

**SUMMARY REPORT TO CITY MANAGER
for City Council Meeting of 9-17-07**

SUBJECT: Site Plan No. 265 – Bartow & King Engineers, Inc. on behalf of a Fitness Center.

PLANNING COMMISSION PUBLIC HEARING: August 28, 2007.

PLANNING COMMISSION ACTION: Recommendation of approval.

SUMMARY: THIS RESOLUTION WILL APPROVE A SITE PLAN TO CONSTRUCT A 12,800 SQUARE FOOT PROPOSED FITNESS CENTER BUILDING LOCATED AT 601 EAST WACKERLY STREET ON 1.86 ACRES.

ITEMS ATTACHED:

- 1. Letter to City Council setting forth Planning Commission action.
- 2. Resolution for City Council Action.
- 3. Staff Report to the Planning Commission dated August 20, 2007.
- 4. Memorandum to the Planning Commission dated September 4, 2007.
- 5. Planning Commission minutes of September 11, 2007.
- 6. Location map.
- 7. Site Plan.

CITY COUNCIL ACTION:

- 1. Public hearing is not required.
- 2. 3/5 vote required to approve resolution.



Keith Baker, AICP
Director of Planning & Community Development

KB/djm

9-12-07



City Hall • 333 West Ellsworth Street • Midland, Michigan 48640-5132 • 989.837.3300 • 989.835.2717 Fax • www.midland-mi.org

September 12, 2007

Honorable Mayor and City Council
City Hall - 333 West Ellsworth Street
Midland, Michigan

Dear Councilmen:

At its meeting on Tuesday, September 11, 2007, the Planning Commission considered Site Plan No. 265, the request of Bartow & King Engineers, Inc., for a 12,800 square foot proposed Fitness Center building located at 601 East Wackerly Street on 1.86 acres.

The following action was taken:

It was moved and seconded that the Planning Commission recommend to City Council approval of the original Site Plan No. 265 contingent upon:

1. The stormwater detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. All parking spaces shall comply with Section 5.01D of the Zoning Ordinance and be delineated by the "box" style striping.
6. Sidewalk shall be installed along East Wackerly Street in accordance with City of Midland specifications.
7. Two additional trees shall be installed.

Vote on the motion:

YEAS: Brown, Eyre, Gaynor, Hanna, Mead, Senesac and Svenson
NAYS: None
ABSENT: Kozakiewicz
VACANCY: One

Attached is a resolution reflecting approval of the site plan.

Respectfully,

Keith Baker, AICP
Director of Planning & Community Development

LETTER OF TRANSMITTAL – Site Plan #265



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BY COUNCILMAN

WHEREAS, the City Council has received the recommendation of the City Planning Commission for approval of Site Plan No. 265, the request of Bartow & King Engineers, Inc., for a 12,800 square foot proposed Fitness Center building located at 605 East Wackerly Street on 1.86 acres; and

WHEREAS, the City Council has reviewed the proposed Site Plan No. 265 in accord with the provisions set forth in Sections 27.02(A) and 27.06(A) of the Zoning Ordinance of the City of Midland; now therefore

RESOLVED, that the City Council does hereby approve Site Plan No. 265, contingent upon the following:

1. The stormwater detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. All parking spaces shall comply with Section 5.01D of the Zoning Ordinance and be delineated by the "box" style striping.
6. Sidewalk shall be installed along East Wackerly Street in accordance with City of Midland specifications.
7. Two additional trees shall be installed.

YEAS:

NAYS:

ABSENT:

I, Selina Tisdale, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 17, 2007.

Selina Tisdale, City Clerk



Date: August 20, 2007

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: SITE PLAN SP #265 FITNESS PARK

APPLICANT: Bartow & King Engineers

LOCATION: 601 E WACKERLY ST

PROPOSED: 12,800 sq.ft. Fitness Center

AREA: 1.86 acres

ZONING: RC Regional Commercial

ADJACENT ZONING: North: RC
East: RC
South: COM
West: RC

ADJACENT DEVELOPMENT: North: US-10 Highway
East: Vacant/Commercial
South: Single & two family residential
West: Commercial

REPORT

Site Plan No. 265 from Bartow & King Engineers, Inc., a request for site plan review and approval for a 12,800 square foot proposed Fitness Park at 601 East Wackerly Street

A site plan review is required for this project by Section 27.02(A) of the Zoning Ordinance. 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 information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.

Adequate information has been submitted for site plan review.

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 project is in keeping with the current development patterns of East Wackerly St. and would not impede further commercial development to the west.

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.

Landscaping is required in accordance with Article 6 of the Zoning Code. Landscaping of the parking lot, frontage along Wackerly and general site landscaping must be considered. The applicant provided landscaping calculations. The only correction that staff has made is the addition of two additional trees for general site landscaping. The proposed dumpster is screened in accordance with the zoning code. There is a proposed 2 ft. berm along Wackerly that will be landscaped.

4. **Compliance with District Regulations**

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

The project meets the required district regulations for the RC Regional Commercial zoning classification.

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 existing site is currently overgrown with scrub brush and wooded. The site is relatively level. No existing vegetation is proposed to be retained.
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.

No specific screening is required for visual or sound privacy.
7. **Emergency Vehicle Access**

All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

Upon review by the Fire Department, there are no anticipated impediments to emergency vehicle access on the site.
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.

One curb cut providing ingress and egress to the site has been proposed. No pedestrian walkways have been shown on the plans.
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.

No public sidewalks are shown on the site plan. Sidewalks are required by ordinance.
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.

One drive approach is proposed. Internal circulation provides for orderly access throughout the site.

11. **Parking.**

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

98 parking stalls are required by code based upon proposed occupancy loads. 100 parking stalls (96 standard and 4 barrier free) have been proposed.

12. **Drainage**

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

All stormwater collection and detention to be stored underground in pipe and catch basin system underneath the proposed parking lot.

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.

Sheet C4 of the site plan package details the proposed soil erosion and sediment control plan. The plan will be enforced in accordance with code by the city's building department.

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.

A site photometric plan has been provided on sheet #7 of the site plan package. The plan, as presented, meets the requirements of the city's zoning code. The city's electrical inspector is responsible for review and enforcement with the provisions of Section 3.12 of the zoning code.

15. **Public Services**

Adequate services and utilities, including water, sewage disposal, sanitary sewer, and stormwater 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 exist (water, sewer, storm, streets) to service this development.

16. **Screening**

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

Screening is not required on the east, west or north elevations of the property. The dumpster enclosure has been identified and shown to be screen per city code. Adequate landscaping and screening have been proposed for the south elevation along E. Wackerly St.

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 or safety concerns have been identified for this project.

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 site has been designed to accommodate a drive through lane in the future to the rear and west side of the development. The inclusion of a drive through would require a conditional land use permit. The applicant wishes to proceed at this time without the drive through to facilitate the development.

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. Not applicable.

20. **Signs.**

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

Proposed sign location is shown on east side of entrance drive. Exact sign details not shown. Sign must meet the requirements of Article 8.0 of the city's zoning code.

CONTINGENCY ITEMS

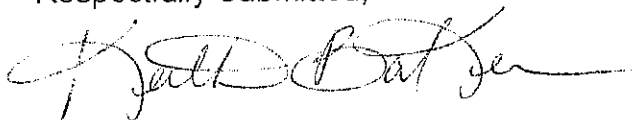
Based on consideration of the site plan thus far, staff feels approval of the site plan is warranted with the following contingencies:

1. The Stormwater detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. All parking spaces shall comply with Section 5.01D of the Zoning Ordinance and be delineated by the "box" style striping.
6. Sidewalk shall be installed along East Wackerly St. in accordance with City of Midland specifications.
7. Two additional trees shall be installed.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will take action on this request, formulating a recommendation to the City Council, during its regular meeting of September 11, 2007. We further anticipate that on September 17, 2007 the City Council will consider the site plan and Planning Commission recommendation. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,



Keith Baker, AICP
Director of Planning & Community Development
City of Midland

/kb

Baker, Keith

From: Poprave, Daryl
Sent: Friday, August 03, 2007 4:52 PM
To: Baker, Keith
Subject: FW: Smitty's Iron Works

Keith,

Here are Steve's parking calculations for Smitty's Gym for your staff review of the site plan.

Respectfully,

Daryl Poprave, CFM

Deputy Director of Planning & Community Development
 City of Midland
 333 W. Ellsworth, Midland, MI 48640
 dpoprave@midland-mi.org
 ofc. (989) 837-3377
 fax (989) 837-5733
 www.midland-mi.org

-----Original Message-----

From: Taglauer, Stephen
Sent: Thursday, July 26, 2007 9:06 AM
To: 'gary@bartowking.net'
Cc: Poprave, Daryl
Subject: FW: Smitty's Iron Works

Correction to original accessible count. Required will be 1 van accessible and 3 additional accessible spaces.

Thanks, Steve

-----Original Message-----

From: Taglauer, Stephen
Sent: Thursday, July 26, 2007 8:37 AM
To: 'Gary Bartow'
Subject: Smitty's Iron Works

Gary,

I ran through the occupant loads for the proposed Smitty's Iron Works. The break down goes like this.

Exercise rooms(Group exercise, power lifting room, machines/circuit training room, free weights, turf room)
 8815 sq ft/ 50= 176 occupants

Snack Bar: 7 stools+ 3 counter= 10 occupants

Employees: 5 offices, 2 snack bar employees, 3 day care = 10 employees

- Child Care: 326 sq ft/ 15= 23 occupants **NOTE: THIS TOTAL WILL NOT BE INCLUDED IN PARKING REQUIREMENT OCCUPANT LOAD CALCULATIONS, BUT WILL BE INCLUDED IN TOTAL OCCUPANT LOAD FOR STRUCTURE.**

Occupant load for parking space count= 176+10+10= 196/2= 98 spaces (of these 1 needs to be van accessible plus 5 more need to be accessible)

8/6/2007

Total occupant load for the structure = $198+23= 221$

There is nothing figured for the incidental use areas such as the mechanical room, reception and the bathrooms. It is a reasonable assumption that the occupant load for the exercise areas will cover these areas.

I hope this helps.

Thanks, Steve

Steve Taglauer
Building Inspector
City of Midland
989-837-3388



Date: September 4, 2007

MEMORANDUM TO THE PLANNING COMMISSION

SUBJECT: SITE PLAN SP #265 FITNESS PARK

APPLICANT: Bartow & King Engineers

LOCATION: 601 E WACKERLY ST

PROPOSED: 12,800 sq.ft. Fitness Center

AREA: 1.86 acres

ZONING: RC Regional Commercial

ADJACENT ZONING: North: RC
East: RC
South: COM
West: RC

ADJACENT DEVELOPMENT: North: US-10 Highway
East: Vacant/Commercial
South: Single & two family residential
West: Commercial

REPORT

Site Plan No. 265 from Bartow & King Engineers, Inc., a request for site plan review and approval for a 12,800 square foot proposed Fitness Park at 601 East Wackerly Street

There has been no additional communication or correspondence either initiated or received since the public hearing conducted by the Planning Commission on August 28, 2007. Please review the minutes of the August 28, 2007 meeting and the previous meeting packet for additional background information. The public

hearing on this petition from the August 28, 2007 Planning Commission can be reviewed at the City of Midland website (www.midland-mi.org) under streaming video.

CONTINGENCY ITEMS

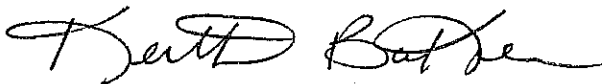
Based on consideration of the submitted site plan with the inclusion of two amendments (two trees and public sidewalk), staff feels approval of the site plan is warranted with the following contingencies:

1. The Stormwater detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. All parking spaces shall comply with Section 5.01D of the Zoning Ordinance and be delineated by the "box" style striping.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will take action on this request, formulating a recommendation to the City Council, during its regular meeting of September 11, 2007. We further anticipate that on September 17, 2007 the City Council will consider the site plan and Planning Commission recommendation. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,



Keith Baker, AICP
Director of Planning & Community Development
City of Midland

/kb

**MINUTES OF THE MEETING OF THE MIDLAND CITY
PLANNING COMMISSION,
WHICH TOOK PLACE ON TUESDAY,
SEPTEMBER 11, 2007, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Roll Call

PRESENT: Brown, Eyre, Gaynor, Hanna, Mead, Senesac and Svenson

VACANCY: One

ABSENT: Kozakiewicz

OTHERS PRESENT: Keith Baker, Director of Planning & Community Development, Daryl Poprave, Deputy Planning Director; Debbie Marquardt, Technical Secretary and 17 others.

2. Approval of Minutes

Moved by Hanna, seconded by Eyre, to approve the minutes of the regular meeting of August 28, 2007.

3. Public Hearing

- a. Site Plan No. 264 from MidMichigan Medical Center – Midland**, a request for site plan review and approval for a 67,000 square foot addition to the Harlow Building at 4005 Orchard Drive.

Mr. Senesac found the site plan extremely hard to prepare for. He had a difficult time with missing information. He moved that because of the incompleteness they go ahead with the public meeting and in two weeks they give the petitioner time again to make a presentation and then deliberate and vote two weeks from there. He would like a middle meeting to go back again and hear more comments and information. Brown seconded the motion

Mr. Poprave said they may not start the project until 2009 and in order to get a building permit they need a site plan. They just don't have landscaping done yet.

In each phase they will have to go before the Planning Commission. They are being asked to recommend on a site plan that is not final.

The clarification will come to you with the presentation tonight. They can still entertain the motion as presented and determine at that point if they would like the additional meeting.

Vote on the motion to have a middle meeting to hear more comments and information on the project.

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YEA: Brown, Eye, Gaynor, Hanna, Mead, Senesac and Svenson
NAY: None
ABSENT: Kozakiewicz
VACANCY: One

The motion was unanimously approved.

Mr. Poprave gave an overview on the project. It is north of Orchard Drive and west of Sugnet Road. It is east of Harlow Drive and the building addition will be in the northwest corner of the hospital building. Most of the hospital is zoned community but a portion is Residential A-1 and that does not allow hospitals. There will be additional parking on the west side of Harlow. They will do a separate site plan after the rezoning is complete.

Landscaping details have been received and there is not a lot of detail. This building addition will start out as a two story building. The campus is a wooded area.

The fire department commented that lots F and J need to have circulation improved to fit their ladder truck through the lot. The engineering department notes that the entry feature needs to be configured to allow egress from West Sugnet Road into the site.

Extensive sidewalks are shown throughout the site. Parking is shared throughout the campus. The lighting will be shielded but because of the amount of lighting you can see the glow. Roof top and mounted equipment needs to be shielded from view. Canopy needs a clearance of 14 feet.

Ms. Hanna has a concern about the extensive parking enlargement. Why have they not considered a parking structure?

Mr. Senesac asked about the site plan process. The portion of the site plan that is cross-hatched needs to be rezoned before it can proceed. How can they approve the site plan when there isn't enough parking?

Mr. Eyre also questioned the parking issue that needs to be rezoned.

Mr. Mead thinks they need to be flexible enough to deal with it.

Tom Lind, 2608 Greenwich Circle, he supports the boards decision. The footings and foundation will be this year. They put this in a format and he will show them the context of the planning and show them where they are headed.

The addition will be L-shaped and 67,000 square feet with two-stories. They had to submit other plans to the state of Michigan allowing them to construct this facility and now they are going through the local process. It is a series of construction projects throughout the next several years.

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They would like to get six new operating rooms and space for cardiac care intake and recovery for surgery. The bottom level will add a new lobby, meeting rooms and patient services. They are trying to create a front door.

The future floors would be bed towers. They will have the footings strong enough to add floors on. They will make sure that anything they do in the future fits with the older part of the hospital.

Parking lot configuration shows that there may be a parking deck in the long range planning. The reason they are building out surface parking first is that it is about \$1,200 a space to create parking on a ground and \$12,000 a space to create a parking structure.

Ms. Hanna asked about the portion of land that will be rezoned, is it in the wetlands?

Mr. Lind said they are going through a permitting process with the wetlands. There is a flood plain permit that is required also.

Before they start building they have added temporary parking spaces and a temporary entrance. Signage will be developed during construction.

Ms. Hanna asked about security. They do have monitors and there is somebody there 24 hours a day. She also asked about forested land close to the parking lot. She would caution them to be sure there is visibility to that.

They have cameras on the roof and it is on tape. They did have phones and they are thinking of putting them back into the parking structure. They have for the staff many many remote linked panic buttons and that goes right to the security. The security is much different and they are taking it up and doing a lot of surveillance.

They will have drawings to the staff by the end of the week. They don't intend to make this sloppy.

Mr. Gaynor asked about drainage with the amount of pavement going in.

They have detention ponds and detention for every project.

Stacy Daniels, 2901 Orchard Drive, he would like to make some informal comments. He has been a resident since 1944 and he has seen the hospital when it started out as a bunch of trailers. He is an environmental engineer and works as a director of research on indoor air quality. He has seen a lot of projects going through there. The general approach of the buffer zones between the hospital and citizens should be considered.

Joan Miller, 3911 Applewood Road, she would like to comment on the lighting, they are directly across from the hospital. There is quite a glow into their home. One concern is an increase in noise. If they sit outside, there is a

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constant hum. Will the new addition add more noise? With regard to the Sugnet traffic, they already have some semi truck backup.

Ms. Hanna asked if she has discussed with someone in the hospital about the concerns.

Ms. Lind is aware that the facility does make noise. There is not a noise ordinance in Midland. They would always respond to the neighborhood comments. They will be happy to respond.

The public hearing is closed.

- b. Site Plan No. 266 from Wilcox Professional Services, on behalf of The Dow chemical Company**, a request for site plan review and approval for a 103 stall parking lot addition at 3200 James Savage Road.

Diane Brown would request to be removed from this petition. She would again remove herself during the deliberations.

Mr. Baker gave a presentation showing the property at the intersection of James Savage and Waldo Avenue. The property is zoned Industrial A. The project is a construction of a 103 stall parking lot. In review of the site plan the property is a former railroad bed. The three story building adjacent is scheduled for demolition. The proposed landscaping meets requirements.

There is adequate emergency vehicle access. Access to the parking lot is gained from Waldo Avenue. Crosswalks from the building to the parking lot is identified on the site plan. There is no change to the existing parking lot or road will take place. Drainage is on site above ground storage to the west of the parking lot. All lighting must meet the code in the Zoning Ordinance. Screening is noted on the plan. If new signage is proposed, it would require permitting through the city building department.

Mr. Eyre asked about the parking requirements in IA zoning?

In the table of districts there are different requirements. The building is office service use even though it is in the industrial zoning.

Brent Barringer, 5855 Sherman Road, Saginaw, currently the site was studied for the need for parking based on the use. The owner intends to house 322 staff in the building. The total useable spaces are based on the number of staff. The sidewalk along Waldo Avenue will be extended.

No spoke in favor or opposition.

- b. Site Plan No. 262 from Three Rivers Corporation on behalf of the City of Midland Currie Golf Course**, a request for site plan review and approval for a 11,070 square foot proposed golf cart building at 1116 Currie Parkway.

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Mr. Poprave gave an overview and the project has been made possible by a donation from the Currie family. It is property owned by the City of Midland. The property is located north of Currie Parkway. The property is zoned Residential B. It will not negatively impact the property. There are approximately 80 golf carts to be stored. There was a change in the ordinance and exempt properties are now required to go through site plan approval. The interior layout is basically cart storage and mowers. This building will be built to today standards and will be six feet higher to elevate the building out of the flood plain as well as the club house.

Mr. Gaynor asked why it is zoned RB, why not community?

It was a neighborhood at one time. The city has bought houses in the area.

Keith Wirth, Three Rivers Corporation, 3069 Vantage Point Drive. The existing utilities will run up Madison Street. It is actually a wood frame building. The southern half is cart storage area, unheated space. The northern half will be heated and the fire department requires smoke detectors. There will be an office and a locker room. The building is bermed up six feet. The intent is to match the materials to the club house.

No one spoke in favor or opposition to this petition.

- d. Draft Master Plan and Future Land Use Map** – provide a comprehensive long-range guide to managing growth, development and redevelopment in the community for a period of up to 20 years.

Robert Cramer, LSL Planning, reviewed what the master plan is and some highlights.

See presentation.

Senesac moved and Brown seconded a motion to extend the meeting past 9:30 p.m. It was unanimously approved.

Kathleen Kemp, 1800 North Stark Road, Lincoln Township, Midland, MI, she reviewed the master plan draft and noticed some discrepancies. The master plan lays the ground work for the zoning.

Mr. Baker commented that light industrial and LCMR might be identified on the master plan but might be zoned light industrial or LCMR as identified.

Stacy Daniels, 3901 Orchard Drive, Midland. He would like to discuss light pollution. More street lighting has suddenly been mandated. The placement of lighting is not addressed in the master plan.

Sid Hansen, 4446 Anderson Drive, Beaverton. He would like to look at access when a person gets older. He purchased a condo at Wingate and it is ideally located to get to services. It does not adequately address walkability. The rail

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trail goes up to the baseball stadium and the city should consider the ability to walk to the park.

Mr. Baker noted that comments had been received and were at the desk of the Planning Commissioners.

Mr. Cramer stated that the master plan lists the objectives and how they should fit in with the charter of the area and there are some uses that would conform but not necessarily all of them. The widening of Stark Road would have to go through an extensive review and certainly doesn't mean it will be extended up to that spot. There would not be a large taking of property.

4. Public Comments (not related to agenda items)

Mike Pnacek, 2661 Blackhurst Road, stated that they had property appraised at one time and it said the taking of the land.

5. New Business

None

6. Old Business

- a. **Site Plan No. 263 from MSARI Holdings, LLC** – a request for site plan review and approval for a 5,800 square foot proposed industrial manufacturing building at 1905 Mark Putnam Road.

Mr. Poprave reviewed the location of the property and since they are having a new curb cut site plan review was triggered. The petitioners have reduced the landscaping. The zoning is IB.

Matthew Zeigler, 4401 Congress Drive, the desire additional parking for clients and customers.

Ms. Hanna thinks it is a great plan with the parking they have requested.

Ms. Brown supports the plan and parking.

Mr. Mead stated that it was explained well last meeting. Mr. Eyre agrees, along with Mr. Senesac.

It was moved by Mead and seconded by Brown to recommend City Council approval of Site Plan No. 263 based upon the following contingencies:

1. All parking spaces shall be delineated by the "box" style striping per Section 5.01(D)3 of the Zoning Ordinance.
2. All exterior site lighting shall be fully shielded and all illumination shall not exceed 1.0 foot-candle at the property lines.

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3. Storm water retention plans shall be approved by the City Engineering Department.
4. Separate irrigation service shall be installed for all landscaping.
5. Approved for up to 12 parking spaces

YEA: Brown, Eyre, Gaynor, Hanna, Mead, Senesac and Svenson
NAY: None
ABSENT: Kozakiewicz
VACANCY: One

The motion was approved 7-0.

- b. Site Plan No. 265 from Bartow & King Engineers, Inc.** – a request for site plan review and approval for a 12,800 square foot proposed Fitness Park at 601 East Wackerly Street.

Mr. Baker gave an overview of the property location. The majority of the landscaping is in the front of the property along Wackerly Street. Storm water detention will be underground for this project.

Ms. Hanna thinks it is a great plan.

It was moved by Gaynor and seconded by Brown to recommend City Council approval of Site Plan No. 265 based upon the following contingencies:

1. The stormwater detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. All parking spaces shall comply with Section 5.01D of the Zoning Ordinance and be delineated by the "box" style striping.
6. Sidewalk shall be installed along East Wackerly Street in accordance with City of Midland specifications.
7. Two additional trees shall be installed.

YEA: Brown, Eyre, Gaynor, Hanna, Mead, Senesac and Svenson
NAY: None
ABSENT: Kozakiewicz
VACANCY: One

The motion was approved 7-0.

7. Communications

Michigan Planner was received in their packet. Communications were also received at their desk.

8. Report of the Chairman

None

9. Report of the Planning Director

10. Adjourn

Adjournment at 10:30 p.m. was unanimously approved.

Respectfully submitted,

Keith Baker, AICP
Director of Planning and Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING
COMMISSION

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PLANNING DEPT.

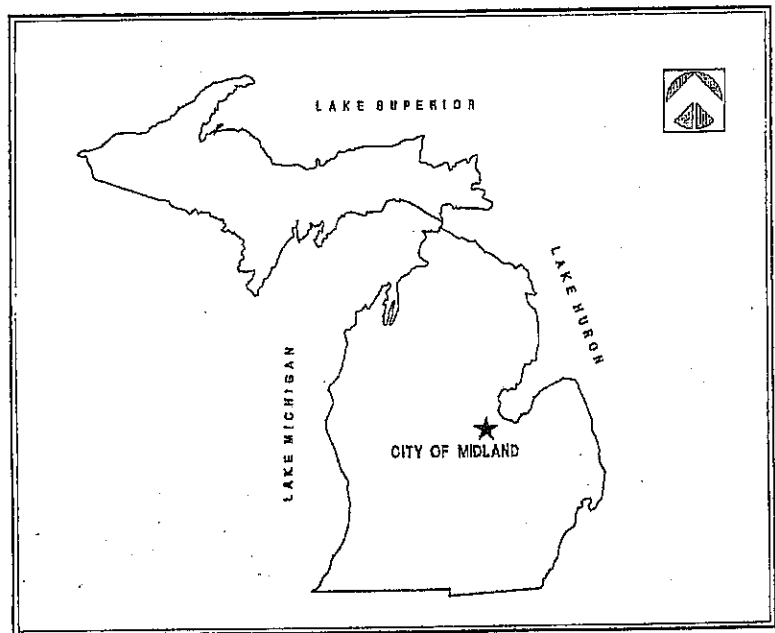
SITE / CIVIL DRAWINGS FOR FITNESS PARK

MUNICIPAL CONTACTS

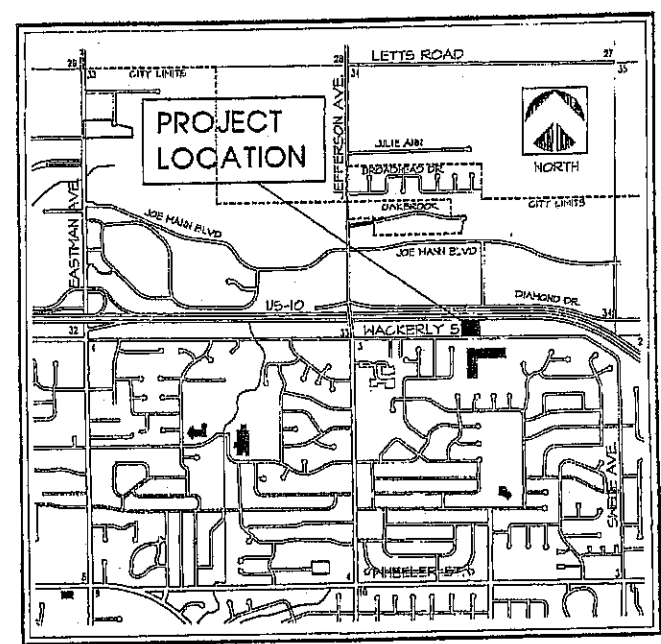
CITY OF MIDLAND ENGINEERING DEPT.
DAVE FOOTE
333 WEST ELLSWORTH
MIDLAND, MICHIGAN 48640
PHONE: (989) 837-3348

CITY OF MIDLAND UTILITIES DEPT.
ROEL BUSH
333 WEST ELLSWORTH
MIDLAND, MICHIGAN 48640
PHONE: (989) 837-3341

CITY OF MIDLAND PLANNING DEPARTMENT
MR. DARYL POPRIAVE & MR. KEITH BAKER
333 WEST ELLSWORTH
MIDLAND, MICHIGAN 48640
PHONE: (989) 837-3377



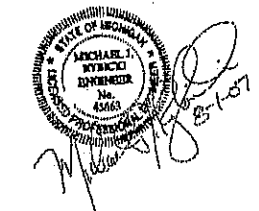
LOCATION MAP
NO SCALE



PROJECT LOCATION
NO SCALE

PLAN INDEX

- 1... COVER SHEET
- 2... TOPOGRAPHIC SURVEY
- 3... SITE PLAN
- 4... SITE GRADING / SOIL EROSION CONTROL PLAN
- 5... UTILITY PLAN
- 6... LANDSCAPE PLAN / LANDSCAPE DETAILS
- 7... PHOTOMETRIC PLAN
- 8... DETAIL SHEET
- 9... DETAIL SHEET



CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN

PROJECT DEVELOPER

SCOTT STROUSE
214 W. WACKERLY ROAD
MIDLAND, MICHIGAN 48640
PH 989-633-9003



72 HOURS
(3 WORKING DAYS)
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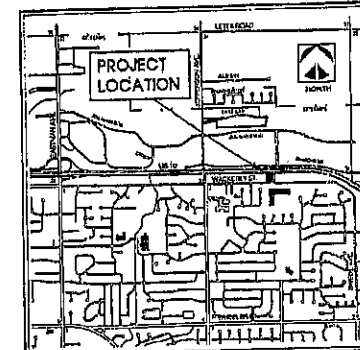
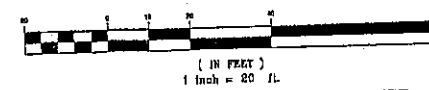
**BKE BARTOW & KING
ENGINEERS INC.**
CIVIL ENGINEERS - SURVEYORS - CONSULTANTS
304 W. WACKERLY STE 600 MIDLAND MICHIGAN 48640
PH-989-837-3280 FAX-989-837-3290

BKE PROJECT NUMBER 070703

C1.0

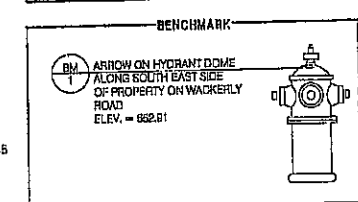


NORTH
Scale: 1" = 20'
GRAPHIC SCALE

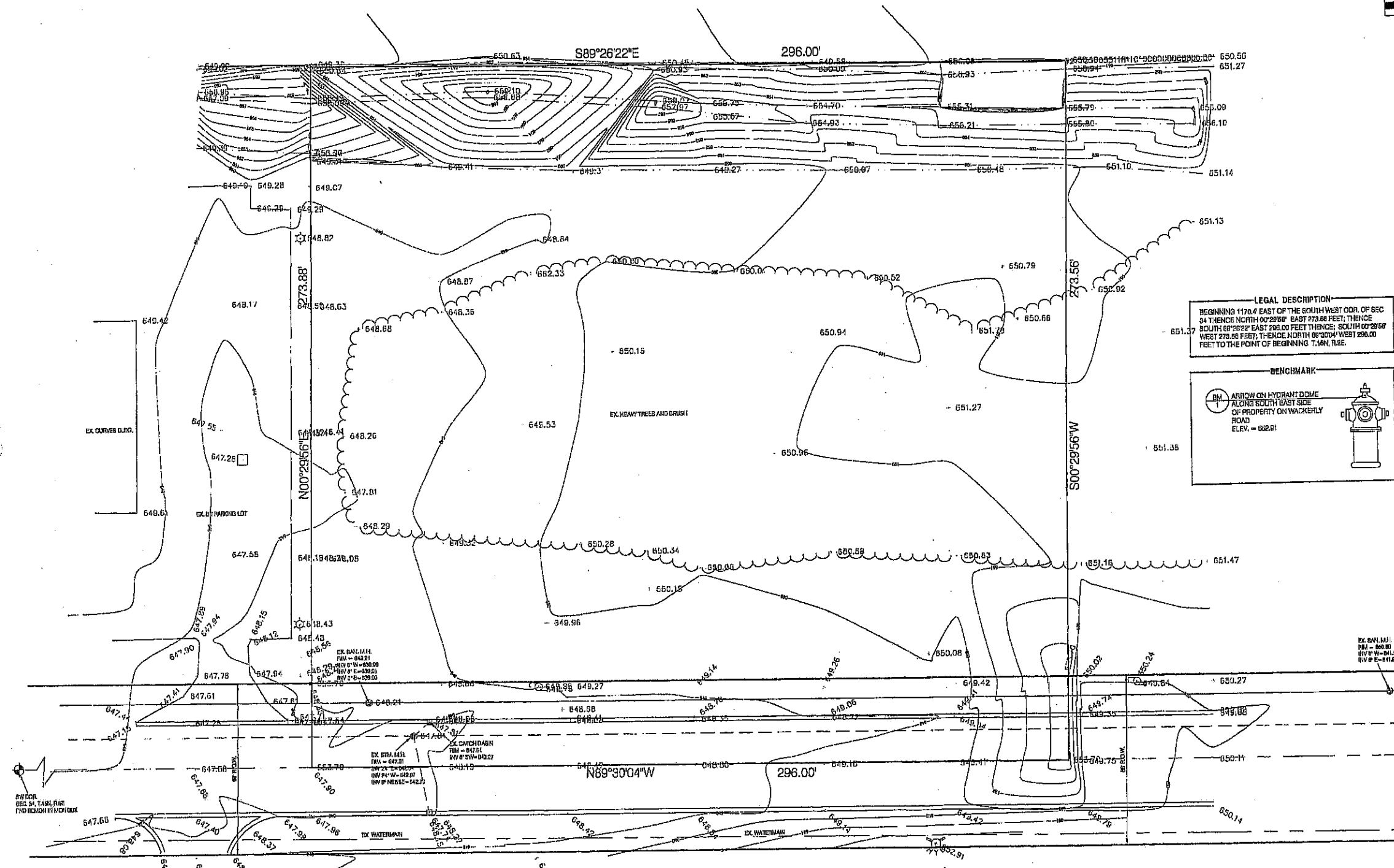


PROJECT LOCATION

LEGAL DESCRIPTION
BEGINNING 1170.4' EAST OF THE SOUTH WEST COR. OF SEC 34 THENCE NORTH 07°29'06" EAST 873.68 FEET; THENCE SOUTH 89°29'22" EAST 296.00 FEET THENCE SOUTH 07°29'06" WEST 273.56 FEET; THENCE NORTH 89°30'04" WEST 296.00 FEET TO THE POINT OF BEGINNING T.16N, R.2E.



SYMBOL	DESCRIPTION
○	CLEAN OUT
□	ELEG. FISH
⊗	FIRE HYDRANT
⊕	ELEG. TRANSFORMER
⌒	GLY ANCHOR
⊙	STIL MARKER
⊙	SAN. MANHOLE
⊙	VENT
⊙	LIGHT POLE
⊙	LIGHT BOX
⊙	WATER STOP BOX
⊙	WATER VALVE
⊙	SPEAKER BOX
⊙	POWER POLE
⊙	ROUND CATCH BASIN
⊙	SIGN
⊙	EQUINE CATCH BASIN
⊙	TELEPHONE FIBER
⊙	DET. SIGN
⊙	FOUND IRON
⊙	ELECTRO
⊙	GAS
⊙	FENCE



By	Date	Revisions	Drawn	Checked	Field Survey	Notes/Permit
			JDH	NJR	DJH	
			Designed	Scale	Scale	
			GOB	1" = 20'		

SCOTT STROUSE
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48840
PH 989-633-9003

TOPOGRAPHIC SURVEY
PROPOSED FITNESS PARK
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48840

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CIVIL ENGINEERS - SURVEYORS - CONSULTANTS
804 W. WACKERLY SITE 600 MIDLAND MICHIGAN 48840
PH 989-637-3880 FAX 989-637-3880

Sheet /
C2.0
Date / 070703

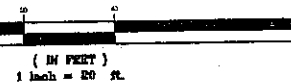
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PLANNING DEPT.



NORTH
Scale: 1" = 20'



US-10 HIGHWAY
ZONED COMMUNITY

S89°26'22"E 296.00'

SHOEBOX TYPE WALL
PACKS ON BUILDINGS

REINFORCED
CONCRETE PAD

PAD MOUNTED TRANSFORMER

PROPOSED
FITNESS PARK
12,000-SF

800-SF

LIGHT POLE HEIGHT NOT TO EXCEED 30 FT. ALL
FIXTURES WILL BE SHIELDED TO AVOID CASTING
LIGHT OFF THE SITE. THE AVERAGE LIGHT INTENSITY
SHALL AVERAGE A MINIMUM OF 1 FOOT CANDLE.

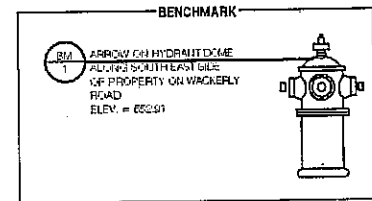
PARKING STRIPING PER
DETAIL (THIS SHEET)

ZONED RC
VACANT PROPERTY

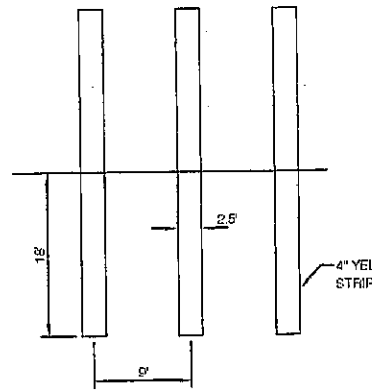
ZONED RC

SYMBOL	DESCRIPTION
○	CLEAN CUT
□	ELEC RISER
⊠	FIRE HYDRANT
⊞	ELEC TRANSFORMER
⊟	GUN ANCHOR
⊠	6TH MANHOLE
⊡	8IN MANHOLE
⊢	VEIT
⊣	LIGHT POLE
⊤	LIGHT BOX
⊥	WATER STOP BOX
⊦	WATER VALVE
⊧	SPEAKER BOX
⊨	POWER POLE
⊩	ROUND CATCH BASIN
⊪	SIGN
⊫	SQUARE CATCH BASIN
⊬	TELEPHONE RISER
⊭	SET IRON
⊮	FOUND IRON
⊯	ELECTRIC
⊰	GAS
⊱	FENCE

LEGAL DESCRIPTION
 BEGINNING 1170.4 EAST OF THE SOUTHWEST COR. OF SEC
 34 THENCE NORTH 00°23'00" EAST 273.83 FEET THENCE
 SOUTH 89°26'22" EAST 296.00 FEET THENCE SOUTH 00°23'00"
 WEST 273.84 FEET THENCE NORTH 03°30'00" WEST 296.00
 FEET TO THE POINT OF BEGINNING T.16N.R.2E



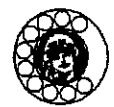
DESIGN CRITERIA	
LOT AREA	= 1.64 ACRES
GROSS FLOOR AREA	= 12,800-SF
BUILDING HEIGHT TO PEAK	= 26 FT.
CURRENT ZONING	= RC REGIONAL COMMERCIAL
PARKING REQUIRED	
1 SPACE FOR EVERY 2 PERSONS WHO MAY BE LEGALLY ADMITTED ESTABLISHED BY LOCAL BUILDING CODE OFFICAL	= 98 SPACES
PARKING PROVIDED	
HANDICAP PARKING	= 4 SPACES
STANDARD PARKING	= 96 SPACES
TOTAL PARKING PROVIDED	= 100 SPACES
BUILDING SETBACKS	
FRONTYARD SETBACK	= 20' = 135.1'
EAST SIDEYARD SETBACK	= NONE = 54.5'
WEST SIDEYARD SETBACK	= NONE = 81.5'
REAR YARD SETBACK	= 25' = 25.4'



DOUBLE STRIPING REMOVED IN DRAWING FOR CLARITY
TYPICAL PARKING SPACE LAYOUT
NO SCALE

INSTALL PYLON SIGN HEIGHT AND SIZE OF SIGN
TO COMPLY WITH CITY OF MIDLAND SIGN
ORDINANCE AREA NOT TO EXCEED 150-SF AND
20 FT. IN HEIGHT

72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)



ZONED RB RESIDENTIAL

N89°30'04"W 296.00'
WACKERLY ROAD

M:\dwg\7070703-Strouse-Smitys site\070703-SP.dwg, 8/24/2007 3:03:40, SHARP AR-BC320 PCL, 7070703-Strouse-Smitys site\070703-SP.dwg, 8/24/2007 3:03:40, SHARP AR-BC320 PCL

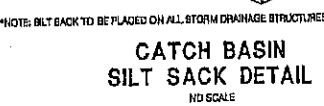
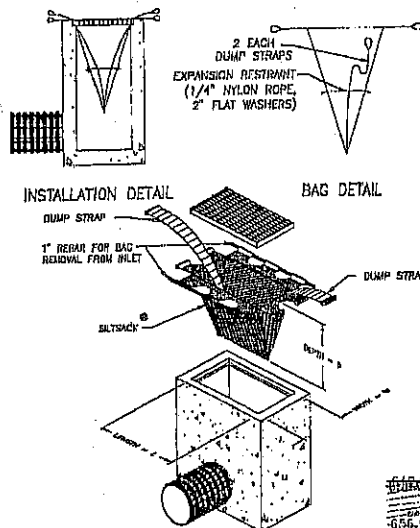
By	Date	Revisions	Drawn	Checked	Field Survey	Water Permit
JLD	8-24-07	ADDED 4-FT WIDE CONC. SIDEWALK	JDH	HJR	DJDI	

SCOTT STROUSE
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48640
PH 989-633-9003

SITE PLAN
PROPOSED FITNESS PARK
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48640

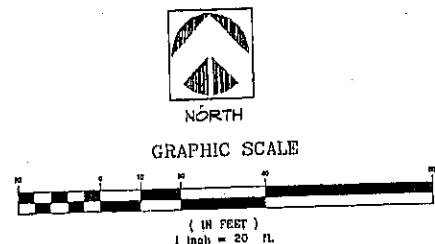
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B/C # 070703



54	EROSION	USING DEGRADABLE FABRIC AND RISERS OR PILES, EASY TO CONSTRUCT AND LOCATE AS NEEDED
15	PAVING	PREPARE AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES SURFACE VOLUME AND VELOCITY. REDUCES SURFACE RUNOFF. HELP SLOPE VELOCITY
16	CURB AND GUTTER	NEEDS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING THE PAVED SURFACE. COLLECTS AND CONDUITS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED SUBSURFACE
36	CATCH BASIN, SWAY INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET
40	SOIL STABILIZATION	EASY TO SHARP. COLLECTS SEDIMENT. MAY BE INSTALLED AND TEMPORARY AS SYSTEM. SOIL STABILIZATION SHOULD BE APPLIED TO ALL EXPOSED AREAS
7	HYDRO-SEEDING	EFFECTIVE ON LARGE AREAS. WHICH STABILIZES SOIL TO PROMOTE RAPID PROTECTION. SOIL STABILIZATION SHOULD BE APPLIED TO ALL EXPOSED AREAS

SOIL EROSION AND SEDIMENTATION CONTROL OPERATION TIME SCHEDULE		2007											
CONSTRUCTION REQUIREMENT		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
STRIP & STOCKPILE TOPSOIL										X			
ROUGH GRADE / EROSION CONTROL										X			
TEMP. CONTROL MEASURES										X			
STORM FACILITIES										X			
TYPING, CONSTRUCTION ROADS										X			
FOUNDATION / BUILDING CONSTRUCTION										X			
SITE CONSTRUCTION										X	X	X	X
PERM. CONTROL MEASURES										X	X	X	X
FINAL GRADING										X	X	X	X
LANDSCAPING										X	X	X	X

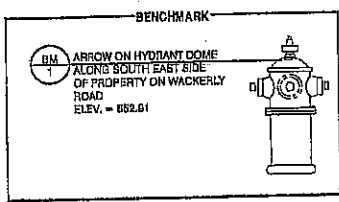


SOIL EROSION AND SEDIMENTATION CONTROL PLAN:

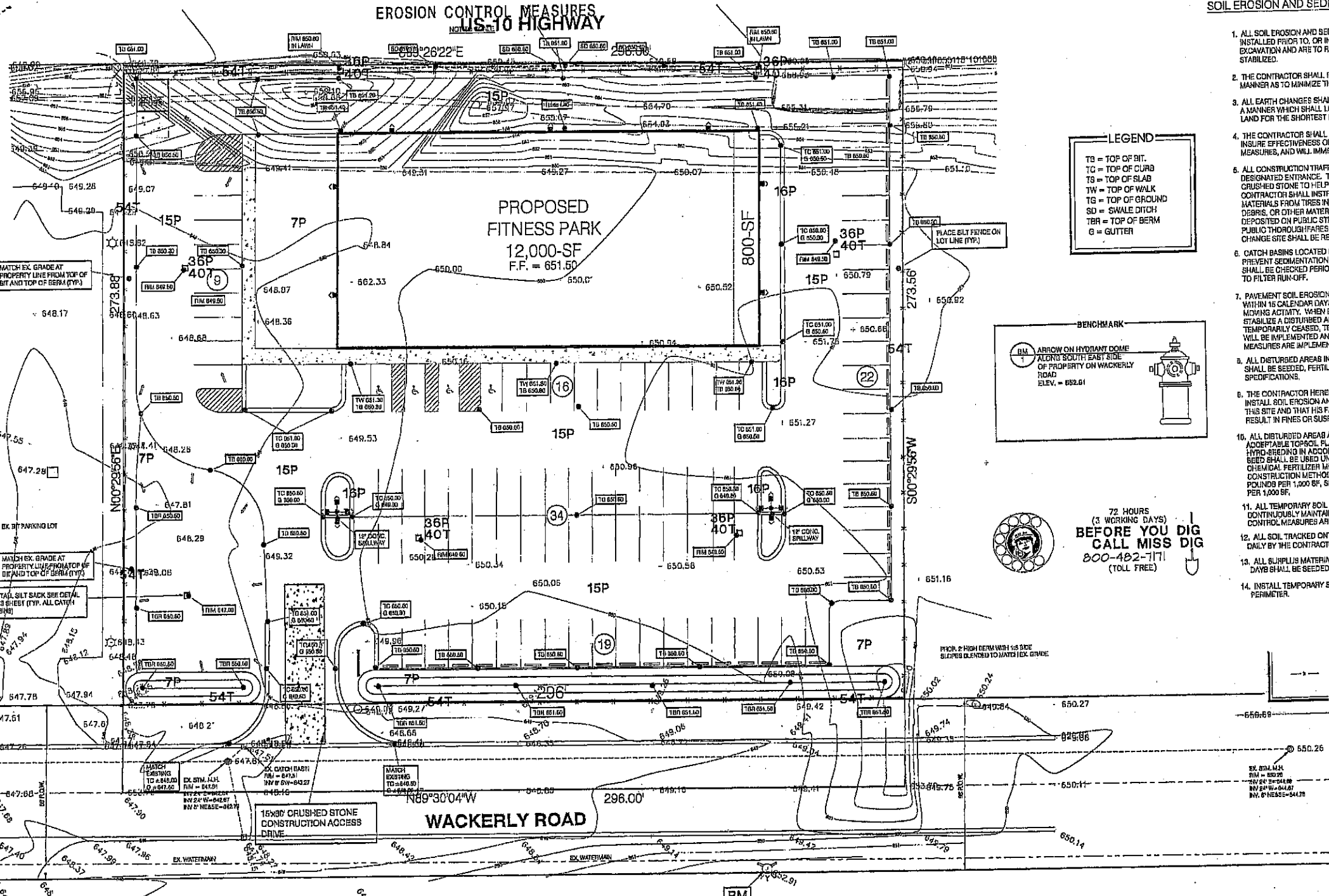
1. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO, OR IN CONJUNCTION WITH THE START OF EXCAVATION AND ARE TO REMAIN IN EFFECT UNTIL AREAS ARE STABILIZED.
2. THE CONTRACTOR SHALL PLAN ALL EARTH MOVING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF THE DISTURBED AREAS.
3. ALL EARTH CHANGES SHALL BE CONSTRUCTED AND COMPLETED IN SUCH A MANNER WHICH SHALL LIMIT THE EXPOSED AREA OF ANY DISTURBED LAND FOR THE SHORTEST POSSIBLE PERIOD OF TIME.
4. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO INSURE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND WILL IMMEDIATELY MAKE NECESSARY REPAIRS.
5. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE DESIGNATED ENTRANCE. THIS ENTRANCE SHALL BE CONSTRUCTED OF CRUSHED STONE TO HELP FREE TRAFFIC OF SOILS WHEN LEAVING SITE. THE CONTRACTOR SHALL INSTRUCT ALL VEHICLES TO CLEAN ALL SOIL MATERIALS FROM TIRES IN FRONT OF SITE. ALL SOIL, MISCELLANEOUS DEBRIS, OR OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS, OR OTHER PUBLIC THROUGHFARES DURING TRANSIT TO OR FROM THE EARTH CHANGE SITE SHALL BE REMOVED PROMPTLY.
6. CATCH BASINS LOCATED IN OR NEAR THE SITE WILL BE PROTECTED TO PREVENT SEDIMENTATION FROM ENTERING THE FACILITY. THE COVERS SHALL BE CHECKED PERIODICALLY AND CLEANED WHENEVER THEY FAIL TO FILTER RUN-OFF.
7. PAVEMENT SOIL EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER THE FINAL GRADING OR EARTH MOVING ACTIVITY, WHEN IT IS NOT POSSIBLE TO PERMANENTLY ESTABLISH A DISTURBED AREA OR WHEN GRADING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT CONTROL MEASURES ARE IMPLEMENTED.
8. ALL DISTURBED AREAS IN THE EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE SEED, FERTILIZED, AND MULCHED ACCORDING TO M.D.O.T. SPECIFICATIONS.
9. THE CONTRACTOR HEREBY ACKNOWLEDGES HIS RESPONSIBILITY TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON THIS SITE AND THAT HIS FAILURE TO MAINTAIN THESE DEVICES COULD RESULT IN FINES OR SUSPENSION.
10. ALL DISTURBED AREAS AND GREENBELT AREAS ON SITE SHALL HAVE 3" TO 4" ACCEPTABLE TOPSOIL PLACED, BREDED, MULCHED AND FERTILIZED BY HYDRO-SEEDING IN ACCORDANCE WITH M.D.O.T. SPECIFICATIONS. CLASS A SEED SHALL BE USED UNLESS OTHERWISE SPECIFIED. M.D.O.T. 8.2.1.0, ORIGINAL FERTILIZER M.D.O.T. 8.2.1.1.0, MULCH M.D.O.T. 8.2.1.1.1, CONSTRUCTION METHODS M.D.O.T. 8.2.1.3.0 THRU 8.2.1.3.7, FERTILIZER 20 POUNDS PER 1,000 SF, SEED 4 POUNDS PER 1,000 SF, MULCH 150 POUNDS PER 1,000 SF.
11. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED UNTIL THE PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
12. ALL SOIL TRACKED ONTO PAVEMENT SURFACES ON SITE SHALL BE REMOVED DAILY BY THE CONTRACTOR.
13. ALL SURPLUS MATERIAL STOCKPILED ON SITE FOR MORE THAN THIRTY DAYS SHALL BE SEED AND MULCHED.
14. INSTALL TEMPORARY SILT FENCING AROUND ENTIRE SITE PERIMETER.

LEGEND

- TB = TOP OF BIT
- TC = TOP OF CURB
- TS = TOP OF SLAB
- TW = TOP OF WALK
- TG = TOP OF GROUND
- SD = SWALE DITCH
- TBR = TOP OF BERM
- G = GUTTER



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By	Date	Revisions	Drawn	Designed
Checked				
Field Survey				
Scale				
State Permit				
Date				

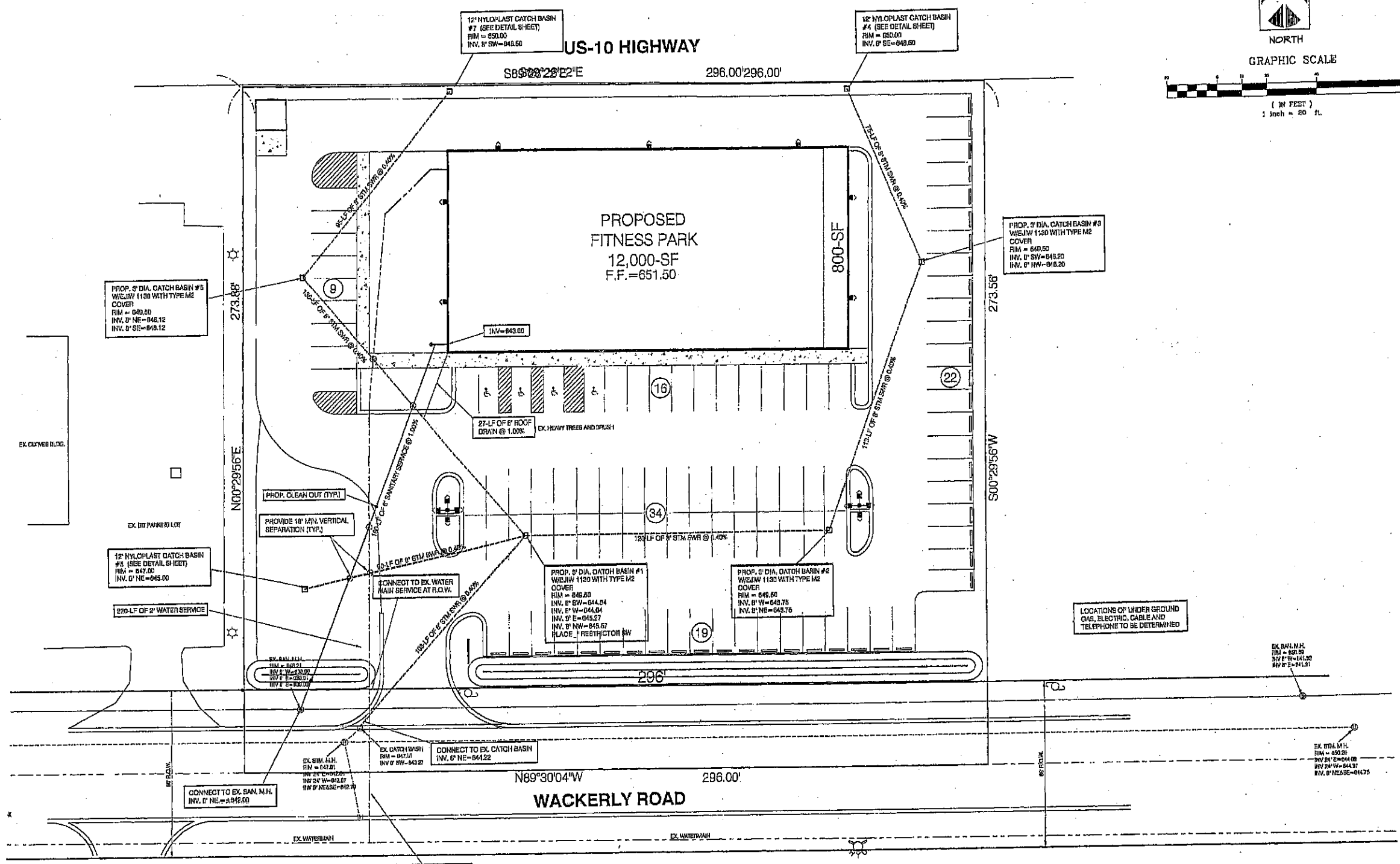
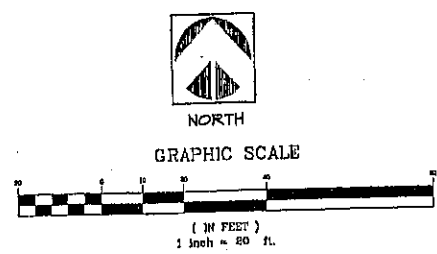
SCOTT STROUSE
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48840
PH 989-633-9003

SITE GRADING / SOIL EROSION PLAN
PROPOSED FITNESS PARK
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48840

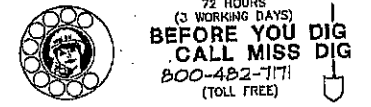
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CIVIL ENGINEERS - SURVEYORS CONSULTANTS
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LOCATIONS OF UNDER GROUND GAS, ELECTRIC, CABLE AND TELEPHONE TO BE DETERMINED



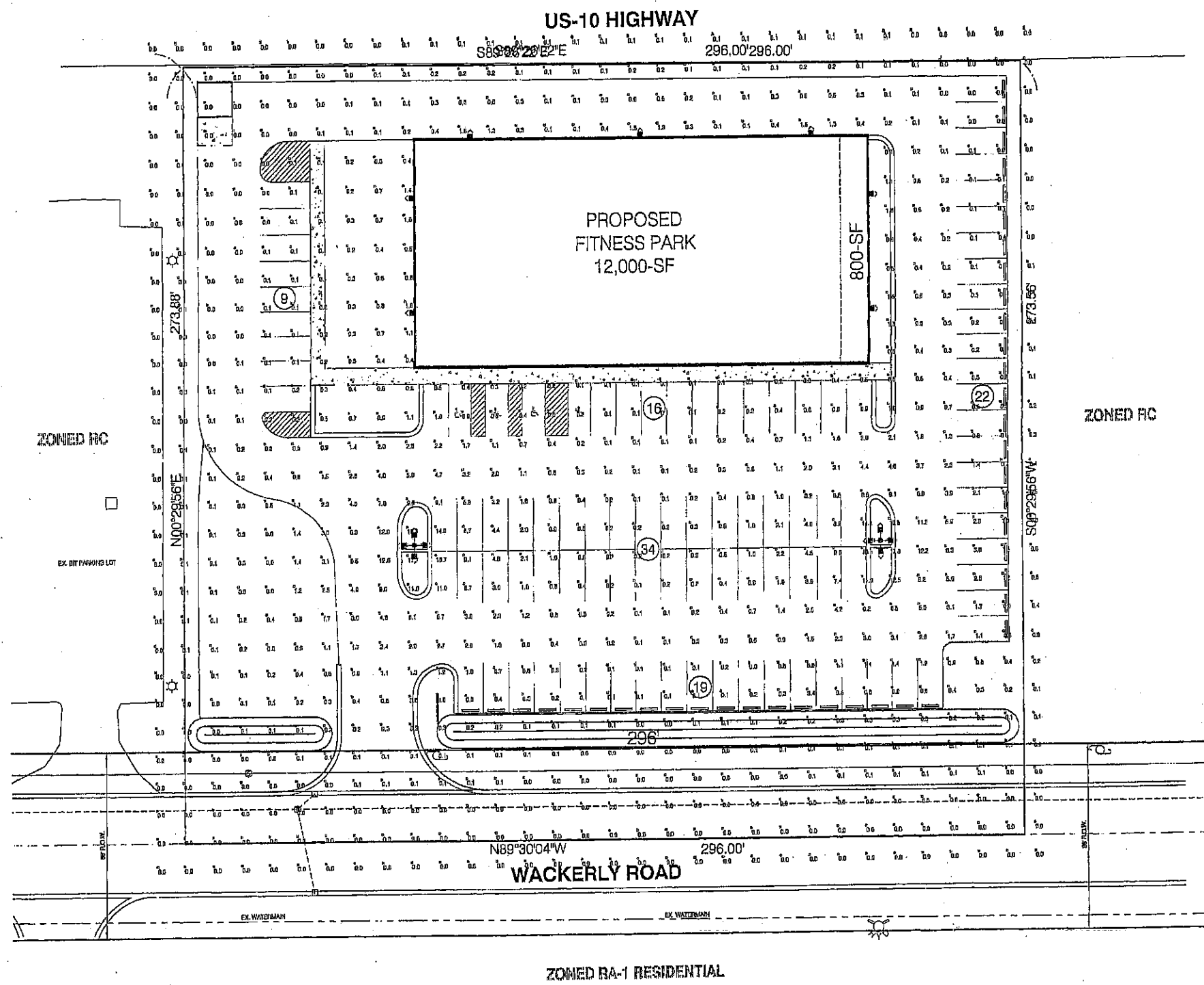
By	Date	Revisions	Drawn	JDH	Designed	EOB
Checked			MJ		1" = 20'	
Field Survey			DJD			
Utility Permit						
Note						

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PH 889-633-8003

UTILITY PLAN
PROPOSED FITNESS PARK
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48640

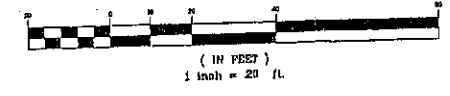
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804 W. WACKERLY STE 800 MIDLAND MICHIGAN 48640
PH 889-633-8000 FAX 889-633-8000

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BKE # 070703



NORTH
Scale: 1" = 20'

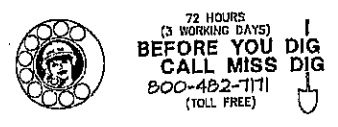
GRAPHIC SCALE



SYMBOL	DESCRIPTION
•	CLEAN OUT
□	ELEC. RISER
⊕	FIRE HYDRANT
⊞	ELEC. TRANSFORMER
⊙	GUY ANCHOR
⊗	STM. MANHOLE
⊘	BAL. MANHOLE
↑	VENT
⊙	LIGHT POLE
⊞	LIGHT BOX
•	WATER STOP BOX
•	WATER VALVE
•	SPEAKER BOX
•	POWER POLE
⊙	ROUND CATCH BASIN
⊙	SIGN
□	SQUARE CATCH BASIN
⊞	TELEPHONE RISER
•	BET IRON
•	FOUND IRON
—	ELECTRIC
—	GAS
—x—	FENCE

SCHEDULE

Luminaire Schedule						
Symbol	Qty	Label	Attachment	Lumens	LLF	Description
1	8	15000-METAL-HALIDE	BINGLE	15000	1.000	
2	7	4000-22A-HAL-PACK	BINGLE	4000	1.000	
Numeric Summary						
Label	Qty	Util	Avg	Max	Min	Avg/Min
EMTY:GHD			0.06	17.8	0.0	0.00



By	Date	Revisions	Drawn	Checked	Field Survey	Scale	Notes
			JDH	HJR	DJH	1" = 20'	

SCOTT STROUSE
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48640
PH 989-638-9003

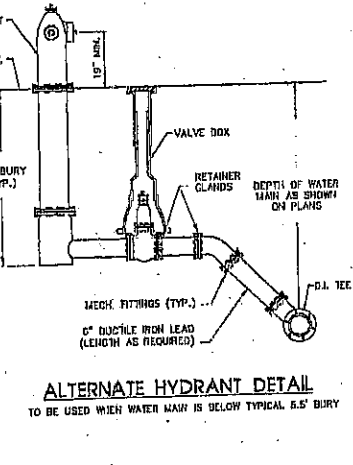
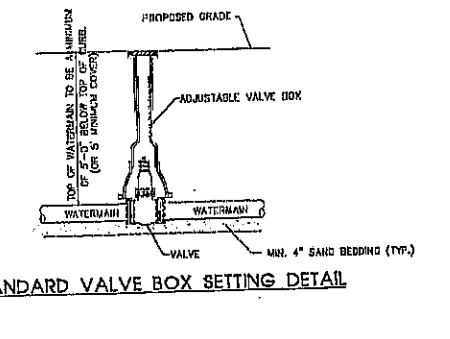
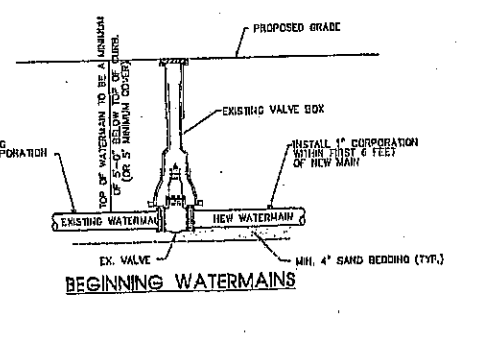
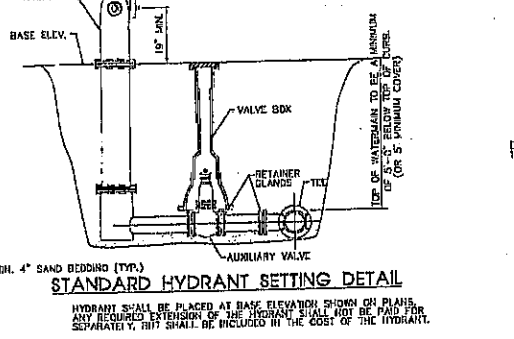
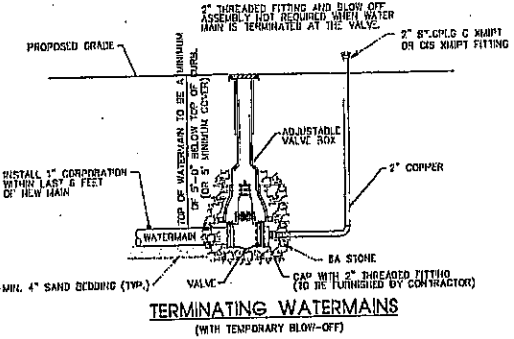
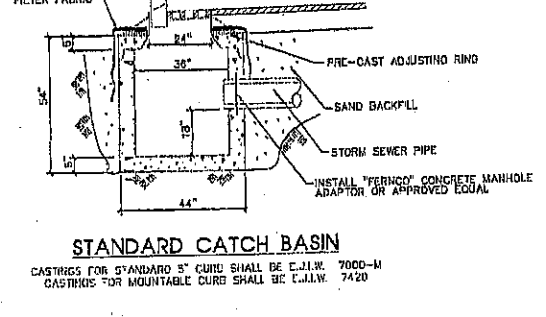
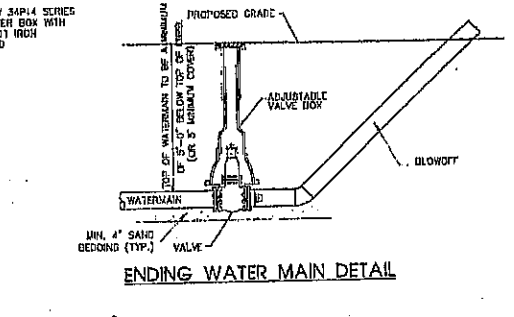
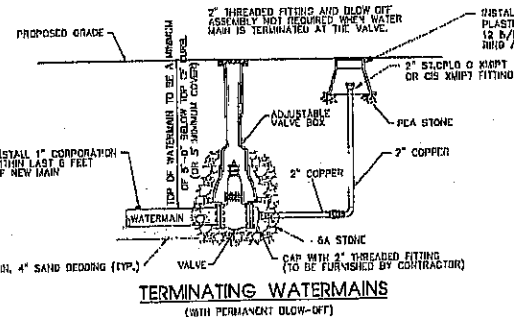
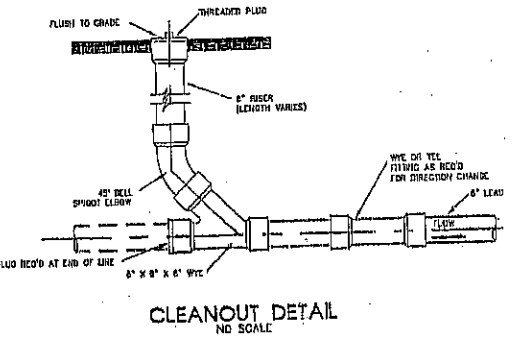
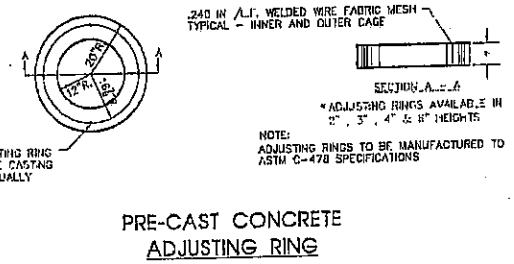
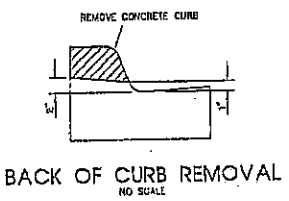
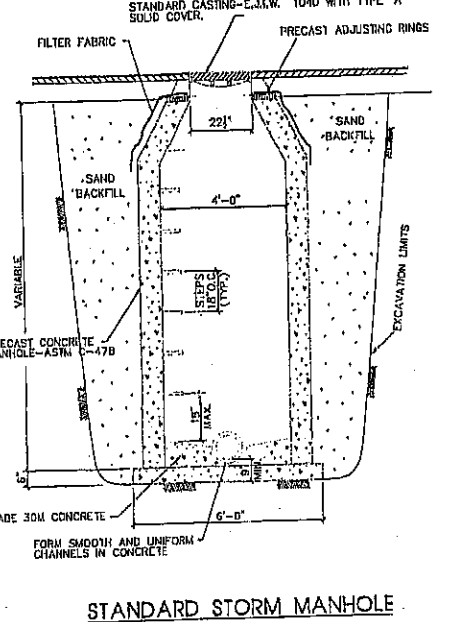
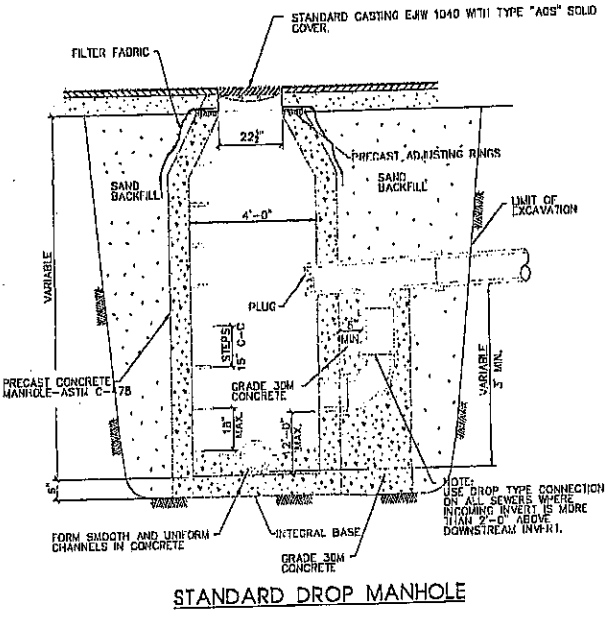
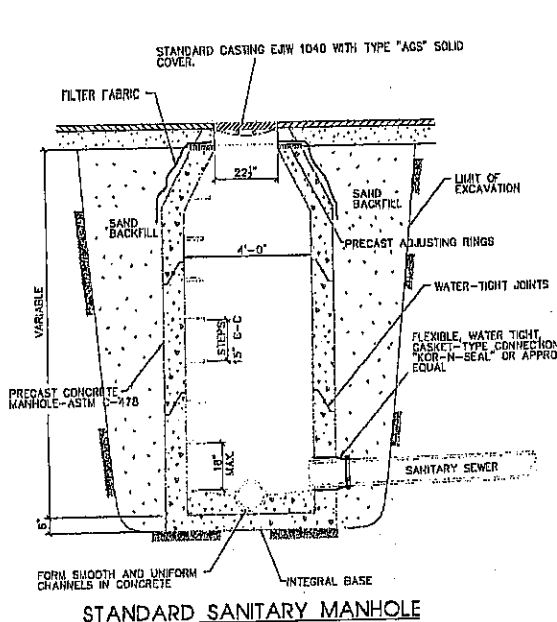
PHOTOMETRIC PLAN
PROPOSED FITNESS PARK
214 W. WACKERLY ROAD, MIDLAND MICHIGAN 48640

BARTOW & KING ENGINEERS INC.
CIVIL ENGINEERS - SURVEYORS - CONSULTANTS
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- GENERAL NOTES**
1. ALL WORK TO BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS.
 2. ALL SURPLUS FILL MATERIAL AND TOPSOIL SHALL BE REMOVED FROM SITE.
 3. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FROM CITY OF MIDLAND PRIOR TO THE START OF CONSTRUCTION.
 4. THE EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHOULD CONTACT THE APPROPRIATE UTILITY COMPANY FOR THE EXACT LOCATION AND DEPTH OF EACH UTILITY.
 5. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL COSTS FOR LOCATING, REMOVING, REPAIRING, OR RELOCATING THESE UTILITIES SHALL BE INCIDENTAL TO CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL, AT NO ADDITIONAL COST TO THE OWNER.
 6. CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS STARTED. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY HAND DIGGING.
 7. CONTRACTOR SHALL NOTIFY PROPER GOVERNMENTAL INSPECTION AGENCY 48 HOURS PRIOR TO STARTING CONSTRUCTION.
 8. CONTRACTED SAND BACKFILL MUST BE LIMITED TO 3" MAXIMUM SIZE OR APPROVED EQUIV. IS TO BE USED EXCLUSIVELY IN ALL UTILITY TRENCHES UNLESS OTHERWISE SPECIFIED AND CONTRACTED TO 90% OF ITS MAXIMUM HEIGHT AS DETERMINED BY ASTM D 1557-02.
 9. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION REGARDING CONSTRUCTION MAINTENANCE TRAFFIC, BARRICADES, BARRIERS, BACKFILL, AND RESTORATION. THERE SHALL BE NO ADDITIONAL CONSTRUCTION DUE TO THE CONTRACTOR FOR CONFORMING WITH THESE REQUIREMENTS.
 10. THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK FOR EXTENDED PERIODS ONCE CONSTRUCTION HAS BEGUN.
 11. THE CONTRACTOR SHALL FURNISH THE OWNER & THE CITY OF MIDLAND THE COMPLETE SET OF "AS-BUILT" PLANS UPON COMPLETION OF THE PROJECT.
 12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SANITARY SEWER, WATER OR STORM SEWER SERVICE CONNECTIONS.
 13. THE CONTRACTOR SHALL REMOVE OFF SITE ALL TREES, VEGETATION, CONCRETE, STORM, FOOTING, AND FOUNDATIONS FROM PROJECT SITE AND DEPOSITED AT A DISPOSAL SITE APPROVED TO ACCEPT THIS DEBRIS. PROVIDE OWNER WITH LOCATION OF DISPOSAL SITES.

- STORM SEWER**
1. MANHOLE 18"-6, 640011 SHALL BARE-LOK PERFORATED PIPE WITH FILTER ROCK.
 2. PRIOR TO CONSTRUCTION ANY DRAINAGE STRUCTURE, THE CONTRACTOR SHALL DETERMINE FOR WHICH TYPE OF TOP SECTION HE SHALL USE IN ESTABLISHING THE DISSEMINATED RISE ELEVATIONS.
- WATERLINE**
1. MINIMUM COVER TO TOP OF WATERMAIN SHALL BE 6 FEET FROM FINISHED GRADE.
 2. MINIMUM HORIZONTAL DISTANCE BETWEEN WATERMANS AND SEWERS SHALL BE 5 FEET.
 3. ALL PRESSURE TAPS TO EXISTING WATERMANS SHALL BE MADE ONLY UNDER CITY OF MIDLAND SUPERVISORIAL CONTRACTOR SHALL NOTIFY THE CITY OF MIDLAND FOR OPENING AND/OR CLOSING EXISTING VALVES OR TAPS CONNECTING TO EXISTING SIGNS AND FOR ALL PRESSURE TAPS.
 4. ALL MATERIALS TO BE APPROVED BY THE CITY OF MIDLAND PRIOR TO THE START OF CONSTRUCTION.
 5. ALL MATERIAL TO BE DUCTILE IRON CLASS 54.
- SANITARY SEWER**
1. SANITARY SERVICE PIPE: 18" AS 900-25.3
 2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST CITY OF MIDLAND STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR SANITARY SEWER CONSTRUCTION.
 3. ALL SEWER HILL BE INSPECTED AND GIVEN FINAL APPROVAL BY THE CITY OF MIDLAND BEFORE BACKFILLING IS ALLOWED.
 4. ALL TRENCHES TO BE CONTRACTED TO 90% MAXIMUM DENSITY ASTM D 1557.



By	Date	Revisions	Drawn	JDH	Designed	GDB
Checked	MJR		Scale	1" = 20'		
Field Survey	DJU		Year			
Issue/Revised	Date		Issue/Revised	Date		

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DETAIL SHEET
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