

PLANNING COMMISSION AGENDA

Regular Meeting

June 10, 2026 at 7:00 PM



- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF MINUTES** - Items can be added or deleted from the Agenda by board action.
 - A. Approve May 13, 2026, Planning Commission Work Session Meeting Minutes
 - B. Approve May 13, 2026, Planning Commission Meeting Minutes
- 4) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.
- 5) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.
- 6) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
 - A. SPLU26-0001 - 902/1102 West Hanover Street Special Land Use
- 7) **OLD BUSINESS**
- 8) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. SP# 23.04- 902/1102 West Hanover Street Site Plan
- 9) **PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.
- 10) **BOARD REPORTS**
- 11) **ADJOURNMENT**

PLANNING COMMISSION MINUTES

May 13, 2026

Regular Meeting - 5:30 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A WORK SESSION held on Wednesday, May 13, 2026, at 5:30 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Chair Banfield.

2) ROLL CALL

Roll was called:

Present: Chair Tim Banfield, Carter Bright, Tim Fitzgerald, Aron Hodo, Lisa McNiff, Karl Sievertsen

Also Present: Director Strange and Deputy Clerk Cary

Absent: Ian Stewart, Ryan Underhill and Jim Zuck.

3) PUBLIC COMMENT Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes.

Barry Wayne Adams, 622 West Green St, gave public comment.

Rick Hugget, Stuart Lake, gave public comment.

Lynn Sleight, 507 Fair St, gave public comment.

Brian Munger, 200 E Spruce St, gave public comment.

4) DISCUSSION TOPICS

A. Zoning Ordinance Review

The board discussed the proposed zoning ordinance updates.

5) ADJOURNMENT

The meeting was adjourned at 6:51 P. M.

Respectfully submitted by,

Brandie Cary
Deputy Clerk

PLANNING COMMISSION MINUTES

May 13, 2026

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Wednesday, May 13, 2026 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Chair Banfield.

2) ROLL CALL

Roll was called:

Present: Chair Tim Banfield, Carter Bright, Tim Fitzgerald, Aron Hodo, Lisa McNiff, Karl Sievertsen

Also Present: Director Strange and Deputy Clerk Cary

Absent: Ian Stewart, Ryan Underhill, and Jim Zuzk

3) APPROVAL OF MINUTES - Items can be added or deleted from the Agenda by board action.

Moved by Lisa McNiff, supported by Aron Hodo to approve the April 8, 2026, Planning Commission work session meeting minutes and the April 8, 2026, Planning Commission meeting minutes. On a voice vote: **Motion carried.**

A. Approve April 8, 2026, Planning Commission Work Session Meeting Minutes

B. Approve April 8, 2026, Planning Commission Meeting Minutes

4) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by board action.

Moved by Aron Hodo, supported by Lisa McNiff to approve the agenda. On a voice vote: **Motion carried.**

5) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

Barry Wayne Adams, 622 West Green St, gave public comment.

Katie Best gave public comment.

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

None.

7) OLD BUSINESS

None.

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. Special Land Use SPLU26-0001 - Set Public Hearing for Hanover Street Storage - Outdoor Storage

Moved by Lisa McNiff, supported by Aron Hodo to receive Special Land Use #SPLU26-0001 for the addition of outdoor storage on Hanover St. On a voice vote: **Motion carried.**

Moved by Lisa McNiff, supported by Aron Hodo to set a public hearing for the June 10th, 7:00 PM Planning Commission meeting to consider Special Land Use #SPLU26-0001 for the addition of outdoor storage on Hanover St. On a voice vote: **Motion carried.**

Director Strange gave an introduction to the special land use for outdoor storage.

- 9) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.

Durrie Parker, 120 Circle Dr, gave public comment.

Rick Hugget, Stuart Lake, gave public comment.

Lynn Sleight, 507 Fair St, gave public comment.

Brian Munger, 200 E Spruce St, gave public comment.

Barry Wayne Adams, 622 West Green St, gave public comment.

10) BOARD REPORTS

Director Strange stated that the grand opening of the splash pad and pickle ball court is May 15th at noon.

11) ADJOURNMENT

The meeting was adjourned at 7:30 P.M.

Respectfully submitted by,

Brandie Cary
Deputy Clerk

ITEM: 6.A

ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: June 10, 2026
SUBJECT: SPLU26-0001 - 902/1102 West Hanover Street Special Land Use

Case #: #SPLU26-0001
Address: 902/1102 West Hanover Street
Parcel #: 53-004-917-03 and 53-004-918-00
Zoning District: Research and Technology District (I-1)
Surrounding Zoning: I-1 to the west and south, B-4 to the west, B-2 to the north, POSD to the east
Surrounding Uses: Vacant industrial to the south; commercial to the north, church and parking area to the west, and vacant industrial property to the west.
Previous Action: ZBA approved dimensional variances for the existing self-storage facility, The Planning Commission granted a waiver that a landscape plan and interior landscaping be waived with one exception: the applicant was required to plant the required number of trees in the right of way. This happened in the area
The Planning Commission scheduled a Public Hearing for tonight to consider a Special Land Use for Outdoor Storage.
Current Request for Action: Approve Special Land Use #SPLU26-0001 for Outdoor Storage at the self-storage facility at 902/1102 West Hanover Street.

City staff have been working with the property owners of Hanover Street Storage, Adam and Kelly Rickert, and their engineer, Hurley & Stewart, on a revision to this project which would see the addition of outdoor storage to the self-storage facility at 902 and 1102 West Hanover Street. The owners have proposed an outdoor storage area that may be built in two phases which is fully enclosed by chain link fence and screened with evergreens per our screening requirements. The proposed outdoor storage lots will be maintained as gravel. The sidewalk and street trees that were required on the original site plan should be maintained as a requirement.

Self-storage facilities are a special land use in the I-1 zoning district. A site plan for the project is also on this agenda and is included in the packet for reference.

The following standards are to be used in considering whether to approve the special land use request at the June meeting:

A. The proposed use shall be in accordance with the City Master Plan and the intent and

purpose of the subchapter.

The proposed use meets the intent of the subchapter and the city master plan and current zoning ordinance. Storage of RV's in front yards has been a concern and this would provide a location for that type of storage.

B. A documented and immediate need exists for the proposed use within the community.

While there are self-storage facilities in the surrounding area, few have outdoor storage areas and there is still a demand in the community. Currently the un-built area of the site is an empty parking lot.

C. The use is compatible with adjacent uses and the existing or intended character of the surrounding neighborhood, and will not have an adverse impact upon or interfere with the development, use or enjoyment of adjacent properties, or the orderly development of the neighborhood.

The use is compatible with the character of the neighborhood and will improve the appearance of the two parcels. The added landscaping for screening is a benefit. No adverse impact on the enjoyment of neighboring parcels or development of the neighborhood is expected.

D. The proposed use shall be designed, constructed, operated and maintained so as to be compatible with the use of adjacent lands.

The proposed project is an improvement on the current vacant portion of the site and the proposed site plan is compatible with adjacent properties. The fence provided around the outdoor storage is chain-link, but this will be screened entirely. Screening will be provided with plantings for all adjacent properties and Right-Of-Way as required for outdoor storage.

E. The proposed use shall be compatible with the natural environment.

There is no expectation that there will be a negative impact on the environment. The addition of plantings for screening is beyond what was anticipated for the originally approved site plan.

F. The proposed use shall be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

There is no expectation that the use will have an impact on the items in this section. Traffic will increase over the current use of the property, but is not anticipated to be more than the originally approved site plan. The surrounding streets have the capacity to serve the site, as was discussed during the initial site plan approval process. The proposed use will not have any impact on water, sewer, schools, or refuse. The impact on police and fire is expected to be minimal. The added lighting is proposed to coordinate with the storage layout and will improve this otherwise dark corner.

G. The proposed use shall not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to public health, safety and welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or unreasonable or offensive odors.

There is no expectation that the site will cause unreasonable traffic or other conditions beyond what was expected for self-storage.

RECOMMENDATION:

Based on the findings above, staff recommends approval of the Special Land Use #SPLU26-0001 for Outdoor Storage at the self-storage facility at 902/1102 West Hanover Street and recommendation for approval to City Council.

SPECIAL LAND USE APPLICATION

City of Marshall

Fee \$250.00

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

Process

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

Address of subject property 1102 W. Hanover Street

Applicant's name Jeffrey Paulson, P.E. Phone (269) 552-4960

Applicant's address 2800 S 11th St. City Kalamazoo Zip 49009

Owner's Name Sundancer, LLC Phone (260) 437-4781

Owner's Address 1102 W. Hanover Street City Marshall Zip 49068

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

Self-Storage Facility is a Special Land Use in I-1 Research and Technology

District

Applicant's Signature



Date

4/20/23

Owner's Signature



Date

26 APR 2023

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

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

DRAWING LOCATION: H:\03-0410 (Marshall Storage)\FINAL DRAWINGS\C-2 Site Layout.dwg - 04/20/2024 LAST SAVER BY: HMA ON 4/20/2024

ZONING REQUIREMENTS

ZONING
 THE SITE IS ZONED I-1 RESEARCH AND MANUFACTURING SETBACKS APPROVED AT ZBA MEETING JAN 19, 2023
 SETBACKS: FRONT - 25', 5' ALONG WEST PL
 SIDES - 25', 5' ALONG WEST PL
 REAR - 25'
 24'3" REAR & FRONT SETBACKS APPROVED BY ERIC ZUZGA VIA EMAIL APR 4, 2023

LOT COVERAGE: BASE 37.5%, ALTERNATE 42.5%

PARKING
 TOTAL PARKING SPACES REQUIRED:
 2 SPACES x CARETAKER DWELLING
 1 SPACE PER 275 OF USABLE SPACE IN PRIMARY BUILDING

IN BASE PLAN:
 0 CARETAKERS/CARETAKER DWELLINGS,
 0 SQFT OF NON-DRIVE-UP STORAGE
 2 x 0 + 0/275 = 0 SPACES
 BARRIER FREE SPACES REQUIRED = 0

IN ALTERNATE PLAN:
 0 CARETAKERS/CARETAKER DWELLINGS,
 6,325 SQFT OF NON-DRIVE-UP STORAGE
 2 x 0 + 6,325/275 = 23 SPACES
 BARRIER FREE SPACES REQUIRED = 1

BARRIER FREE SPACES = 1 PROVIDED
 ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
 TYPICAL PARKING SPACE DIMENSION = 8'x24'

THERE ARE 45 SPACES THAT EXIST ON SITE FOR ACCESSING OF INDIVIDUAL UNITS.

BUILDING INFORMATION

BUILDING HEIGHT = 40' X 115' BUILDING = 8'-11"
 30' X 115' BUILDING = 8'-9"

DRIVEWAYS

PRIMARY DRIVEWAY: HANOVER STREET
 INGRESS & EGRESS
 SECONDARY DRIVEWAY: DOBBINS STREET
 EGRESS (INGRESS ONLY WITH REMOTE CONTROL)

SIGNS

4 PROPOSED SIGNS - 5' X 10' EA
 LOCATIONS:
 1) SW CORNER OF BLDG 3/4 OR 5/6 FACING S
 2) SE CORNER OF BLDG 9 FACING E
 3) N SIDE OF BLDG 10 FACING N
 4) SW CORNER OF BUILDING 1 FACING W

TRASH

NO TRASH DISPOSAL WILL BE PROVIDED ON SITE.

SITE LEGEND

HMA PAVEMENT	OLD/CURRENT PAVEMENT
CONCRETE WALK	MIX OF OLD/CURRENT PAVEMENT AND GRAVEL
C4 CURB AND GUTTER	CONCRETE SIDEWALK
LEGEND	CONCRETE CURB AND GUTTER TYPE VARIES
PHASE 1 OUTDOOR STORAGE/PARKING AREA	PROPOSED DECIDUOUS TREE
PHASE 2 OUTDOOR STORAGE/PARKING AREA, IF NEEDED	PROPOSED EVERGREEN TREE
PHASE 1 6' CHAINLINK FENCE	PREVIOUSLY CONSTRUCTED FENCE
PHASE 2 6' CHAINLINK FENCE	

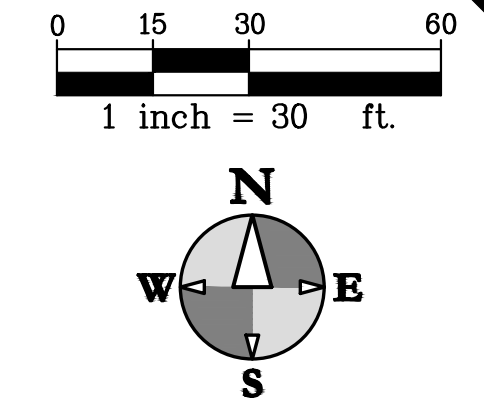
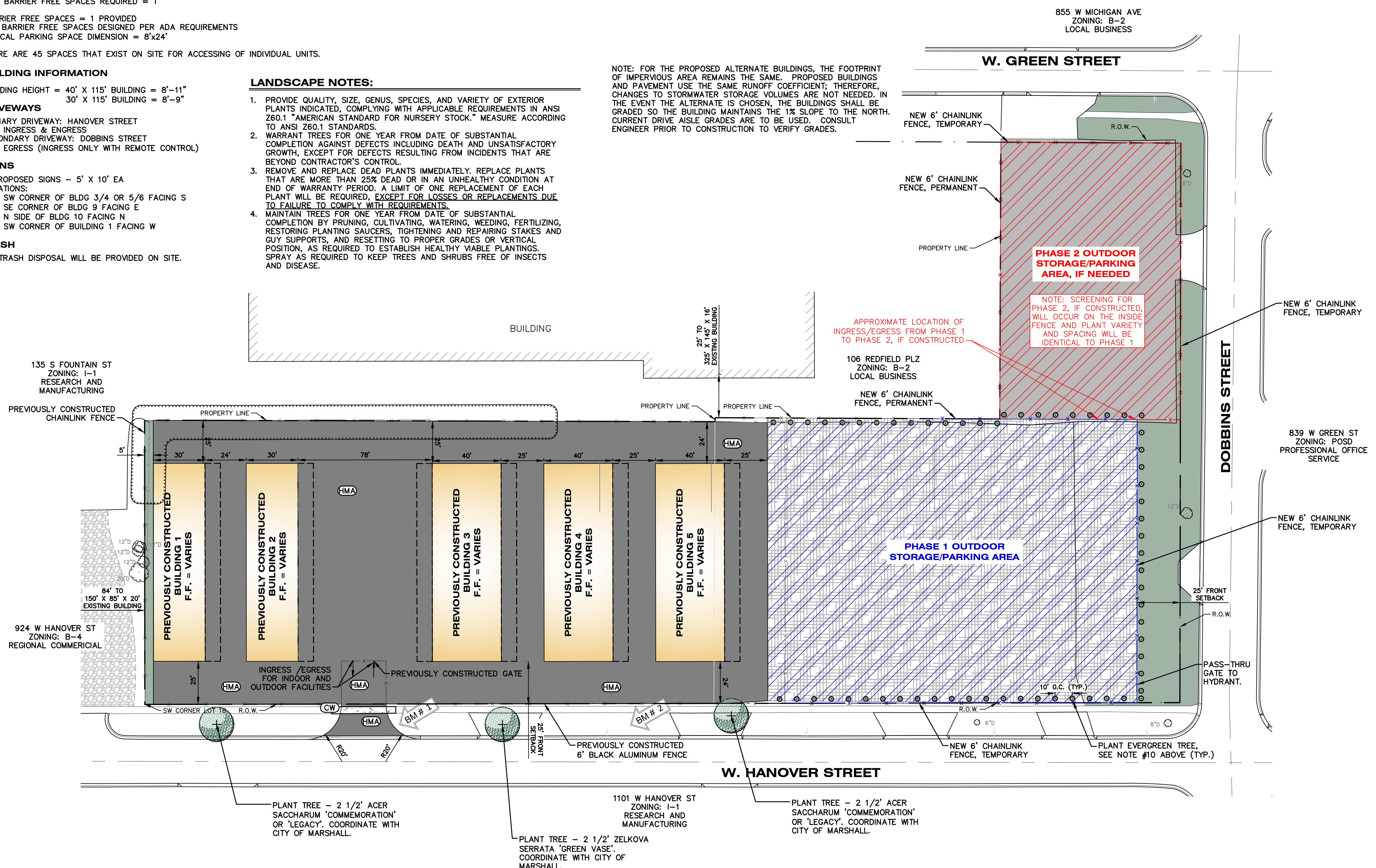
LANDSCAPE NOTES:

1. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
2. WARRANT TREES FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
3. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
4. MAINTAIN TREES FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
4. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
5. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF MARSHALL STANDARDS SPECIFICATIONS.
7. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
8. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
9. ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
10. EVERGREEN TREES SHALL BE A VARIETY OF FIR, ARBORVITAE, AND SPRUCE. PLANTINGS SHALL FOLLOW AN ALTERNATING SEQUENCE IN WHICH EACH SPECIES IS INSTALLED IN GROUPS OF THREE CONSECUTIVE TREES BEFORE SWITCHING TO THE NEXT SPECIES. EACH TREE SHALL BE 3" SPR, B&B AND PLANTED 10' O.C.

PLANT SELECTION
 - Emerald Arborvitae (Thuja Occidentalis Smaragd)
 - Green Giant Arborvitae (Thuja Standishii)
 - Western Red Cedar (Thuja Plicata)

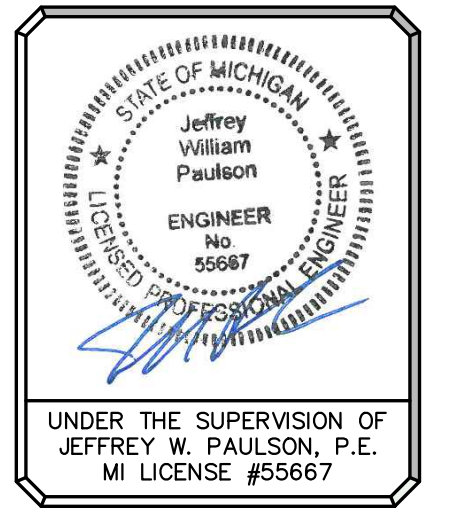


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Job No. 23-0410 - P.M.A.I.P. - Drft. IIV - QA/QC 5/19/26	ISSUED FOR/REVISIONS:
2 SITE PLAN REVIEW COMMENTS	6/9/26
3 CITY REVISIONS	7/5/23
4 OWNER REVISIONS	9/14/23
5 SPECIAL LAND USE APPLICATION	5/19/26

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TEMPORARY SITE LAYOUT PLAN - SLU
HANOVER STREET STORAGE
SUNDANCER, LLC

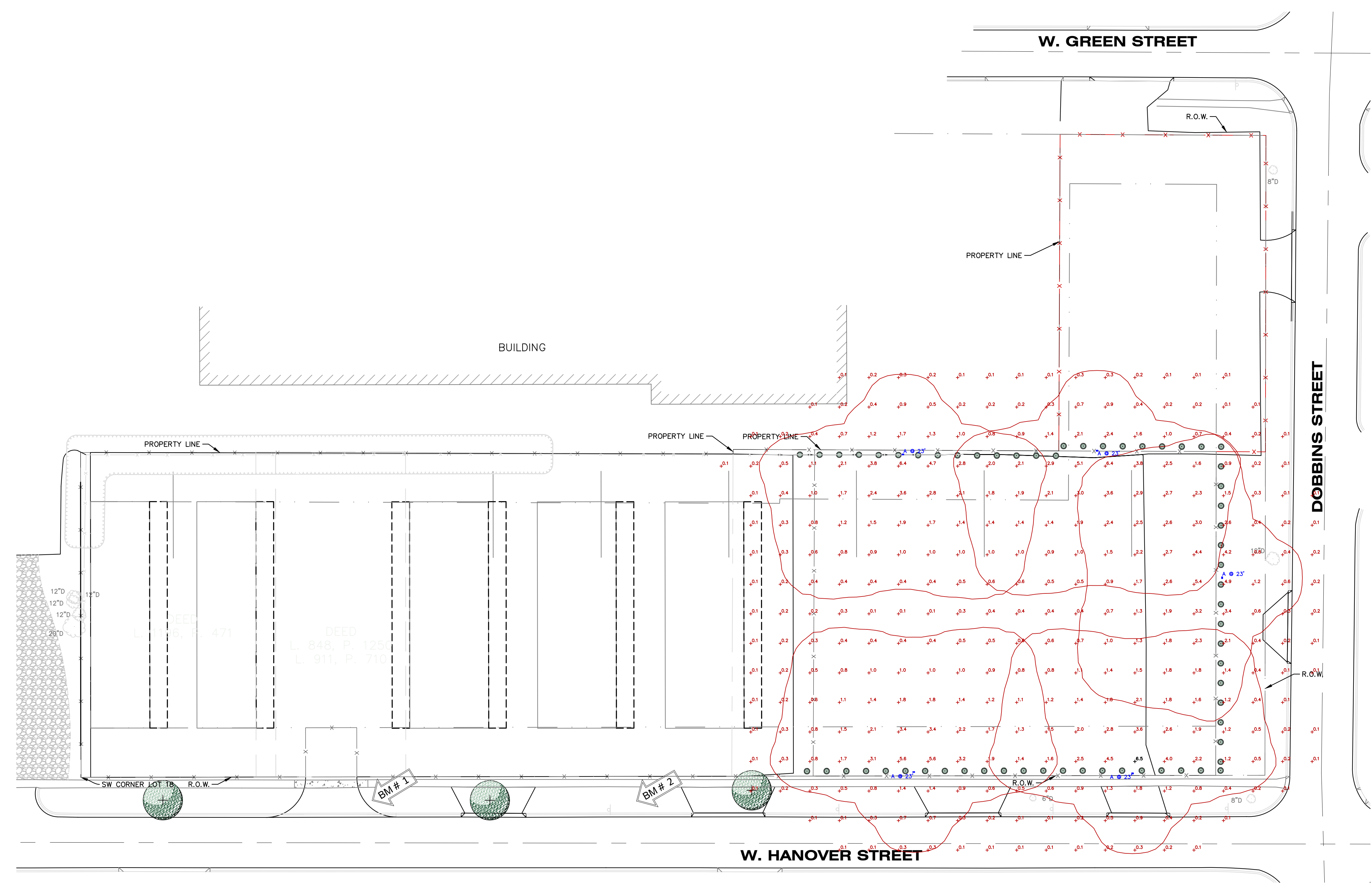
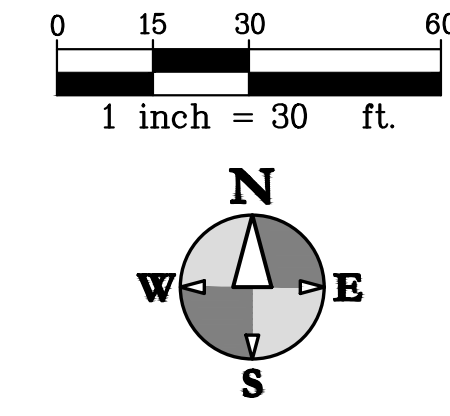


ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 FIELD WORK PERFORMED BY:
 HURLEY & STEWART, LLC

Sheet Title:
 Project:
 Client:
 5/19/26
 Sheet
C-2B

DRAWING LOCATION: H:\31-0410 (General Storage)\FINAL DRAWINGS\1 Photometric Plan - Odsborng LAST SAVED BY: WALK ON 5/19/2026

A



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www.hurleystewart.com

hurley & stewart

Job No.: 23-0410 - P.M. JWP - DRT: JLV - QA/QC: 5/19/26

ISSUED FOR/REVISIONS:	DATE
2 - SITE PLAN REVIEW COMMENTS	6/8/23
3 - CITY REVISIONS	7/5/23
4 - OWNER REVISIONS	9/14/23
5 - SPECIAL LAND USE APPLICATION	5/19/26

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PHOTOMETRIC PLAN - SLU
HANOVER STREET STORAGE
SUNDANCER, LLC

Sheet Title:
Project:
Client:

5/19/26

Sheet
P-1B



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

ITEM: 8.A

ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: June 10, 2026
SUBJECT: SP# 23.04- 902/1102 West Hanover Street Site Plan

Case #: SP#23.04 Revision
Address: 902/1102 West Hanover Street
Parcel #: 53-004-917-03 and 53-004-918-00
Zoning District: Research and Technology District (I-1)
Surrounding Zoning: I-1 to the west and south, B-4 to the west, B-2 to the north, POSD to the east
Surrounding Uses: Vacant industrial to the south; commercial to the north, church and parking area to the west, and vacant industrial property to the west.
Previous Action: ZBA approved dimensional variances for the proposed self-storage facility.
PC approved Site plan in 2023 for self-storage buildings without no landscaping requirements outside of street trees.

City staff have been working with the property owners, Adam and Kelly Rickert, and their engineer, Hurley & Stewart, on this project which would see the addition of outdoor storage to their self-storage facility at 902 and 1102 West Hanover Street. The parcel has been built-out with five of the buildings planned. The owners have proposed a revision to their approved site plan that allows for use of the remaining space as outdoor storage until the company has enough funds to build the remaining self-storage buildings. The owners have proposed an outdoor storage area which is fully enclosed by chain link fence and screened with evergreens per our screening requirements. The sidewalk and street trees that were required on the original site plan should be maintained as a requirement. but are not shown on the new submittal.

Dimensional Requirements (Setback, lot coverage, etc)

The ZBA approved a dimensional variance for the setback requirements to allow for the addition of the self-storage facility. The remaining requirements are met per the original site plan submitted. The proposed fences are allowed on the property line as shown.

Parking Requirements

There is sufficient space for customers to park and others are able to move by them on the site. The proposed outdoor storage lots will be maintained as gravel.

Landscape Plan

The approved site plan waived the requirement for a landscape plan and interior landscaping. The applicant was required to plant the required number of trees in the right of way but only completed

the west portion of the site where there were buildings completed. The east portion of the site still needs street trees (and sidewalk), which the applicant is happy to do, but is requesting if this can happen when they come back to Planning Commission for approval for construction of the remaining storage buildings. It is staff opinion that we should help the applicant be successful, however this sidewalk would help with pedestrian access to the new splashpad and pickleball courts (which were not constructed when the original application and approvals were given). It is staff opinion that the sidewalk and street trees are a requirement that should be a part of any approval given. Giving time for implementation would help the applicant with cash flow, however there is no known timeline for when the applicant may return to construct the additional self-storage units. Referencing the originally approved site plan, it is recommended the applicant install sidewalks and street trees per original approval but allow implementation of said sidewalk to be delayed for up to 5 years.

Sidewalks

There is an existing sidewalk on the Hanover Street frontage which needs to be maintained. Staff recommends that the applicant adds sidewalk to the Dobbins Street frontage as site plan. The east portion of the site still needs sidewalk (and street trees), which the applicant is happy to do, but is requesting can happen when they come back to Planning Commission for approval for construction of the remaining storage buildings.

Exterior Lighting

The required photometric plan was included with the submitted plans showing compliance at property line in most locations. The western light on the north side has slight light trespass onto the parking lot of the adjacent Redfield Plaza. It is not anticipated this will be problematic at this location as the light level falls off quickly, however additional shielding could be required to meet the ordinance.

The following language is taken from our ordinance:

Subject to the provisions set forth herein, open space and recreational uses, all non-single family residential parking areas, walkways, driveways, building entryways, off-street parking and loading areas, and building complexes with common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using such public or common areas.

Permitted Lighting. Only downward-directed, fully shielded, concealed-source lighting shall be permitted. Lighting shall be placed and shielded so as to direct the light onto the site and away from adjacent properties. The lighting source shall not be directly visible from adjoining properties. Lighting shall be shielded so that it does not cause glare or interfere with the vision of motorists.

Development Review Team

On June 1, 2023, the City Development Review Team met to consider the proposed site plan. Their report is included in this packet. All of the items have been addressed and are accepted, with two exceptions. The stormwater submission is still under review and will need to be approved by Public Services prior to the site plan being officially approved. A waiver for landscape plan and interior requirements as been submitted.

PLANNING COMMISSION CONSIDERATIONS

Staff have reviewed the site plan based on the requirements of the I-1 Zoning District and related sections of the zoning ordinance. As part of our review, we evaluated the proposed facility through the following standards that the Planning Commission will use in the process of reviewing any site plan for approval:

1. Adequacy of information. The site plan information is complete, accurate, and in an understandable form that accurately depicts and describes the proposed development.

The site plan submitted, when combined with the originally approved site plan, was mostly complete

and accurate.

2. Site appearance and preservation. The site layout promotes the normal and orderly development of surrounding lots, and the development layout preserves, to the extent feasible, the site's natural, cultural, and historical features, such as but not limited to significant buildings, wetlands, topography, and woodlands.

The proposed site plan revision proposes additional vegetation to serve as screening which is anticipated to improve the area. This site continues the transition to industrial uses as anticipated in the zoning ordinance. No major impact is expected to the site's natural, cultural, or historical features.

3. Pedestrian access. Existing and proposed sidewalks or pedestrian pathways connect to existing and planned public sidewalks and pathways in the area, and comply with applicable barrier-free access standards.

The proposed use is situated on an industrial zoned lot and will not generate pedestrian traffic. Sidewalk addition on Dobbins Street frontage was required as part of the original site plan approval and has not yet been completed. It is recommended the sidewalk and street trees required as part of the original site plan approval remain a requirement., but their construction could be deferred for 2-3 years to allow time for some revenue to be generated to help pay for them..

4. Vehicular circulation. Drives, streets, parking, site access and other vehicle-related elements are designed to minimize traffic conflicts on adjacent streets, and to promote safe and efficient traffic circulation.

The plans do not change the previously constructed drives. Drives on the site are sufficient in width to meet the site's needs.

5. Parking and loading. Off-street parking lots and loading areas are arranged and located to accommodate the intensity of proposed uses, minimize conflicts with adjacent uses, and promote shared-use of common facilities where feasible.

The previously approved layout was found to have sufficient parking and loading spaces on the site. The proposed changes do not increase the requirement. The gravel storage area will be organized with 'parking spots' for RV and other vehicle storage.

6. Building composition. Building design and architecture are harmonious with the surrounding neighborhood with regard to scale, mass, proportion, and materials.

The design and architecture of the buildings are not changing. New chain link fence is anticipated to match existing chain link on site. No concerns.

7. Screening. Adequate screening elements have been provided to buffer or separate unlike or conflicting land uses, and to screen off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from abutting residential districts and street rights-of-way.

Existing black aluminum fencing on the Hanover, and Green frontages and chain link between Redfield Plaza and the site remain. The addition of outdoor storage requires screening to all adjacent right-of-way and other uses. Trees will need to be planted within the ROW. Original design of sidewalk and tree planting would be acceptable

8. Exterior lighting. All exterior lighting fixtures are designed and arranged to minimize glare and light trespass, prevent vision impairments, and maximize security.

The site meets most of the standards of the ordinance with very minimal light trespass on the north-west proposed new light fixture. Additional shielding could be requested at this location to fully meet the ordinance and a new photometric could be submitted for confirmation by the zoning administrator.

9. Impact upon public services. The impact upon public services (including utilities, streets, police and fire protection, emergency access, and public sidewalks and pathways) will not exceed the existing or planned capacity of such services

The proposed changes to development would not exceed the city's ability to provide services to the site. The Fire Department will need Knox box access to any walk gates/ any owner pad locks (electrical panels, etc.) Pass through gates are required near any hydrant in case of necessary access. It is required to have signs posted and contracts stating that hazardous materials may not be stored in units or any other item stored outdoors.

RECOMMENDATION:

Approve Revised Site Plan SP# 23.04 with the following conditions: street trees would need to be planted along Dobbins with locations approved by City staff, and sidewalk to be installed within the next five years. The exterior lighting should be adjusted with shielding in place to ensure compliance with the ordinance. Revised photometric can be reviewed by the Zoning Administrator for confirmation.



CITY OF MARSHALL

SITE PLAN APPLICATION

SITE PLAN REVIEW PROCESS

THE CITY NOW REQUIRES ALL SITE SUBMISSIONS IN ELECTRONIC .PDF FORMAT, ACCOMPANIED BY TWO (2) LARGE SIZE PAPER COPIES.

Plans can be emailed to: TNelson@cityofmarshall.com

1. Site plan application and fee are submitted to the Department of Community Services at City Hall, 323 W. Michigan Ave., Marshall, MI from the hours of 8:00 a.m.-5:00 p.m. Applications and fees may be submitted by mail or in person. Site plan submissions are **required electronically with 2 large size paper copies.**
2. The initial site plan submission is dedicated to internal City staff review. The developer is welcome to attend this meeting. If the developer does not attend, revisions will be suggested in a letter.
4. A deadline is given to the developer to prepare revisions and re-submit by the corresponding Planning Commission "Submission Date" (dates attached).
5. At their next regular meeting, Planning Commission accepts the site plan. If the plan is complete, upon request, the Planning Commission may also move to approve. If the plan is not complete or there is no request, the Planning Commission will move to approve at their next regularly scheduled meeting.

Site Plan Submission Requirements (Review Zoning Ordinance for all requirements)

1. Complete the Application.
2. Review and follow the Site Plan Review checklist.
3. Go to www.cityofmarshall.com - Planning and Zoning and click on "Zoning Ordinance" under Helpful Link.
4. Submit a certified survey of the property with the site plan.
5. Submit a copy of the deed showing ownership

City Departments

Web site: www.cityofmarshall.com

City Manager Derek Perry	269.558.0315 DPerry@cityofmarshall.com
Planning and Zoning Trisha Nelson	269.558.0304 TNelson@cityofmarshall.com
Chief of Police Josh Lankerd	269.781.9810 JLankerd@cityofmarshall.com
Director of Public Utilities Marguerite Davenport	269.558.0323 MDavenport@cityofmarshall.com
Director of Electric Utilities Kevin Maynard	269.558.0329 KMaynard@cityofmarshall.com
Building Official Tim Musser	269.781.3985 x1507 TMusser@cityofmarshall.com
Water Dept. Supervisor Aaron Ambler	269.558.0338 AAmbler@cityofmarshall.com
Wastewater Dept. Supervisor Alec Egnatuk	269.558.0337 AEgnatuk@cityofmarshall.com

County Department

www.calhouncountymi.gov

Health Department – Food Services- Battle Creek	269-969-6373
Road Department – Soil and Erosion Permits - Marshall	269-781-9841

Michigan Department of Transportation

www.michigan.gov

269-789-0560 or toll free 1-877-324-6368

City of Marshall
Application for Site Plan Review

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

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

1. Applicant Information

Address of property being developed:

1102 W Hanover Street, Marshall, MI 49068

Owner of property being developed:

Sundancer, LLC

Owner's Address: 1102 W Hanover Street

Marshall
City

MI
State

49068
Zip

Owner's Phone Number:

(260) 437-4781

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

Name and Title:

Jeffrey Paulson P.E., Engineer

Address: 2800 S 11th St.

Kalamazoo
City

MI
State

49079
Zip

Phone Number:

(269) 552-4960

City of Marshall
Application for Site Plan Review

3. Brief description of proposed project

Redevelopment 1102 Hanover Street & 902 Hanover Street from parking lot
into self storage unit facility.

4. Property Information

Is this property located in a floodplain?	<u>N/A</u>
Is this property located in a wetland?	<u>N/A</u>
Land area in square feet?	<u>115,886</u>
Proposed building area in square feet?	<u>43,300</u>
Proposed paved area in square feet?	<u>63,080</u>
Existing paved area in square feet?	<u>104,271</u>
Lake or stream within 500 feet?	<u>N/A</u>
Any other agencies contacted for approvals?	<u>N/A</u>
If so, please list:	

City of Marshall
Application for Site Plan Review

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

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

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

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

Name (Please Print) ADAM D. RICKERT

Title: CO-OWNER SUNDANCE, LLC Date: 26 APR 2023

Signature: 

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

LAND USE AND DEVELOPMENT FEES	
PLATS	
Up to 30 Lots	\$550.00
Over 30 Lots	\$750.00
SITE CONDOMINIUMS	
Up to 30 Lots	\$450.00
Over 30 Lots	\$650.00
SITE PLANS	
Commercial and	\$350.00 < 30 acres
Special Land Use	\$400.00
Planned Unit Development	\$500.00
Amend a PUD	\$150.00
Multiple Family Developments (Apartment & Additions to existing Site Plans if Planning Commission Review is required)	\$50 plus \$5.00 per unit or lot
Extending Site Plan with Planning Commission	\$100.00
	\$150.00

CITY OF MARSHALL

City of Marshall Grease Discharge Control Policy

All non-residential establishments that prepare, cook, or dispense food and discharge wastewater to the City of Marshall sanitary sewer system, are required to install and maintain an appropriately sized grease trap/grease interceptor. These establishments include but are not limited to restaurants, school kitchens, hotel kitchens, hospitals, church kitchens, bars, clubs, grocery stores, etc.

The City of Marshall Sewer Use Ordinance prohibits the discharge of grease in amounts that could cause interference or obstruction of wastewater flow. The Sewer Use Ordinance establishes the City's authority to enforce this policy and to impose fines and penalties for non-compliance, and to recover costs associated with enforcement & non-compliance.

Owners are required to contract a licensed plumber to install a properly sized grease trap/interceptor in accordance with the State of Michigan Plumbing Code. The grease trap or interceptor shall be certified by and/or designed according to the Plumbing and Drainage Institute standards. Prior to final connection to the City's sanitary sewer, the owner must notify the City Plumbing Inspector for inspection. The City of Marshall Wastewater Treatment Department must also be notified. Grease trap/interceptor location and specifications must be provided along with a written employee grease handling policy and an appropriate grease trap/interceptor maintenance schedule. Failure to meet code requirements, or provide required information will result in a denial to connect.

City personnel will inspect grease trap/interceptors and maintenance records on a regular basis. Failure to appropriately maintain a grease trap/interceptor may result in fines and/or disruption of service.

Cross Connections

In an effort to eliminate cross connections, the applicant needs to install backflow prevention devices in accordance with the Michigan Plumbing Code. For non-residential water users, backflow prevention devices for facility containment are preferred. Prior to connecting to water services, a cross connection inspection must be scheduled with the Water Superintendent.

Water Superintendent: Aaron Ambler 269.558.0328

Building Official: Tim Musser 269.781.3985

CITY OF MARSHALL

Site Plan Review Checklist for General Development

Date: 4/25/23

Zoning District I-2 Research and Technology District

Proposed Use: Self Storage

Is this a Permitted Use? Yes No
Special Land Use, Yes No
If yes list section number: (Section 4.42)

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

Property Address: 1102 W. Hanover Street

Information of Responsible Party that prepared plans

Name: Jeffrey Paulson, P.E.

Company Name: Hurley & Stewart

Company Address: 2800 S 11th St.

Kalamazoo, MI 49009

CITY OF MARSHALL

Zoning Ordinance, Article 6: Development Procedures: Section 6:3 - Site Plan Review is needed when:

- (A) - Any use or development stipulated elsewhere in the ordinance.
- (B) - All uses subject to land approval.
- (C) - Any areas for which off-street parking is required except for single- and two-family dwellings on a single lot.
- (D) - All permitted use, new construction, or any change of use lying contiguous to or across the street from a residential district.
- (E) - All residentially related uses permitted in a one-family district such as, but not limited to, institutional uses, churches, or public facilities.
- (F) - Any new use, addition or accessory structure that requires additional off-street parking to that already provided.
- (G) - Site plans for subdivisions and site condo developments.
- (H) - All uses not otherwise included within a specific use district.
- (I) - Any use for which the zoning administrator determines that PC review is necessary to determine compliance with the zoning ordinance.
- (J) - Amendments to approve site plans, except that the City Manager may approve minor modifications.

Note: Staff will review all plans prior to submitting them to Planning Commission.

Development Procedures: 6.3 – Site Plan Review: The following information should be included in your site plan:

- Plans submitted for site plan review shall be stamped by a design professional licensed by the State of Michigan such as a landscape architect, architect, or civil engineer.
- Site plans shall be drawn to an engineer's scale appropriate for a sheet size of at least 24 by 36 inches, not to exceed one (1) inch equals 50 feet. If a large development must be depicted in sections on multiple sheets, then an overall composite sheet shall be provided.
- Date, north arrow scale, existing zoning, zoning of adjacent properties, legal description of the property, easements, and the names and addresses of the

CITY OF MARSHALL

architect, planner, designer, or civil engineer responsible for the preparation of the site plan.

The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties and a boundary survey of the parcel.

The location, height and dimensions of all existing and proposed structures on the subject property and all existing structures within 100 feet of the subject property.

A finished floor elevation and exterior building elevation drawing shall be submitted with the site plan.

The location of all existing and proposed drives, walks and parking areas.

The location and right-of-way widths of all abutting streets and alleys.

The location and size of all existing and proposed sanitary sewer lines, water lines, and storm drainage facilities must be shown.

The location and size of all existing and proposed electric, natural gas, telephone, cable TV and solid waste disposal facilities must be shown.

The location, height area of illumination and fixture details of all existing and proposed lighting shall be provided. All lighting shall be located and oriented to have a minimal impact on adjacent properties.

The size, height, location and illumination of all existing and proposed signs shall be provided to insure ordinance compliance.

The location of existing natural features such as wooded areas, floodplains, wetlands, drainage courses, and a topographic survey of spot elevations of the site.

Other information as requested by the Zoning Administrator or Planning Commission to verify that the site and use follow the Ordinance.

The Planning Commission may waive any of the foregoing requirements determined unnecessary for site plan review purposes.

CITY OF MARSHALL

PLANNING COMMISSION CONSIDERATIONS

The Planning Commission shall consider the following standards in the process of reviewing any site plan for approval:

1. **Adequacy of information.** The site plan information is complete, accurate, and in an understandable form that accurately depicts and describes the proposed development.
2. **Site appearance and preservation.** The site layout promotes the normal and orderly development of surrounding lots, and the development layout preserves, to the extent feasible, the site's natural, cultural, and historical features, such as but not limited to significant buildings, wetlands, topography, and woodlands.
3. **Pedestrian access.** Existing and proposed sidewalks or pedestrian pathways connect to existing and planned public sidewalks and pathways in the area, and comply with applicable barrier-free access standards.
4. **Vehicular circulation.** Drives, streets, parking, site access and other vehicle-related elements are designed to minimize traffic conflicts on adjacent streets, and to promote safe and efficient traffic circulation.
5. **Parking and loading.** Off-street parking lots and loading areas are arranged and located to accommodate the intensity of proposed uses, minimize conflicts with adjacent uses, and promote shared-use of common facilities where feasible.
6. **Building composition.** Building design and architecture are harmonious with the surrounding neighborhood with regard to scale, mass, proportion, and materials.
7. **Screening.** Adequate screening elements have been provided to buffer or separate unlike or conflicting land uses, and to screen off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from abutting residential districts and street rights-of-way.
8. **Exterior lighting.** All exterior lighting fixtures are designed and arranged to minimize glare and light trespass, prevent vision impairments, and maximize security.
9. **Impact upon public services.** The impact upon public services (including utilities, streets, police and fire protection, emergency access, and public sidewalks and pathways) will not exceed the existing or planned capacity of such services.



June 8, 2023

Eric Zuzga
Director of Community Services
City of Marshall
Re: 902/1102 West Hanover Site Plan
323 West Michigan Avenue
Marshall, MI 49068

Dear Mr. Eric Zuzga:

It is acknowledged that in addition to the proposed plans, we acknowledge the proposed storage facility is not to store any hazardous chemicals and the owner will take the necessary steps to enforce this responsibility.

Furthermore, it is acknowledged that trash service will not be provided on site and the owner will take the necessary actions to maintain the standards pertaining to this matter.

Thirdly, it is acknowledged that the owner shall provide the fire department with all necessary access codes, Knox box information, etc. necessary for the safety of this site.

These stated items will be the responsibility of the owner and are stated to abide by the comments provided from the site plan review.

Sincerely,

HURLEY & STEWART, LLC

A handwritten signature in blue ink, appearing to read 'JWP', is written over the typed name.

Jeffrey W. Paulson, P.E.



June 8, 2023

Eric Zuzga
Director of Community Services
City of Marshall
Re: 902/1102 West Hanover Site Plan
323 West Michigan Avenue
Marshall, MI 49068

Dear Mr. Eric Zuzga:

In response to the comments issued on June 2, 2023, we have made revisions and attached additional documentation that we have received to date and offer the following comments:

1. See comments in attached stormwater calc document.
 - a. Provide drawing defining existing watershed
 - b. See comment 2 in email –
 - c. No labels to identify ‘sets’ of chambers
 - d. Numbers do not match stormtech provided calculations
 - e. What structures on the plans do these devices relate to?

Response: The existing watersheds have been shown on sheet C-7. The volumes on the stormtech sheets do match the numbers provided in the required storage volumes. The stormtech volume sizing sheets start at the bottom of the stone elevation, which is selected in the header of the sheet. There are 9 inches of stone below the bottom of the chamber. This corresponds to 0 for the height of the system. Looking at the standard detail for the stormtech chambers, we have 9 inches of stone, reaching the bottom of the chamber. The SC-740 chambers are 30 inches tall, which is then covered with 6 inches of stone. This results in a total height of 45 inches for the system. The provided volumes at 45 inches correspond to the required storage volumes in our calculation sheets. The corresponding structure numbers have been updated in the storm calculation sheet. The outlet control structures are STM # 1 and STM # 12.

2. Please provide a chart of impervious area on C-2 by building and HMA area to tie back to impervious area in stormwater calcs. Need separated by proposed watersheds.

Response: This chart has been provided on sheet C-2.

3. Provide a drawing outlining the 8 watershed areas with acres of each labeled.

Response: This drawing has been provided on the new sheet, C-7.

4. For clarity – please label “stormwater – east” and “stormwater – west” on the plans to align with the stormwater calculations.

Response: These labels have been added on sheet C-7.

5. Please provide site specific details for the stormtech chamber system defining the following:

- a. Where on the system is the “stone inv.” elevations outlined in the plan views

Response: The stone invert has been shown in the detail on sheet C-6 and refers to the utility plan, sheet C-4 for specific elevation of the bottom of stone.

- b. The invert elevation of in and out pipes of each system is not detailed on the plans

Response: The invert elevation for the inlet and outlet have been added to the storm structure table.

- c. Show elevation of ‘storage volume’ as outlined in the stormwater calcs. Need justification on specified stone material and calculated storage. – justify 40% voids used in stormwater chamber calcs.

Response: Stormtech’s standard detail sheet calls for AASHTO M43 stone to be used. According to AASHTO, M43 has a 40% void ratio.

- d. Storage calculation form ‘stormtech’ sheets do not match claimed storage volumes on ‘Hurley and Stewart’ calculation sheets

Response: Please refer to the 45-inch height of system volume as there is 9 inches of stone followed by the 30-inch tall chamber, followed by an additional 6 inches of stone, resulting in a total system height of 45 inches. These volumes correspond to the required volumes in Hurley & Stewart’s calculation sheets.

6. Provide justification for infiltration if planned for in required treatment.

Response: The storm water is collected into the chamber systems and is forced to infiltrate as the outlet pipe is set to an elevation to which when a storm event occurs, the chamber will fill prior to releasing the volume of water. Infiltration is justified for required treatment because of soil type and because of the stormtech chambers footprint there is a significant area available to allow for this infiltration.

7. Confirm structures #14 and #15 are being removed completely.

Response: Structures #14 and #15 are being completely removed.

8. The City’s stormwater management plan requires plan AND profile of stormwater systems. We will not require a profile at this time if adequate storage and invert elevations can be shown from #5 above. However, a profile may be required after the next review if clarity is not obtained on storage volumes, infiltration areas, or constructability of the stormwater system is affected due to lack of detail.

Response: Acknowledged.

9. When will the alternate construction area be decided on? Prove stormwater as proposed will work for both construction options. Areas appear to be the same – clarify with more detail.
Response: A note has been added to clarify the proposed stormwater storage volume will be sufficient for both scenarios and that the alternate buildings are to maintain the 1% slope and utilize the current drive aisle grades.
10. Sidewalk is required along Dobbins St. Must be 5’ wide and 1’ off the right of way line.
Response: The sidewalk was added along Dobbins Street. It is 5” wide and location is greater than 1’ from ROW due to grading constraints and existing trees.
11. Trees proposed within the right of way will need to be specified. Consideration for overhead electric will need to be made when selecting trees. Electric and Fiber utilities will have final say in right of way tree specification and location.
Response: Acknowledged. We have specified the tree types on sheet C-2 and specified the requirement to coordinate with the city regarding these utilities.
12. SESC permit is obtained and managed through the Calhoun County Road Department
Response: Acknowledged. Permit application will be applied for.
13. Add “FIRE LANE NO PARKING” signage will be needed along the entrances and driveways. We can discuss locations and numbers when construction drawings come in.
Response: This note was added to sheet C-2.
14. Landscaping requirements from the ordinance are as follows:
 Interior Landscaping. For every new development, except single-family detached dwellings and any use in the MHPD (Manufactured Housing Park) district or B-3 (Neighborhood Business) district, interior landscaping areas exclusive of any other required landscaping shall be provided, consisting of at least 5% of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways, and along service areas. All interior landscaping shall conform to the following:
- A. One deciduous, ornamental tree or evergreen tree shall be provided for every 400 square feet of required interior landscaping area.
 - B. One shrub shall be provided for every 250 square feet of required interior landscaping area.
 - C. The interior landscaping area shall contain grass or other suitable living groundcover.
- Methods of Screening. One or more of the following screening options shall be required on land abutting City street rights-of-way, and where otherwise required by this Chapter for screening purposes. The Planning Commission may also require one or more of the following screening methods to be used to screen or separate unlike land uses or to otherwise meet the intent of this subchapter or Chapter: (see page 5-45 of ordinance to review options)
Response: It is our understanding that because there isn’t a parking lot, interior landscaping and screening is not required for this development.
15. Note that trash will not be provided based on the use of the property in a cover letter.
Response: This comment has been added to the cover letter provided in this submittal.

16. The city will work with the owner to relocate the overhead electrical and fiber optic lines to an underground option. Work with City Electric Department on location and granting an easement.

Response: Acknowledged.

17. Understand your stance on parking. Provide a statement that there are X amount of spaces that exist on site for accessing of the individual units. Obviously not everyone will be there at the same time so a vehicle may take up space in front of two doors. No expectation that spaces are striped. Utilize the largest building for required spaces. I will add verbiage to my report on the ordinance standards and problems with this type of use without an office.

Response: This statement has been added to sheet C-2.

18. Fire Department will need code access to the gate, knox box access for walk gates/any owner pad locks (electrical panels etc).

Response: Acknowledged. These will be provided to the fire department.

19. Pass through gates near any hydrant in case of necessary access.

Response: The pass-thru gate has been added to the southeast corner of the site, and is annotated on sheet C-2.

20. Post sign/include in contract that hazardous materials may not be stored in units.

Response: This comment has been added to the cover letter provided in this submittal and added to the note regarding signage for the fire lane.

21. Buildings within 5' of property lines will need a 1-hour fire barrier. This will be discussed in the construction drawings stage.

Response: Acknowledged.

Thank you for your cooperation on this project.

Sincerely,

HURLEY & STEWART, LLC



Jeffrey W. Paulson, P.E.



TO: Adam Rickert
Jeffrey Paulson

FROM: Eric Zuzga, Director of Community Services

SUBJECT: 902/1102 West Hanover Site Plan

DATE: June 2, 2023

The City of Marshall's Development Review Team met yesterday to review the submitted site plan for the proposed self-storage facility at 902/1102 West Hanover Street. The following comments are provided in addition to the site plan review checklist that was forwarded yesterday:

1. See comments in attached stormwater calc document.
2. Please provide a chart of impervious area on C-2 by building and HMA area to tie back to impervious area in stormwater calcs. Need separated by proposed watersheds.
3. Provide a drawing outlining the 8 watershed areas with acres of each labeled.
4. For clarity – please label “stormwater – east” and “stormwater – west” on the plans to align with the stormwater calculations.
5. Please provide site specific details for the stormtech chamber system defining the following:
 - a. Where on the system is the “stone inv.” elevations outlined in the plan views
 - b. The invert elevation of in and out pipes of each system is not detailed on the plans
 - c. Show elevation of ‘storage volume’ as outlined in the stormwater calcs. Need justification on specified stone material and calculated storage. – justify 40% voids used in stormwater chamber calcs.
 - d. Storage calculation form ‘stormtech’ sheets do not match claimed storage volumes on ‘Hurley and Stewart’ calculation sheets
6. Provide justification for infiltration if planned for in required treatment
7. Confirm structures #14 and #15 are being removed completely.
8. The City's stormwater management plan requires plan AND profile of stormwater systems. We will not require a profile at this time if adequate storage and invert elevations can be shown from #5 above. However, a profile may be required after the next review if clarity is not obtained on storage volumes, infiltration areas, or constructability of the stormwater system is affected due to lack of detail.
9. When will the alternate construction area be decided on? Prove stormwater as proposed will work for both construction options. Areas appear to be the same – clarify with more detail.



10. Sidewalk is required along Dobbins St. Must be 5' wide and 1' off the right of way line.
11. Trees proposed within the right of way will need to be specified. Consideration for overhead electric will need to be made when selecting trees. Electric and Fiber utilities will have final say in right of way tree specification and location.
12. SESC permit is obtained and managed through the Calhoun County Road Department
13. Add "FIRE LANE NO PARKING" signage will be needed along the entrances and driveways. We can discuss locations and numbers when construction drawings come in.
14. Landscaping requirements from the ordinance are as follows:
Interior Landscaping. For every new development, except single-family detached dwellings and any use in the MHPD (Manufactured Housing Park) district or B-3 (Neighborhood Business) district, interior landscaping areas exclusive of any other required landscaping shall be provided, consisting of at least 5% of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways, and along service areas. All interior landscaping shall conform to the following:
 - A. One deciduous, ornamental tree or evergreen tree shall be provided for every 400 square feet of required interior landscaping area.
 - B. One shrub shall be provided for every 250 square feet of required interior landscaping area.
 - C. The interior landscaping area shall contain grass or other suitable living groundcover.

Methods of Screening. One or more of the following screening options shall be required on land abutting City street rights-of-way, and where otherwise required by this Chapter for screening purposes. The Planning Commission may also require one or more of the following screening methods to be used to screen or separate unlike land uses or to otherwise meet the intent of this subchapter or Chapter: (see page 5-45 of ordinance to review options)

15. Note that trash will not be provided based on the use of the property in a cover letter.
16. The city will work with the owner to relocate the overhead electrical and fiber optic lines to an underground option. Work with City Electric Department on location and granting an easement.
17. Understand your stance on parking. Provide a statement that there are X amount of spaces that exist on site for accessing of the individual units. Obviously not everyone will be there at the same time so a vehicle may take up space in front of two doors. No expectation that spaces are striped. Utilize the largest building for required spaces. I will add verbiage to my report on the ordinance standards and problems with this type of use without an office.
18. Fire Department will need code access to the gate, knox box access for walk gates/any owner pad locks (electrical panels etc).
19. Pass through gates near any hydrant in case of necessary access.
20. Post sign/include in contract that hazardous materials may not be stored in units.



21. Buildings within 5' of property lines will need a 1-hour fire barrier. This will be discussed in the construction drawings stage.



SITE PLAN EVALUATION

Site Plan # 23.04

Date Reviewed 6-1-23

ITEM	YES	NO	N/A	COMMENTS
Professional Stamp, including Landscape Architect if property is over 1 acre.		X		Plans are not stamped by landscape architect
Scale: Not to exceed 1"=50'. Large development must have composite drawing.	X			1'=30'
Date by submitted by Developer.	X			4-27-23
Date stamped by staff.	X			4-27-23
Zoning of property and adjacent properties.		X		H&S to add
Legal Description	X			
Lot coverage		X		Need to add to the % to the plans H&S to add
Setbacks	X			Add a table or better highlight setbacks
Right-of-ways (existing and proposed)	X			Could be a bit clearer
Easements	X			
Name and address of professional responsible for preparation.	X			
North arrow	X			
Dimensions of all lot and property lines, showing the relationship of the property to abutting properties.	X			
Boundary survey	X			
Location, height and dimensions of all existing and proposed structures on property.	X			Most of info is there, but height of structures needs to be added Owner to provide
Location, height and dimensions of all existing structures within 100 feet of the subject property.		X		H&S to add
New Development: Finished floor elevation.	X			
New Development: Exterior building elevation.		X		Owner to provide

ITEM	YES	NO	N/A	COMMENTS
Location of all existing a proposed drives.	X			
Location of all existing walkways.	X			
Location of all existing parking areas.			X	
Parking spaces required.		X		Parking has not been addressed on the site plan
Handicapped spaces.		X		Section 5.14 of ordinance lists all requirements, 1:275 sq ft required parking
Parking layout		X		<div style="border: 2px dashed red; padding: 5px; background-color: #e0ffff;"> <p style="color: red; font-weight: bold; font-size: 1.2em;">There is no office, this is self storage</p> </div>
Parking space dimensions, including driving lanes.		X		
Sizes of parking spaces.		X		
Driveway widths.	X			Dobbins drive width needed
Ingress and Egress of drives.	X			Need more clarification on plan, show arrows
Location of drives (at least 25 feet from boundary of residential).			X	
Waiting areas for drive-through (minimum of 10' wide and 20' long).			X	
Loading Spaces (rear yard -side yard only-not visible to street).			X	
Loading space: 10' width, 50' length 14' height. Not closer than 50' to residential unless fully enclosed (landscaping).			X	
Site lighting (illumination details, height, shielded)	X			
Utility locations (water/well, sewer, electric)	X			
Drainage (storm water, retention, etc.)	X			Need MD approval
Signs (Locations, sizes, details).		X		Sign info is missing <div style="border: 2px dashed red; padding: 5px; background-color: #e0ffff; display: inline-block;"> <p style="color: red; font-weight: bold; font-size: 1.2em;">H&S to add</p> </div>

SITE PLAN EVALUATION

Site Plan # 23.04

Date Reviewed 6-1-23

ITEM	YES	NO	N/A	COMMENTS
Wetlands or Flood plain?			X	
Topography	X			
Dumpster and Out-building screening.		X		How will trash be addressed? Need verbiage none proposed
Boundary Screening and Landscaping (from non-residential)		X		Missing landscaping plan, must be stamped by Landscape Arch. See section 5.15. of ordinance all surrounding uses are commercial or vacant
Screening from residential.			X	
Parking lot screening.		X		no parking lot proposed
Fences/Walls	X			

Site Plan Review

Hanover Street Storage

1102 Hanover Street
 City of Marshall
 Calhoun County, MI
 6/8/23

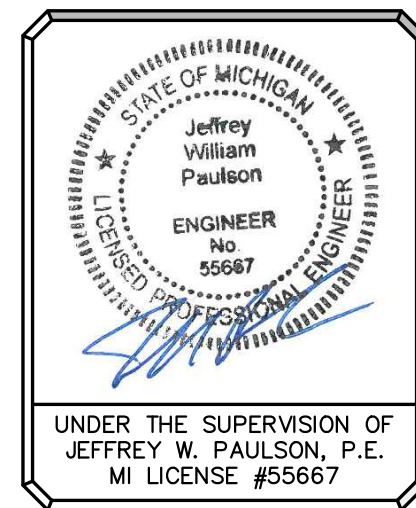
OWNER

SUNDANCER, LLC
 ADAM RICKERT
 1102 W. HANOVER STREET
 MARSHALL, MI 49068

PLANS PREPARED BY:

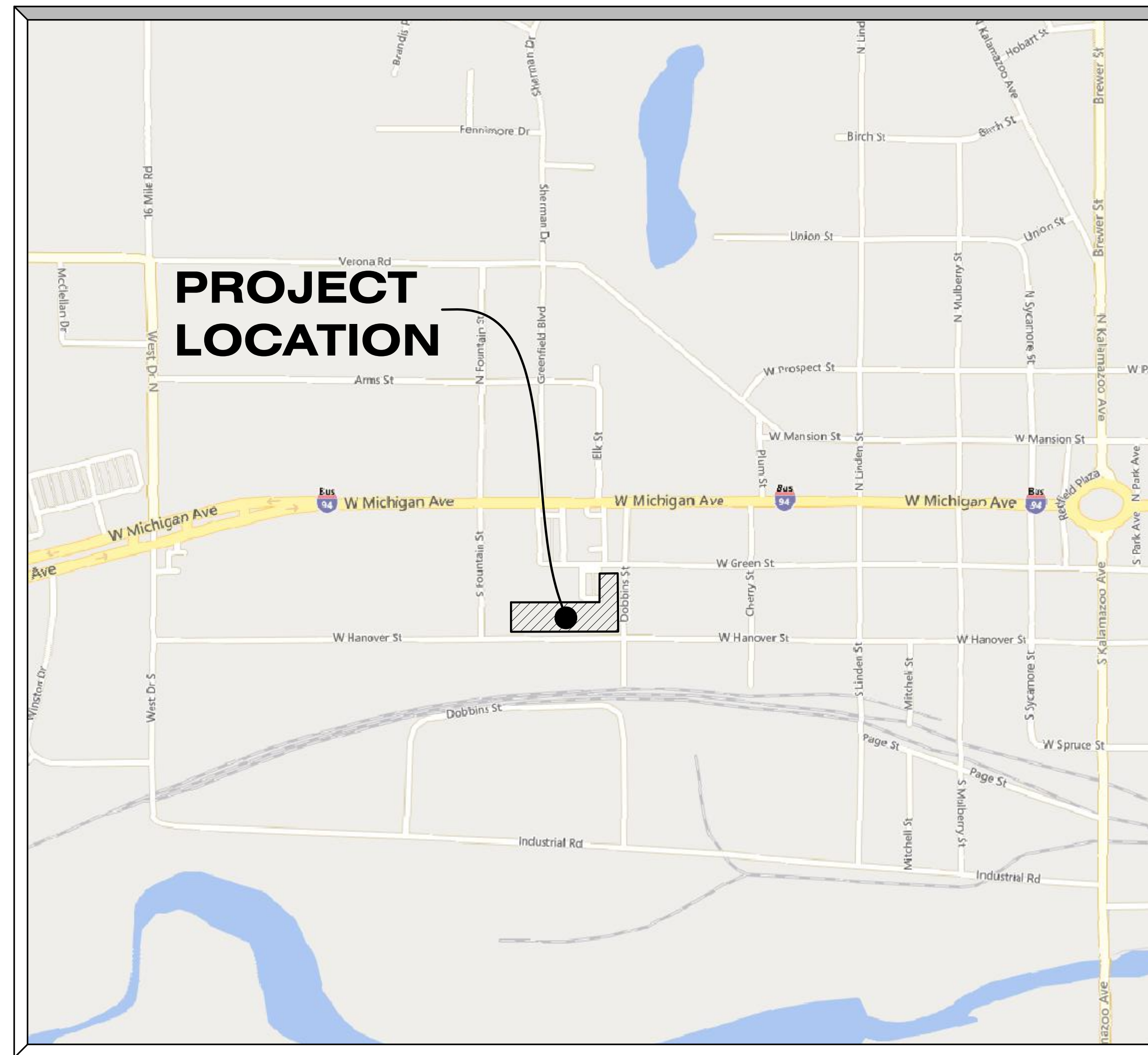


hurley & stewart, llc
 2800 s. 11th street
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 269.552.4960 fax 269.552.4961
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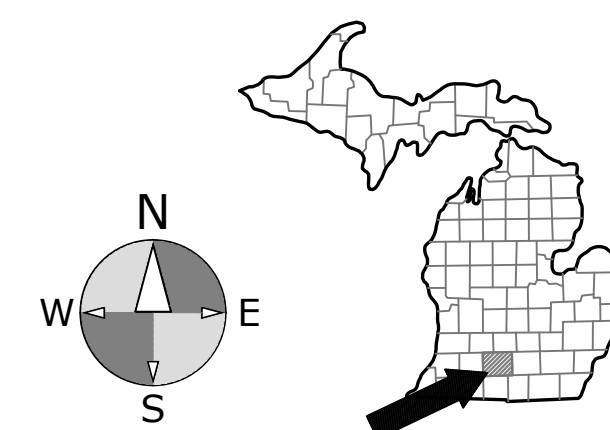
UTILITY CONTACTS:

CONSUMERS ENERGY CO. STEVE MINER 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2299	ELECTRIC/GAS
MARSHALL FIBERNET 900 S. MARSHALL AVE. MARSHALL, MI 49068 269.558.4842	FIBER OPTIC
CITY OF MARSHALL KEVIN MAYNARD 900 S. MARSHALL AVE. MARSHALL, MI 49068 269.558.0329	ELECTRIC
CITY OF MARSHALL DEPARTMENT OF PUBLIC WORKS 323 W. MICHIGAN AVE. MARSHALL, MI 49068	WATER/SANITARY/ STORM
MARGUERITE DAVENPORT 269.781.3289, EMERG: 269.781.8631	WATER/SANITARY/ STORM
ALEC EGNATUK 269.781.3289	SANITARY
AARON AMBLER 269.781.3289	WATER



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

SHT # DESCRIPTION

- TOPOGRAPHIC SURVEY
- C-1 - SITE DEMOLITION PLAN
- C-2 - SITE LAYOUT PLAN
- C-3 - SITE GRADING & SESC PLAN
- C-4 - SITE UTILITY PLAN
- C-5 - DETAILS
- C-6 - STORM DETAILS
- P-1 - PHOTOMETRIC PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION



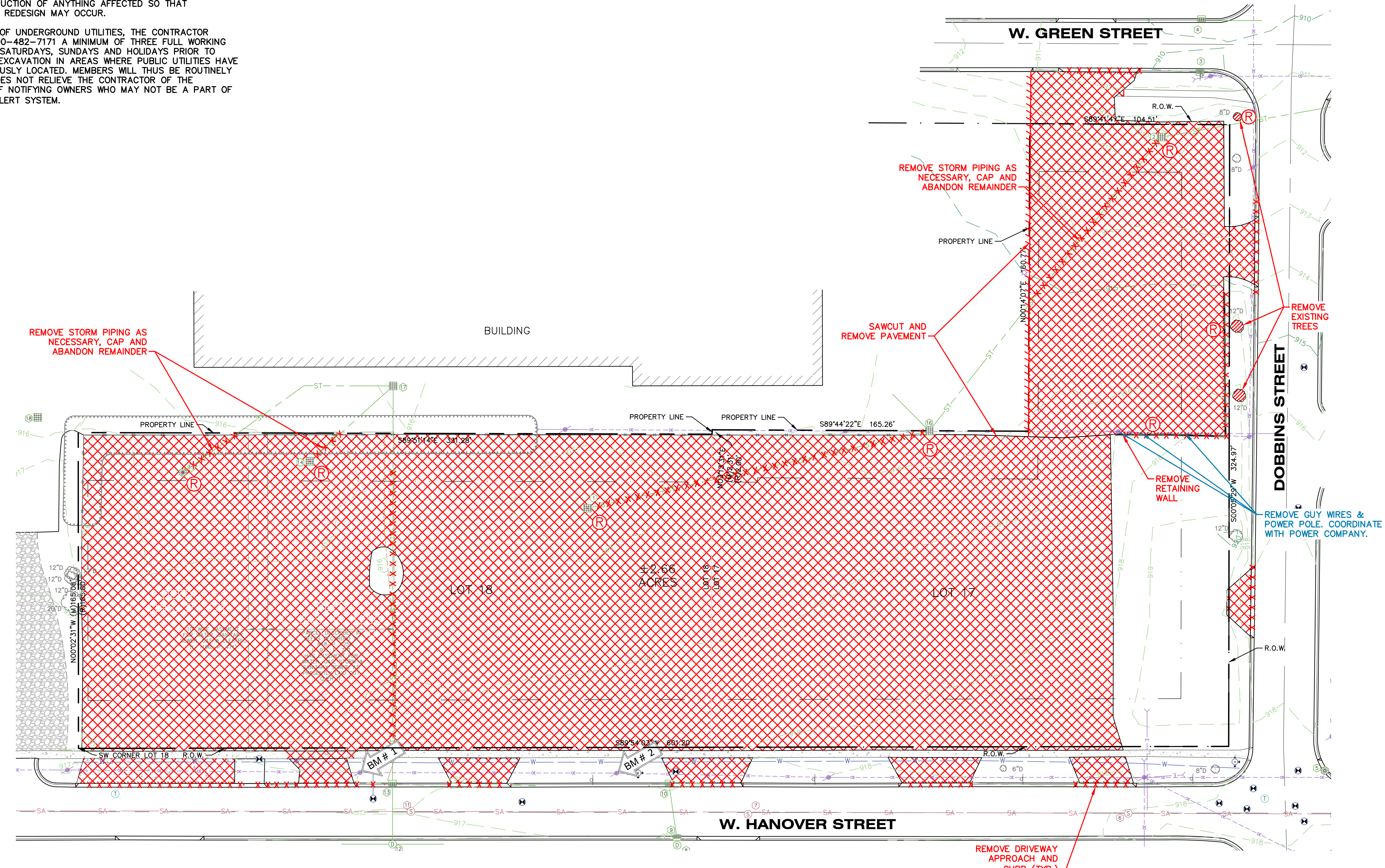
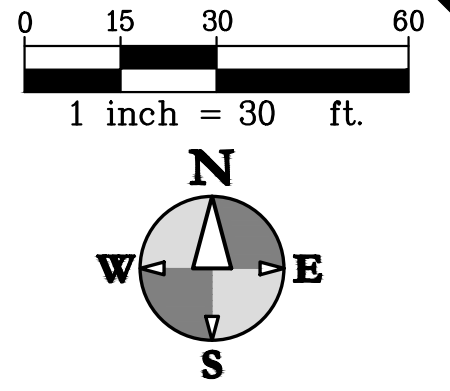
EXISTING TOPOGRAPHY PROVIDED BY HURLEY & STEWART, LLC. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

ISSUED FOR:
 SITE PLAN REVIEW
 6/8/23

DRAWING LOCATION: H:\23-041D (Marshall Storage)\FINAL DRAWINGS\C-1 Site Demolition Plan.dwg LAST SAVED BY: TROPHAS@STEWART.COM ON: 6/7/2023

REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
3. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
4. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CALHOUN COUNTY. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
5. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
7. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
8. REVIEW CLEARING LIMITS WITH OWNER PRIOR TO COMMENCING WORK. PRESERVE TREES WHERE INDICATED.
9. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.



REMOVALS LEGEND

- CURB REMOVAL
- SAWCUT
- PAVEMENT/SIDEWALK REMOVAL
- UTILITY LINE REMOVAL
- TREE REMOVAL
- REMOVE
- PROTECT
- SALVAGE
- LIMITS OF CONSTRUCTION



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

hurley & stewart

Job No.: 23-041D - P.M. - IMP. - DRILLING - QA/QC: 6/8/23

ISSUED FOR/REVISIONS:

1	SITE PLAN REVIEW	4/25/23
2	SITE PLAN REVIEW COMMENTS	6/8/23

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SITE DEMOLITION PLAN
HANOVER STREET STORAGE
SUNDANCER, LLC

Sheet Title:
Project:
Client:

6/8/23
Sheet
C-1

ZONING REQUIREMENTS

ZONING
 THE SITE IS ZONED I-1 RESEARCH AND MANUFACTURING SETBACKS APPROVED AT ZBA MEETING JAN 19, 2023
 SETBACKS: FRONT - 25', 5' ALONG WEST PL
 SIDES - 25', 5' ALONG WEST PL
 REAR - 25'
 24'3" REAR & FRONT SETBACKS APPROVED BY ERIC ZUZZA VIA EMAIL APR 4, 2023

LOT COVERAGE: BASE 37.5%, ALTERNATE 42.5%

PARKING

TOTAL PARKING SPACES REQUIRED:
 2 SPACES x CARETAKER DWELLING
 1 SPACE PER 275 OF USABLE SPACE IN PRIMARY BUILDING

IN BASE PLAN:

0 CARETAKERS/CARETAKER DWELLINGS,
 0 SQFT OF NON-DRIVE-UP STORAGE
 $2 \times 0 + 0/275 = 0$ SPACES
 BARRIER FREE SPACES REQUIRED = 0

IN ALTERNATE PLAN:

0 CARETAKERS/CARETAKER DWELLINGS,
 6,325 SQFT OF NON-DRIVE-UP STORAGE
 $2 \times 0 + 6,325/275 = 23$ SPACES
 BARRIER FREE SPACES REQUIRED = 1

BARRIER FREE SPACES = 1 PROVIDED
 ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
 TYPICAL PARKING SPACE DIMENSION = 8'x24'

THERE ARE 45 SPACES THAT EXIST ON SITE FOR ACCESSING OF INDIVIDUAL UNITS.

BUILDING INFORMATION

BUILDING HEIGHT = 40' X 115' BUILDING = 8'-11"
 30' X 115' BUILDING = 8'-9"

DRIVEWAYS

PRIMARY DRIVEWAY: HANOVER STREET
 INGRESS & EGRESS
 SECONDARY DRIVEWAY: DOBBINS STREET
 EGRESS (INGRESS ONLY WITH REMOTE CONTROL)

SIGNS

4 PROPOSED SIGNS - 5' X 10' EA
 LOCATIONS:
 1) SW CORNER OF BLDG 3/4 OR 5/6 FACING S
 2) SE CORNER OF BLDG 9 FACING E
 3) N SIDE OF BLDG 10 FACING N
 4) SW CORNER OF BUILDING 1 FACING W

TRASH

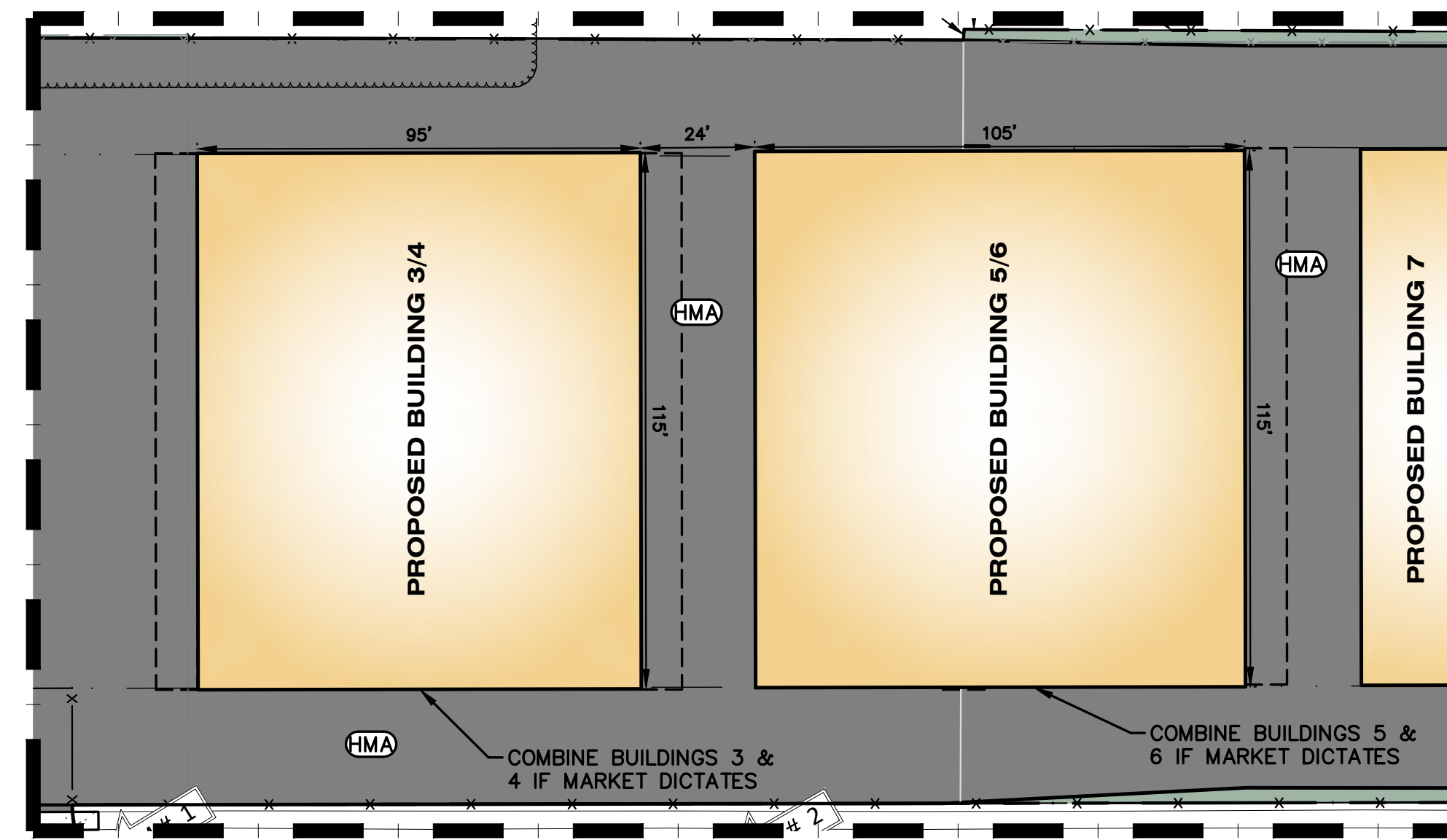
NO TRASH DISPOSAL WILL BE PROVIDED ON SITE.

SITE LEGEND

- (HMA) HMA PAVEMENT
- (CW) CONCRETE WALK
- (C4) C4 CURB AND GUTTER

LEGEND

- [Yellow Box] PROPOSED BUILDING
- [Grey Box] STANDARD DUTY HMA PAVEMENT
- [Dashed Line] CONCRETE SIDEWALK
- [Solid Line] CONCRETE CURB AND GUTTER TYPE VARIES



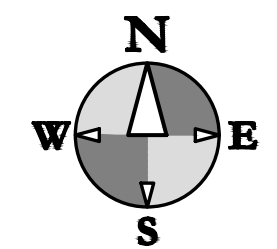
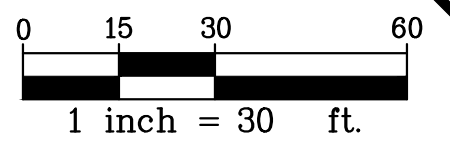
ALTERNATE

SCALE: 1" = 20'

NOTE: FOR THE PROPOSED ALTERNATE BUILDINGS, THE FOOTPRINT OF IMPERVIOUS AREA REMAINS THE SAME. PROPOSED BUILDINGS AND PAVEMENT USE THE SAME RUNOFF COEFFICIENT; THEREFORE, CHANGES TO STORMWATER STORAGE VOLUMES ARE NOT NEEDED. IN THE EVENT THE ALTERNATE IS CHOSEN, THE BUILDINGS SHALL BE GRADED SO THE BUILDING MAINTAINS THE 1% SLOPE TO THE NORTH. CURRENT DRIVE AISLE GRADES ARE TO BE USED. CONSULT ENGINEER PRIOR TO CONSTRUCTION TO VERIFY GRADES.

NOTES

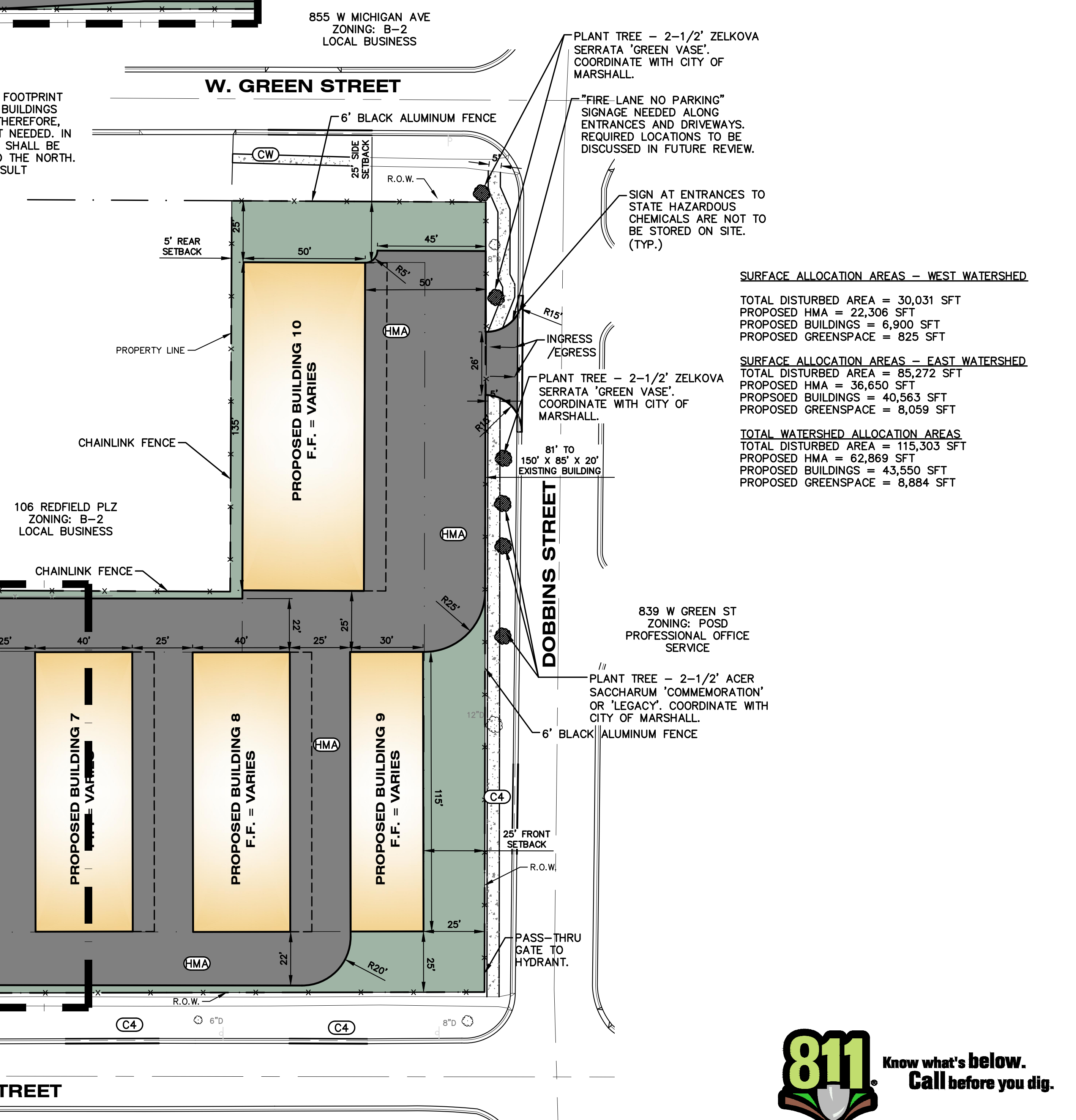
1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
4. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
5. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF MARSHALL STANDARDS SPECIFICATIONS.
7. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
8. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
9. ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.



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 www.hurleystewart.com



Job No. 23-041D - P.M.A./P.P. - DRG. - CIV. - QA/QC: 6/8/23
 ISSUED FOR PREVISIONS: 4/25/23
 1. SITE PLAN REVIEW 6/8/23
 2. SITE PLAN REVIEW COMMENTS 6/8/23
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SURFACE ALLOCATION AREAS - WEST WATERSHED

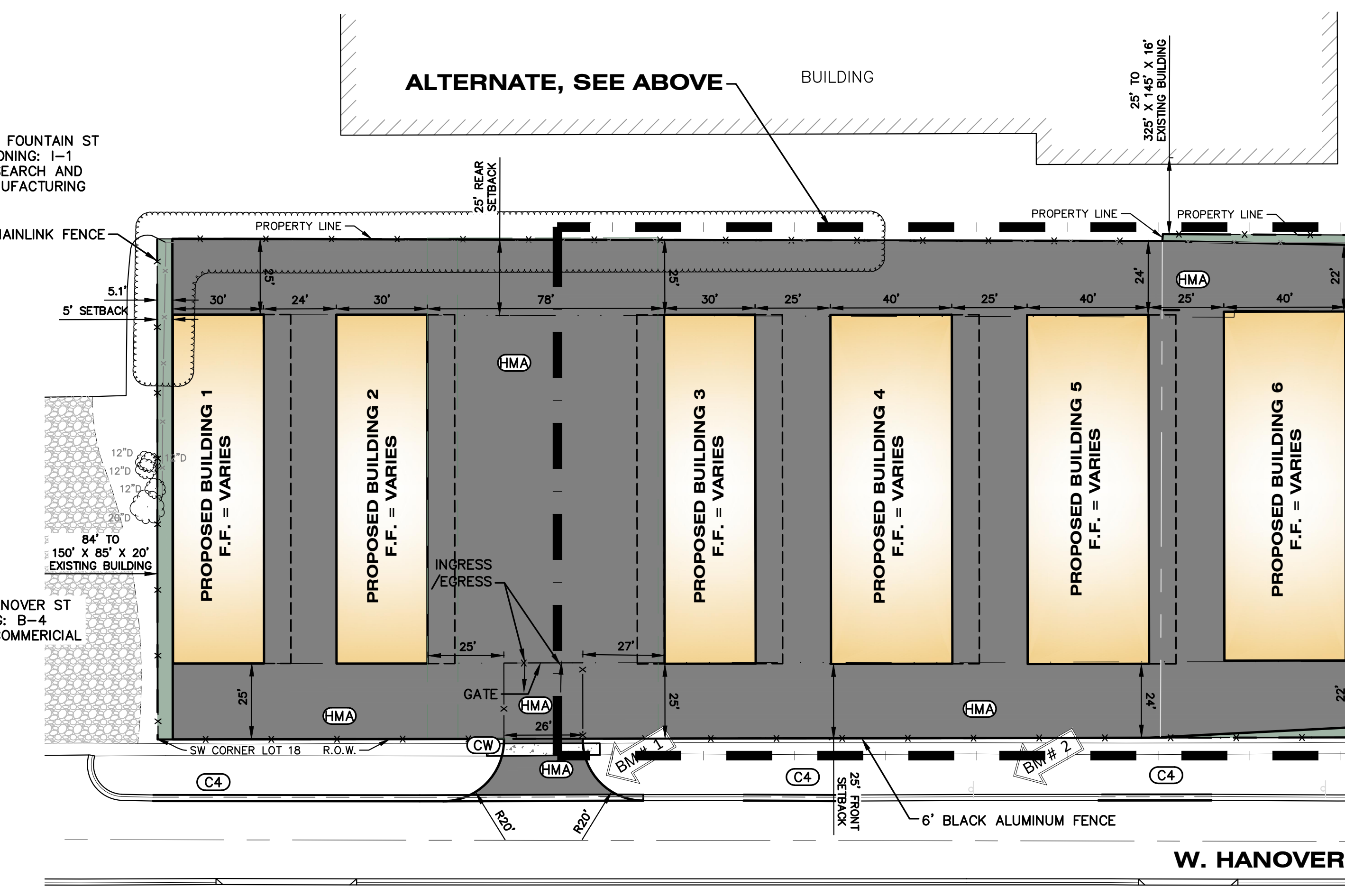
TOTAL DISTURBED AREA = 30,031 SFT
 PROPOSED HMA = 22,306 SFT
 PROPOSED BUILDINGS = 6,900 SFT
 PROPOSED GREENSPACE = 825 SFT

SURFACE ALLOCATION AREAS - EAST WATERSHED

TOTAL DISTURBED AREA = 85,272 SFT
 PROPOSED HMA = 36,650 SFT
 PROPOSED BUILDINGS = 40,563 SFT
 PROPOSED GREENSPACE = 8,059 SFT

TOTAL WATERSHED ALLOCATION AREAS

TOTAL DISTURBED AREA = 115,303 SFT
 PROPOSED HMA = 62,869 SFT
 PROPOSED BUILDINGS = 43,550 SFT
 PROPOSED GREENSPACE = 8,884 SFT



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 FIELD WORK PERFORMED BY:
 HURLEY & STEWART, LLC

SITE LAYOUT PLAN
HANOVER STREET STORAGE
SUNDANCER, LLC

Sheet Title:
 Project:
 Client:
 6/8/23
 Sheet
C-2

DRAWING LOCATION: H:\03-0410 (General Storage)\FINAL DRAWINGS\C-3 Site Conditions Final.dwg LAST SAVED BY: RICHARDSON ON 6/8/2023

GRADING NOTES

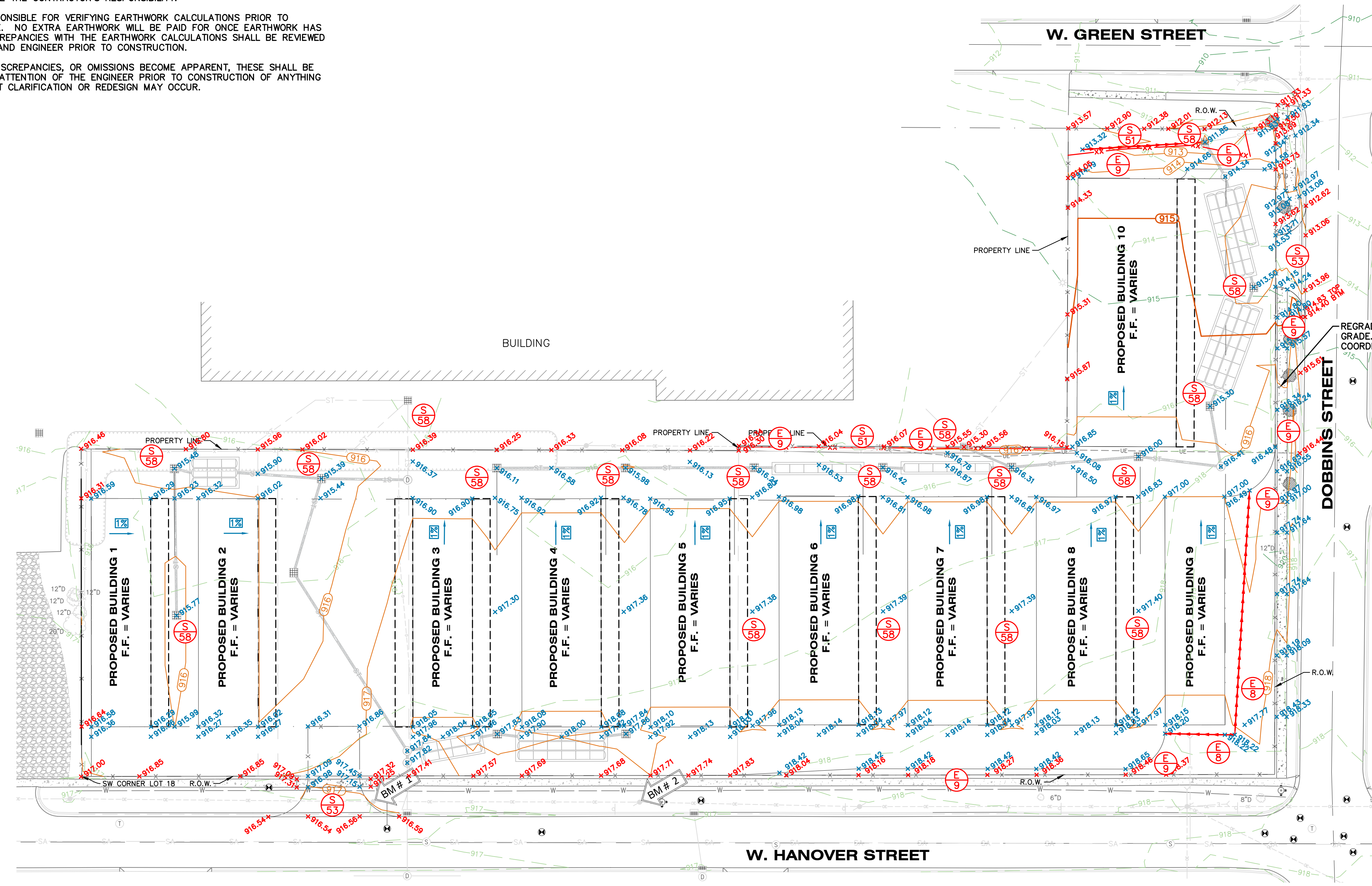
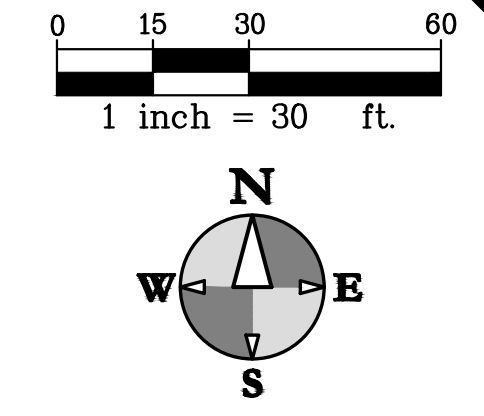
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
- SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

SESC NOTES

- ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (ACT 451 OF 1994, PART 91) ADMINISTERED BY THE COUNTY DRAIN COMMISSIONER.
- FOR INSTALLATION SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES, REFER TO THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB) SESC MANUAL.
- AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
- CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE SOIL EROSION CONTROL PERMIT FROM THE CALHOUN COUNTY.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
- NO SITE WORK SHALL BEGIN UNTIL THE SILT FENCE AND ACCESS ROAD ARE INSTALLED.
- ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
- COORDINATE TOPSOIL STOCKPILE WITH OWNER.
- PLACE TRACK MATS AT THE ENTRANCE OF SITE TO REDUCE MATERIAL TRACKED OFF SITE.
- COORDINATE THE CLEARING LIMITS WITH THE OWNER PRIOR TO COMMENCING WORK.
- IT IS THE INTENT FOR THE EARTHWORK TO BALANCE AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE EARTHWORK SHOWN BALANCES PRIOR TO BEGINNING WORK.
- PLACE "DO NOT ENTER CONSTRUCTION ZONE" SIGNS AT ALL ENTRY POINTS TO PROJECT.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- ALL SOIL EROSION MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING WORK.
- PLACE SILT FENCES ALONG THE TOE OF TOPSOIL STOCKPILES AND OTHER FILL AREAS. SEED TOPSOIL STOCKPILE AND MAINTAIN SILT FENCES UNTIL SITE IS STABILIZED.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- PLACE MULCH BLANKET AN ALL SLOPES 1 ON 3 OR STEEPER.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



GRADING PLAN LEGEND

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
- EXISTING SPOT GRADE
- PROPOSED SURFACE SLOPE
- PROPOSED SILT FENCE
- PROPOSED GRADED SWALE
- SOIL BORING
- BENCH MARK
- SOIL EROSION MEASURE
- SEDIMENT CONTROL MEASURE

REGRADE ROW TO MORE CONSISTENT GRADE. REPLANT TREES PER SHEET C-1. COORDINATE WITH CITY OF MARSHALL.



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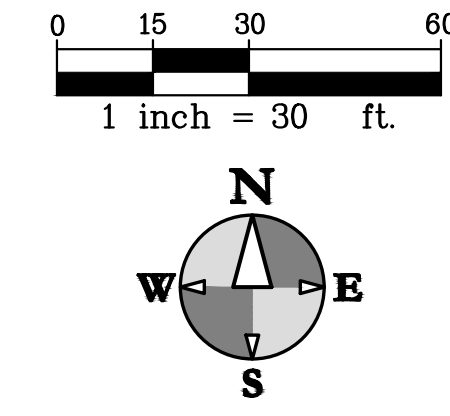
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www.hurleystewart.com

Job No. 23-0410 P.M. JWP Drt. JLV QA/QC: B/B/23
ISSUED FOR PREVISIONS: 4/25/23
1. SITE PLAN REVIEW 6/8/23
2. SITE PLAN REVIEW COMMENTS

**SITE GRADING & SESC PLAN
HANOVER STREET STORAGE
SUNDANCER, LLC**

Sheet Title:
Project:
Client:
6/8/23
Sheet
C-3

DRAWING LOCATION: H:\3-041D (Marshall Storage)\FINAL DRAWINGS\C-4 Site Utility Plan.dwg LAST SAVED BY: TROPHIMOSKI ON 6/7/2023



STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
**STM #1	911.85	48"	5105 M1	12" SE: 907.57	*12" E: 907.57
STM #2	914.34	48"	1040 A	12" S: 909.44	12" NW: 908.58
STM #3	913.50	48"	5105 M1	12" S: 909.47	12" N: 909.47
STM #4	915.30	48"	5105 M1	12" S: 909.59	12" N: 909.59
STM #6	916.00	48"	5105 M1	12" W: 909.95	12" E: 909.95
STM #7	916.31	48"	5105 M1	12" W: 910.31 10" NW: 910.27	12" E: 910.27
STM #8	916.42	48"	5105 M1	12" W: 910.41	12" E: 910.41
STM #9	916.24	48"	5105 M1	12" W: 911.86	12" E: 910.41
STM #10	915.98	48"	5105 M1	12" W: 912.19	12" E: 912.19
STM #11	916.11	48"	5105 M1		12" E: 912.51
**STM #12	917.82	48"	1040 A	12" N: 911.62	*12" S: 911.62

* EXISTING PIPE
** OUTLET CONTROL STRUCTURE

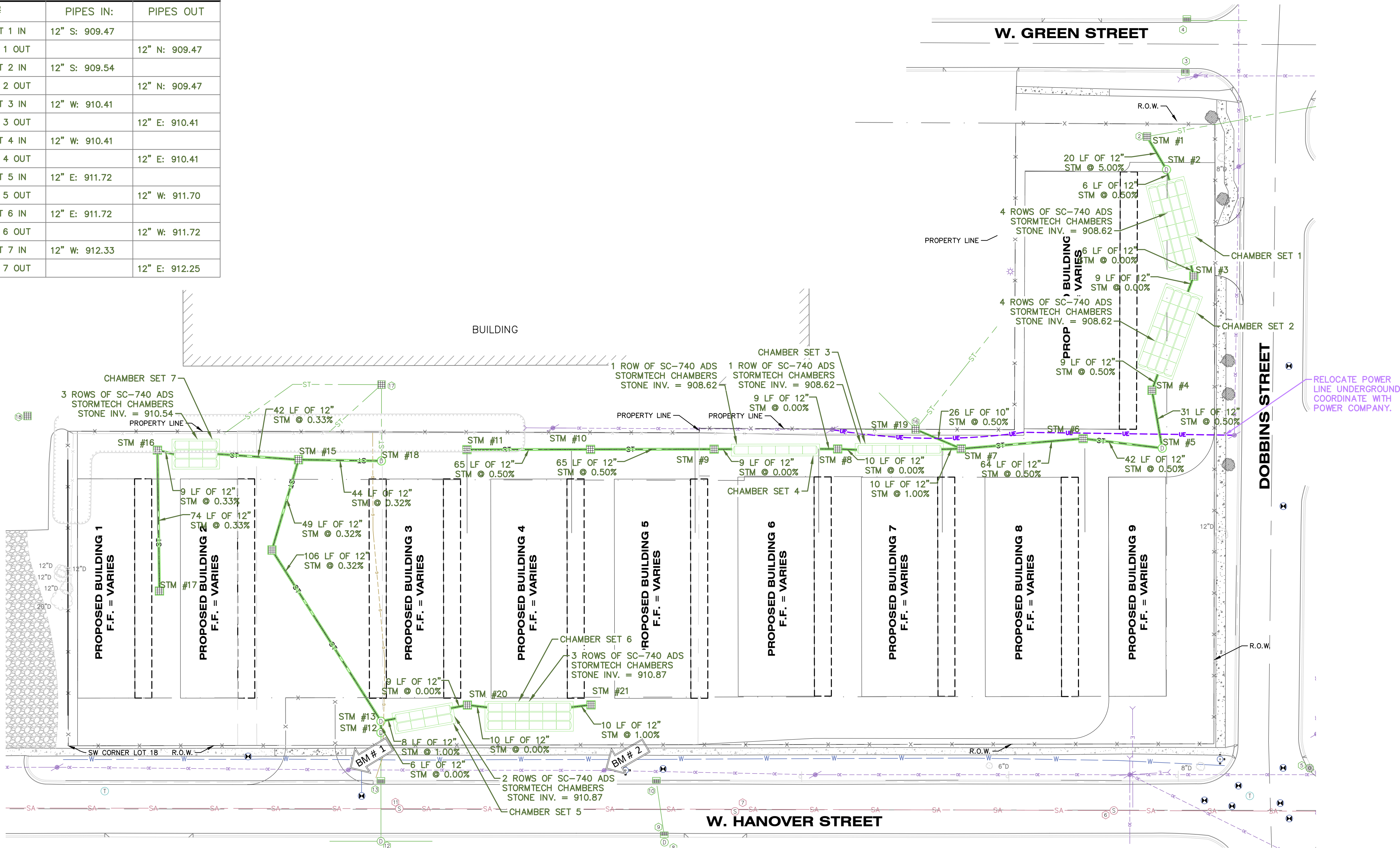
STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
STM #13	917.84	48"	1040 A	12" E: 911.62 12" NW: 911.62	12" S: 911.62
STM #14	915.31	48"	5105 M1	12" N: 911.96	12" SE: 911.96
STM #15	915.39	48"	5105 M1	12" W: 912.11 12" E: 912.11	12" S: 912.11
STM #16	915.48	48"	5105 M1	12" S: 912.36	12" E: 912.36
STM #17	915.77	24"	5105 M1		12" N: 912.60
STM #18	916.57	48"	1040 A	12" S: 912.25	12" W: 912.25 12" N: 912.25
STM #19	915.55	48"	5105 M1	*12" NW: 911.02 *12" W: 910.40	10" SE: 910.40
STM #20	917.83	48"	5105 M1	12" E: 911.72	12" W: 911.72
STM #21	917.86	48"	5105 M1		12" W: 911.82

* EXISTING PIPE
** OUTLET CONTROL STRUCTURE

STR. #	PIPES IN:	PIPES OUT
CHAMBER SET 1 IN	12" S: 909.47	
CHAMBER SET 1 OUT		12" N: 909.47
CHAMBER SET 2 IN	12" S: 909.54	
CHAMBER SET 2 OUT		12" N: 909.47
CHAMBER SET 3 IN	12" W: 910.41	
CHAMBER SET 3 OUT		12" E: 910.41
CHAMBER SET 4 IN	12" W: 910.41	
CHAMBER SET 4 OUT		12" E: 910.41
CHAMBER SET 5 IN	12" E: 911.72	
CHAMBER SET 5 OUT		12" W: 911.70
CHAMBER SET 6 IN	12" E: 911.72	
CHAMBER SET 6 OUT		12" W: 911.72
CHAMBER SET 7 IN	12" W: 912.33	
CHAMBER SET 7 OUT		12" E: 912.25

UTILITY NOTES

1. ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
2. STORM SEWERS SHALL BE CONCRETE C76-III, SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND THE CITY OF MARSHALL. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
3. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
5. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF MARSHALL STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
6. DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
7. REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
8. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.



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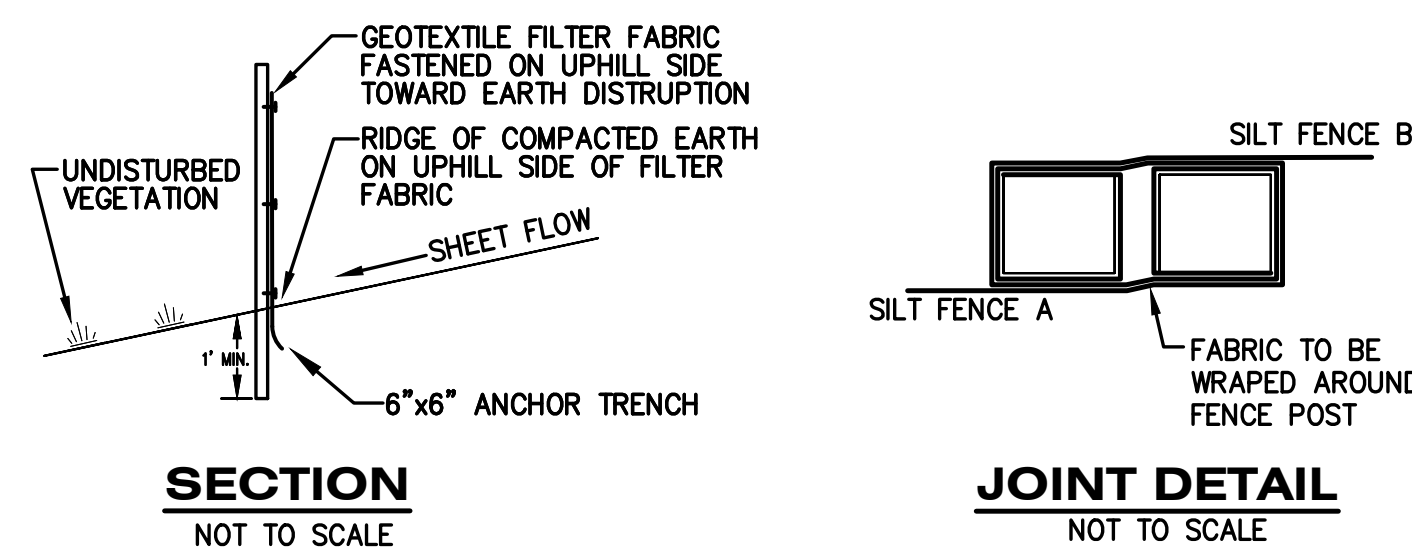
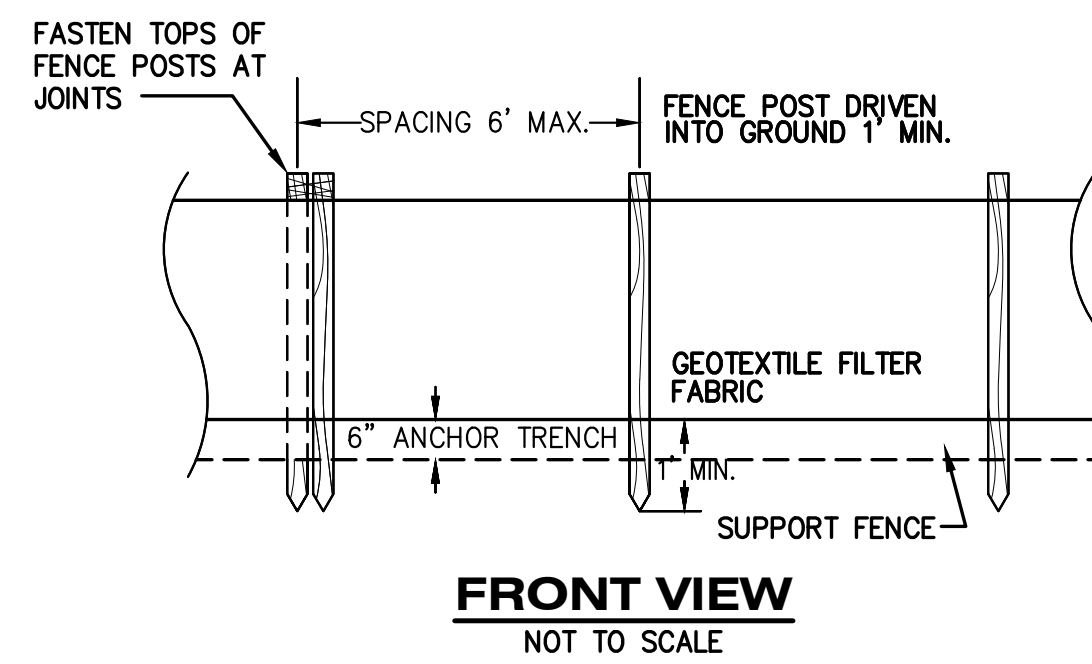
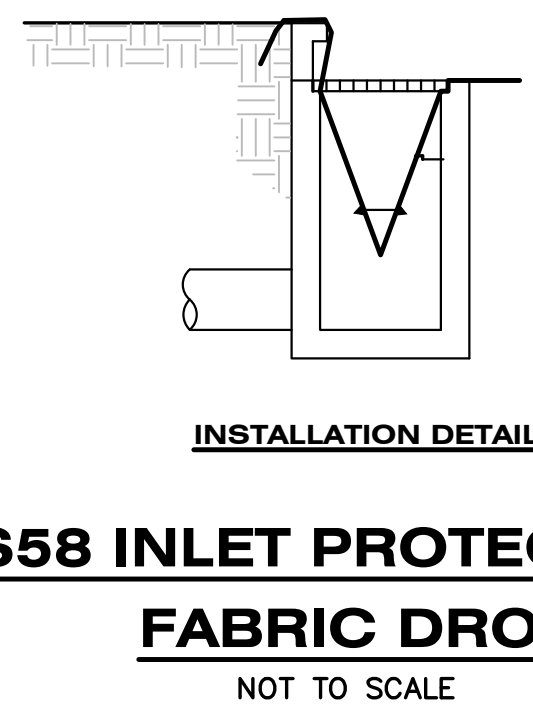
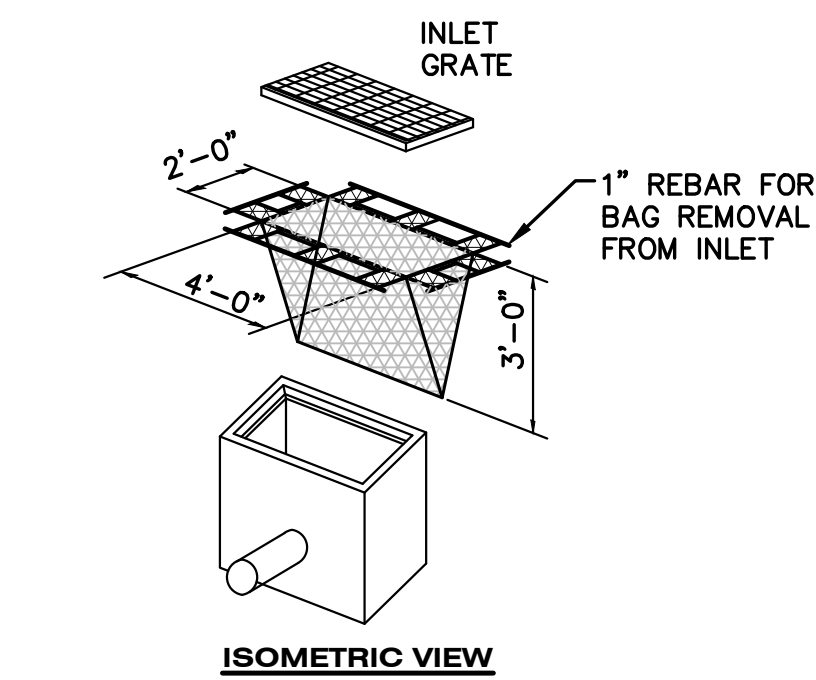
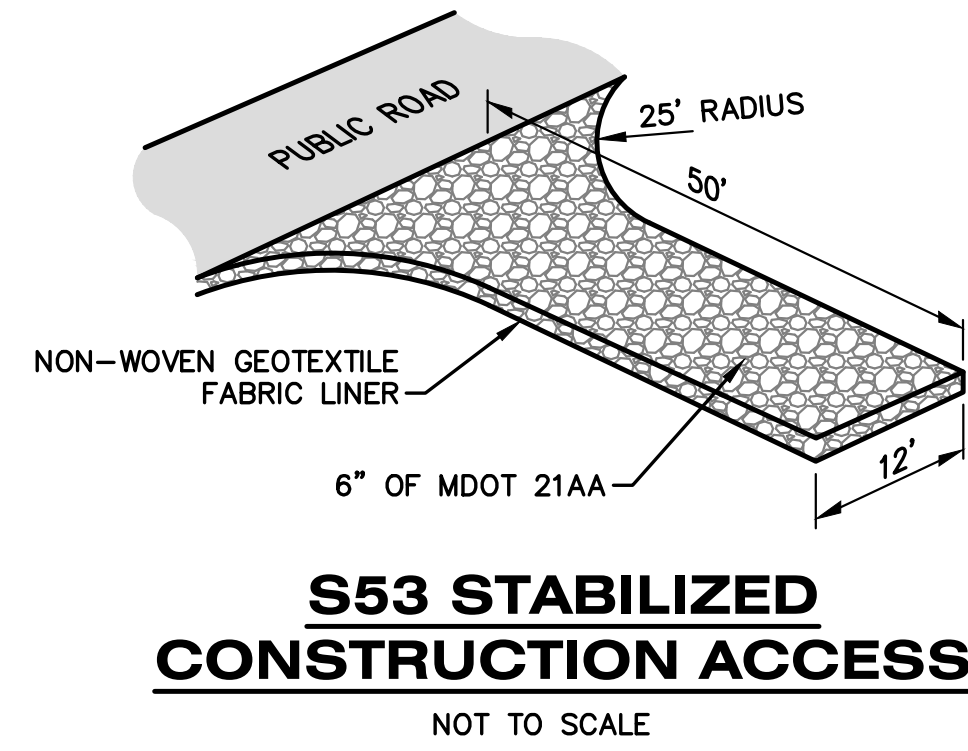
Job No.: 23-041D - P.M. & J.P. Draft: J.V. QA/QC: B/B/23
ISSUED FOR REVISIONS:
1. SITE PLAN REVIEW 4/25/23
2. SITE PLAN REVIEW COMMENTS 6/8/23

SITE UTILITY PLAN
HANOVER STREET STORAGE
SUNDANCER, LLC

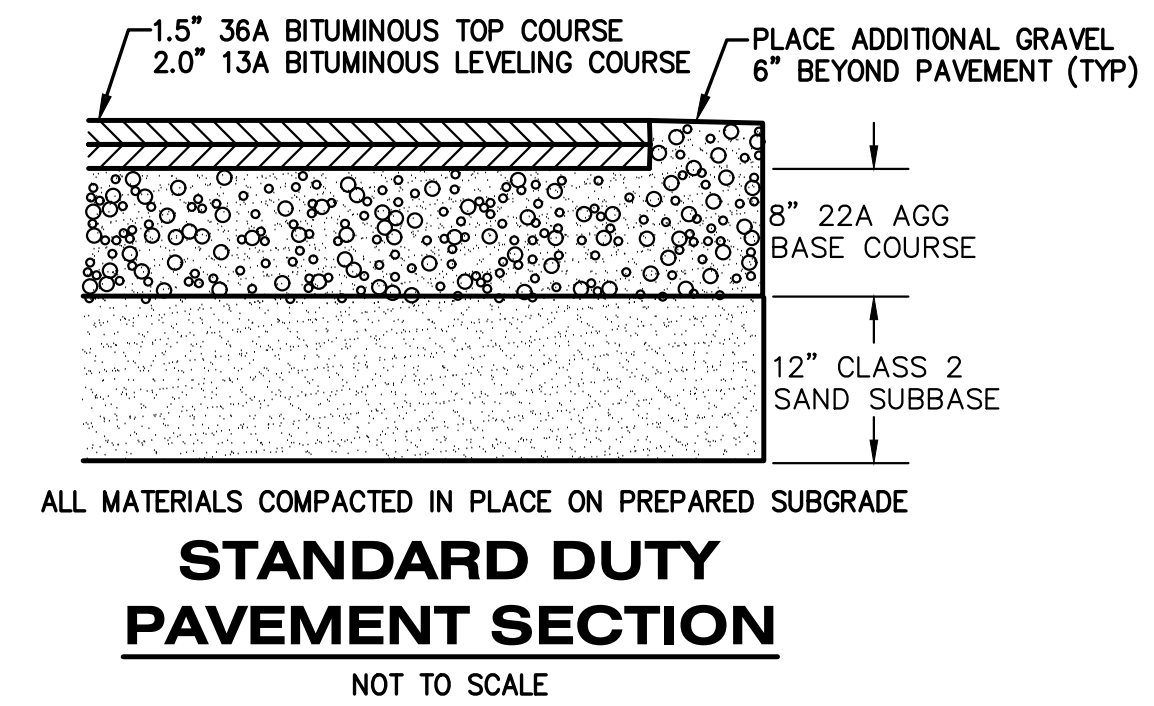
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C-4

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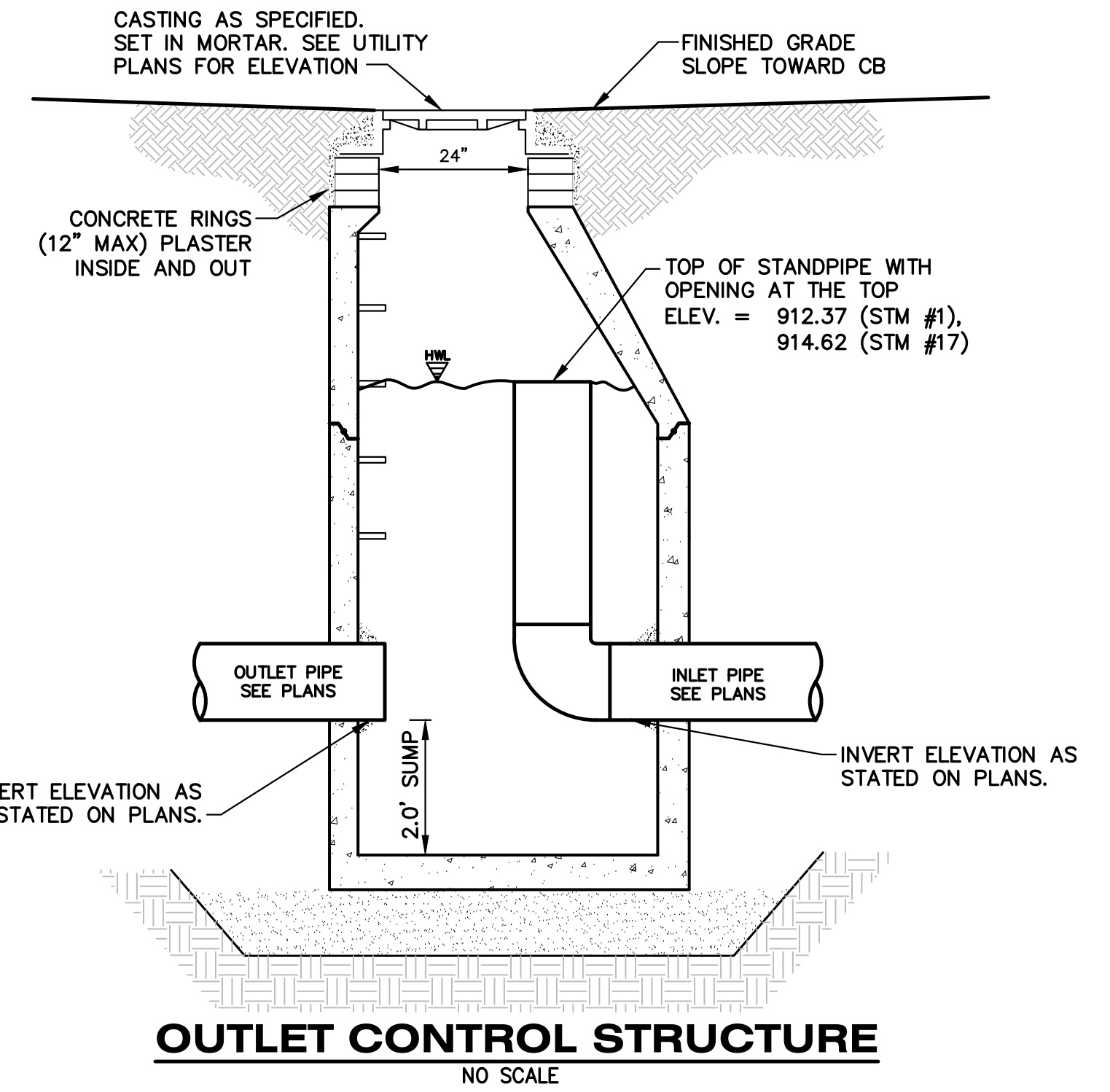
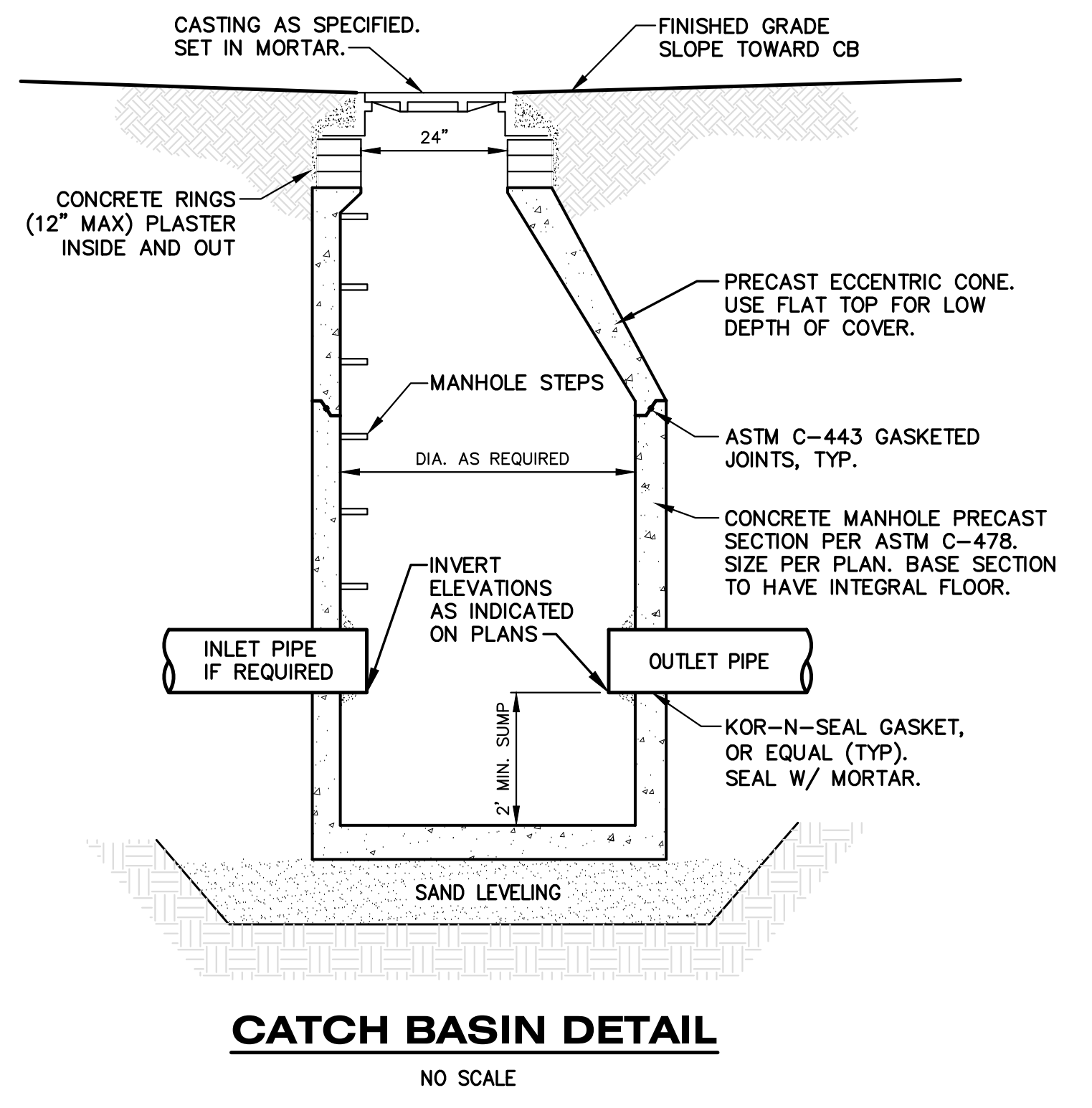
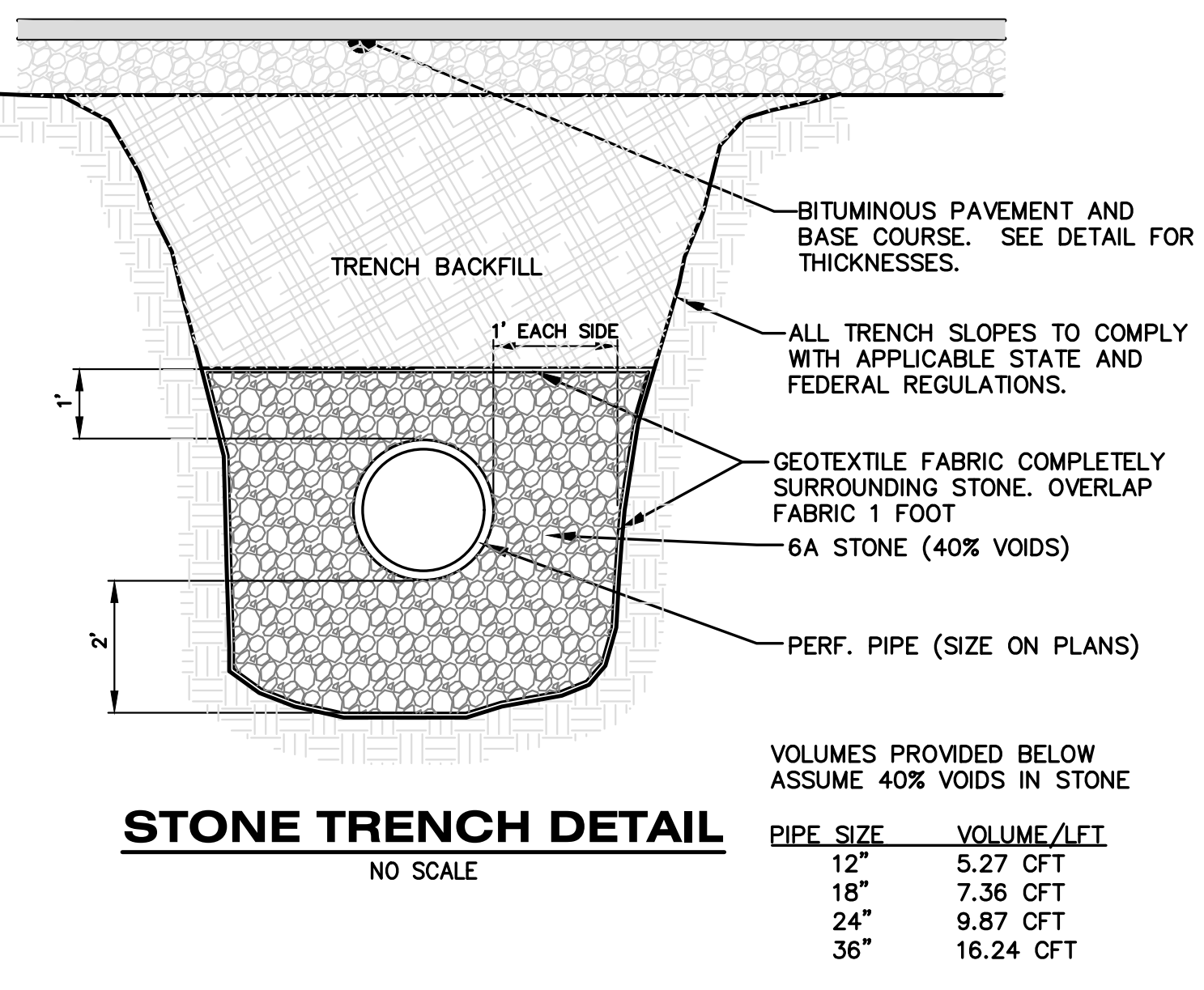
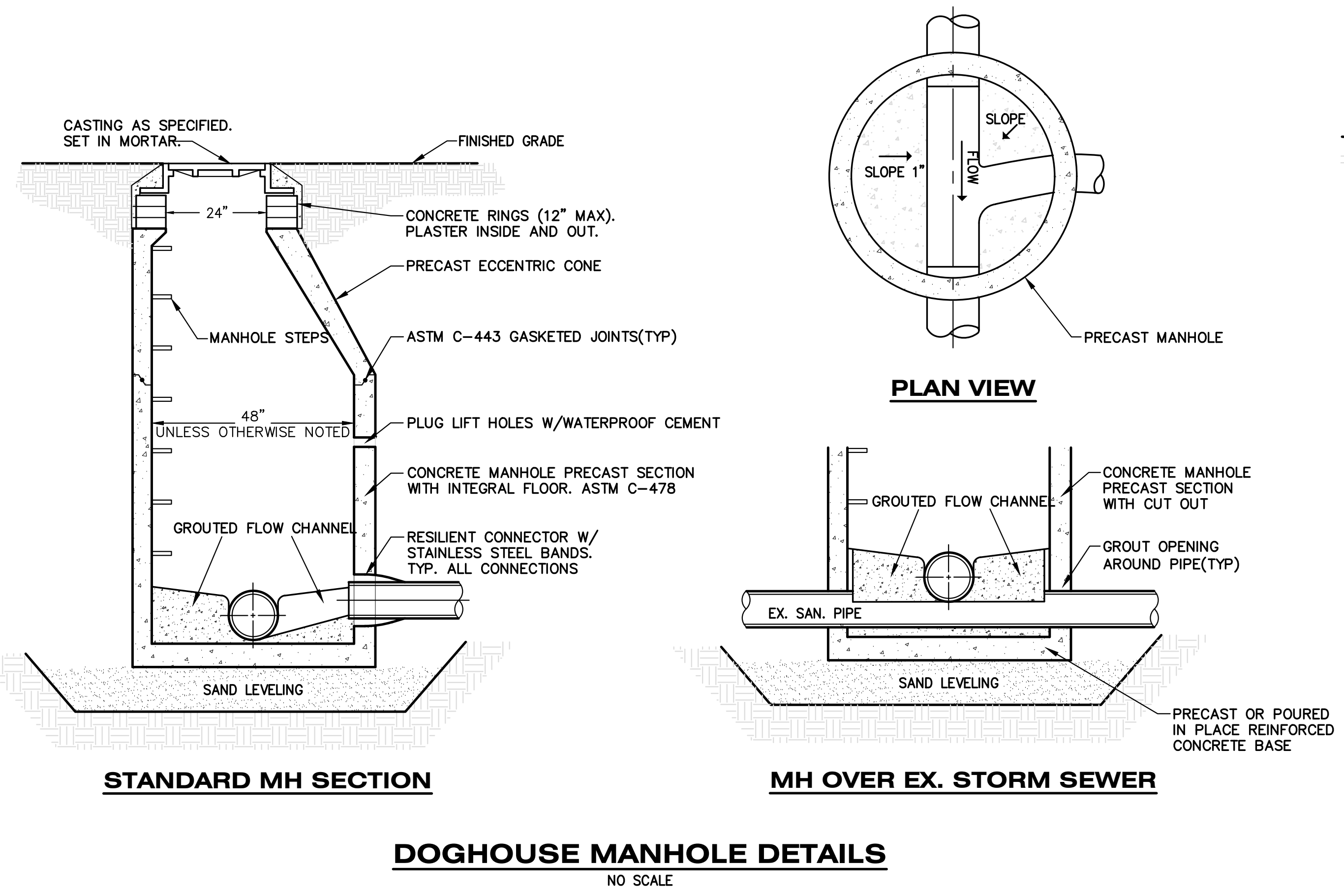


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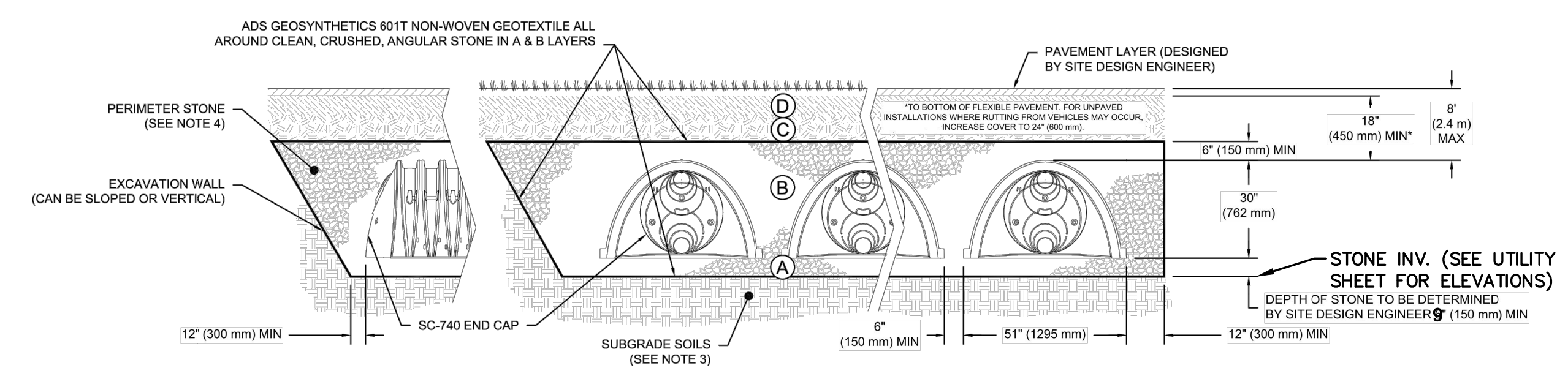
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

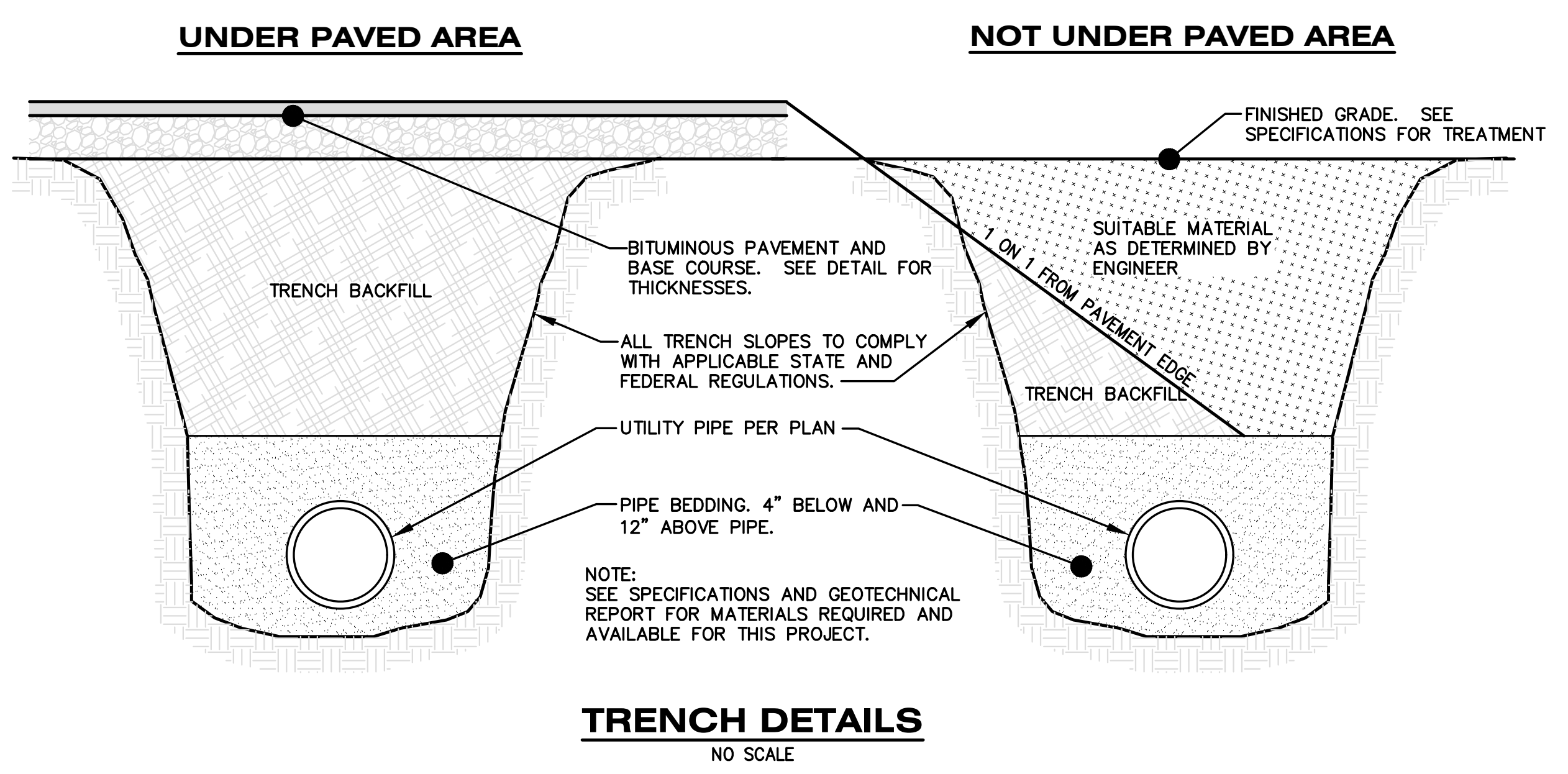
PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



StormTech
Chamber System
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4645 TRINIDAD BLVD
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1 SHEET OF 1



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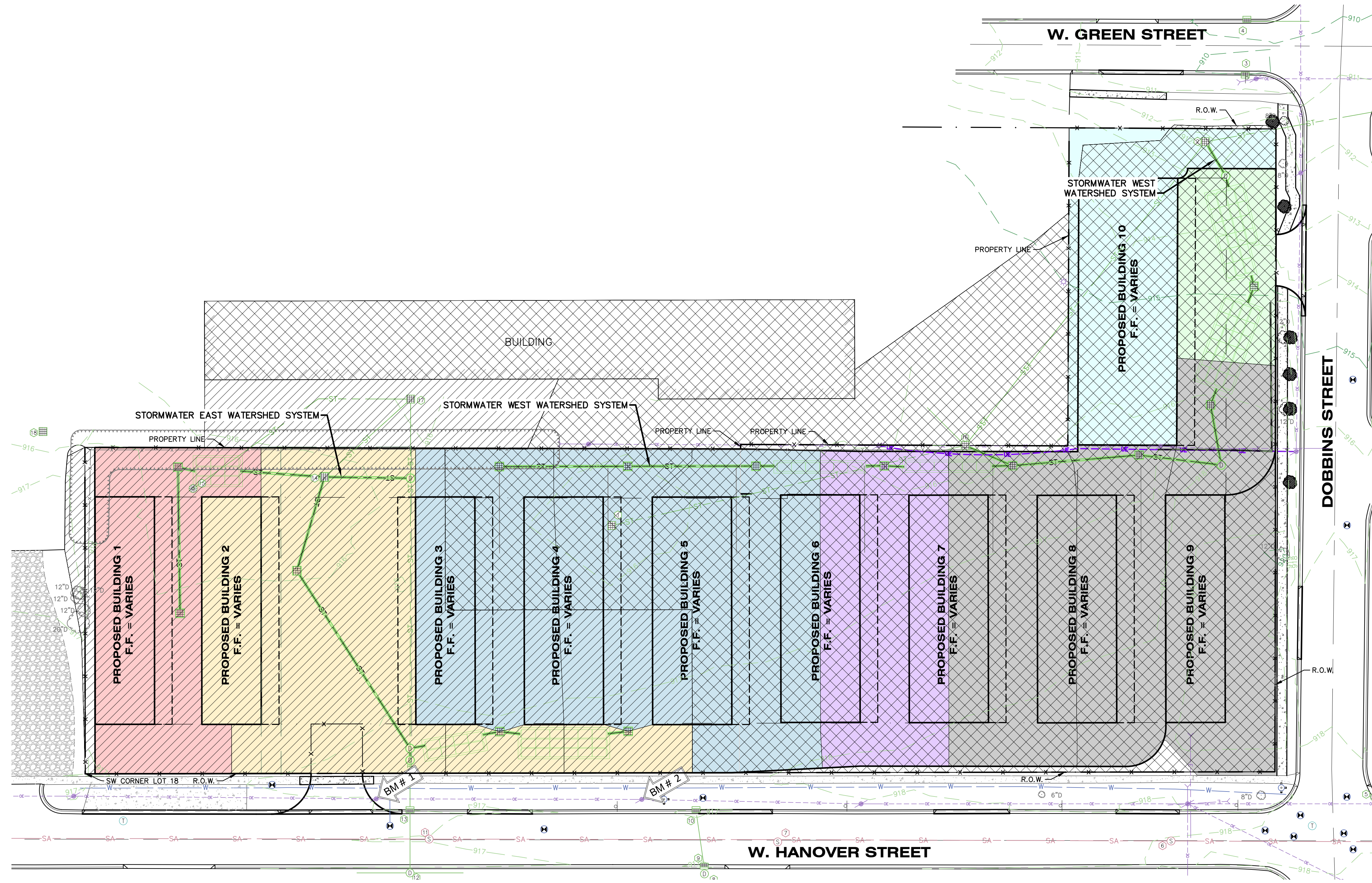
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STORM DETAILS
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Sheet Title:
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C-6



CATCHMENT LEGEND

	CATCHMENT AREA 1 = (.230 ACRES)
	CATCHMENT AREA 2 = (.459 ACRES)
	CATCHMENT AREA 3 = (.691 ACRES)
	CATCHMENT AREA 4 = (.237 ACRES)
	CATCHMENT AREA 5 = (.661 ACRES)
	CATCHMENT AREA 6 = (.226 ACRES)
	CATCHMENT AREA 7 = (.111 ACRES)
	EXISTING WATERSHED - WEST = (2.56 ACRES)
	EXISTING WATERSHED - EAST = (.87 ACRES)

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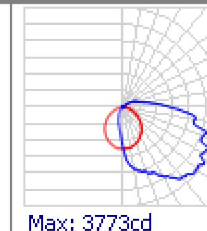
1	SITE PLAN REVIEW	4/25/23
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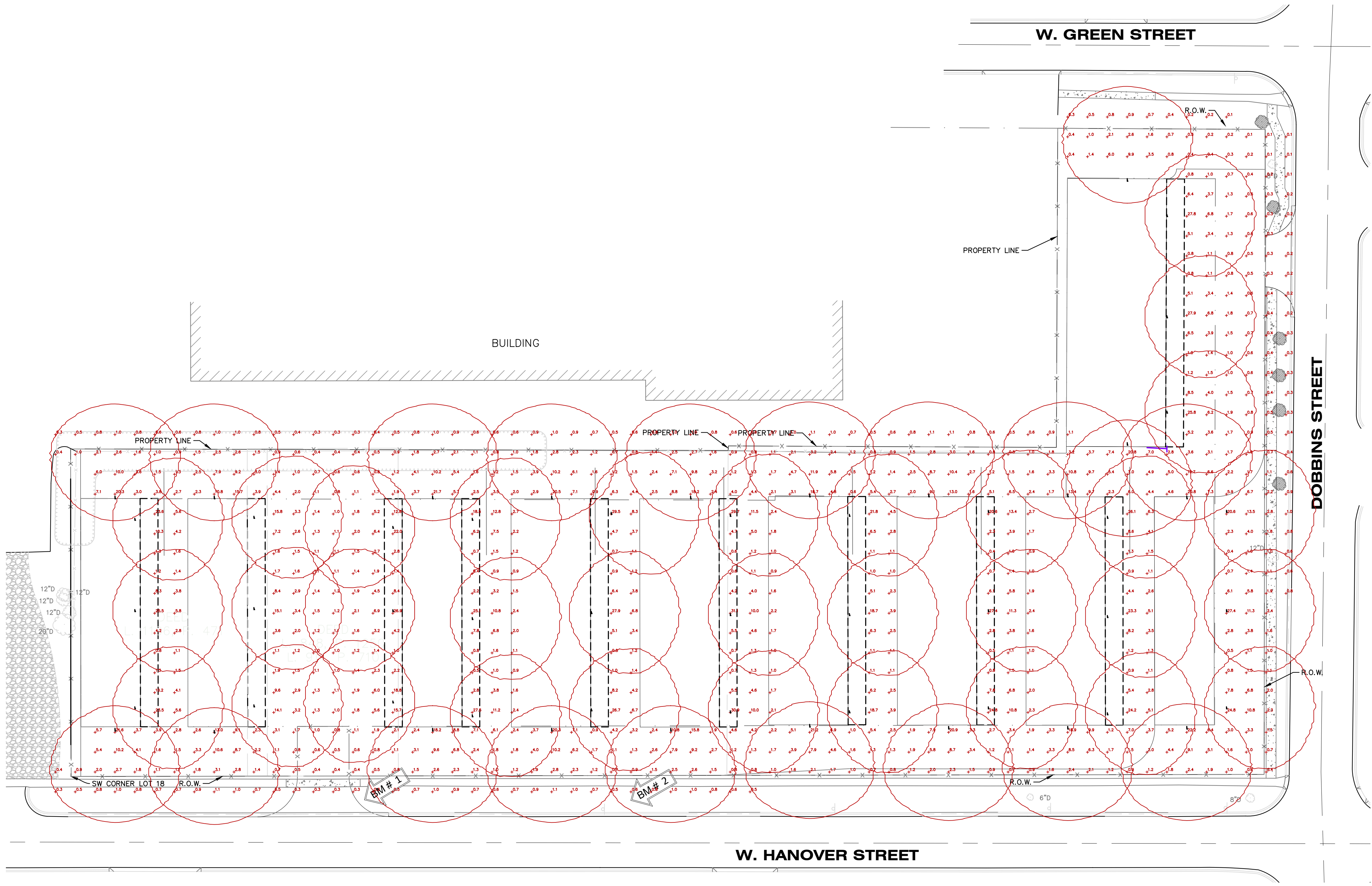
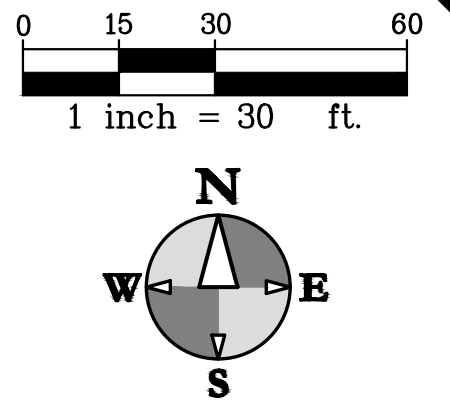
CATCHMENT AREAS
HANOVER STREET STORAGE
SUNDANCER, LLC

Sheet Title:
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 Client:

DRAWING LOCATION: H:\V3-041D (Marshall Storage)\FINAL DRAWINGS\3-1 Photometric Plan.dwg LAST SAVED BY: HALE ON 4/25/23

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		53	Lithonia Lighting	TWR1 LED ALO-HIGH 40K UVOLT	TWR1 LED, High Lumen Setting, 4000K Setting, 120-347V	1	8581	1	57.9	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.8 fc	31.1 fc	0.1 fc	311.0:1	38.0:1



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PHOTOMETRIC PLAN
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STRUCTURAL NOTES

BUILDER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITY.
METAL BUILDING STRUCTURE DESIGNED PER THE FOLLOWING LOADING:

- CODE: IBC 15
- WIND (UPH): 115
- EXPOSURE: C
- ROOF SNOW LOAD (PSF): 25.2
- GROUND SNOW LOAD (PSF): 30
- COLLATERAL LOAD (PSF): 0.5
- SEISMIC: 0.140
- SEISMIC ZONE: B
- THERMAL COEFFICIENT: 1.20

DESIGN LOADS DESIGNATED WITHIN CONTRACT AND DRAWINGS DO NOT ALLOW FOR ANY TYPE OF SUSPENDED SYSTEM (E.G. LIGHTS, INSULATION, DUCT WORK, PIPING, ETC.) SUSPENSION OF ANY LOAD INDUCING SYSTEM IS EXPLICITLY PROHIBITED UNLESS A CORRESPONDING REDUCTION IN CERTIFIED LIVE/SNOW LOADS CAN BE PERMITTED BY CODE.

DESIGN AND SPECIFICATION OF BASE STEEL TO CONCRETE SLAB ANCHORING IS NOT THE RESPONSIBILITY OF THE BUILDING MANUFACTURER.

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR CONCRETE SLAB FOUNDATION DESIGN, THICKNESS, MATERIALS, SITE SOIL CONDITIONS OR OTHER CONCRETE/MASONRY CONSTRUCTION.

ALL STRUCTURAL CONNECTIONS ARE TO BE MADE PER FASTENING DETAILS PRESENTED HEREIN. ALL STEEL FRAMING AND SHEETING MATERIALS MUST BE INSTALLED TO VERTICAL PLUMB AND HORIZONTALLY LEVEL.

THE BUILDING MANUFACTURER AND THE PROFESSIONAL ENGINEER SEALING THESE DRAWINGS ARE NOT THE PROFESSIONAL ENGINEER OF RECORD FOR THE ENTIRE PROJECT. THE PROFESSIONAL ENGINEER'S SEAL PERTAINS ONLY TO THE STRUCTURAL DESIGN OF THE METAL BUILDING SYSTEM. IT DOES NOT APPLY TO THE FOUNDATION SYSTEM, MASONRY DESIGN OR ANY OTHER ASPECT OF THE PROJECT UNLESS SPECIFICALLY STATED IN THESE DOCUMENTS.

JOBSITE / FIELD CONDITIONS NOTES:

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ANY LOADS TO STRUCTURE NOT INDICATED AT THE TIME OF PURCHASE. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM, REMOVAL OF ANY COMPONENT PARTS OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE DIRECTION OF REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER.

ALL CONCRETE AND MASONRY CONSTRUCTION MUST BE FLAT, LEVEL AND SQUARE PER THE SLAB PLAN DIMENSIONS HEREIN.

ALL JOBSITE DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BEFORE ERECTION OF BUILDING STRUCTURE.

ALL OMISSIONS, CONFLICTS AND DISCREPANCIES SHALL BE REPORTED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PROJECT WORK.

ALL TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING, WINDBRACES OR OTHER ELEMENTS REQUIRED FOR THE BUILDING ERECTION ARE TO BE DETERMINED BY AND SUPPLIED BY BUILDER/CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED. JOB SITE SAFETY INSTRUCTION, SAFETY EQUIPMENT AND CONDITIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ACCOUNTED FOR AT THE TIME OF DELIVERY. ALL MATERIAL SHORTAGES OR DEFECTS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

DIAPHRAGM ACTION OF THE METAL PANELS AT INTERIOR PARTITION WALLS IS UTILIZED FOR THE STABILITY OF THIS BUILDING. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

PARTITION PANELS HAVE BEEN SUPPLIED TO REACH ROOF LINE. THE TOP PARTITION PANEL CAN BE NOTCHED TO MATCH ROOF LINE AND CLEAR PURLIN LEG TO CLOSE IN THE UNIT AS DESIRED.

INSTALLATION NOTES:

FIELD CUTTING OF STRUCTURAL, SHEETING AND TRIMS FOR SPLICE AND FINAL FITTING OF COMPONENTS IS REQUIRED.

ALL ROOF PANEL LAPS SHALL BE SEALED WITH 3/8" (MINIMUM) WIDTH MASTIC TAPE AS PROVIDED FOR PROJECT. ALL SHEET PROFILE FOAM CLOSURES AT EAVE, WALL AND RIDGE CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN HEREIN.

WALL PANELS AND WALL TRIMS, AT INTERIOR AND EXTERIOR, ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECTED TO CONTACT WITH STANDING WATER.

LAP ALL FLASHINGS 2" MINIMUM AND SEAL AS REQUIRED FOR WATER TIGHTNESS

ALLOW 1/4" TOLERANCE AT EACH END FOR PURLINS, HEADERS AND GIRTS.

DRAWING INDEX

- A1 LEAD SHEET, GENERAL NOTES, SCHEDULES, ROOF PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 ELEVATIONS
- A5 SLAB LAYOUT
- A6 STUID LAYOUT
- A7 UNIT LAYOUT
- A8 REACTIONS

STANDARD ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FRO	FURNISHED BY OTHERS	OC	ON CENTER
APPROX	APPROXIMATE	FDN	FOUNDATION	OD	OUTSIDE DIAMETER
BLDG	BUILDING	FF	FINISHED FLOOR	OH	OPPOSITE HAND
BLK	BLOCK	FOB	FACE OF BLOCK OR BRICK	OPP	OPPOSITE
BM	BEAM	FOS	FACE OF STEEL	PTN	PARTITION
BTM	BOTTOM	FT	FOOT OR FEET	RAD	RADIUS
BLKG	BLOCKING	FTG	FOOTING	REF	REFERENCE
CL	CENTLINE	GA	GENERAL	REQD	REQUIRED
CJ	CAULK JOINT	GALV	GALVANIZED	REIN	REINFORCED
CEILING	CEILING	GC	GENERAL CONTRACTOR	RO	ROUGH OPENING
COL	COLUMN	GRND	GROUND	SECT	SECTION
CONC	CONCRETE	GR	GRADE	SQ	SQUARE FOOTAGE
CEN	CENTER	CWB	CYCLUM WALL BOARD	SM	SIMILAR
DBL	DOUBLE	FORZ	HORIZONTAL	SO	SQUARE
DET	DETAIL	HIT	HORIZONTAL	STND	STANDARD
DIAM	DIAMETER	ID	INSIDE DIAMETER	STL	STEEL
DWG	DRAWING	INSUL	INSULATION	TOP	TOP OF BEAM
DIM	DIMENSION	INT	INTERIOR	TOC	TOP OF CONCRETE
DR	DOOR	INFO	INFORMATION	TOS	TOP OF STEEL
EACH	EACH	JNT	JOINT	TOW	TOP OF WALL
EA	ERECTION TOLERANCE	MAX	MAXIMUM	TS	TUBE STEEL
EXT	EXTENSION JOINT	MIN	MINIMUM	TYP	TYPICAL
EL	ELEVATION	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
EXIST	EXISTING	MTL	METAL	VAR	VARIABLE
EXP	EXPANSION	NOT	NOT IN CONTRACT	VERT	VERTICAL
EXT	EXTERIOR	NIS	NOT TO SCALE	VF	VERIFY IN FIELD
EXTS	EXTERIOR INSULATION	NA	NOT APPLICABLE	WD	WITHOUT
AND	AND FINISH SYSTEM	NO	NUMBER	WT	WEIGHT
EDS	EDGE OF SLAB	GA	OVERALL		

STRUCTURE ABBREVIATIONS

(BA)	- B4216R 4 X 2 X 16GA. ANGLE (5.9)	- FLOOR BASE ANGLE
(BC)	- U425162 4 1/8 X 2 7/8 X 16GA. CHANNEL (9.9)	- FLOOR BASE CHANNEL
(CA)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- 4" COLUMN
(CE)	- C62516R 6 X 2 1/2 X 16GA. CEE (11.9)	- 6" COLUMN
(DH)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- DOOR HEAD
(DJ)	- C43516R 4 X 3 1/2 X 16GA. CEE (11.9)	- DOOR JAMB
(RW)	- 26GA. PBR WALL PANEL	- EAVE STRUT
(CC)	- U4216R 4 1/8 X 2 3/8 X 16GA. CHANNEL (8.9)	- EAVE CHANNEL
(ES)	- E64316LR 4 X 6 X 3 X 16GA. STRUT (13.9)	- EAVE STRUT
(FC)	- AS MANUFACTURED	- FLOOR CLIP
(G)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- GIRT
(HA)	- B4216R 4 X 2 X 16GA. ANGLE (5.9)	- HALL TOP ANGLE
(HR)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- DOOR HEAD REINFORCEMENT
(JR)	- C62516R 6 X 2 1/2 X 16GA. CEE (11.9)	- JACK RATTER
(M)	- C12416R 12 X 4 X 16GA. CEE (20.9)	- MULLION
(MC)	- B4216R 4 X 2 X 2" LONG 16GA. ANGLE (5.9)	- MINI CLIP
(PA)	- 242516R 2 1/2 X 4 X 2 1/2 X 16GA. ZEE (9.9)	- ROOF PURLIN
(PE)	- 262516R 2 1/2 X 6 X 2 1/2 X 16GA. ZEE (11.9)	- ROOF PURLIN
(PB)	- 282516R 2 1/2 X 8 X 2 1/2 X 16GA. ZEE (13.9)	- ROOF PURLIN
(PA)	- B4216R 4 X 2 X 16GA. ANGLE (5.9)	- PARTITION ANGLE
(RA)	- B4216R 4 X 2 X 16GA. ANGLE (5.9)	- RAKE ANGLE
(RS)	- E64316LR 4 X 6 X 3 X 16GA. STRUT (13.9)	- RIDGE STRUT

SHEETING ABBREVIATIONS

(ML)	- 29GA. M-LOC WALL PANEL
(RL)	- 29GA. R-LOC WALL PANEL
(PL)	- 29GA. PANEL-LOC WALL PANEL
(RR)	- 26GA. PBR ROOF PANEL
(RW)	- 26GA. PBR WALL PANEL
(CL)	- 24GA. CENTRAL-LOC SSR 24" ROOF PANEL
(CL-200)	- SSR LOW FIXED CLIP

FASTENER ABBREVIATIONS

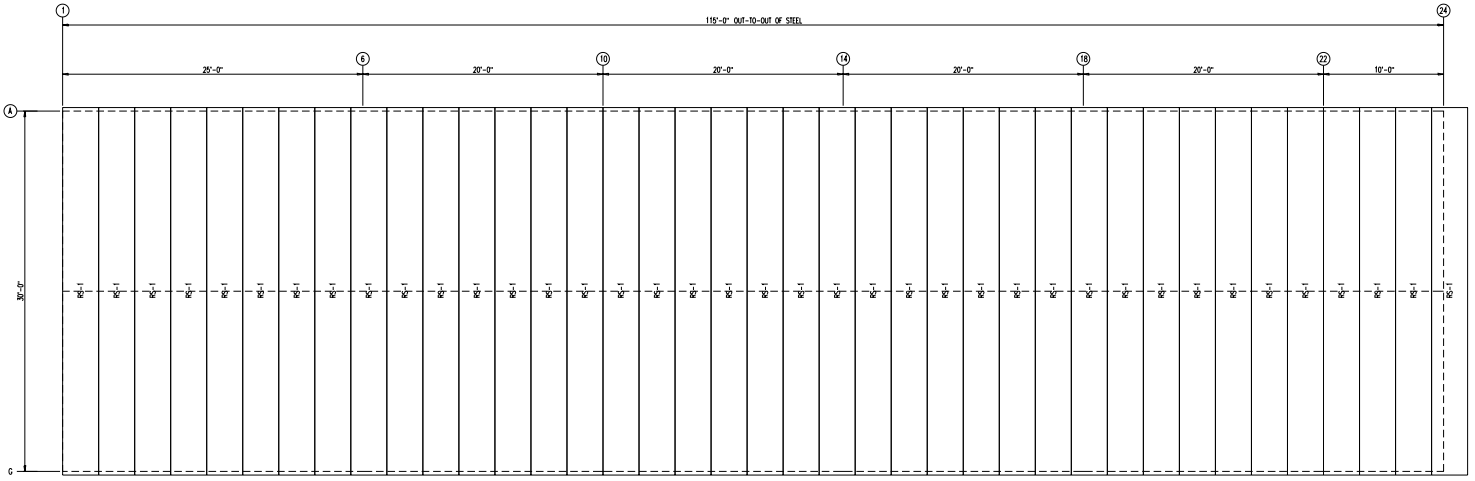
(F1)	- 1/2" x 2 3/4" CONC. EXPANSION ANCHOR	- BASE TO SLAB CONNECTIONS
(F2)	- 12 X 1 SELF-DRILLING TEK (PLTD)	- STRUCTURAL STEEL CONNECTIONS
(F3)	- 12 X 1 SELF-DRILLING TEK (PLTD)	- PARTITION SHEETING
(F4)	- 12 X 2 SELF-DRILLING TEK (PLTD)	- PARTITION ANGLE CONNECTIONS
(F5)	- 12 X 1 1/4 WASHER TEK (PTD)	- EXTERIOR WALL SHEETING
(F6)	- 12 X 1 1/4 WASHER ZAC (PTD)(PLTD)	- ROOF SHEETING
(F7)	- 12 X 1 1/4 WASHER TEK (PTD)	- EXTERIOR TRIM DRILLER
(F8)	- 12 X 7/8 WASHER TEK (PTD)	- EXTERIOR WALL PANEL LAP
(F9)	- 12 X 7/8 WASHER ZAC (PTD)(PLTD)	- ROOF PANEL LAP
(F10)	- 12 X 7/8 WASHER TEK (PTD)	- EXTERIOR TRIM LAP
(F11)	- 1/8 POP RIVET	- EXTERIOR TRIM
(F12)	- 12 X 1 1/4 WASHER TEK (PTD)	- INTERIOR WALL SHEETING
(F13)	- 12 X 1 1/4 WASHER TEK (PTD)	- INTERIOR TRIM DRILLER
(F14)	- 12 X 7/8 WASHER TEK (PTD)	- INTERIOR WALL PANEL LAP
(F15)	- 12 X 7/8 WASHER TEK (PTD)(PLTD)	- INTERIOR TRIM LAP
(F17)	- 1/4"-14 X 1" SDS W/ WASHER #1(PLTD)	- "CL" CLIP/STRUCTURE CONNECTIONS
(F18)	- 1/4"-14 X 1" SDS ZAC W/WASHER #1(PTD)(PLTD)	- "CL" ROOF DRILLER
(F19)	- 1/4"-14 X 1" SDS ZAC W/ WASHER #4(PTD)(PLTD)	- "CL" ROOF LAP
(F20)	- 1/4"-14 X 1" SDS ZAC W/WASHER #1(PTD)(PLTD)	- "CL" TRIM DRILLER
(F21)	- 1/4"-14 X 1" SDS ZAC W/WASHER #4(PTD)(PLTD)	- "CL" TRIM LAP

TRIM ABBREVIATIONS

(BTR)	- 7/8" ROLL MASTIC	(CB)	- INSIDE CORNER BOX
(CLN)	- R PANEL INSIDE FOAM CLOSURE	(JA)	- DOOR JAMB TRIM
(CLOUT)	- R PANEL OUTSIDE FOAM CLOSURE	(JC)	- DOOR JAMB COVER TRIM
(GOECEL)	- GUTTER SEAL	(MCB)	- DOOR MULLION COVER TRIM
(N)	- R PANEL INSIDE CORNER TRIM	(OCB)	- OUTSIDE CORNER BOX
(OU)	- R PANEL OUTSIDE CORNER TRIM	(PB)	- PEAK BOX
(CM)	- DOOR CORNER MULLION TRIM	(REND)	- RAKE TRIM END CAP
(DK)	- DOWNSPOUT WITH KICK OUT	(RT)	- RAKE TRIM
(DSS)	- DOWNSPOUT STRAP	(TI)	- ROOF TIE IN TRIM
(EF)	- EAVE FLASHING	(TR)	- ROOF STEP TRANSITION FLASHING
(FRC)	- FORMED RIDGE CAP	(4SP)	- 40Z TOUCH UP SPRAY PAINT
(GC)	- GUTTER END CAP		
(GS)	- GUTTER HANGER STRAP		
(GU)	- GUTTER		
(HC)	- DOOR HEAD COVER TRIM		
(HE)	- DOOR HEAD TRIM		
(H)	- HIGH EAVE TRIM		
(HT)	- HALL TOP TRIM		

CLOSURE NOTES:
(_) INSIDE CLOSURES INCLUDED FOR LOW EAVE. INSTALL BTR TAPE ON TOP AND BOTTOM OF INSIDE CLOSURE (SEE DETAILS AND INSTALLATION GUIDE)
(_) INSIDE CLOSURES INCLUDED FOR BASE OF EXTERIOR WALL PANELS.
(_) OUTSIDE CLOSURES INCLUDED FOR RAKE.
(_) OUTSIDE CLOSURES INCLUDED FOR ROOF AND WALL OF HIGH EAVE.

KEY PLAN
not to scale



ROOF SHEETING & TRIM
FILES: 26 Ga. R. - Galvalume Plus

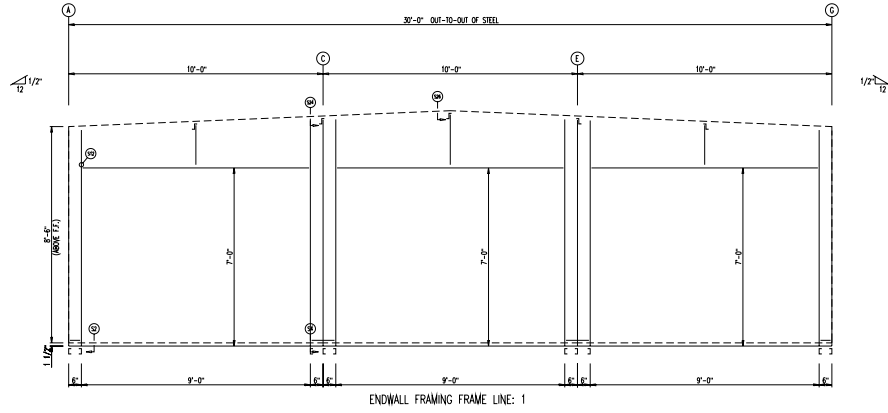
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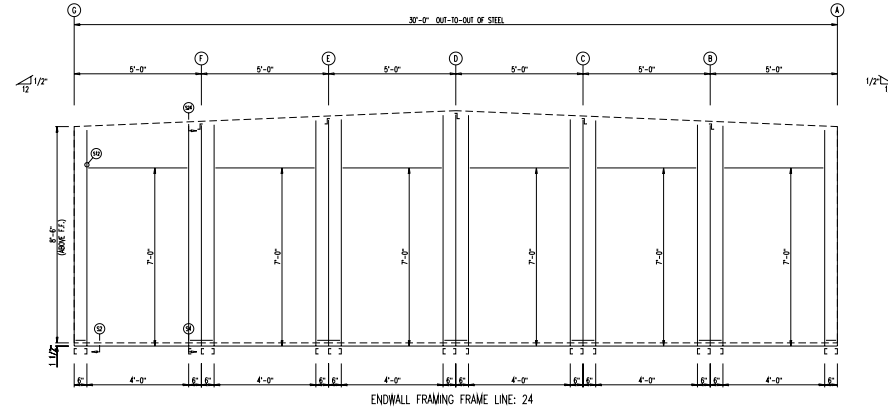
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 CITY: Marshall
 STATE: MI

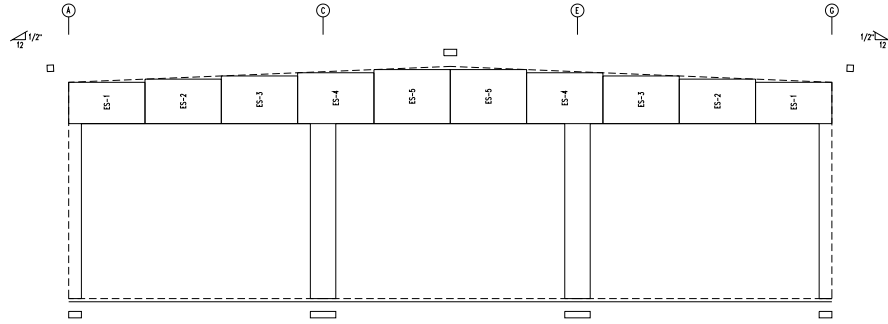
PEAK STEEL BUILDINGS
 1775
 Madison, GA 30650
 Phone: 404-888-7828
 Fax: 706-948-1866



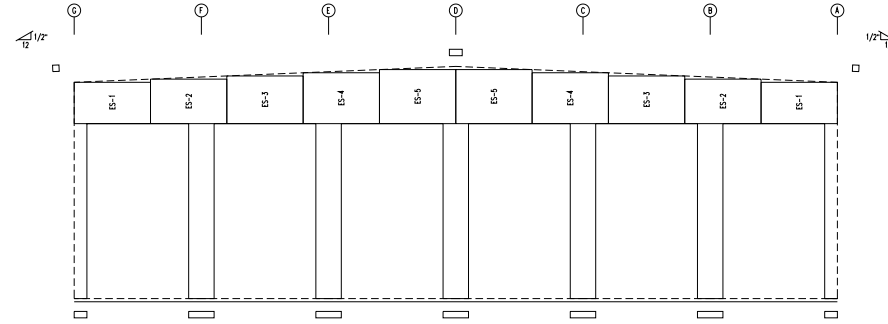
ENDWALL FRAMING FRAME LINE: 1



ENDWALL FRAMING FRAME LINE: 24



ENDWALL SHEETING & TRIM FRAME LINE: 1
PANELS: 26 Gg. R. - NEED COLOR



ENDWALL SHEETING & TRIM FRAME LINE: 24
PANELS: 26 Gg. R. - NEED COLOR

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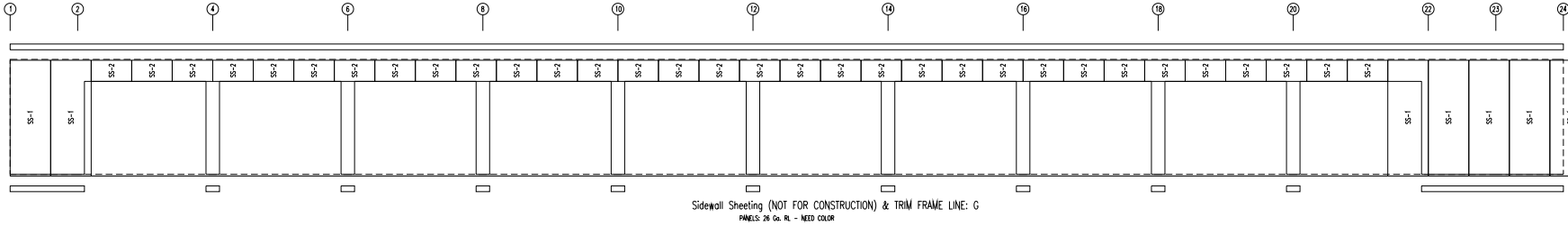
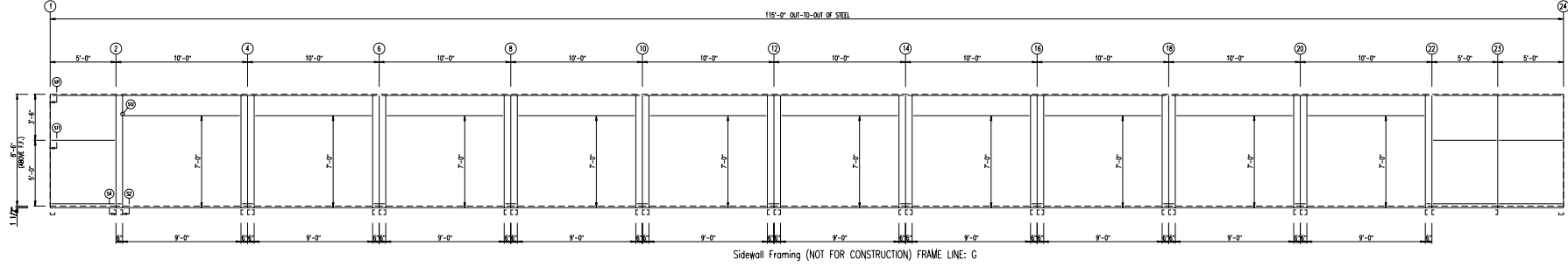
PEAK STEEL BUILDINGS
 PO Box 1276
 Marietta, GA 30060
 Phone: 770-444-7069
 Fax: 770-444-1069

JOB ID: 50252

Sheet

A2

APPROVAL	BY	DATE
		6/2/23
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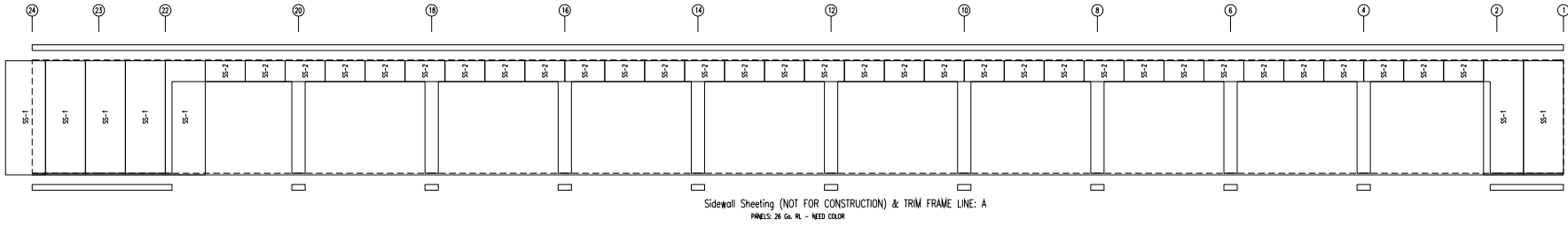
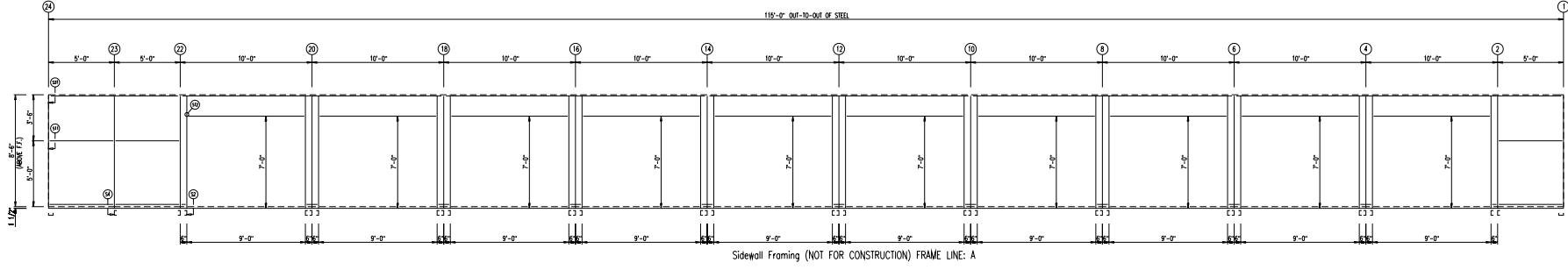
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PROJECT: Adam Rickert 49068 Revised
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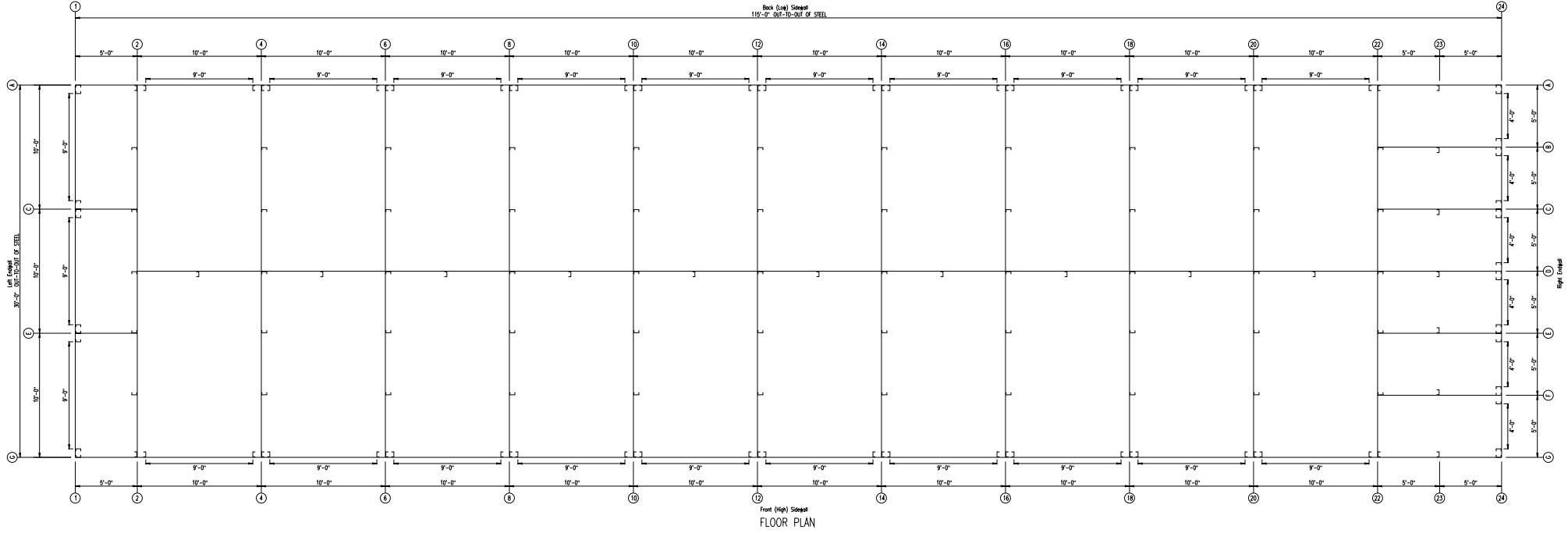
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PROJECT: Adam Rickert 49068 Revised
 SIZE: 30.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

PEAK STEEL BUILDINGS
 PO Box 1276
 Marietta, GA 30060
 Phone: 770-428-7000
 Fax: 770-428-1066

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		6/2/23



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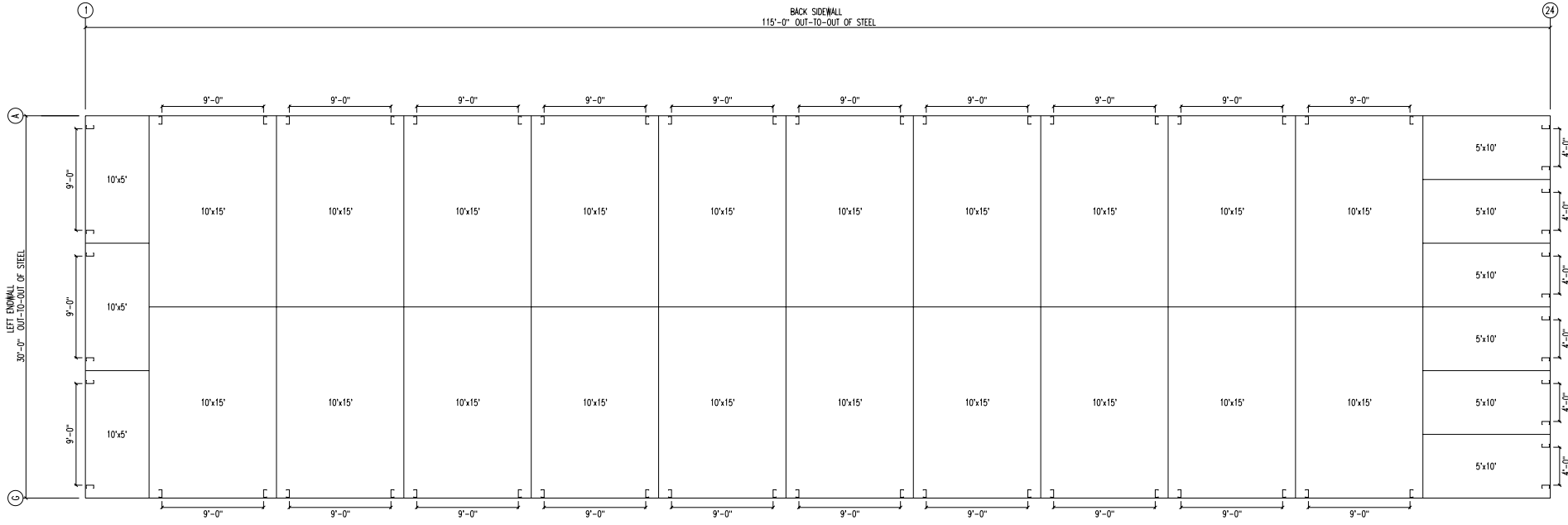
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PROJECT: Adam Rickert 49068 Revised
 SIZE: 30.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

PEAK STEEL BUILDINGS
 PO Box 1276
 Madison, GA 30650
 Phone: 706-444-7060
 Fax: 706-444-1866

JOB ID: 50252

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		6/7/23

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PEAK STEEL BUILDINGS
 PO Box 1276
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PROJECT: Adam Rickett 49068 Revised
 SIZE: 40.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

PEAK STEEL BUILDINGS
 PO Box 1275
 Madison, GA 30650
 Phone: 404-948-7828
 Fax: 706-948-1868

STRUCTURAL NOTES

BUILDER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITY.
 METAL BUILDING STRUCTURE DESIGNED PER THE FOLLOWING LOADING:
 CODE: IBC 15
 WIND (UPH): 115
 EXPOSURE: C
 ROOF SNOW LOAD (PSF): 25.2
 GROUND SNOW LOAD (PSF): 30
 COLLATERAL LOAD (PSF): 0.5
 SEISMIC: 0.140
 SEISMIC ZONE: B
 THERMAL COEFFICIENT: 1.20

DESIGN LOADS DESIGNATED WITHIN CONTRACT AND DRAWINGS DO NOT ALLOW FOR ANY TYPE OF SUSPENDED SYSTEM (E.G. LIGHTS, INSULATION, DUCT WORK, PIPING, ETC.) SUSPENSION OF ANY LOAD INDUCING SYSTEM IS EXPLICITLY PROHIBITED UNLESS A CORRESPONDING REDUCTION IN CERTIFIED LIVE/SNOW LOADS CAN BE PERMITTED BY CODE.

DESIGN AND SPECIFICATION OF BASE STEEL TO CONCRETE SLAB ANCHORING IS NOT THE RESPONSIBILITY OF THE BUILDING MANUFACTURER.

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR CONCRETE SLAB FOUNDATION DESIGN, THICKNESS, MATERIALS, SITE SOIL CONDITIONS OR OTHER CONCRETE/MASONRY CONSTRUCTION.

ALL STRUCTURAL CONNECTIONS ARE TO BE MADE PER FASTENING DETAILS PRESENTED HEREIN. ALL STEEL FRAMING AND SHEETING MATERIALS MUST BE INSTALLED TO VERTICAL PLUMB AND HORIZONTALLY LEVEL.

THE BUILDING MANUFACTURER AND THE PROFESSIONAL ENGINEER SEALING THESE DRAWINGS ARE NOT THE PROFESSIONAL ENGINEER OF RECORD FOR THE ENTIRE PROJECT. THE PROFESSIONAL ENGINEER'S SEAL PERTAINS ONLY TO THE STRUCTURAL DESIGN OF THIS BUILDING SYSTEM. IT DOES NOT APPLY TO THE FOUNDATION SYSTEM, MASONRY DESIGN OR ANY OTHER ASPECT OF THE PROJECT UNLESS SPECIFICALLY STATED IN THESE DOCUMENTS.

JOB SITE / FIELD CONDITIONS NOTES:

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ANY LOADS TO STRUCTURE NOT INDICATED AT THE TIME OF PURCHASE. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM, REMOVAL OF ANY COMPONENT PARTS OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE DIRECTION OF REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER.

ALL CONCRETE AND MASONRY CONSTRUCTION MUST BE FLAT, LEVEL AND SQUARE PER THE SLAB PLAN DIMENSIONS HEREIN.

ALL JOBSITE DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BEFORE ERECTION OF BUILDING STRUCTURE.

ALL OMISSIONS, CONFLICTS AND DISCREPANCIES SHALL BE REPORTED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PROJECT WORK.

ALL TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING, WINDBRACES OR OTHER ELEMENTS REQUIRED FOR THE BUILDING ERECTION ARE TO BE DETERMINED BY AND SUPPLIED BY BUILDER/CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED. JOB SITE SAFETY INSTRUCTION, SAFETY EQUIPMENT AND CONDITIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ACCOUNTED FOR AT THE TIME OF DELIVERY. ALL MATERIAL SHORTAGES OR DEFECTS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

DIAPHRAGM ACTION OF THE METAL PANELS AT INTERIOR PARTITION WALLS IS UTILIZED FOR THE STABILITY OF THIS BUILDING. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

PARTITION PANELS HAVE BEEN SUPPLIED TO REACH ROOF LINE. THE TOP PARTITION PANEL CAN BE NOTCHED TO MATCH ROOF LINE AND CLEAR PURLIN LEG TO CLOSE IN THE UNIT AS DESIRED.

INSTALLATION NOTES:

FIELD CUTTING OF STRUCTURAL, SHEETING AND TRIMS FOR SPLICE AND FINAL FITTING OF COMPONENTS IS REQUIRED.

ALL ROOF PANEL LAPS SHALL BE SEALED WITH 3/8" (MINIMUM) WIDTH MASTIC TAPE AS PROVIDED FOR PROJECT. ALL SHEET PROFILE FOAM CLOSURES AT EAVE, WALL AND RIDGE CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN HEREIN.

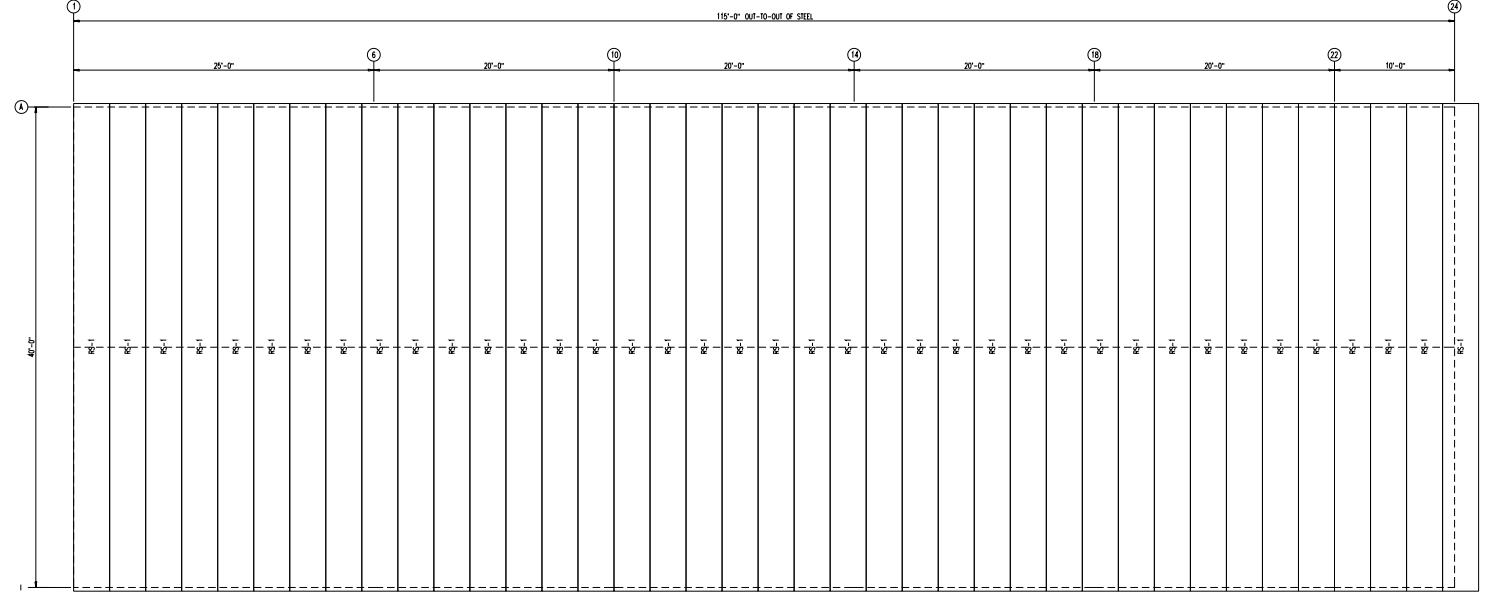
WALL PANELS AND WALL TRIMS, AT INTERIOR AND EXTERIOR, ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECT TO CONTACT WITH STANDING WATER.

LAP ALL FLASHINGS 2" MINIMUM AND SEAL AS REQUIRED FOR WATER TIGHTNESS

ALLOW 1/4" TOLERANCE AT EACH END FOR PURLINS, HEADERS AND GIRTS.

DRAWING INDEX

A1	LEAD SHEET, GENERAL NOTES, SCHEDULES, ROOF PLAN
A2	ELEVATIONS
A3	ELEVATIONS
A4	ELEVATIONS
A5	SLAB LAYOUT
A6	STUD LAYOUT
A7	UNIT LAYOUT
A8	REACTIONS



ROOF SHEETING & TRIM
 PANELS 25 GA. R. - Galvalume Plus

CLOSURE NOTES:
 (..) INSIDE CLOSURES INCLUDED FOR LOW EAVE.
 INSTALL BTR TAPE ON TOP AND BOTTOM OF INSIDE CLOSURE (SEE DETAILS AND INSTALLATION GUIDE)
 (..) INSIDE CLOSURES INCLUDED FOR BASE OF EXTERIOR WALL PANELS.
 (..) OUTSIDE CLOSURES INCLUDED FOR RAKE.
 (..) OUTSIDE CLOSURES INCLUDED FOR ROOF AND WALL OF HIGH EAVE.

KEY PLAN
 not to scale

ERECTOR NOTE:
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STANDARD ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FRO	FURNISHED BY OTHERS	OC	ON CENTER
APPROX	APPROXIMATE	FDN	FOUNDATION	OD	OUTSIDE DIAMETER
BLK	BLOCK	FF	FINISHED FLOOR	OH	OPPOSITE HAND
BLK	BLOCK	FOB	FACE OF BLOCK OR BRICK	OPP	OPPOSITE
BM	BEAM	FOS	FACE OF STEEL	PTN	PARTITION
BTM	BOTTOM	FT	FOOT OR FEET	RAD	RADIUS
BLKG	BLOCKING	FTG	FOOTING	REF	REFERENCE
CL	CENTERLINE	GA	GENERAL ANGLE	REQD	REQUIRED
CJ	CAULK JOINT	GALV	GALVANIZED	REIN	REINFORCED
CELG	CEILING	GCN	GENERAL CONTRACTOR	RO	ROUGH OPENING
COL	COLUMN	GRND	GROUND	SECT	SECTION
CONC	CONCRETE	GR	GRADE	SF	SQUARE FOOTAGE
CEN	CENTER	GRW	GRASS	SM	SIMILAR
DBL	DOUBLE	HOR	HORIZONTAL	SO	SQUARE
DET	DETAIL	HGT	HEIGHT	STND	STANDARD
DIA	DIAMETER	ID	INSIDE DIAMETER	STL	STEEL
DWG	DRAWING	INSU	INSULATION	TOP	TOP OF BEAM
DM	DIMENSION	INT	INTERIOR	TOC	TOP OF CONCRETE
DR	DOOR	INF	INFORMATION	TOS	TOP OF STEEL
EACH	EACH	JNT	JOINT	TOW	TOP OF WALL
EA	ERECTION TOLERANCE	MAX	MAXIMUM	TS	TUBE STEEL
EXT	EXTENSION JOINT	MIN	MINIMUM	TYP	TYPICAL
ELV	ELEVATION	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
EXIST	EXISTING	ML	METAL	VAR	VARIABLE
EXP	EXPANSION	NIC	NOT IN CONTRACT	VERT	VERTICAL
EXT	EXTERIOR	NIS	NOT TO SCALE	VF	VERIFY IN FIELD
EXT	EXTERIOR INSULATION	NA	NOT APPLICABLE	WD	WITHOUT
AND	AND FINISH SYSTEM	NO	NUMBER	WT	WEIGHT
EDS	EDGE OF SLAB	CA	CORNER	OVERALL	OVERALL

STRUCTURE ABBREVIATIONS

(BA)	-	B4216R 4 X 2 X 16GA. ANGLE (5.9)	-	FLOOR BASE ANGLE
(BC)	-	U42516Z 4 1/8 X 2 7/8 X 16GA. CHANNEL (9.9)	-	FLOOR BASE CHANNEL
(CA)	-	C4216R 4 X 2 X 16GA. CEE (8.9)	-	4" COLUMN
(CE)	-	C62516R 6 X 2 1/2 X 16GA. CEE (11.9)	-	6" COLUMN
(DH)	-	C4216R 4 X 2 X 16GA. CEE (8.9)	-	DOOR HEAD
(DJ)	-	C43516R 4 X 3 1/2 X 16GA. CEE (11.9)	-	DOOR JAMB
(RW)	-	26GA. PBR WALL PANEL	-	EAVE STRUT
(CC)	-	U4216R 4 1/8 X 2 3/8 X 16GA. CHANNEL (8.9)	-	EAVE CHANNEL
(ES)	-	E64316LR 4 X 6 X 3 X 16GA. STRUT (13.9)	-	FLOOR CLIP
(FC)	-	AS MANUFACTURED	-	GIRT
(G)	-	C4216R 4 X 2 X 16GA. CEE (8.9)	-	HALL TOP ANGLE
(HA)	-	B4216R 4 X 2 X 16GA. ANGLE (5.9)	-	DOOR HEAD REINFORCEMENT
(HR)	-	C4216R 4 X 2 X 16GA. CEE (8.9)	-	JACK RATTER
(JR)	-	C62516R 6 X 2 1/2 X 16GA. CEE (11.9)	-	MULLION
(M)	-	C12416R 12 X 4 X 16GA. CEE (20.9)	-	MINI CLIP
(WC)	-	B4216R 4 X 2 X 2" LONG 16GA. ANGLE (5.9)	-	ROOF PURLIN
(PA)	-	Z42516R 2 1/2 X 4 X 2 1/2 X 16GA. ZEE (9.9)	-	ROOF PURLIN
(P6)	-	Z62516R 2 1/2 X 6 X 2 1/2 X 16GA. ZEE (11.9)	-	ROOF PURLIN
(P8)	-	Z82516R 2 1/2 X 8 X 2 1/2 X 16GA. ZEE (13.9)	-	ROOF PURLIN
(PA)	-	B4216R 4 X 2 X 16GA. ANGLE (5.9)	-	PARTITION ANGLE
(RA)	-	B4216R 4 X 2 X 16GA. ANGLE (5.9)	-	RAKE ANGLE
(RS)	-	E64316LR 4 X 6 X 3 X 16GA. STRUT (13.9)	-	RIDGE STRUT

SHEETING ABBREVIATIONS

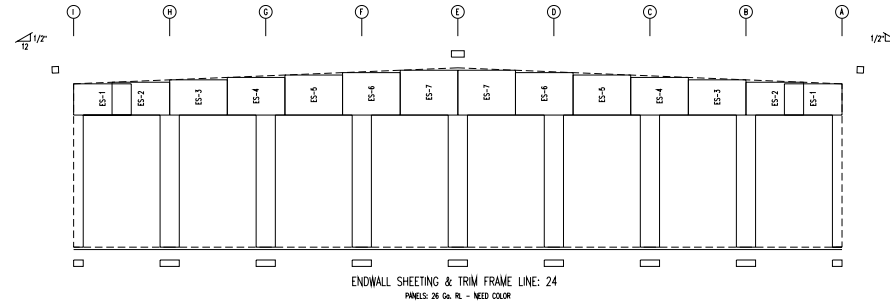
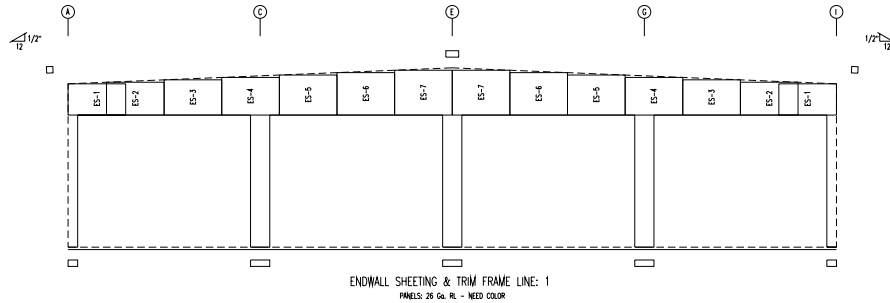
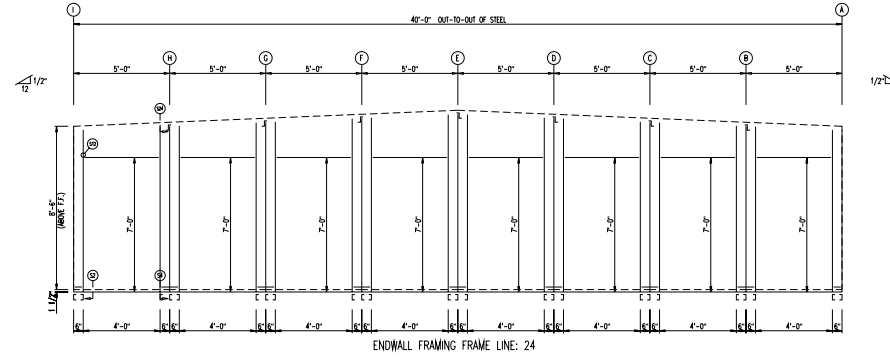
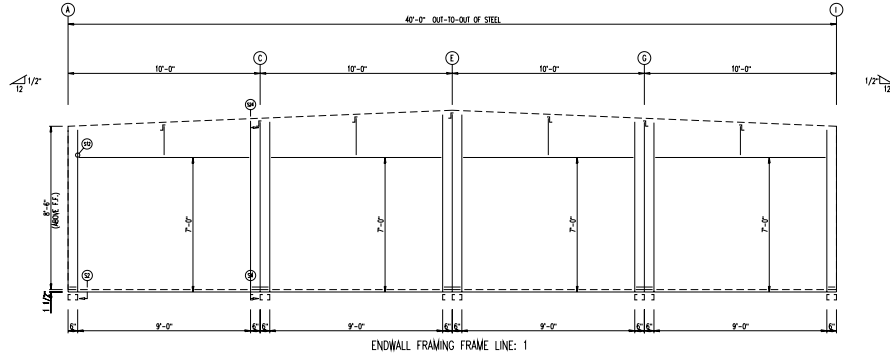
(M)	-	29GA. M-LOC WALL PANEL
(RL)	-	29GA. R-LOC WALL PANEL
(PL)	-	29GA. PANEL-LOC WALL PANEL
(RR)	-	26GA. PBR ROOF PANEL
(RW)	-	26GA. PBR WALL PANEL
(CL)	-	24GA. CENTRAL-LOC SSR 24" ROOF PANEL
(CL-200)	-	SSR LOW FIXED CLIP

FASTENER ABBREVIATIONS

(F1)	-	1/2" x 2 3/4" CONC. EXPANSION ANCHOR	-	BASE TO SLAB CONNECTIONS
(F2)	-	12 X 1 SELF-DRILLING TEK (PLTD)	-	STRUCTURAL STEEL CONNECTIONS
(F3)	-	12 X 2 SELF-DRILLING TEK (PLTD)	-	PARTITION SHEETING
(F4)	-	12 X 2 SELF-DRILLING TEK (PLTD)	-	PARTITION ANGLE CONNECTIONS
(F5)	-	12 X 1 1/4 WASHER TEK (PTD)	-	EXTERIOR WALL SHEETING
(F6)	-	12 X 1 1/4 WASHER ZAC (PTD)(PLTD)	-	ROOF SHEETING
(F7)	-	12 X 1 1/4 WASHER TEK (PTD)	-	EXTERIOR TRIM DRILLER
(F8)	-	12 X 7/8 WASHER TEK (PTD)	-	EXTERIOR WALL PANEL LAP
(F9)	-	12 X 7/8 WASHER ZAC (PTD)(PLTD)	-	ROOF PANEL LAP
(F10)	-	12 X 7/8 WASHER TEK (PTD)	-	EXTERIOR TRIM LAP
(F11)	-	1/8 POP RIVET	-	EXTERIOR TRIM
(F12)	-	12 X 1 1/4 WASHER TEK (PTD)	-	INTERIOR WALL SHEETING
(F13)	-	12 X 1 1/4 WASHER TEK (PTD)	-	INTERIOR TRIM DRILLER
(F14)	-	12 X 7/8 WASHER TEK (PTD)	-	INTERIOR WALL PANEL LAP
(F15)	-	12 X 7/8 WASHER TEK (PTD)(PLTD)	-	INTERIOR TRIM LAP
(F17)	-	1/4"-14 X 1" SDS W/ WASHER #1(PLTD)	-	"CL" CLIP/STRUCTURE CONNECTIONS
(F19)	-	1/4"-14 X 1" SDS ZAC W/ WASHER #4(PTD)(PLTD)	-	"CL" ROOF LAP
(F20)	-	1/4"-14 X 1" SDS ZAC W/ WASHER #1(PTD)(PLTD)	-	"CL" TRIM DRILLER
(F21)	-	1/4"-14 X 1" SDS ZAC W/ WASHER #4(PTD)(PLTD)	-	"CL" TRIM LAP

TRIM ABBREVIATIONS

(BTR)	-	7/8" ROLL MASTIC	(CB)	-	INSIDE CORNER BOX
(CLN)	-	R PANEL INSIDE FOAM CLOSURE	(JA)	-	DOOR JAMB TRIM
(CLOUT)	-	R PANEL OUTSIDE FOAM CLOSURE	(JC)	-	DOOR JAMB COVER TRIM
(GEOCEL)	-	GUTTER SEAL	(MCB)	-	DOOR MULLION COVER TRIM
(N)	-	R PANEL INSIDE CORNER TRIM	(OC)	-	OUTSIDE CORNER BOX
(OU)	-	R PANEL OUTSIDE CORNER TRIM	(PB)	-	PEAK BOX
(CM)	-	DOOR CORNER MULLION TRIM	(REND)	-	RAKE TRIM END CAP
(DK)	-	DOWNSPOUT WITH KICK OUT	(RT)	-	RAKE TRIM
(DSS)	-	DOWNSPOUT STRAP	(T)	-	ROOF TIE IN TRIM
(EF)	-	EAVE FLASHING	(TR)	-	ROOF STEP TRANSITION FLASHING
(FRC)	-	FORMED RIDGE CAP	(4SP)	-	40Z TOUCH UP SPRAY PAINT
(GC)	-	GUTTER END CAP			
(GS)	-	GUTTER HANGER STRAP			
(GU)	-	GUTTER			
(HC)	-	DOOR HEAD COVER TRIM			
(HE)	-	DOOR HEAD TRIM			
(H)	-	HIGH EAVE TRIM			
(HT)	-	HALL TOP TRIM			



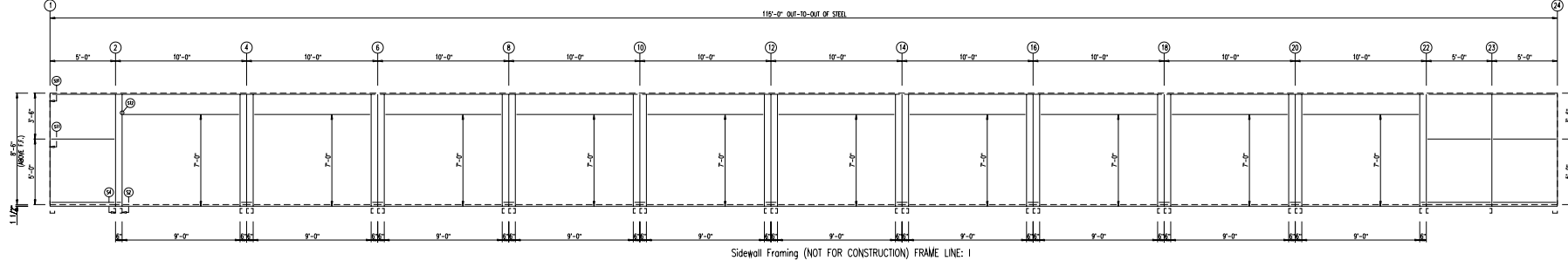
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PROJECT: Adam Rickert 49068 Revised
 SIZE: 40.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

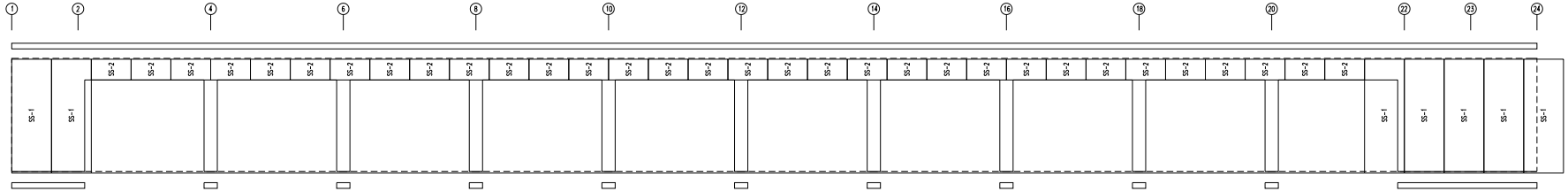
PEAK STEEL BUILDINGS
 PO Box 1276
 Marietta, GA 30060
 Phone: 770-444-7069
 Fax: 770-444-1069

JOB ID: 50253
 Sheet

APPROVAL	BY	DATE
		6/7/23



Sidewall Framing (NOT FOR CONSTRUCTION) FRAME LINE: 1



Sidewall Sheeting (NOT FOR CONSTRUCTION) & TRIM FRAME LINE: 1
PANELS 26 GA. R4 - NEED COLOR

PEAK STEEL BUILDINGS
 PO Box 1276
 Marietta, GA 30060
 Phone: 770-444-7060
 Fax: 770-444-1066

JOB ID: 50253

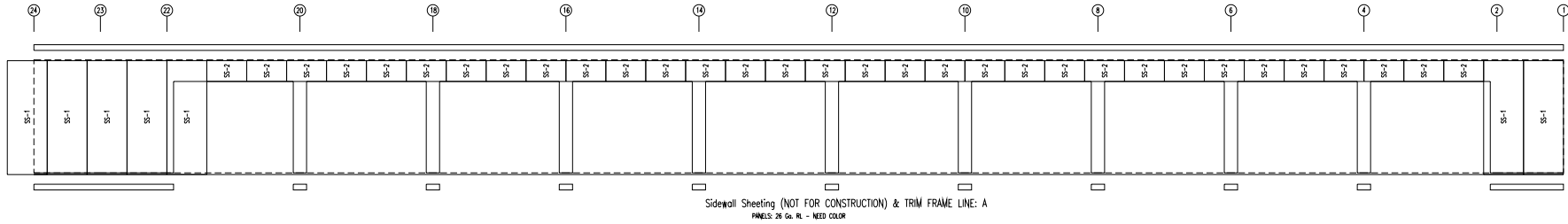
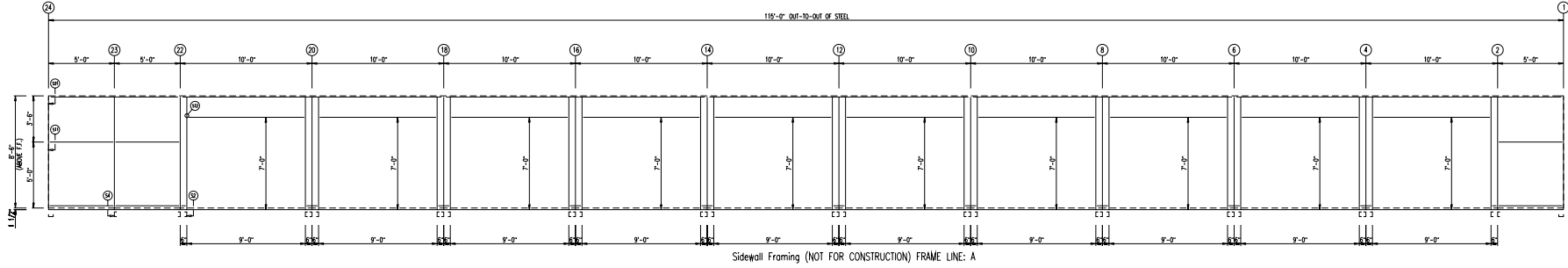
Sheet

A-3

PROJECT: Adam Rickert 49068 Revised
 SIZE: 40.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

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APPROVAL	BY	DATE
		6/2/23
PRINTS ISSUED FOR		



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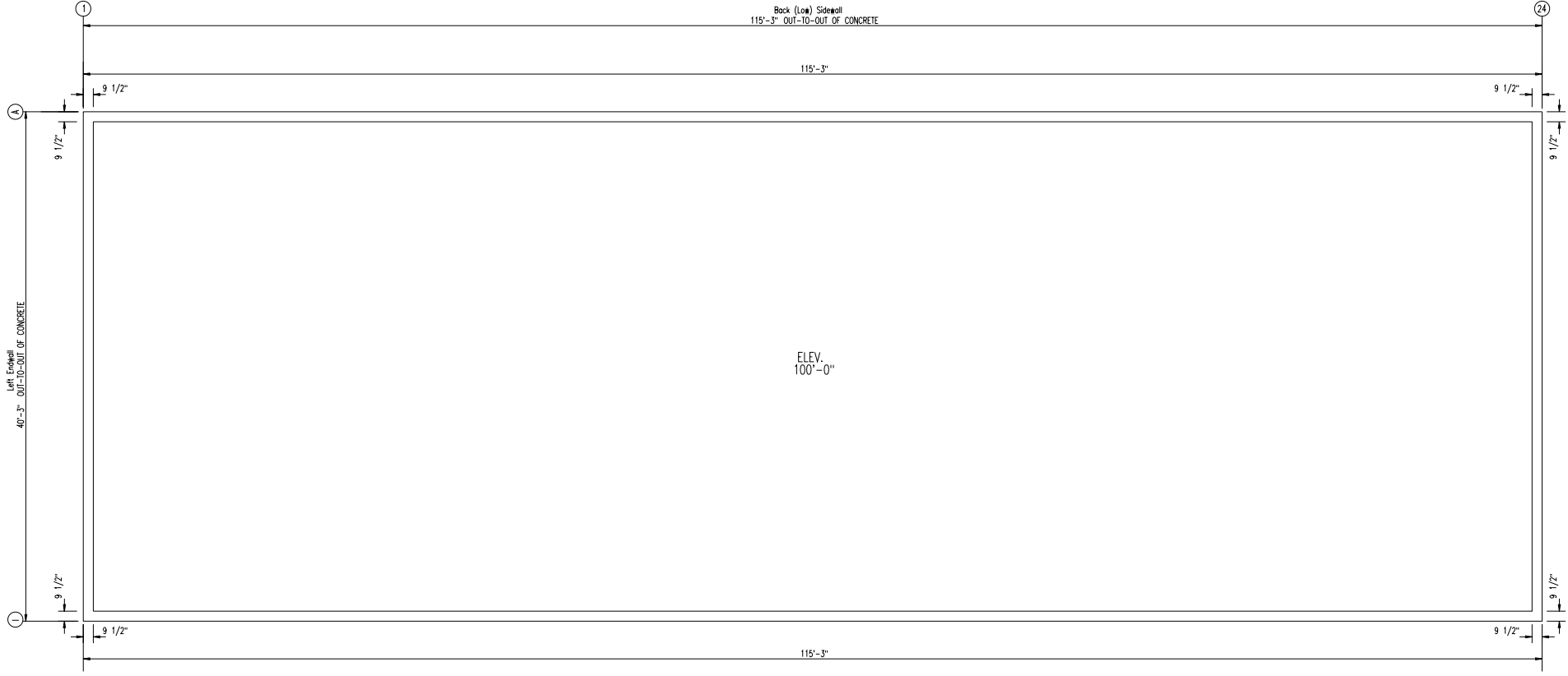
PROJECT: Adam Rickert 49068 Revised
 SIZE: 40.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

PEAK STEEL BUILDINGS
 PO Box 1276
 Marietta, GA 30060
 Phone: 770-444-7000
 Fax: 770-444-1066

JOB ID: 50253
 Sheet

Page 55 of 71

APPROVAL	BY	DATE
		6/2/23
PRINTS ISSUED FOR		



Slab Plan

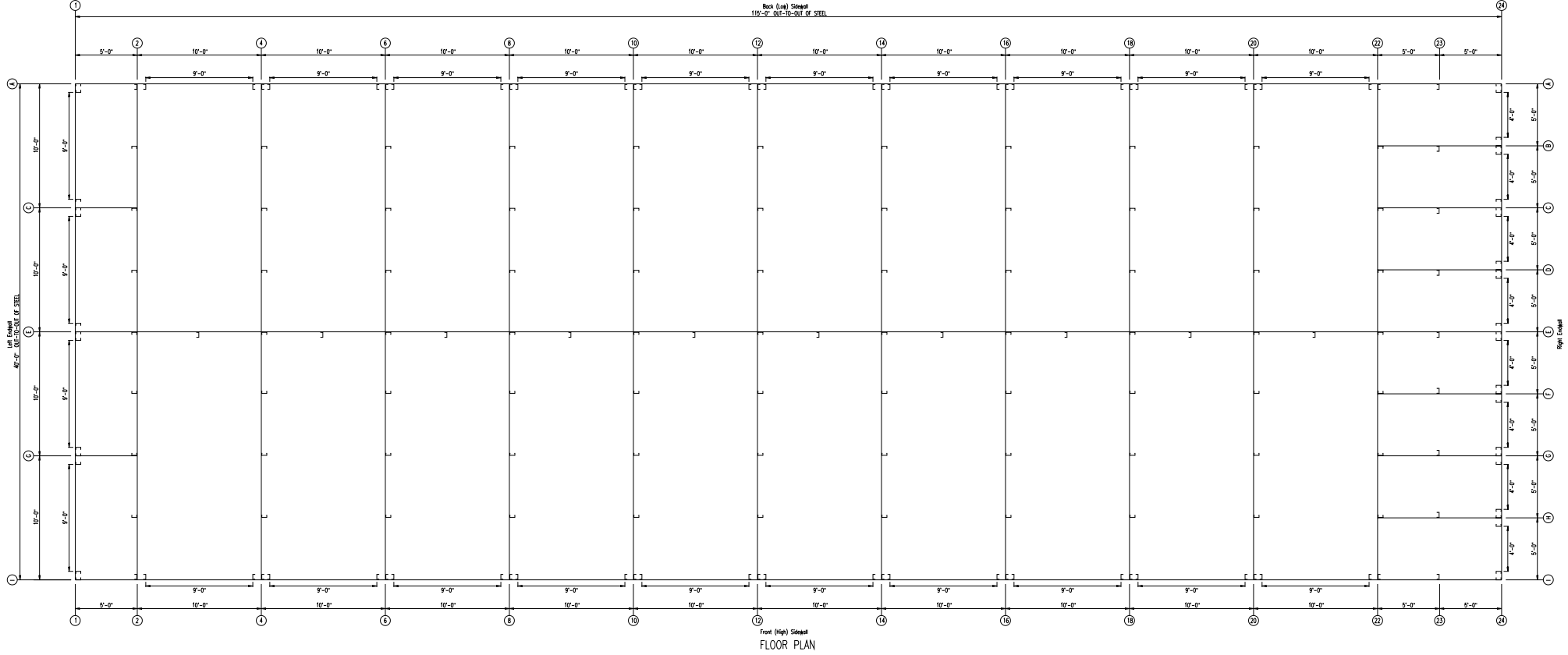
APPROVAL	BY	DATE
		6/2/23

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 SIZE: 40.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

PEAK STEEL BUILDINGS
 PO Box 1276
 Marietta, GA 30060
 Phone: 770-444-7069
 Fax: 770-444-1866

JOB ID: 50253
 Sheet



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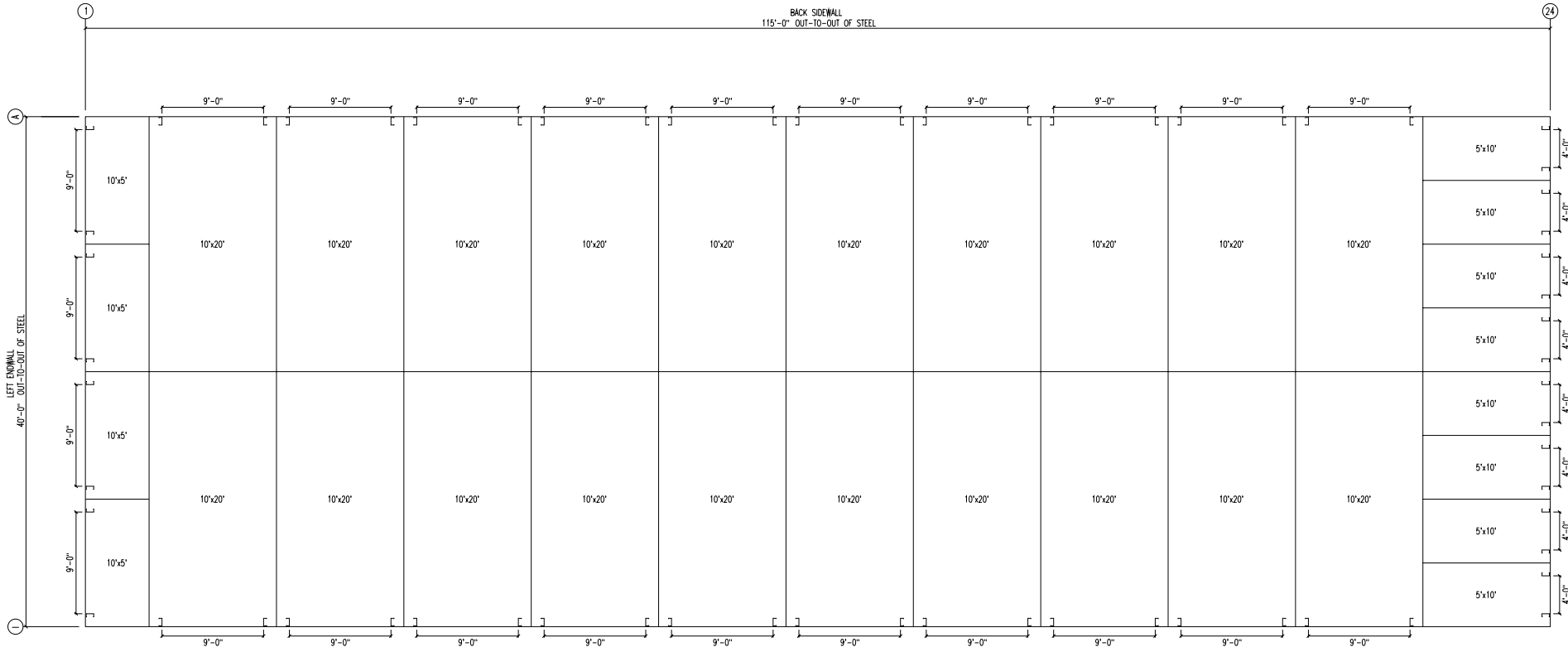
PEAK STEEL BUILDINGS
 PO Box 1276
 Madison, GA 30650
 Phone: 706-444-7069
 Fax: 706-444-1866

JOB ID: 50253

Sheet

A6

APPROVAL	BY	DATE
		6/2/23
PRINTS ISSUED FOR		



APPROVAL	BY	DATE
		6/2/23
PRINTS ISSUED FOR		

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PROJECT: Adam Rickert 49068 Revised
 SIZE: 40.0 x 115.0 x 8.5
 CITY: Marshall
 STATE: MI

PEAK STEEL BUILDINGS
 PO Box 1276
 Madison, GA 30650
 Phone: 706-444-7069
 Fax: 706-444-1666

JOB ID: 50253
 Sheet

June 12, 2023

Eric Zuzga
Director of Community Services
City of Marshall
323 West Michigan Avenue
Marshall, MI 49068

Re: 902/1102 West Hanover Site Plan Landscaping Requirements

Dear Mr. Eric Zuzga:

We would like to formally request a reduction to the site plan requirements for landscaping at the referenced property for a proposed ministorage facility. We would cite the following sections (5.15) for our request:

D. Existing And Proposed Building Placement. Due to the nature of a ministorage facility site location with limited size and irregular shape, we would like to build storage buildings up to the approved setback variances approved by the ZBA to maximize the facility buildable square feet.

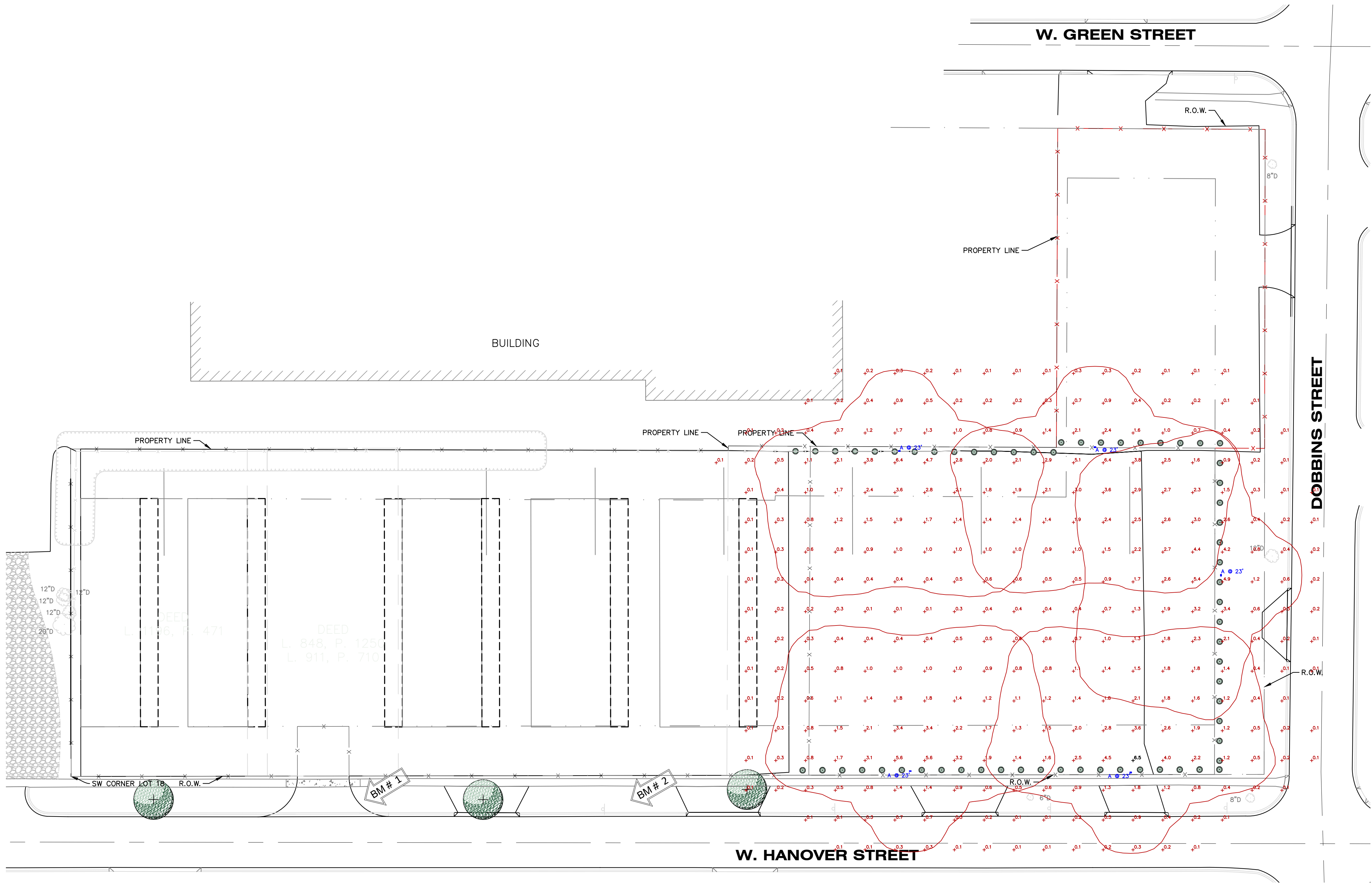
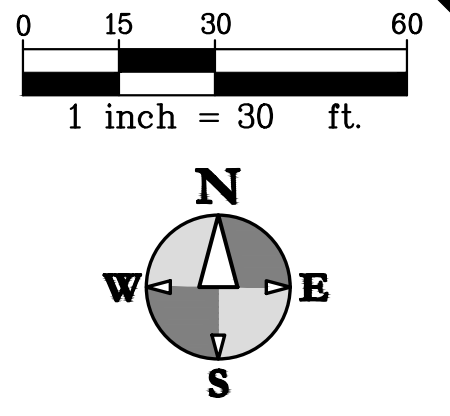
E. The abutting or adjacent land is developed or planned by the City for a use other than residential. All five abutting or adjacent properties to the subject property are either developed as non-residential or vacant with Industrial zoning and no allowance for residential.

As shown in the current site plan layout we have approximately 8.2% percentage of greenspace landscaping already planned within the property boundaries. This does not include additional green spaces in the Right Of Way areas along the city streets. We would request that this amount be the estimated approved amount for our proposed ministorage facility.

Sincerely,
Adam and Kelly Rickert
Owners, 902/1102 W Hanover St

DRAWING LOCATION: H:\31-0410 (General Storage)\FINAL DRAWINGS\1 Photometric Plan - Outdoor.dwg LAST SAVED BY: WALK ON 5/19/2026

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		5	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution		1	16573	1	133.14	



hurley & stewart, llc
 2800 s. 11th street
 kalamazoo, michigan 49009
 269.552.4960 fax 269.552.4961
 www.hurleystewart.com

Job No.: 23-0410 - P.M. IWP - Draft: JLV - QA/QC: 5/19/26

ISSUED FOR/REVISIONS:	DATE
2 - SITE PLAN REVIEW COMMENTS	6/8/23
3 - CITY REVISIONS	7/5/23
4 - OWNER REVISIONS	9/14/23
5 - SPECIAL LAND USE APPLICATION	5/19/26

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PHOTOMETRIC PLAN - SLU
HANOVER STREET STORAGE
SUNDANCER, LLC

Sheet Title:
 Project:
 Client:

5/19/26
 Sheet
P-1B



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 FIELD WORK PERFORMED BY:
 HURLEY & STEWART, LLC

City of Marshall
Application for Site Plan Review

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

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

1. Applicant Information

Address of property being developed:

902 W. HANOVER ST., MARSHALL, MI 49068

Owner of property being developed:

SUNDANCER LLC, ADAM & KELLY RICKERT

Owner's Address:

PO BOX 247, COLDWATER, MI 49036
City State Zip

Owner's Phone Number:

ADAM - (260) 437-4781

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

Name and Title:

Address:

_____ City State Zip

Phone Number:

City of Marshall
Application for Site Plan Review

3. Brief description of proposed project

UTILIZE EAST END (UNDEVELOPED AREA) OF
HANOVER STREET STORAGE PROPERTY TO
BE USED AS "OUTSIDE" STORAGE, UNTIL
SUCH TIME THAT ADDITIONAL "INSIDE"
STORAGE BUILDINGS WILL BE BUILT TO
SUPPORT PRIORITY GROWTH OF INSIDE
STORAGE BUSINESS FOR ENTIRE PROPERTY.

4. Property Information

Is this property located in a floodplain? NO

Is this property located in a wetland? NO

Land area in square feet? ~ 117,500 TOTAL PROPERTY

Proposed building area in square feet? ~ 35,000² FT PHASE 1, ~ 16,000² FT PHASE 2

Proposed paved area in square feet? ~~~ 16,000~~ N/A

Existing paved area in square feet? ~ 30,000² FT EXISTING PARKING LOT PAV'2

Lake or stream within 500 feet? NO

Any other agencies contacted for approvals? _____

If so, please list:

City of Marshall
Application for Site Plan Review

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

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

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

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

Name (Please Print) ADAM RICHERT

Title: CO-OWNER, SUNDANCER LLC Date: 06 MAY 2026

Signature: Adam D. Richert

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

LAND USE AND DEVELOPMENT FEES		
PLATS		
	Up to 30 Lots	\$550.00
	Over 30 Lots	\$750.00
SITE CONDOMINIMUMS		
	Up to 30 Lots	\$450.00
	Over 30 Lots	\$650.00
SITE PLANS		
	Planned Unit Development	\$400.00
	Amend a PUD	
	Additions to existing Site Plans if Planning Commission Review is required	\$100.00
	Extending Site Plan with Planning Commission	\$200.00

CITY OF MARSHALL

City of Marshall Grease Discharge Control Policy

All non-residential establishments that prepare, cook, or dispense food and discharge wastewater to the City of Marshall sanitary sewer system, are required to install and maintain an appropriately sized grease trap/grease interceptor. These establishments include but are not limited to restaurants, school kitchens, hotel kitchens, hospitals, church kitchens, bars, clubs, grocery stores, etc.

The City of Marshall Sewer Use Ordinance prohibits the discharge of grease in amounts that could cause interference or obstruction of wastewater flow. The Sewer Use Ordinance establishes the City's authority to enforce this policy and to impose fines and penalties for non-compliance, and to recover costs associated with enforcement & non-compliance.

Owners are required to contract a licensed plumber to install a properly sized grease trap/interceptor in accordance with the State of Michigan Plumbing Code. The grease trap or interceptor shall be certified by and/or designed according to the Plumbing and Drainage Institute standards. Prior to final connection to the City's sanitary sewer, the owner must notify the City Plumbing Inspector for inspection. The City of Marshall Wastewater Treatment Department must also be notified. Grease trap/interceptor location and specifications must be provided along with a written employee grease handling policy and an appropriate grease trap/interceptor maintenance schedule. Failure to meet code requirements, or provide required information will result in a denial to connect.

City personnel will inspect grease trap/interceptors and maintenance records on a regular basis. Failure to appropriately maintain a grease trap/interceptor may result in fines and/or disruption of service.

Cross Connections

In an effort to eliminate cross connections, the applicant needs to install backflow prevention devices in accordance with the Michigan Plumbing Code. For non-residential water users, backflow prevention devices for facility containment are preferred. Prior to connecting to water services, a cross connection inspection must be scheduled.

Building Official: 269.781.3985

CITY OF MARSHALL

Site Plan Review Checklist for General Development

Date: _____

Zoning District _____

Proposed Use: _____

Is this a Permitted Use? Yes No

If yes list section number: _____

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

Property Address: _____

Information of Responsible Party that prepared plans

Name: _____

Company Name: _____

Company Address: _____

CITY OF MARSHALL

Zoning Ordinance, Article 6: Development Procedures: Section 6:3 - Site Plan Review is needed when:

- (A) - Any use or development stipulated elsewhere in the ordinance.
- (B) - All uses subject to land approval.
- (C) - Any areas for which off-street parking is required except for single- and two-family dwellings on a single lot.
- (D) - All permitted use, new construction, or any change of use lying contiguous to or across the street from a residential district.
- (E) - All residentially related uses permitted in a one-family district such as, but not limited to, institutional uses, churches, or public facilities.
- (F) - Any new use, addition or accessory structure that requires additional off-street parking to that already provided.
- (G) - Site plans for subdivisions and site condo developments.
- (H) - All uses not otherwise included within a specific use district.
- (I) - Any use for which the zoning administrator determines that PC review is necessary to determine compliance with the zoning ordinance.
- (J) - Amendments to approve site plans, except that the City Manager may approve minor modifications.

Note: Staff will review all plans prior to submitting them to Planning Commission.

Development Procedures: 6.3 – Site Plan Review: The following information should be included in your site plan:

- Plans submitted for site plan review shall be stamped by a design professional licensed by the State of Michigan such as a landscape architect, architect, or civil engineer.
- Site plans shall be drawn to an engineer's scale appropriate for a sheet size of at least 24 by 36 inches, not to exceed one (1) inch equals 50 feet. If a large development must be depicted in sections on multiple sheets, then an overall composite sheet shall be provided.
- Date, north arrow scale, existing zoning, zoning of adjacent properties, legal description of the property, easements, and the names and addresses of the

CITY OF MARSHALL

architect, planner, designer, or civil engineer responsible for the preparation of the site plan.

The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties and a boundary survey of the parcel.

The location, height and dimensions of all existing and proposed structures on the subject property and all existing structures within 100 feet of the subject property.

A finished floor elevation and exterior building elevation drawing shall be submitted with the site plan.

The location of all existing and proposed drives, walks and parking areas.

The location and right-of-way widths of all abutting streets and alleys.

The location and size of all existing and proposed sanitary sewer lines, water lines, and storm drainage facilities must be shown.

The location and size of all existing and proposed electric, natural gas, telephone, cable TV and solid waste disposal facilities must be shown.

The location, height area of illumination and fixture details of all existing and proposed lighting shall be provided. All lighting shall be located and oriented to have a minimal impact on adjacent properties.

The size, height, location and illumination of all existing and proposed signs shall be provided to insure ordinance compliance.

The location of existing natural features such as wooded areas, floodplains, wetlands, drainage courses, and a topographic survey of spot elevations of the site.

Other information as requested by the Zoning Administrator or Planning Commission to verify that the site and use follow the Ordinance.

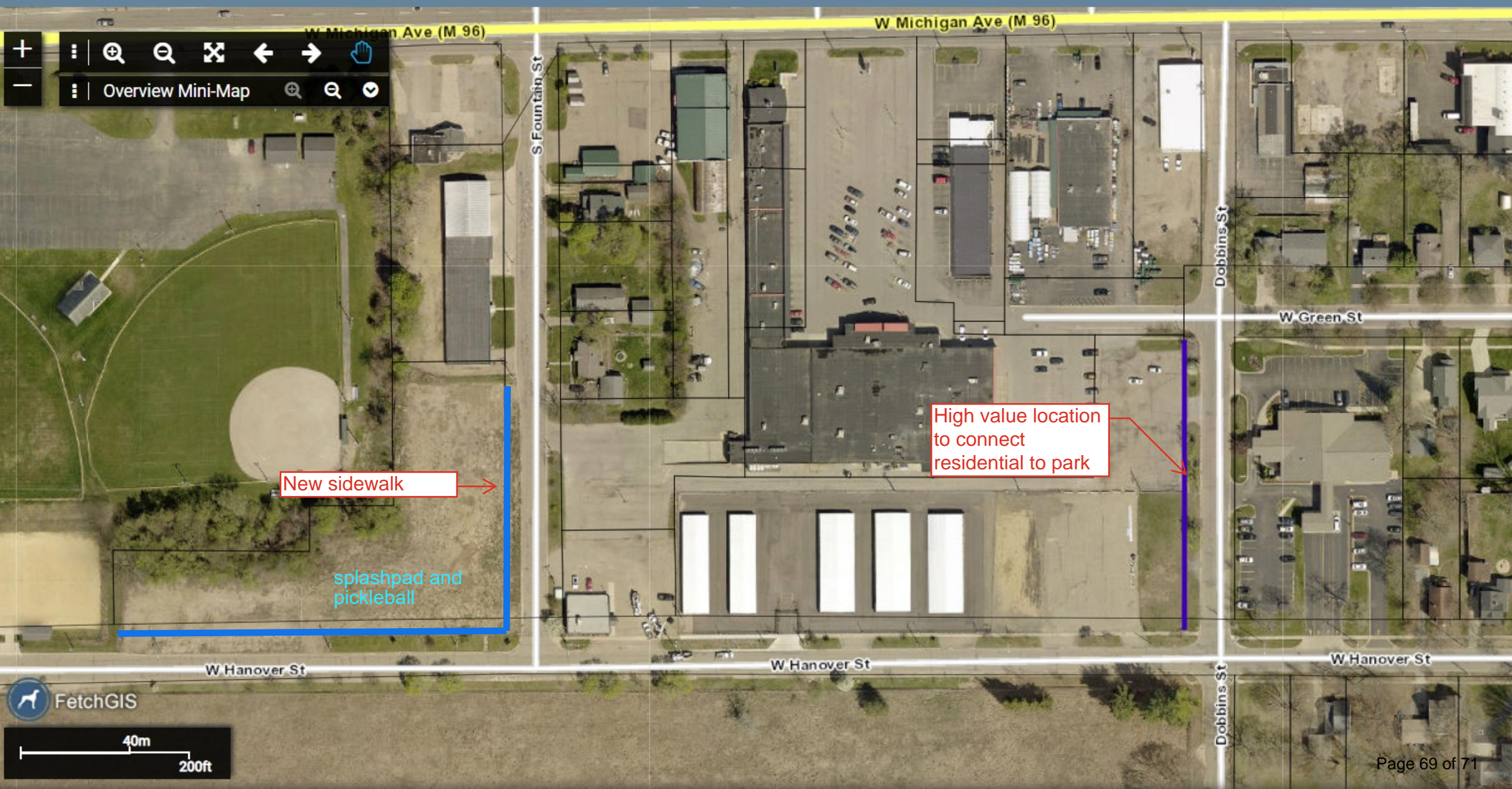
The Planning Commission may waive any of the foregoing requirements determined unnecessary for site plan review purposes.

CITY OF MARSHALL

PLANNING COMMISSION CONSIDERATIONS

The Planning Commission shall consider the following standards in the process of reviewing any site plan for approval:

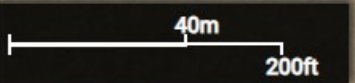
1. **Adequacy of information.** The site plan information is complete, accurate, and in an understandable form that accurately depicts and describes the proposed development.
2. **Site appearance and preservation.** The site layout promotes the normal and orderly development of surrounding lots, and the development layout preserves, to the extent feasible, the site's natural, cultural, and historical features, such as but not limited to significant buildings, wetlands, topography, and woodlands.
3. **Pedestrian access.** Existing and proposed sidewalks or pedestrian pathways connect to existing and planned public sidewalks and pathways in the area, and comply with applicable barrier-free access standards.
4. **Vehicular circulation.** Drives, streets, parking, site access and other vehicle-related elements are designed to minimize traffic conflicts on adjacent streets, and to promote safe and efficient traffic circulation.
5. **Parking and loading.** Off-street parking lots and loading areas are arranged and located to accommodate the intensity of proposed uses, minimize conflicts with adjacent uses, and promote shared-use of common facilities where feasible.
6. **Building composition.** Building design and architecture are harmonious with the surrounding neighborhood with regard to scale, mass, proportion, and materials.
7. **Screening.** Adequate screening elements have been provided to buffer or separate unlike or conflicting land uses, and to screen off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from abutting residential districts and street rights-of-way.
8. **Exterior lighting.** All exterior lighting fixtures are designed and arranged to minimize glare and light trespass, prevent vision impairments, and maximize security.
9. **Impact upon public services.** The impact upon public services (including utilities, streets, police and fire protection, emergency access, and public sidewalks and pathways) will not exceed the existing or planned capacity of such services.



New sidewalk

splashpad and pickleball

High value location to connect residential to park



DRAWING LOCATION: H:\03-0410 (Marshall Storage)\FINAL DRAWINGS\C-2 Site Layout.dwg - 04/20/2024 LAST SAVER BY: HMA ON 4/20/2024

ZONING REQUIREMENTS

ZONING
 THE SITE IS ZONED I-1 RESEARCH AND MANUFACTURING SETBACKS APPROVED AT ZBA MEETING JAN 19, 2023
 SETBACKS: FRONT - 25', 5' ALONG WEST PL
 SIDES - 25', 5' ALONG WEST PL
 REAR - 25'
 24'3" REAR & FRONT SETBACKS APPROVED BY ERIC ZUZGA VIA EMAIL APR 4, 2023

LOT COVERAGE: BASE 37.5%, ALTERNATE 42.5%

PARKING
 TOTAL PARKING SPACES REQUIRED:
 2 SPACES x CARETAKER DWELLING
 1 SPACE PER 275 OF USABLE SPACE IN PRIMARY BUILDING

IN BASE PLAN:
 0 CARETAKERS/CARETAKER DWELLINGS,
 0 SQFT OF NON-DRIVE-UP STORAGE
 2 x 0 + 0/275 = 0 SPACES
 BARRIER FREE SPACES REQUIRED = 0

IN ALTERNATE PLAN:
 0 CARETAKERS/CARETAKER DWELLINGS,
 6,325 SQFT OF NON-DRIVE-UP STORAGE
 2 x 0 + 6,325/275 = 23 SPACES
 BARRIER FREE SPACES REQUIRED = 1

BARRIER FREE SPACES = 1 PROVIDED
 ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
 TYPICAL PARKING SPACE DIMENSION = 8'x24'

THERE ARE 45 SPACES THAT EXIST ON SITE FOR ACCESSING OF INDIVIDUAL UNITS.

BUILDING INFORMATION

BUILDING HEIGHT = 40' X 115' BUILDING = 8'-11"
 30' X 115' BUILDING = 8'-9"

DRIVEWAYS

PRIMARY DRIVEWAY: HANOVER STREET
 INGRESS & EGRESS
 SECONDARY DRIVEWAY: DOBBINS STREET
 EGRESS (INGRESS ONLY WITH REMOTE CONTROL)

SIGNS

4 PROPOSED SIGNS - 5' X 10' EA
 LOCATIONS:
 1) SW CORNER OF BLDG 3/4 OR 5/6 FACING S
 2) SE CORNER OF BLDG 9 FACING E
 3) N SIDE OF BLDG 10 FACING N
 4) SW CORNER OF BUILDING 1 FACING W

TRASH

NO TRASH DISPOSAL WILL BE PROVIDED ON SITE.

SITE LEGEND

HMA PAVEMENT	OLD/CURRENT PAVEMENT
CONCRETE WALK	MIX OF OLD/CURRENT PAVEMENT AND GRAVEL
C4 CURB AND GUTTER	CONCRETE SIDEWALK
PHASE 1 OUTDOOR STORAGE/PARKING AREA	CONCRETE CURB AND GUTTER TYPE VARIES
PHASE 2 OUTDOOR STORAGE/PARKING AREA, IF NEEDED	PROPOSED DECIDUOUS TREE
PHASE 1 6' CHAINLINK FENCE	PROPOSED EVERGREEN TREE
PHASE 2 6' CHAINLINK FENCE	PREVIOUSLY CONSTRUCTED FENCE

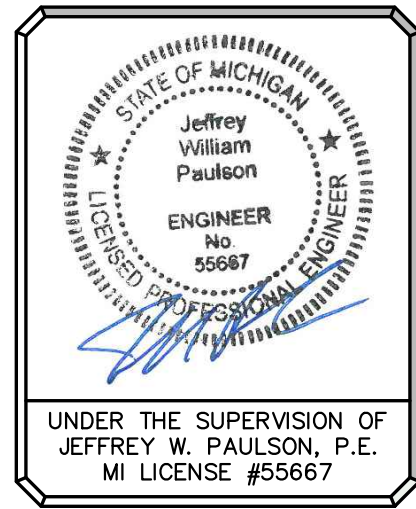
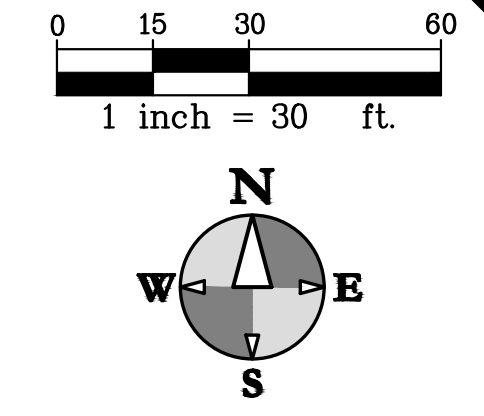
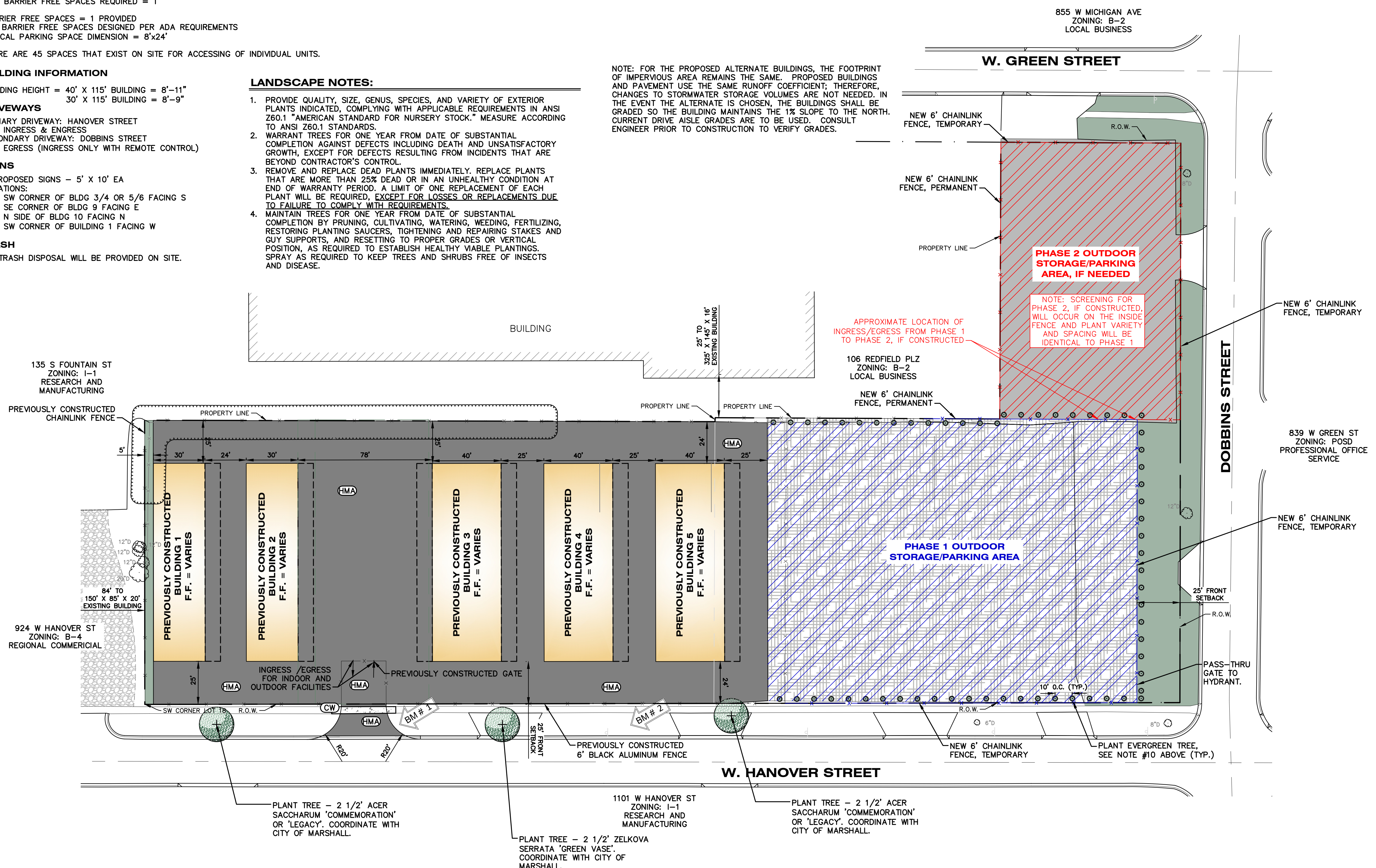
LANDSCAPE NOTES:

1. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
2. WARRANT TREES FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
3. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
4. MAINTAIN TREES FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
4. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
5. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF MARSHALL STANDARDS SPECIFICATIONS.
7. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
8. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
9. ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
10. EVERGREEN TREES SHALL BE A VARIETY OF FIR, ARBORVITAE, AND SPRUCE. PLANTINGS SHALL FOLLOW AN ALTERNATING SEQUENCE IN WHICH EACH SPECIES IS INSTALLED IN GROUPS OF THREE CONSECUTIVE TREES BEFORE SWITCHING TO THE NEXT SPECIES. EACH TREE SHALL BE 3" SPR, B&B AND PLANTED 10' O.C.

PLANT SELECTION
 - Emerald Arborvitae (Thuja Occidentalis Smaragd)
 - Green Giant Arborvitae (Thuja Standishii)
 - Western Red Cedar (Thuja Plicata)



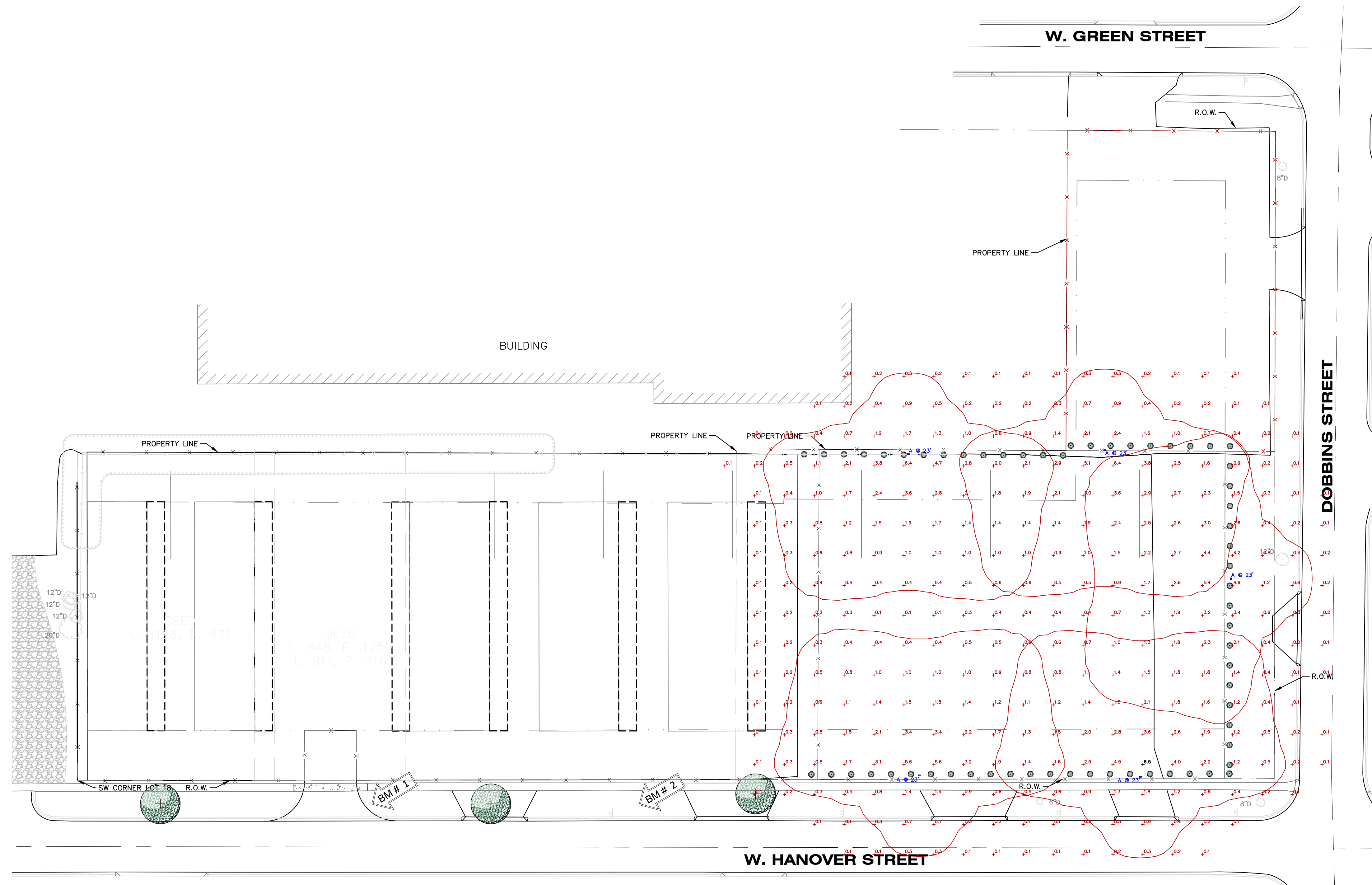
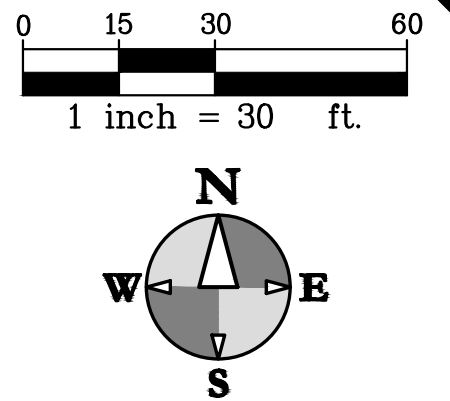
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 FIELD WORK PERFORMED BY:
 HURLEY & STEWART, LLC

TEMPORARY SITE LAYOUT PLAN - SLU
HANOVER STREET STORAGE
SUNDANCER, LLC
 Sheet Title: _____
 Project: _____
 Client: _____
 5/19/26
C-2B

Job No.: 23-0410 - P.M.A./P. Draft: J.W. QA/QC: 5/19/26
 ISSUED FOR/REVISIONS:
 1. SITE PLAN REVIEW COMMENTS: 6/9/26
 2. CITY REVISIONS: 7/5/23
 3. OWNER REVISIONS: 9/14/23
 4. SPECIAL LAND USE APPLICATION: 5/19/26
 5. _____
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ISSUED FOR/REVISIONS:	DATE
2 - SITE PLAN REVIEW COMMENTS	6/8/23
3 - CITY REVISIONS	7/5/23
4 - OWNER REVISIONS	9/14/23
5 - SPECIAL LAND USE APPLICATION	5/19/26

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**PHOTOMETRIC PLAN - SLU
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