



PLANNING COMMISSION
TUESDAY, OCTOBER 15, 2019
Sycamore Room - 1st Floor - 6:30 P.M.
201 West Ash Street, Mason MI

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

A. Approve Minutes of Regular Planning Commission Meeting September 10, 2019

5. PUBLIC HEARINGS

- A. Resolution 2019-14: Matt Haenlien, FED Corporation, on behalf of Paul Davis Corporation, has submitted a request for a Special Use Permit for new construction of a 27,000 sq. ft., building to include offices and storage related to their business of home damage restoration services, on property located at the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009. ***Continued from September 10, 2019, to be discussed in conjunction with item 7.A. below.***

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- A. Resolution 2019-14: Matt Haenlien, FED Corporation, on behalf of Paul Davis Corporation, has submitted a request for a Final Site Plan for new construction of a 27,000 sq. ft., building to include offices and storage related to their business of home damage restoration services, on property located at the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009.
- B. Resolution 2019-13: James Giguere, Giguere Realty & Development, LLC, is requesting a Final Site Plan Approval for the development of a new residential subdivision containing 20 residential lots and one common area. The subdivision will include paved public streets, public water, public sanitary sewer, and public storm sewer. The new subdivision will be developed on property located north of the intersection of Stratford and Eaton streets, parcel 33-19-10-04-426-002 POLP, City of Mason, Ingham Co.
- C. 2020 Meeting Schedule

8. LIAISON REPORT

9. ADJOURN

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF SEPTEMBER 10, 2019
DRAFT**

Sabbadin called the meeting to order at 6:30 p.m. in the Sycamore Room 1st floor at 201 West Ash Street, Mason MI.

Present: Barna, Droscha, Howe, Perrault, Sabbadin, Shattuck, Vercher, Waxman, Wren
Absent: (0)
Also Present: Elizabeth A. Hude, AICP, Community Development Director

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Waxman second by Barna, to approve the Planning Commission meeting minutes from July 9, 2019.

Yes (9) Barna, Droscha, Howe, Perrault, Sabbadin, Shattuck, Vercher, Waxman, Wren
No (0)
Absent (0)

MOTION PASSED

PUBLIC HEARING

A. Resolution 2019-12: Jamie Robinson, Robinson Realty LLC, has requested a zoning text amendment to add short-term rentals as an allowed use in the C1 Central Business District.

Sabbadin opened the public hearing at 6:32 p.m. for Resolution 2019-12 to add short-term rentals in the C-1 Business District.

Jamie Robinson, 4748 W. Columbia Rd., Mason, Robinson Realty member, owned with husband. They own eight apartments downtown in the C-1 District; above the Vault Deli, Bestsellers and the Ice Cream shop. They would like to turn one of them into a short-term rental listed on AIRBNB as furnished.

Sabbadin asked if there were any questions for Ms. Robinson.

Director Hude shared an article (included in their packets) titled "Short-term Rental Advocates, Foes Work Toward a Deal on Laws in Michigan". She stated there are two issues being debated in Michigan. The first being preserving local control regardless of what the topic is and the second being Short-term rentals. A short-term rental is similar to a hotel in the transient nature of it and bed and breakfasts have been encouraged in the City. Given it is non-owner occupied, there may be some provisions that would need to be in place even though Ms. Robinson's businesses are below.

Director Hude continued through her findings and facts on the subject. She noted that an increase in events is drawing people to visit the downtown area and with the lack of a hotel, this may fill a need in the District. Hude

did add a sunset provision for three years to check in and see what the impact has been and if everything is working as it should. She read through the action options and noted it would go to City Council for a first reading September 23rd and a second reading October 7th and would go into effect on its date of publication which would be October 13th.

Director Hude noted the C-1 Business District map of locations it could apply to and then she read the three locations in the Ordinance that would be amended.

Sabbadin asked with regard to the sunset provision, who is responsible for bringing that back to committee, would it be staff?

Director Hude replied that staff would track the information.

Sabbadin asked if Ms. Robinson would have to come back, if approved, and apply for a Special Use Permit when the Ordinance goes into effect.

Hude replied yes.

Howe asked Ms. Robinson if the sunset provision of three years was reasonable.

Ms. Robinson replied that is fine. She thinks it may increase use as residential areas may want to participate.

Barna added that short term rentals may displace regular renters and we may need to consider the impact of that and mention the concern to City Council. It has happened in Traverse City where low income housing market is already challenged and adding short-term rentals for vacation purposes has caused problems. Barna doesn't necessarily see that happening in Mason, but it should be considered.

Sabbadin closed the public hearing at 6:46 p.m.

MOTION by Waxman second by Droscha, to approve Resolution 2019-12 which is a zoning text amendment to add short-term rentals as an allowed use in the C-1 Central Business District.

Yes (9) Barna, Droscha, Howe, Perrault, Sabbadin, Shattuck, Vercher, Waxman, Wren

No (0)

Absent (0)

MOTION PASSED

Discussion on the Motion which took place after the motion was offered:

Waxman shared that the sunset provision is reasonable and this will make it easier to regulate. He doesn't believe one to two Airbnb rentals will create too much of an impact as there is one hotel. If there is any impact, it may create a bigger market. Airbnb's and short-term rentals can increase exposure to the community and it can help people determine if they or their children want to live here. He also noted the clerical error on the findings of fact within the Planning Commission Resolution. Waxman encouraged City Council to pass the Resolution and said he looks forward to seeing how it turns out and hopes that it isn't forgotten in three years as things have been in the past. This requires long term vision. He thinks the City needs to keep looking forward, which can be difficult in a small town, but it is important.

Droscha commented that he looks forward to not having to send relatives to Okemos since there is no viable hotel for them to stay in. He asked why the choice of special use permits instead of by rights.

Director Hude answered expressing the need for caution. The use in a Special Use Permit will cover parking and allow for closer look. Another consideration is whether these units need a Building Permit Change of Occupancy process and be inspected to make sure fire alarms and certain code measures are in place. There is one petitioner tonight, but all properties are able to utilize this.

Waxman asked if the provision could be revoked after the three years.

Director Hude replied yes it could or you could decide it is working well and make it a use by right. Currently bed and breakfasts are allowed use by right but they are an owner occupied facility. Given this is non-owner occupied you still may want to grant it with certain conditions.

Vercher asked if this would apply to multi-family housing like duplexes and triplexes?

Hude responded that it covers any property in the C-1 District.

Perrault asked how this would be handled in residential areas.

Hude answered that with a Special Use Permit and depending on the district as to what is allowed and not allowed, bed and breakfasts and boarding rooms are all owner occupied properties and could be eligible for Special Use Permits to be used this way. But now short-term rentals are not a use that would be allowed in a residential area.

Perrault commented that this is the area of the city that we would want to do this in. It is a hot area in the law right now and he brought a case study that applied to a residential situation. Ours is different as it is in a commercial district.

Hude stated that in the Master Plan bed and breakfasts are encourage in the C-1 District and this is similar to that with the exception of owner occupied and non-owner occupied. There is a built in security system with nature of the downtown area having people around whereas you don't have that in a residential area.

Ms. Robinson noted that the amendment covers the C-1 District but she also wrote in legal dwelling as there are several one story offices that are not considered legal dwellings. Need to be checked as you don't want people thinking they can add a bed and make some extra money, are these safe dwelling spaces.

Hude reiterated the Special Use Permit requires it to be legal and allows for the check to make sure of that.

- B. Resolution 2019-10: Matt Haenlien, FED Corporation, on behalf of Paul Davis Corporation, has submitted a request for a Special Use Permit and approval of a Preliminary Site Plan for new construction of a 27,000 sq. ft., building to include offices and storage related to their business of home damage restoration services, on property located at the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009.

Sabbadin opened the public hearing at 6:56 p.m.

Matt Haenlien, 777 W. Cedar Avenue, Gladwin, Michigan, and they are proposing a new 27500 square foot building at the corner of Kipp and Temple Street. It will be a home renovation company that deals with water, smoke and fire damage. They take the contents and clean and process them so there will be areas in the building for storage, but the main space will be warehouse and about 7000 square feet for offices.

Sabbadin asks for questions or comments.

Director Hude referenced her Staff Report. She did confirm that the land is zoned for Manufacturing but will require a Special Use Permit because it is over 15000 square feet. There are many city wells in this area and special protection needs to be taken to protect the city's water supply. The City Engineer has provided numerous requirements for the water and storm water issues. Hude noted that staff met with the applicant the day before and they are taking measures to address the comments. The Ingham County Drain Commission was present and shared their thoughts on the storm water as they have a project on the adjacent property. One of the major comments discussed at their meeting yesterday was the siting of the building, parking and landscaping and it is important to read the Master Plan and see the vision for this area. So changing the location of the building was discussed to allow the parking and usage to be in the back. Dumpsters will be in the back so you will not drive by and see them. Staff is recommending continuing the Public Hearing for the Special Use Permit to the next meeting to allow the applicant to submit a revised plan in the form of a Final Site Plan with the requested conditions addressed.

Waxman asked if Director Hude wants them to continue the hearing to a future date.

Director Hude replied that they have to be time and date specific, but it could be the next scheduled meeting in October if that works for the applicant.

MOTION by Waxman second by Droscha, continue the Public Hearing for Resolution 2019-10 to October 15 at 6:30 p.m. for consideration of the Special Use Permit only.

Yes (9) Barna, Droscha, Howe, Perrault, Sabbadin, Shattuck, Vercher, Waxman, Wren

No (0)

Absent (0)

MOTION PASSED

MOTION by Waxman second by Droscha, to amend the Agenda to move the Preliminary Site Plan Review to 7A, New Business.

Yes (9) Barna, Droscha, Howe, Perrault, Sabbadin, Shattuck, Vercher, Waxman, Wren

No (0)

Absent (0)

MOTION PASSED

UNFINISHED BUSINESS

None.

NEW BUSINESS

- A. Resolution 2019-10: Matt Haenlien, FED Corporation, on behalf of Paul Davis Corporation, has submitted a request for approval of a Preliminary Site Plan for new construction of a 27,000 sq. ft., building to include offices and storage related to their business of home damage restoration services, on property located at the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009.

Waxman stated that he believes it fits, he notes the issues with the site plan but believes staff is handling it well and he looks forward to seeing the final plan.

MOTION by Waxman second by Droscha, to approve Resolution 2019-10: Approval of a Preliminary Site Plan for new construction of a 27000 sq. ft. building to include offices and storage related to their business of home damage restoration services, on property located at the northeast corner of Temple Street and Kipp Road.

Yes (9) Barna, Droscha, Howe, Perrault, Sabbadin, Shattuck, Vercher, Waxman, Wren

No (0)

Absent (0)

MOTION PASSED

- B. Resolution 2019-11: James Giguere, Giguere Realty & Development, LLC, is requesting a Preliminary Site Plan Approval for the development of a new residential subdivision containing 20 residential lots and one common area. The subdivision will include paved public streets, public water, public sanitary sewer, and public storm sewer. The new subdivision will be developed on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-002 POLP, City of Mason, Ingham Co.

Discussion on the Motion:

Director Hude noted the Preliminary Site Plan review comes after two Public Hearings and Giguere has addressed many of the comments received through the hearings. Once the Final Site Plan is approved they can build the road and begin to pull Building Permits for homes on the sites. They can't begin to sell the homes and transfer ownership until the third of the plat series is finished, which is the final plat, the document that gets reviewed by the State, filed by the State, and signed off by City Council. However if there any issues related to the construction of the road or anything else, now is the time discuss. One thing staff is looking at, in conjunction with the Parks and Recreation Plan, is that the area is underserved with regards to parks so there is a recommendation for a small neighborhood playground to be installed in the common area.

Waxman asked if the Master Deed issues brought up during the plat review, have been resolved?

Director Hude answered that there is a copy of the Deed and there was correspondence with one of the Associations that they are obligated by the Master Deed to become a member in the area. Assumes if they own property that fronts on the pond, they will need to be a member of the Pond Association as well.

Derek Lisabeth, Giguere Realty & Development, confirmed that they will join the Master HOA or main

HOA there and he will look into the pond situation and report back.

Waxman asked if the Resolution contained the park spaces.

Director Hude replied that it is something that has been discussed with Giguere prior. She wanted to attach a visual for the report but it wasn't ready yet as they are still finalizing some of the drawings of the parks but she reviewed the information and knows the area is underserved.

Waxman asked for clarification that the park doesn't exist in the Preliminary Site Plan.

Hude answered that it doesn't, the Site Plan shows a common area and the recommendation is that in that common area there be some very minimal facilities so it can serve as a recreation area.

Waxman asked if that revision needs to be added to the Resolution.

Hude stated he could add a condition if he felt they needed to or she can continue to work with Giguere and it can be conditioned in the Final Site Plan.

Shattuck asked about the schedule as to when will they break ground.

Sabbadin noted the schedule in the packet which shows them starting as soon as they are given approval.

MOTION by Waxman second by Barna, to approve Resolution 2019-11: Approval of Preliminary Site Plan for the development of a new residential subdivision containing 20 residential lots and one common area. The new subdivision will be developed on property located north of the intersection Stratford and Eaton Streets.

Yes (9) Barna, Droscha, Howe, Perrault, Sabbadin, Shattuck, Vercher, Waxman, Wren

No (0)

Absent (0)

MOTION PASSED

Sabbadin brought up new building aesthetics. He noted the Dollar General on Kipp Road where the side and rear walls are unpainted concrete block. He would like the Planning Commission to consider creating an ordinance that would require the painting or finishing of these buildings. It is an eye sore.

Barna noted that they did discuss this issue when Dollar General did their addition. She comments that Mr. Sabbadin may not have been present at that meeting. She had the same concern and doesn't believe it was their intention to leave it that way. We can require aesthetically pleasing exteriors so one of our roles is to look at what they are proposing and determine if it looks good because aesthetics matter.

Director Hude said the same thing came up with the Paul Davis building and the Master Plan is the guide. As Commissioner Barna shared that was discussed with Dollar General after the amended Site Plan came through and is one of the conditions they have to complete is to paint the walls to match the front of the building. As to the aesthetics of the east wall along the river trail, Dollar General has asked for the contact information for AIM (Arts Initiative Mason) to follow through on that.

Waxman added that when the project first came through he mentioned the east wall along the River Trail and had suggested Art In the Wild a program the Ingham County Drain Commissioner supports.

LIAISON REPORT

Council Member Droscha informed the commission that City has received a report and recommendation on the playground equipment at Rayner Park and had discussion on the report the night before. Council moved to spend \$10000 immediately and stain it but it did not pass as it was noted that staff would not be available to perform the work. It was suggested that they remove the planking and replace with composite.

Hude informed the commission about the upcoming City Open House, Saturday, October 12, 10:00 a.m. – 2:00 p.m., where the kick-off for Community Engagement for the Parks Non-Motorized Plan and the feedback for the Rayner Park issues will be noted in the plan. There will be numerous meetings over the next couple of months to get as much input from the community on what they want the parks to look like and how it will be paid for. If people can't make it to the Open House, the boards that are being made will be placed online so people can follow the plan and still be able to respond to the survey online.

ADJOURN

The meeting adjourned at approximately 7:23 p.m.



City of Mason Planning Commission

Staff Report

TO: Planning Commission
FROM: Elizabeth A. Hude, AICP, Community Development Director
SUBJECT: Final Site Plan Review – Paul Davis Corporation
DATE: October 11, 2019

Matt Haenlien, FED Corporation, on behalf of Paul Davis Corporation, has submitted a request for a Special Use Permit and approval of a Final Site Plan for new construction of a 27,000 sq. ft., building to include offices and storage related to their business of home damage restoration services, on five acres of property located at the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009, City of Mason, Ingham Co.

This is shown on plans as follows:

- Sheets C-1-13, prepared by Paul Davis Corporation, dated September 13, 2019, and
- Sheets A-1-2, prepared by Seidell Architects, LLC, dated September 13, 2019.

A preliminary site plan (Resolution 2019-10) was approved with conditions on September 10, 2019.

CONSTRUCTION SCHEDULE

The project is expected to begin this fall following approval of the necessary permits.

LAND USE AND ZONING

The development is proposed on a parcel currently owned by the City of Mason and zoned M-1: Light Manufacturing District. Section 94-222 states that any use permitted in this district requires site plan review and Section 94-141(7) states that any use permitted in the district involving one or more structures that occupy, either individually or collectively, more than 15,000 square feet of gross floor area requires a Special Use Permit. Section 94-191(e) states that a preliminary site plan must be submitted with the application for a Special Use Permit. A preliminary site plan (Resolution 2019-10) was approved with conditions on September 10, 2019.

The surrounding land uses and zoning are as follows:

	Current Land Use	Zoning	Future Land Use
North	Agriculture	M-1: Light Manufacturing District	Mixed Use
East	Agriculture	M-1: Light Manufacturing District	Mixed Use
South	Commercial	B-2 (Highway Service District)	Mixed Use
West	Agriculture	M-1: Light Manufacturing District	Mixed Use

REVIEW OF SUBMITTAL

All applications for final site plan review and approval shall comply with the basic required submittal standards of subsection 94-225(d)(1). The additional required submittal standards of subsection 94-226 shall be satisfied by any application for final site plan review and approval.

The proposed final site plan offers detailed information to help staff determine if the city's ordinances have been met. The vision for future development in this area is discussed in several sections of the City's Master Plan, including but not limited to, page 2-6 Industrial Development, and page 3-7 item 3-Airport.

During Preliminary Site Plan Review, several concerns were noted. In reviewing the Final Site Plan submittal, it appears that all conditions have been addressed and that the Final Site Plan appears to meet the necessary requirements with a few minor exceptions that can be addressed in the conditions. On Tuesday, October 1, staff met with City departments and comments are noted below.

COMMENTS

Police	No concerns
Fire	Move the Fire Department Connection (FDC) to the west side of the building behind the parking bump-out to ensure access is not obstructed by a parked car. Fire hydrant locations are ok.
Building	Building permit required. Per the Michigan Building Code, the Architect is responsible for identifying all required Special Inspections from Chapter 17 and submitting them along with the credentials of the testing agency for the Building Official to approve.
City Engineer	Sidewalk at curb of Kipp/Temple should face west; no specific action requested, but concern regarding steep grade at southeast corner of parking area and if that will impact soil erosion or snow storage. Future deferred parking spaces overlap dumpster area; consider revising on future site plan amendment if spaces are to be constructed. Question – has the applicant considered switching the vestibule (100) with office (121) so that the entrance is closer to the parking spaces on Temple Street? No requirement to do so, observation only.
Water	Supports City Engineer comments.
Ingham County Drain Commissioner	No new comments received since those sent during Preliminary SPR, letter dated September 9, 2019.
Ingham County Road Commission	E-mail received October 4, 2019, attached.

Table 1: Submittal Standards

Ordinance	Status	Note
§94-225(d)(1) Basic required submittal standards	M/R	Sheet C-2 and throughout: Change jurisdictional references to City of Mason, Ingham County, etc. 94-225 (d)(1)h9: Signage - See Ch 58 for requirements, separate sign permits will be required. §94-225(d)(1)f and g: Applicant has provided a narrative that

		includes a description of intent for all uses on site; Statement of facts.
§94-225(d)(2) Additional required submittal standards	M	A detailed cost estimate has been provided.
§94-225(d)(3) Supplemental analysis and information.	TBD	
M = Meets requirements; I = Information Needed; R = Recommendation		

§94-227. Standards for site plan review and approval. In reviewing an application for site plan review and approval the following standards shall apply:

STATUS/NOTE	REQUIREMENT
*M = Meets requirements; I = Information Needed; R = Recommendation	
M	(1) The site shall be developed so that all elements shall be harmoniously and efficiently organized in relation to the size, shape, type and topography of the site and surrounding property.
M	(2) The site shall be developed so as not to impede the normal and orderly development, improvement, and use of surrounding property for uses permitted in this chapter.
M	(3) All buildings or groups of buildings shall be arranged to permit emergency vehicle access by some practical means to all sites.
M – Access on Temple St., a public street.	(4) Every structure or dwelling unit shall have direct access to a public street or indirect access to a public street via an approved dedicated private street.
M	(5) Appropriate measures shall be taken to ensure that the addition or removal of surface waters will not adversely affect neighboring properties, that controls are in place to minimize sedimentation and erosion, and that topographic alterations are minimized to accommodate storm water management.
M	(6) Provisions shall be made for the construction of storm sewer facilities including grading, gutters, piping, on-site storage, and treatment of turf as required to handle stormwater and prevent erosion.
M	(7) Secondary containment for above ground areas where hazardous substances are stored or used shall be provided as required by the city fire chief.
M	(8) Exterior lighting shall be designed and located so that the source of illumination is directed away from adjacent properties, the intensity of lighting is the minimum necessary, and the direction of lighting is downward as much as is possible and appropriate for the project.
M	(9) All loading and unloading areas, outside storage areas, and refuse receptacles shall be screened from casual view from the public rights-of-way and adjoining land uses.
R – Generally meets requirements provided conditions are met to	(10) Site plans shall meet the driveway, traffic safety, and parking standards of the city in such manner as necessary to address the following: a. Safe and efficient vehicular and non-vehicular circulation, including

address comments	parking areas, non-motorized linkages to abutting parcels, uses, sidewalks, and trails.
	b. Shared driveways and service drives.
	c. Adequate and properly located utilities.
M – None proposed	(11) Provisions shall be made for proposed common areas and public features to be reasonably maintained.
D – See staff comments above and below	(12) The site plan submittal shall demonstrate compliance with all applicable requirements of this chapter, chapters 58 and 74, the building code, and county, state, and federal law.

Please revise:

Sec. 94-172 d-3-a: Need to add vision clearance triangles (Figure 100-103) at drive and corner to ensure landscaping/signs do not encroach; this should be done on both sheets C-5 and C-10.

94-292: Off-Street Parking:

Ninety-one (91) spaces are required, four (4) of which are to meet the requirements of the Americans with Disabilities Act (ADA). The applicant is proposing to build 63 spaces now, deferring 28 spaces, 27 of which are indicated as future deferred on the north of the property. Three spaces of the 63 will be required to meet ADA standards. The proposed is deficient one ADA space.

Front yard parking in the M-1 district is prohibited except upon a finding by the planning commission that such parking is a critical component of the operation of the particular use and that adequate provisions are included for the screening and landscaping of such parking area. The applicant has rearranged the parking on site and staff supports their proposal and request for a waiver from this requirement. Due to safety, they have separated entrances to provide a minimum number in the front yard for the offices, with the remaining spaces and loading areas in the rear.

The applicant is requesting a waiver to reduce parking space size – where more than 40 spaces required, 20% can be 180 sq. ft.; and to defer parking for future. The plan shows 20 of the required 91 spaces at the reduced size, 22%. Staff recommends that the plan be revised to reflect 18 spaces in the front yard at the reduced measurement, in addition to the two ADA spaces. A third ADA space can be located near the patio on the east of the building or in the front. The applicant may choose to revise the plan to build an additional two spaces or more from those marked as future deferred.

94-241: Landscaping Standards

The landscape plan does not appear to meet the requirements of this section entirely and no waivers have been requested. The applicant has requested waivers from the parking requirements which may be granted if adequate provisions are included for the screening and landscaping of such parking area

Please provide a summary table and notes on the sheet to indicate you have met all requirements:

- 94-241(c)8: 10% of site area + 1 tree per 10k if disturbed land, not including buffer or parking requirements
- 94-241(e): Buffer zone requirements – Buffer zone B (M-1 to M-1)
- 94-241(g) and (h): Standards for berms, screen walls/fences – details for the dumpster enclosure can be found on sheet C-6.
- 94-241(i): Parking area landscape standards – 1 tree and 100 sq. ft. of landscaped area per eight

spaces; 94-241(i)(1)e – All landscaped areas shall be protected by a raised standard or rolled concrete curb; the plan appears to meet this requirement.

These items have been addressed/resolved:

94-173 b: Dumpsters have been relocated behind the building, out of sight and are enclosed.
94-176 d: Note – Right of way permits required – City for Temple, County for Kipp
94-173 f: Access –measurements/references have been added.
94-177 c: Discharges and flammable/hazardous materials. Narrative has been provided and this concern has been addressed to the satisfaction of the Fire Chief and City Staff.
94-177 e: Lighting –Plans have been updated as requested to include all light sources
94-177 q: This site is near city wells. The Final Site Plan has addressed comments and conditions requested for water management per City Engineer and Water Dept.

In addition to these standards, Section 94-191(f) of the Mason Code provides the Basis of Determination for Special Use Permits. These standards must be met before a Special Use Permit can be approved. The standards and staff commentary regarding compliance follow:

- (1) *Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of adjacent property or the zoning district in which it is proposed.*
The location is currently zoned M-1 Light Manufacturing. The surrounding area on the north side of Kipp Rd is mostly natural and undeveloped or used for agricultural purposes, but zoned M-1. This property is owned by the city and the outcome of the proposed project will be an important influence for leading future development this area. Provided the conditions listed in the resolution are met, the proposed development will meet this requirement.
- (2) *Not be hazardous or disturbing to uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.*
The development appears to have the potential to be a substantial improvement to the area. Staff is not aware of any additional conflicts of a hazardous or disturbing nature associated with the proposed use.
- (3) *Be served adequately by essential facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools.*
Provided the conditions listed in the resolution are met, the site will be adequately served by essential facilities and services.
- (4) *Not create additional requirements at public cost for public facilities and services.*
It does not appear that the proposed use will create additional public costs.
- (5) *Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by noise, fumes, glare, or odors.*
Staff is not aware of any conflicts of this nature. A full description of the uses has been provided in the narrative.
- (6) *Not be located such that it will directly or indirectly have a substantial adverse impact on the natural resources of this city.*

Provided the conditions listed in the resolution are met, there will not be any substantial adverse impact.

- (7) *Be in compliance with other applicable local, county, state, or federal rules and regulations.*
It appears that the proposed use will be in compliance, provided the specified conditions of approval are met. Additional permits through the county will be required for soil erosion and right of way.

STAFF RECOMMENDATION:

The concurring vote of a majority of the members appointed to and serving on the planning commission shall be necessary to approve a special use permit.

Staff offers the following motion:

MOTION

Motion to approve Resolution 2019-14 for a Special Use Permit and Final Site Plan Approval which includes the following conditions:

1. Plans will be revised and submitted with the building permit application to reflect the relocation of the FDC to the Fire Chief's satisfaction, and
2. The landscaping plan will be revised and submitted with the building permit application to meet the requirements in Section 94-241 for the required buffer zones, parking areas and general design standards.
3. The parking plan will be revised and submitted with the building permit application to reflect a total of 91 proposed spaces, with no more than 20% of the spaces measuring 180 s.f., and four (4) spaces that meet the requirements of the ADA.

Attachments:

1. Resolution 2019-14
2. Application
3. Site Plan
4. Agency comments – ICRD email dated 10/4/19

Introduced:
Second:

**CITY OF MASON
PLANNING COMMISSION
RESOLUTION No. 2019-14**

A RESOLUTION GRANTING SPECIAL USE PERMIT AND FINAL SITE PLAN APPROVAL FOR NEW CONSTRUCTION OF A 27,000 SQ. FT. BUILDING TO INCLUDE OFFICES AND STORAGE RELATED TO THE BUSINESS OF HOME DAMAGE RESTORATION SERVICES, ON FIVE ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF TEMPLE STREET AND KIPP ROAD, PARCEL 33-19-10-09-400-009.

October 15, 2019

WHEREAS, a request has been received from Matt Haenlien, FED Corporation, on behalf of Paul Davis Corporation, for approval of a Special Use Permit and Final Site Plan Approval to construct a new 27,000 sq. ft., building to include offices and storage related to their business of home damage restoration services; and,

WHEREAS, the subject property contains five acres of land located at the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009; and,

WHEREAS, the proposal was shown on plans dated August 9, 2019, revised August 15, 2019, and revised September 13, 2019; and

WHEREAS, the parcel is zoned M-1: Light Manufacturing District; and

WHEREAS, Section 94-222 states that the proposal requires site plan review; and

WHEREAS, Section 94-141(7) states that any use permitted in the district involving one or more structures that occupy, either individually or collectively, more than 15,000 square feet of gross floor area requires a Special Use Permit; and

WHEREAS, a public hearing on the request was noticed and held at the Planning Commission's regular meeting on September 10, 2019 and continued to October 15, 2019 with testimony given and public comment solicited in accordance with Section 94-101 of the Mason Code; and

WHEREAS, the Planning Commission has received, reviewed and accepts the staff report dated October 11, 2019 as findings of fact that, with the conditions listed herein, the plans will comply with the Final Site Plan Review Standards listed in Section 94-227, and with the Special Use Permit Review Standards listed in Section 94-191(f) of the Mason Code; and

WHEREAS the Planning Commission further makes the following findings of fact:

- The Planning Commission finds parking in a front yard to be a critical component to the safety of operations on the site and approves parking in the front yard as shown on the plan; and
- The Planning finds that the applicant has demonstrated that the required amount of parking is excessive and waives the parking requirement to allow for a smaller parking area with an area dedicated to future parking spaces as shown on the plan; and

- The Planning Commission finds that the proposed parking meets the minimum requirement for spaces, the minimum requirement is greater than 40 spaces, making the site eligible to allow 20% of the parking spaces to measure 180 s.f. each.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby grant a Special Use Permit and Final site plan approval for the construction of a new 27,000 sq. ft., building to include offices and storage related to their business of home damage restoration services on five acres of land located at the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009 with the following conditions:

4. Plans will be revised and submitted with the building permit application to reflect the relocation of the FDC to the Fire Chief's satisfaction, and
5. The landscaping plan will be revised and submitted with the building permit application to meet the requirements in Section 94-241 for the required buffer zones, parking areas and general design standards.
6. The parking plan will be revised and submitted with the building permit application to reflect a total of 91 proposed spaces, with no more than 20% of the spaces measuring 180 s.f., and four (4) spaces that meet the requirements of the ADA. The applicant may defer up to 30 spaces for future construction.

Yes ()

No (0)

Absent (0)

CLERK'S CERTIFICATION: I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the City of Mason Planning Commission at its meeting held Tuesday, October 15, 2019, the original of which is part of the City of Mason Planning Commission minutes.

Sarah J. Jarvis, Clerk
City of Mason
Ingham County, Michigan

From: [Conklin, William](#)
To: [Elizabeth Hude](#)
Cc: [Jones, Kelly](#); [Swanson, Mark](#); [Knauff, Kellie](#)
Subject: RE: Temple St/Kipp Rd - Paul Davis
Date: Friday, October 4, 2019 6:33:58 PM

Dear Ms. Hude,

Thank-you for notifying Ingham County Road Department (ICRD) of the subject proposed development in the City of Mason.

In reviewing the plans for the subject development submitted to ICRD dated Sep. 13, 2019, by Lapham Associates, ICRD notes the only involvement with a road under ICRD jurisdiction appears to be construction of a proposed 5 ft wide concrete sidewalk in the north right of way (ROW) of Kipp Road, a county primary road under ICRD jurisdiction, east of Temple Street, a street under City of Mason jurisdiction.

The subject plans reviewed already bear notes that address most typical ICRD comments on this—including need for required ICRD permit for work in the Kipp Road ROW—however the note #5 on sheet C-2 indicates Road Commission for Oakland County, which should read Ingham County Road Department; need for proper Soil Erosion controls per note 2 on the same page C-2; and appropriate notes for the protection of existing utilities.

ICRD requests that the final plans include a cross-section detail showing the proposed sidewalk in relation to any road -side ditch and the shoulder and edge of Kipp Road to show maintaining any road side ditch along and between the proposed sidewalk and north shoulder of Kipp Road.

The plans also bear notes indicating the sidewalk and ramps at the northeast corner of Temple Street and Kipp Road shall be constructed according to applicable MDOT standard details as required for compliance with Americans With Disabilities Act (ADA) requirements.

ICRD permits may also be necessary for any utility connections to the subject development that may occur from the Kipp Road ROW.

ICRD prefers that work to construct the proposed sidewalk in the Kipp Road ROW occur from within the development. However if work, such as concrete delivery, needs to occur from Kipp Road, the contractor will need to include proper construction traffic protection and maintenance per applicable MMUTCD and MDOT Maintenance of Traffic (MOT) typical details such as for a shoulder and/or outer lane closure. The engineer can find such typical details on MDOT's website and such should be included with the ICRD permit application if work will occur from the shoulder and/or outer lane of Kipp Road.

Let us know if you have any questions on this response, or if you need anything further on the subject issue from ICRD. Thank-you again for notifying ICRD of the subject development and providing ICRD the opportunity to comment.

William Conklin, P.E., Manager,
Ingham County Road Department
Office: 517-676-9722

CC: Kelly Jones, P.E, ICRD, County Highway Engineer.
Mark Swanson, ICRD, Permits & Traffic Technician.
Kellie Knauff, ICRD, Permits Clerk.

From: Elizabeth Hude <elizabethh@mason.mi.us>

Sent: Monday, September 30, 2019 9:00 AM

To: Elizabeth Hude <elizabethh@mason.mi.us>

Subject: RE: Temple St/Kipp Rd - Paul Davis

My apologies. The correct dates are as follows:

The project is on the City of Mason Planning Commission's agenda for its regular meeting scheduled for **Tuesday, October 15, 2019** at 6:30 p.m. at 201 W. Ash Street in the Sycamore Room.

Please provide written comments or concerns to this department on or before **Tuesday, October 15th**. Should you have any questions regarding the development proposal, please do not hesitate to call Elizabeth A. Hude, AICP, Community Development Director at (517) 978-0206.

From: Elizabeth Hude

Sent: Friday, September 27, 2019 2:01 PM

Subject: FW: Temple St/Kipp Rd - Paul Davis

Hello,

In accordance with Sec. 94-225(f) and 94-394(d) of the City of Mason Code, you are receiving notice that we are in receipt of a request from:

Matt Haenlien, FED Corporation on behalf of Paul Davis Corporation for a special use permit (public hearing continued from September 10) and FINAL site plan approval for new construction of a 27,000 sq. ft. building to include offices and storage related to their business of home damage restoration services, on property located on the northeast corner of Temple Street and Kipp Road, parcel 33-19-10-09-400-009, City of Mason, Ingham Co., further described as:

Part of the Southeast ¼ of Section 9, T@N, R1 W, City of Mason, Ingham County, Michigan, described as: Beginning at the Southeast Corner of said Section 9; thence N89°58'20"W, along the South Section line, 425.00 feet; thence N00°01'45"W, parallel with the East Section line, 512.47 feet; thence S89°58'20"E, parallel with the South section line, 425.00 feet; thence S00°01'45"E, along the East Section Line 512.47 feet to the Point of Beginning. Containing 5.0 acres, and being subject to restrictions, reservations, easements, right-of-way, zoning, governmental regulations and matters visible, if any, upon or affecting said lands.

Materials can be accessed at this link: [Paul Davis - Special Use Permit and Final SPR](#)

The project is on the City of Mason Planning Commission's agenda for its regular meeting scheduled for Tuesday, September 10, 2019 at 6:30 p.m. at 201 W. Ash Street in the Sycamore Room.

Please provide written comments or concerns to this department on or before Tuesday, September 10th. Should you have any questions regarding the development proposal, please do not hesitate to call Elizabeth A. Hude, AICP, Community Development Director at (517) 978-0206.

Elizabeth A. Hude, AICP
Community Development Director

City of Mason | Office: 517-978-0206
201 W. Ash Street | FAX: 517-676-1330
Mason, MI 48854 | elizabethh@mason.mi.us
www.mason.mi.us | Internal Ext. 206



PERMIT APPLICATION

ZONING

Applicant- Please check one of the following:

<input type="checkbox"/>	Preliminary Site Plan Review
<input checked="" type="checkbox"/>	Final Site Plan Review
<input type="checkbox"/>	Special Use Permit*
<input type="checkbox"/>	Administrative Review

* includes Preliminary Site Plan Review

DEPARTMENT USE ONLY

Application Received:

Tax ID: _____

Fee: _____

Receipt #: _____

PLANNING DEPT.
CITY OF MASON

SEP 17 2019

RECEIVED

Applicant Information:

Name: Math Haenlien

Organization: FED Corporation

Address: 777 W. Cedar Ave Gladwin MI 481024

Telephone Number: (989) 709-0891 Facsimile Number: (989) 243-9122

Interest in Property (owner, tenant, option, etc.): General Contractor

Note: If applicant is anyone other than owner, request must be accompanied by a signed letter of authorization from the owner.

Property Information:

Owner: Paul Davis Corp. Telephone Number: (517) 719-5052

Property Address: TBD Temple & Mason, MI 48854

Legal Description: If in a subdivision: Subdivision Name: Attached w/ packet Lot Number: _____

If Metes and Bounds (can be provided on separate sheet): _____

APPLICANT CERTIFICATION

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the person signing represents that he or she is authorized and does hereby grant a right of entry to City officials for the purpose of inspecting the premises and uses thereon to verify compliance with the terms and conditions of any Special Use Permit and/or Site Plan approval issued as a result of this application.

Signature: Math Haenlien Date: 9-16-19

Requested Description:

Written Description: Please use this section to describe the use or uses proposed. Attach additional pages, if necessary.

OFFICE Building (New Construction)

Available Services

Public Water ☒ Yes ☐ No

Paved Road (Asphalt or Concrete) ☒ Yes ☐ No

Public Sanitary Sewer ☒ Yes ☐ No

Public Storm Sewer ☐ Yes ☐ No

Estimate the Following

Traffic Generated _____

Total Employees _____

Population Increase _____

Employees in Peak Shift _____

House of Operation 8AM AM to 9 PM
Mon day through Sat day

Total Bldg. Area Proposed 27,000

Parking Spaces Provided 90

Project Phasing

This project will be completed in: ☒ One Phase ☐ Multiple Phases – Total No. of Phases: _____

Note: The phases of construction for multi-phase projects must be shown on the site plan

Application Materials

The following are checklists of items that generally must be submitted with applications for Preliminary Site Plan Review, Final Site Plan Review, and Special Use Permits. Applicants should review Articles VI and VII of Chapter 94 of the Mason Code for a complete listing of application requirements. All site plan drawings must comply with the requirements of Section 94-226(d) of the Zoning Ordinance. Incomplete applications will not be processed.

- ☐ Completed application form
- ☐ 2 copies of full scale site plan drawings
- ☐ Plans submitted on CD or PDF (email is acceptable)
- ☐ Legal description
- ☐ Proof of ownership/owner authorization
- ☐ Construction schedule for proposed project
- ☐ Construction calculations for utilities
- ☐ Fee (see below)
- ☐ Any other information deemed necessary

Application Fee

All requests must be accompanied by a fee, as established by the City Council. The fee schedule for Preliminary Site Plan Reviews, Final Site Plan Reviews, and Special Use Permits is as follows (As of October 16, 2006):

Administrative Reviews	\$70.00
Preliminary Site Plan Reviews	\$200.00
Final Site Plan Review	\$100.00
Special Use Permits (includes preliminary site plan review)	\$275.00

Legal Description

Part of the Southeast $\frac{1}{4}$ of Section 9, T@N, R1W, City of Mason, Ingham County, Michigan, described as: Beginning at the Southeast Corner of said Section 9; thence N89°58'20"W, along the South Section line, 425.00 feet; thence N00°01'45"W, parallel with the East Section line, 512.47 feet; thence S89°58'20"E, parallel with the South section line, 425.00 feet; thence S00°01'45"E, along the East Section Line 512.47 feet to the Point of Beginning. Containing 5.0 acres, and being subject to restrictions, reservations, easements, right-of-way, zoning, governmental regulations and matters visible, if any, upon or affecting said lands.

Engineering Review

\$220.00*

*Two—hour minimum fee for projects increasing demand on public utilities. Actual fees incurred are billed to applicant upon completion of review.

Application Deadlines**Preliminary Site Plan/Special Use Permit Review**

Applications for Preliminary Site Plan Review may be submitted at any time. Complete applications must be received a minimum four (4) weeks prior to a Planning Commission meeting to be placed on the agenda. Upon receipt of a complete application, a public hearing will be scheduled for the next regularly scheduled meeting (for Special Use Permits only). The Planning Commission has the final authority to approve, approve with conditions or deny an application for Preliminary Site Plan/Special Use Permit Review. The Planning Department staff will issue a letter to the applicant advising of any changes or revisions that may be necessary prior to making application for Final Site Plan Review.

Final Site Plan Review

Complete applications must be received a minimum of four (4) weeks prior to a Planning Commission meeting to be placed on an agenda. The Planning Commission has the final authority to approve, approve with conditions or deny an application for Final Site Plan Review. Planning Commission meetings are held on the second Tuesday after the first Monday of every month, unless the Tuesday is a Township recognized holiday, in which case the meeting is held on the following day (Wednesday).

Staff Report

The Planning Department Staff will prepare a report to the Planning Commission regarding an application for Preliminary Site Plan Review, Final Site Plan Review or Special Use Permit. The report will explain the request and review whether it complies with the zoning standards of the Mason Code. Staff will present the findings of that report during the Planning Commission meeting. An applicant who wishes to obtain one (1) copy of that report, at no cost, prior to the meeting must provide a written request to the Planning Department. The report is generally complete on the Friday before the meeting and can be mailed to the applicant or picked up by the applicant in the Planning Department.

Resources: More questions? Please contact our Customer Service Desk at 517.676.9155.

Revised 7.2.2018 (Community Development)

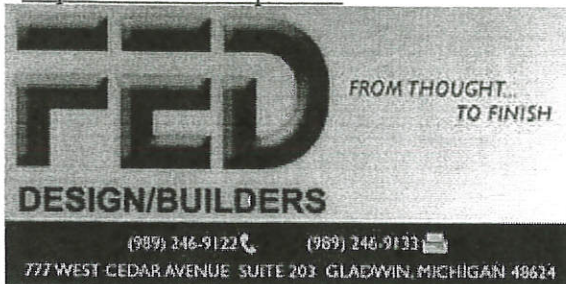
Info

From: Matt Haenlein <Matt@fedcorp.com>
Sent: Wednesday, September 18, 2019 3:55 PM
To: 'info@printmakerservice.com'
Subject: Paul Davis -Sheet C-5
Attachments: P190259 Site Plan Revised Sept 17, 2019.pdf

Need (2) copies of sheet C-5 only! Delivered to 201 W Ash Street Planning Department Attention Elizabeth Hude.

Thanks,

Matt Haenlein Associate AIA
Design Build Project Manager
F.E.D. Corporation
Cell: (989) 709-0891
matt@fedcorp.com
: <http://www.fedcorp.com/>



CITY OF MASON
P.O. BOX 370
201 W. ASH ST.
MASON MI 48854-370
Phone : (517) 676-9155
WWW.MASON.MI.US

Received From:
F.E.D. CORPORATION
777 W CEDAR AVE STE 203
GLADWIN MI 48624

Date: 09/19/2019
Receipt: 100257079
Cashier: SO

Time: 1:41:23 PM

SOIL EROSION PERMIT
45 HARROGATE

ITEM REFERENCE	AMOUNT
PERNON PERMITS - NON-BUS LICENSE-VARIANCE RES	
PSCESC 1956300142 45 HARROGAT	\$100.00
TOTAL	\$100.00
CHECK 66208	\$100.00
Total Tendered:	\$100.00
Change:	\$0.00

X. Hannon Olowski

DATE 9/17/19

RECEIVED

SEP 19 2019

**CITY OF MASON
PLANNING DEPT.**

Paul Davis Restoration Site Plan Narrative

The proposed development of 5 acres located at the corner of Temple Street and Kipp Road in the southeast part of Mason is being proposed for the construction of a restoration service business. The development will house operations for day to day business as well as a training / meeting facility for a nationwide franchise. The site will contain a 27,500 ft² building with paved parking for 60 vehicles; additional deferred parking for an additional 30 vehicles as may be required. The parking requirements in the City's ordinance require more spaces, but the need for the parking would not be expected with the maximum employees at 15 and the occasional training sessions which may have an additional 50 persons as infrequently as once a month. Utilities are available along Temple Street for adequate water, sanitary sewer, as well as electricity, gas and telecommunications. This property is currently zoned M-1 and the 2014 update to the City's masterplan indicates this area is intended for mixed use development. This land use appears to be reasonable with the existing adjacent public land uses and existing proximity to utilities and transportation assets.

The site itself is currently fallow farm field that is relatively flat sloping to the east with loamy and sandy loam soils. The east side of the property is bounded by wooded lands with a small emergent wetland at the southeast corner of the property. The parcel is bounded on the north by the remainder of the vacant fallow fields which the City currently owns. To the east is a wood lot that is also owned by the City and serves as the City's water treatment plant. The south side is bounded by Kip Road, a county primary road, and the Mason-Jewett Airport across the road. The west side is bounded by Temple Street with more of the City's owned fallow fields and the fairgrounds beyond that.

Our site plan was developed after careful consideration of the City's ordinances and the physical conditions of the land. With Kipp Road being a county primary road and having a higher speed limit it seemed more reasonable to have the access off Temple Street. Additionally, all the utilities will be connected off the Temple Street corridor making the need for any work in the Kipp Road right-of-way not necessary except for the mandated sidewalk. The building was designed to provide access to the building for day to day work operations via overhead doors off the parking lot area all on rear side of the site, and provide for employees or guests to access the building from the Temple Street side of the site. This separates the day to day work flow of the facility with the occasional guest or trainees that will be visiting the offices. For safety purposes this separation of customer traffic with workers / work vehicles is critical to the layout of the site and is therefore the reason for the deviation from the parking in the front yard. This helps maintain the separate components of the business with the offices at one end and with the restoration work at the other within the same building. This parking area will be fairly small and buffered from the Temple Street corridor with landscaping a small berm (1' +/- high) along between the sidewalk and the parking area.

The side along the Kipp Road will remain open with landscaping and to allow for a lawn area for employees and trainees to take breaks and enjoy the natural wetland and outdoors. This area between the front side of the building and the parking / loading area will be lawn and landscaped to provide a park type setting. The training room has a small patio is intended to give employees a quiet and natural view of the wetland area to the east for breaks, and during training sessions guests would have this same benefit.

We realize that this site plan does not necessarily comply with the City's requirement of not having parking within the front yard. However, with the unique conditions of the property as we have outlined above as well as its special condition of having two front yards makes this requirement somewhat of a burden. This development will have relatively low traffic compared to many similar commercial / industrial types of uses, and will have occasional or infrequent semi-truck offloading. Although, the City's ordinance requires larger parking requirements than that which we believe we will need we have integrated the parking and loading and unloading into the one area. This area is area best fits our development plan as we have proposed on our site plan immediately adjacent to Temple Street. We have taken measures to be sure to provide landscaping that will help buffer this parking area and provide for a nice front yard in an effort to reduce the visual impact from the street. The combination of Honey Locust and Little leaf Linden trees along the road and in the parking lot islands help create this transition. Additionally, the west elevation of the building has been heavily landscaped in an effort to help create this visual from the Temple Street roadway.

We have further identified how our project fits in with the City of Mason Masterplan 2014 Update. Below we have highlighted sections of the masterplan and how we believe that our proposed project fits into your masterplan.

Chapter 1 Goals and Objectives

Growth Management, Public Services, and Quality of Life

GOAL: Manage growth in a manner that encourages the preservation of Mason's small-town character, and ensures appropriate maintenance and improvements to public services and facilities, compatibility among land uses and coordination between land use and public services programs, enhancement of community quality of life, and the cost-effective use of tax dollars.

Objectives

1) Identify locations in the City, by sound planning and zoning, that are appropriate for residential and non-residential use, taking into account the constraints and opportunities presented by the City's natural and cultural features.

This location fits by being adjacent to public uses as the airport, the water treatment facility and the fairgrounds. The proposed use will not impact or be impacted by these surrounded uses, while providing the needed connections to the City's infrastructure. The proposed use is mixed as this facility will provide offices, training facilities and restoration work all within the proposed building.

4) Separate incompatible land uses by distance, natural features, or man-made landscape buffers that adequately screen or mitigate adverse impacts.

Again this location is bounded by existing public uses and has adequate buffers from these existing land uses. The proposed use will be a soft transition from the adjacent governmental uses and residential type uses that are anticipated in the area in the future.

5) Guide development into areas where public facilities and services have adequate capacity to accommodate the growth and increased development intensities, and where the expansion of public facilities is cost-effective.

This site is serviced by all the public utilities that are needed for our proposed development and has the appropriate access to transportation routes and proximity to the M-36 highway and the US-127 expressway.

Economic Development

GOAL: Strengthen and expand upon the area's economic base through strategies that attract new businesses and encourage consumer activity.

Objectives

1) Identify areas appropriate for commercial and industrial development, taking into consideration existing land use patterns, infrastructure, accessibility and other factors.

The City identified this location and has market it to perspective buyers. That is one of the reasons this site was chosen for this project. The site's proximity to regional transportation routes and the existing utilities that are available make this a desirable site for our proposed development.

2) Reevaluate zoning regulations that impede reasonable commercial and industrial development.

The City's masterplan identifies this area as a mixed use while the zoning is M-1 which indicated the flexibility needed to make more diverse projects feasible. Although the zoning ordinance allows for the use of the land we are proposing we are seeking some flexibility in the zoning requirements to help make our development work. Our proposed business operation of this site will not be an extensive use and will transition well with other mixed uses.

3) Maintain open communication between the private business sector and the City regarding economic development opportunities.

The City has marketed this property to developers. That is what brought us to this stage of the development process. We are seeking this site plan approval so that we have the ability to start our business and grow our business here in the City of Mason.

4) Encourage industrial and commercial development that provides employment opportunities to the local population, strengthens the City's tax base, and coordinates with available public services.

Approving our site plan will allow us to begin the development of this site for a new business to the area that will provide a needed service and additional employment opportunities for citizens. It is the goal of Paul Davis Restoration to grow their market share in the region and provide quality service for those in need. This project is a part of that overall goal.

GOAL: Provide opportunities for the reasonable expansion of industrial development in a manner that is sensitive to the predominant small-town character of the community, minimizes new public service costs, and protects the viability and desirability of residential and commercial areas.

Objectives

1) Recognize the significance of key corridors such as U.S. 127 and the Jackson and Lansing Railroad as potential opportunities for the location of new industrial development.

This site's proximity and ease of access to US-127 and M-36 are fundamental to the site selection.

2) Emphasize industrial development that is in character and scale with surrounding land uses and the City as a whole, considering such features as building size and height, architectural design, set-backs, signage, lighting, landscaping, and open spaces.

The site and the City's ordinance allow for our proposed development to fit into this area and meet our needs. With exception to the front yard parking requirement we have proposed a site plan meeting our needs. Also, the City's parking requirements require more parking that necessary for the expected need for this building at full building use.

3) Encourage industrial development to be located in targeted areas rather than indiscriminately encroach into residential and commercial areas.

This area as previously mentioned is surrounded by public uses that provide a buffer from any residential areas and is planned for commercial / industrial development by the City.

4) Emphasize industrial uses that have comparatively low public services and infrastructure needs.

This development is relatively low impact and will require relatively minimal public utilities. This development will also have relatively low traffic impacts on public roads.

5) Emphasize industrial uses that minimize negative impacts upon adjacent land uses, taking into consideration such factors as noise, traffic, lighting, fumes and shadow patterns.

This development will be absent of noise odors and fumes. Traffic impacts will be minimal and all site lighting is proposed to be shielded and downward directed.

6) Encourage industrial uses to locate within well- designed industrial parks, characterized by ample landscaping buffering and interior street systems.

This site has existing buffers such as the airport, the fairgrounds, and the City's water treatment plant. The area had Temple Street developed with the intent for future industrial development.

Chapter 4 Zoning Districts

It is the purpose of the M-1 district to provide opportunities for a variety of industrial activities that can be generally characterized as being of low intensity, including the absence of objectionable external affects such as noise, fumes, vibrations, odors and traffic patterns, and resulting in limited demands for additional public services. Manufacturing operations in this district are generally intended to utilize previously prepared materials as opposed to the use, alteration, or manipulation of raw materials.

This project will be a low intensity use that is absent of external effects such as noise, fumes, and odors and will have minimal traffic impacts. The proposed use will require minimal water and sanitary sewer needs and other public utilities will also be minimally impacted. The building will be used for cleaning and restoration of items as part of the businesses services. This work will take place within the building and materials will be loaded / unloaded at the overhead doors in the rear of the building. Occasional semi-truck will be delivering supplies which will also take place in the rear of the building.

LAPHAM ASSOCIATES



Scott E. Bell, AICP Project Manager

\\wb-server_Proj\ENGINEER\P190259 FED Paul Davis\Zoning Narrative.docx

FED JOB COST BREAKDOWN

JOB NAME: Paul Davis Restoration
 JOB #:
 CONTACT: Jeff Nye
 BILLING ADDRESS:

TELEPHONE: (800) 676-9118
 Mobile: (517) 7195052

SQUARE FEET: 27,500
 JOB DESCRIPTION: New Office/Warehouse Building

				July 31st
COST TYPE	CODE	DESCRIPTION	NOTES	RIV BASE- 100'x275', 20' clear height, office area 75'x100', ALL IN PRICE
DIVISION 02 - SITE WORK				
	02000	Site Work		96,750.00
	02260	Excavation Support & Protection		
	02300	Earthwork		
	02320	Excavation and Fill		
	02500	Utility Services		
	02740	Flexible Pavement Asp		15,000.00
	02770	Curb and Gutters		
	02820	Fences and Gates		6,000.00
	02900	Landscaping		15,000.00
DIVISION 03 - CONCRETE				
	03000	Concrete		
	03000	Foundation/ Piers Concrete	Footings, foundation wall & Piers	88,900.00
	03000	Floor Concrete	4' concrete floor	121,500.00
	03000	Site Concrete	SITE CONCRETE	45,000.00
	03303	Parking Lot		
	03400	Precast Concrete		
DIVISION 04 - MASONRY				
	04000	Masonry		68,172.00
DIVISION 05 - METALS				
	05000	General Metals		2,000.00
	05100	Structural Metals		
	25200	Structural Metals F.E.D. Labor		
DIVISION 06 - CARPENTRY				
	06000	Carpentry		5,500.00
	06010	Lumber		
	06011	Misc. Materials		5,000.00
	26011	F.E.D. Misc. Labor		
	06110	Wood Framing		
	06200	Finish Carpentry		
	06410	Cabinets		10,000.00
DIVISION 07 - THERMAL & MOISTURE				
	07000	Thermal & Moisture		10,000.00
	07200	Thermal Protection- Insulation		6,000.00
	07240	EIFS(Exterior Insulation & Finish Syst.)		
	07460	Siding exterior		
	07300	Shingles, Roof Tiles & Roof Coverings		
	07410	Metal Roofing		
	07460	Siding exterior		
	07720	Roof Accessories		
	07920	Caulking and Sealants		1,500.00
DIVISION 08 - DOORS & WINDOWS				
	08000	Doors & Windows		
	08100	Doors	Hollow metal doors	50,000.00
	08360	Garage Door / Overhead Door		21,320.00
	08400	Aluminum Systems	Aluminum windows & Doors	65,580.00
	08500	Windows		
	08710	Door Hardware		
DIVISION 09 - FINISHES				
	09000	Finishes		
	09250	Studs/ Drywall/ ACT		115,000.00
	09510	Acoustical Ceiling		
	09600	Floor Finishes		
	09680	Carpet		
	09720	Wall Covering		
	09900	Paints and Coatings		45,000.00
DIVISION 10 - SPECIALTIES				
	10000	Specialties		500.00
	10810	Toilet Accessories		1,000.00
	10821	Bathroom Accessories		
DIVISION 11 - EQUIPMENT				
	11000	Equipment		
	11451	Appliances		
DIVISION 12 - FURNISHINGS				
	12000	Furnishings		
	12490	Window Treatments		
DIVISION 13 - SPECIAL CONSTRUCTION				
	13000	Metal Building		535,000.00
	13850	Detection and Alarm		
	13900	Fire Suppression		62,000.00
DIVISION 14 - CONVEYING SYSTEMS				
	14000	Conveying Systems		
	14200	Elevators		
DIVISION 15 - PLUMBING				
	15000	Plumbing		20,000.00
DIVISION 15.5 - HVAC				
	15700	HVAC		60,500.00
DIVISION 16 - ELECTRICAL				
	16100	Electrical		132,000.00
	16740	Communications		
TOTAL CONSTRUCTION COST				1,604,222.00
TOTAL CONTRACT PRICE				1,604,222.00

NOTE SHEET

1. EXTENSION OF PUBLIC UTILITIES: All public sanitary sewer and/or water main **SHALL** be extended to the fullest limits of the property, including corner lots, with the pipe size and material approved by the owning municipality. This is necessary for plan approval. For water service of 1" or less or a building on a corner lot, the requirements to extend the public water main and/or sanitary sewer along both property lines will be reviewed.

2. SOIL EROSION: The DEVELOPER shall submit a detailed Soil Erosion and Sedimentation Control plan and obtain an Act 451 Part 91, Soil Erosion and Sedimentation Control permit. This includes the payment of fees and the providing of necessary bonds. **No earth changes or excavation shall be started prior to the issuance of this permit.** The DEVELOPER shall protect all existing and proposed storm sewer facilities on and adjacent to the site during excavation and construction. All sediment shall be contained on site. Any silt in county drains, storm sewer, culverts, etc. as a result of this project, shall be removed by the DEVELOPER at the cost of the DEVELOPER.

3. FLOOD PLAIN OR WETLAND CONSTRUCTION: The DEVELOPER shall apply to the Michigan Department of Environment Great Lakes and Energy (EGLE) for a permit for the alteration and/or occupation of a flood plain or floodway, as required under PA 451. Evidence of this permit may be required prior to plan approval.

4. NPDES STORM WATER DISCHARGE PERMIT: The owner of the property shall obtain a NPDES Storm Water Discharge permit for construction activities from EGLE as required under Public Act 451. The notice of coverage form shall be submitted with the Soil Erosion Control permit application. All EGLE fees shall accompany the Notice of Coverage.

5. ROAD COMMISSION FOR OAKLAND COUNTY OF ROADS PERMIT: The DEVELOPER shall obtain a permit from the Road Commission to perform work within the county Right-of-Way. All fees for the permit, bonds and insurances are the responsibility of the developer.

6. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: Prior to the issuance of a building permit by the local municipality, the developer may be required to obtain a sanitary sewer and/or water tap-in permit from the owning municipality.

7. STATE CONSTRUCTION PERMITS: The sanitary sewer and water main construction permits from the Michigan Department of Environment Great Lakes and Energy shall be submitted to the EGLE after approval local municipality. Construction shall not begin until these state permits are issued.

8. Utility Warning - Underground locations as shown on the plans were obtained from utility owners, and were not field located. A minimum of three (3) working days prior to beginning construction, the contractor shall notify "MISS DIG" (800-482-7171) and have all underground utilities staked before any work may begin. The contractor shall be responsible for the protection and/or relocation of all utilities that may interfere with construction. Three (3) Working Days Before You DIG - Call MISS DIG (1-800-482-7171).

OTHER NOTES

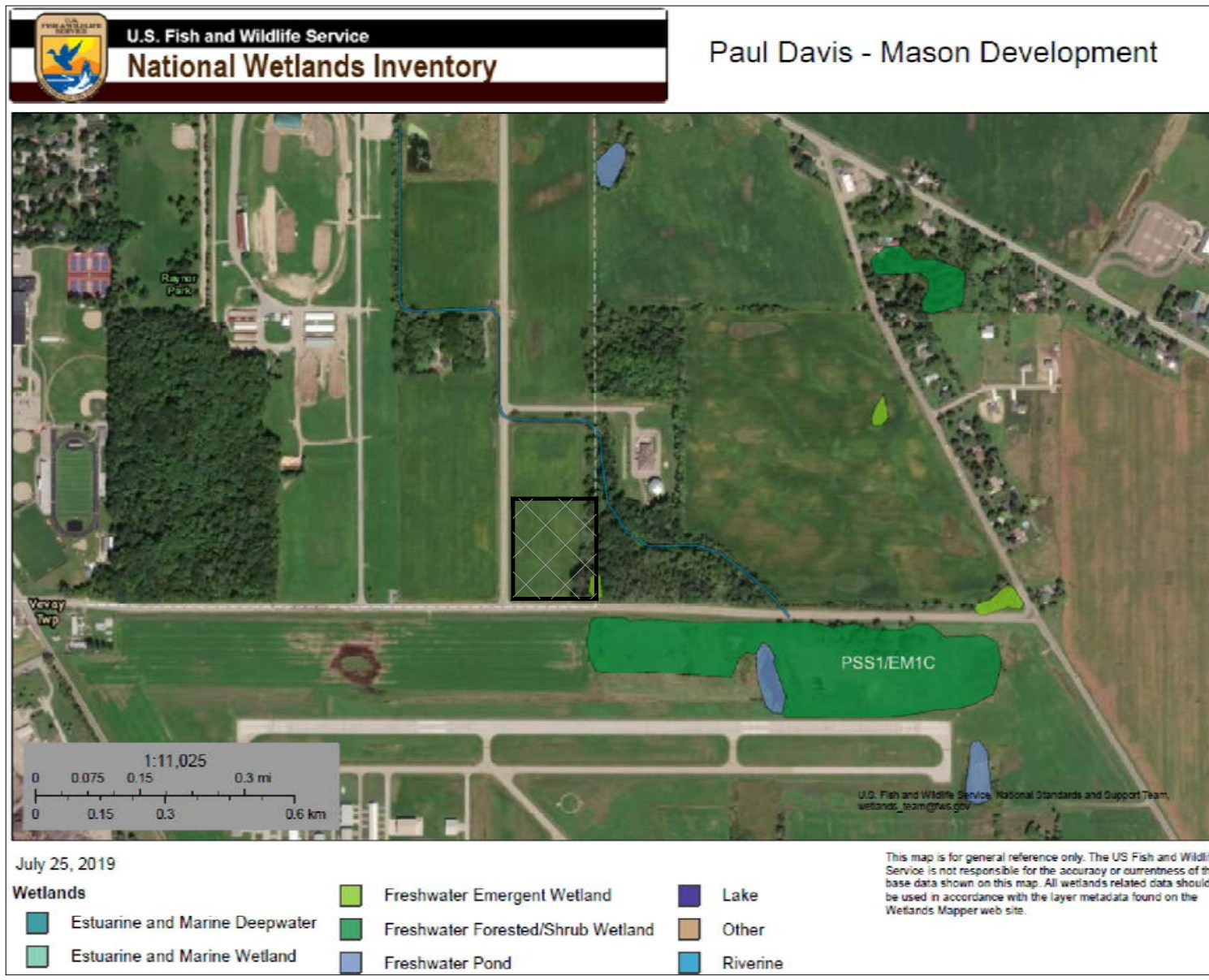
- The contractor shall be responsible to review and be familiar with all portions of these plans. Any discrepancies between different portions of the plans shall be brought to the attention of the Engineer and shall be resolved prior to construction.

NRCS SOILS MAP

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnA	Aubbeenuubee:Capac sandy loams, 0 to 3 percent slopes	0.4	8.7%
CvraaB	Conover loam, 0 to 4 percent slopes	3.4	68.4%
Gf	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	1.0	19.8%
Hn	Houghton muck, 0 to 1 percent slopes	0.2	3.1%
Totals for Area of Interest		5.0	100.0%



WETLAND MAP



BENCHMARKS

Benchmark #1

South bolt on fire hydrant flange on south side of Kipp Road at southeast of intersection of Temple Street and Kipp Road. Elev. = 910.72

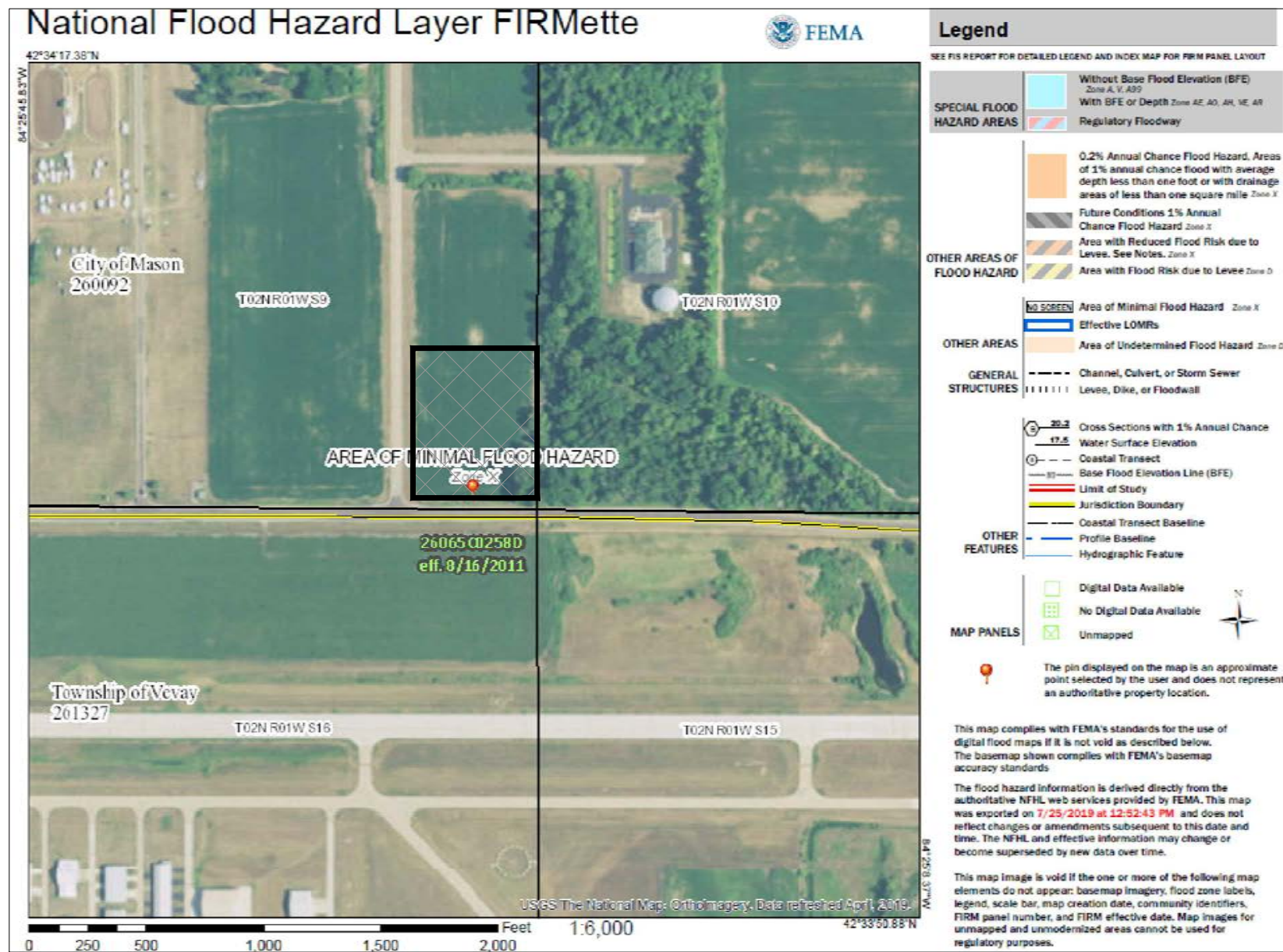
Benchmark #2

East bolt on fire hydrant flange on east side of Temple Street approximately 340 feet north of centerline of Kipp Road. Elev. = 910.81

PLAN LEGEND

- O—ELECT— = OVERHEAD ELECTRIC LINE
- GAS—GAS— = BURIED GAS LINE
- SAN—SAN— = SANITARY SEWER
- WATER— = WATER MAIN
- UG TELE— = UNDERGROUND TELEPHONE
- ⊙ = SANITARY MANHOLE
- ⊙ = STORM MANHOLE
- = CATCH BASIN
- ⊕ = CURB INLET
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = LIGHT POLE
- ⊕ = STREET SIGN
- ⊕ = FENCE LINE
- ⊕ = UTILITY POLE
- = FOUND CAPPED IRON
- = SET CAPPED IRON
- = BITUMINOUS PAVING
- = CONCRETE PAVING OR WALKWAY
- ⊕ = PLS SYSTEM CORNER
- R = RECORDED AS IN TITLE DESCRIPTION
- P = PREVIOUSLY DESCRIBED
- M = MEASURED AS
- ⊕ = PROPOSED LIGHT POLE

FLOODZONE MAP



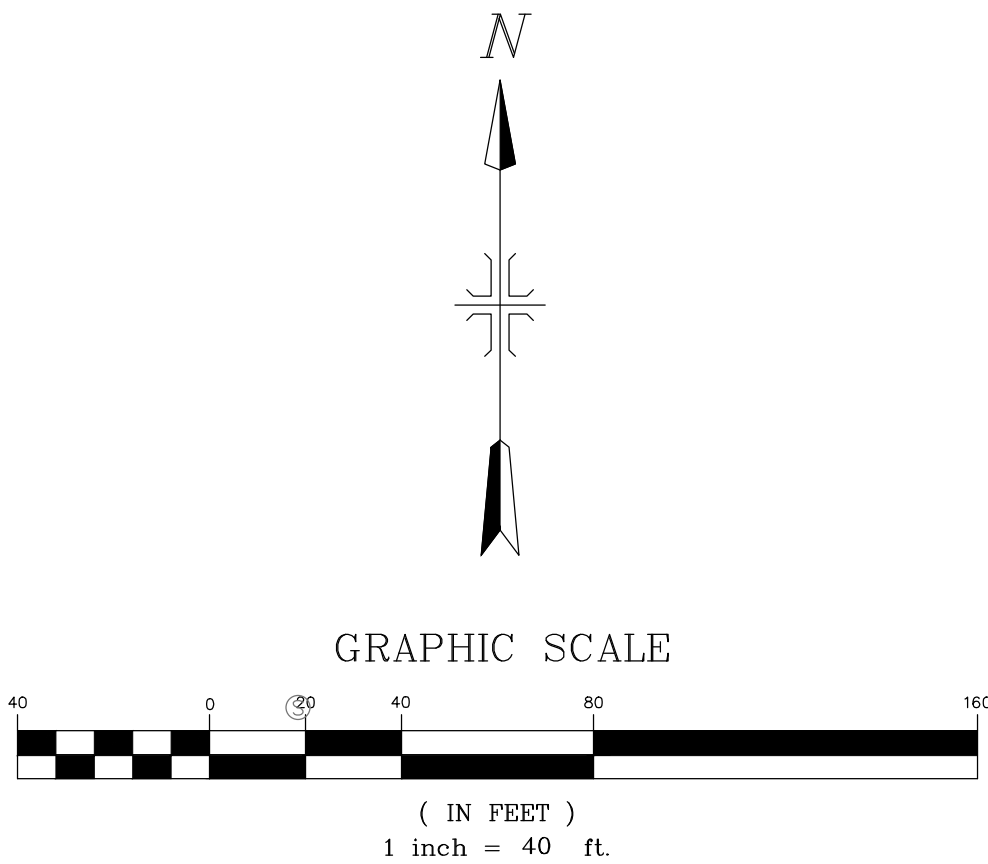
ABBREVIATIONS

LIST OF ABBREVIATIONS

	Definitions
A.C.	Alternating Current
A.F.C.	Adult Foster Care
ASPH.	Asphalt Paving
ASTM	American Society of Testing Materials
AWS	American Welding Society
AWWA	American Waterworks Association
BLDG.	Building
CIP	Compacted in place
CL	Class
CONC.	Concrete
C.Y.d. or CYD	Cubic Yard
DR	Dimension Ratio
°	Degrees
EA	Each
EJ	East Jordan Iron Works
ELEV.	Elevation
EX	Existing
F.F.	Finish Floor
G.P.M.	Gallons Per Minute
I.Q.	Inside Diameter
Inv.	Invert
Lbs.	Pounds
LFT	Lineal Feet
L.S.	Lump Sum
Max.	Maximum
MDOT	Michigan Department of Transportation
M.H.	Manhole
Mil.	Millimeter
Min.	Minimum
MUW	Maximum Unit Weight at optimum moisture content
No.	Number
NSF	National Sanitation Foundation
OSHA	Occupational Safety Health Administration
PSIGP	Pounds per square inch gauge
PVC	Polyvinyl Chloride
R.O.W. or R/W	Right-of-Way
RAD.	Radius
SDR	Standard Dimension Ratio
SYD	Square Yard
T.D.H.	Total Dynamic Head
V.L.F.	Vertical Lineal Feet
'	Minutes of angles or Feet
"	Seconds of angles or Inches
%	Percent
#	Pounds

ZONING MAP

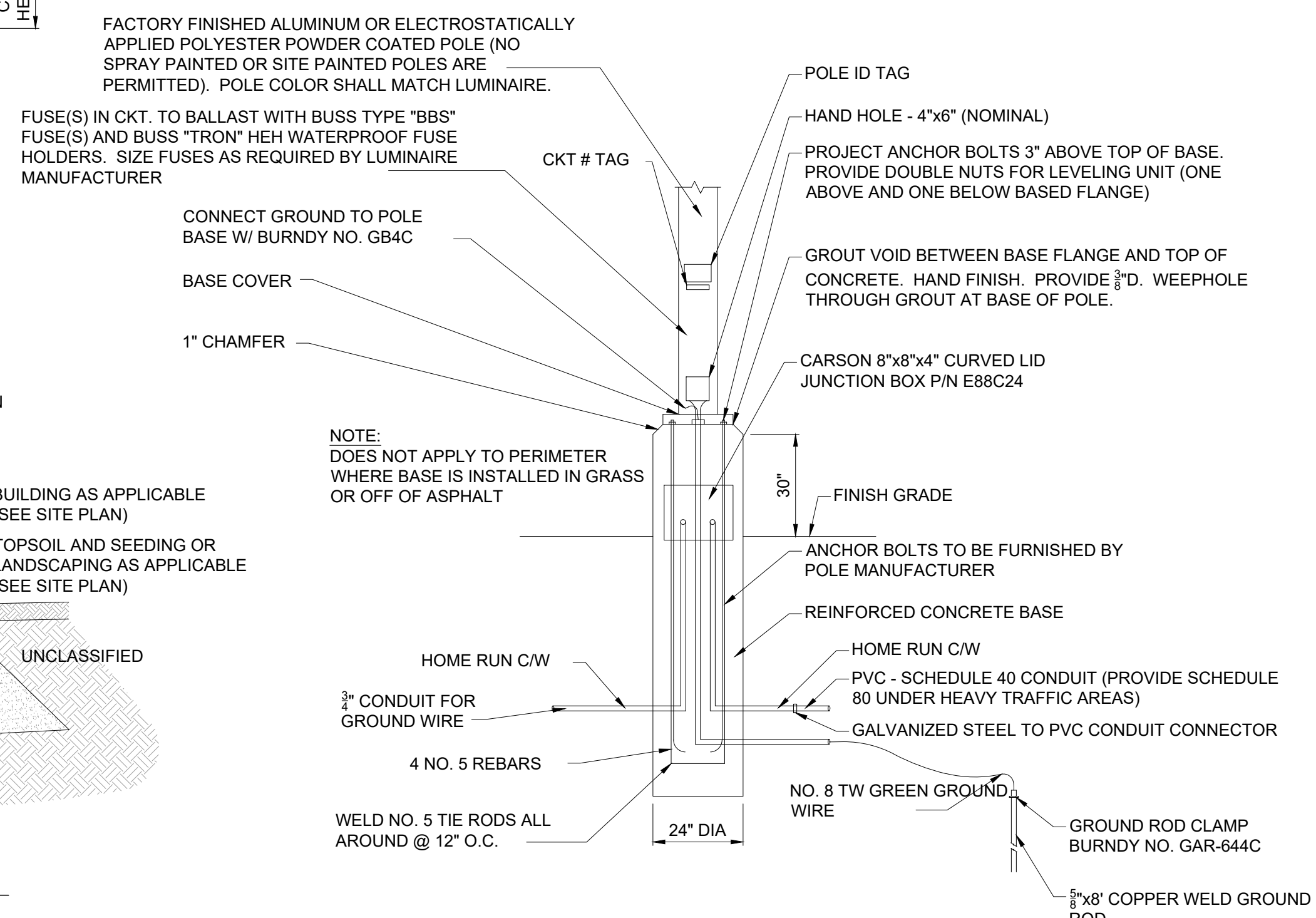
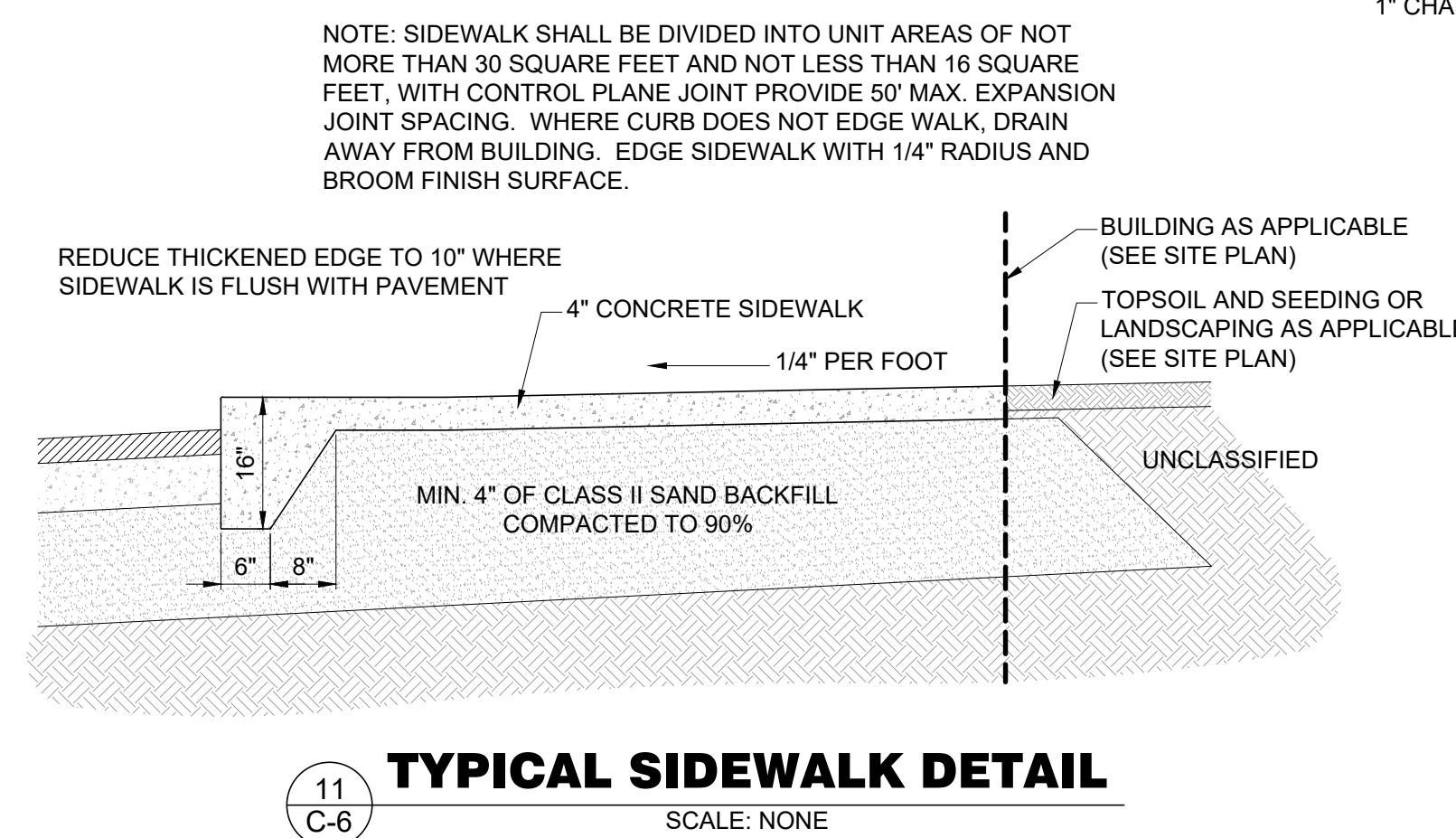
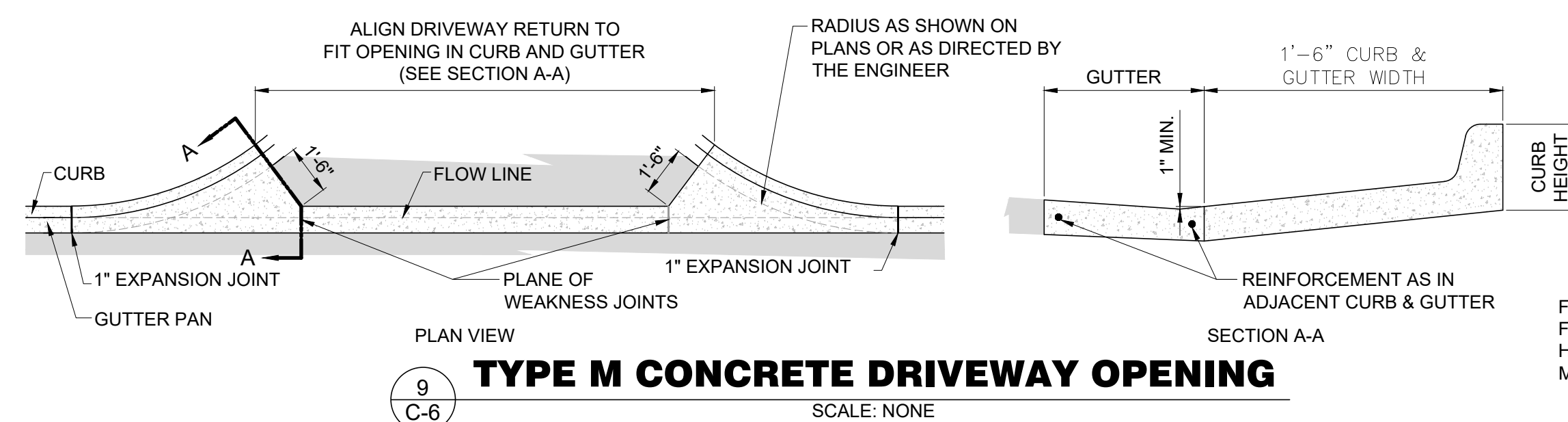
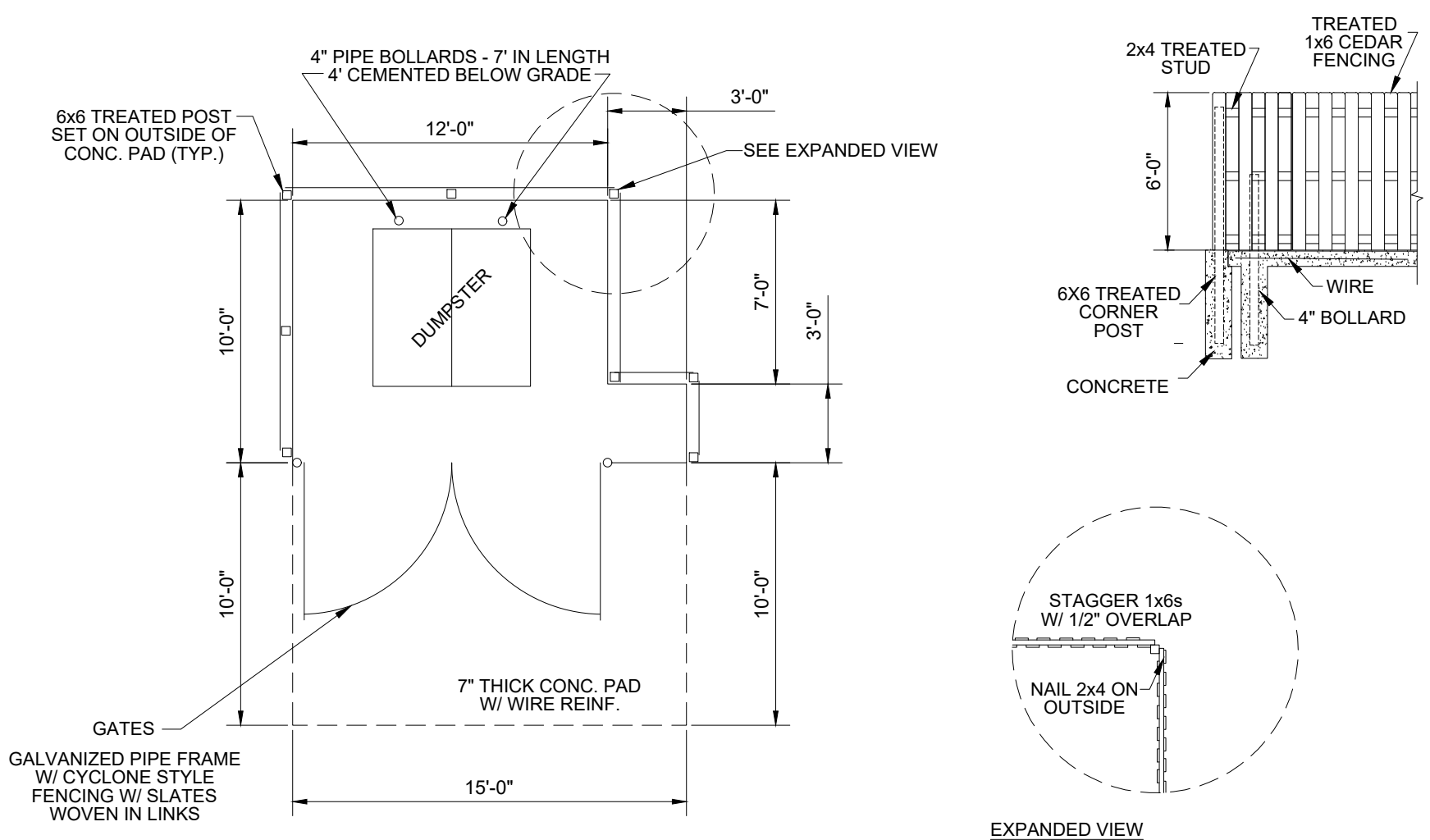
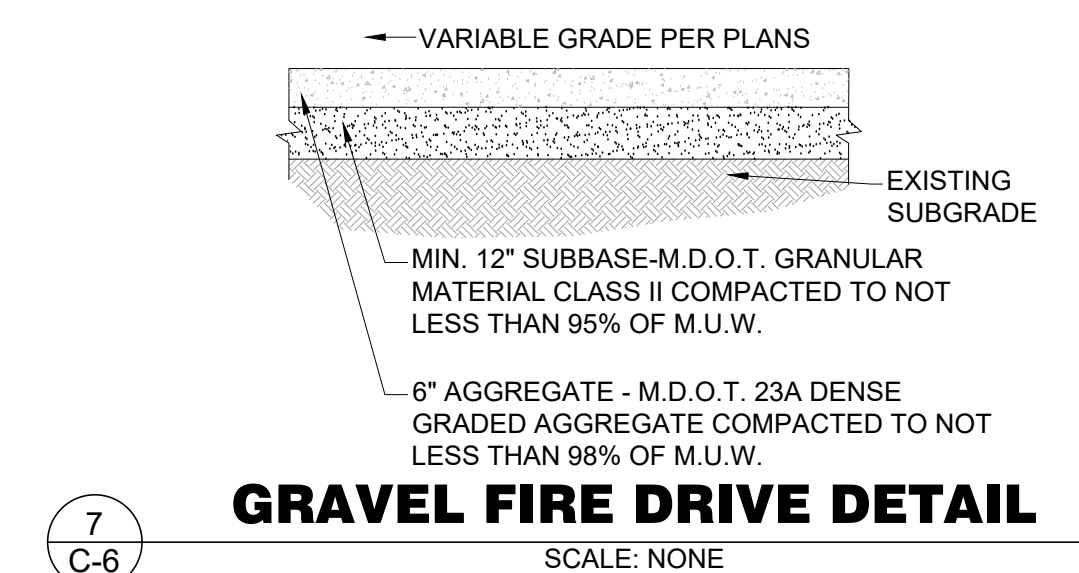
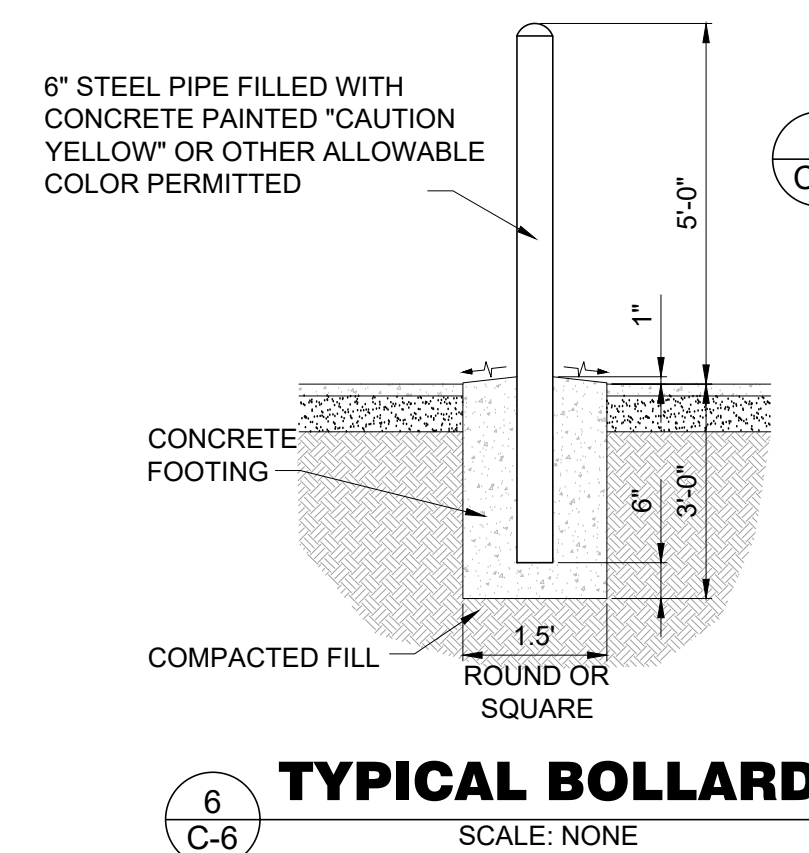
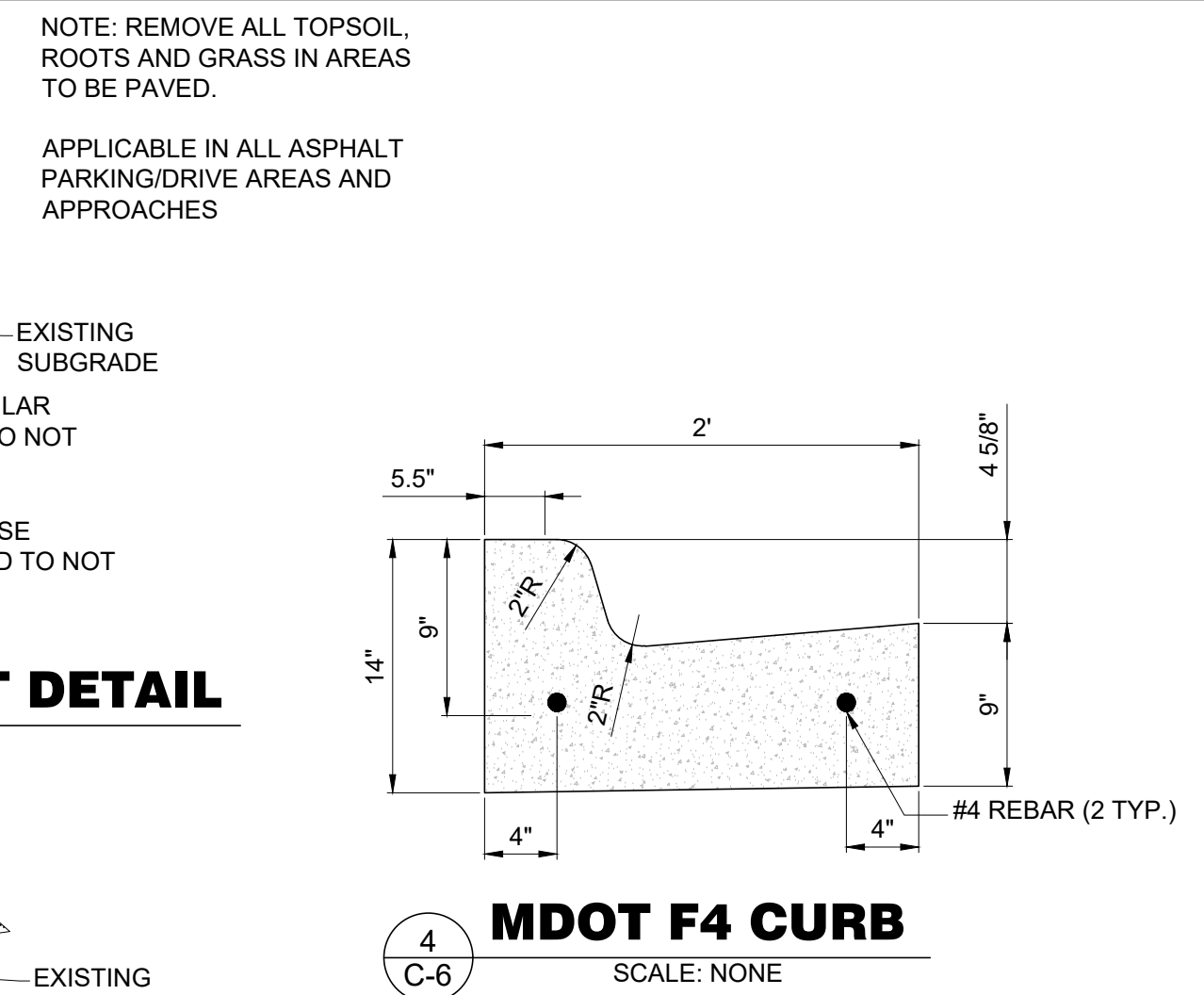
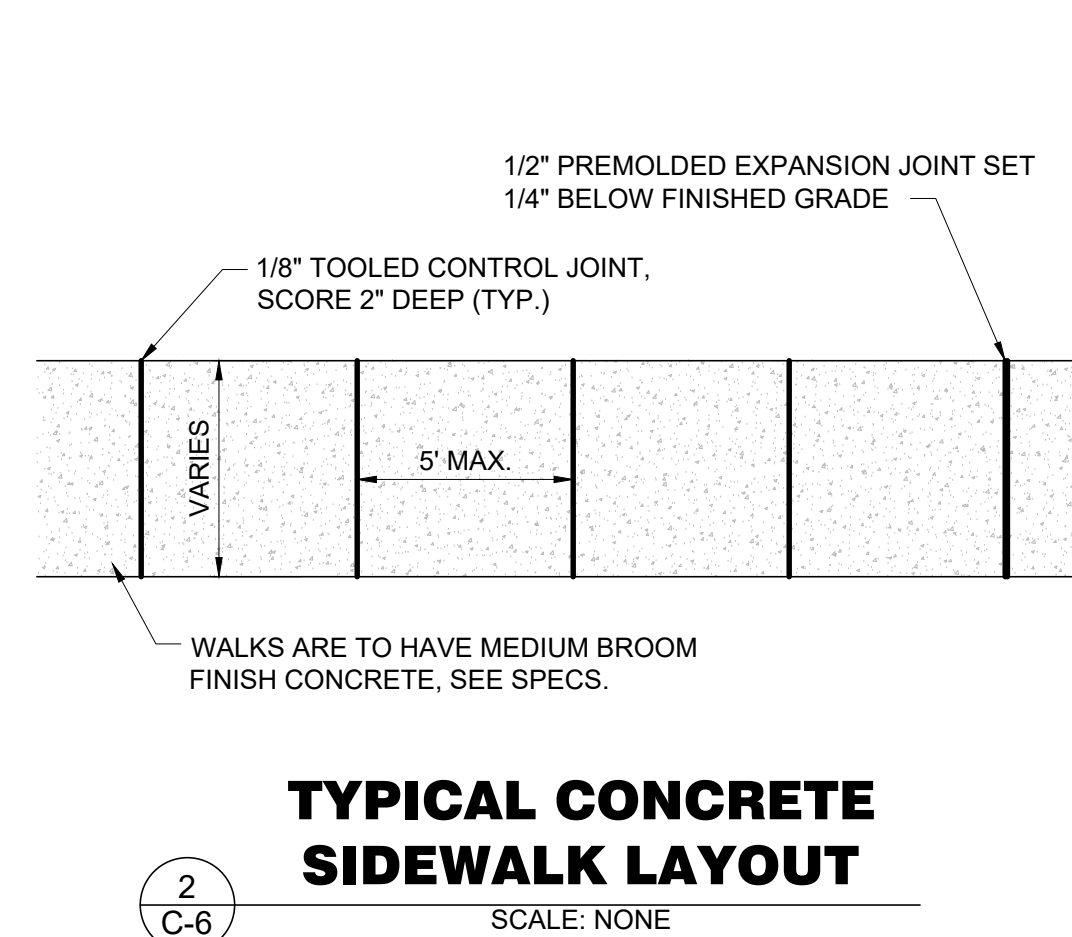


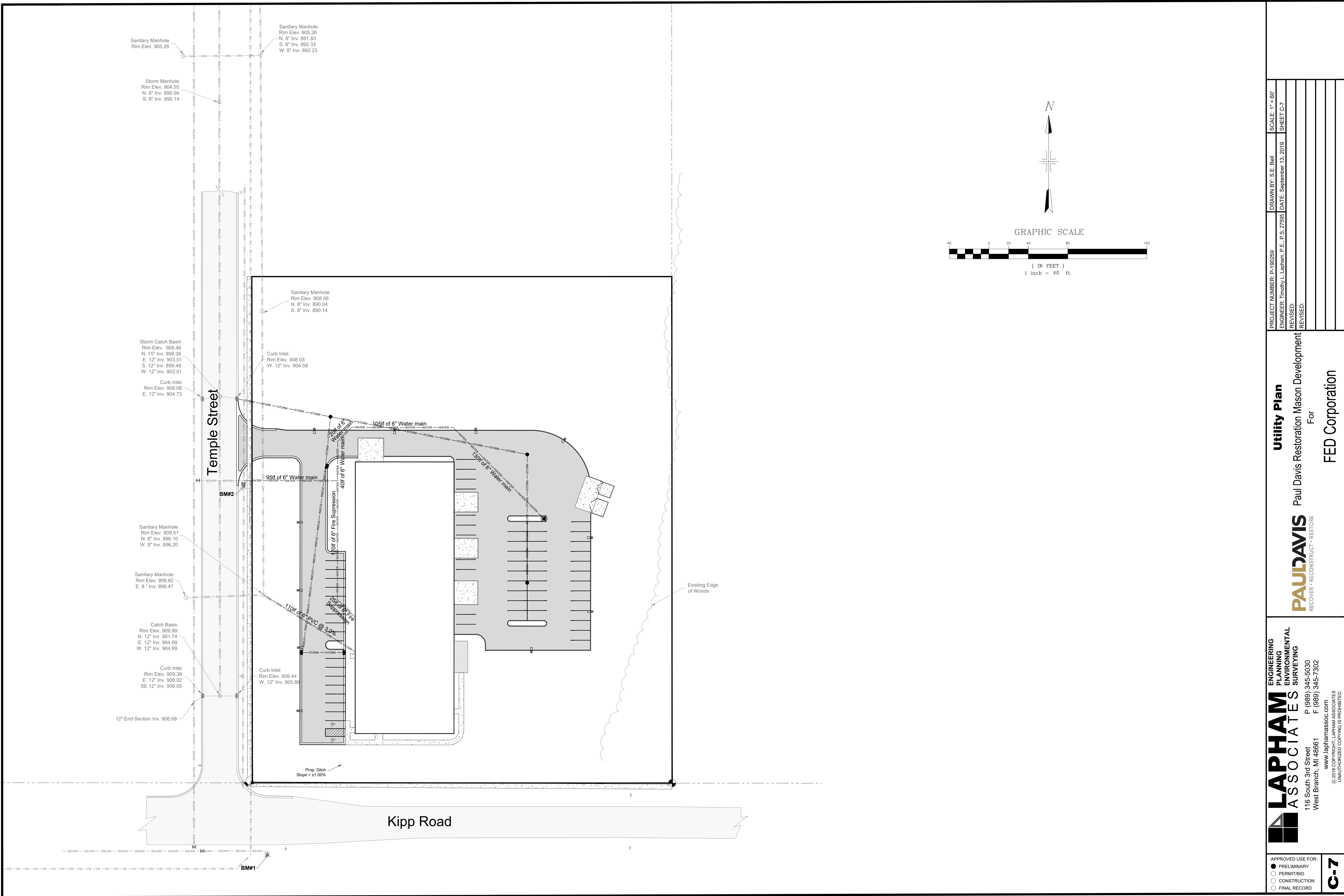


LAPHAM ASSOCIATES ENGINEERING PLANNING ENVIRONMENTAL SURVEYING 116 South 3rd Street West Branch, MI 48661 P (989) 345-5030 F (989) 345-7302 www.laphamassoc.com © 2019 COPYRIGHT, LAPHAM ASSOCIATES UNAUTHORIZED COPYING IS PROHIBITED.	Demolition Plan		PROJECT NUMBER: P-190289	DRAWN BY: S.E. Bell	SCALE: 1" = 40'
	Paul Davis Restoration Mason Development		ENGINEER: Timothy L. Lapham, P.E., P.S. 27595	DATE: September 13, 2019	SHEET C-4
	For		REVISIONS:		
	FED Corporation		REVISIONS:		

APPROVED USE FOR:	C-4
● PRELIMINARY	
○ PERMIT/BD	
○ CONSTRUCTION	

5-0







DESCRIPTION

The Gallium™ LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-weld, die-cast aluminum and cast anodized housing and die-cast aluminum heat sinks. A unique, patented interlocking housing and heat sink provides scalability with superior structural rigidity. DC vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application scaling. AccuLED Optics create constant distributions with the scalability to meet customized lighting requirements. Offered standard in 4000K (CCT 70 CRI), optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 60/60Hz, 3A/7W 50Hz or 40W/60Hz operation. 480V is compatible for use with 40W VSE systems only. Standard with 6-10W dimming. Shipped standard with ENET proprietary circuit module designed to withstand 10kV of transient line surge. The Gallium LED luminaire is suitable for operation in -40°C to +40°C ambient environments. For applications with ambient temperature exceeding 45°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% luminous maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 500mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT: ANM Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables viewing of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

GAN GALLEON SERIES

1-10 Light Squares Solid State LED

AREA / ROADWAY LUMINAIRE

CATALOG # _____ Type _____

Project _____

Comments _____

Prepared by _____ Date _____

DIMENSIONS

DIMENSION DATA

Number of Light Squares ⁽¹⁾	"A" Width (Standard)	"B" Standard Arm Length (17mm)	"C" Optional Arm Length (127")	Weight with Arm (lbs.) (115 lbs/kg)	EIA with Arm (Sq Ft) (100)
1-4	16-1/2" (418mm)	-	127"	33	0.96
5-8	24-5/8" (625mm)	-	127"	52	1.07
9-16	31-1/2" (803mm)	-	127"	63	1.12

NOTES: 1. Optional arms will be used after mounting two fixtures at 90° as a single pole. E.I.A. calculated with optional arm length.

DRILLING PATTERN

CERTIFICATION DATA
Location: Los Angeles CA
ISO 9001
LMV 1366 Compliance
30 Year Warranty
P60 Rated
Oxide-Inert Consumables Qualified

ENERGY DATA
EcoLED LED Driver
+0.3 Power Factor
-20% Total Harmonic Distortion
120V-277V 60/60Hz
3A/7W & 40W/60Hz
-40°C Min. Temperature
50°C Max. Temperature
50°C Max. Temperature (HA Option)

FEATURES
• Patented, high-efficiency injection-molded AccuLED optics technology.
• Heavy-weld, die-cast aluminum and cast anodized housing and die-cast aluminum heat sinks.
• A unique, patented interlocking housing and heat sink provides scalability with superior structural rigidity.
• DC vibration tested and rated.
• Optional tool-less hardware available for ease of entry into electrical chamber.
• Housing is IP66 rated.

STANDARD ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart	2 @ 180°	4 @ 90°
GAN-AF-01	1" Arm (Standard)	1" Arm (Standard)		
GAN-AF-02	1" Arm (Extended)	1" Arm (Standard)		
GAN-AF-03	1" Arm (Standard)	1" Arm (Extended)		
GAN-AF-04	1" Arm (Standard)	1" Arm (Extended)		
GAN-AF-05	12" Extended Arm (Required)	1" Arm (Standard)		
GAN-AF-06	12" Extended Arm (Required)	13" Extended Arm (Required)		
GAN-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)		
GAN-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)		
GAN-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)		
GAN-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)		

NOTE: Round points are 1-10" Square points are 1-10" Square points are 1-10"

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM DATA

Number of Light Squares ⁽¹⁾	"A" Width (Standard)	Weight with GM Arm (lbs.) (45 lbs/kg)	Weight with GMEA Arm (lbs.) (88 lbs/27 kg)	EPA (Sq. Ft.)
1-4	16-1/2" (842mm)	35 (16) kgs	88 (40) kgs	1.31
5-8	21-5/8" (549mm)	45 (20) kgs	89 (40) kgs	1.31

1. All parking lot lights shall be directed away from other properties and/or shielded.
2. All wall packs shall be downward directed and shielded from directing light towards neighbors.
3. Lightpoles shall have a mounting height of 20'-0".



1. The forms for concrete sidewalks, curbs, gutters, and driveways that are to be constructed to conform to existing roads shall be installed to the grades shown on these plans. Prior to placing concrete, the forms shall be inspected and approved by local jurisdiction for conformance to existing road improvements. Grades of new improvements are subject to field adjustment to fit conditions.
2. The contractor shall be responsible for matching existing facilities to avoid any abrupt or apparent changes in grades or cross slopes, low spots, or hazardous conditions.
3. All grading, back filling, excavation, etc., shall be in accordance with the specification or normal practice if not specified.
4. Where unstable or unsuitable materials are encountered during subgrade preparation, the area in question shall be over excavated and replaced with engineered backfill material.
5. If requested, a representative of the engineer shall be on the site during grading operations and shall observe the construction and identify any conditions that should be corrected and recommend corrective measures to the contractor.
6. All grading, erosion, and sediment control and related work undertaken on this site shall be in accordance with local jurisdiction.
7. The contractor shall not disturb any permanent survey points without the consent of local jurisdiction. Any points destroyed shall be replaced by a licensed surveyor at the contractor's expense.
8. Grading at the boundaries shall be done so as not to obstruct the runoff of storm waters from adjacent properties.
9. All disturbed areas shall be topsoiled, seeded, fertilized and mulched.
10. Contractor to maintain all soil erosion control measures. Surrounding paved areas shall be power broomed as necessary to remove mud tracking from the site.
11. Contractor shall obtain soil erosion permit prior to any construction.
12. All structures, sidewalks, curbs and asphalt shall have a minimum of 12" of clean granular material (MDOT Class II) as a sub-base and compacted to 95% maximum unit density. If pumping or yielding is caused by the compactive efforts, the sand layer shall be increased until density can be obtained without pumping water through the subgrade.
13. Temporary grading easements from property owners shall be obtained for grading off-site prior to working on adjacent properties.

- Roof Drains shall be connected to drain tiles and either discharge to swales or catch basins.
- All Grades subject to field adjustment.

TP - TOP OF PAVEMENT
TC - TOP OF CONCRETE
BC - BACK OF CURB
GP - GUTTER PAN
FF - FINISH FLOOR
G - GROUND
RIM - RIM ELEVATION
INV - INVERT ELEVATION

908.5 GP - ELEVATION AT LOCATION

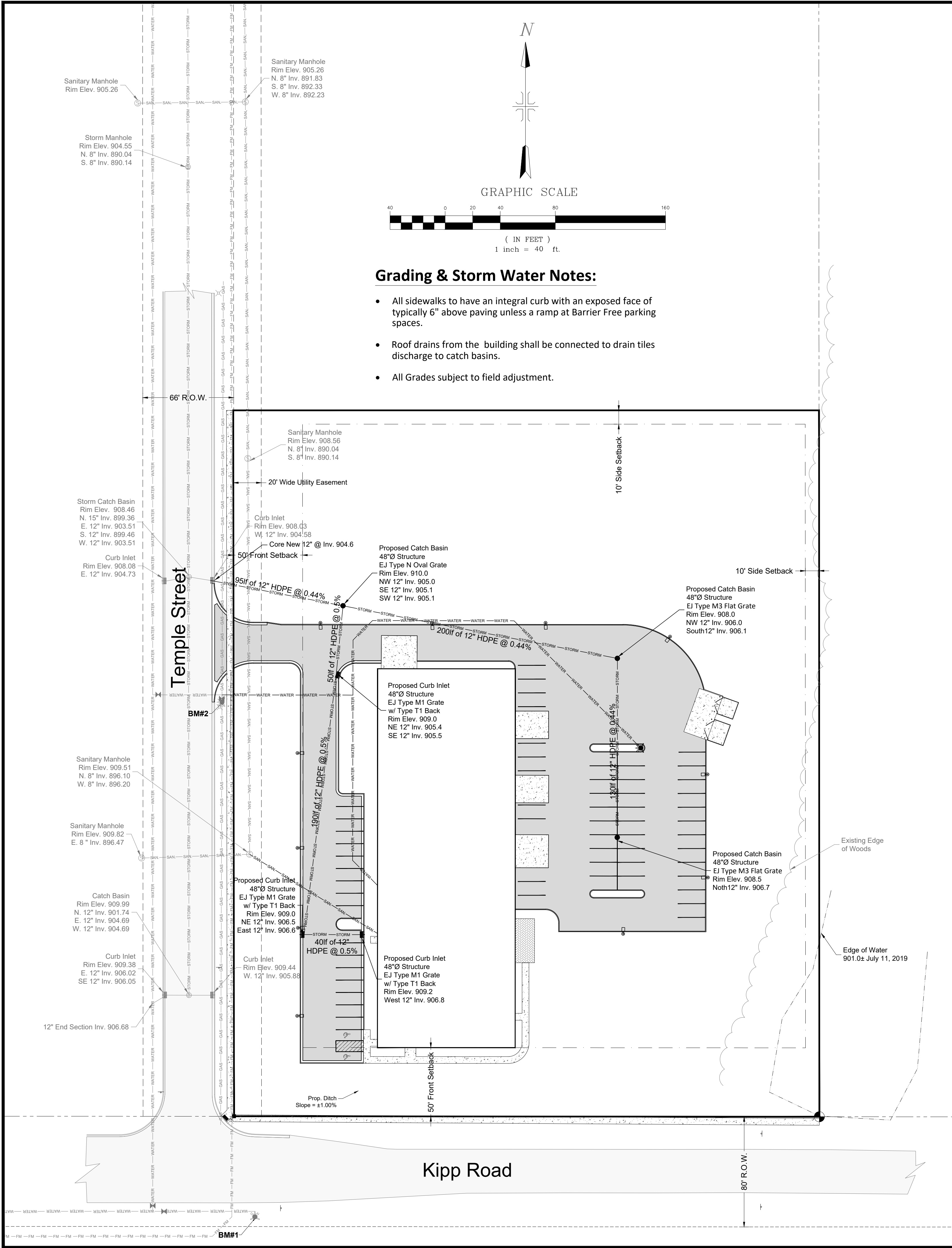
- DIRECTION OF SURFACE

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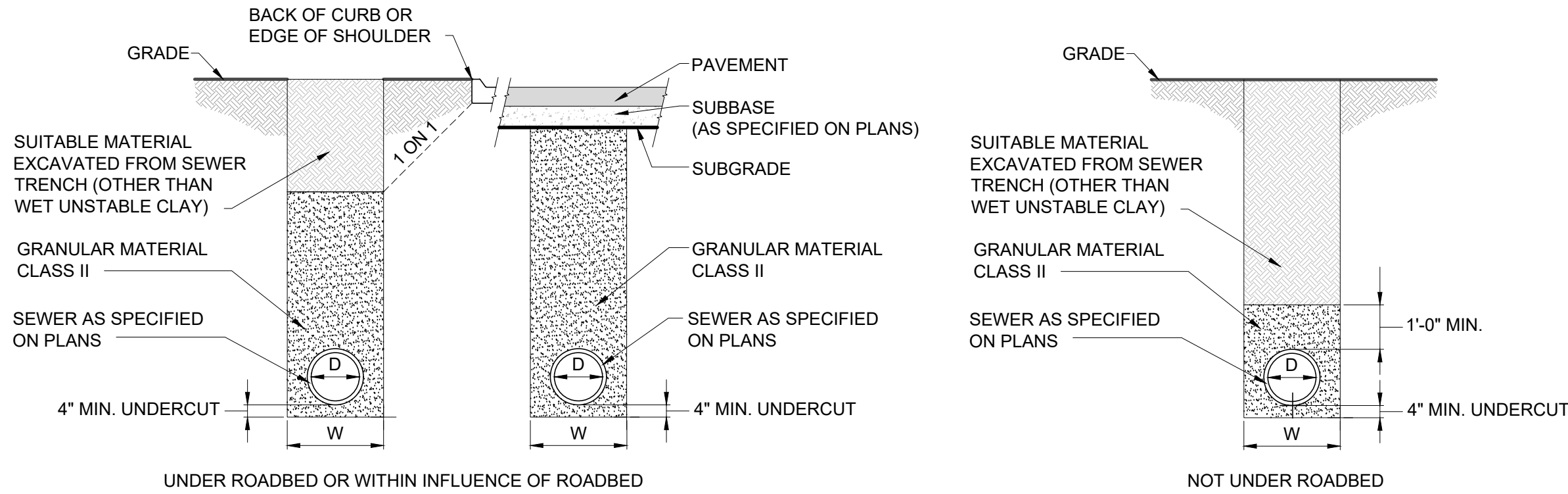
PROJECT: _____
ENGINEER: _____

90



Grading & Storm Water Notes:

- All sidewalks to have an integral curb with an exposed face of typically 6" above paving unless a ramp at Barrier Free parking spaces.
- Roof drains from the building shall be connected to drain tiles discharge to catch basins.
- All Grades subject to field adjustment.



MINIMUM TRENCH WIDTHS

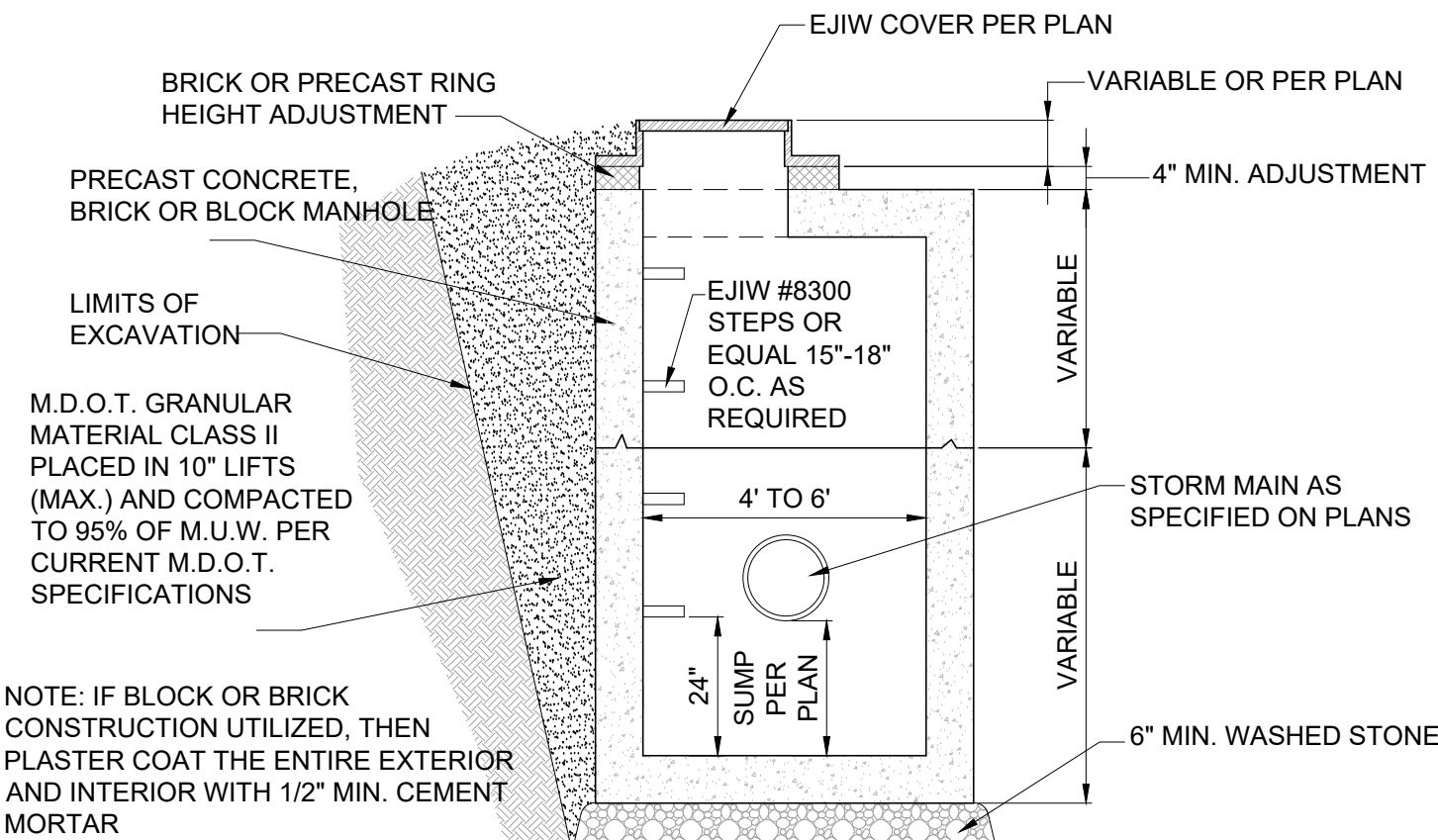
I.D. PIPE SIZE (INCHES)	LESS THAN 18	21	24	30	36
"W" TRENCH WIDTH (FEET)	3.0	3.5	4.0	5.0	6.0

I.D. PIPE SIZE (INCHES)	42	48	54	60	66	72
"W" TRENCH WIDTH (FEET)	7.0	8.0	9.5	10.0	10.5	11.0

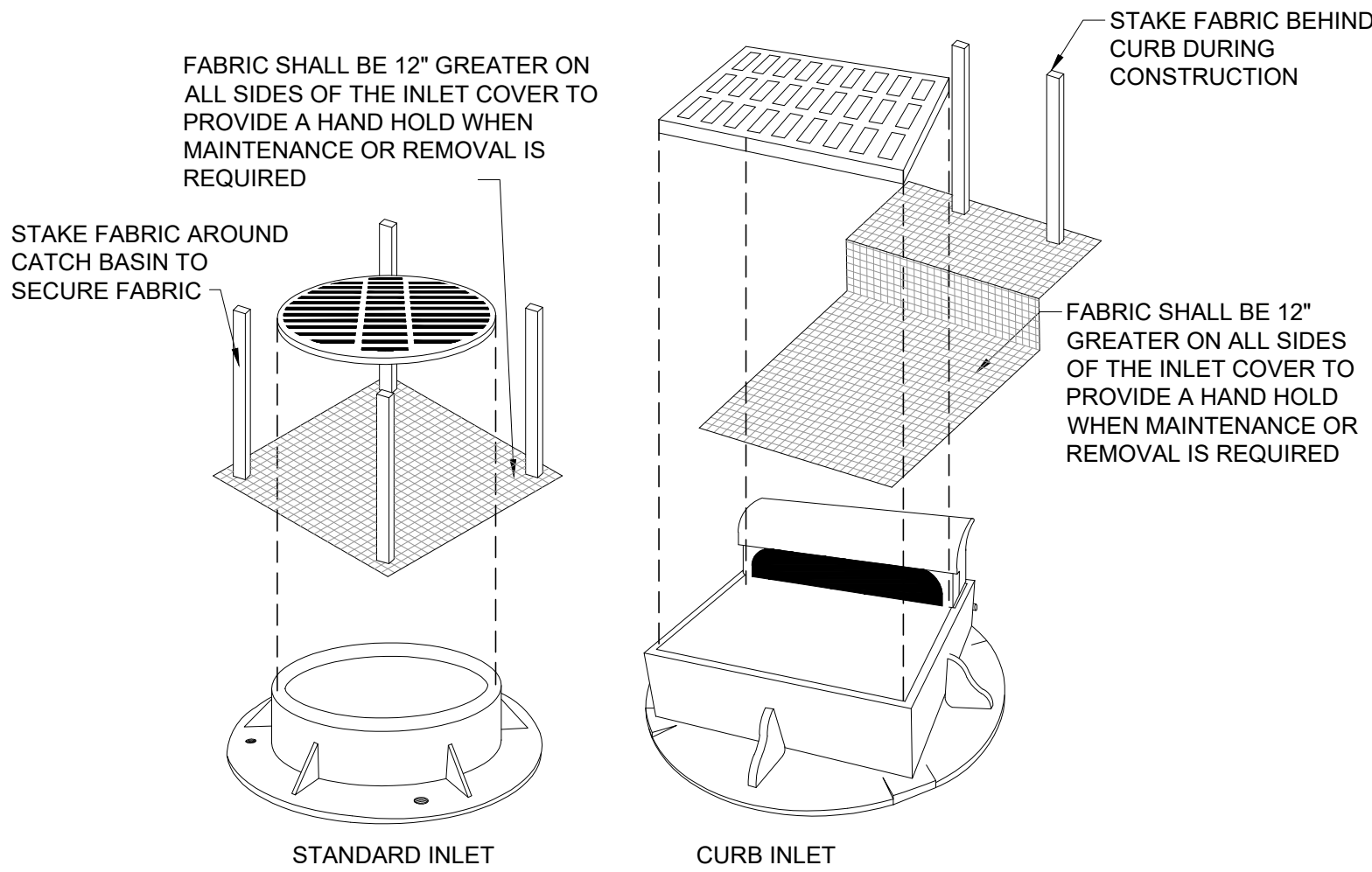
I.D. PIPE SIZE (INCHES)	78	84	90	96	102	108
"W" TRENCH WIDTH (FEET)	11.5	12.0	12.5	13.0	13.5	14.0

ESTIMATED PAVEMENT REMOVAL WIDTH IS TO BE TRENCH WIDTH "W" PLUS 1'-0" EACH SIDE OF THE TRENCH (6'-0" MINIMUM)

SEWER TRENCHES



CATCH BASIN WITH SUMP



CATCH BASIN FABRIC DETAIL

PROJECT NUMBER: P-190259
ENGINEER: Timothy L. Lapham, P.E., P.S. 27595
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

DRAWN BY: S.E. Bell
DATE: September 13, 2019
SCALE: 1" = 40'
SHEET C-11

PAUL DAVIS
RECOVER • RECONSTRUCT • RESTORE

ENGINEERING
PLANNING
ENVIRONMENTAL
ASSOCIATES
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APPROVED USE FOR:
PRELIMINARY
PERMIT/BID
CONSTRUCTION
FINAL RECORD

C-11

Storm Water Management Plan
Paul Davis Restoration Mason Development
For
FED Corporation

<div>CONCRETE FORMING</div> <div>DIVISION 03 10 00</div> <div>PART 1 GENERAL</div> <div>1.01 Scope:</div> <div><div>A. Provide, install and remove all concrete formwork and accessories necessary for concrete construction as indicated on the drawings and specified herein.</div></div> <div>1.02 Related Work Specified Elsewhere:</div> <div><div>A. Concrete Reinforcement -DIVISION 03 20 00</div><div>B. Cast-in-place Concrete -DIVISION 03 30 00</div></div> <div>1.03 Referenced Standards:</div> <div><div>A. ACI, "ACI Manual of Concrete Practice"</div><div>B. American Plywood Association, "Plywood for Concrete Forming"</div><div>C. American Institute of Timber Construction, "Timber Construction Manual"</div><div>D. National Forest Products Association, "Design of Wood Formwork for Concrete Structures"</div></div> <div>1.04 Design:</div> <div><div>A. The Design and Engineering of Concrete Formwork shall be the responsibility of the Contractor.</div></div> <div>PART 2 PRODUCTS</div> <div>2.01 Form Materials:</div> <div><div>A. Forms shall be either metal free of irregularities, dents, and/or sags; or plywood made specifically for concrete form use complying with APA "Plywood for Concrete Forming."</div></div> <div>2.02 Coatings and Release Agents:</div> <div><div>A. Steel Forms: Colorless mineral oil which will not stain concrete.</div></div> <div>2.03 Accessories:</div> <div><div>A. Form ties and spreaders shall be removable or snap-off commercially manufactured metal with cone ends leaving no metal exposed within 1" of finished face of concrete and causing no surface disfiguration greater than 3/4" in diameter.</div></div> <div>PART 3 EXECUTION</div> <div>3.01 General Requirements:</div> <div><div>A. Design, install, and remove Concrete Formwork specified herein in strict accordance with the Referenced Standards.</div></div> <div>3.03 Supplemental Requirements:</div> <div><div>A. Attach, as required elsewhere in the Construction Documents or as required to properly interface Concrete Work with the Work of other trades, all required accessories, anchor bolts, hangers, sleeves, slots and/or inserts.</div><div>B. Unless indicated otherwise on the Drawings, provide 3/4" chamfer strips at all outside corners of exposed Cast-in-Place Concrete.</div><div>C. Earth cuts may be used as forms where concrete is not to be exposed or to receive waterproofing.</div><div>D. Formwork shall be constructed to the shape, line, and dimension as required by the plans. Do not scale off plans. Construction is to be according to written dimensions.</div><div>E. Forms shall be sufficiently tight to prevent leakage of concrete and shall be properly braced and tied together to maintain position and shape during concrete placement.</div></div> <div>END OF SECTION</div> <div>CONCRETE REINFORCEMENT</div> <div>DIVISION 03 20 00</div> <div>PART 1 GENERAL</div> <div>1.01 Scope:</div> <div><div>A. Provide and install all concrete reinforcement and accessories, complete, as indicated on the drawings and specified herein.</div></div> <div>1.02 Related Work Specified Elsewhere:</div> <div><div>A. Concrete Forming -DIVISION 03 10 00</div><div>B. Cast-in-Place Concrete -DIVISION 03 30 00</div></div> <div>1.03 Referenced Standards:</div> <div><div>A. ACE "ACI Manual of Concrete Practice"</div><div>B. ASTM A185, "Welded Steel Wire Fabric for Concrete Reinforcement"</div><div>C. ASTM A615, "Specifications for Pre formed and Plain Built-Steel Bars for Concrete Reinforcement"</div></div> <div>1.04 Storage of Materials:</div> <div><div>A. Materials shall be stored so as not to deteriorate due to excessive rusting or become contaminated by foreign substances.</div></div> <div>PART 2 PRODUCTS</div> <div>2.10 Bar Reinforcement:</div> <div><div>A. Shall comply with ASTM A615, grade 60 billet steel deformed bars, uncoated finish.</div></div> <div>2.02 Welded Wire Fabric:</div> <div><div>A. Shall conform to ASTM A185, plain type.</div></div> <div>2.03 Accessories:</div> <div><div>A. Tie Wire: Annealed steel, 16-gauge minimum.</div><div>B. Reinforcement Supports: Galvanized steel bolster, chairs and supports with plastic coating where in contact with formwork.</div></div>	<div>PART 3 EXECUTION</div> <div>3.01 General Requirements:</div> <div><div>A. Design, fabricate and place Concrete Reinforcement specified herein in strict accordance with Referenced Standards.</div></div> <div>3.02 Supplemental Requirements:</div> <div><div>A. Unless indicated otherwise on the Drawings, maintain a minimum 3" clearance between all reinforcement specified and the outside face of the concrete enclosing the reinforcement through the use of concrete bricks and galvanized reinforcement bars anchored into adjacent earth where earth cut forms are utilized and through the use of prefabricated chairs and spreaders with vinyl coated feet where concrete formwork utilized.</div></div> <div>END OF SECTION</div> <div>CAST-IN-PLACE CONCRETE</div> <div>DIVISION 03 30 00</div> <div>PART 1 GENERAL</div> <div>1.01 Scope:</div> <div><div>A. Provide, place, patch, cure and finish all concrete as indicated on the Drawings and specified herein.</div></div> <div>1.02 Related Work Specified Elsewhere:</div> <div><div>A. Concrete Forming -DIVISION 03 10 00</div><div>B. Concrete Reinforcement -DIVISION 03 20 00</div></div> <div>1.03 Submittals:</div> <div><div>A. Concrete test results.</div><div>B. Concrete design mix proposed to comply with Specifications.</div><div>C. Provide Specification indicating materials to actually be utilized under this Section if choice permitted.</div><div>D. Concrete Truck batch ticket indicating presence of specified admixture and amount added.</div></div> <div>1.04 Referenced Standards:</div> <div><div>A. ACI, "Manual of Concrete Practice"</div><div>B. ASTM C31, "Practice for Making and Curing Concrete Test Specimens in the field"</div><div>C. ASTM C33, "Specification for Concrete Aggregates"</div><div>D. ASTM C39, "Test Method of Compressive Strength of Cylindrical Concrete Specimens"</div><div>E. ASTM C94, "Specification for Ready-Mixed Concrete"</div><div>F. ASTM C143, "Test Method for Slump of Hydraulic Cement Concrete"</div><div>G. ASTM C150, "Specification for Portland Cement"</div><div>H. ASTM C172, "Method of Sampling Freshly Mixed Concrete"</div><div>I. ASTM C231, "Test Method of Air Content of Freshly Mixed Concrete By the Pressure Method"</div><div>J. ASTM C260, "Specification for Air-Entraining Admixtures for Concrete"</div></div> <div>1.05 Testing:</div> <div><div>A. Testing of concrete as specified in this section shall be arranged by the Contractor.</div><div>B. Concrete shall be sampled, handled and tested in strict accordance with the following Referenced Standards for the procedure indicated.</div><div>1) Sampling fresh Concrete: ASTM C172</div><div>2) Slump Determination: ASTM C143</div><div>3) Making, curing, protecting and transporting concrete test specimens: ASTM C31</div><div>4) Testing Compressive Strength: ASTM C39</div><div>5) Testing Air Content: ASTM C231</div><div>C. The following information shall be recorded concerning each sampling by the Testing Technician:</div><div>1) Name of Technician taking sample.</div><div>2) Date and time of sampling.</div><div>3) Air temperature and weather condition at time of sampling.</div><div>4) Design compressive strength of Concrete being sampled.</div><div>5) Source of Concrete, Truck Number and Ticket Number if batched offsite.</div><div>6) List of Admixtures indicated to be present in Concrete on batch ticket.</div><div>7) List of Admixtures and/or water added to the Concrete mix on site, whether added before or after sampling taken by Testing Technician and quantity of item added.</div><div>8) Specific location in structure in which the concrete is placed after sampling.</div><div>D. Tests shall be performed for each Concrete Sampling to determine the following:</div><div>1) Concrete temperature at time of sampling.</div><div>2) Concrete Slump.</div><div>3) Concrete Air Content, if air entrainment specified, at the time of sampling.</div><div>4) Compressive Strength of Test Cylinders in the following quantities at the following increments from the date of sampling:</div><div>a) One test at 7 days</div><div>b) Two tests at 28 days</div><div>c) One specimen shall be retained in reserve for later testing if required.</div><div>E. The Testing Laboratory shall prepare a report recording the information required in items C. and D. above and mail the report directly to the Owner, Engineer and Contractor the day of the compressive tests.</div><div>F. Four cylinders shall be made for each test. Perform a minimum of one test for each 100 cubic yards per class of concrete placed, but in no case shall there be less than one test for each day's concreting per class of concrete.</div><div>G. Concrete to be tested shall be randomly selected by the Testing Technician without direction from the Contractor or material supplier.</div></div> <div>PART 2 PRODUCTS</div> <div>2.01 Concrete:</div> <div><div>A. Concrete shall be composed of Portland Cement in conformance with ASTM C150, aggregates in conformance with ASTM C33 and water in conformance with ASTM C94, proportioned to achieve a compressive strength of 3,500 psi at 28 days unless noted otherwise in the specifications or on the drawings. Unless noted otherwise the maximum allowable slump shall be 4".</div><div>B. Unless noted otherwise the water-cement ration shall not exceed .5 by weight.</div><div>C. Air-entraining Admixture, where specified, shall conform with Referenced Standard ASTM C260. Provide air entraining admixture for all concrete exposed to freeze-thaw cycling. Air content shall be 7% +/- 1%.</div></div> <div>2.02 Additives:</div> <div><div>A. Admixtures containing thycocyanates or calcium chloride are not permitted.</div><div>B. Water reducing chemical admixtures shall conform to ASTM C494 - Type A.</div></div>	<div>C. Unless specified herein, additives or admixtures shall not be used without written approval from the Engineer.</div> <div>2.03 Curing Compound:</div> <div><div>A. "Ellis Clear Acrylic cure 309" as manufactured by Ellis Construction Accessories, or equal meeting ASTM C309. Curing compound shall be an acrylic formula designed and certified to be compatible with resilient flooring adhesives.</div></div> <div>2.04 Non-Shrink Grout:</div> <div><div>A. "Masterflow 713" by Master Building Co.; "SonogROUT" by Sonnebrone Building Products; "Crystex", as manufactured by L&M Construction Chemicals, Inc., or approved equal; with a minimum compressive strength of 5 psi at 28 days.</div></div> <div>2.05 Vapor Barrier:</div> <div><div>A. 6 mil. polyethylene film.</div></div> <div>PART 3 EXECUTION</div> <div>3.01 General Requirements:</div> <div><div>A. Mix, transport, test, place, finish and cure all Cast-In-Place Concrete and other products specified herein in strict accordance with Referenced Standards and manufacturer's written specifications.</div><div>B. Notify Testing Laboratory 24 hours prior to placement of all concrete.</div></div> <div>3.02 Supplemental Requirements:</div> <div><div>A. Grind smooth surface projections, remove loose concrete and patch with Non-shrink grout, in strict accordance with manufacturer's written specifications, all surface honeycombs, wall tie holes and other vertical wall surface deformations on concrete walls to be exposed or to receive waterproofing assembly.</div><div>B. Provide light broom finish on sidewalks unless noted otherwise.</div><div>C. Apply curing Compound to all slab concrete in strict accordance with manufacturer's written specifications. Apply in sufficient quantity and reapply if necessary depending on weather conditions to protect concrete from premature drying. Apply additional coat of Curing Compound to slab concrete immediately after final cleaning of floor.</div><div>D. Perform Cold Weather Concreting operations in strict accordance with the requirements of ACI 306R.</div><div>E. Perform Hot Weather Concreting operations in strict accordance with the requirements of ACI 305R.</div><div>F. Secure and install items to be embedded in Cast-In-Place Concrete in strict accordance with the manufacturer's written specifications, Referenced Standards and/or as indicated in the Drawings and Specifications.</div></div> <div>3.03 Defective Concrete:</div> <div><div>A. Modify or replace concrete not conforming to required strength, levels, lines, details, and elevations.</div><div>B. Repair or replace concrete not properly placed or not of the specified type or finish.</div></div> <div>END OF SECTION</div> <div>SITE CLEARING</div> <div>SECTION 31 10 00</div> <div>PART 1 - GENERAL</div> <div>1.01 DESCRIPTION OF WORK</div> <div>The extent of site preparation work expected to be minimal. This work includes, but is not limited to furnishing all labor, material, equipment, tools, incidentals, and services necessary for:</div> <div>Temporary silt fencing</div> <div>Protection of existing trees and vegetation</div> <div>Related work as required</div> <div>1.02 SOIL EROSION AND SEDIMENTATION CONTROL</div> <div><div>A. Purpose - The purpose of this section is to minimize soil erosion and control sedimentation as required by the Soil Erosion and Sedimentation Control Act, Part 91, PA 451 of 1994 of the State of Michigan as amended.</div><div>B. Permit - It is anticipated that a Soil Erosion and Sedimentation Control Permit will be required for this project. If a permit is required it shall be obtained prior to construction and shall be the responsibility of the contractor.</div><div>C. Implementation - It shall be the responsibility of the Contractor to implement the Soil Erosion and Sedimentation Control Plan for this project in strict accordance with the permit, if required to be obtained. Unless specified within other sections of the specifications, all work under this section shall be in strict accordance with the construction methods as prescribed by the State of Michigan Department of Natural Resources for the implementation of this legislation. Refer to Michigan Guidebook for Soil Erosion and Sedimentation Control, prepared for and distributed by the Water Resources Commission of the Department of Natural Resources, State of Michigan.</div></div> <div>1.03 JOB CONDITIONS</div> <div><div>A. Protection of Existing Improvements - Provide barricades, coverings or other types of protection necessary to prevent damage to existing improvements indicated to remain in place. Protect improvements on adjoining properties and on the Owner's property. Restore any improvements damaged by this work to the original condition as acceptable to the Owner and other parties or authorities having jurisdiction.</div></div> <div>PART 2 - PRODUCTS</div> <div>2.01 PREASSEMBLED SILT FENCE</div> <div><div>A. Geotextile fabric - Polypropylene woven fabric, 2.3 oz./sq.yd., UV resistance 80% Prope® 2127, as mfd by Amoco Fabrics and Fibers Company, Austell, GA (770-944-4569), or approved equal.</div><div>B. Silt Fence posts - As mfd by Amoco Fabrics and Fibers Company, Austell, GA (770-944-4569), or approved equal.</div></div> <div>PART 3 - EXECUTION</div> <div>3.01 GENERAL</div> <div>Call Miss Dig (1-800-482-7171) 72 hours prior to start of clearing and excavation work. Work shall not begin on site until after the project site has been marked by all utility companies.</div> <div>3.02 PREASSEMBLED SILT FENCE</div> <div>Install silt fencing where shown on drawings and prior to beginning site clearing and grubbing work. Unroll, stretch, and drive fence posts plumb. Posts shall be installed on the downward side of the fencing. The bottom of the fabric shall be placed under 6" of compacted soil to prevent sediment from flowing underneath the fence.</div>	<div>3.03 SITE CLEARING AND GRUBBING</div> <div>Remove vegetation, improvements or obstruction interfering with the installation of new construction. Clear the project site of trees, shrubs and other vegetation - except for those indicated to be left standing. Removal includes new and old stumps of trees and their roots. Carefully and cleanly cut roots and branches of trees indicated to be left standing, where such roots and branches obstruct new construction. Completely remove stumps, roots and other debris protruding through the ground surface. Use only hand methods for grubbing inside the drip line of trees indicated to be left standing. Fill depressions caused by clearing and grubbing operations with satisfactory soil material, unless further excavation or earthwork is indicated. Place fill material in horizontal layers not exceeding 0.5' loose depth, and thoroughly compact to a density equal to adjacent original ground.</div> <div>3.04 DISPOSAL OF WASTE MATERIALS</div> <div>Burning of combustible cleared and grubbed materials is not permitted on the Owner's property. Remove from the Owner's property and legally dispose of all waste materials and unsuitable or excess soils.</div> <div>3.05 TOPSOIL REMOVAL</div> <div>Topsoil is defined as friable clay loam surface soil found in a depth of not less than 0.4' or greater depth as indicated on the drawings. Satisfactory topsoil is reasonably free of subsoil, clay lumps, stones and other objects over 2.0" in diameter, and without weeds, roots and foreign materials. Strip topsoil from within the areas to be occupied by the construction and from other areas within the grading limits to be cut, filled or re-graded. Strip topsoil to whatever depth encountered in a manner to prevent intermingling with the underlying subsoil or objectionable material. Remove heavy growth of grass from areas before stripping. Where trees are indicated to be left standing, stop topsoil stripping at a sufficient distance to prevent damage to the main root system. Stockpile topsoil as indicated and where it will not interfere with construction operations or site work. Locate topsoil storage piles in areas shown or where otherwise directed. Construct storage piles to freely drain surface water and cover if required to prevent windblown dust. If soil or weather conditions are unsuitable, the Contractor shall cease topsoil removal operations and resume only when directed to do so by the owner or engineer. Dispose of excess topsoil the same as waste material, herein specified.</div> <div>3.06 SILT FENCE REMOVAL</div> <div>Upon completion of all work, remove the silt control fence and legally dispose off project site. Rake and smooth soil along location of silt fence, and seed as required.</div> <div>END OF SECTION</div> <div>EARTH MOVING</div> <div>SECTION 31 20 00</div> <div>PART 1 - GENERAL</div> <div>1.01 DESCRIPTION OF WORK</div> <div>The extent of Earthwork required is shown on the drawings. This work includes, but is not limited to furnishing all labor, material, equipment, tools, incidentals, and services necessary for:</div> <div>Site grading</div> <div>Placement of fill materials</div> <div>Related work as required</div> <div>1.02 QUALITY ASSURANCE</div> <div><div>A. Codes and Standards - Perform excavation work in compliance with applicable requirements of governing authorities having jurisdiction.</div><div>B. Lines and Grades - The Contractor shall provide all instrumental surveying required to lay out and construct this work in conformance with the drawings.</div></div> <div>1.03 JOB CONDITIONS</div> <div><div>A. Site Information - The Contractor shall make his or her own investigation, as he or she deems necessary prior to the bid opening. Data on surface or subsurface conditions is not intended as representations or warranties of accuracy or continuity of actual site conditions. It is expressly understood that the Owner and project consultants employed as representatives of the work will not be responsible for interpretations or conclusions drawn therefrom by the Contractor. Data made available is for the convenience of the Contractor.</div><div>B. Existing Utilities - Call MISS DIG prior to beginning work on the site. Locate existing underground utilities in the areas of work. If utilities are to remain in place, provide adequate means of protection during earthwork operations. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult the utility owner immediately for directions. Cooperate with the Owner and utility companies in keeping respective services and facilities in operation. Repair damaged utilities to the satisfaction of the utility owner. Do not interrupt existing utilities serving facilities occupied and used by the Owner or others, except when permitted in writing by the owner or engineer, and then only after acceptable temporary utility services have been provided.</div><div>C. Explosives - The use of explosives is not permitted.</div><div>D. Protection of Persons and Property - Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washouts and other hazards created by earthwork operations.</div></div> <div>PART 2 - PRODUCTS</div> <div>2.01 DEFINITIONS</div> <div><div>A. Standards - Satisfactory soil materials are defined as those complying with American Association of State Highway and Transportation Officials (AASHTO) M145, soil classification Groups A-1, A-2-4, A-2-5 and A-3. Unsatisfactory soil materials are those defined in AASHTO M145 Soil Classification Groups A-2-6, A-2-7, A-4, A-6 and A-7. Also listed as unsatisfactory are peat and other highly organic soils. Cohesion-less soil materials include gravel, sand gravel mixture and gravelly sands. Cohesive soil materials include clay and silty gravel, sand clay mixtures, gravel silt mixtures, clay and silty sands, sand silt mixtures, clays, silts and very fine sands.</div><div>B. Subbase Material - Subbase material shall be properly graded mixtures of natural or crushed gravel, crushed stone, crushed slag, or natural or processed sand that will readily compact to the required density complying with AASHTO M147, Grade A, unless otherwise indicated or acceptable to the owner or engineer.</div><div>C. Topsoil - Topsoil shall be fertile, friable organic soil, characteristic of the soils in the project area that will produce heavy growths of vegetation. Topsoil shall be capable of supporting a healthy and vigorous stand of turf (lawn) grass.</div></div> <div>PART 3 - EXECUTION</div> <div>3.01 EXCAVATION</div> <div><div>A. Excavation consists of removal and disposal of material encountered when establishing required grade elevations. Earth excavation includes removal and disposal of pavements and other obstructions visible on the ground surface, underground structures and utilities indicated to be demolished and removed, material of any classification indicated in data on subsurface conditions, and other materials encountered that are not classified as rock excavation or unauthorized excavation. Unauthorized excavation consists of removal of materials beyond indicated subgrade elevations or dimensions without specific direction of the owner or engineer. Unauthorized excavation, as well as remedial work directed by the owner or engineer, shall be at the expense of the Contractor.</div></div>	<div>B. Dewatering - Prevent surface water and subsurface or groundwater from flowing into excavations and from flooding project site and surrounding area. Convey water removed from excavations and rainwater to collecting or runoff areas. Establish and maintain temporary drainage ditches and other diversions outside excavation limits for each structure. Do not use trench excavations as temporary drainage ditches.</div> <div>C. Materials Storage - Stockpile satisfactory excavated materials where directed, until required for fill. Place grade and shape stockpiles for proper drainage. Locate and retain soil materials away from the edge of excavations. Cover stockpile, or provide temporary vegetative cover as may be required to comply with the Soil Erosion and Sedimentation Act. Dispose of excess soil material and waste materials as directed.</div> <div>3.03 COMPACTION</div> <div>Control soil compaction during construction providing minimum percentages of density specified for each area classification. Compact soil to not less than the following percentages of maximum dry density for soils that exhibit a well-defined moisture density relationship determined in accordance with ASTM D 1557.</div> <div>3.04 BACKFILL AND FILL</div> <div>Place acceptable soil material in layers to required subgrade elevations, for each area classification listed below:</div> <div><div>A. Placement and Compaction - Place fill materials in layers not more than 1.0 foot in loose depth for material compaction by heavy construction equipment and not more than 0.5 foot in loose depth for material compacted by hand operated tampers.</div><div>B. At Existing Trees to Remain - Remove vegetation within dripline and fill with a single layer of uncomplicated topsoil. Hand grade to attain required finish grade.</div></div> <div>3.05 DISTRIBUTION OF TOPSOIL</div> <div>Prior to topsoil placement, the subgrade shall be prepared to uniform levels and slope between points where elevations are shown. Abrupt changes in slope are to be rounded off. Loosen subgrade to a minimum depth of 0.4 foot. Remove stones over 1.0" in any dimension and sticks roots, rubbish and other extraneous matter. Fine rake by York Rake®, Viking Roller Blade®, or approved equal or by hand to produce a smooth even surface that conforms to the grades established on the drawings. Any irregularities shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall be uniformly distributed to a minimum depth of 0.4 foot after firming, unless otherwise indicated. Topsoil in planting bed areas, if applicable, shall be placed to a minimum depth of 1.0 foot. Topsoil shall be spread in such a manner that finish grading, seeding or sodding, and landscape planting operations can proceed with a minimum of additional soil preparation. Place approximately 50% of the total amount of the topsoil required, work into top of loosened subgrade to create a transition layer, and then place remainder of topsoil. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet or in a condition that may otherwise be detrimental to proper grading. Irregularities in the surface resulting from topsoil spreading or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Provide additional clean topsoil - subject to approval of the owner or engineer - as may be required to complete work. Remove any excess topsoil from the site, or distribute it and grade it as directed by engineer on site if approved by Owner.</div> <div>3.06 MAINTENANCE</div> <div><div>A. Protection of Graded Areas - Protect newly graded areas from traffic and erosion. Keep free of trash and debris. Repair and reestablish grades in settled, eroded and rutted areas to specified tolerances.</div><div>B. Reconditioning of Compacted Areas - Where completed compacted areas are disturbed by subsequent construction operation or adverse weather, scarify surface, reshape and compact to required density prior to further construction.</div></div> <div>3.07 DISPOSAL OF EXCESS AND WASTE MATERIALS</div> <div>Remove excess excavated material, soil, trash, debris and waste materials and legally dispose of such off the property, except as otherwise specifically noted.</div> <div>END OF SECTION</div> <div>BASES, BALLASTS AND PAVING</div> <div>DIVISION 32 10 00</div> <div>PART 1 GENERAL</div> <div>1.01 Scope:</div> <div><div>A. Provide sub-base, base and bituminous paving for driveways walkway, sidewalk, and concrete pads, as indicated on the drawings, as specified herein, and as needed for a complete and proper installation.</div></div> <div>1.02 Referenced Standards:</div> <div><div>A. MDOT Standard Specifications</div></div> <div>PART 2 PRODUCTS</div> <div>2.01 Materials</div> <div><div>A. MDOT 22A Agregate (Base)</div><div>B. MDOT Class II Granular Material (Subbase)</div><div>C. MDOT 13A HMA (Pavement)</div><div>D. Seed, Mulch and Fertilizer (See Seeding Section 32 92 00)</div></div>
<div>APPROVED USE FOR:</div> <div><div><input type="radio"/> PRELIMINARY</div><div><input checked="" type="radio"/> PERMIT/BID</div><div><input type="radio"/> CONSTRUCTION</div><div><input type="radio"/> FINAL RECORD</div></div> <div>C-12</div>				

END OF SECTION

TURF & GRASSES
SECTION 32 92 00

PART 1 - GENERAL

1.01 SCOPE

The extent of seeding work required for this project is shown on the drawings. The work of this section includes, but is not limited to furnishing all labor, materials, tools, incidentals, equipment and service for:

Seeding of all turf.

Related work as required

1.03 DELIVERY, STORAGE AND HANDLING

Seed and fertilizer materials shall be in original unopened containers and shall indicate weight, analysis, germination rate, name, and date code of the manufacturer. Materials shall be stored in an orderly manner, at a location acceptable to the Engineer, in a manner to prevent wetting and/or deterioration.

1.04 PROJECT CONDITIONS

A. Seed Blend - Submit proposed seed blend to the owner or Engineer for approval.

B. Seeding - Perform seeding work only after other work affecting ground surface has been completed.

C. Watering - Provide adequate hose and watering equipment as required.

D. Germination - Within thirty (30) days after seeding, it is expected that 60-80% of the seed will have germinated and grown.

1.05 SITE CONDITIONS

All unsatisfactory topsoil quantities or qualities or other unsatisfactory conditions detrimental to seeding shall be reported in writing to the Engineer or Owner. Seeding shall not continue prior to correction of, or written acceptance of the encountered conditions by the Owner.

1.06 WARRANTY

The Contractor shall provide a uniform stand of grass and shall provide watering, mowing and maintenance of all seeded areas prior to final acceptance by the Owner. The Contractor shall reseed all areas, with specified materials, which fail to provide a uniform stand of grass until the Owner accepts all affected areas.

PART 2 - PRODUCTS

2.01 TURF SEED

A. Turf Supplier: All turf seed shall be as supplied from Michigan State Seed Company, 717 Clinton St., Grand Ledge, MI (Ph. 800-647-8873) or approved alternate source.

B. Permanent cover (& Dormant Cover): shall be a consistent mixture of the following varieties for the Area Designated:

Grade A Mixture

Seed %/Wt. Germination

Kentucky Bluegrass (Mix.) 40% 85%

Fine Fescue 40% 85%

Note: On highly erodable slopes, contractor may have to add other varieties to the seed mix such as cereal grass.

2.02 FERTILIZER

Fertilizer for turf areas shall have a chemical analysis of at least 12% available nitrogen, 12% readily available phosphoric acid and 12% total available potash (12-12-12).

2.03 HYDRO-SEED MULCH

Nu-Wool® HydroGreen Plus™ 50/50 Hydroseeding Mulch, prepared for use in a tank of a hydro-mulching machine, as mfd by Nu-Wool, Inc., Jenison, MI, (Ph. 800-748-0128), or approved equal. Mulch shall be made from recycled paper material and be green in color. Mulch may be made from 50% virgin wood fiber and 50% recycled paper where approved by the Engineer.

2.04 STRAW MULCH

Mulch shall be straw or other approved organic material commonly used by the industry for the purpose of the mulching of seeded areas, and approved by the Engineer. Mulch shall be held in place with an approved seal/binder agent and Nu-Wool® HydroGreen Plus™ 50/50 Hydroseeding Mulch.

2.05 STRAW BINDER/ SEALER

Terra-Mulch Tacking Agent III, a water emulsified acrylic resin, Seal, as manufactured by Profile Products, Buffalo Grove, IL, (Ph. 800-508-8681), or approved equal.

2.06 WATER

Water shall be potable water, free of substance harmful to seed growth or other foreign mater. The Contractor shall furnish hoses and other methods of water transportation and application.

PART 3 - EXECUTION

3.01 TURF AREA SURFACE PREPARATION

Topsoil shall be fine raked to produce a smooth even surface that conforms to established grades. All stones, roots, clods 1.0" and larger in diameter, and all foreign matter shall be removed from the surface of areas to be seeded. The area shall be made smooth and uniform and parallel to the finished grade. The tops and bottoms of all slopes shall be rounded to blend into the natural ground or adjacent slopes by vertical curves. Seeded areas will be allowed a tolerance of 0.1 foot. Slope for drainage over turf areas shall have a minimum grade of 0.5%.

3.02 TURF - HYDRO-SEEDING METHOD

A. This method shall be used for permanent seeding unless otherwise authorized in writing by the Engineer. The mixture of the seed, fertilizer, mulch and a tackifier used shall be as follows (2 parts water to one part mulch):
Grade A Seed Mixture: 4-5# /1,000 sq. ft. (175-220#/acre)
Fertilizer: 3.5# /1,000 sq. ft.
Hydro-Seed Mulch:
On slopes up to 3/1: (38) 40# bags / acre
On slopes from 3:1 to 2:1: (50) 40# bags / acre
Greater than 2:1 slopes: (62.5) 40# bags / acre. Tackifier: 20# /acre (or more based on slope and mfr's recommendations)

B. Slopes 2:1 and greater shall also be straw mulched after being hydroseeded. Apply straw, and then apply Terra-Mulch Seal and Nu-Wool® HydroGreen Plus™ 50/50 with a hydroseeder at the rate as recommended by mfr.

C. Protect surfaces and areas from overspray which are not indicated to be hydroseeded, including shrub bed, walks, light poles, etc. Immediately remove and clean hydroseed material from all such areas, which may accidentally have been sprayed.

D. Provide barriers as required to keep traffic off the seeded areas after they are completed. Contractor shall remove all barriers he installed when turf is established, and before acceptance by Owner.

E. For dormant cover areas, mulching method also be used on the hydro-seeded areas.
The rate of application shall be 3 tons per acre of prepared seed bed.

3.09 TURF - MULCHING

Spread straw at the rate of one bale per 1000 square feet (43.5 bales /acre). Straw shall be mechanically crimped, and a sealer/binder shall be applied by hydro-seeder at the rate of 30# to 1,000 gallons of water along with 150# cellulose fiber per acre.

3.12 WATERING

To the point of acceptance, the Contractor shall be responsible for providing adequate water and application to assure the establishment of a dense, permanent turf. Provide adequate water during germination and after to continually keep the seed bed moist (without puddling).

END OF SECTION

Site Specifications

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APPROVED USE FOR:

☐ PRELIMINARY

☒ PERMIT/BID

☐ CONSTRUCTION

☐ FINAL RECORD

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PART 3 EXECUTION

3.01 General Requirements:

A. Base

1. Subgrade Preparation for Subbase - The subgrade shall be smoothed and trimmed to the required line, graded and cross sectioned to receive the sub base course with no topsoil, organic material, sticks, roots or other deleterious materials and shall be compacted to not less than 90 percent (90%) M.U.W.

2. Subbase Preparation for Base - the subbase shall be smoothed and trimmed to the required line, grade, and cross section to receive the base course and shall be compacted to not less than 95 percent (95%) of M.U.W.

3. The subbase thus formed shall be maintained in a smooth and compacted condition until the base course has been placed.

4. No base course shall be placed on the subbase until it has been approved in writing by the Engineer or owner.

a. Placing Base - aggregate base shall not be placed when there are indications that the mixture may become frozen before the M.U.W. is attained and in no case shall the base be placed on a frozen subbase or subgrade.

5. The subbase shall be shaped to the specified crown and grade and maintained in a smooth condition. If hauling equipment should cause ruts in the subbase, such equipment will not be permitted on the subbase but shall be operated on the aggregate base.

6. The aggregate shall be placed in uniform layers to such a depth that when compacted the course will have the thickness shown on the plans. The aggregate shall be compacted to not less than 98% of M.U.W.

7. The finished surface shall be shaped to the crown and grade within a tolerance of ¾ inch, more or less. The surface shall be continuously maintained in a smooth condition.

8. Should the subbase or aggregate base become damaged due to the Contractor's operation, the subgrade, subbase or base shall be restored to the conditions required by these specifications at the Contractor's expense.

9. If the subbase or subgrade at any time prior to acceptance of the work becomes soft or unstable to the extent that it is forced up through or prevents compaction of the aggregate, such subbase or subgrade material and aggregate shall be immediately removed and disposed of and new material shall be placed and compacted as required by these documents.

10. A certification that the base material is in compliance with MDOT Specifications for Aggregate Base under Bituminous 22A shall be furnished to the Owner prior to payment or test slips shall be provided.

B. Bituminous Paving

1. All materials and placement shall meet the requirements specified he MDOT Specifications, current Edition .

2. A certification that the bituminous material is in compliance with MDOT Specifications shall be furnished to the Owner prior to payment for the material.

C. Foundation Preparation

1. Before placing the bituminous mixture, the surface of the foundation shall be swept clean and all foreign material removed.

2. The finished aggregate base surface shall be shaped to the crown and grade within a tolerance of plus or minus ¾ inch, and compacted to at least 98% of M.U.W. before placing bituminous material.

3. Catch basins, manhole covers, and water valve covers shall be adjusted to the proper elevation by removing the castings and setting them to the required elevation by supporting them on a concrete collar or on masonry so constructed as to hold them firmly in place and not allow settlement around them.

D. Rollers

1. Self-propelled steel tandem rollers weighing not less than eight tons each will be required unless rollers of other types are specifically permitted. Rollers shall be equipped with wheel sprinklers and scrapers.

E. Placing Bituminous Paving

1. Bituminous mixture shall be placed with an approved mechanical paver. Bituminous material thickness shall not exceed 2-½ inches per application. Placing, rolling and other requirements or restrictions shall be governed by the MDOT Specifications, current Edition.

2. No bituminous material shall be placed without written permission from the Engineer.

PROJECT NUMBER: P-190259

DRAWN BY: S.E. Bell

SCALE: N/A

ENGINEER: Timothy L. Lapham, P.E., P.S. 27595

DATE: September 13, 2019

SHEET C-13

REVISED:

REVISED:



www.seidellarchitect.com

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Post Office Box 2189
Gaylord, Michigan 49734

Office (989) 731-0372
Fax (989) 731-6932

Drawing Sheet Index

Sheet Number	Sheet Content
TS	Title Sheet and Code Review
C-1	Cover Sheet
C-2	General Notes
C-3	Existing Topographic Survey
C-4	Demolition Plan
C-5	Site Plan
C-6	Site Details
C-7	Utility Plan
C-8	Site Lighting / Photometric Plan
C-9	Grading Plan
C-10	Landscaping Plans & Details
C-11	Stormwater Management
C-12	Specifications
C-13	Specifications
A1	Floor Plan
A2	Exterior Elevations

Sealed by
others

Building Code Review

PROJECT: PAUL DAVIS
LOCATION: LOT #2 - TEMPLE STREET, MASON, MICHIGAN 48854
SCOPE OF PROJECT: NEW OFFICE/WAREHOUSE BUILDING
BUILDING USE GROUP: S1 - MODERATE STORAGE
B - BUSINESS

USE GROUP SEPARATION PROVIDED: NONE REQUIRED

TYPE OF CONSTRUCTION: 2B

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS MBC TABLE 601
STRUCTURAL FRAME: 0-HOUR
EXTERIOR BEARING WALLS: 0-HOUR
INTERIOR BEARING WALLS: 0-HOUR
NON-BEARING WALLS AND PARTITIONS: 0-HOUR
FLOOR CONSTRUCTION: 0-HOUR
ROOF CONSTRUCTION: 0-HOUR

ACTUAL BUILDING AREA: 27,500 SQ. FT.

ALLOWABLE AREA: MOST RESTRICTIVE: S1 USE GROUP

S1 - MODERATE STORAGE: 17,500 sq. ft.
B - BUSINESS: 23,000

AREA INCREASE: UNLIMITED WITH FIRE SUPPRESSION AND 60 FT. PUBLIC WAYS AND YARDS PER SECTION 507.4

ALLOWABLE BUILDING HEIGHT: 75 FT WITH FIRE SUPPRESSION

ALLOWABLE BUILDING STORIES: 3 STORIES WITH FIRE SUPPRESSION

ACTUAL BUILDING HEIGHT: 32 FT TO HIGHEST POINT AND 1-STORY

FIRE SPRINKLER SYSTEM: YES PER NFPA 13 (SHOP DRAWING TO BE SUBMITTED BY SUBCONTRACTOR FOR APPROVAL)

FIRE ALARM AND SMOKE DETECTION SYSTEM: YES (SHOP DRAWING TO BE SUBMITTED BY SUBCONTRACTOR FOR APPROVAL)

DESIGN LOADS:

ROOF SNOW LOAD
GROUND SNOW LOAD PG = 60.0 PSF
FLOOR LOAD
100 PSF (SLAB ON GRADE)

WIND LOAD
BASIC WIND SPEED = 115 MPH
MEZZANINE LOAD
100 PSF

MAXIMUM TRAVEL DISTANCE: 250'-0"

NUMBER OF EGRESS EXITS PROVIDED: 7 EXITS

OCCUPANT LOAD: PER TABLE 104.1.2

OFFICE: 7,000 / 100 = 70
CONFERENCE / TRAINING: 1,788 / 15 = 119.2
WAREHOUSE: 11,390 / 500 = 22.78

TOTAL OCCUPANT LOAD = 217 OCCUPANTS

INTERIOR FINISHES:

EXIT PASSAGEWAYS: CLASS "B"
LOBBIES AND CORRIDORS: CLASS "C"
ENCLOSED ROOMS AND SPACES: CLASS "C"
INTERIOR FLOOR FINISH: CLASS "2"

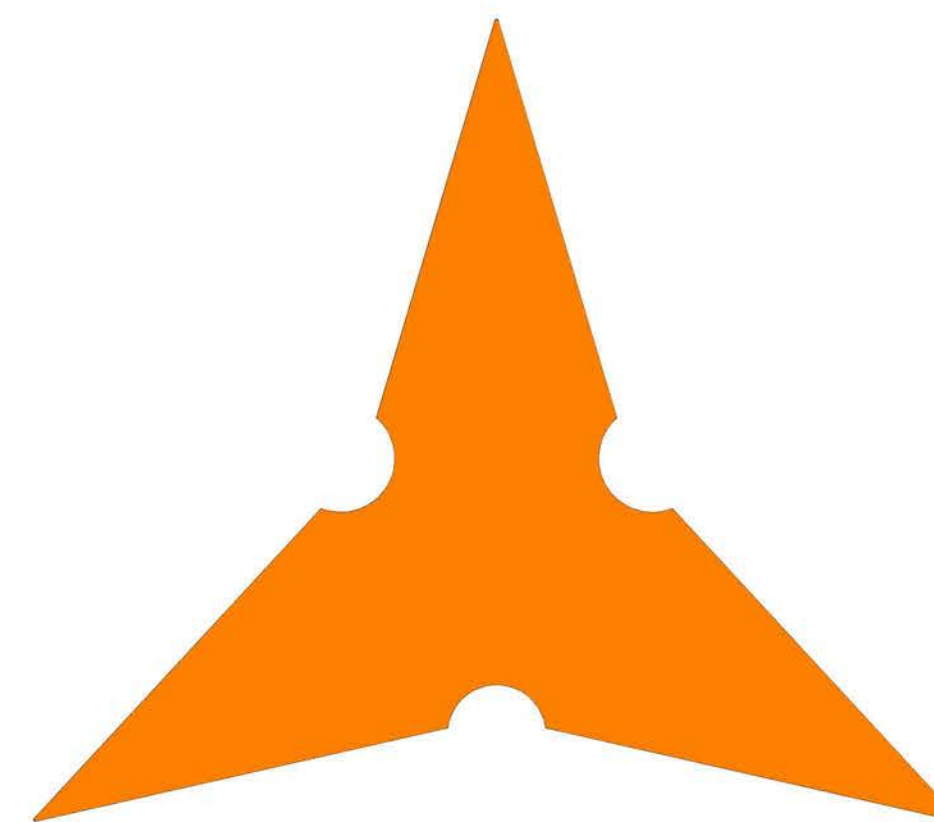
PLUMBING REQUIRED:

MEN: 3-WC, 2-LAV
WOMEN: 3-WC, 2-LAV
SERVICE SINK: 1
DUAL HEIGHT DRINKING FOUNTAIN: 1

PLUMBING PROVIDED:

MEN: 2-WC, 2-URINALS, 3-LAV
WOMEN: 3-WC, 3-LAV
SERVICE SINK: 1
DUAL HEIGHT DRINKING FOUNTAIN: 1

BUILDING CODE EVALUATION UTILIZED:
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
W/ 2017 MICHIGAN PART 8
2015 MICHIGAN ENERGY CODE
ASHRAE 90.1-2013
NFPA 101 LIFE SAFETY CODE 2012

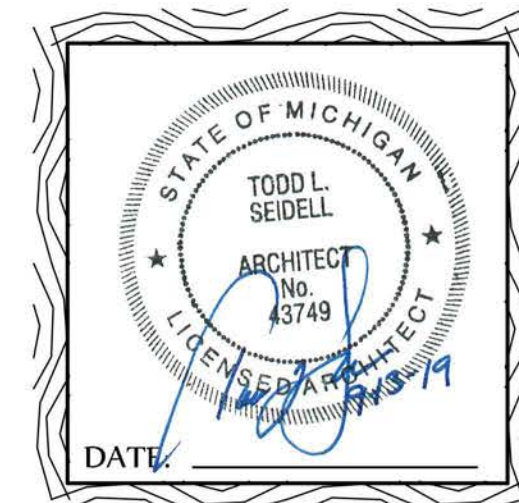


Paul Davis New Office/Warehouse

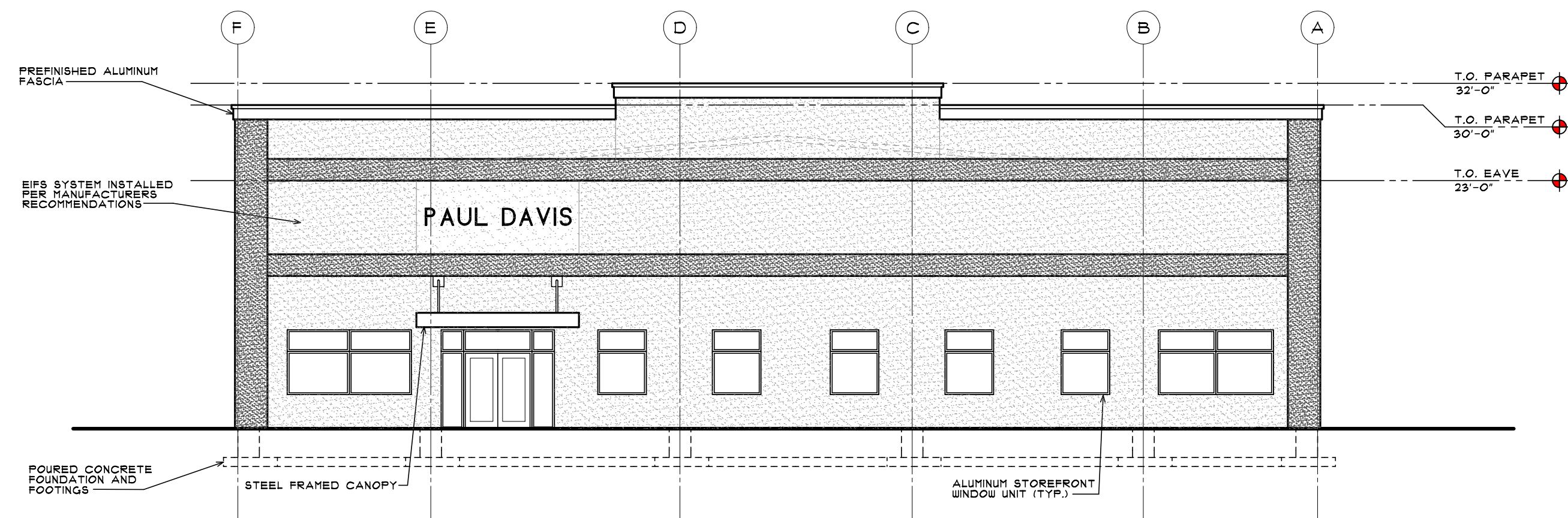
Lot #2 Temple Street

Mason, Michigan

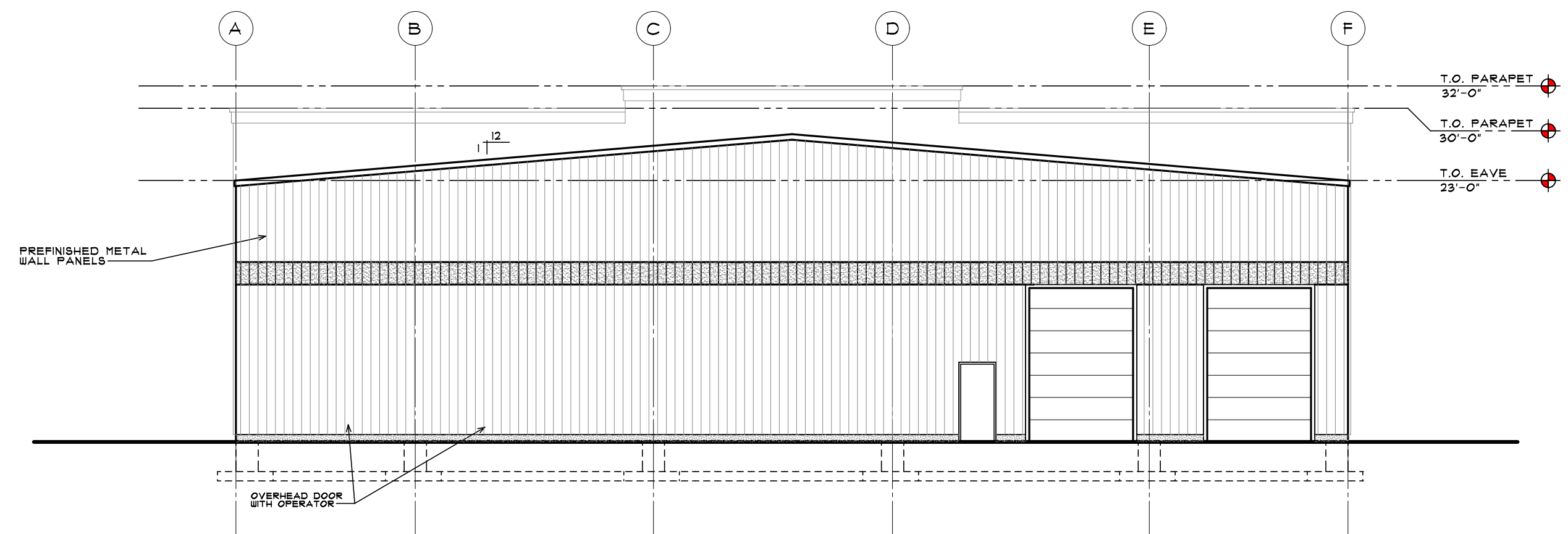
PLANNING COMMISSION SUBMITTAL
9/13/19



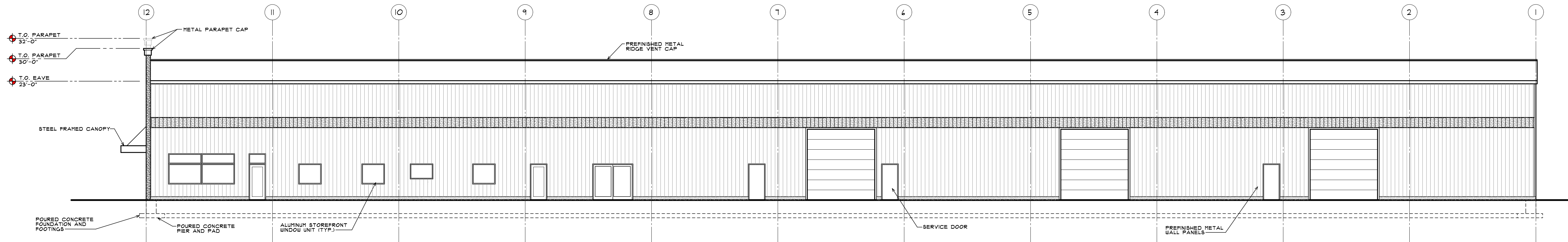
Documents provided and prepared
under the direct supervision of
Todd L. Seidell, Architect.
License #43749



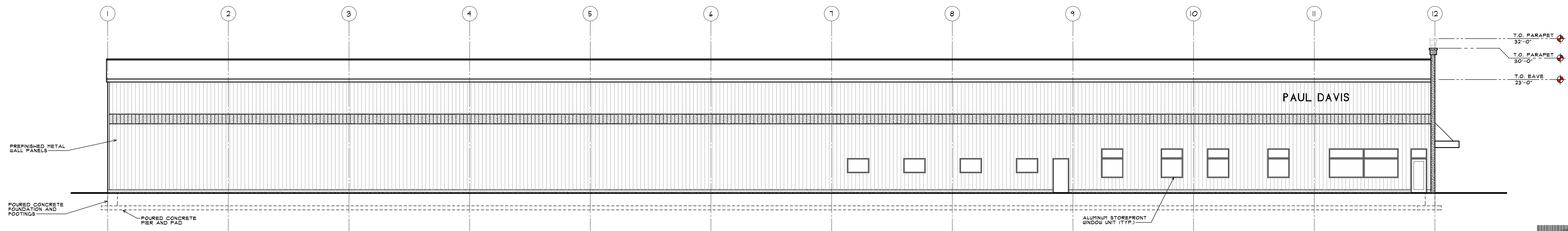
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



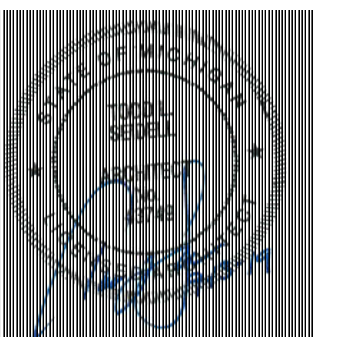
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



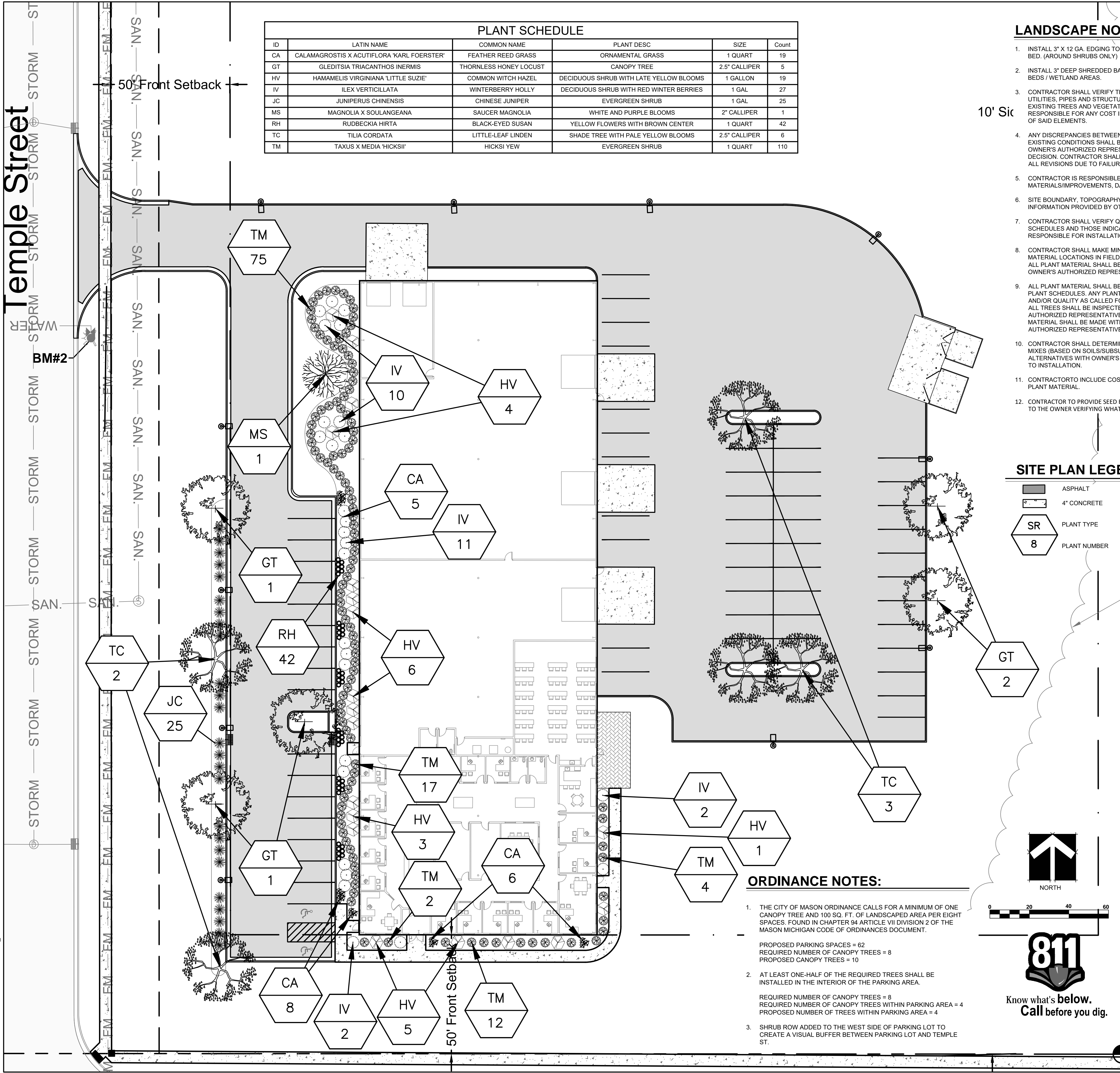
EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



PROJECT PAUL DAVIS NEW OFFICE/WAREHOUSE BUILDING	ISSUED	DATE	ISSUED	DATE
	PLANNING COMMISSION SUBMITTAL	8/9/19	PLANNING COMMISSION SUBMITTAL	8/14/19
	PLANNING COMMISSION SUBMITTAL	9/13/19	PLANNING COMMISSION SUBMITTAL	9/13/19
	PLANNING COMMISSION SUBMITTAL	9/13/19	PLANNING COMMISSION SUBMITTAL	9/13/19
SEIDELLS ARCHITECTS COMMERCIAL 114 N. COURT AVE., STE. 201 POST OFFICE BOX 2189 GAYLORD, MICHIGAN 49734 PHONE (989) 331-0372 FAX (989) 331-6552	DRAWN BY	T.L.S.	CHECKED	T.L.S.
	APPROVED BY	T.L.S.	DATE	9/13/19
	PRINT DATE			
PROJECT NO. 19-021	SHEET A2			



PLANT SCHEDULE					
ID	LATIN NAME	COMMON NAME	PLANT DESC	SIZE	Count
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	ORNAMENTAL GRASS	1 QUART	19
GT	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	CANOPY TREE	2.5" CALLIPER	5
HV	HAMAMELIS VIRGINIANA 'LITTLE SUZIE'	COMMON WITCH HAZEL	DECIDUOUS SHRUB WITH LATE YELLOW BLOOMS	1 GALLON	19
IV	ILEX VERTICILLATA	WINTERBERRY HOLLY	DECIDUOUS SHRUB WITH RED WINTER BERRIES	1 GAL	27
JC	JUNIPERUS CHINENSIS	CHINESE JUNIPER	EVERGREEN SHRUB	1 GAL	25
MS	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	WHITE AND PURPLE BLOOMS	2" CALLIPER	1
RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	YELLOW FLOWERS WITH BROWN CENTER	1 QUART	42
TC	TILIA CORDATA	LITTLE-LEAF LINDEN	SHADE TREE WITH PALE YELLOW BLOOMS	2.5" CALLIPER	6
TM	TAXUS X MEDIA 'HICKSI'	HICKSI YEW	EVERGREEN SHRUB	1 QUART	110

LANDSCAPE NOTES:

- INSTALL 3" X 12 GA. EDGING TO SEPARATE LAWN FROM PLANTING BED, (AROUND SHRUBS ONLY)
- INSTALL 3" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS / BEDS / WETLAND AREAS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE COST OF ALL MULCH IN THE COST OF THE PLANT MATERIAL.
- CONTRACTOR TO PROVIDE SEED BAGS/TAGS AND FERTILIZER INGREDIENTS TO THE OWNER VERIFYING WHAT WAS USED ON THIS PROJECT.

SITE PLAN LEGEND

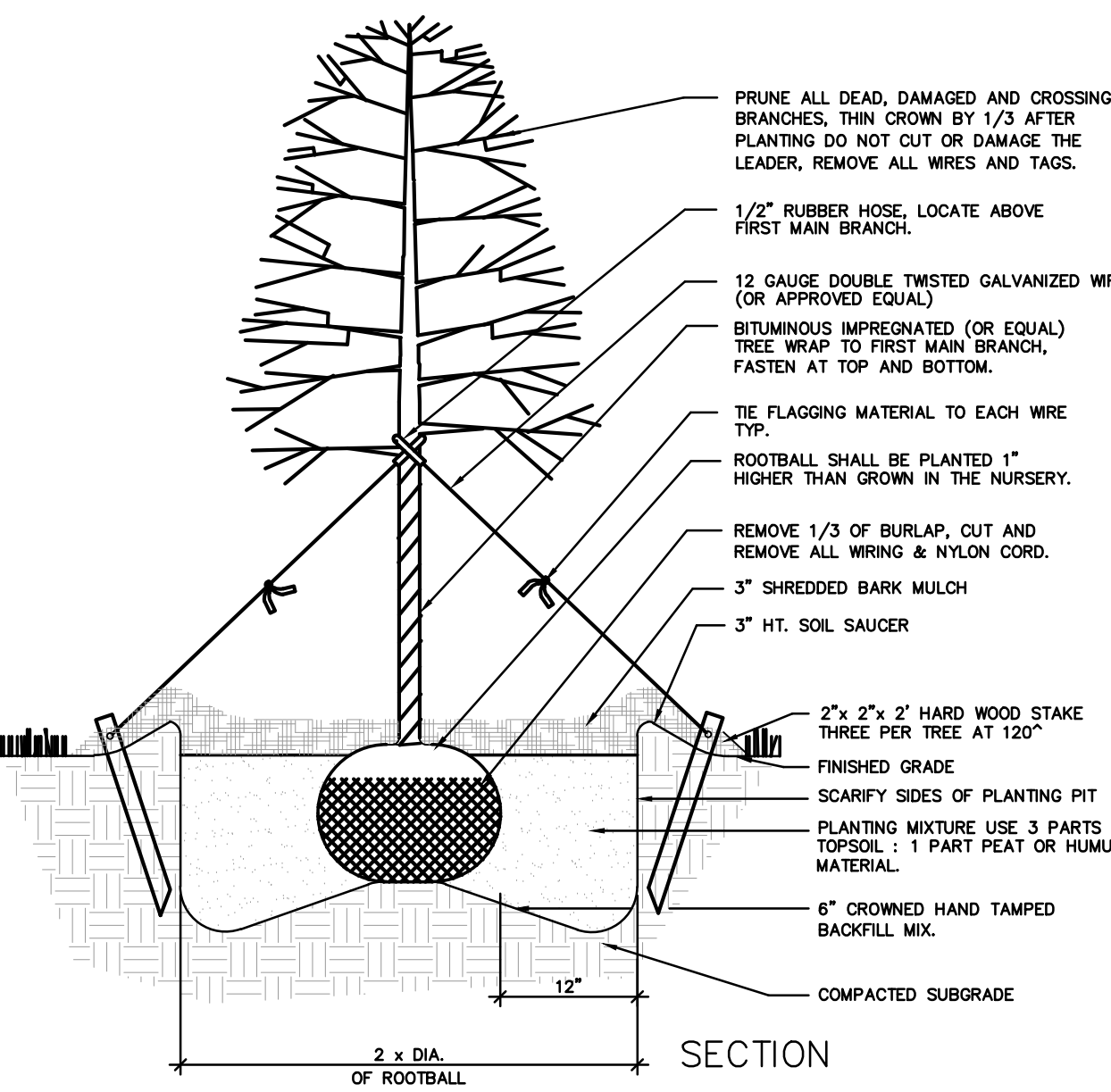
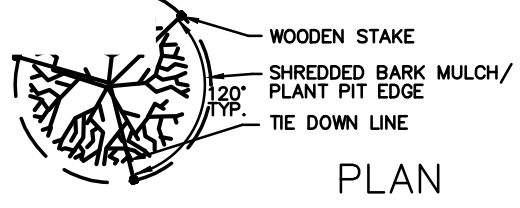
- ASPHALT
- 4" CONCRETE
- PLANT TYPE
- PLANT NUMBER

ORDINANCE NOTES:

- THE CITY OF MASON ORDINANCE CALLS FOR A MINIMUM OF ONE CANOPY TREE AND 100 SQ. FT. OF LANDSCAPED AREA PER EIGHT SPACES. FOUND IN CHAPTER 94 ARTICLE VII DIVISION 2 OF THE MASON MICHIGAN CODE OF ORDINANCES DOCUMENT.

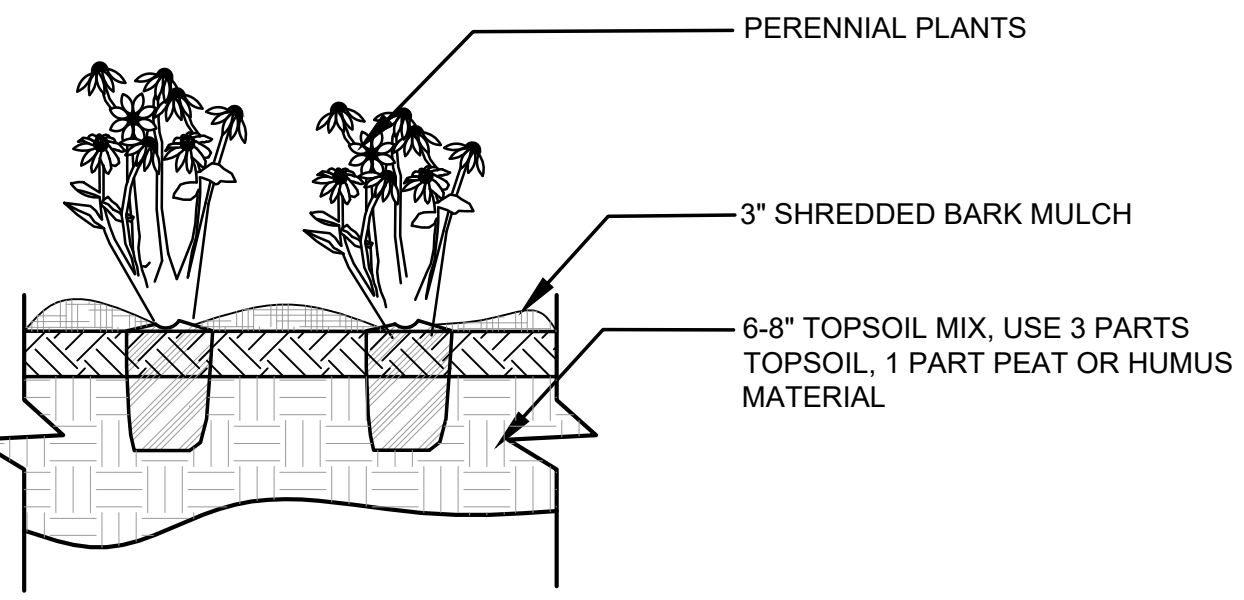
PROPOSED PARKING SPACES = 62
REQUIRED NUMBER OF CANOPY TREES = 8
PROPOSED CANOPY TREES = 10
- AT LEAST ONE-HALF OF THE REQUIRED TREES SHALL BE INSTALLED IN THE INTERIOR OF THE PARKING AREA.

REQUIRED NUMBER OF CANOPY TREES = 8
REQUIRED NUMBER OF CANOPY TREES WITHIN PARKING AREA = 4
PROPOSED NUMBER OF TREES WITHIN PARKING AREA = 4
- SHRUB ROW ADDED TO THE WEST SIDE OF PARKING LOT TO CREATE A VISUAL BUFFER BETWEEN PARKING LOT AND TEMPLE ST.



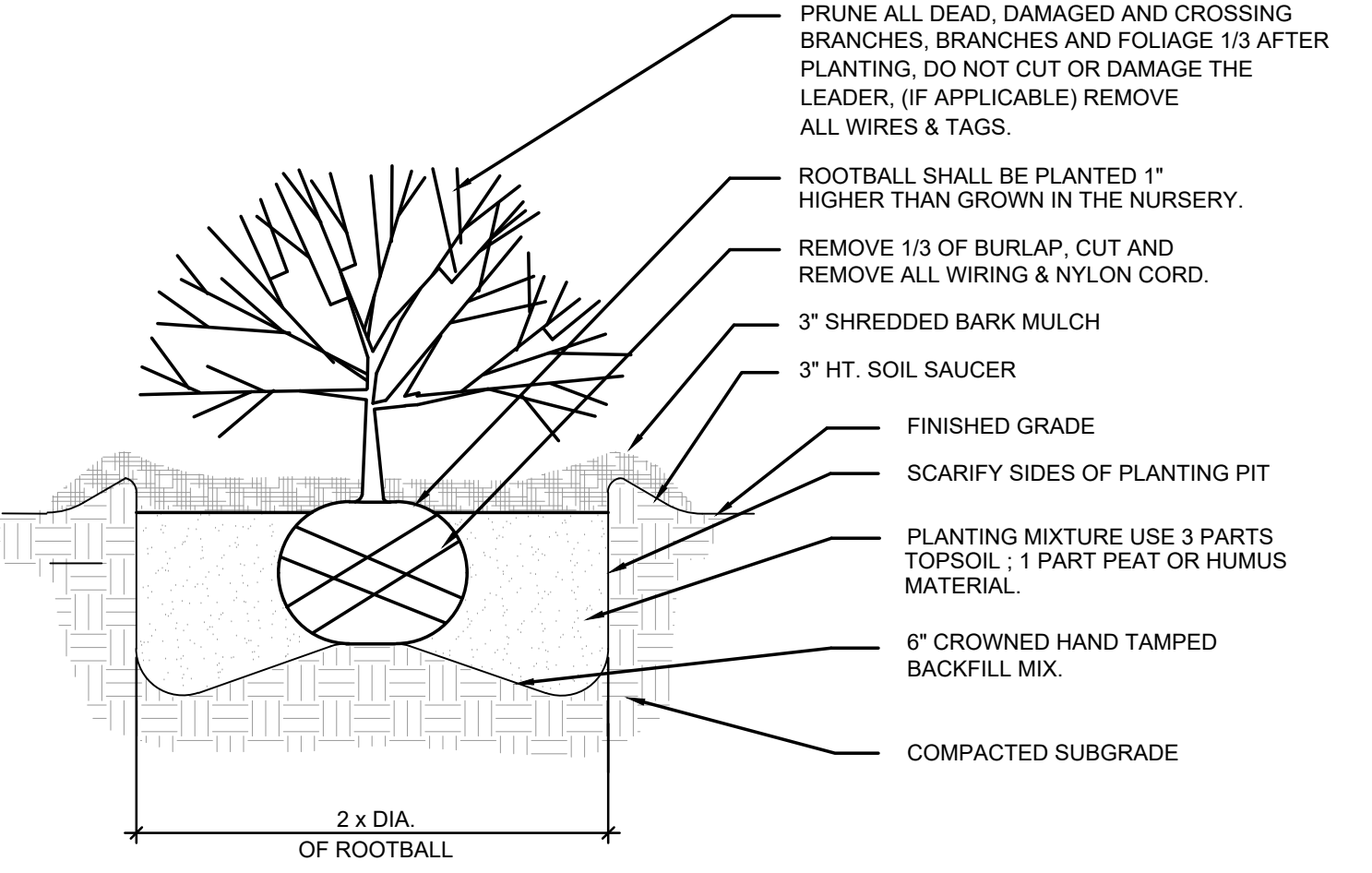
1 TREE PLANTING

SCALE: NOT TO SCALE



2 PERENNIAL PLANTING

SCALE: NOT TO SCALE



3 SHRUB PLANTING

SCALE: NOT TO SCALE

Landscape Architects & Planners, Inc.
OAKLAND CENTER
809 CENTER STREET
SUITE ONE
LANSING, MI 48906
P: (517) 485-5500
F: (517) 485-5576
info@lapinc.net

REVISIONS	INITIALS	DATE	COMMENTS

LAPHAM ASSOCIATES
118 SOUTH 3RD STREET
WEST BRANCH, MI 48661
P: (989) 345-5030 F: (989) 345-7202

DATE: SEPTEMBER 13, 2019
DESIGNED BY: JH
CHECKED BY: ROBERT FORD
DRAWN BY: JH
PROJECT NO.: 190259
SCALE: 1/8" = 1'-0"
SHEET NO.: 20

LANDSCAPE PLAN
TEMPLE ST AND KIPP RD, MASON MI

SHEET C-10



City of Mason
Planning Commission
Staff Report

TO: Planning Commission
FROM: Elizabeth A. Hude, AICP, Community Development Director
SUBJECT: Rayner Ponds Phase 4
DATE: Friday, October 11, 2019

James Giguere, Giguere Realty & Development, LLC, is requesting a Final Site Plan Approval for the development of a new subdivision with 20 buildable lots and one common area. The subdivision will include paved public streets, public water, public sanitary sewer, and public storm sewer. The new subdivision will be developed on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-002 POLP, City of Mason, Ingham Co. A full legal description is included in the application materials.

The proposal is shown on the following plans and documents:

- Zoning Permit Application, received September 17, 2019
- Plan set dated March 29, 2019, last revised September 17, 2019

The applicant paid a fee of \$100 (\$100 Final Site Plan Review), and together with the plans and documents listed above, the application appears to satisfy the submittal requirements of Sec. 94-226(c).

CONSTRUCTION SCHEDULE

The project is expected to begin as soon as possible for completion in May 2020.

LAND USE/ZONING/MASTER PLAN

The development is proposed on parcels zoned RS-2 Single Family Residential. The existing surrounding land uses, zoning, and planned future use are as follows:

	Current Land Use	Current Zoning	Future Land Use (Master Plan)
North	Single-family Residential	RS-2 Single Family Residential	Residential
West	Single-family Residential	RS-2 Single Family Residential	Residential
South	Single-family Residential	RS-2 Single Family Residential	Residential
East	Single-family Residential	RS-2 Single Family Residential	Residential

The use and redevelopment of this property is generally consistent with the Master Plan's Future Land Use Strategy (Chapter Three) as described on page 3-5, Residential.

COMMENTS – DEPARTMENTS AND AGENCIES

Staff circulated the application and plans to city staff and agencies with jurisdiction over the project. In addition, Staff met on October 1 to discuss the proposal. The following comments were received:

CITY ENGINEER	As discussed in July, an easement for future water connection should be indicated on the plan along the side property line running between lots 129 and 130.
FIRE	Provide construction detail of the cul-de-sac; build inside as B-2
POLICE	No concerns
Ingham County Drain Commission	See letter dated September 27, 2019
Ingham County Road Commission	See email dated October 4, 2019
Wow! Cable	See email dated October 7, 2019
City Council	See memo dated October 8, 2019 from City Clerk; Staff submitted a SAR to City Council requesting comments to ensure any concerns would be addressed before moving forward with construction that might impact the future consideration of the Final Plat.
School Board – Mason Public Schools	No comments

STAFF REVIEW

Staff finds that the site plan appears to meet the site development standards of the Zoning Ordinance Preliminary Site Plan approval is recommended. Comments are presented below regarding the proposal's compliance with review standards and is intended to serve as findings of fact.

§94-227. Standards for site plan review and approval. In reviewing an application for site plan review and approval the following standards shall apply:

STATUS/ NOTE	REQUIREMENT
M = Appears to meet requirement; D = Does not appear to meet requirement; I = Information Needed; R = Recommendation; W = Waiver Requested; <i>Italics = Staff comments</i>	
M	(1) The site shall be developed so that all elements shall be harmoniously and efficiently organized in relation to the size, shape, type and topography of the site and surrounding property. <i>The new 20 residential lot subdivision, phase four of the existing Rayner Ponds Estates development, appears to be developed in a manner that fits the character of the surrounding neighborhood. Access to Martells Lane is provided by Stratford Drive, creating adequate circulation of vehicles and access for emergency vehicles.</i>
M	(2) The site shall be developed so as not to impede the normal and orderly development, improvement, and use of surrounding property for uses permitted in this chapter. <i>The new residential neighborhood will not impede future developments and improvements on surrounding properties. All surrounding properties are residential in character and part of the Rayner</i>

<i>Ponds Estates Development. It is anticipated that traffic levels will not be excessive or that the use of the property would generate excessive noise or other nuisance conditions. Martells Lane provides for the extension of the road to serve potential future development to the east.</i>	
M	(3) All buildings or groups of buildings shall be arranged to permit emergency vehicle access by some practical means to all sites.
<i>The new residential lots will be accessible to emergency vehicles from either Stratford Drive, Martells Lane, or both. Emergency access is also available directly from Stratford Drive and Martells Lane, with the proposed housing no more than 15' to 30' from the drivable surface of the streets.</i>	
M	(4) Every structure or dwelling unit shall have direct access to a public street or indirect access to a public street via an approved dedicated private street.
<i>The proposed development will include two public streets, Stratford Drive and Martells Lane. Both streets are under the jurisdiction of the City of Mason. Martells Lane is only accessible from Stratford Drive.</i>	
M	(5) Appropriate measures shall be taken to ensure that the addition or removal of surface waters will not adversely affect neighboring properties, that controls are in place to minimize sedimentation and erosion, and that topographic alterations are minimized to accommodate storm water management.
<i>NOTE: See (6) below.</i>	
M	(6) Provisions shall be made for the construction of storm sewer facilities including grading, gutters, piping, on-site storage, and treatment of turf as required to handle stormwater and prevent erosion.
<i>Two proposed storm sewer pipes are located on both Stratford Drive (15-inch diameter) and Martells Lane (12-inch).</i>	
M/I	(7) Secondary containment for above ground areas where hazardous substances are stored or used shall be provided as required by the city fire chief.
<i>Assuming the uses are to be limited to residential, it is reasonable to assume there will be no hazardous substances stored or used on the lots other than common household cleaning supplies. It is recommended that the applicant provide information regarding the extent to which hazardous substances will be present and if so, the type of substances.</i>	
I	(8) Exterior lighting shall be designed and located so that the source of illumination is directed away from adjacent properties, the intensity of lighting is the minimum necessary, and the direction of lighting is downward as much as is possible and appropriate for the project.
<i>The city anticipates that there will be public lighting provided by Consumer's Energy along the two public roads within the development, Stratford Drive and Martells Lane.</i>	
M	(9) All loading and unloading areas, outside storage areas, and refuse receptacles shall be screened from casual view from the public rights-of-way and adjoining land uses.
<i>There will not be any loading/unloading areas, outside storage areas, or refuse receptacles within the new development.</i>	
See a-c below	(10) Site plans shall meet the driveway, traffic safety, and parking standards of the city in such manner as necessary to address the following:
M	a. Safe and efficient vehicular and non-vehicular circulation, including parking areas, non-motorized linkages to abutting parcels, uses, sidewalks, and trails.
<i>There is a proposed 4' wide sidewalk in the Stratford Drive and Martells Lane right of way. The proposed plan appears to meet the requirements for safe and efficient vehicular access and Sec. 94-176 Supplemental Access Regulations. See also comments in (12) below, Sec. 94 Art. X – Parking and Loading Areas.</i>	
M	b. Shared driveways and service drives.
<i>The residential lots are accessible from Stratford Drive. Per Sec. 94-292(j)5, Adequate ingress and egress to each lot by means of clearly limited and defined drives shall be provided.</i>	

M/R	c. Adequate and properly located utilities.
<i>The site will be served by public water, public storm sewer, and public sanitary sewer. Water to serve the new residential lots will be located along Stratford Drive and Martells Lane with a proposed water main. Proposed sanitary sewer pipe is also located along Stratford Drive and Martells Lane.</i>	
M	(11) Provisions shall be made for proposed common areas and public features to be reasonably maintained.
<i>The site plan provides details for one common area that will be maintained by the Rayner Ponds Estates Community Association (RPECA). The Rayner Ponds Estates Community Association states that the deed restrictions and association by-laws require extensions to the subdivision to be part of the RPECA. Lots with frontage on the pond will be required to join the lake association.</i>	
See below	(12) The site plan submittal shall demonstrate compliance with all applicable requirements of this chapter, chapters 58 and 74, the building code, and county, state, and federal law.
M	Chapter 94 – Zoning and Chapter 100 – Dimensional Requirements
<i>The plan appears to meet the setbacks and lot coverage site development standards listed in Section 94-121(c) and Tables 100-1 and 100-2 as noted on the plan sheets and in the zoning</i>	
M	Sec. 94-172(d)(3)(a) Vision clearance
<i>There appear to be no vision clearance problems with the proposed site plan.</i>	
M	Sec. 94 – Art. X Off-street Parking and Circulation
<i>The proposed plan appears to meet the requirements for circulation with a clear and logical design.</i>	
M	Sec. 94-241 Landscape, screening and buffer requirements
<i>Table 100-4 sets forth the required landscape buffers for the RS-2 Zoning District, which requires no buffers.</i>	
M	Chapter 58 - Signs
<i>No sign information has been submitted at this time.</i>	
I	Building Code
<i>Approval of a Final Site Plan is required prior to a submittal for a building permit. See Building Official comments.</i>	
I	County, State and Federal Law
<i>The applicant is responsible for seeking and complying with additional permit requirements.</i>	
M	Sec. 74-77 Data Required
<i>It appears all requirements are met.</i>	
M	Sec. 74-127 Streets
<i>The proposed plan shows Martells Lane with a 66' right of way with a 150' diameter turnaround.</i>	
M	Sec. 74-128 Easements and Utilities
<i>The proposed plan shows all lots being served with public sanitary sewer, public water, and public storm sewer. All lots will have a service lead for each public utility.</i>	
I	Sec. 74-129 Underground Wiring
<i>Requires more information.</i>	
M	Sec. 74-130 Blocks

<i>The proposed length of Martells Lane from the intersection of Stratford is 200+/- feet going west and 460+/- feet going east, which is less than the 600 feet maximum allowed.</i>	
M	Sec. 74-131 Public Walkways
<i>The proposed plan includes a 4' sidewalk on both sides of Martells Lane.</i>	
M/R	Sec. 74-132 Public Reservations
<i>The plan shows a proposed common area. A neighborhood playground will be installed in the common area.</i>	
<i>The applicant's narrative states that the property owners will be required to join the existing Rayner Ponds Estates Community Association and those with frontage on the pond will be required to join the lake association.</i>	
M	Sec. 74-133 Lots
<i>Lots appear to meet the minimum requirements of the zoning ordinance and the depth-to-width ratio of 3:1.</i>	
M	Sec. 74-157 Streets
The extension of Stratford Drive and Martells Lane appear to be proposed as public roads. The proposed curb cut is intended to be permanent and greater than 24 feet wide to serve as a private right of way for the purpose of meeting the necessary zoning requirements for frontage on an approved public or private road.	
M	Sec. 74-158 Water Supply
It appears all requirements are met. The lots will be served by the public water system.	
M	Sec. 74-159 Sanitary Sewer System
It appears all requirements are met. The lots will be served by the public sewer system.	
M	Sec. 74-160 Storm Drainage System
It appears all, requirements are met. The lots will be served by the proposed storm drainage system indicated on the plan.	
M	Sec. 74-161 Street Trees
Street trees will be expected on the construction plans in accordance with this section.	
I	Sec. 74-162 Monuments
Monuments will be installed and inspected by the city prior to the issuance of building permits. An as-built plan of the right of way and lot divisions must be provided.	
I	Sec. 74-163 Guarantee of completion of required improvements
To be determined.	

ACTION

§94-226. Final site plan review and approval.

The planning commission shall have the authority to approve, approve with conditions, or deny an application for final site plan review and approval. *The Planning Commission may also choose to amend the proposed resolution, or continue the review to a future time and date certain to allow for plans to be revised and/or for the applicant to provide additional information.*

§94-229. Extension of site plan approval.

Approvals of a final site plan are valid for a period of 12 months. Only one extension of a final site plan may be granted for an additional 12 months at the sole discretion of the approving authority. A final site plan is deemed to have expired if a building permit has not been obtained for the development within 12 months of approval of the final site plan. A request to extend preliminary or final site plan validity shall be submitted prior to the expiration of the preliminary or final site plan.

§94-230. Conformance to approved site plan.

A development project shall conform to the approved final site plan. Failure to conform to the approved final site plan shall constitute a violation of this chapter.

However, amendments to an approved site plan can be made subject to the provisions of §94-228 Amendments to an approved site plan.

§94-231. Review standards for planning commission decision.

(a) A decision rejecting, approving, or conditionally approving a site plan shall be based upon requirements and standards contained in the zoning ordinance, other statutorily authorized and properly adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.

(b) A site plan shall be approved if it contains the information required by the zoning ordinance and is in compliance with the conditions imposed under the zoning ordinance, other statutorily authorized and properly adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.

The applicant has submitted a Final Site Plan. Staff recommends approval of the proposed final site plan.

Therefore, the following motion is offered for consideration:

MOTION

Motion to approve Resolution 2019-13.

Attachments:

1. Resolution 2019-13
2. Zoning Permit Application, received September 17, 2019
3. Plan set dated March 29, 2019, revised August 9, 2019 and September 17, 2019

Introduced:
Second:

**CITY OF MASON
PLANNING COMMISSION
RESOLUTION No. 2019-13**

**A RESOLUTION GRANTING FINAL SITE PLAN APPROVAL TO CONSTRUCT ROADS, UTILITIES AND
INFRASTRUCTURE TO SERVE 20 BUILDABLE LOTS AND ONE COMMON AREA.**

OCTOBER 15, 2019

WHEREAS, a request has been received from James Giguere, Giguere Realty & Development, LLC, for Final Site Plan Approval to construct roads, utilities and infrastructure to serve a new residential subdivision with 20 buildable lots and one common area on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-002 POLP; and,

WHEREAS, the proposal was shown on plans dated March 29, 2019, last revised September 17, 2019; and

WHEREAS, the parcel is zoned RS-2, Single Family Residential; and

WHEREAS, Section 94-222 states that platted subdivisions require site plan review; and

WHEREAS, the Planning Commission has reviewed and accepts the staff report dated October 11, 2019 as findings of fact that, with the conditions listed herein, the plans will comply with the Site Plan Review Standards listed in Section 94-227 of the Mason Code.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby grant Final Site Plan approval for the development of new subdivision with 20 buildable lots and one common area on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-002 POLP with the following conditions:

1. A draft copy of the restrictive deed covenants will be submitted with final construction drawings clearly stating that
 - a. The common area and playground is to be maintained by the Homeowners Association
 - b. The owners of the lots in Rayner Ponds Subdivision No. 4 will be a part of the Rayner Ponds Estates Community Association and that those with frontage on the pond will be members of the lake association
 - c. No structures, fences or other obstructions are to be erected within the required 30' drainage easement, and that the Homeowners Association is responsible for enforcing this provision in accordance with the Drainage Maintenance Agreement filed with the City.
2. Revised construction plans will be submitted that include notes stating that:
 - a. Provide construction detail on the cul-de-sac to satisfy the Fire Chief's comments
 - b. The common area and playground is to be maintained by the Homeowners Association

- c. The owners of the lots in Rayner Ponds Subdivision No. 4 will be a part of the Rayner Ponds Estates Community Association and that those with frontage on the pond will be members of the lake association
 - d. No structures, fences or other obstructions are to be erected within the required 30' drainage easement in accordance with the Drainage Maintenance Agreement filed with the City.
3. Prior to signing the Final Plat:
- a. As-built drawings will be supplied to the City
 - b. A Drainage Maintenance Agreement will be filed with the City which includes a 20-year schedule of maintenance and capital improvements for the drainage system including the rain garden in the Common Area.

Yes ()

No (0)

Absent (0)

CLERK'S CERTIFICATION: I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the City of Mason Planning Commission at its meeting held Tuesday, October 15, 2019, the original of which is part of the City of Mason Planning Commission minutes.

Sarah J. Jarvis, Clerk
City of Mason
Ingham County, Michigan



PERMIT APPLICATION

ZONING

Applicant— Please check one of the following:	
<input type="checkbox"/>	Preliminary Site Plan Review
<input checked="" type="checkbox"/>	Final Site Plan Review
<input type="checkbox"/>	Special Use Permit*
<input type="checkbox"/>	Administrative Review
* includes Preliminary Site Plan Review	

DEPARTMENT USE ONLY	
RECEIVED	
Application Received:	SEP 17 2019
Tax ID:	
Fee:	CITY OF MASON PLANNING DEPT.
Receipt #:	

Applicant Information:

Name: JAMES GIGUERE
Organization: GIGUERE REALTY & DEVELOPMENT, LLC
Address: 6200 PINE HOLLOW DRIVE STE 100 EAST LANSING MI 48823
Telephone Number: 517-339-3600 Facsimile Number: 517-339-7201
Interest in Property (owner, tenant, option, etc.): OWNER

Note: If applicant is anyone other than owner, request must be accompanied by a signed letter of authorization from the owner.

Property Information:

Owner: GIGUERE REALTY & DEVELOPMENT, LLC Telephone Number: 517-339-3600
Property Address: VACANT
Legal Description: If in a subdivision: Subdivision Name: _____ Lot Number: _____
If Metes and Bounds (can be provided on separate sheet): _____

APPLICANT CERTIFICATION

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the person signing represents that he or she is authorized and does hereby grant a right of entry to City officials for the purpose of inspecting the premises and uses thereon to verify compliance with the terms and conditions of any Special Use Permit and/or Site Plan approval issued as a result of this application.

Signature: _____

Date: _____

9/17/19

Requested Description:

Written Description: Please use this section to describe the use or uses proposed. Attach additional pages, if necessary.

INFRASTRUCTURE CONSTRUCTION INCLUDING NEW PAVED
PUBLIC STREET, PUBLIC WATER, SANITARY SEWER AND
STORM SEWER FOR 20 SINGLE FAMILY HOMES.

Available Services

Public Water ☒ Yes ☐ No

Paved Road (Asphalt or Concrete) ☒ Yes ☐ No

Public Sanitary Sewer ☒ Yes ☐ No

Public Storm Sewer ☒ Yes ☐ No

Estimate the Following

Traffic Generated 40 TRIPS DURING PEAK HOURS Total Employees DNA

Population Increase 60 Employees in Peak Shift DNA

House of Operation _____ AM to _____ PM Total Bldg. Area Proposed _____

_____ Day through _____ day Parking Spaces Provided 40 DRIVEWAY
SPACES (MINIMUM)

Project Phasing

This project will be completed in: ☒ One Phase ☐ Multiple Phases – Total No. of Phases: _____

Note: The phases of construction for multi-phase projects must be shown on the site plan

Application Materials

The following are checklists of items that generally must be submitted with applications for Preliminary Site Plan Review, Final Site Plan Review, and Special Use Permits. Applicants should review Articles VI and VII of Chapter 94 of the Mason Code for a complete listing of application requirements. All site plan drawings must comply with the requirements of Section 94-226(d) of the Zoning Ordinance. Incomplete applications will not be processed.

- ☒ Completed application form
- ☒ 2 copies of full scale site plan drawings
- ☒ Plans submitted on CD or PDF (email is acceptable)
- ☒ Legal description
- ☒ Proof of ownership/owner authorization
- ☒ Construction schedule for proposed project
- ☒ Construction calculations for utilities
- ☒ Fee (see below)
- ☒ Any other information deemed necessary

Application Fee

All requests must be accompanied by a fee, as established by the City Council. The fee schedule for Preliminary Site Plan Reviews, Final Site Plan Reviews, and Special Use Permits is as follows (As of October 16, 2006):

Administrative Reviews	\$70.00
Preliminary Site Plan Reviews	\$200.00
Final Site Plan Review	\$100.00
Special Use Permits (includes preliminary site plan review)	\$275.00

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SEP 17 2019

CITY OF MASON
PLANNING DEPT.

Rayner Ponds 4-Revised 9/17/19

Tasks

2

Name	Begin date	End date
Clear and Grub property	10/21/19	11/1/19
Mass grading	11/4/19	11/25/19
Storm drain installation	11/28/19	12/20/19
Water and sewer installation	11/28/19	12/20/19
Gas and electric installation	3/16/20	4/3/20
Finish grading of lots	4/6/20	4/17/20
Curb and Gutter installation	4/6/20	4/24/20
Finish grading of road subsurface	4/27/20	5/8/20
Install base material and asphalt paving	5/11/20	5/22/20

Hazardous substances are expected to be limited to cleaning supplies and perhaps lawn and garden materials. The homeowners would be the persons creating the exposure and so would be responsible for storage and use of the hazardous materials.

Street lighting design will be by Consumers Energy and they have not yet made the plan. The lights are expected to be similar to those used on other public streets in Mason.

The applicant will obtain a Soil Erosion and Sedimentation Control permit from the Ingham County Drain Commissioners office.

The electric and communication lines that will serve the 20 lots will be installed underground by the provider of those services.

The applicant will prepare a document of restrictive deed covenants. These covenants will mandate that the all of the owners of the lots in Rayner Ponds Subdivision No. 4 are to be part of the Rayner Ponds Estates Community Association. These covenants will mandate that the owners of lots in Rayner Ponds Subdivision No. 4 that touch the pond will also be part of the affiliated lake owners association.

The applicant agrees to provide a playground area in the Common Area near the intersection of Stratford Drive and Martells Lane. The playground will include a structure similar to Gorilla Playsets Nantucket model available from WoodenPlayscapes.com and a bench. The playset has swings and a platform with a slide and some climbing apparatus.

Monuments required in Section 74-162 are not shown on the Plans. They will be shown on the Final Plat made pursuant to the Michigan Land Division Act. They will be in the ground at time the Final Plat is presented to the City for approval, or the required surety will be posted to guarantee that they will be installed within one year of the approval of the Final Plat by the City.

Section 74-163(b)4 provides for a performance guarantee deposit to insure the sidewalk and street trees are installed when the house is built. The applicant intends to build the houses on all of these lots through his home building division, Giguere Homes, so it is unlikely that a lot will be sold undeveloped.

In the event that any other required improvements are not installed, a performance guarantee deposit or other surety will be posted by the applicant to insure that they will be constructed.

September 17, 2019



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CITY OF MASON
PLANNING DEPT.

Plan being reviewed as the Site Plan are the Construction Plans for the Required Improvements listed in Section 74-157 through 74-160, except that the street name signs and street lights are not shown on the Plans. Street name signs will be paid for by the developer and installed at places "designated by the city engineer" in accord with Section 74-157c. Streetlighting will be designed by Consumers Energy and the lights will be installed by Consumers Energy crews at the designed locations.

Street trees required in Section 74-161 are not shown on the Plans. One tree per lot will be provided. It will be provided on a lot at the time the lot is developed with a house. These trees will be from the varieties listed in the city specification on file with the City Clerk.

The required sidewalk is shown on the Plans. Sidewalk in front of the several numbered lots will be installed at the time the lot is developed with a house. Sidewalk not in front of a numbered lot will be built as part of the construction of the rest of the required improvements.

Section 74-163(b)4 provides for a performance guarantee deposit to insure the sidewalk and street trees are installed when the house is built. The developer of the subdivision intends to build the houses on all of these lots through his home building division, Giguere Homes, so it is unlikely that a lot will be sold undeveloped.

Monuments required in Section 74-162 are not shown on the Plans. They will be shown on the Final Plat made pursuant to the Michigan Land Division Act. They will be in the ground at time the Final Plat is presented to the City for approval, or the required surety will be posted to guarantee that they will be installed within one year of the approval of the Final Plat by the City.

The review by the City Engineer of the Plans and the required inspections at the time of construction will insure that the required improvements are completed in accord with the City's Standards, including those in Sections 74-126 through 74-129.

The Required Improvements are being built to serve the 20 Lots in the Rayner Ponds Subdivision Number 4.

Each lot will be developed with a single family house. It is expected that Giguere Homes will build all of the houses in this subdivision. Two house plans are attached to this narrative. The plans depict two of the home plans that are proposed for use in Rayner Ponds No. 4. The builder believes that these plans comply with the Building Dimensional Regulations in Table 100-2 and the City's other building requirements. Both plans have floor area greater than 1000 square feet. Plan 1 is a two story house that is 41 feet wide and has more house than garage in the front elevation view and the front wall of the garage is not closer to the street than the front wall of the porch. Plan 2 is a ranch style house that is about 61 feet wide and has 21 feet of garage and almost 40 feet of house in the front elevation view and the front wall of the garage is set back from the front wall of the house by over 2 feet.

The Future Land Use map in the City's Master Plan shows the land being developed as Rayner Ponds Subdivision Number 4 to be used for Residential.

A Traffic Impact Statement is not being submitted as part of the Site Plan because the Peak Hourly traffic is estimated to be 2 Trips per Lot, so 40 Trips at the Peak Hour, which less than the amount that triggers the requirement for a Traffic Impact Statement.

The developer of the subdivision will prepare a document of restrictive deed covenants. These covenants will mandate that the all of the owners of the lots in Rayner Ponds Subdivision No. 4 are to be part of the Rayner Ponds Estates Community Association. These covenants will mandate that the owners of lots in Rayner Ponds Subdivision No. 4 that touch the pond will also be part of the affiliated lake owners association.

The land proposed for the subdivision is shown on the FEMA Flood Insurance Map in their ZONE X, "Area of Minimal Flood Hazard". 100 year flood plain is shown as ZONE A or AE. So the land with the proposed Rayner Ponds No 4 is not in the flood plain, so home purchasers will not be required to purchase flood insurance.

August 12, 2019



STATE OF
MICHIGAN
INGHAM COUNTY MI
02/20/2019
2019-004659



REAL ESTATE
TRANSFER TAX
\$209.00 CO
\$1425.00 ST
TTX# 4261302

02/20/2019 8:27 AM
INST. # 2019-004659
DERRICK QUINNEY
REGISTER OF DEEDS
INGHAM COUNTY MICHIGAN
RECORDED ON:
02/20/2019 8:41 AM
PAGES: 3

I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description, and
all TAXES on same are paid for five years previous to the date of this
instrument as appears by the records of this office, except as stated.

Eric Schertzing, Ingham County Treasurer
Sec.135, Act 206, 1893 as amended
2/19/2019 by BL

RECEIVED

SEP 17 2019

CITY OF MASON
PLANNING DEPT.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Homestead Acceptance Corporation, a Michigan corporation, whose address is 37308 Van Dyke Avenue Sterling Heights, MI 48312

Convey(s) and Warrant(s) to Giguere Realty & Development, L.L.C., a Michigan limited liability company, whose address is 6200 Pine Hollow Drive, Suite 100, East Lansing, MI 48823

the following described premises situated in the City of Mason, County of Ingham, and State of Michigan to-wit:

SEE ATTACHED EXHIBIT "A"

Tax Parcel # 33-19-10-04-426-002 POLP

for the consideration of: One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)

subject to any and all building and use restrictions, zoning ordinances, those matters which an ALTA survey could disclose, if any; and subject to all terms, conditions and provisions which are recited in the Judgment recorded in Liber 674, Page 583; and terms, conditions and provisions which are recited in the Annexation recorded in Liber 1369, Page 656; and Oil and Gas Lease recorded in Liber 1115, Page 906, Ingham County Records together with any Assignments, Assignment of Working Interest, Assignments of Overriding Royalty Interest, Pooling Agreements, and/or Mortgages and Security Assignments affecting said Lease, whether recorded or unrecorded; and further, subject to covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin as contained in instrument recorded in Liber 1331, Page 154, First Amendment recorded in Liber 1490, Page 1009, Second Amendment recorded in Liber 1754, Page 623, Third Amendment recorded in Liber 2333, Page 1038, Fourth Amendment recorded in Liber 2439, Page 66, Fifth Amendment recorded in Liber 2466, Page 1040, Sixth Amendment recorded in Liber 2851, Page 90, Seventh Amendment recorded in Liber 3143, Page 1268.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor does not grant to the grantee the right to make any division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967 and must be platted.

212133LAN

TRANSACTION TITLE AGENCY
1675 WATERTOWER PLACE
SUITE 200
EAST LANSING, MI 48823

(Warranty Deed (page 2)
dated: February 1, 2019

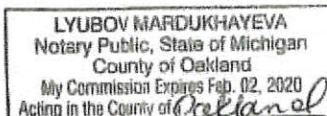
between Homestead Acceptance Corporation, a Michigan corporation, Seller(s) and Giguere Realty & Development, L.L.C., a Michigan limited liability company, Purchaser(s).)

Signed and Sealed:

Homestead Acceptance Corporation, a Michigan corporation



By: David C. Belcovson, Vice President



STATE OF MICHIGAN

COUNTY OF Oakland)
)ss
)

The foregoing instrument was acknowledged before me on February 1st, 2019, by David C. Belcovson, Vice President of Homestead Acceptance Corporation, a Michigan corporation.



Print Name:

Notary Public

Acting in

My term expires:

County

County, Michigan

File No. 212133LAN

Drafted by:	Return to:
David C. Belcovson 37308 Van Dyke Avenue Sterling Heights, MI 48312	Jim Giguere 6200 Pine Hollow Drive, Suite 100 East Lansing, MI 48823
County Treasurer's Certificate	City Treasurer's Certificate

RECEIVED

SEP 17 2019

CITY OF MASON
PLANNING DEPT.

Exhibit "A"

A parcel of land in the Southeast 1/4 of Section 4, Town 2 North, Range 1 West, City of Mason, Ingham County, Michigan; the surveyed boundary of said parcel being described as commencing at the South 1/4 corner of Section 4, Town 2 North, Range 1 West, Michigan, Meridian; thence South 89 degrees 14 minutes 20 seconds East, along the South Section line, 1456.14 feet; thence North 00 degrees 29 minutes 00 seconds East, 660.00 feet to the Southeast corner of Lot 64, Rayner Ponds Estates No. 2, recorded in Liber 44 of Plats, Pages 41 and 42, Ingham County Records and the point of beginning; thence North 00 degrees 29 minutes 00 seconds East, along the Easterly line of Rayner Ponds Estates No. 2, 125.00 feet; thence North 89 degrees 14 minutes 20 seconds West, along the Northerly line of Rayner Ponds Estates No. 2, 415.28 feet to the Northwest corner of Lot 68, Rayner Ponds Estates No. 2 and the Southeast corner of Lot 80, Rayner Ponds Estates No. 3, recorded in Liber 50 of Plats, Pages 35, 36 and 37, Ingham County Records; thence North 00 degrees 29 minutes 00 seconds East, along the Easterly line of Rayner Ponds Estates No. 3, 390.99 feet; thence South 89 degrees 14 minutes 20 seconds East, along the Easterly line of Rayner Ponds Estates No. 3, 69.00 feet to a point on an intermediate traverse line of an unnamed Pond, said point being North 89 degrees 14 minutes 00 seconds West, 9 feet from the water's edge; thence along said intermediate traverse line the following six courses, South 29 degrees 39 minutes 28 seconds East, 49.01 feet; thence South 70 degrees 00 minutes 00 seconds East 115.30 feet; thence North 87 degrees 27 minutes 55 seconds East 48.02 feet; thence North 25 degrees 06 minutes 53 seconds East 143.49 feet; thence South 55 degrees 56 minutes 23 seconds East, 293.62 feet; thence South 89 degrees 14 minutes 20 seconds East, 361.15 feet to a point on said intermediate traverse line being South 55 degrees 00 minutes 00 seconds East, 70 feet from the water's edge; thence South 00 degrees 45 minutes 40 seconds West, 171.01 feet; thence South 19 degrees 18 minutes 29 seconds East, 70.27 feet; thence South 00 degrees 29 minutes 37 seconds West, 171.00 feet; thence North 89 degrees 14 minutes 20 seconds West, 329.99 feet; thence South 00 degrees 29 minutes 37 seconds West 19.00 feet to the Northeast corner of Lot 63, Rayner Ponds Estates, recorded in Liber 36 of Plats, Pages 50 and 51, Ingham County Records; thence along the Northerly boundary of Rayner Ponds Estates the following three courses; North 89 degrees 14 minutes 20 seconds West, 127.47 feet; thence North 00 degrees 29 minutes 00 seconds East, 19.00 feet; thence North 89 degrees 14 minutes 20 seconds West, 56.00 feet to the point of beginning.

ARB: 0201W-04-SE-0010 and 0201W-04-SE-0005

33-19-10-04-426-002 POLP

RECEIVED

SEP 17 2019

CITY OF MASON
PLANNING DEPT.

RAYNER PONDS NO 4
LEGAL DESCRIPTION

Exhibit "A"

A parcel of land in the Southeast 1/4 of Section 4, Town 2 North, Range 1 West, City of Mason, Ingham County, Michigan; the surveyed boundary of said parcel being described as commencing at the South 1/4 corner of Section 4, Town 2 North, Range 1 West, Michigan, Meridian; thence South 89 degrees 14 minutes 20 seconds East, along the South Section line, 1456.14 feet; thence North 00 degrees 29 minutes 00 seconds East, 660.00 feet to the Southeast corner of Lot 64, Rayner Ponds Estates No. 2, recorded in Liber 44 of Plats, Pages 41 and 42, Ingham County Records and the point of beginning; thence North 00 degrees 29 minutes 00 seconds East, along the Easterly line of Rayner Ponds Estates No. 2, 125.00 feet; thence North 89 degrees 14 minutes 20 seconds West, along the Northerly line of Rayner Ponds Estates No. 2, 415.28 feet to the Northwest corner of Lot 68, Rayner Ponds Estates No. 2 and the Southeast corner of Lot 80, Rayner Ponds Estates No. 3, recorded in Liber 50 of Plats, Pages 35, 36 and 37, Ingham County Records; thence North 00 degrees 29 minutes 00 seconds East, along the Easterly line of Rayner Ponds Estates No. 3, 390.99 feet; thence South 89 degrees 14 minutes 20 seconds East, along the Easterly line of Rayner Ponds Estates No. 3, 69.00 feet to a point on an intermediate traverse line of an unnamed Pond, said point being North 89 degrees 14 minutes 00 seconds West, 9 feet from the water's edge; thence along said intermediate traverse line the following six courses, South 29 degrees 39 minutes 28 seconds East, 49.01 feet; thence South 70 degrees 00 minutes 00 seconds East 115.30 feet; thence North 87 degrees 27 minutes 55 seconds East 48.02 feet; thence North 25 degrees 06 minutes 53 seconds East 143.49 feet; thence South 55 degrees 56 minutes 23 seconds East, 293.62 feet; thence South 89 degrees 14 minutes 20 seconds East, 361.15 feet to a point on said intermediate traverse line being South 55 degrees 00 minutes 00 seconds East, 70 feet from the water's edge; thence South 00 degrees 45 minutes 40 seconds West, 171.01 feet; thence South 19 degrees 18 minutes 29 seconds East, 70.27 feet; thence South 00 degrees 29 minutes 37 seconds West, 171.00 feet; thence North 89 degrees 14 minutes 20 seconds West, 329.99 feet; thence South 00 degrees 29 minutes 37 seconds West 19.00 feet to the Northeast corner of Lot 63, Rayner Ponds Estates, recorded in Liber 36 of Plats, Pages 50 and 51, Ingham County Records; thence along the Northerly boundary of Rayner Ponds Estates the following three courses; North 89 degrees 14 minutes 20 seconds West, 127.47 feet; thence North 00 degrees 29 minutes 00 seconds East, 19.00 feet; thence North 89 degrees 14 minutes 20 seconds West, 66.00 feet to the point of beginning.

ARB: 0201W-04-SE-0010 and 0201W-04-SE-0005

33-19-10-04-426-002 POLP



RECEIVED

SEP 17 2019

CITY OF MASON
PLANNING DEPT.

WARRANTY DEED

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SEE ATTACHED EXHIBIT "A"

Tax Parcel # 33-19-10-04-426-002 POLP

for the consideration of: One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)

subject to any and all building and use restrictions, zoning ordinances, those matters which an ALTA survey could disclose, if any; and subject to all terms, conditions and provisions which are recited in the Judgment recorded in Liber 674, Page 583; and terms, conditions and provisions which are recited in the Annexation recorded in Liber 1369, Page 656; and Oil and Gas Lease recorded in Liber 1115, Page 906, Ingham County Records together with any Assignments, Assignment of Working Interest, Assignments of Overriding Royalty Interest, Pooling Agreements, and/or Mortgages and Security Assignments affecting said Lease, whether recorded or unrecorded; and further, subject to covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 1331, Page 154, First Amendment recorded in Liber 1490, Page 1009, Second Amendment recorded in Liber 1754, Page 623, Third Amendment recorded in Liber 2333, Page 1038, Fourth Amendment recorded in Liber 2439, Page 66, Fifth Amendment recorded in Liber 2466, Page 1040, Sixth Amendment recorded in Liber 2851, Page 90, Seventh Amendment recorded in Liber 3143, Page 1268.

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312133LAN

TRANSNATION TITLE AGENCY
1675 WATERTOWER PLACE
SUITE 200
EAST LANSING, MI 48823

RAYNER PONDS NO 4
For Preliminary Site Plan Approval Package

CONSTRUCTION CALCULATIONS FOR UTILITIES

2 Sheets Attached

RECEIVED

SEP 17 2019

CITY OF MASON
PLANNING DEPT.

1000 1000 1000 1000

CITY OF MASON
PLANNING DEPT.

Suite 35-B Southpoint Mall
St. Johns, MI 48879

CLINTON COUNTY DRAIN COMMISSIONER

PHONE 417/229-5100

Preliminary Storm Sewer Design

Location			Runoff					②																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Gorilla Playsets Nant

Nantucket Wooden Swing Set by Gorilla Playsets

\$2,299.00 \$1,399.00

Add To Cart

The Nantucket Swing Set by Gorilla Playsets is a perfect swing set, complete with delightful features that children will love!

It has details like a real wood roof, a chimney and working shutters! Fun activities like the Alpine Wave Slide™ and a climbing wall create the setting for a perfect day of play!

The entire playset is finished in a beautiful redwood stain.

This premium cedar wood playset is pre-cut, pre-sanded, pre-stained and ready to assemble in your backyard.

Gorilla Playsets' cedar resists rot, decay, and insect damage.



RECEIVED

SEP 17 2019

CITY OF MASON
PLANNING DEPT.

Gorilla Nantucket Swing Set Includes:

- ✓ Alpine Wave Slide™
- ✓ Upper-level Clubhouse featuring Two Windows with Real Working Shutters
- ✓ Built-In Sandbox
- ✓ Rock Wall with Climbing Rope
- ✓ Safe Entry Ladder
- ✓ Belt Swings - 2, Trapeze Swing
- ✓ Telescope, Steering Wheel, Tic-Tac-Toe Panel, and Flag Kit





Gorilla Playsets Nant...

- ✓ Tongue & Groove Wood Roof featuring Sunbursts, Dormers and a Chimney
- ✓ Stakes for Anchoring, and Grab Handles for Safety
- ✓ 4x4 Solid Cedar Wood Framing
- ✓ 4x6 3-Position Swing Beam
- ✓ Patented A-Frame Bracket

What We Like About The Gorilla Nantucket Swing Set

Activities for Kids of All Ages

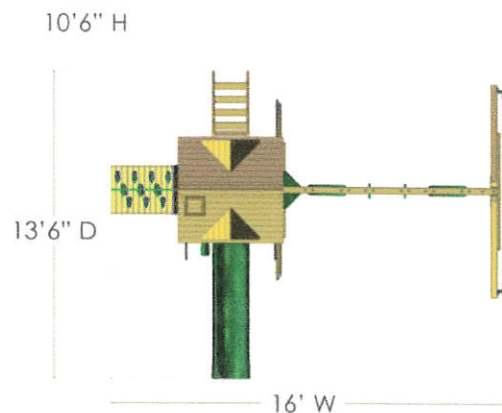
Gorilla Playsets Nantucket Swing Set is equipped with activities for kids in all age groups. Let the little ones play in the sandbox while the big kids scale the climbing wall and zip down the Alpine Wave Slide™.

With dimensions of 16'W x 13'6"D x 10'6"H, the Nantucket is a perfect sized swing set for most sized yards.

The swing set comes with a tongue & groove wood roof featuring sunbursts, dormers, and a chimney.

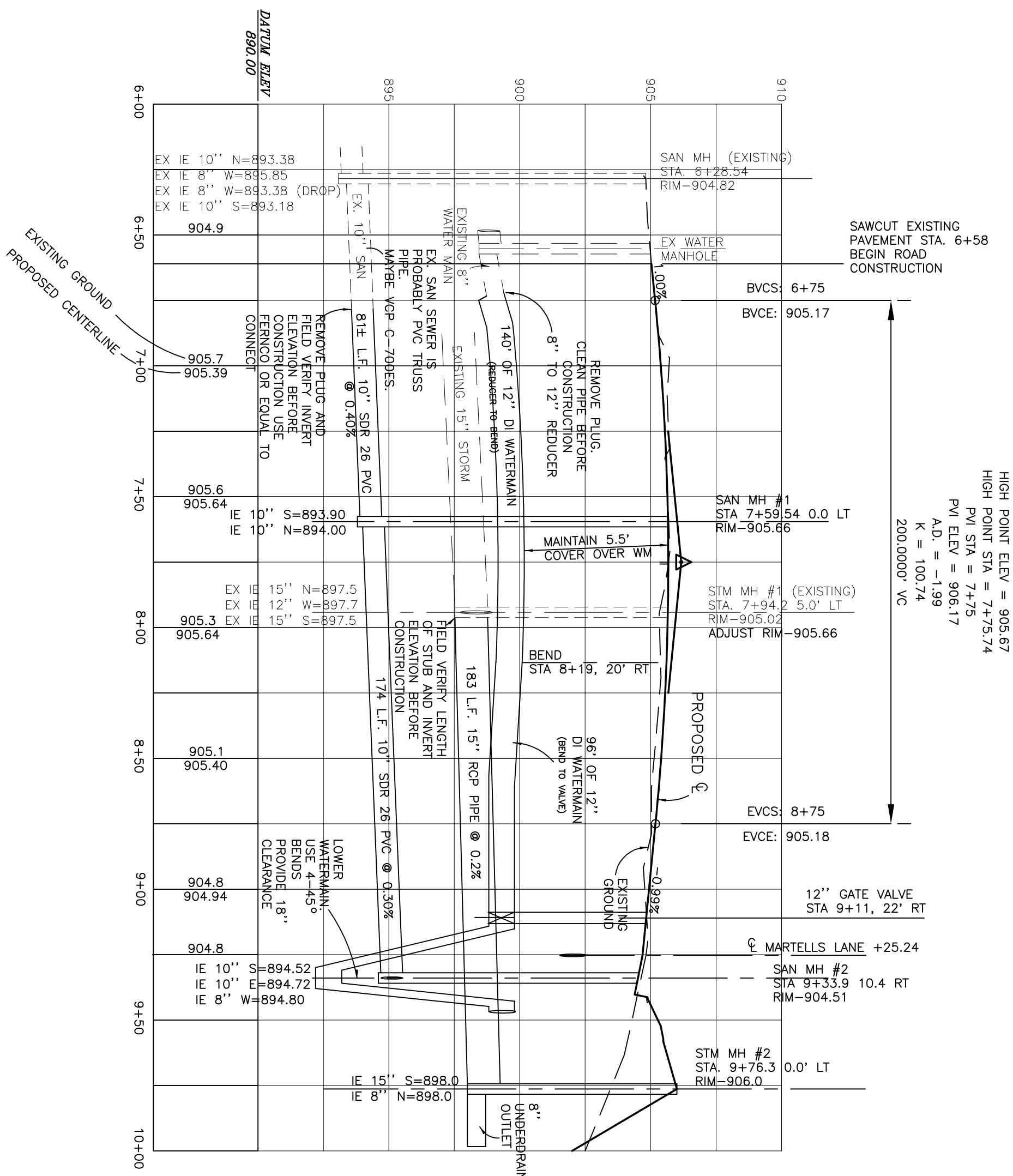
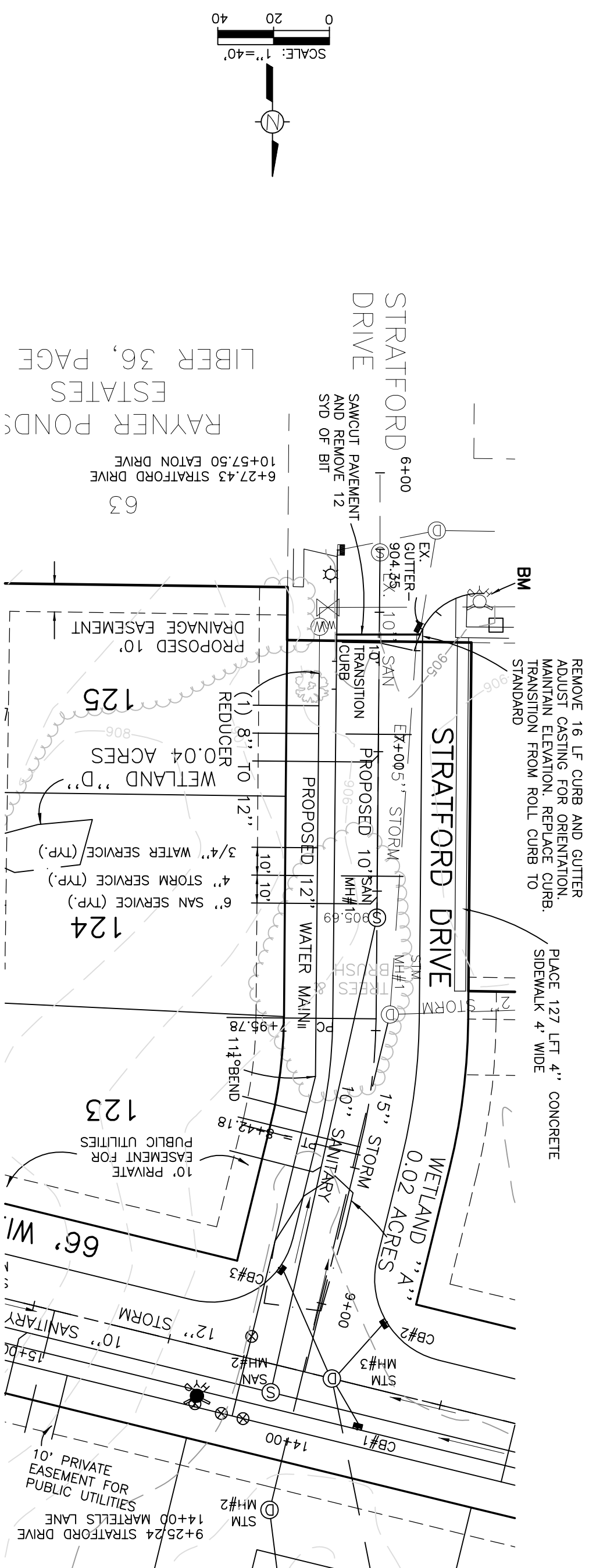
With two swings, a trapeze, an alpine slide, a play fort, a lower level sandbox, a rock wall, a telescope, and tic-tac-toe kids will have tons to do on the Gorilla Nantucket playset.















DIMENSIONS



BENCHMARK-TOP MAIN STEAMER ON
HYDRANT AT INTERSECTION STRATFORD
DRIVE & EATON DRIVE. ELEVATION-
906.91 NGVD

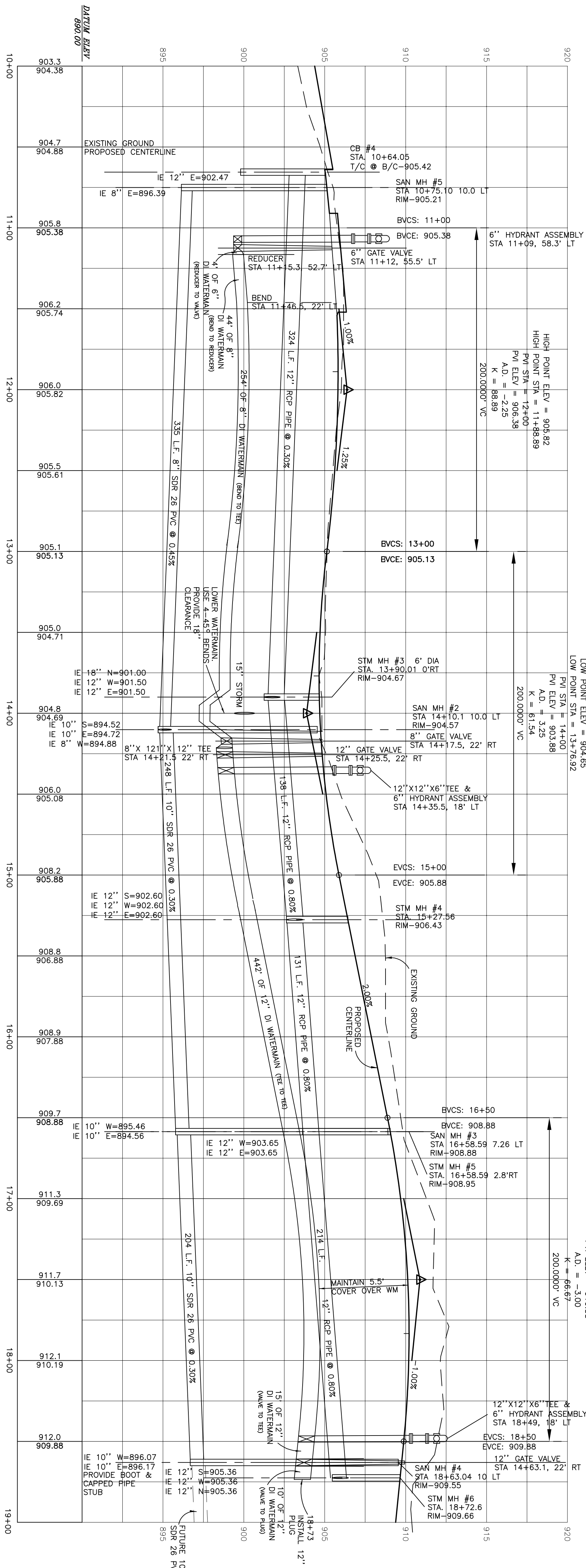
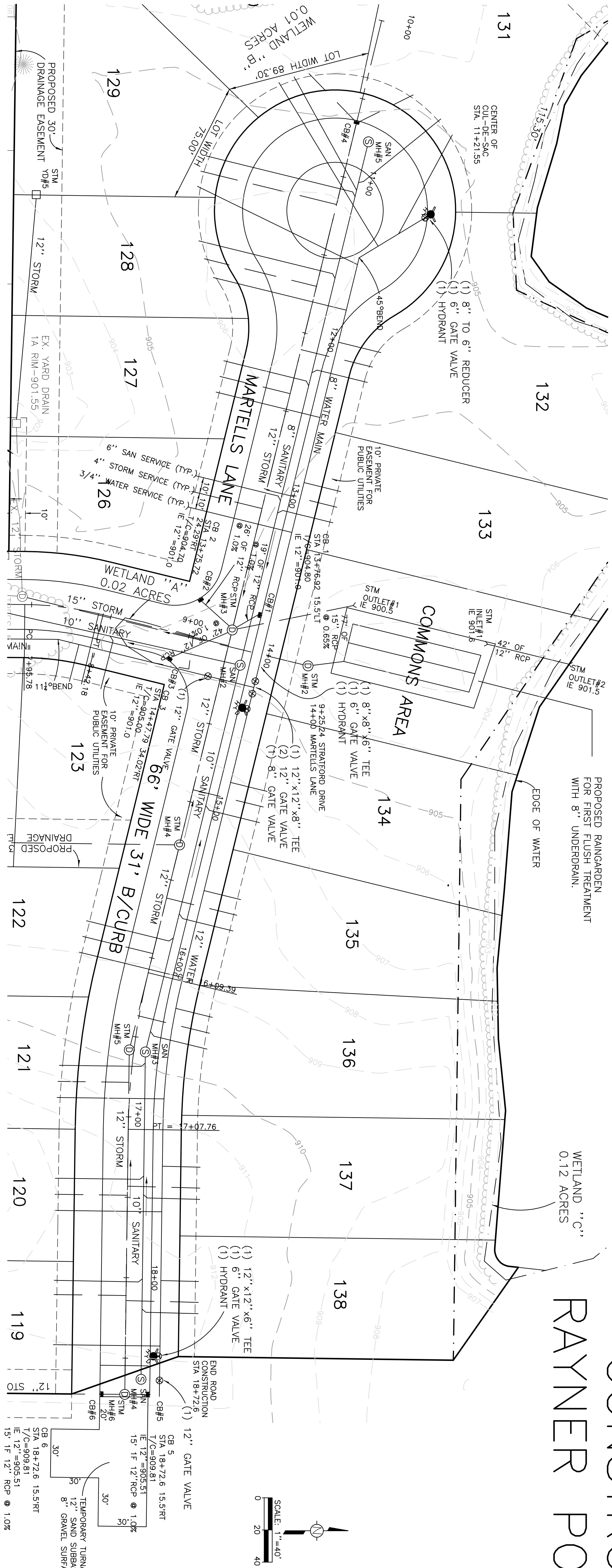
CONSTRUCTION PLANS FOR RAYNER PONDS ESTATES NO. 4



PROPOSED		EXISTING	
	STORM MANHOLE		
	SANITARY MANHOLE		
	SANITARY SEWER		
	STORM SEWER		
	HYDRANT		
	WATERMAIN		
	CATCH BASIN		

[illegible]

CONSTRUCTION PLANS FOR
RAYNER PONDS ESTATES NO. 4



LEGEND	
PROPOSED	EXISTING
①	①
②	②
③	③
④	④
⑤	⑤
⑥	⑥
⑦	⑦
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DATE

REVISIONS

DEVELOPER: GIGUERE HOMES
6200 PINE HOLLOW DRIVE, STE 100
EAST LANSING, MI 48823

ENGINEERING

ENGINEERING

ENGINE SURVEYING & ENGINEERING
805 N. CEDAR ST. BOX 87
MASON, MICHIGAN 48854-0087
517-679-6565
FAX 517-678-6675

CONSTRUCTION PLANS
MARTELLS LANE
PLAN & PROFILE

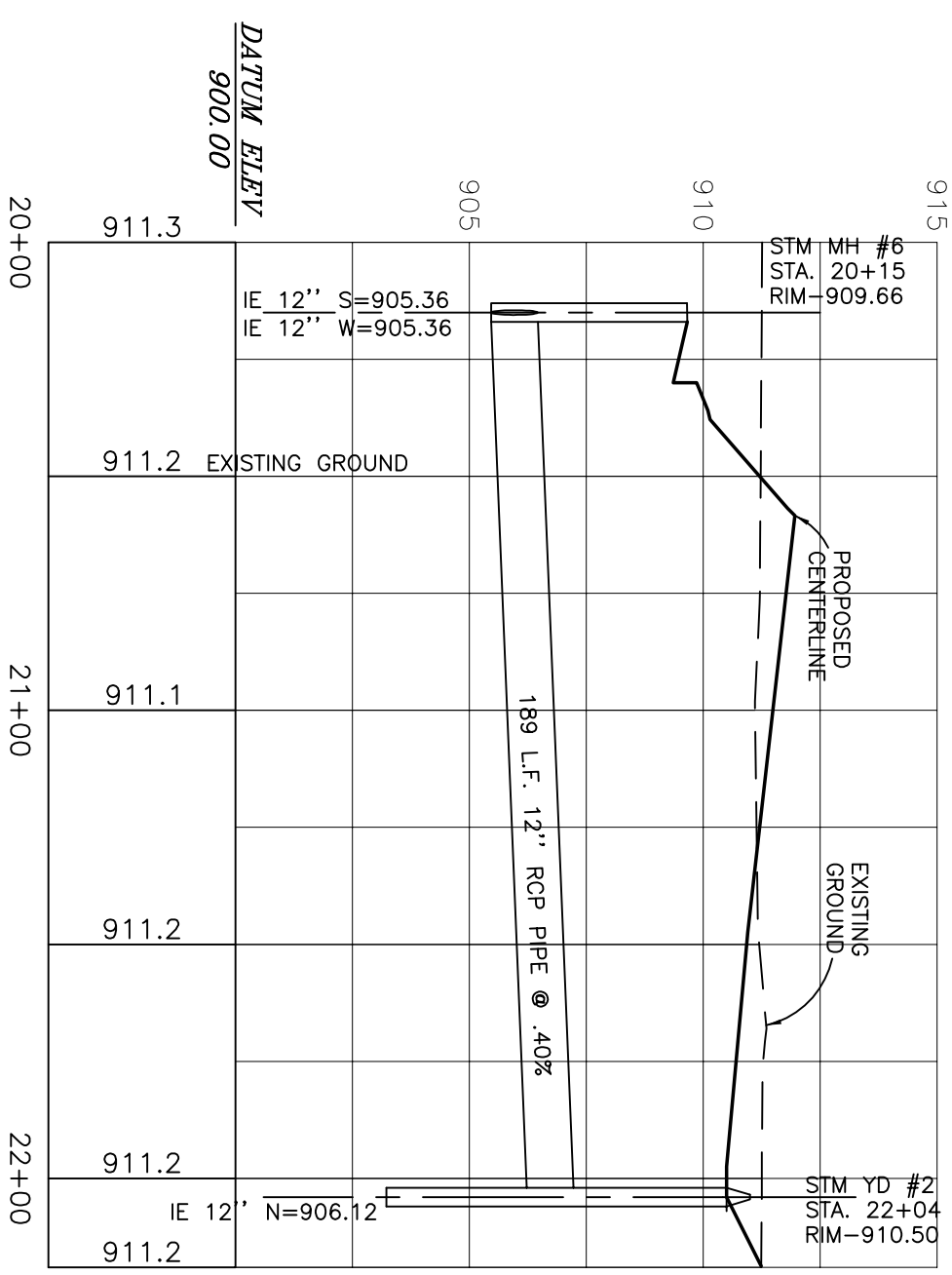
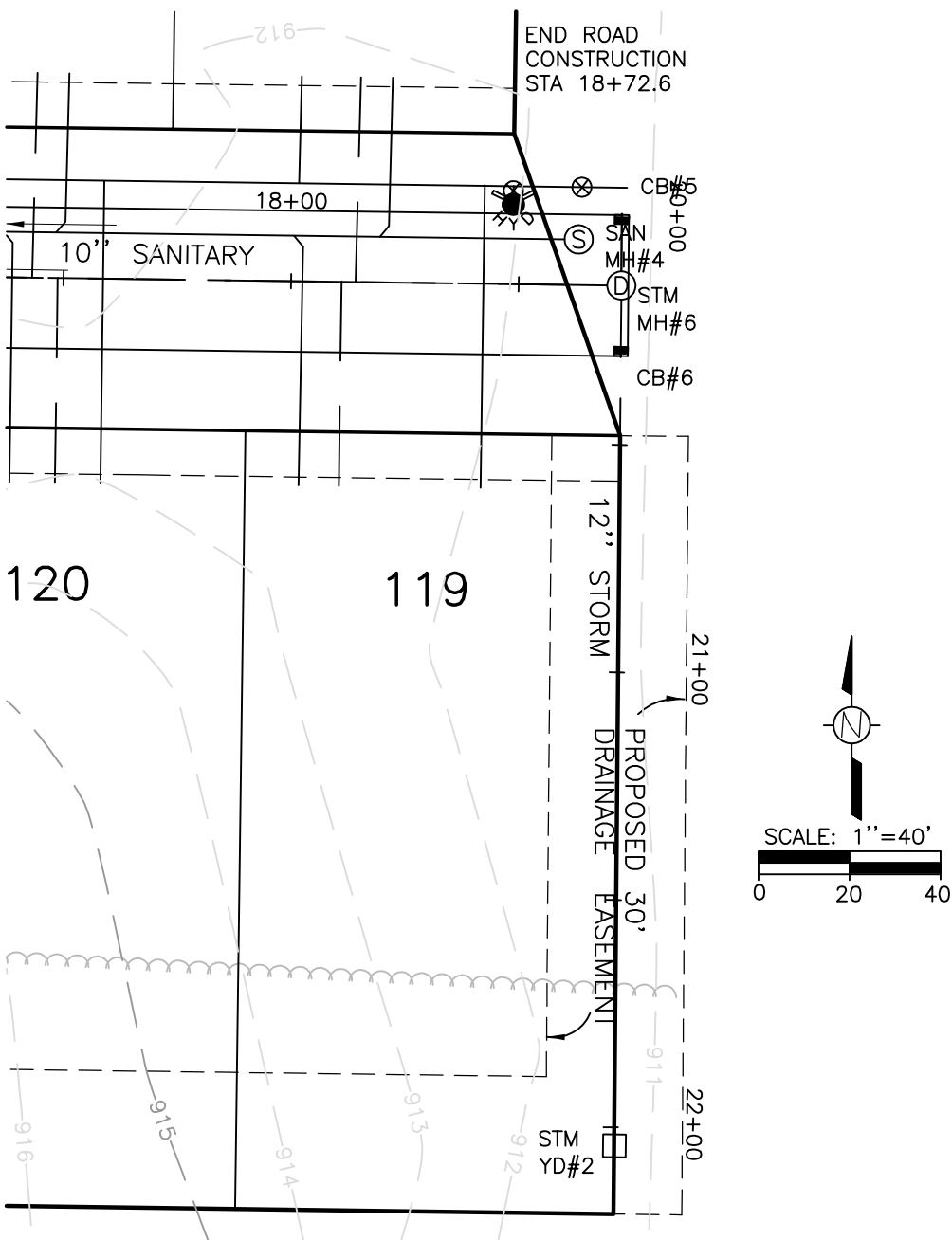
PLAN DATE: MARCH 29, 2019

HORZ SCALE: 1"= 40'
VERT SCALE: 1"= 4'
SHEET 3 OF 7

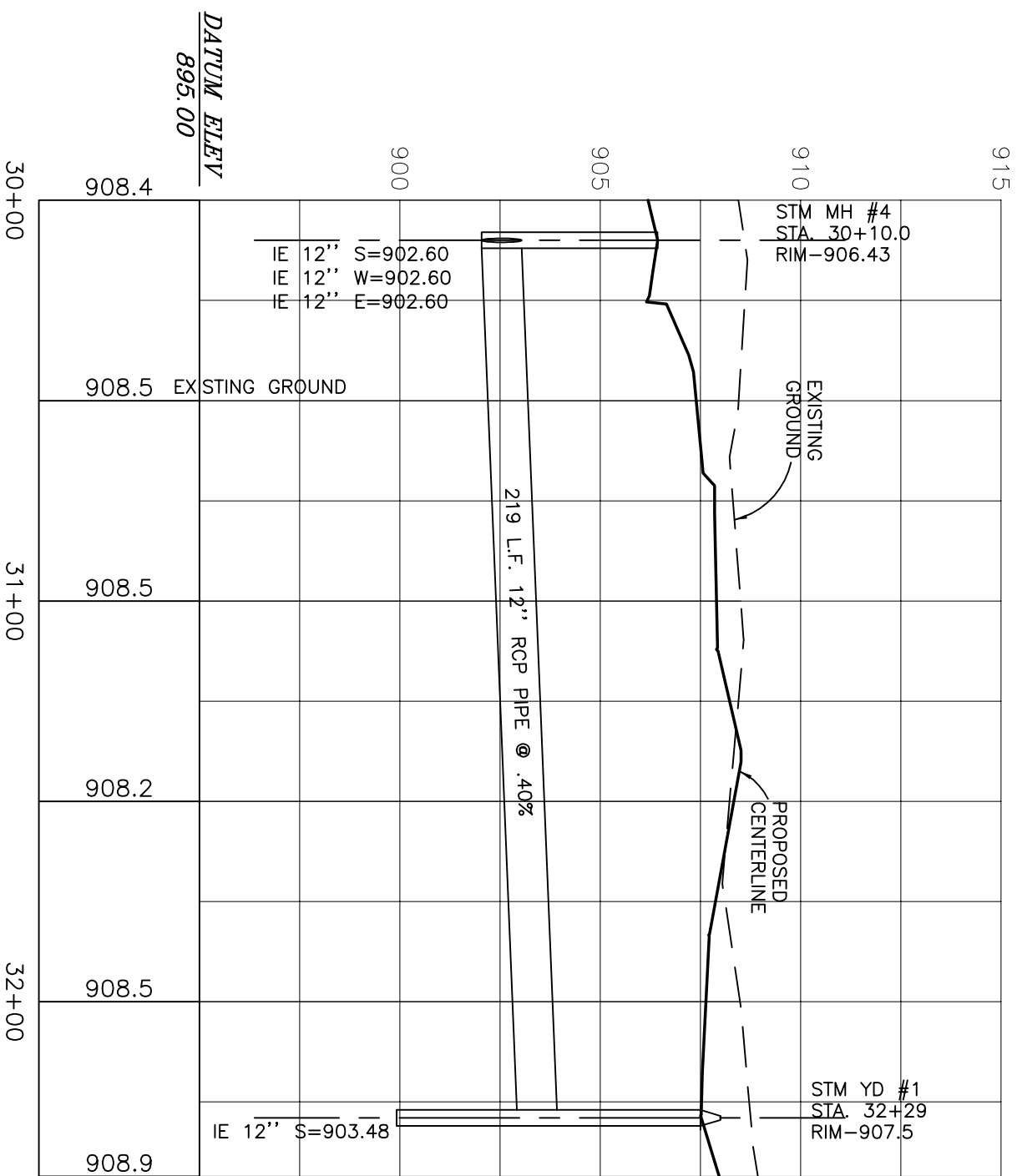
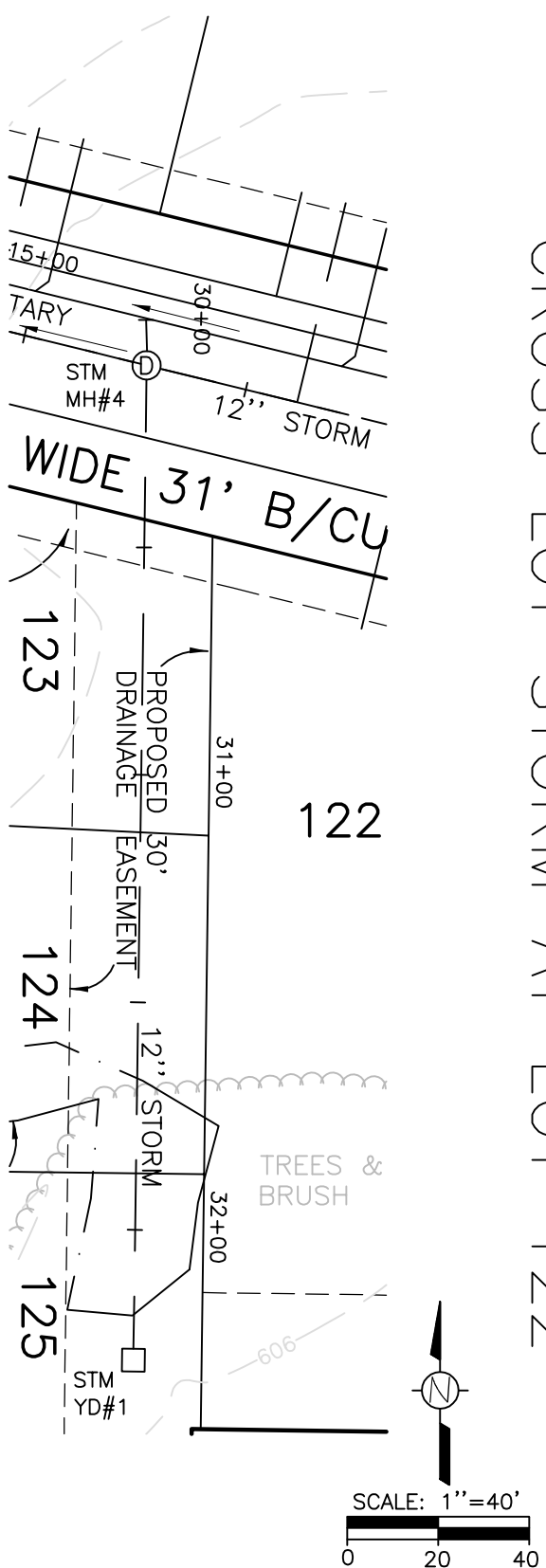
BENCHMARK-TOP MAIN STEAMER ON HYDRANT AT
INTERSECTION STRATFORD DRIVE & EATON DRIVE.
ELEVATION-906.91 NGVD 88

CONSTRUCTION PLANS FOR
RAYNER PONDS ESTATES NO. 4

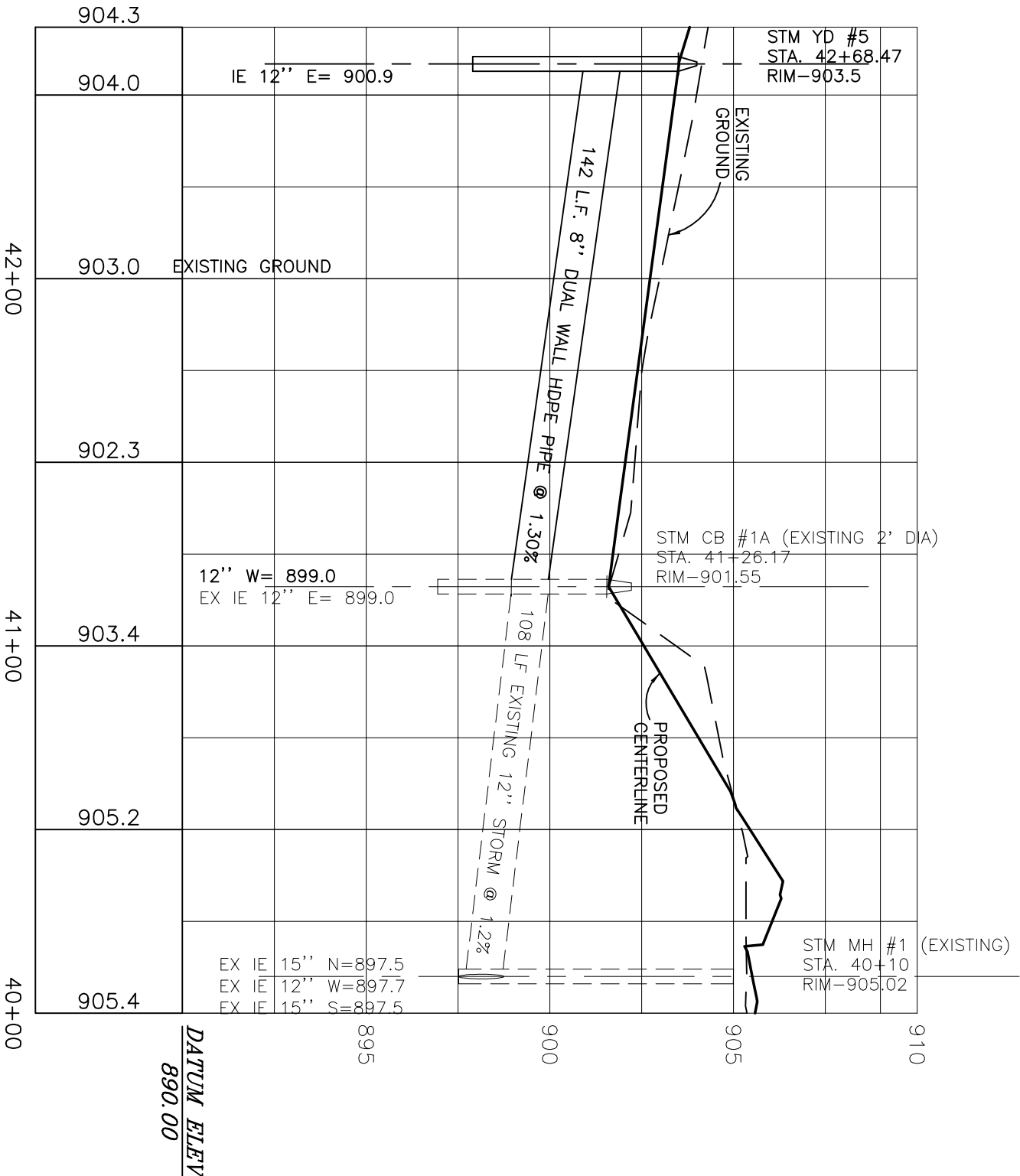
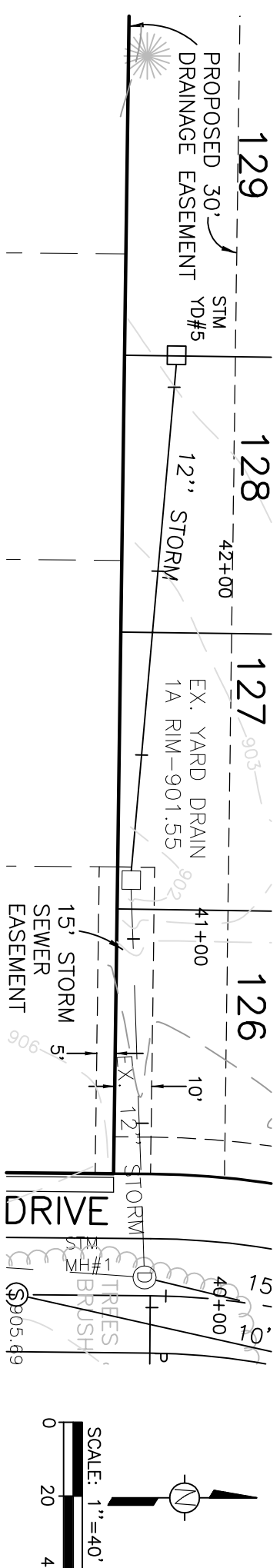
CROSS LOT STORM AT LOT 119



CROSS LOT STORM AT LOT 122



CROSS LOT STORM AT LOT
126, 127, 128



DATE	REVISIONS

DEVELOPER: GIGUERE HOMES
6200 PINE HOLLOW DRIVE, STE 100
EAST LANSING, MI 48823

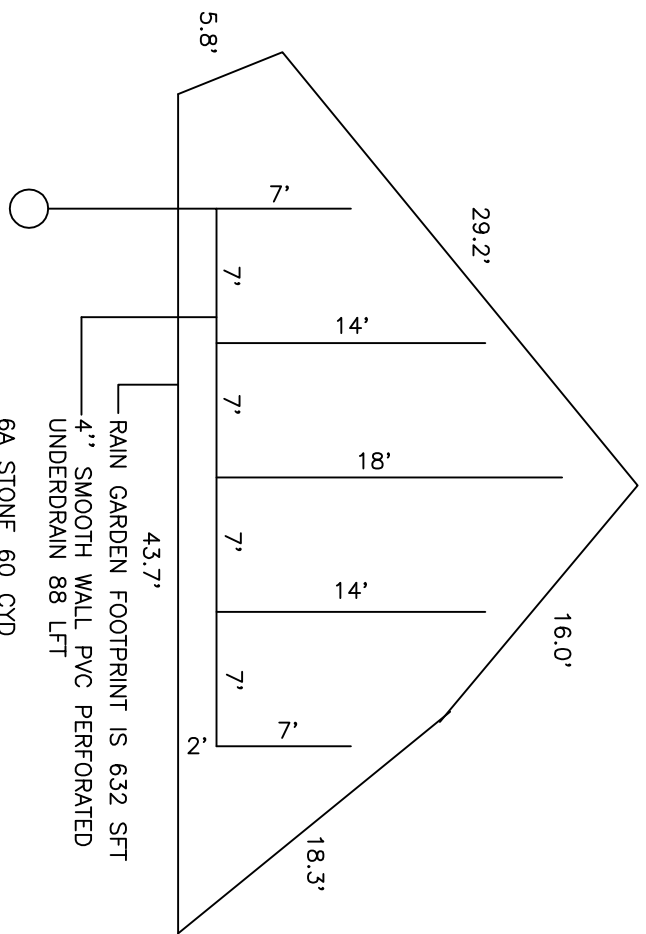

ENGINEER SURVEYING & ENGINEERING
805 N. CEDAR, PO BOX 87
MASON, MICHIGAN 48854-0087
517-679-6565
FAX 517-678-6675

CONSTRUCTION PLANS
RAYNER PONDS ESTATES NO. 4
CROSS LOT PLAN & PROFILE

HORZ SCALE: 1" = 40'
VERT SCALE: 1" = 4'
SHEET 4 OF 7

PLAN DATE: MARCH 29, 2019

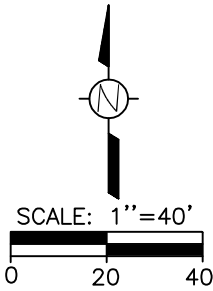
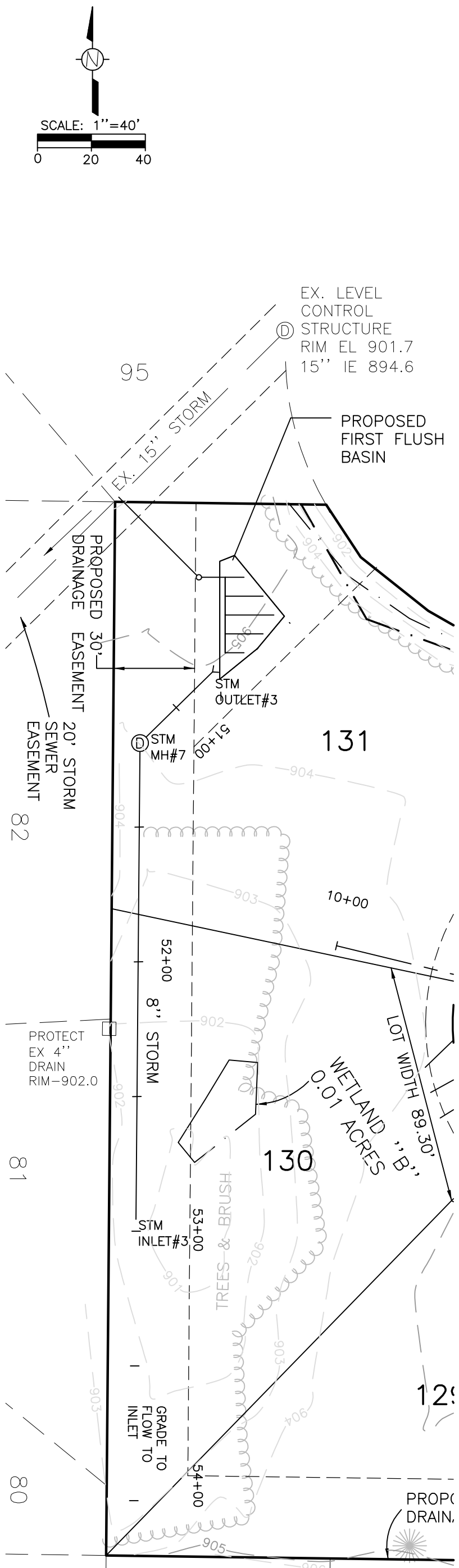
BENCHMARK-TOP MAIN STEAMER ON HYDRANT AT
INTERSECTION STRATFORD DRIVE & EATON DRIVE.
ELEVATION=906.91 NGVD 88



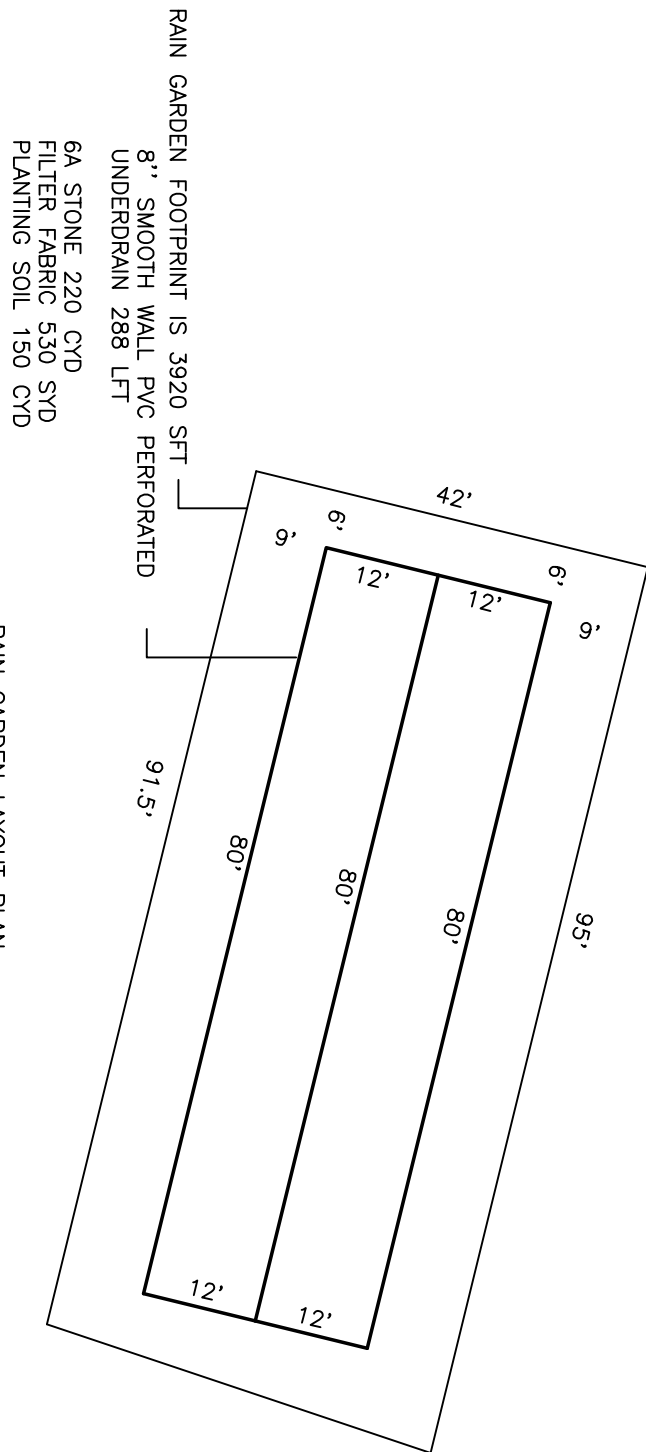
RAIN GARDEN LAYOUT PLAN

CONSTRUCTION PLANS FOR RAYNER PONDS ESTATES NO. 4

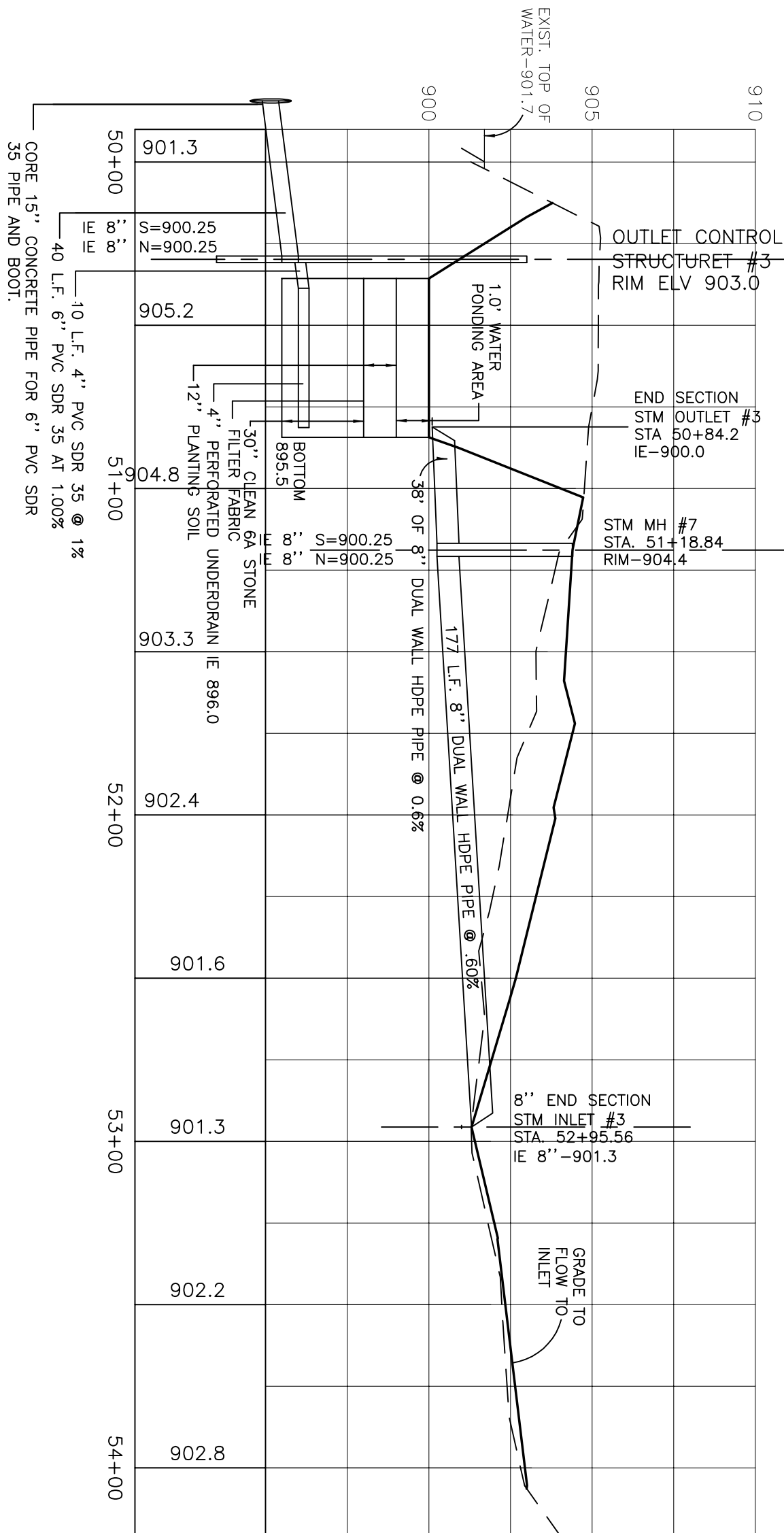
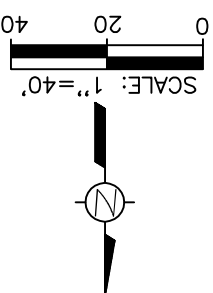
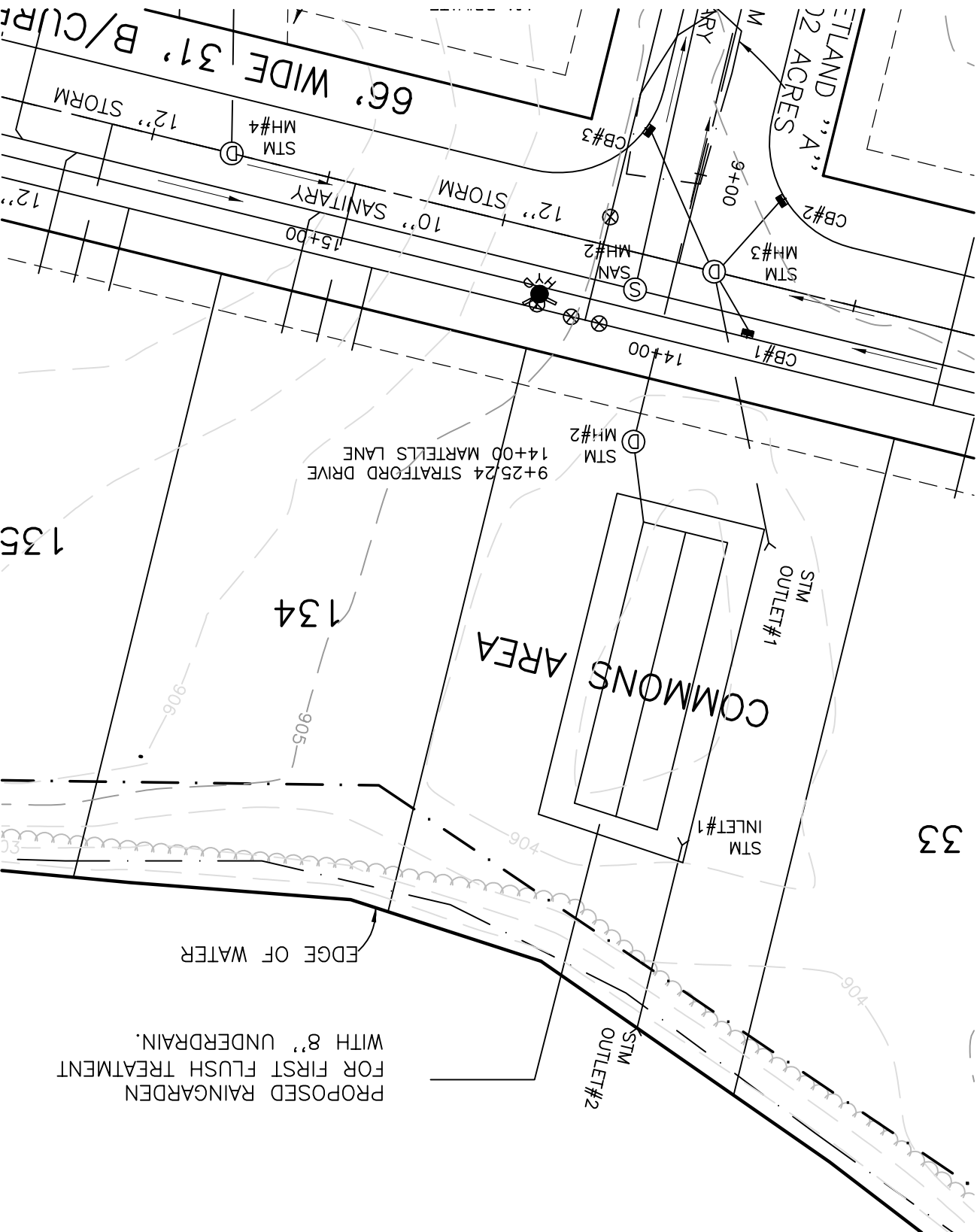
WESTERLY CROSS LOT STORM



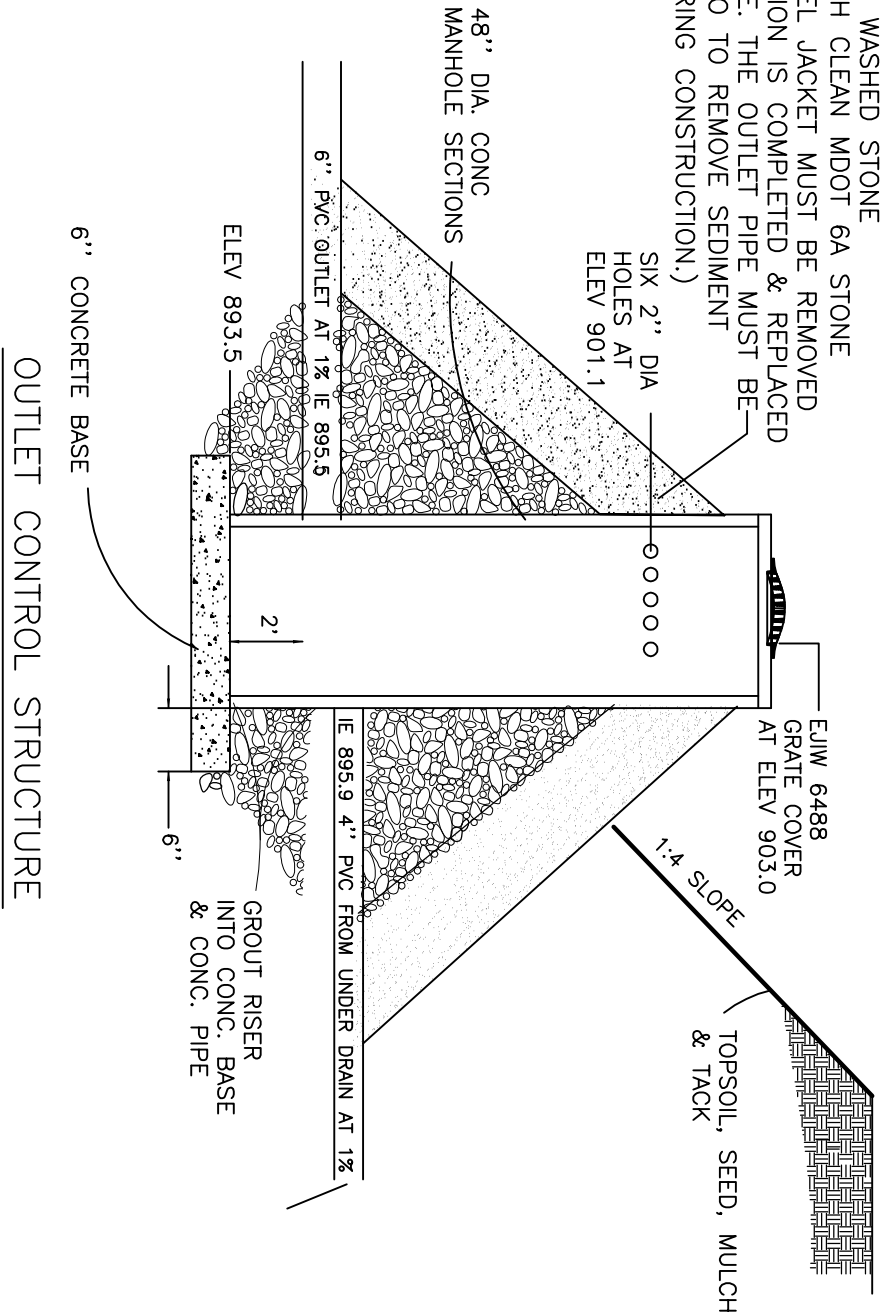
RAIN GARDEN



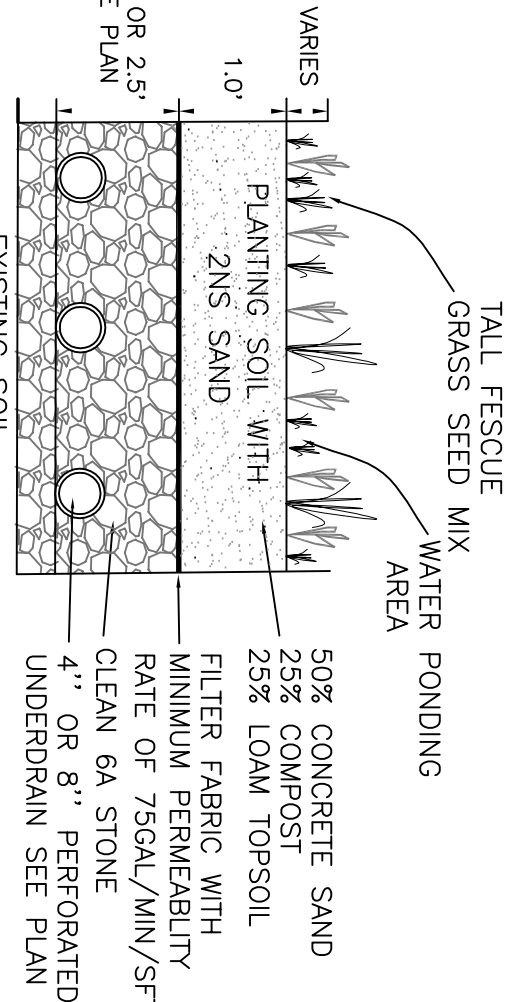
RAIN GARDEN LAYOUT PLAN



BACKFILL WITH 3" WASHED STONE
THEN CHOKED WITH CLEAN MDOT 6A STONE
(NOTE: THIS GRAVEL JACKET MUST BE REMOVED
AFTER CONSTRUCTION IS COMPLETED & REPLACED
WITH CLEAN MDOT 6A STONE TO REMOVE SEDIMENT
ACCUMULATED DURING CONSTRUCTION)

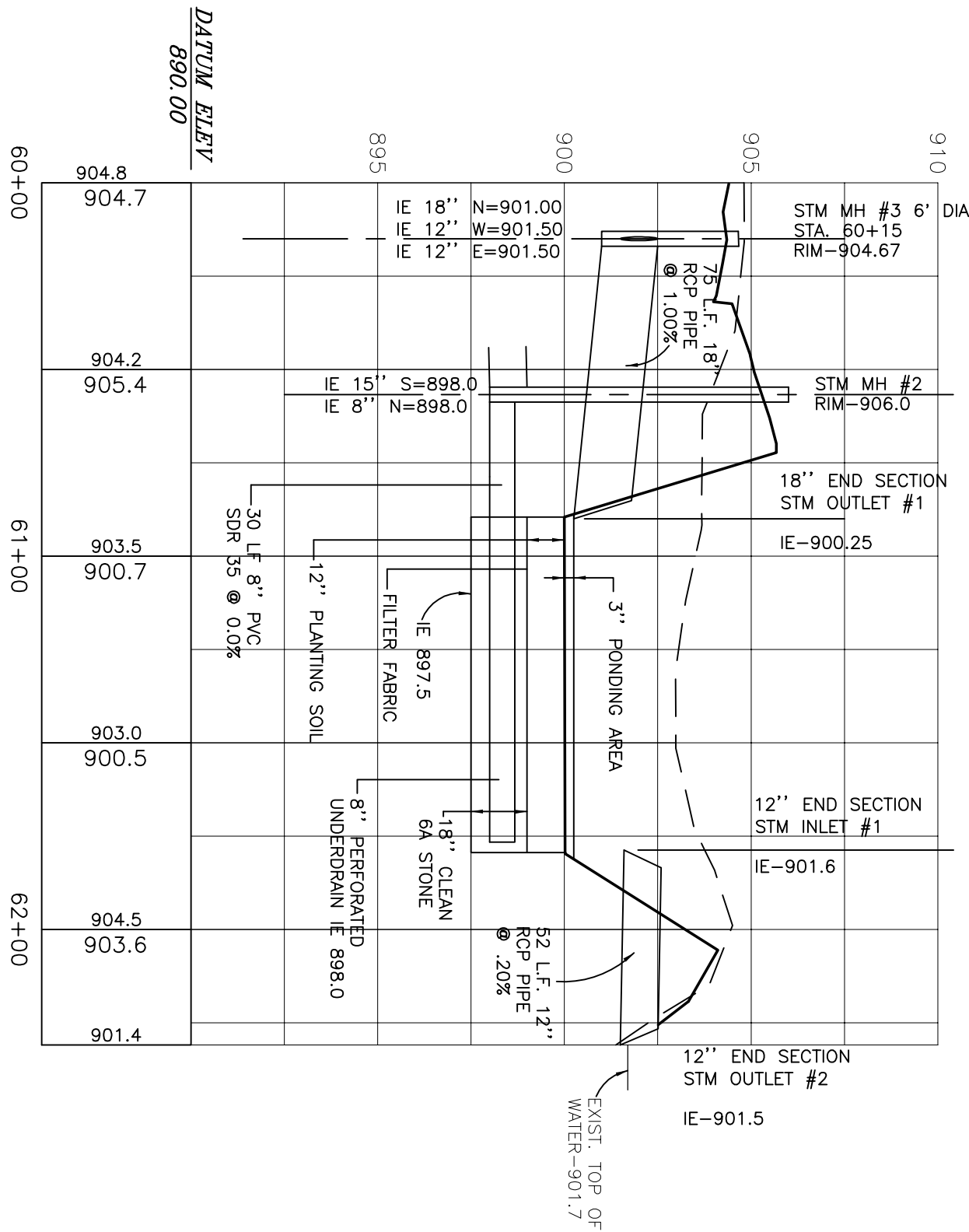


OUTLET CONTROL STRUCTURE



NOTE: NO WHEELED VEHICLE ARE ALLOWED ON
BIO-RETENTION AREA. ALL RUNOFF MUST BE
DIVERTED AWAY FROM TREATMENT AREA UNTIL SUCH
TIME AS IT IS BUILT & VEGETATION IS ESTABLISHED.

CROSS SECTION
BIORETENTION/RAIN
GARDEN BASIN
(NOT TO SCALE)



DAYTON ELEV
896.00

DEVELOPER: GIGIERE HOMES
6200 PINE HOLLOW DRIVE, STE 100
EAST LANSING, MI 48823

ENGINEER: GIGIERE HOMES
6200 PINE HOLLOW DRIVE, STE 100
EAST LANSING, MI 48823

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EAST LANSING, MI 48823

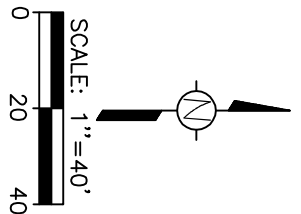
CONSTRUCTION PLANS
RAYNER PONDS ESTATES NO. 4
CROSS LOT PLAN & PROFILE

PLAN DATE: MARCH 29, 2019

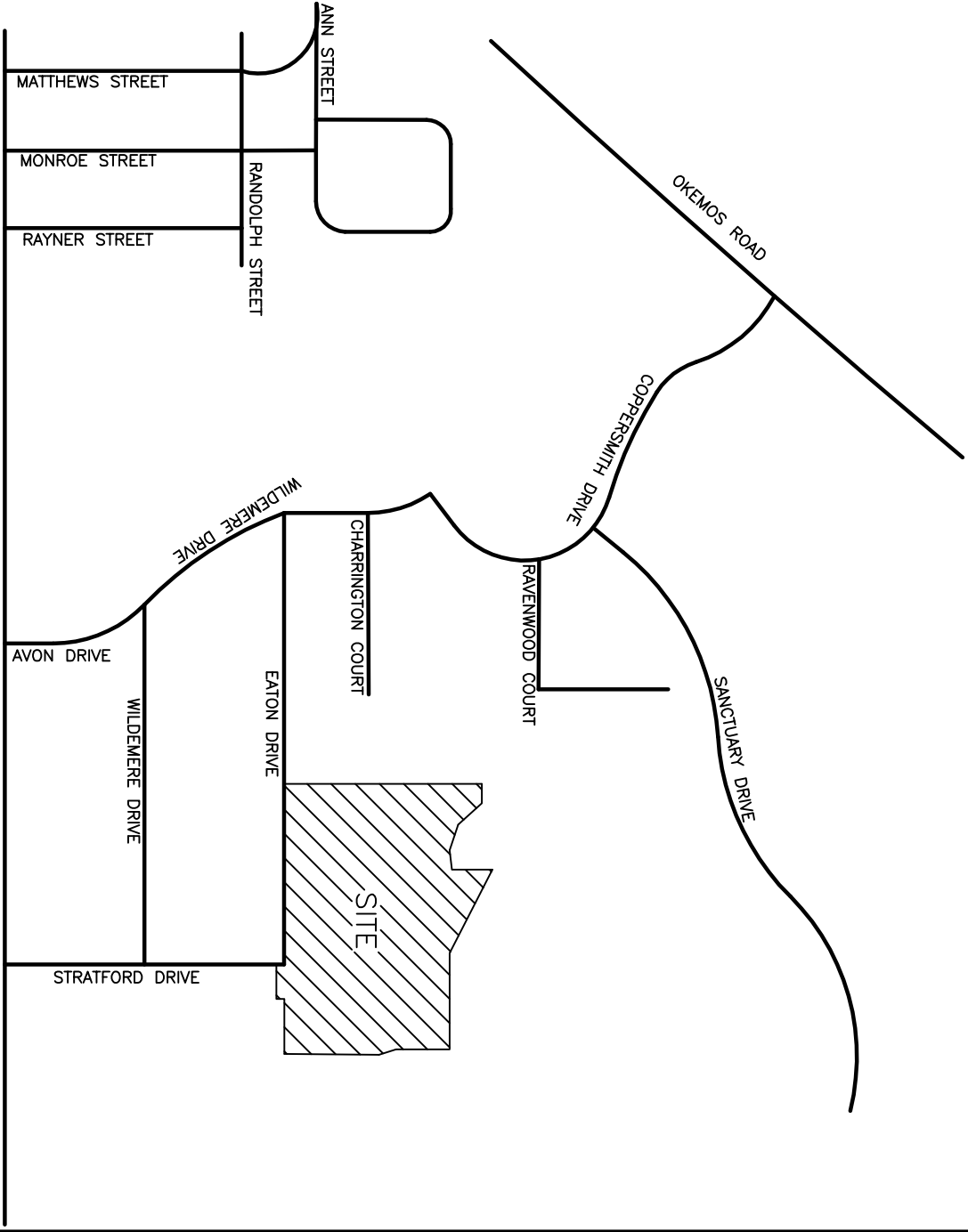
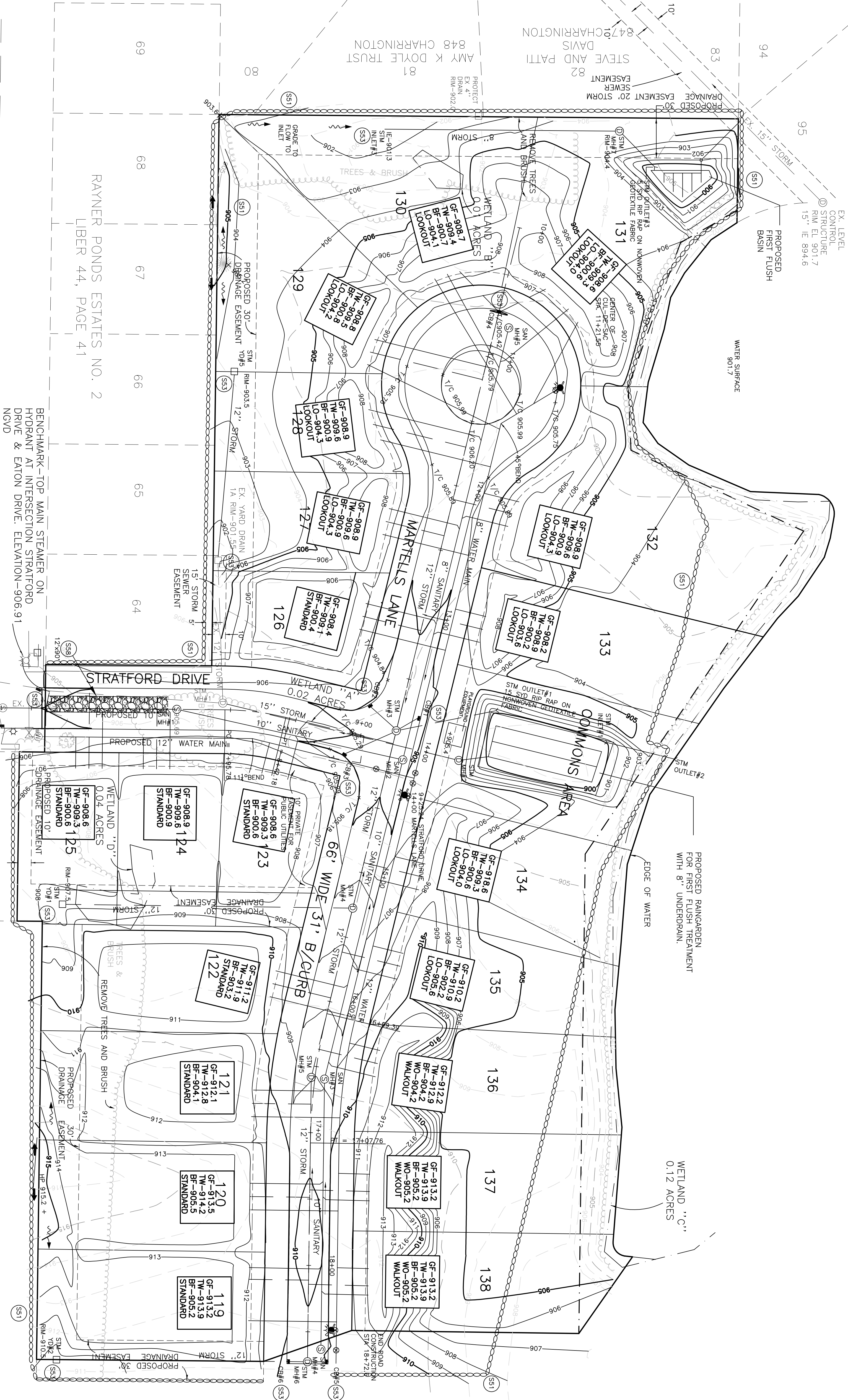
HORZ SCALE: 1"= 40'
VERT SCALE: 1"= 4'

SHEET 5 OF 7

BENCHMARK-TOP MAIN STEAMER ON HYDRANT AT
INTERSECTION STRATFORD DRIVE & EATON DRIVE.
ELEVATION-906.91 NGVD 88



CONSTRUCTION PLANS FOR RAYNER PONDS ESTATES NO. 4



LOCATION MAP
NO SCALE

- LEGEND
- LIMIT OF TREES AND BRUSH
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - TOP OF CURB - T/C 904.39
 - HIGH POINT - HP 915.2
 - SEWER STRUCTURE RIM ELEVATION - RIM 905.89
 - PROPOSED BUILDING ELEVATIONS
 - TOP OF CONCRETE FOUNDATION WALL
 - TW - TOP OF CONCRETE FLOOR
 - LO - LOOKOUT WINDOW SILL
 - WO - WALKOUT DOOR THRESHOLD
 - SILT FENCE
 - INLET PROTECTION OR SILT SACK
 - TRACKING MAT
 - EXISTING SURFACE FLOW DIRECTION
 - PROPOSED SURFACE FLOW DIRECTION
 - FOUNDATION TYPES:
 - STANDARD
 - LOOKOUT
 - WALKOUT
- BUILDING ELEVATIONS AND FOUNDATION TYPES COULD CHANGE
AT TIME OF BUILDING PERMIT APPLICATION AND MAY VARY FROM
THOSE SHOWN ON THIS PLAN.

DATE	REVISIONS
9-17-19	ADD PLAYGROUND EQUIPMENT AND BENCH IN COMMONS AREA

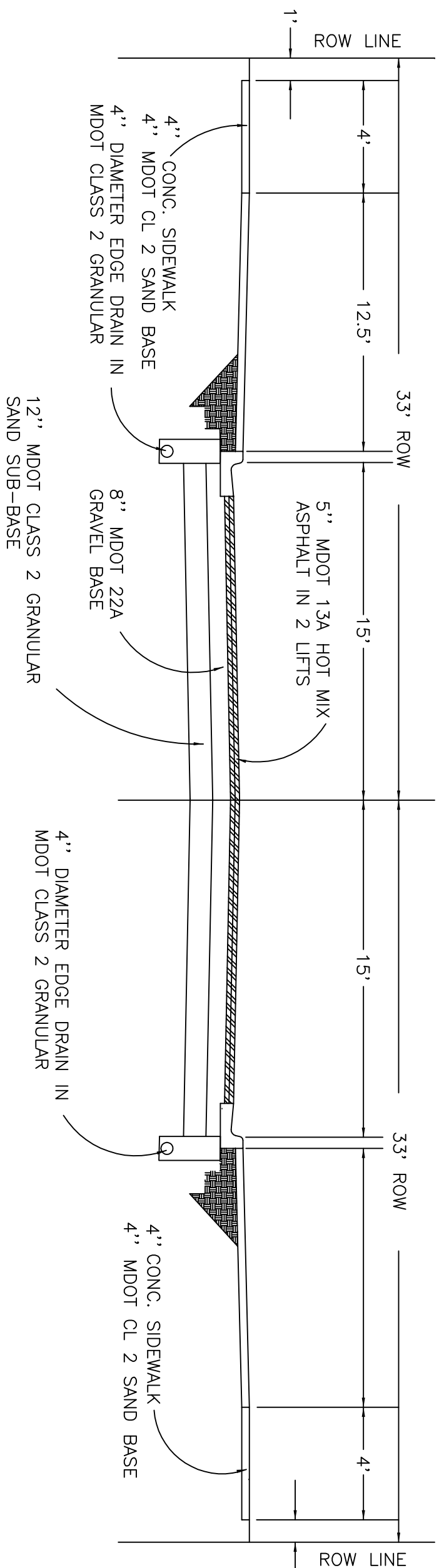
DEVELOPER:	GIGUERE HOMES
	6200 PINE HOLLOW DRIVE, STE 100
	EAST LANSING, MI 48823
ENGINEERING	ENGINE SURVEYING & ENGINEERING
	805 N. CEDAR, PO BOX 87
	MASON, MICHIGAN 48854-0087
	517-678-6565
	FAX 517-678-6675

CONSTRUCTION PLANS	HORZ SCALE: 1"= 40'
RAYNER PONDS ESTATES NO. 4	VERT SCALE: 1"= 4'
GRADING AND SOIL EROSION AND SEDIMENTATION CONTROL	SHEET 6 OF 7

REV 1 DATE: SEPT 17, 2019
PLAN DATE: AUGUST 8, 2019

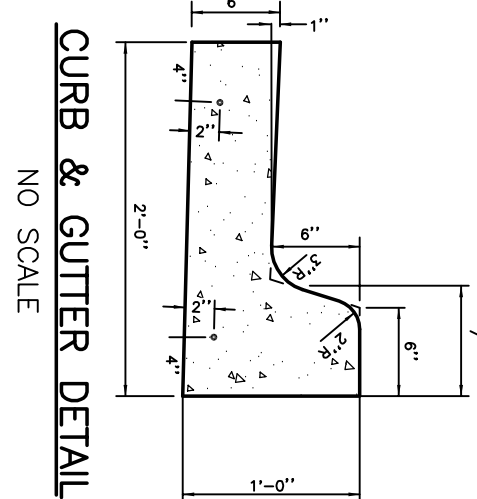
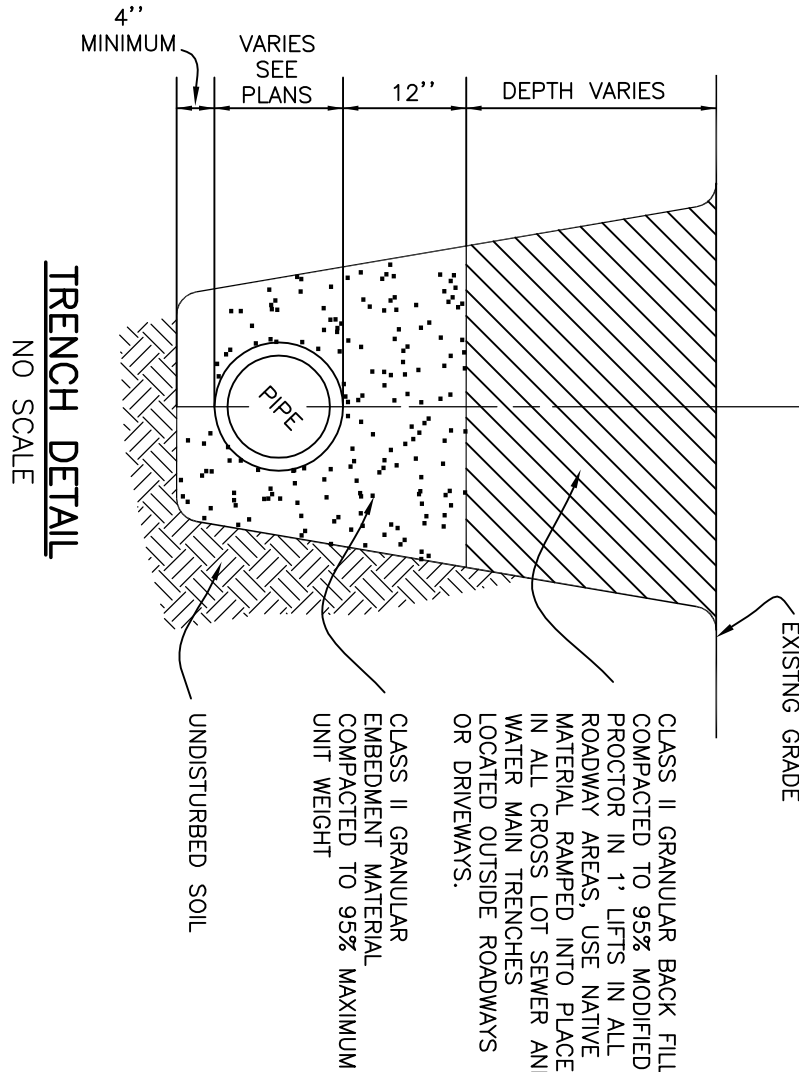
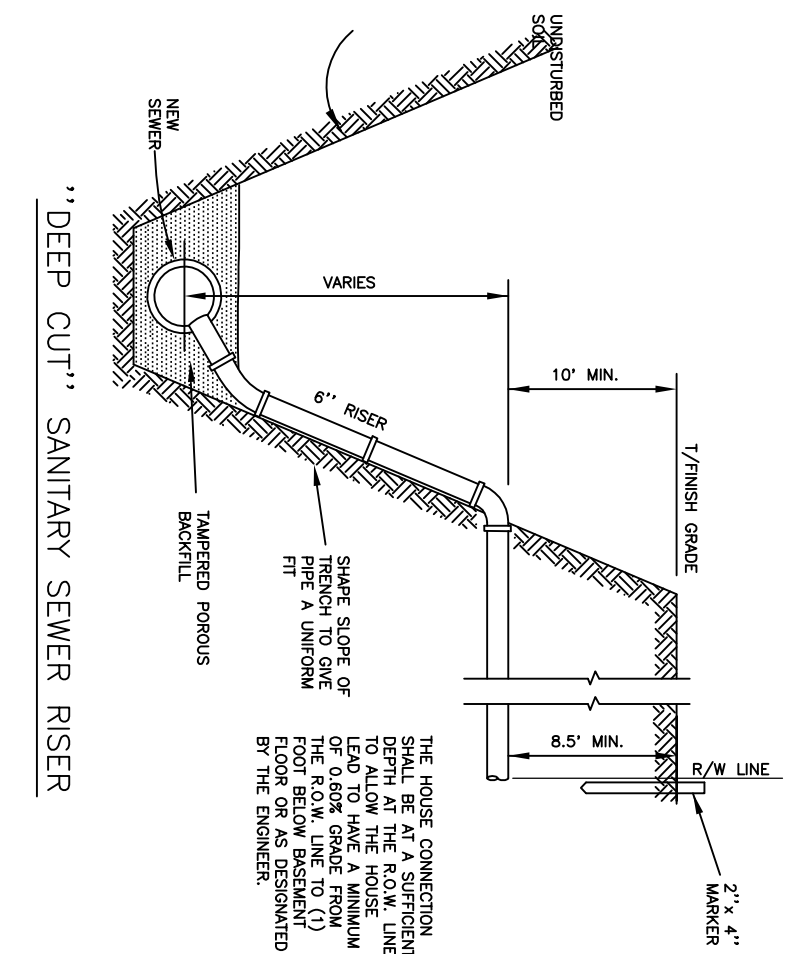
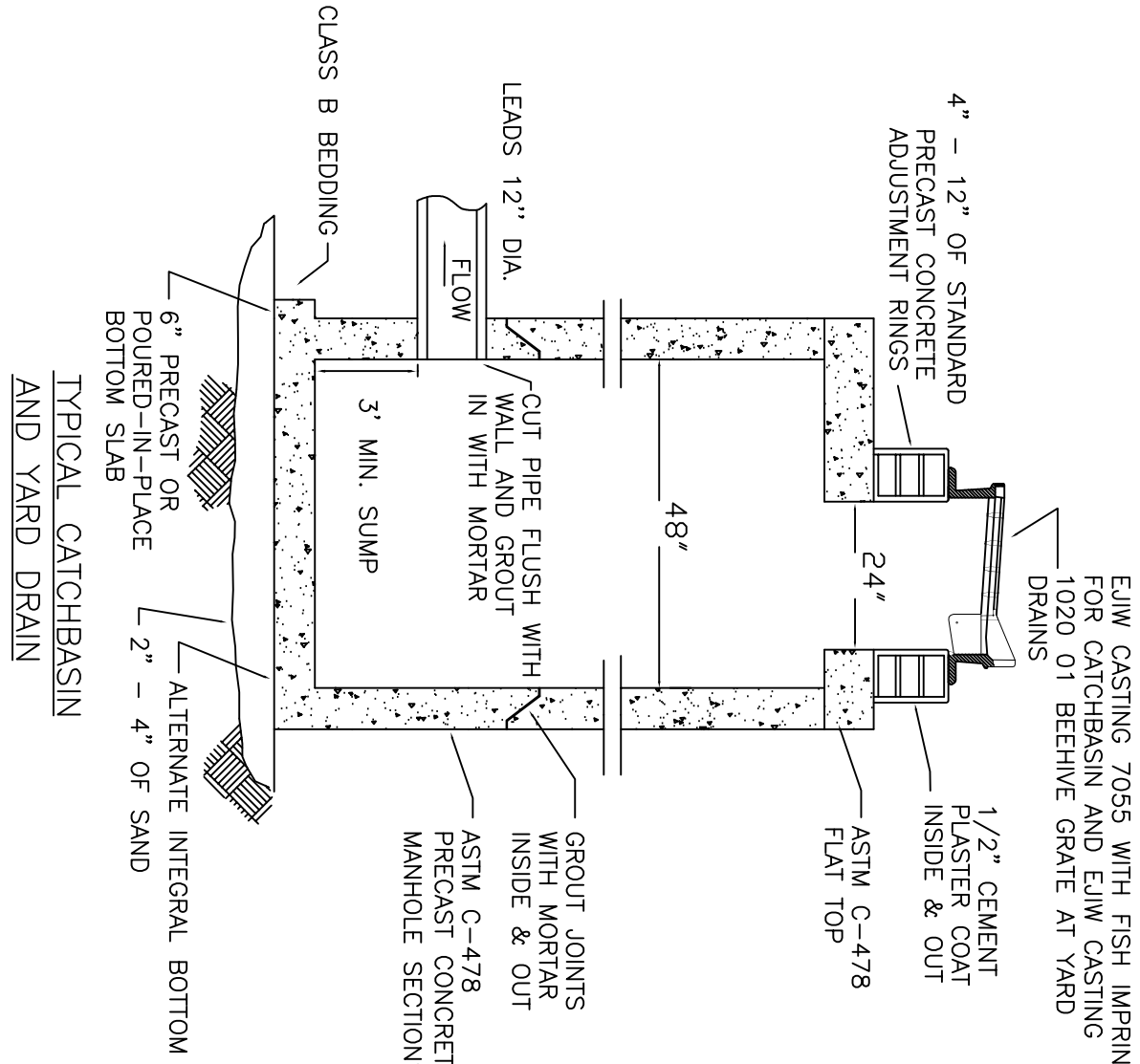
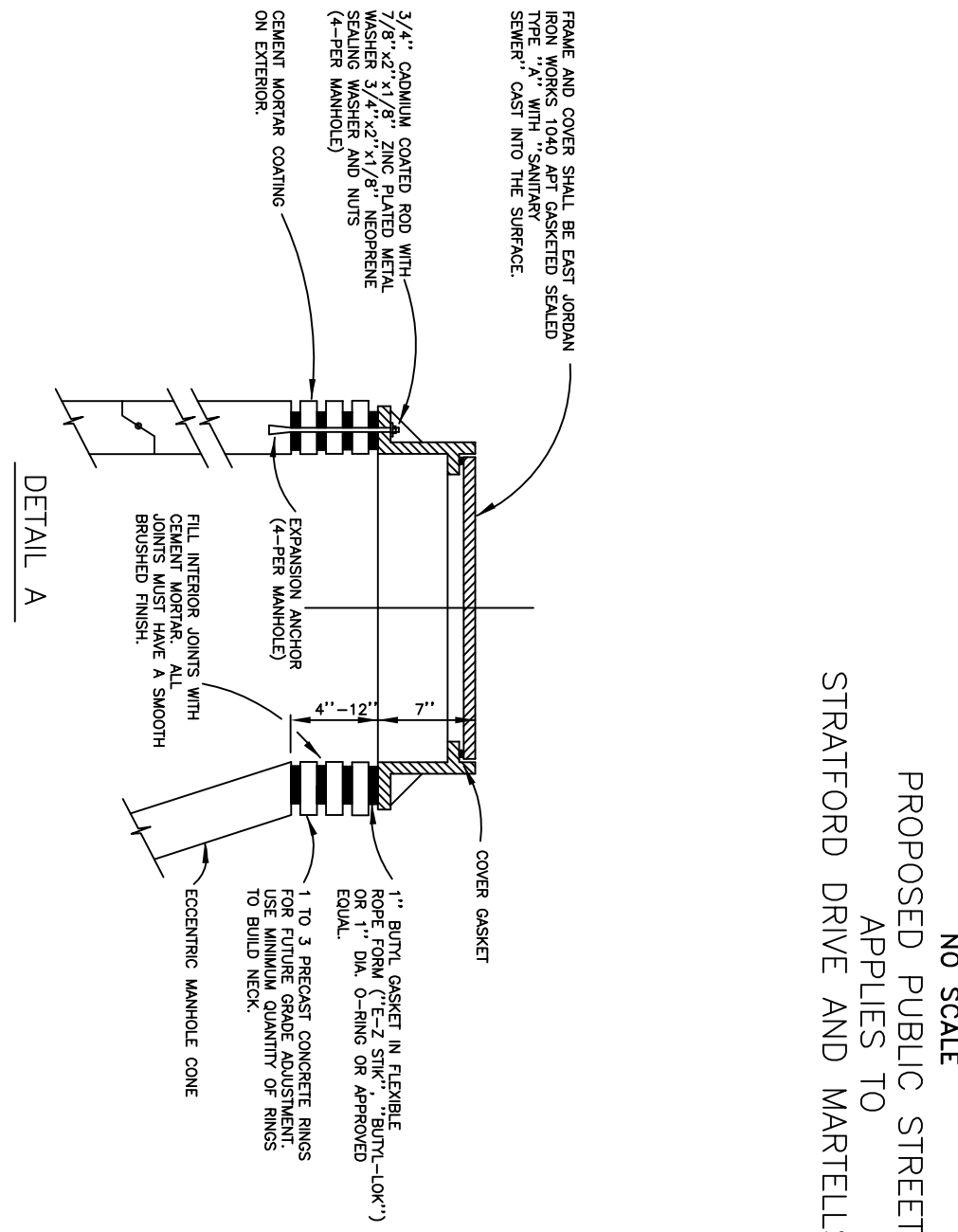
CONSTRUCTION PLANS FOR RAYNER PONDS ESTATES NO. 4

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 4,
T2N, R1W, CITY OF MASON, INGHAM COUNTY, MICHIGAN

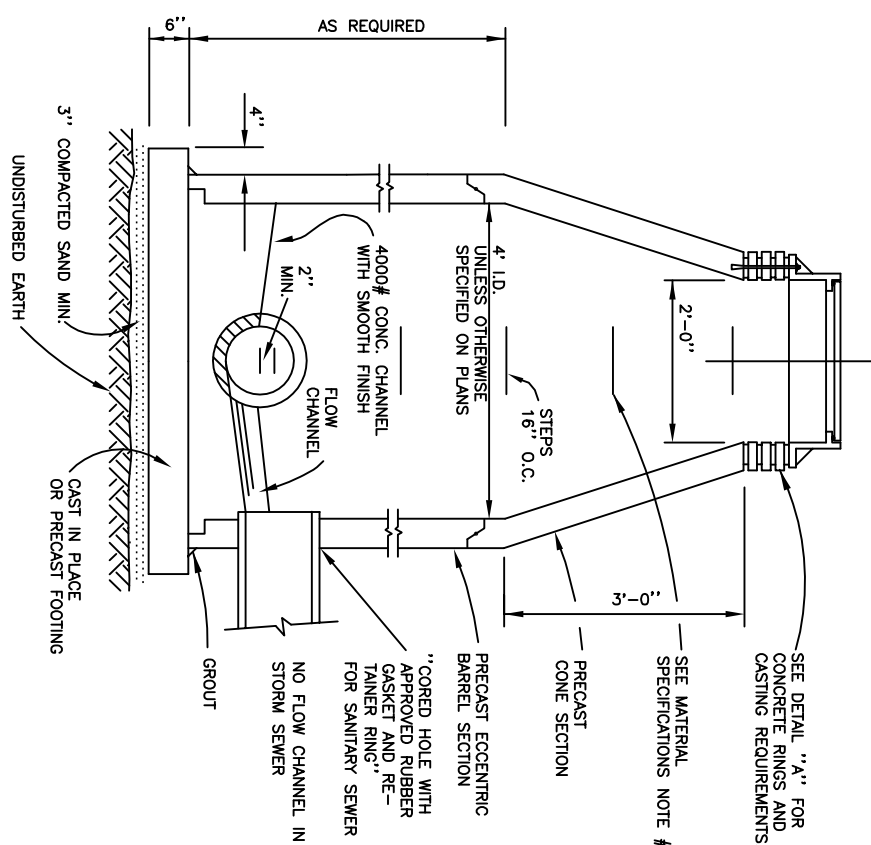


TYPICAL ROAD CROSS SECTION

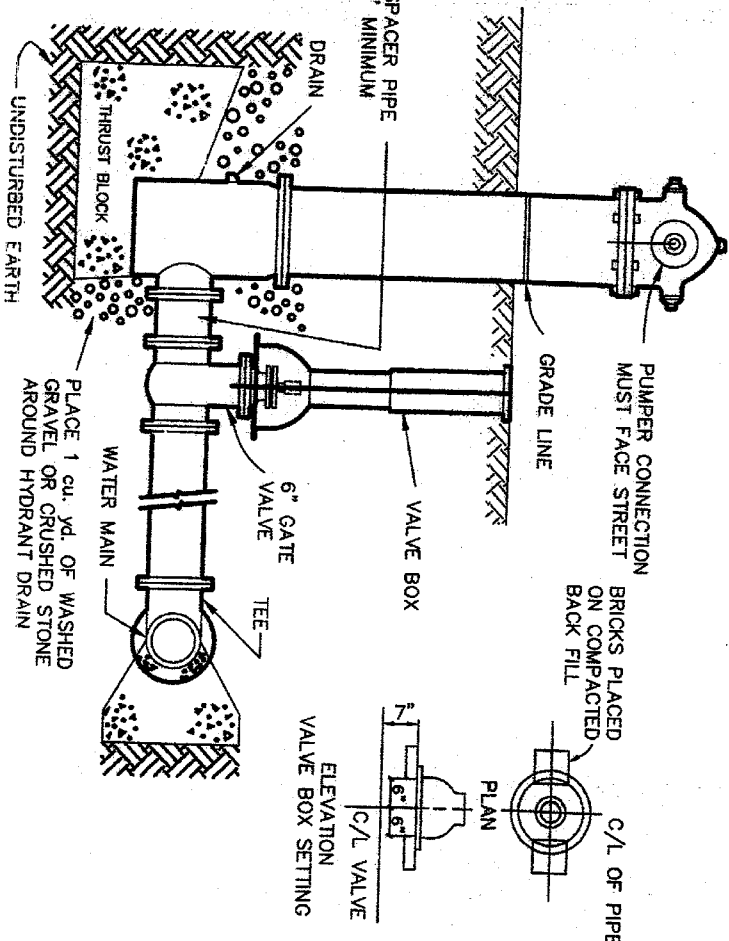
NO SCALE
PROPOSED PUBLIC STREETS
APPLIES TO
STRATFORD DRIVE AND MARTELLS LANE



CURB & GUTTER DETAIL
NO SCALE



STANDARD MANHOLE DETAIL



STANDARD FIRE HYDRANT
NO SCALE

WATER MAIN SPECIFICATIONS:

1. PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CLASS 52, CEMENT LINED IN ACCORDANCE WITH ASA A21.4. JOINTS SHALL BE SLIP-ON TYPE CONFORMING TO ASA A21.11.
2. VALVES 12" & SMALLER SHALL BE MUELLER GATE VALVES, RESILIENT SEAT MODEL A-2370-20 OR US PIPE METRO 250 RESILIENT SEAT GATE VALVES OR AMERICAN DARLING RESILIENT SEAT GATE VALVE, CRS-80. VALVES TO HAVE NON-RISING STEM AND OPEN TO THE LEFT. VALVES SHALL BE INSTALLED IN MUELLER H-10357, 3-PIECE ADJUSTABLE BUFFALO BOX.
3. HYDRANTS SHALL BE EAST JORDAN IRON WORKS NO. 58R WITH 5'-6" STANDARD BURY, TO INCLUDE 2-5" RLS QUICK CONNECT STORMZ, FIRE FLOW PUMPER NOZZLES AND CAP. HYDRANTS SHALL OPEN TO THE LEFT. THE OPERATING NUT SHALL BE 1-1/8". CAST IRON, PENNADON. COLOR OF HYDRANT SHALL BE YELLOW.
4. WATER LINES SHALL BE INSTALLED TO LINES AND GRADES SET BY THE ENGINEER. THE PIPES SHALL BE INSTALLED AT A DEPTH TO PROVIDE A MINIMUM OF 5.5' OF COVER.
5. WATER SERVICE LINES SHALL BE 3/4" TYPE "K" COPPER. LINES SHALL EXTEND TO THE PERMANENT EASEMENT LINE. INSTALL A PLUG ON ENDS OF SERVICE LINES. CORPORATION STOPS SHALL BE AWWA THREAD INLET, FORO, F1000 PACK-JOINT AND INSTALLED AS DIRECTED BY ENGINEER. INSTALL ONE CURB STOP ON EACH SERVICE LEAD AS DIRECTED BY ENGINEER. MUELLER 95E BUFFALO BOX SHALL BE USED WITH CURB STOPS.
6. ALL FITTINGS, HYDRANTS, AND VALVES SHALL BE FIXED TO THE WATER MAIN BY 'MEGALUG' MECHANICAL JOINT.
7. COMPLETED MAINS MUST PASS PRESSURE TEST AND BACTERIA TESTS.

STORM SEWER SPECIFICATIONS:


1. MATERIALS FOR STORM SEWER PIPE 12" OR GREATER SHALL BE C76 CLASS III OR IV CONCRETE PIPE. JOINTS FOR STORM SEWER SHALL BE WRAPPED, 8" STORM SEWER SHALL BE HDPE DUAL WALL PIPE, ADS N-12 OR EQUAL.
2. SUB-GRADE DRAINAGE PIPE MATERIAL SHALL BE 4" PERFORATED, CORRUGATED POLYETHYLENE MEETING THE REQUIREMENTS OF ASTM D3350 WITH SYNTHETIC FIBER WRAP.
3. MANHOLES AND CATCH BASINS SHALL BE PRE-CAST MEETING REQUIREMENTS OF ASTM C-478-63T WITH RUBBER GASKET JOINTS MEETING REQUIREMENTS OF ASTM C-425.
4. MANHOLE CASTINGS SHALL BE EAST JORDAN 1620 WITH A PERFORATED COVER. CASTINGS SHALL BE SET IN A FULL BED OF MORTAR TO PROVIDE A WATERPROOF JOINT BETWEEN THE FRAME AND THE MASONRY.
5. CASTING SHALL BE SET IN A FULL BED OF MORTAR TO PROVIDE A WATERPROOF JOINT BETWEEN THE FRAME AND THE MASONRY.
6. STEPS SHALL BE OF AN APPROVED DESIGN, MADE OF CAST IRON, ALUMINUM OR PLASTIC COATED STEEL. RUNGS SHALL BE A MIN. OF 10" CLEAR LENGTH, DESIGNED TO PREVENT THE FOOT FROM SLIPPING OFF THE END AND CAPABLE OF SUPPORTING 300 LBS.
7. STORM SEWER LEADS SHALL BE 4" SDR-35 OR PVC SCH 40. LOCATION OF LEADS SHALL BE AS SHOWN ON PLANS.
8. SANITARY SEWER SPECIFICATIONS:
 1. Materials for Sanitary Sewer Pipe shall be as follows:
 - 8" SDR 26 PVC
 - Sanitary sewer leads shall be SDR 26 PVC.
 - Manholes shall be precast meeting requirements of ASTM C-478 with rubber gasket joints meeting requirements of ASTM C-425. Manholes shall be furnished with flexible rubber sleeves for pipe connections. Press Wedge II, Lock Joint or approved equal.
 - Steps shall be of an approved design, made of cast iron, aluminum or plastic coated steel. Rungs shall be a minimum of 10" clear length, designed to prevent the foot from slipping of the end and capable of supporting 300 lbs.
 - Completed mains must be televised. Completed mains must pass low pressure air test.

GENERAL NOTES:

1. All utilities shall be notified in accordance with Act 53 of 1974, Public Utilities Act, Michigan, prior to excavation for any construction required under this contract.
2. The Developer shall exercise care when excavating near existing utilities. Hand excavation or locating of utilities shall be required and the Developer shall be responsible for all damages caused by his operations.
3. The Developer shall be responsible for restoration of all public and private property removed or damaged during this construction. Developer shall replace all damaged or destroyed items with new material as approved by the Engineer.
4. All temporary pumping of ground water encountered during the construction process shall be the responsibility of the Developer.
5. All work shall be performed in accordance with the Soil Erosion and Sedimentation Control Act of 1972, Act 347, Michigan, for Act 347 will be the responsibility of the owner. It shall be the Contractor's and Developer's responsibility to adhere to all requirements of the permit and to the Act.
6. Street construction shall be in accordance with the requirements of the City of Mason.
7. Dust control for the project is the Contractor's and Developer's responsibility and must be maintained or as directed by the Engineer.
8. Minimum 10 ft. horizontal clearance and 18 inch vertical clearance must be maintained between sewers and water pipes.
9. Surplus excavated material shall be hauled and disposed of by the Developer. Spillage of material along haul routes will not be allowed.

DATE	REVISIONS

DEVELOPER: GIGIERE HOMES 6200 PINE HOLLOW DRIVE, STE 100 EAST LANSING, MI 48823

 ENGINEERING

ENGINE SURVEYING & ENGINEERING 805 N. CEDAR, PO BOX 87 MASON, MICHIGAN 48854-0087 517-679-6565 FAX 517-678-6675

CONSTRUCTION PLANS RAYNER PONDS ESTATES NO. 4 DETAIL SHEET
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HORZ SCALE: 1"= 40' VERT SCALE: 1"= 4' SHEET 7 OF 7

Patrick E. Lindemann

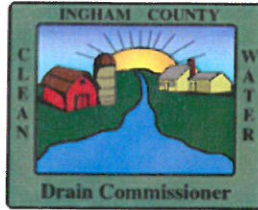
Ingham County Drain Commissioner

PO Box 220
707 Buhl Avenue
Mason, MI 48854-0220

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos
Deputy Drain Commissioner

Paul C. Pratt
Deputy Drain Commissioner

David C. Love
Chief of Engineering and Inspection

Sheldon Lewis
Administrative Assistant

September 27, 2019

Jim Giguere, Giguere Homes
6200 Pine Hollow Dr; Ste 100
East Lansing, MI 48823

Re: Rayner Ponds Estates No. 4 Subdivision Construction Plan Review
City of Mason – Section 4
Rayner Creek Drain Drainage District
Drain Office #18107

Dear Mr. Giguere:

This letter is in response to the submittal of the construction plans for Rayner Ponds Estates No. 4, received in our Office on May 30, 2019. The site is located at the north end of Stafford Drive in Section 4 of the City of Mason. Rayner Ponds Estates No. 4 has one street, Martells Lane divided into 20 residential lots, (lots 119 to 138). The area is part of the Rayner Creek Drain Drainage District with stormwater reaching Rayner Creek through City of Mason pipes.

The stormwater runoff is proposed to be collected off the street, pretreated, detained and discharged to a private pond that is drained by a City of Mason 15" storm pipe. The first inch of rainfall will be filtered and treated through underdrain pipes in the bottom of the pretreatment / bioretention basin at the north end of Stafford Drive and discharged directly to an existing City of Mason 15" storm pipe in Stafford Drive. Rainfall above the 100-year storm event will be detained by the adjacent pond and discharged to a different City of Mason 15" pipe.

The construction plans provide sump pump discharge pipes for each lot. Backyard drainage is also included where made necessary by the proposed topography.

Any change in the plans must be resubmitted for our approval. The following requirements must be addressed on the construction plans:

1. Add steps to the catch basin detail on sheet 7.

2. Specify that the topsoil in the bioretention areas is a loamy sand mixture of topsoil and 2NS sand at a ratio to allow good drainage and is demonstrated to be adequately permeable before it is approved for use.

Since the Drain will be public and under the jurisdiction of the City of Mason, the drainage system must meet the City's Standards to be accepted. Full-time inspection with Inspector's Daily Reports (IDRs) is recommended to ensure that the construction is acceptable.

The Final Plat will not be signed until our Office has received the as-built drawing of the plans in digital format (.pdf) upon completion of the project.

If you have any questions, please contact our office. It is an honor and a privilege to serve you and the other businesses, citizens, and municipalities of Ingham County.

Sincerely,



David C. Love
Ingham County Drain Engineer

enclosure

cc: Ron Enger, P.S., Enger Surveying & Engineering
Deborah Stuart, Manager - City of Mason

From: [Conklin, William](#)
To: [Elizabeth Hude](#)
Cc: [Jones, Kelly](#)
Subject: RE: Rayner Ponds Phase 4 Subdivision - FINAL SITE PLAN APPROVAL
Date: Friday, October 4, 2019 5:55:26 PM

Dear Ms. Hude,

Thank-you for notifying Ingham County Road Department (ICRD) of the subject proposed development in the City of Mason.

As the proposed development is not contiguous with any streets under ICRD jurisdiction and as the marginal increase in area traffic that may be generated by this development will have little or no impact on the nearby area county roads, ICRD has no comments on the subject development.

Let us know if you have any questions on this response, or if you need anything further on the subject issue from ICRD. Thank-you again for notifying ICRD of the subject development and providing ICRD the opportunity to comment.

William Conklin, P.E., Manager,
Ingham County Road Department
Office: 517-676-9722

CC: Kelly Jones, P.E, ICRD, County Highway Engineer.

From: Elizabeth Hude <elizabethh@mason.mi.us>
Sent: Friday, September 27, 2019 2:00 PM
Cc: Marcia Holmes <MarciaH@mason.mi.us>; Elizabeth Hude <elizabethh@mason.mi.us>
Subject: Rayner Ponds Phase 4 Subdivision - FINAL SITE PLAN APPROVAL

Hello,

In accordance with Sec. 94-225(f) and 94-394(d) of the City of Mason Code, you are receiving notice that we are in receipt of a request from:

James Giguere, Giguere Realty & Development, LLC, is requesting a FINAL Site Plan Approval for the development of a new 20 home residential subdivision and one common area with a play structure and bench. The subdivision will include paved public streets, public water, public sanitary sewer, and public storm sewer. The new subdivision will be developed on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-002 POLP, City of Mason, Ingham Co. A full legal description is included in the application materials.

Materials can be accessed at this link: [Rayner Ponds 4 Final Site Plan](#)

If approved, the developer will begin construction. Lots may not be sold until all infrastructure is installed and a Final Plat has been approved by the City of Mason.

The project is on the City of Mason Planning Commission's agenda for its regular meeting scheduled

for Tuesday, October 15, 2019 at 6:30 p.m. at 201 W. Ash Street in the Sycamore Room.

Please provide written comments or concerns to this department on or before Tuesday, October 15th. Should you have any questions regarding the development proposal, please do not hesitate to call Elizabeth A. Hude, AICP, Community Development Director at (517) 978-0206.

Elizabeth A. Hude, AICP
Community Development Director

City of Mason | Office: 517-978-0206
201 W. Ash Street | FAX: 517-676-1330
Mason, MI 48854 | elizabethh@mason.mi.us
www.mason.mi.us | Internal Ext. 206



TO: Elizabeth Hude, Community Development Director

FROM: Sarah Jarvis, City Clerk

DATE: October 8, 2019

SUBJECT: Rayner Ponds Estate No. 4 Final Site Plan Review

Below is the motion that Mason City Council made in their Regular City Council Meeting on Monday, October 7, 2019 that they would like to be read into Public Comment at the Planning Commission meeting on Tuesday, October 15, 2019

MOTION by Vogel, second by Brown,

That the City Councils recommends to the Planning Commission regarding the Rayner Ponds Estates No. 4 Final Site Plan that the homeowners association for Rayner Ponds Estates No. 4 will be an extension of one and or both of the current Rayner Ponds homeowner associations and will not be a new homeowners association and that legal documents stipulate as much as allowed by law that the homeowners association will be responsible for the perpetual care of the common areas.

From: [Kenneth Jr Smith](#)
To: [James Scott](#); [Elizabeth Hude](#)
Subject: Re: Rayner Ponds Phase 4 Subdivision - FINAL SITE PLAN APPROVAL
Date: Monday, October 7, 2019 8:31:47 AM

If approved when will this project start? Just to let you know, WOW is out of the joint trench budget for this year. So, it's unlikely we can do anything this year unless someone else pays for it. Plus can someone send a map of the path of power? We always follow this path. Once I have all this information I can draw up a print and submit a proposal to corporate for approval to build it.

On Mon, Sep 30, 2019 at 9:22 AM James Scott <james.scott@wowinc.com> wrote:

James Scott
Medieval Reenactor, Movie Buff, Red Wings Fan
Construction Coordinator
WOW! Mid-Michigan



----- Forwarded message -----

From: **Jennifer Bittner** <jennifer.bittner@wowinc.com>
Date: Fri, Sep 27, 2019 at 2:02 PM
Subject: Fwd: Rayner Ponds Phase 4 Subdivision - FINAL SITE PLAN APPROVAL
To: James Scott <james.scott@wowinc.com>
Cc: Bryant Murray <bryant.murray@wowinc.com>, David Crawford <david.crawford@wowinc.com>

FYI

Jennifer Bittner
Administrative Assistant

Mother, Optimist, Go-To-Gal
WOW! internet, cable & phone

mobile: 517-667-1814



----- Forwarded message -----

From: **Elizabeth Hude** <elizabethh@mason.mi.us>
Date: Fri, Sep 27, 2019 at 2:00 PM
Subject: Rayner Ponds Phase 4 Subdivision - FINAL SITE PLAN APPROVAL
To:
Cc: Marcia Holmes <MarciaH@mason.mi.us>, Elizabeth Hude <elizabethh@mason.mi.us>

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Elizabeth A. Hude, AICP

Community Development Director

City of Mason 1 Office: 517-978-0206

201 W. Ash Street 1 FAX: 517-676-1330

Mason, MI 48854 1 elizabethh@mason.mi.us

www.mason.mi.us I Internal Ext. 206

--

U of M Fan, Innovator, Traveler
Construction Project Coordinator
WOW! Mid-Michigan

2020 Public Meeting Schedule
DRAFT

HISTORIC DISTRICT COMMISSION 6:00 PM (3rd Monday, as needed)	PLANNING COMMISSION 6:30 PM (2nd Tuesday after the 1st Monday)	ZONING BOARD OF APPEALS 5:30 PM (2nd Wednesday, as needed)
January 20 (MLK)	January 14	January 8
February 17 (Presidents)	February 11	February 12
March 16	March 17**	March 11
April 20	April 14	April 8
May 18	May 12	May 13
June 15	June 9	June 10
July 20	July 14	July 8
August 17	August 11	August 12
September 21	September 15	September 9
October 19	October 13	October 14
November 16	November 10	November 11 (Veterans)
December 21	December 15	December 9
	** Moved due to elections	