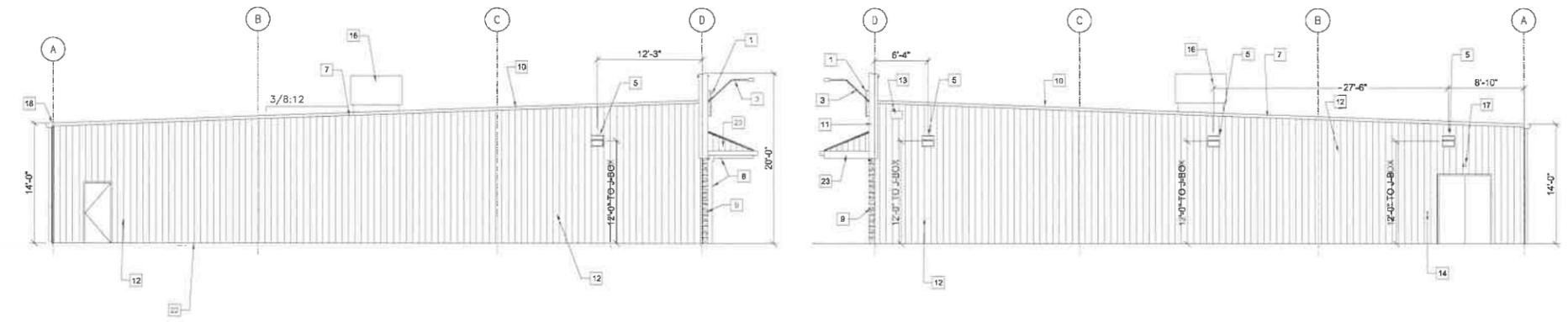
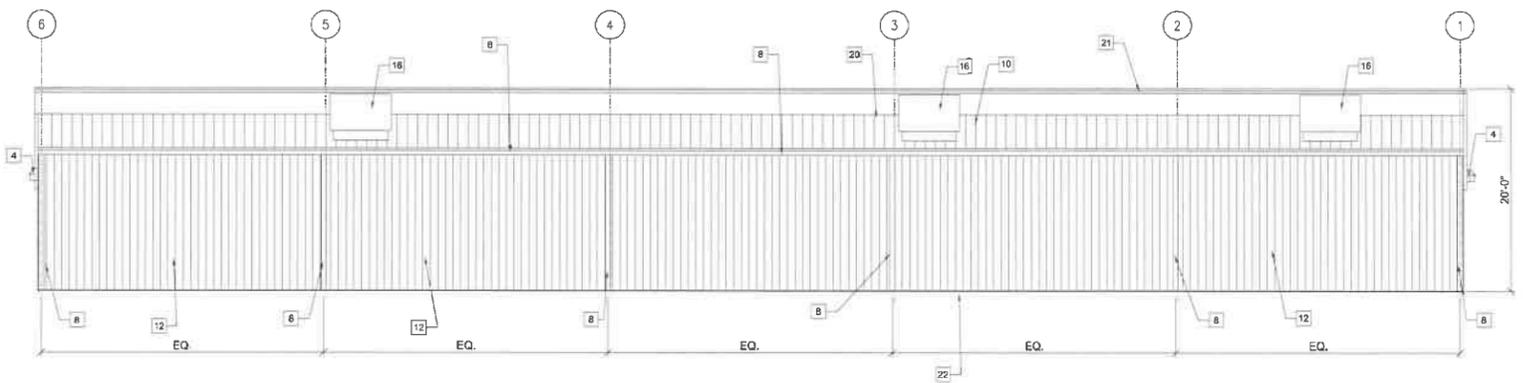
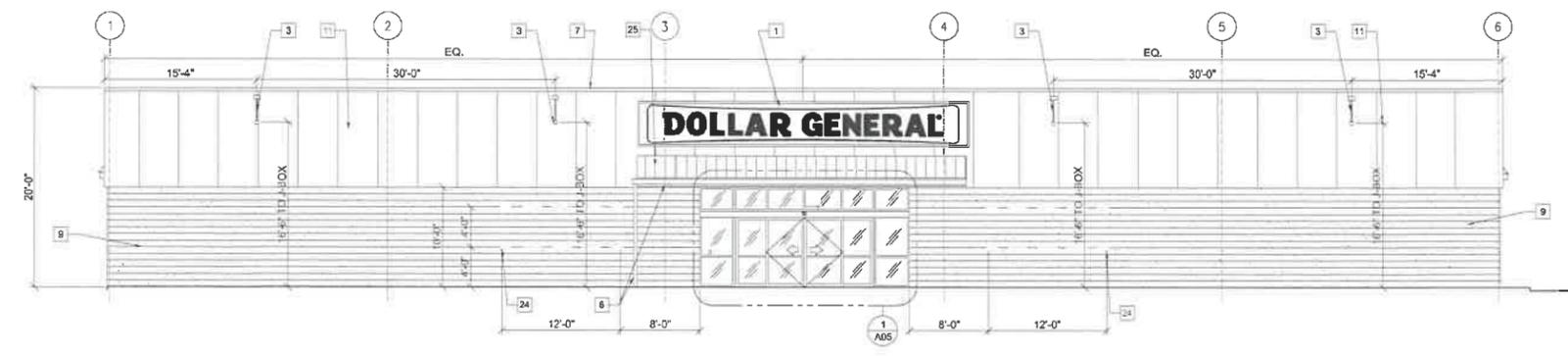
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DOLLAR GENERAL
 ISABELLA ST.
 MIDLAND, MI

EXTERIOR ELEVATIONS
 DRAWN BY: KLL
 CHECKED BY: MLL
 RLB NO.: 8785.41

DRAWING NO.
A02

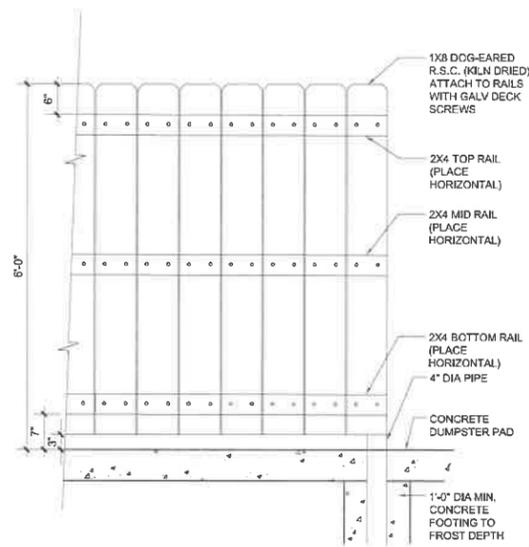
- ### ELEVATION KEYED NOTES
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 - NOT USED.
 - FLOOD LIGHT, REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
 - NOT USED.
 - WALL PACK, REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
 - NOT USED.
 - TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR THIS SHEET.
 - GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE THIS SHEET FOR COLOR.
 - 8" SPLIT FACE CONCRETE MASONRY UNIT.
 - STANDING SEAM METAL ROOF, GALVALUME FINISH.
 - PRE-FINISHED METAL WALL PANELS FOR THE FASCIA AND PARAPET OVER THE ENTRANCE. REVERSE RIB PROFILE.
 - PRE-FINISHED METAL WALL PANELS FOR THE SIDE AND REAR OF THE BUILDING. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0".
 - VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
 - DOOR BUZZER, REFER TO E01 FOR ADDITIONAL INFORMATION.
 - NOT USED.
 - HVAC UNITS MOUNTED ON ROOF, REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
 - OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 9'-0" A.F.F.
 - MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 - PARAPET BEYOND
 - IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
 - EXTEND PARAPET WALL UP AS NEEDED TO SCREEN ROOF MOUNTED EQUIPMENT IF REQUIRED BY LOCAL ORDINANCE.
 - FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - NOT USED.
 - 1/2" DIAMETER x 8" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.
- ### GENERAL NOTES
- G.C. TO CAULK AND SEAL ALL PENETRATIONS.
 - C.C. TO CAULK ALL DISSIMILAR MATERIALS AND GAPS.
 - G.C. TO INSTALL ADDRESS NUMBERS ON TRANSOM GLASS ABOVE MAIN DOOR ENTRY AS SHOWN ON STOREFRONT ELEVATION AND PER LOCAL JURISDICTIONAL REQUIREMENTS. ADDRESS TO BE 10"-12" VINYL CUT NUMBERS, BLACK WITH WHITE OUTLINES.
 - G.C. TO INSTALL KNOX BOX PER LOCAL JURISDICTIONAL REQUIREMENTS. SURFACE OR FLUSH MOUNT.



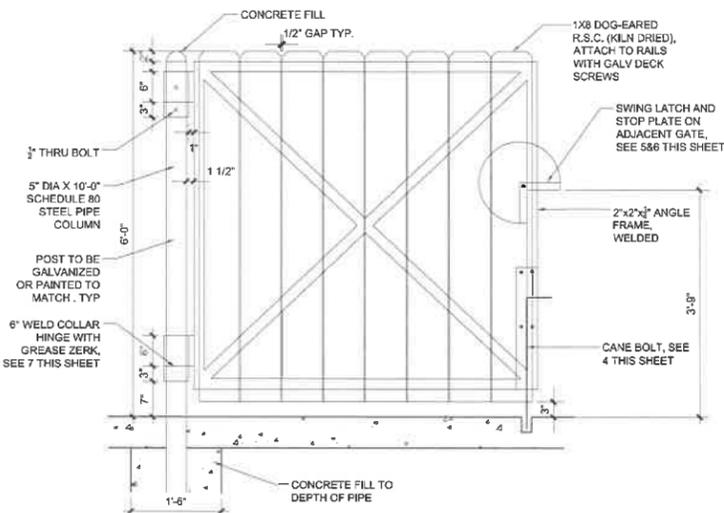
PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (801) 568-4537	STAR BUILDING SYSTEMS ATTN: RODNEY BURK (800) 879-7827	NUCOR BUILDING SYSTEMS ATTN: BOB BARRY (315) 822-4400 (260) 837-7891	BIG BEE STEEL BUILDING, INC. ATTN: KEVIN BUSLER (800) 633-3378	CHIEF BUILDINGS ATTN: ERIN SULLIVAN (800) 845-1767	PREFERRED COLORS IF ALTERNATE EXTERIOR MATERIALS ARE USED INSTEAD OF METAL PANELS
EXTERIOR FINISHES EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW.	COOL EGYPTIAN WHITE COOL DARK BRONZE BRONZE COOL COTTON WHITE GALVALUME LIGHTSTONE MEDIUM BRONZE KYMAR 500 BRONZE POLAR WHITE GALVALUME LIGHTSTONE MEDIUM BRONZE KYMAR 500 BRONZE POLAR WHITE GALVALUME SANDSTONE BURNISHED SLATE BRONZE POLAR WHITE GALVALUME PARCHEMENT ANTIQUE BRONZE BRONZE POLAR WHITE GALVALUME SHERWIN WILLIAMS BEIGE "SUNGLAZED BEIGE" SHERWIN WILLIAMS BROWN BRONZE WHITE BY REAR MANUFACTURER GALVALUME					
GUTTERS	•	•	•	•	•	•
DOWN SPOUTS	•	•	•	•	•	•
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)	•	•	•	•	•	•
ARCHITECTURAL BLOCK AT BUILDING FACADE TO BE PRE-FINISHED OR PAINTED (2 COATS S-DUXON XP MASONRY COATING A24W400 SERIES) TO MATCH THE SIDE AND REAR METAL WALL PANELS	•	•	•	•	•	•
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA	•	•	•	•	•	•
BUILDING FASCIA WALL, PARAPET OVER ENTRANCE, AND CANOPY	•	•	•	•	•	•
STOREFRONT SYSTEM	•	•	•	•	•	•
STANDING SEAM METAL ROOF PANELS	•	•	•	•	•	•
LINER PANELS (INTERIOR SALES AND RECEIVING FLOOR)	•	•	•	•	•	•

NOTE:
 1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
 2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

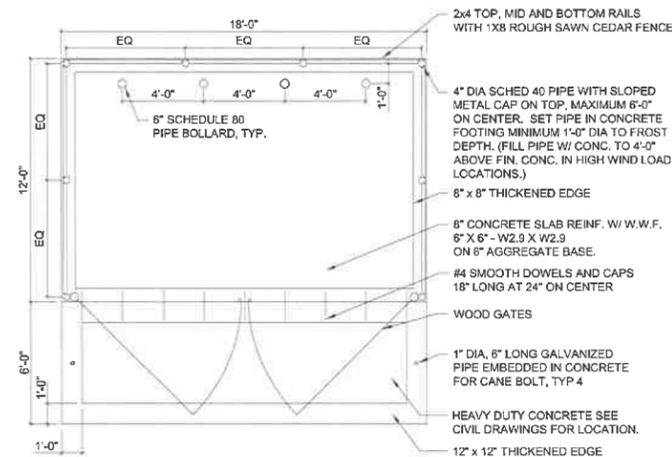
PA:8785/0/8541 - MIDLAND MI (ISABELLA) ARCH: 07/25/14/02.DWG | PLOTTED: 08.10.2020 10:08PM BY: KATHRIN LESTER



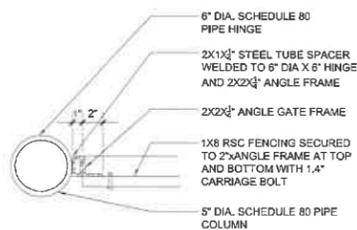
3 DUMPSTER ENCLOSURE FENCE ELEVATION
SCALE: 3/4" = 1'-0"



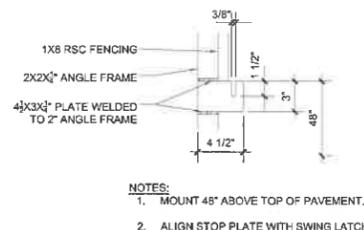
2 GATE ELEVATION
SCALE: 3/4" = 1'-0"



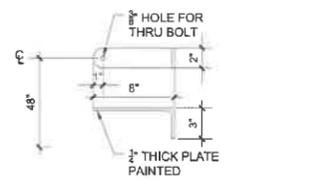
1 ENLARGED DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



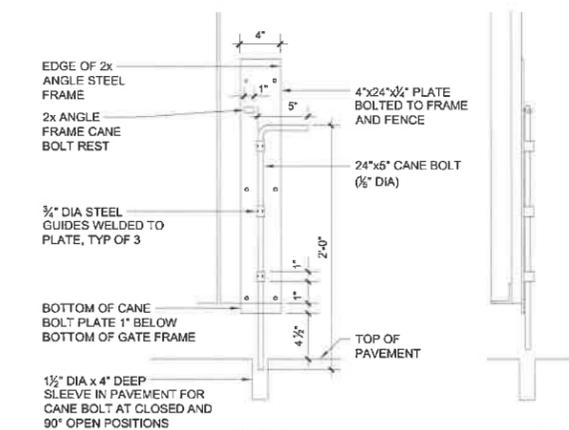
7 GATE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



6 STOP PLATE SECTION
SCALE: 1 1/2" = 1'-0"



5 SWING LATCH DETAIL
SCALE: 1 1/2" = 1'-0"



4 CANE BOLT DETAIL (1 PER GATE)
SCALE: 1 1/2" = 1'-0"

SIGN SPECIFICATIONS

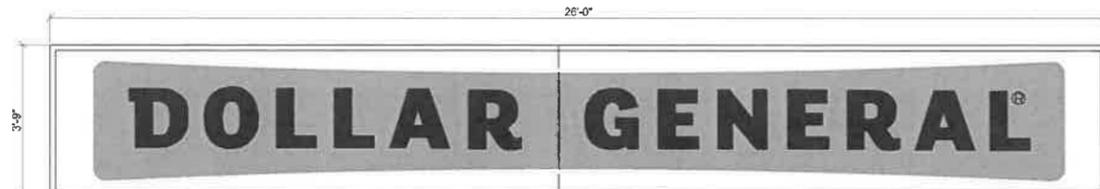
- BUILDING SIGNS: PROVIDE CONDUIT AND WIRE FROM ELECTRICAL PANEL TO THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN OF UP TO 1400 LBS. NOTE: IF THE LEASE SPECIFIES A 5'-0" X 40'-0" BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 qty. - 10/2 WIRE WITH GROUND.
- PYLON SIGNS: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN BASE. BURY CONDUIT UNDER PARKING AREA. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND.
- FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDORS RESPONSIBILITY SINCE THE 1" BOX AND WIRES ARE IN PLACE.
- SEE CHART BELOW FOR SIGN SPECIFICATIONS.
- SEE SHEET A8 FOR SIGN BRACING DETAILS.
- PYLON SIGN CABINETS TO CLEAR 15' FROM GRADE AND EDGE SHALL BE LOCATED NO CLOSER THAN 10' TO ANY OVERHEAD UTILITY LINES.

BUILDING SIGNS				
SIGN SIZE	SIGN WEIGHT	# CIRCUITS	AMPS	VOLTAGE
3'-9" X 26'-0" BOX	441 LBS	(1) 15A	5	115

PYLON SIGNS				
SIGN SIZE	SIGN WEIGHT	# CIRCUITS	AMPS	VOLTAGE
6' x 16'	738 LBS	(1) 15A	5	115



PRIMARY PYLON SIGN



MAIN BUILDING SIGN

8 SIGN DETAILS
SCALE: 1/2" = 1'-0"

DUMPSTER ENCLOSURE NOTES:

- FOOTING SHALL EXTEND 3'-6" MIN. BELOW FINISH GRADE
- SEE CIVIL DRAWINGS FOR DUMPSTER ENCLOSURE LOCATION
- 8" THICK CONCRETE SLAB OVER 6" THICK CRUSHED AGGREGATE. 12" X 12" THICKENED EDGE FOR APPROACH SLAB. #4 REBAR @ 2'-0" O.C. EACH WAY.

DATES AND REVISIONS

No.	Date/Description



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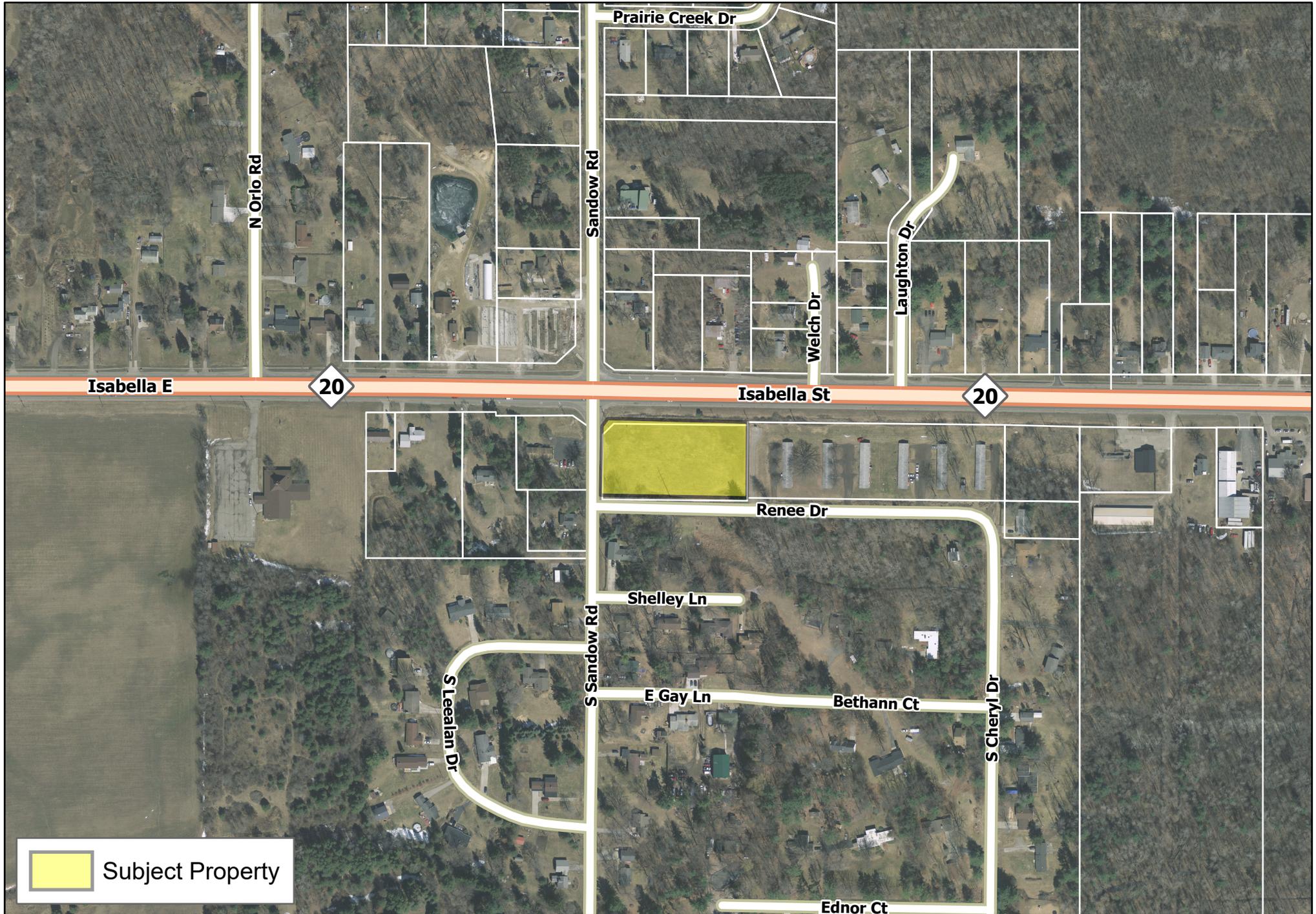
DOLLAR GENERAL
ISABELLA ST.
MIDLAND, MI
DUMPSTER ENCLOSURE
& SIGN DETAILS

DRAWN BY: RLL
CHECKED BY: MLL
RLB NO.: 8785.41

DRAWING NO.
A07

Site Plan # 404 | Dollar General

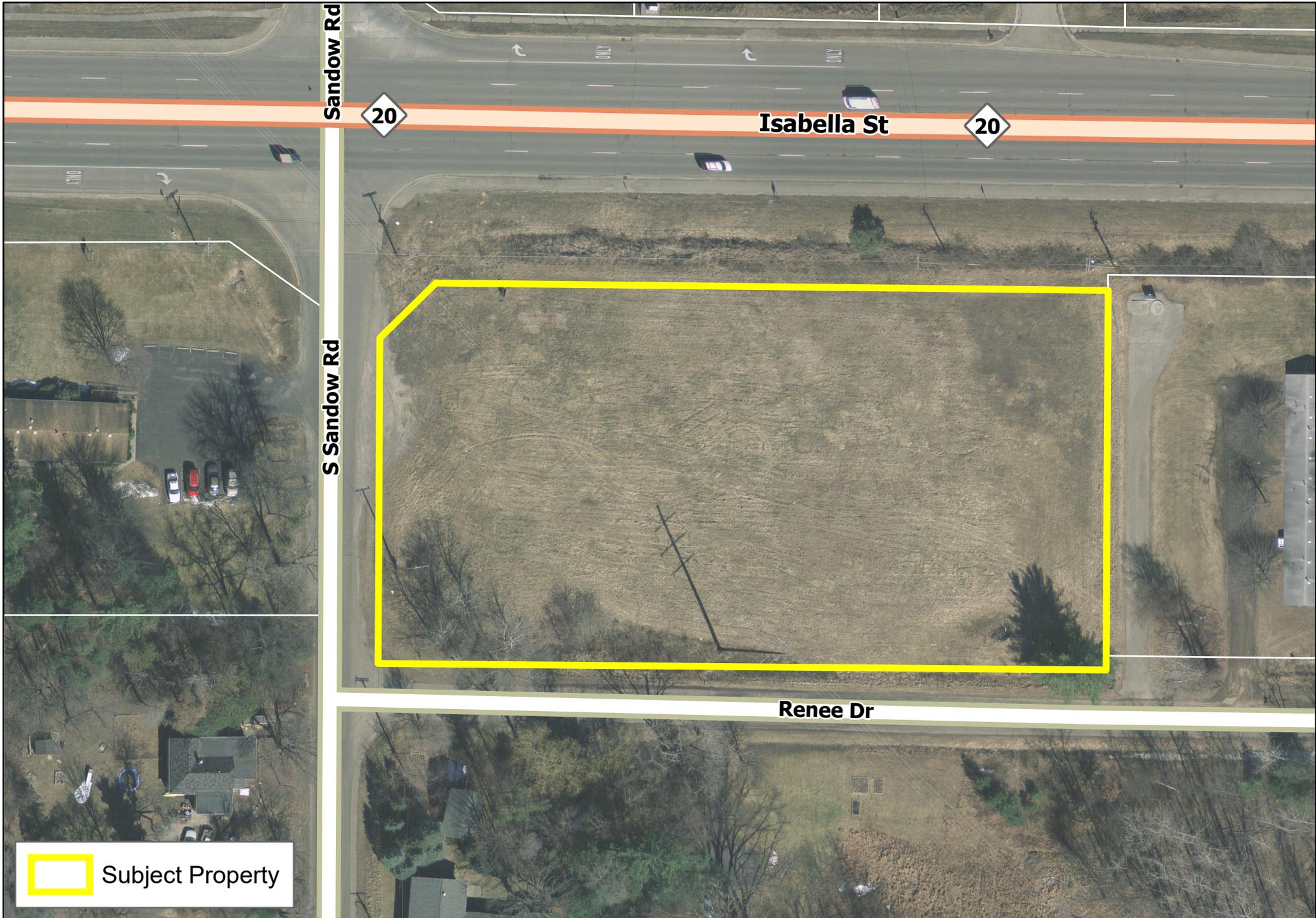
> 400 Sandow Rd



Subject Property

Site Plan # 404 | Dollar General

> 400 Sandow Rd



Sandow Rd

20

Isabella St

20

S Sandow Rd

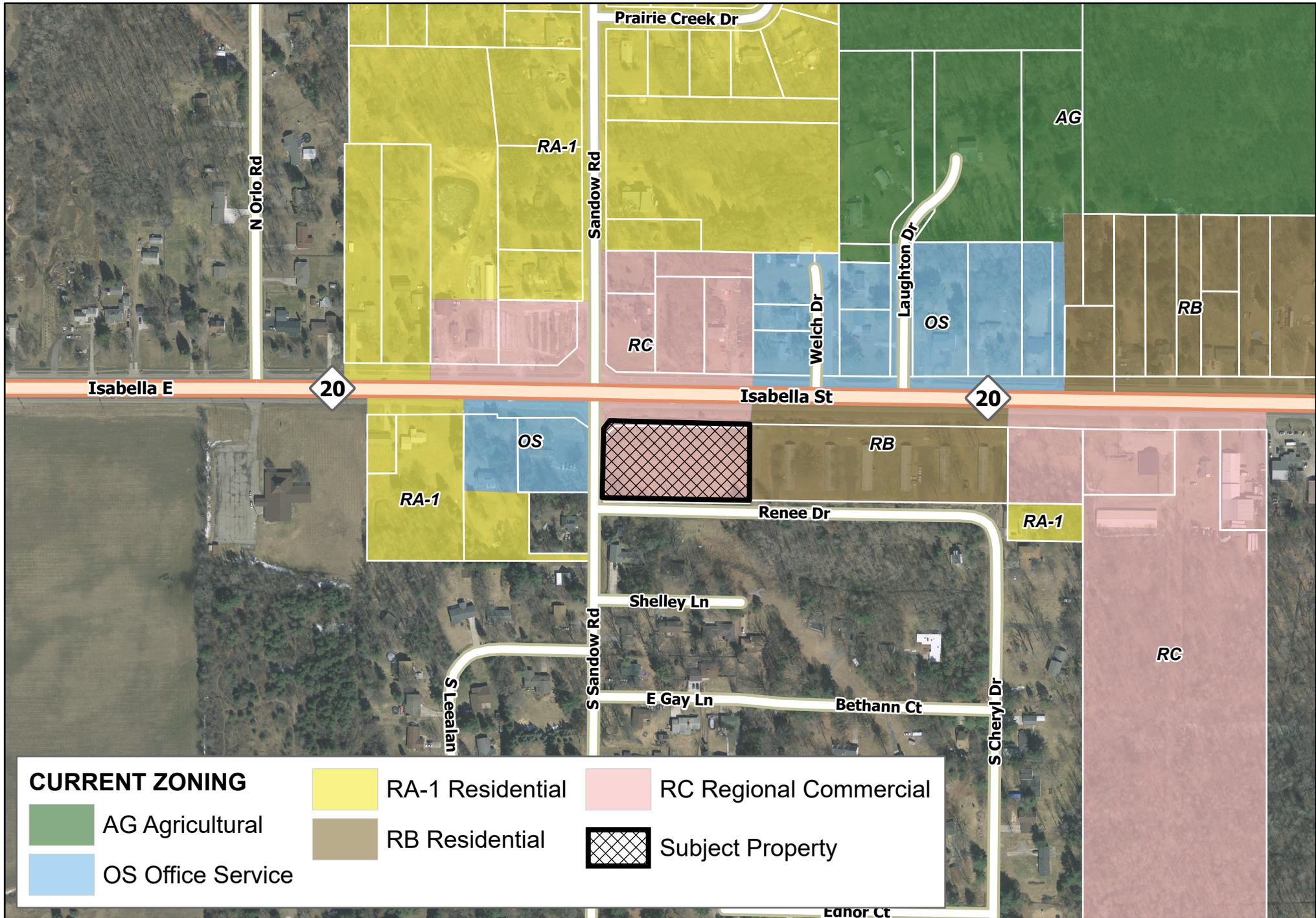
Renee Dr



Subject Property

Site Plan # 404 | Dollar General

> 400 Sandow Rd





Report No. CUP #69

Date: October 7, 2020

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Conditional Use Permit #69

APPLICANT: Quadrant, LLC

PROPOSED: Drive-thru Coffee Shop i

LOCATION: 2706 N Saginaw Rd

AREA: 0.918 acres

ZONING: RC Regional Commercial

ADJACENT ZONING: North: RA-1 Single Family Residential
 East: RC Regional Commercial
 South: COM Community
 West: OS Office Service

ADJACENT DEVELOPMENT: North: Single-family residential
 East: Medical offices
 South: Medical/hospital campus
 West: Medical offices

BACKGROUND

Conditional Use Permit No. 69 is a request from Quadrant, LLC to approve a Conditional Use Permit for a drive-thru coffee shop located at 2706 N Saginaw Road.

The subject property is zoned RC Regional Commercial by the City of Midland Zoning Ordinance.

CONDITIONAL USE PERMIT EVALUATION

Article 28.00 of the City of Midland Zoning Ordinance requires that the Planning Commission shall review the application for a conditional land use according to the procedures in this Article, together with the public hearing findings and reports and recommendations from the Planning and Community Development staff, City Engineering Department, Midland County Road Commission, Midland County Health Department, Midland County Drain Commissioner, Fire Department, City of Midland City Police Department and other reviewing agencies. The Planning Commission shall then make a recommendation to the City Council, solely based on the requirements and standards of this Ordinance. The Planning Commission shall submit to the City Council a written recommendation of approval, denial, or approval with conditions within forty-five (45) days of the close of the public hearing required for a conditional land use proposal.

Approval of a conditional land use proposal shall be based on the determination that the proposed use will be consistent with the intent and purposes of this Ordinance, will comply with all applicable

requirements of this Ordinance, including site plan review criteria set forth in Article 27.00, applicable site development standards for specific uses set forth in Article 9.00, and the following standards:

A. Non-Discretionary Standards

1. The conditional land use shall be in accord with the provisions of the Zoning Ordinance of the City of Midland. The specific criterion for each of the ordinance sections is outlined below.
2. Compliance with all of the standards in Section 27.06(A).
 - a. **Adequacy of Information**

All required information related to this proposal are contained within the materials provided by the applicant.
 - b. **Site Design Characteristics**

The proposal utilizes an existing drive-thru design on the site that is currently used for garment care or drive cleaning purposes. To utilize the drive-thru for fast food or coffee purposes requires approval of a Conditional Use Permit.
 - c. **Landscaping**

The proposal does not include modification of the building footprint of the parking lot area, therefore new landscaping modifications are not required.
 - d. **Compliance with District Regulations**

The proposal meet all dimensional and other RC Regional Commercial district regulations.
 - e. **Preservation of Natural Features**

The proposal does not include modification of the parking area of building footprint; therefore, there is no modifications proposed to existing natural features.
 - f. **Privacy**

This proposal does not include modifications to privacy screening. No new requirements area required for the proposal.
 - g. **Ingress and Egress**

Ingress and egress is proposed to be slightly modified to better control traffic flow on the western portion of the site. As proposed, the modifications are compliant with ordinance standards and will mitigate potential conflicts between drivers leaving the drive-thru lane and those entering the property.
 - h. **Pedestrian Circulation**

Pedestrian access and circulation is provided by the existing sidewalk along N. Saginaw Road. A pedestrian connection into the interior of the site is not included but is required. A bike rack is also required on the site.
 - i. **Vehicular Circulation**

Vehicular circulation as shown is largely compliant. The only modification required is moving the proposed ground sign closer to the building so that a spacing of 15 feet is given for emergency vehicles.
 - j. **Parking**

Parking as proposed is compliant with Article 5.00.
 - k. **Drainage**

No drainage concerns were identified in the review of this proposal as no modifications are proposed to expand the building footprint or the parking area.

l. Soil Erosion & Sedimentation Control

A soil erosion and sedimentation control permit application will not be necessary as no modification is proposed to expand the building footprint or the parking area.

m. Exterior Lighting

No additional lighting is proposed with this request.

n. Public Services

No additional public services or modifications would be required as a result of this request.

o. Screening

Additional screening is not required or proposed as a part of this request and is not required.

p. Sequence of development

The development is intended to be completed in one phase.

q. Coordination with adjacent sites

The application impacts only the subject property.

r. Signs

A new ground sign is proposed in front of the existing building. This sign will be permitted by the City Building Department and will be required to meet the ordinance standards of Article 8.00. As proposed, however, the sign must be located closer to the building in order to allow a minimum spacing of 15 feet for emergency vehicle access.

3. Access to the proposed development shall be in accordance with applicable city ordinances.

The site will not be modified from the current configuration that meets ordinance requirements.

4. Adequate provision is made for fire protection within the site in accordance with Chapter 8 of the Code of Ordinances of the City of Midland.

As indicated above, the only modification required on the site plan is relocation of the proposed ground sign to be closer to the building. A minimum travel lane of 15 feet must be provided next to the ground sign for fire access purposes.

B. Discretionary Standards *(To be determined by the Planning Commission during deliberation on the request)*

1. Protection of the Public Health, Safety, and General Welfare

The establishment or maintenance of the conditional use shall not be detrimental to the public health, safety, or general welfare.

2. Compatibility With Surrounding Uses

The conditional use shall be located, designed, maintained and operated to be compatible with the existing or intended character of that zoning district and adjacent districts. In determining whether this requirement has been met, consideration shall be given by the Planning Commission to the following issues:

- a. The location and screening of vehicular circulation and parking areas in relation to surrounding development.
- b. The location and screening of outdoor storage, outdoor activity or work areas, and

mechanical equipment in relation to surrounding development.

- c. The hours of operation of the proposed use. Approval of a conditional land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.
- d. The bulk, placement, and materials of construction of the proposed use in relation to surrounding uses. Any proposed building shall be compatible with the predominant type of building in the particular district in terms of size, character, location or proposed use.
- e. Proposed landscaping and other site amenities. Additional landscaping over and above the requirements of this Ordinance may be required as a condition of approval of a conditional land use.
- f. Hours of operation shall be compatible with the surrounding neighborhood.

3. Detrimental Effects

The proposed conditional land use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons or property or to public health, safety, and welfare. In determining whether this requirement has been met, consideration shall be given to the level of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light.

4. Impact of Traffic

The location of the proposed conditional land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met, the Planning Commission shall give consideration to the following:

- a. Proximity and access to major thoroughfares and other public streets.
- b. Estimated traffic generated by the proposed use.
- c. Proximity and relation to intersections.
- d. Adequacy of driver sight distances.
- e. Location of and access to off-street parking.
- f. Required vehicular turning movements.
- g. Provisions for pedestrian traffic.

5. Adequacy of Public Services

The proposed conditional land use shall be located so as to be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the conditional land use is established.

6. Protection of Site Characteristics

The conditional use shall preserve and incorporate the site's important architectural, natural and scenic features into the development design.

7. Compatibility with Natural Environment

The proposed conditional land use shall be compatible with the natural environment and conserve natural resources and energy, and cause minimal adverse environmental effects.

8. Compatibility with the Master Plan and Intent of Zoning Ordinance

The proposed conditional land use shall be consistent with the general principles and objectives of the City's Master Plan and shall promote the intent and purpose of this Ordinance and of the use district.

9. Public Comments

One (1) public comment has been received at the time of this report indicating no objection.

STAFF RECOMMENDATION

The RC Regional Commercial district is intended to meet the commercial needs of the community and the regional market. As proposed, the drive-thru takes advantage of an existing drive-thru that is used for a lower intensity purpose. Only minor modifications are required for the site plan to meet the City's objective criteria. These are:

1. A pedestrian connection into the interior of the site from the public sidewalk to the satisfaction of the City Planning Department.
2. A bike rack to the satisfaction of the City Planning Department.
3. Modification of the proposed ground sign location to accommodate the 15 ft. travel lane the satisfaction of the City Fire Department.

With the inclusion of the contingency items noted above, staff believes that this proposal adequately addresses both the non-discretionary and the discretionary standards that are part of this evaluation.

If granted, staff recommends approval of the request for the following reasons:

1. Conditional use permits require the evaluation of the objective criteria in this report. This development meets all of the objective criteria with inclusion of the proposed contingencies below.
2. Conditional use permits also allow an evaluation of the subjective criteria listed in this report. This development meets all of the subjective criteria.
3. The proposed use would not be detrimental to the general welfare of the adjacent parcels.

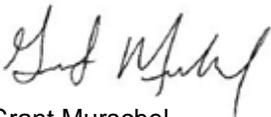
Contingencies:

1. A pedestrian connection into the interior of the site from the public sidewalk to the satisfaction of the City Planning Department.
2. A bike rack to the satisfaction of the City Planning Department.
3. Modification of the proposed ground sign location to accommodate the 15 ft. travel lane the satisfaction of the City Fire Department.

PLANNING COMMISSION ACTION

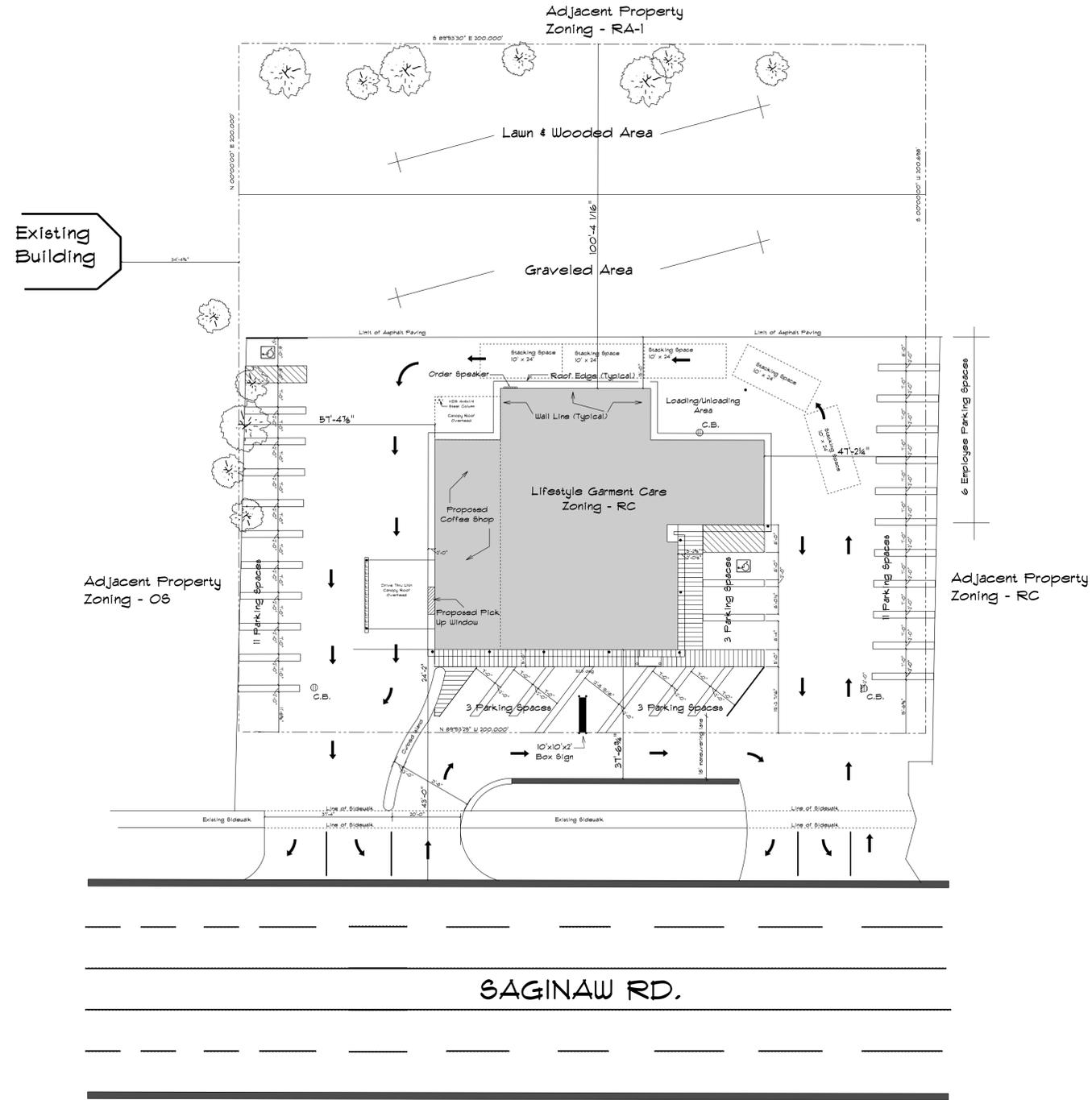
Staff currently anticipates that the Planning Commission will hold a public hearing on this plan at their October 13, 2020 meeting. If the Planning Commission is satisfied that all required information is available and no additional concerns are identified through the public hearing process, a recommendation to the City Council may then be formulated. If a recommendation is made following the public hearing at that time, on October 26, 2020 the City Council will schedule a public hearing on this matter. Provided both actions take place, and given statutory notification and publication requirements, the City Council hearing will be scheduled for November 23, 2020. Please note that these dates are preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,



Grant Murschel
Director of Planning & Community Development

GRM/rmg



CODE INFORMATION:
 Construction type VB Existing - No change
 Existing Group B Occupancy
 Gross Area of existing building - 5,758 sf
 The building is ADA compliant

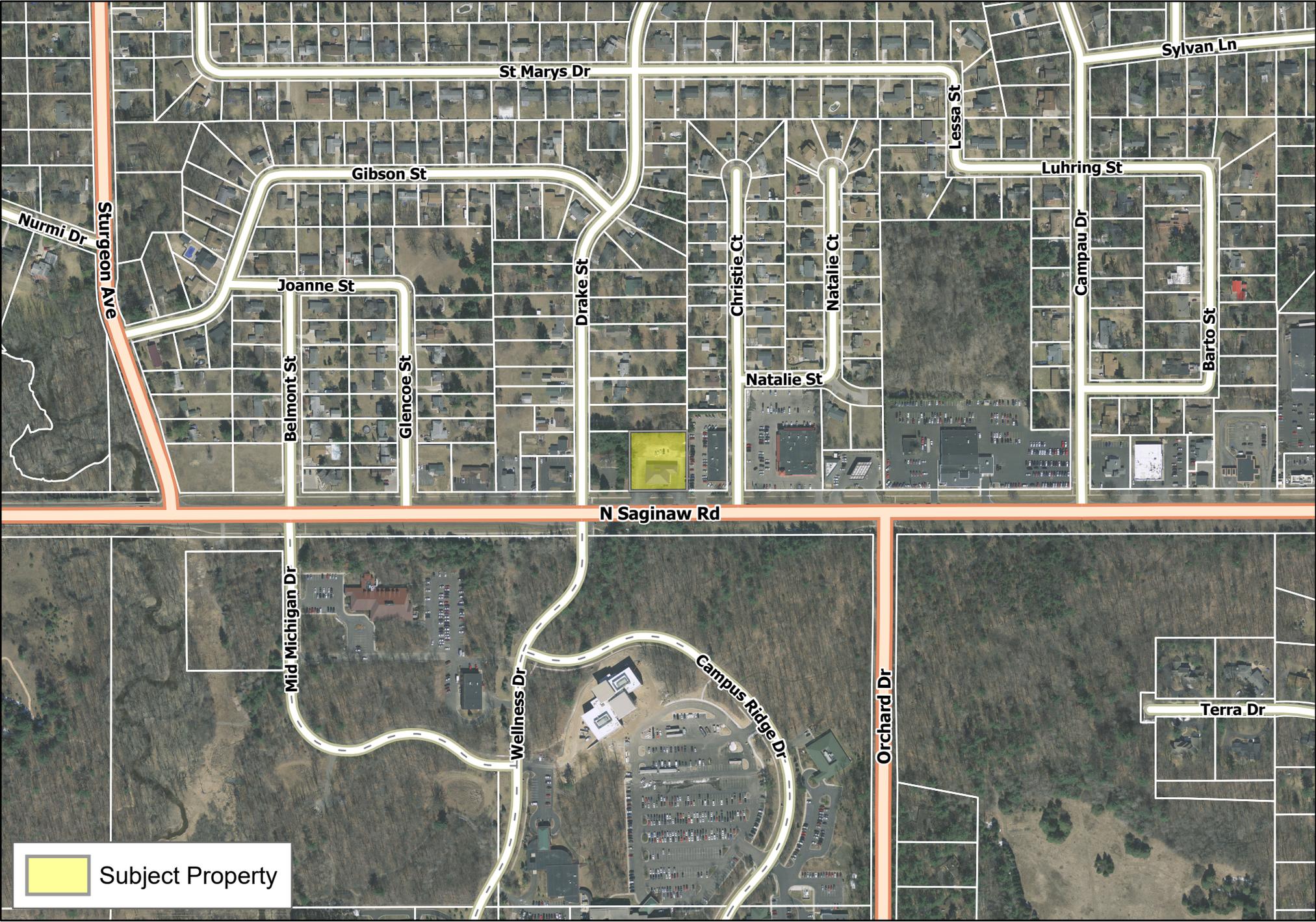
PARKING:
 Dry Cleaning Required Parking Spaces - 4
 Coffee Shop Required Parking Spaces - 14
 Total Required Parking Spaces - 18
 Total Required ADA Parking Spaces - 2
 Actual Parking Spaces - 31
 Actual ADA Parking Spaces - 2
 Total Required Stacking Spaces - 5
 Actual Stacking Spaces - 5

NOTE:
 All sidewalks, paved areas, lawn areas and trees and vegetation are existing. There are no proposed changes to the site except the new addition to the building structure, and the relocation of parking spaces.

Site Plan
 Scale 1" = 20'-0"

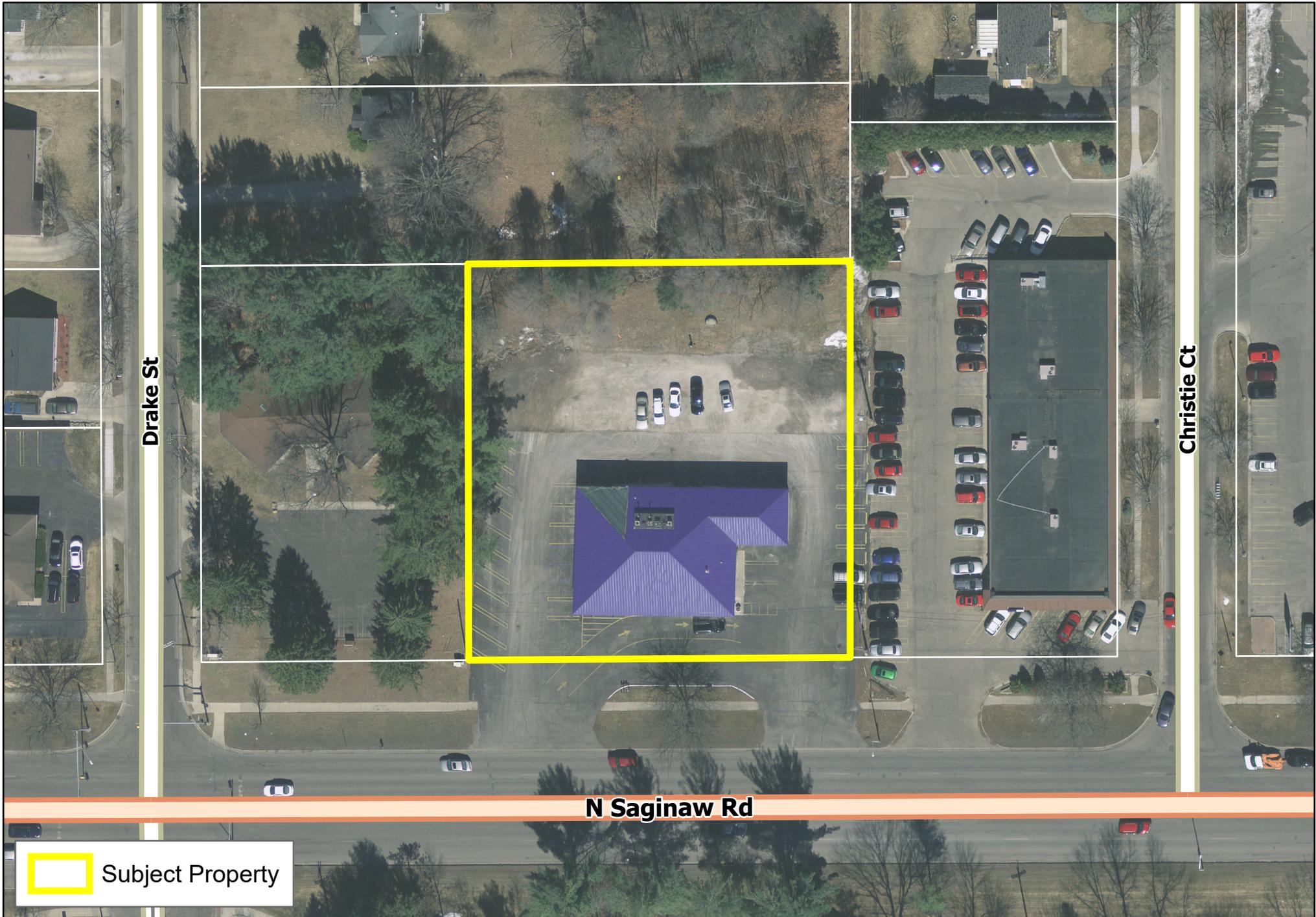
CUP # 69 | Quadrant LLC

> 2706 N Saginaw Road



CUP # 69 | Quadrant LLC

> 2706 N Saginaw Road



Drake St

Christie Ct

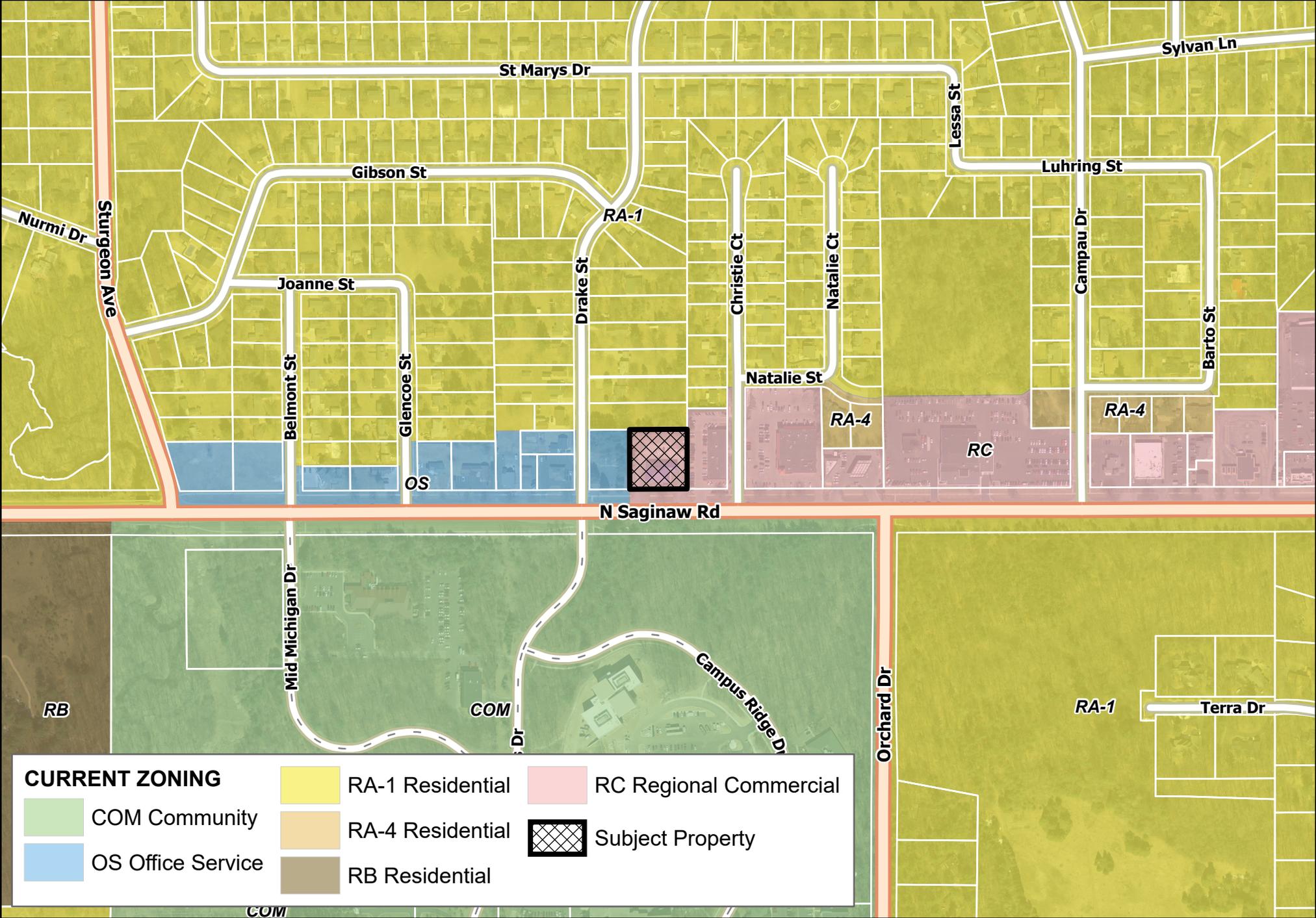
N Saginaw Rd



Subject Property

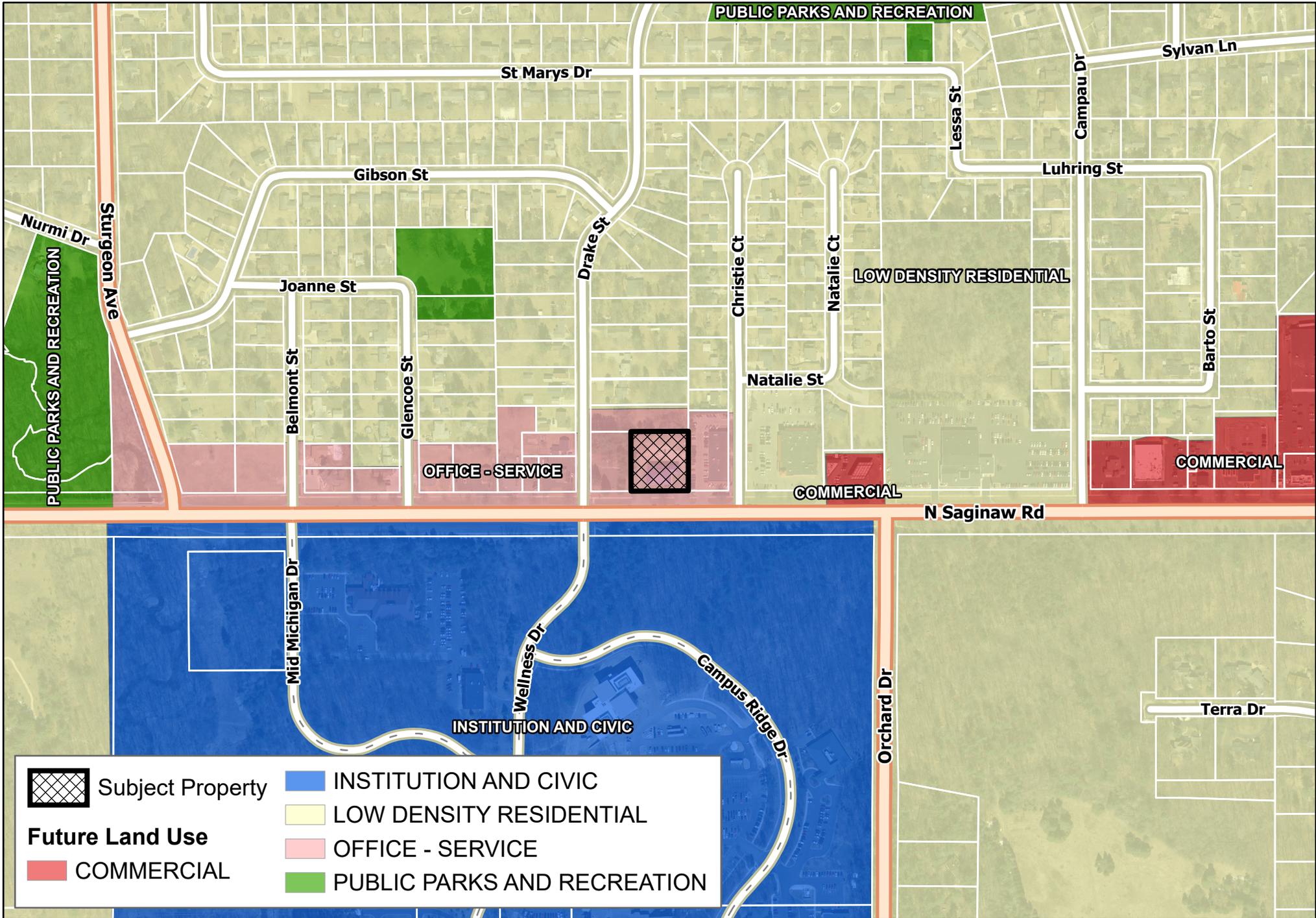
CUP # 69 | Quadrant LLC

> 2706 N Saginaw Road



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PUBLIC HEARING NOTICE
City of Midland
CONDITIONAL USE PERMIT NO. 69

L-9056

In accord with Section 28.02 and Article 30, Section 30.03(A) of the Zoning Ordinance of the City of Midland, please take notice that a public hearing will be held by the City Planning Commission to review the request of Quadrant, LLC to approve a Conditional Use Permit for a drive-thru coffee shop located at 2706 N Saginaw Road. The subject property is zoned RC Regional Commercial.

Said hearing is scheduled to take place on **Tuesday, October 13, 2020** at 7:00 p.m. and will be held virtually due to the Coronavirus pandemic.

To access the virtual meeting utilizing Zoom go to <https://zoom.us/join> or dial US: +1 646 558 8656 or +1 301 715 8592 **Webinar ID:** 823 8175 2216 and **Password:** 552432

Additional information may be obtained by contacting the City of Midland Planning Department at (989) 837-3374 during the City's regular hours of 8:00 am to 5:00 pm Monday through Friday. Written comments regarding the application may be submitted in writing to *City of Midland Planning Department, 333 West Ellsworth Street, Midland, Michigan 48640.*

Grant R. Murschel
Director of Planning & Community Development

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