

AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, TO TAKE PLACE ON TUESDAY, MAY 24, 2016, 7:00 P.M., COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Approval of the Minutes

Regular Meeting – May 10, 2016

5. Public Hearings

- a. Site Plan No. 349 - initiated by Prein&Newhof on behalf of Northwood University for site plan review and approval for the proposed North Village Housing, a 75,350 square foot student housing facility, located at 4203 West Sugnet Road.

Public Hearing Process

1. Staff presentation and overview of petition
2. Petitioner presentation
3. Public comments in support of the petition
4. Public comments in opposition to the petition
5. Opportunity for petitioner rebuttal and final comments
6. Closing of public hearing
7. Deliberation and possible decision by Planning Commission

6. Old Business

7. Public Comments (unrelated to items on the agenda)

8. New Business

- a. Discussion of future training needs/topics

9. Communications

10. Report of the Chairperson

11. Report of the Planning Director

12. Items for Next Agenda – June 14, 2016

- a. Zoning Text Amendment No. 158 – initiated by the City of Midland, to amend Section 8.09 of the Zoning Ordinance to the sign regulations for the Center City Authority Overlay district.
- b. Zoning Petition No. 607 – initiated by Wahlack, LLC to zone the property located at 204 Commerce Drive from Residential A-2 Single-Family Residential zoning to Residential A-4 One and Two-Family Residential zoning.

13. Adjournment

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, MAY 10, 2016, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman McLaughlin
2. The Pledge of Allegiance was recited in unison by the members of the Commission and the other individuals present.

3. **Roll Call**

PRESENT: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, and Tanzini

ABSENT: Senesac

VACANCY: One

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and fourteen (14) others.

4. **Approval of Minutes**

The spelling of 'road' on the second page in paragraph eight was noted for correction.

Moved by Heying and seconded by Mayville to approve of the amended minutes of the regular meeting of April 26, 2016 with the one change as mentioned. Motion passed unanimously.

5. **Public Hearing**

- a. Site Plan No. 347– initiated by Designhaus Architecture on behalf of DLR Development, LLC for site plan review and approval for a 56,000 square foot medical office building, located at 801 Joe Mann Boulevard.

Murschel gave the staff presentation on the site plan proposal. He indicated that the proposed use is a use by right within the RC Regional Commercial zoning district and is therefore subject to the objective development review standards of the zoning ordinance. The site plan meets all zoning district requirements for height, area, setback, landscaping, and parking. The preliminary stormwater plan has been submitted and satisfies the City Engineering Department though a final stormwater permit issuance is still needed. The property owner to the south has indicated a desire for shared access with this site. Murschel explained that staff does not believe shared access is mutually beneficial at this time but that it could be discussed with future development of the properties abutting to the south.

John Morey, of D&M Site, spoke as the site engineer on the project. He indicated that the setback distance from Joe Mann Boulevard has been increased by 15 feet voluntarily by the developer in order to allow for additional right-of-way expansion of the street sometime in the future. The development team worked closely with City staff to determine the best location for the proposed vehicle driveway on Joe Mann Boulevard and is agreeable with the decided location.

Dave Dittenber, the property owner and developer, indicated that an urgent care facility might be part of the future use but it would not be a full emergency center like one would find at a full-service hospital. While he knows who the future tenant will be, he could not disclose that information because of confidentiality contents of the lease agreement.

Peter Stuhlreyer, of Designhaus Architecture, spoke as the project architect. He explained that the rendering of the main entrance included an ambulance not to imply that the facility would have emergency service but rather that the overhang would accommodate an ambulance in case someone needed to be picked up from the building and taken to the hospital during a medical emergency.

Jody Cooley, manager of SpringHill Suites, spoke in favor of the development and welcomed the new facility to the neighborhood.

No one spoke in opposition of the proposal. The public hearing was closed.

Chairman McLaughlin asked the Commission members if anyone opposed to waiving the procedural requirements to make a decision that evening. No one spoke in opposition.

McLaughlin asked about the rationale behind not aligning the proposed driveway with T Moore Drive. Kaye explained that it comes down to sight lines for drivers. A driveway on the outside of a curve has better sight lines than a driveway on the inside. Since there is little potential for a traffic signal at T Moore Drive and Joe Mann Boulevard to date, the driveway at that location would have been very difficult and potentially unsafe for motorists leaving the subject development.

A motion was made by Hanna to waive the procedural requirements to delay a decision on the site plan until the next meeting. The motion was seconded by Bain. The motion was approved unanimously.

Pnacek explained that he thought the contents of the site plan were well thought out and that the provision for future expansion of the right-of-way was very forward-thinking. Heying echoed that sentiment by explaining that the future needs of the area had been accommodated. Mayville commented that the site plan is good for its location but that it is necessary to accommodate shared access on other sites in the area.

It was moved by Hanna and supported by Heying to recommend approval of Site Plan No. 347 initiated by Designhaus Architecture on behalf of DLR Development, LLC for site plan review and approval to City Council contingent on:

1. A final stormwater management permit must be approved by the City Engineering Department.
2. A final soil and sedimentation control plan must be approved by the City Building Department.
3. Public water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney, and executed and recorded at the Midland County Register of Deeds upon approval.

YEAS: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, and Tanzini.
NAYS: None
ABSENT: Senesac
VACANCY: One

- b. Site Plan No. 348 – initiated by Jason Bakus site plan review and approval for a 19,520 square foot self-storage units, located at 5911 Stark Road.

Murschel gave the staff presentation on the proposal. He indicated that the proposed use is a use by right within the RC Regional Commercial zoning district and is therefore subject to the objective development review standards of the zoning ordinance. The site plan meets all zoning district requirements for height, area, setback, landscaping, and parking. The site is proposed to be accessed by vehicles from the property to the south, which is under common ownership. Murschel mentioned that an existing row of mature trees was retained along Stark Road during recent tree removal on the site. As such, it might not be necessary to require the applicant to provide any

additional landscaping along the street frontage as the requirement could be met by existing tree credits.

Jay Wheeler, of William Kibbe & Associates, spoke as the site designer. He indicated that the largest of the four storage buildings will be climate controlled. To address the comment made by Hanna, he indicated that additional trees to screen the required fence might be difficult as it would result in a portion of the property lying outside the privacy fence. Maintenance of this area would be difficult. The proposed fence is approximately 100 feet back from the existing houses.

Jason Bakus, the property owner and developer, indicated that he can speak with the property owners to see if it is necessary to provide any additional screening.

Kaye indicated that the stormwater detention pond is designed with a slope that does not warrant a fence around the perimeter. The pond will be dry most of the year and will only fill with water during storm events.

No one spoke in support or opposition of the proposal. The public hearing was closed.

Chairman McLaughlin asked the Commission members if anyone was opposed to waiving the procedural requirements to make a decision that evening. No one spoke in opposition.

A motion was made by Heying to waive the procedural requirements to delay a decision on the site plan until the next meeting. The motion was seconded by Mayville. The motion was approved unanimously.

Heying indicated his support for the proposal as the applicant appeared to work well with staff to develop a site plan that meets city requirements and fits well on the site.

Bain wondered about how to best accommodate the street front landscaping question. Kaye indicated that adding a fourth contingency that requires compliance with the landscaping ordinance would be the most straightforward way of addressing this item.

It was moved by Bain and supported by Hanna to recommend approval of Site Plan No. 348 initiated by Jason Bakus for site plan review and approval to City Council contingent on:

1. A final stormwater management permit must be approved by the City Engineering Department.
2. A final soil and sedimentation control plan must be approved by the City Building Department.
3. Public water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney, and executed and recorded at the Midland County Register of Deeds upon approval.
4. The site plan must meet the landscaping requirements of Article 6.00 of the City Zoning Ordinance.

YEAS: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, and Tanzini.

NAYS: None

ABSENT: Senesac

VACANCY: One

6. Old Business

a. North Waldo Road – Future Land Use

Kaye presented the future land use map information and explained the background on recent annexations and rezoning petitions in this area. The recent discussions have centered on the

possible expansions of the medium density residential designation in this area. He presented two concepts one indicating expansion of medium density and one of expansion of the high density residential designation.

McLaughlin suggested that it might be worth bringing in an outside perspective to determine the best way to plan in this area. This area lends itself easily to needing access management standards or plans before development occurs or is proposed.

Heying wondered about simplifying the future land use designations. McLaughlin indicated that Heying is suggesting a design-based or form-based code. Kaye cautioned that the City's Master Plan is a policy document that guides changes in the zoning ordinance. Substantial changes to the zoning ordinance to support form-based code would need to be legitimized through appropriate policy changes to the Master Plan.

Tanzini commented that he likes the higher intensity plan presented by staff as it allows for more options on development.

Kaye indicated that staff will move forward on discussions with the property owners based upon the concept shown in map "C2".

b. North Saginaw Road – Future Land Use

Kaye presented the information relating to the Master Plan's future land use designations within this western portion of the city out to the MUGA boundary. He spoke to the two public input letters that were received by staff from property owners within this area.

Valerie & Tod McCoy indicated that they were concerned that the proposed changes would increase property taxes or not allow them to occupy their home. Kaye explained that the Master Plan discussion does not change the zoning designation and does not impact property taxes as taxes are assessed based upon use. It was indicated that the commercial designation on the future land use map would allow for more flexibility in the future.

c. Various Amendments – Future Land Use

Kaye gave an overview of all properties that have been discussed and the associated future land use designations being proposed. This review was intended to provide an update as to the contents of this list that staff has been keeping before moving forward into the formal public hearing phase.

7. Public Comments (unrelated to items on the agenda)

None

8. New Business

a. CCA Overlay District Sign Revisions

Murschel gave the staff presentation and indicated that the contents of the proposed zoning text amendment change is the result of staff working with representation of the Center City Authority. He reviewed the proposed changes for the purposed of gaining initial feedback. The proposed changes have been reviewed by the full membership of the CCA and given the approval to proceed by the CCA Board.

The Commission indicated support of the proposed sign revision changes and directed staff to move forward by scheduling a public hearing for June 14, 2016.

9. Communications

The Planning and Zoning News, March edition, was distributed to the Commission.

10. Report of the Chairperson

None

11. Report of the Planning Director

Kaye indicated that City Council approved the contract with Smith JJR for the downtown streetscape design development process. Northwood University's Hall of Fame site plan was approved by City Council during last night's meeting. Prospective new members of the Planning Commission will be interviewed by members of City Council toward the end of this month. Kaye will participate in the interviews. A decision on the next two appointees is anticipated by City Council during the month of June, prior to July 1.

12. Items for Next Agenda – May 24, 2016

- a. Site Plan No. 349 – initiated by Prein & Newhof on behalf of Northwood University for a 75,350 square foot North Village Housing, located at 4203 West Sugnet Road.
- b. Discussion of future training needs/topics.

13. Adjourn

It was motioned by Pnacek and seconded by Heying to adjourn at 9:06 p.m. Motion passed unanimously.

Respectfully submitted,



C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



Site Plan SP #349

Date: May 18, 2016

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: North Village Housing – Northwood University

APPLICANT: Prein&Newhof

LOCATION: 4203 West Sugnet Road

ZONING: (RA-1) Single-Family Residential & (RB) Multi-Family Residential*
*Site subject to Zoning Petition #606, proposed (COM) Community

ADJACENT ZONE: North: (RA-1) Single-Family Residential & (RB) Multi-Family Residential
South: (COM) Community
East: (RA-1) Single-Family Residential & (RB) Multi-Family Residential
West: (COM) Community & (RB) Multi-Family Residential

ADJACENT DEV: North: Wooded & H.H. Dow High School
South: Pere Marquette Rail-Trail & Northwood University campus
East: Wooded/Vacant
West: Pere Marquette Rail-Trail & Northwood University campus

REPORT

Site Plan No. 349, initiated by Prein&Newhof on behalf of Northwood University, is a proposal for a 75,350 square foot student housing facility. The proposal includes one three-story building, a parking area, various non-motorized pathway connections, stormwater detention facilities, and site landscaping elements.

At the time of this report, the subject property is zoned (RA-1) Single-Family Residential & (RB) Multi-Family Residential by the City of Midland Zoning Ordinance. The property is, however, subject to Zoning Petition No. 606, the request of Northwood University to rezone the subject property to (COM) Community zoning. During the meeting of April 12, 2016, the Planning Commission recommended approval of ZP #606 by a vote of 8-0. On Monday, May 23, 2016, the City Council is scheduled to hold a public hearing, consider the Planning Commission recommendation, and vote on the petition. In anticipation of the City Council following the recommendation of the Planning Commission, the following report has been prepared with the subject site being (COM) Community zoning.

Universities and their associated residential housing uses are permitted uses by right within the Community zoning district. Site plan review and approval under Section 27.02(A) of the Zoning Ordinance is required for this proposed use. Section 27.06(A) of the Zoning Ordinance states that: "The following criteria shall be used as a basis upon which site plans will be reviewed and approved:"

BASIS FOR ACTION

1. Adequacy of Information

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

The site plan contains all of the information required for site plan approval but is in need of final approval of the following items:

- A final stormwater permit to be approved by the City Engineering Department.
- A final soil erosion and sedimentation control permit to be approved by the City Building Department.
- Public water utility easement documents are needed for review and approval by the City Engineering Department and the City Attorney, and executed and recorded at the Midland County Register of Deeds upon approval.
- License agreements for the aboveground pedestrian crossing and underground sanitary sewer crossing of the Pere Marquette Rail-Trail are needed to the satisfactory of the City Public Services Department and the City Attorney.

2. Site Design Characteristics

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

The proposed student housing facility design is seen as harmonious and efficiently organized on the site in relation to the abutting road network, the Pere Marquette Rail-Trail, and the existing Northwood University campus while avoiding the various wetlands that are within the property. The site design minimizes the removal of existing trees, a staple design of the heavily wooded Northwood University campus, while providing appropriate new landscaping elements. The proposal includes various non-motorized pathways that circulate throughout the site facilitating pedestrian and bicycling access for students. The site proposal includes a single vehicle access to West Sugnet Road.

3. Appearance

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

The building orientation and layout are considered appropriate for the site. The proposal retains existing street-side trees on West Sugnet Road. The site contains non-motorized pathway connections to the existing Northwood University campus across the Pere Marquette Rail-Trail.

4. **Compliance with District Regulations**

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

The project meets all setbacks, lot area, height and other dimensional requirements for the proposed use in the (COM) Community zoning district.

5. **Preservation and Visibility of Natural Features**

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

The proposal is utilizing the natural drainage course of the site and minimizes the amount of cutting and filling required. The site design maximizes preservation of existing trees on the site.

6. **Privacy**

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

The site is located in an area that is heavily wooded and void of any development. The site design places the building within the center portion of the site, leaving a substantial amount of existing trees to the immediate west of the building and the east of the building.

7. **Emergency Vehicle Access**

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

The Fire Department has reviewed the proposed site plan for adequate emergency vehicle access and is satisfied with the plan as proposed. Adequate access will exist on all sides of the proposed buildings. The non-motorized pathway on the south side of the building is designed to allow emergency access vehicles to use the pathway during emergencies.

8. **Ingress and Egress**

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

Adequate vehicular site access is proposed utilizing a new access drive from West Sugnet Road. The proposal includes a sidewalk connection to the future West Sugnet Road sidewalk (to be installed this summer) as well as a non-motorized pathway connection to the Pere Marquette Rail-Trail and the existing Northwood University campus.

9. **Pedestrian Circulation**

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

Pedestrian circulation for this proposal is seen as adequate. Access to the building is given on all sides. Connection from the parking area to the building is seen as sufficient. The proposal also includes connections to West Sugnet Road, the Pere Marquette Rail-Trail and the existing Northwood University campus.

10. **Vehicular and Pedestrian Circulation Layout**

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

Both vehicle and pedestrian circulation are considered appropriate for this development.

11. **Parking.**

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

The parking proposed for the new development is compliant with Article 5.00 of the Zoning Ordinance.

12. **Drainage**

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

The City Engineering Department has reviewed the proposal and indicated that the calculations presented are sufficient to meet the City's stormwater management ordinance. The final stormwater permit must still be signed off by the City Engineering Department.

13. **Soil Erosion and Sedimentation**

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

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

14. **Exterior Lighting**

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

The applicant has submitted a photometric plan that demonstrates compliance with city standards for illumination.

15. **Public Services**

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

As previously discussed, a final stormwater management permit must be approved by the City Engineering Department. This is typically addressed at final permitting stage.

The City Fire and Utility Departments are satisfied with the water main extension proposed within the site plan. A 20' public utility easement shall be given to the City to protect this main and the service it provides to the fire hydrant within the development. Drafting and execution of this type of easement is typically handled following construction of the water line.

16. Screening

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

The proposal meets all screening requirements of the ordinance, including the screening of the outside refuse storage areas.

17. Health and Safety Concerns

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

No health and safety concerns have been identified.

18. Sequence of Development

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

The applicant has indicated that this will be built in one phase. It is anticipated that future phases of construction will be proposed at a later date. Any future proposal will need to go through site plan review and approval at that time.

19. Coordination with Adjacent Sites

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

The proposal is mostly contained on a single site; however, coordination with the City is necessary for the two crossings of the Pere Marquette Rail-Trail: the aboveground pedestrian connection and the underground sanitary sewer crossing. Northwood University and its agents have been in discussion with City staff to coordinate these crossings. Appropriate agreements will be put in place to address the interests of both the city and Northwood University.

20. Signs.

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

No signage is proposed at this time with this project. Any future signage will need to meet the requirements of Article 8 and be approved by the City Building Department before installation.

CONTINGENCY ITEMS

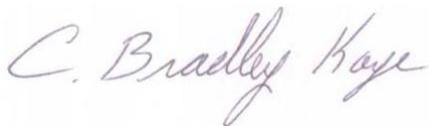
Based on consideration of the site plan thus far, staff is of the opinion that the proposal adequately meets city requirements and is designed in a manner which is harmonious with the existing campus and surrounding area. That said, however, approval of the site plan should be considered subject to the following contingencies:

1. A final stormwater management permit must be approved by the City Engineering Department.
2. A final soil and sedimentation control plan must be approved by the City Building Department.
3. Public water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney, and executed and recorded at the Midland County Register of Deeds upon approval.
4. License agreements for the aboveground pedestrian crossing and underground sanitary sewer crossing of the Pere Marquette Rail-Trail shall be approved to the satisfaction of the City Public Services Department and the City Attorney.
5. The aboveground pedestrian connection and underground sanitary sewer crossing of the Pere Marquette Rail-Trail shall be coordinated with the City Public Services and Engineering Departments.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on May 24, 2016 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on June 13, 2016 the City Council will consider the site plan and Planning Commission recommendation. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,

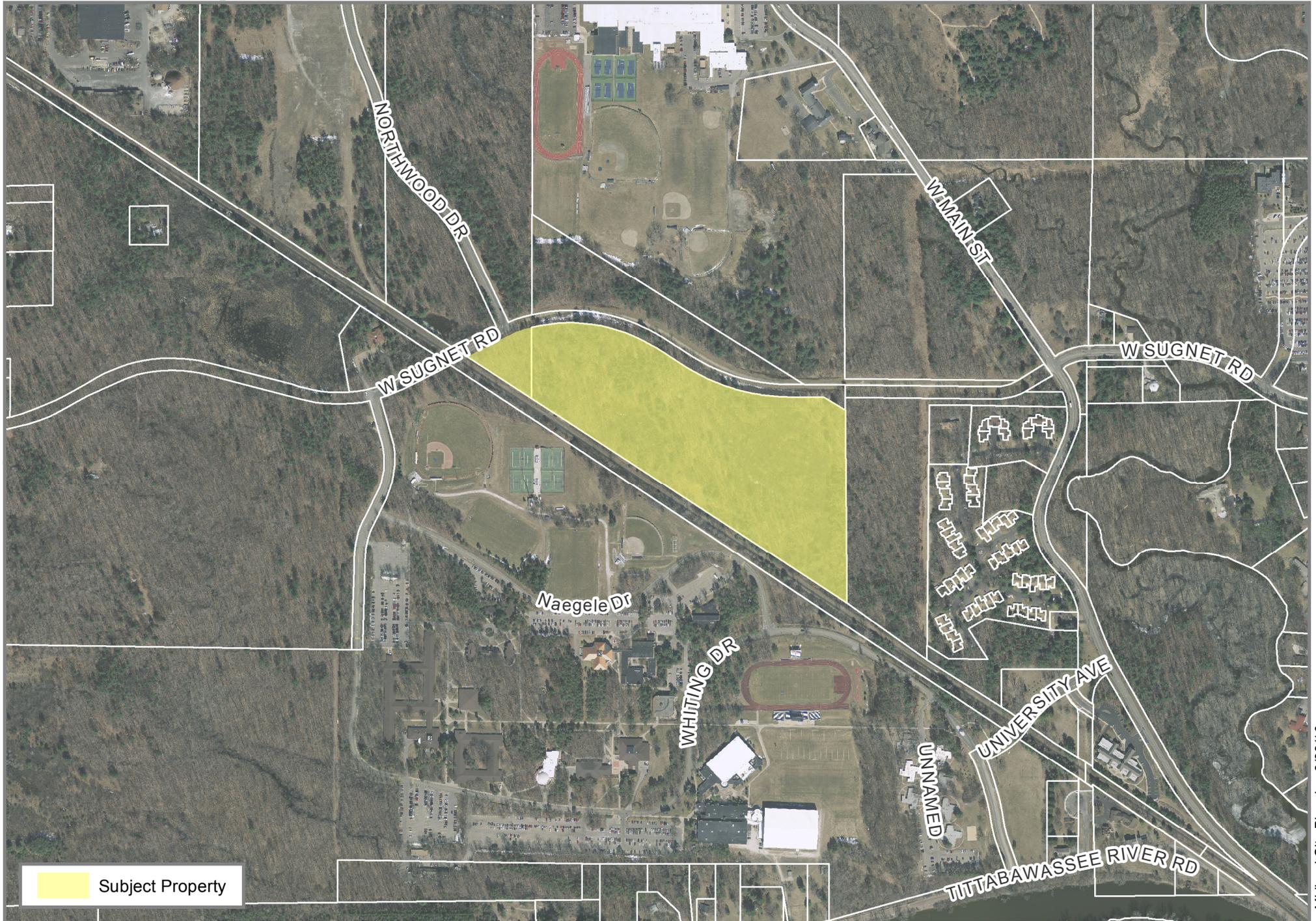


C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services

/grm

SP #349 - North Village Housing

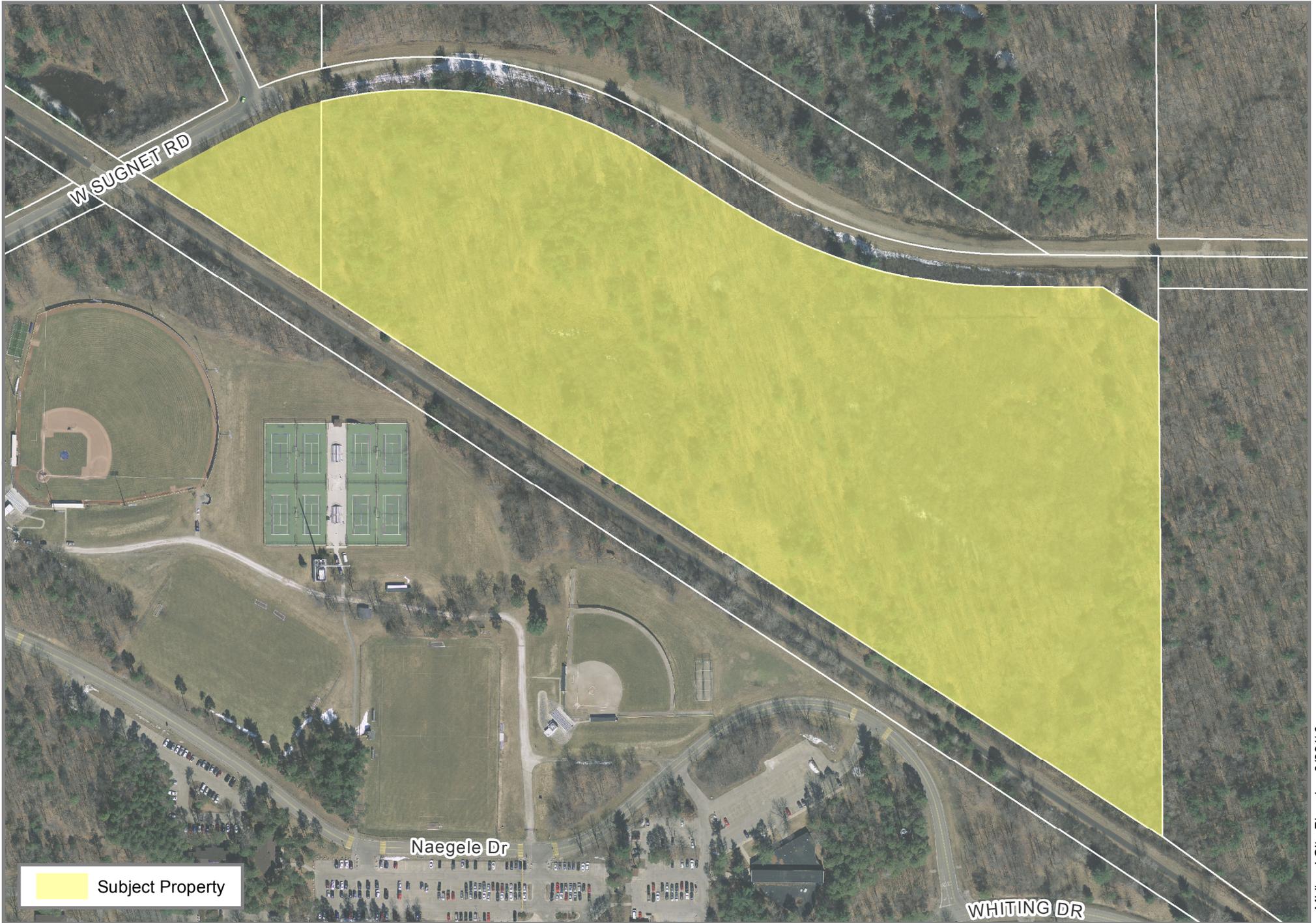
> 4203 West Sugnet Road - Prein&Newhof on behalf of Northwood University



 Subject Property

SP #349 - North Village Housing

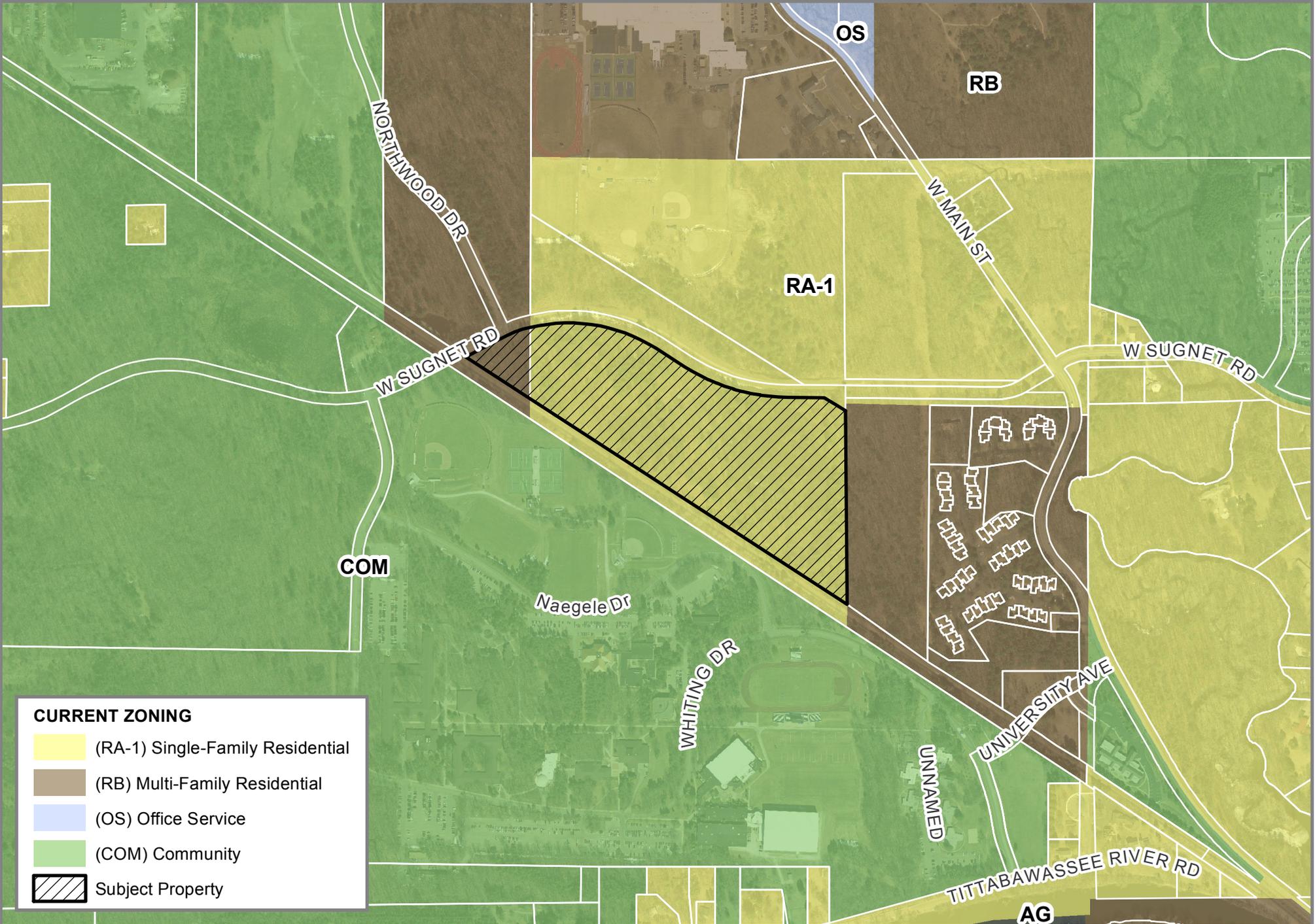
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 Subject Property

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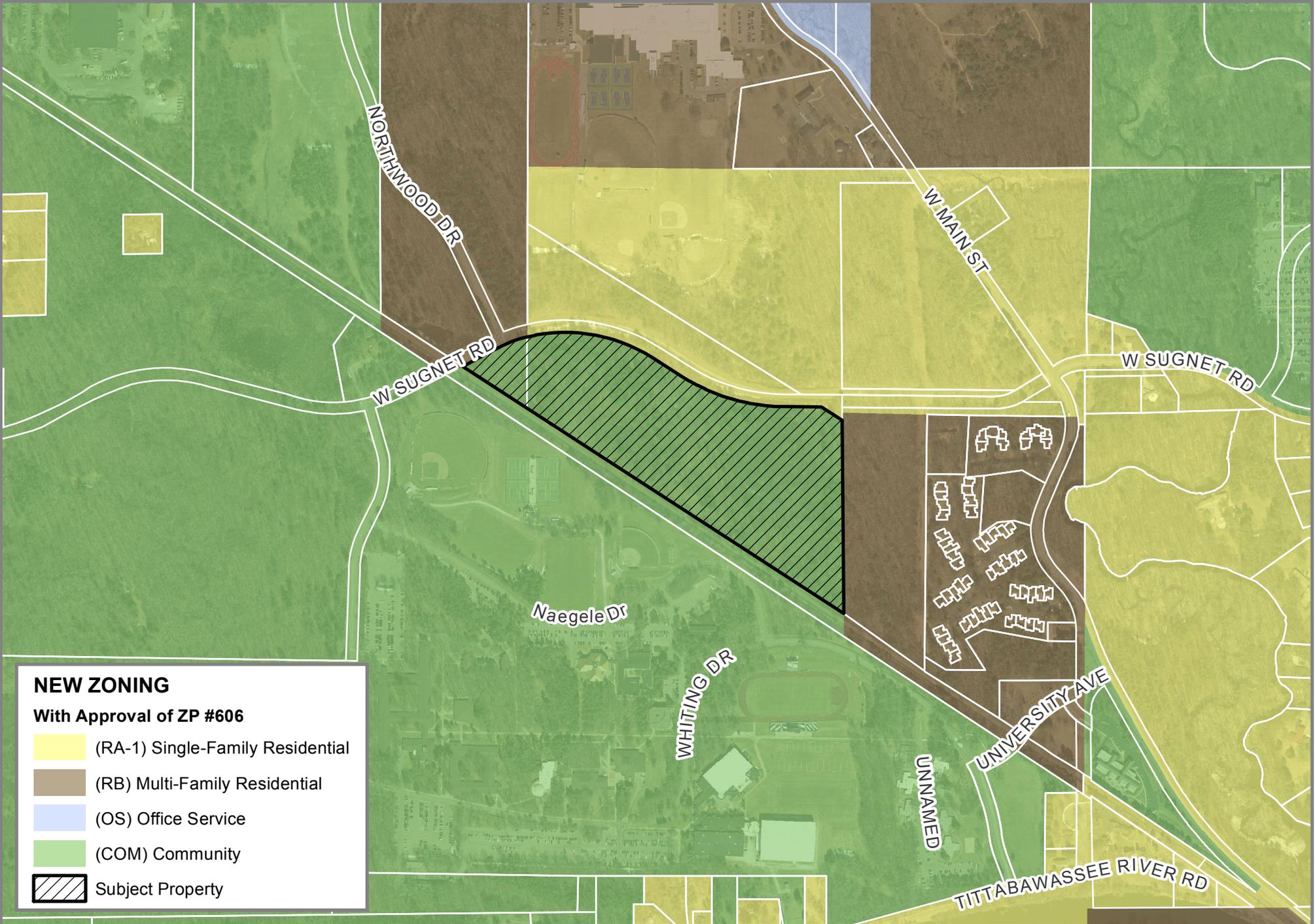


CURRENT ZONING

- (RA-1) Single-Family Residential
- (RB) Multi-Family Residential
- (OS) Office Service
- (COM) Community
- Subject Property

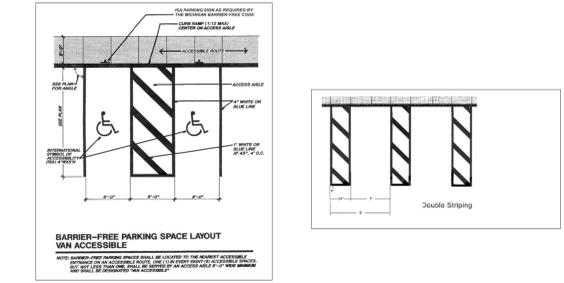
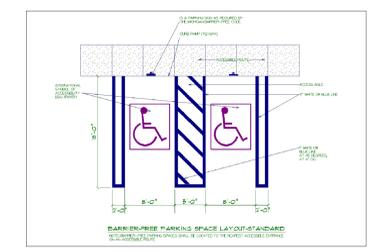
SP #349 - North Village Housing

> 4203 West Sugnet Road - Prein&Newhof on behalf of Northwood University



NEW ZONING
With Approval of ZP #606

- (RA-1) Single-Family Residential
- (RB) Multi-Family Residential
- (OS) Office Service
- (COM) Community
- Subject Property



GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OR CONTINUATION OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
- CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY, COUNTY AND/OR STATE INSPECTOR 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK. ALL WORK SHALL BE PERFORMED DURING NORMAL WORKING HOURS AND SUBJECT TO INSPECTION BY THE CITY, COUNTY AND/OR STATE. WHERE OVERTIME INSPECTION IS NEEDED, SUBJECT TO THE AVAILABILITY OF AN INSPECTOR, AND APPROVED BY THE ENGINEER, THE CONTRACTOR WILL BE BILLED FOR SAID INSPECTOR SERVICES AS PROVIDED IN THE MOST RECENTLY ADOPTED RESOLUTION WHICH ESTABLISHES THE FEES FOR SUCH SERVICES.
- CONTRACTOR SHALL PERFORM ALL CONSTRUCTION ACTIVITIES IN A MANNER TO MINIMIZE INCONVENIENCE TO GARY SCHWACH STREET.
- UTILITY LOCATIONS AND DEPTHS SHOWN HEREON HAVE BEEN PLOTTED IN ACCORDANCE WITH DATA FURNISHED BY THE UTILITY COMPANIES, THE CITY AND A SITE SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INsofar AS IT MAY BE AFFECTED BY THESE OPERATIONS. ALL COSTS FOR PROTECTING, REMOVING, AND RESTORING EXISTING IMPROVEMENTS SHALL BE BORNE, SOLELY, BY THE CONTRACTOR.
- EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE ENGINEER. ANY SIGNS DAMAGED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED, TO THE ENGINEER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION. A TRAFFIC CONTROL PLAN, PREPARED BY THE CONTRACTOR, MAY BE REQUIRED BY THE CITY OR STATE. "CONSTRUCTION AHEAD" WARNING SIGNS ARE TO BE INSTALLED ALONG ADJACENT DRIVEWAYS OR ROADS. FLASHES WITH CAUTION TAPE ARE TO BE INSTALLED WHERE ANY CONSTRUCTION ACTIVITY CROSSES A SIDEWALK OR PEDESTRIAN PATH IN ACCORDANCE WITH THE SPECIFICATIONS AND ANY/ALL LOCAL REGULATIONS.
- ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE ENGINEER.
- AN ASPHALT CONCRETE MIX DESIGN SHALL BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE START OF PAVING FOR THE ENGINEER'S APPROVAL.
- "RECORD DRAWING" PLANS SHALL BE SUBMITTED PRIOR TO FINAL WALK-THROUGH INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE OWNER.
- PROTECT ALL EXISTING TREES, SHRUBS, LAWN AREAS, EXISTING STRUCTURES, ROADS, SIDEWALKS, PAVING, CONCRETE, SIGNS, AND ANY/ALL OTHER STRUCTURES/MATERIAL UNLESS OTHERWISE SHOWN ON THESE PLANS. NO STOPPING, PARKING OR STORING OF CONSTRUCTION MATERIALS IN THE PUBLIC STREETS OR ANY DRIVEWAY.
- PARKING LOT STRIPING SHALL BE YELLOW WITH BARRIER FREE STALLS BEING BLUE. STRIPES MUST MEET THE CITY OF MIDLAND DOUBLE STRIPING.
- SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%.
- SIDEWALK TO BE CONSTRUCTED PER MDT SPECIFICATIONS.
- PAINTED PEDESTRIAN CROSSWALKS AND PAINTED PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MDT AND THE LOCAL MUNICIPALITY STANDARDS.
- CONTRACTOR TO RESTORE ALL DISTURBED (NON-PAVEMENT) AREAS WITH 4 INCHES OF TOPSOIL, SEED AND MULCH BLANKET.
- PERFORM PAVEMENT REPLACEMENT ACCORDING TO THE PAVEMENT SECTION DETAILS SHOWN ON THE DETAIL SHEETS.
- REMOVAL AND REPLACEMENT OF CURB AND GUTTER SHALL BE TO THE NEAREST JOINT.
- REFER TO LANDSCAPE PLANS FOR CONTROL JOINTS, BENCHES, SITE AMENITIES, PLANTINGS AND RESTORATION.

HATCH LEGEND

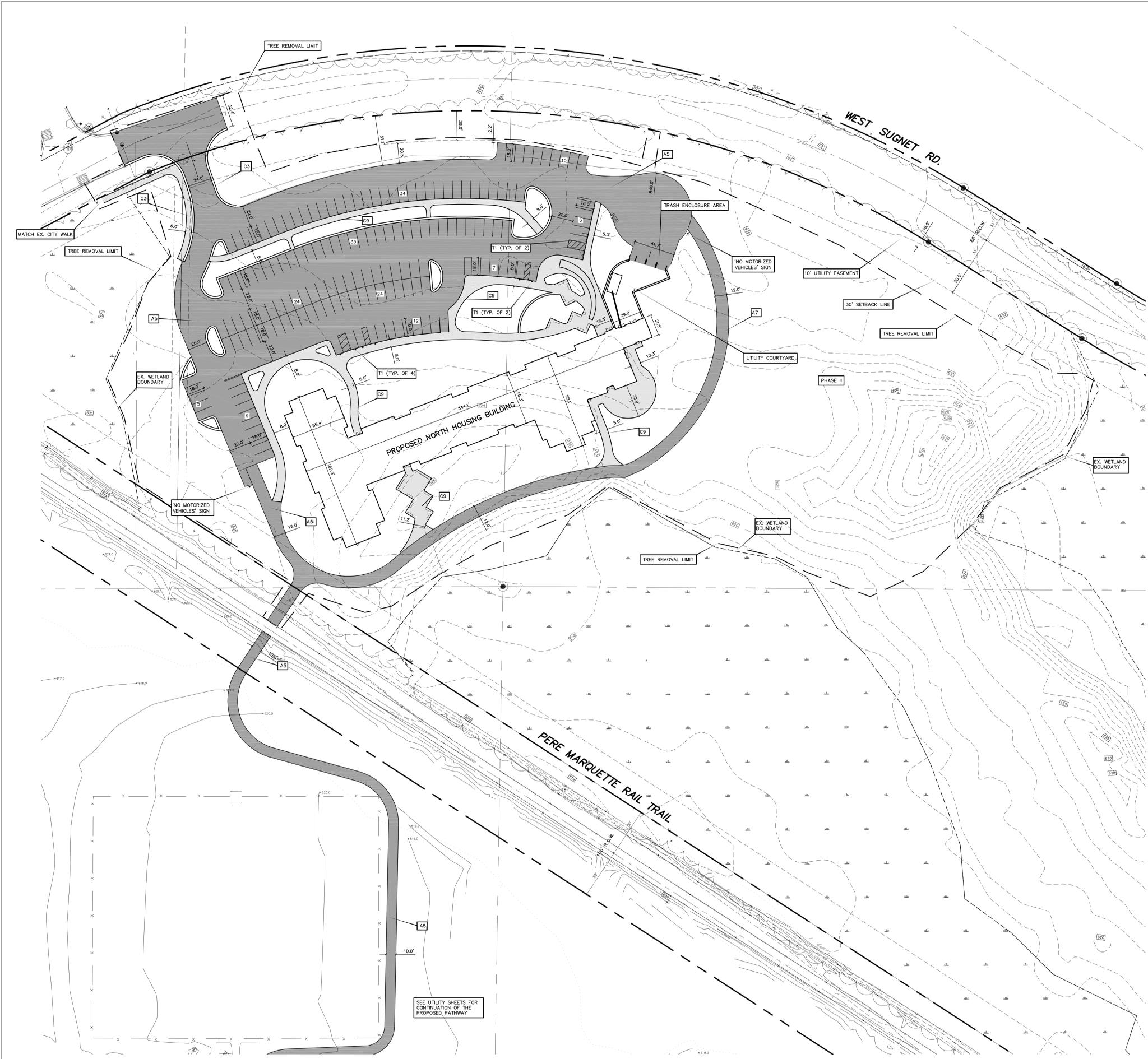
	C9 (CONC. WALKS)
	A5 (LIGHT DUTY BIT. PAVING)
	A7 (HEAVY DUTY BIT. PAVING)

SITE DATA

ZONING	= COM (COMMUNITY DISTRICT)
3-STORY BUILDING (S.F.)	= 75,350
PARKING	= 156
BARRIER FREE PARKING	= 9
TOTAL PARKING	= 164

SITE LAYOUT KEY

A5	HEAVY DUTY BITUMINOUS PAVEMENT	SEE DETAIL A5
A7	STANDARD DUTY BITUMINOUS PAVEMENT	SEE DETAIL A7
C3	TYPE 1 CONCRETE CURB & GUTTER	SEE DETAIL C3
C9	STANDARD DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C9
C10	HEAVY DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C10
T1	BARRIER FREE PARKING SIGN	SEE DETAIL T1
L1	TOPSOIL, SEED & MULCH BLANKET DISTURBED AREA	



SITE PLAN
 SCALE: 1" = 40'



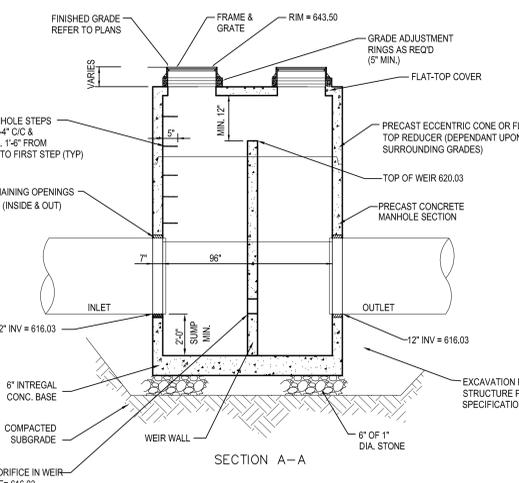
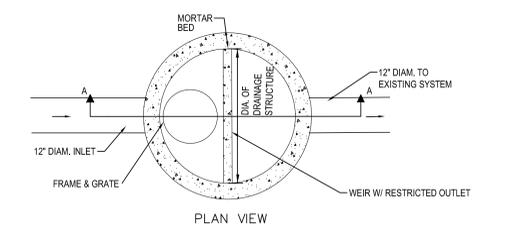
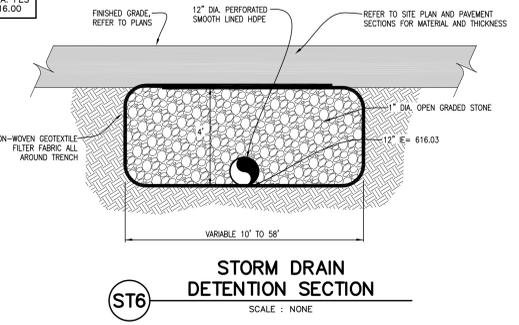
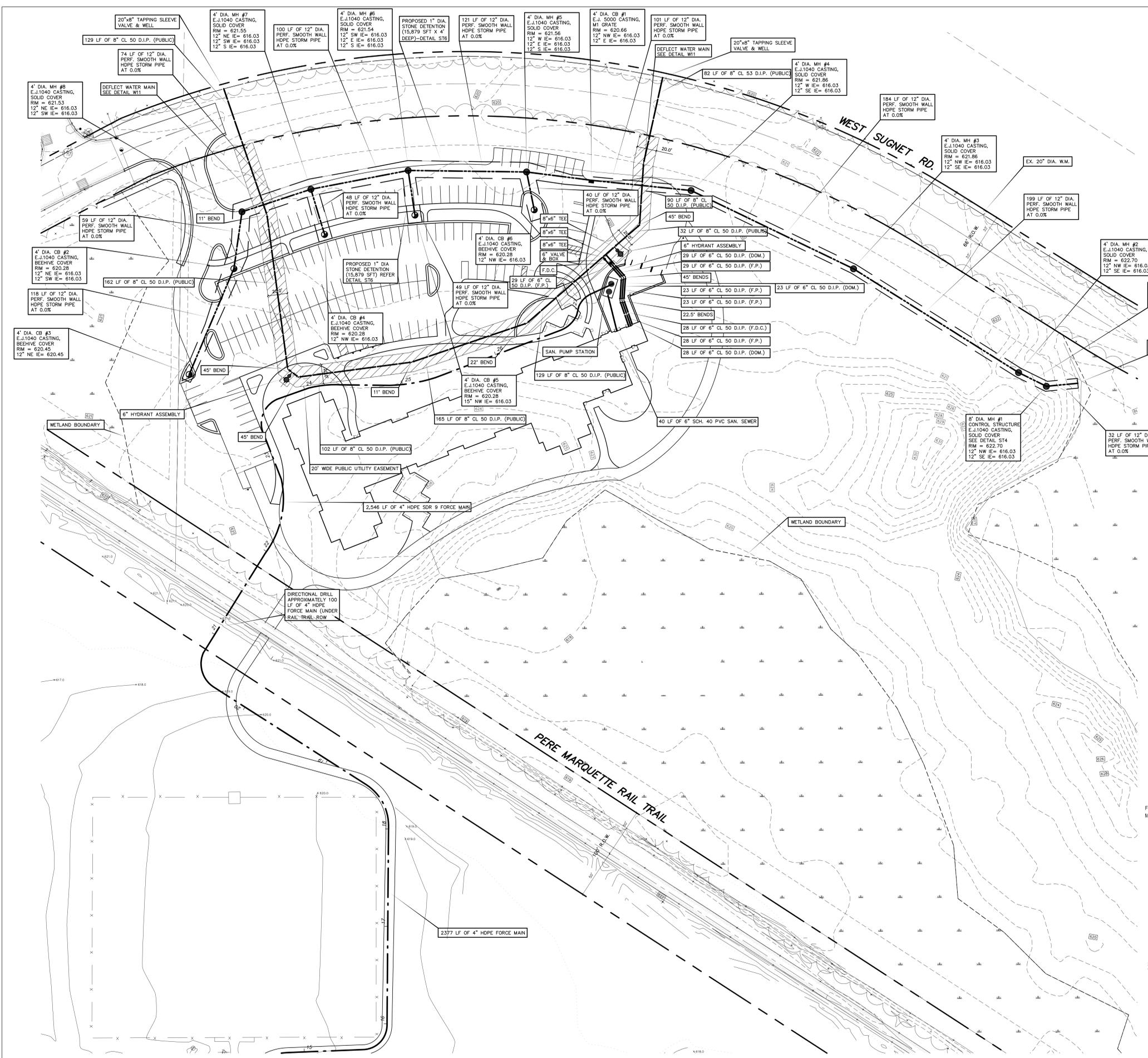
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 Call before you dig.

DATE
MAY 13, 2016

PROJECT TITLE
NORTH HOUSING

NORTHWOOD UNIVERSITY

MIDLAND, MI



ST4 OUTLET CONTROL STRUCTURE
 NOT TO SCALE

UTILITY PLAN
 SCALE: 1" = 40'



ISSUED FOR _____ DATE _____

SHEET TITLE
UTILITY PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION

SHEET NUMBER
C 002

15-251.00

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

DATE
MAY 13, 2016

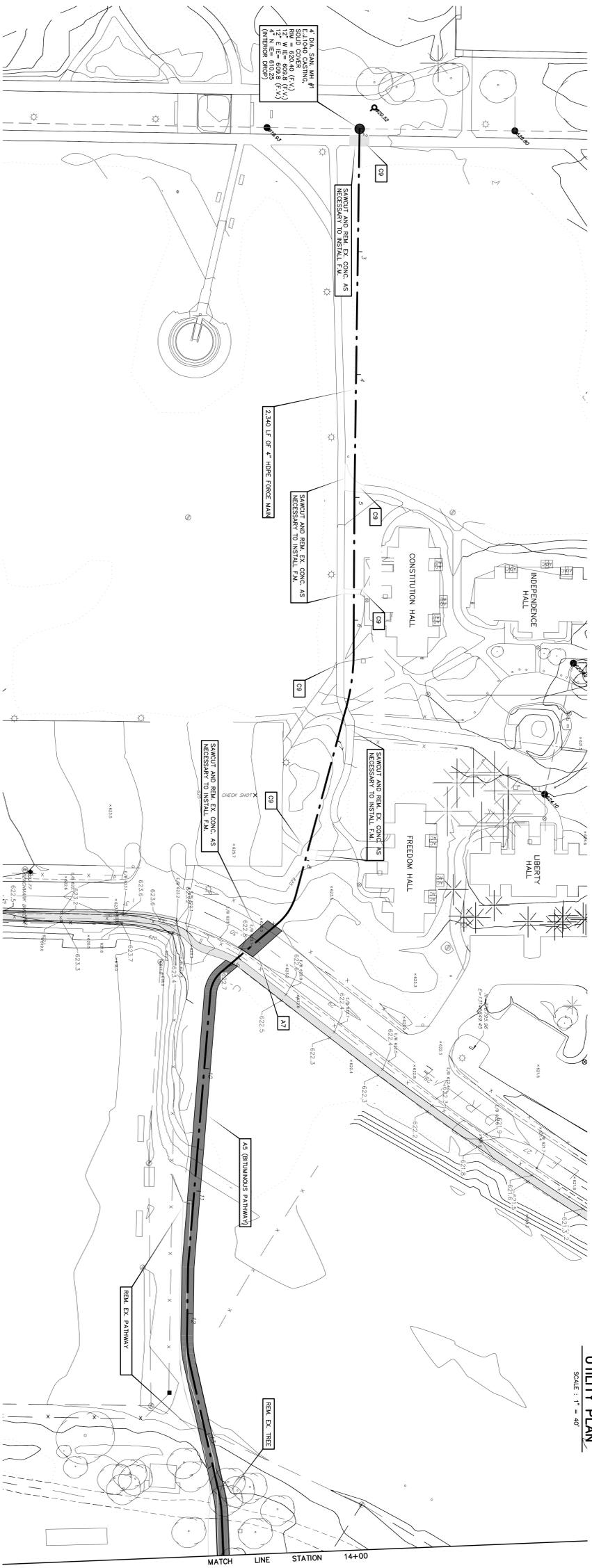
PROJECT TITLE
NORTH HOUSING

**NORTHWOOD
 UNIVERSITY
 MIDLAND, MI**

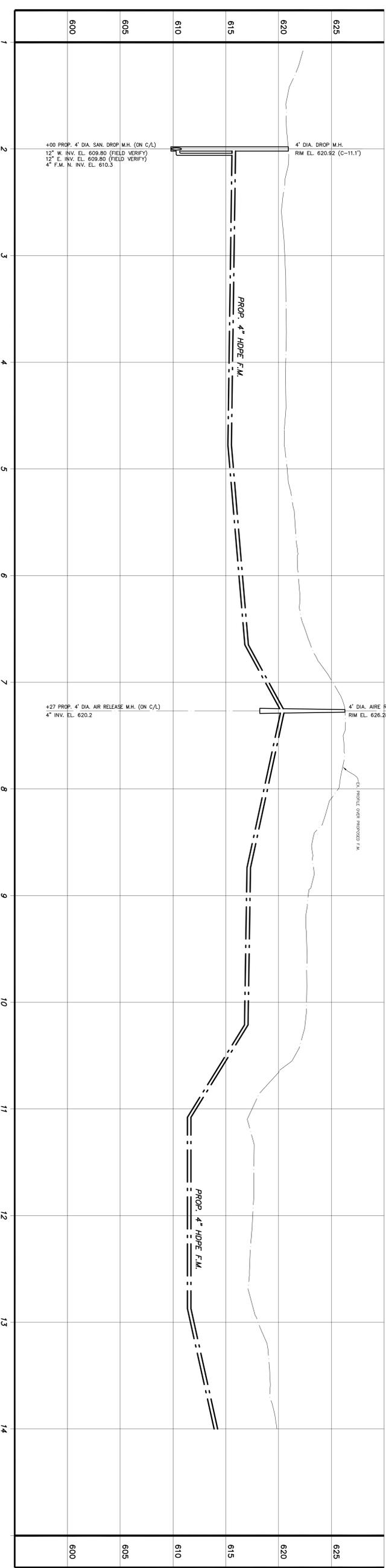
ISSUED FOR
 SHEET TITLE
**UTILITY
 PLAN**

PRELIMINARY
 NOT FOR CONSTRUCTION

SHEET NUMBER
C 003
 15-251.00



PROPOSED FORCE MAIN



DATE
MAY 13, 2016

PROJECT TITLE
NORTH HOUSING

**NORTHWOOD
 UNIVERSITY**

MIDLAND, MI

ISSUED FOR _____ DATE _____

SHEET TITLE

**GRADING
 PLAN**

PRELIMINARY
 NOT FOR CONSTRUCTION

SOIL EROSION CONTROL LEGEND

 PERMANENT SEEDING	 SILT FENCE
 MULCH BLANKETS	 CATCH BASIN SEDIMENT GUARD



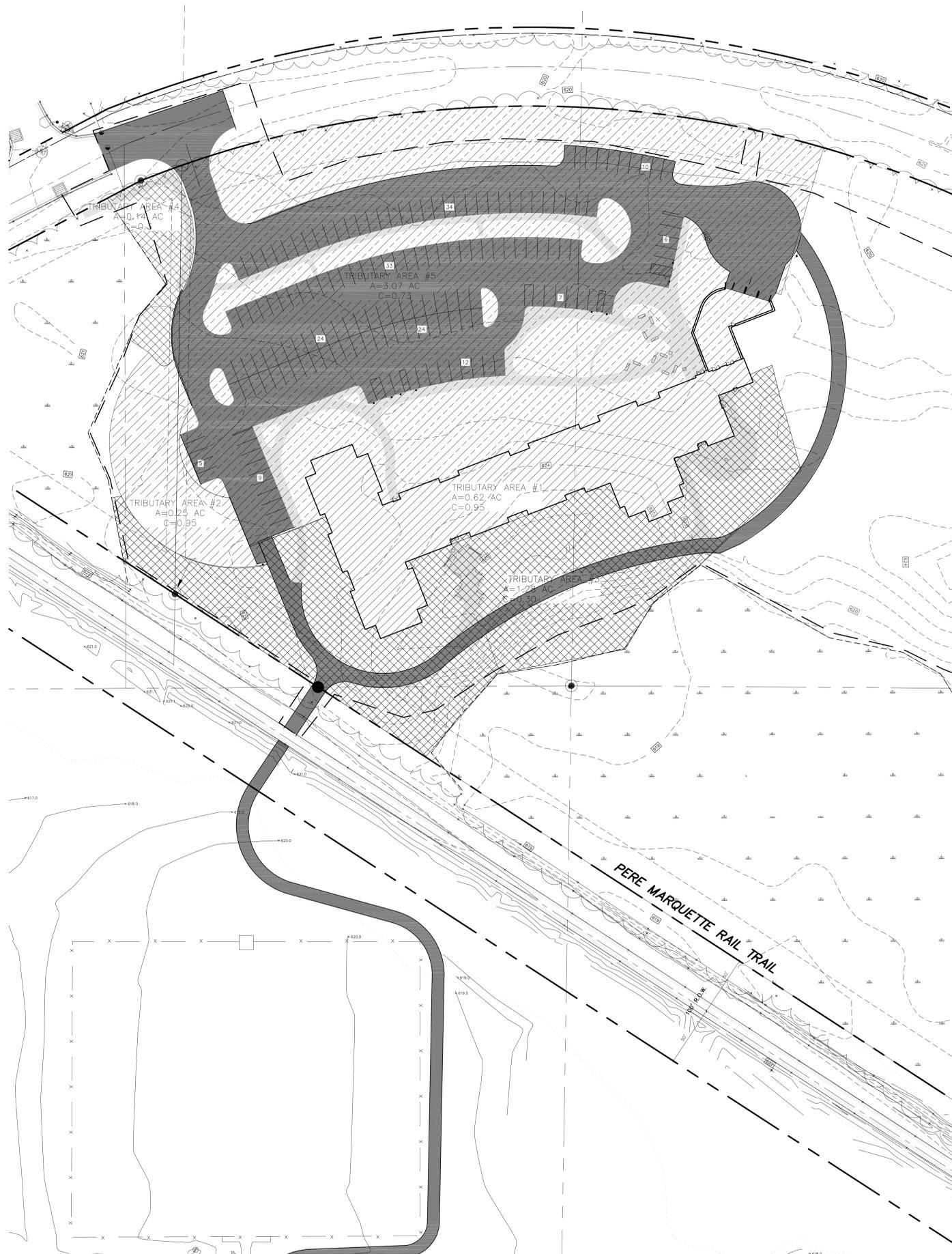
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 Call before you dig.

GRADING PLAN
 SCALE: 1" = 40'



SHEET NUMBER
C 005

15-251.00



SITE PLAN
 SCALE: 1" = 40'
 North

North Housing - City of Midland, MI (Isabella County) 5/13/2016

Proposed Runoff Calculations

Site Area	13.67 Acres
Drainage Area	3.69 acres

Proposed Time of Concentration 15.0 min

Q = CIA

Areas within Proposed Project	Area (acres)	Runoff C	
Tributary Area #1	0.62	0.95	
Tributary Area #2	-	0.95	does not drain to the east
Tributary Area #3	-	0.00	does not drain to the east
Tributary Area #4	-	0.00	does not drain to the east
Tributary Area #5	3.07	0.73	
Total	3.69	0.77	

Allowable Release Rate

$Q_{allow} = 0.2 \text{ cfs/acre} \times \text{Area}$	
$Q_{allow} = 0.20 \text{ cfs/acre} \times 3.69 \text{ Acres}$	
$Q_{allow} = 0.74 \text{ cfs}$	

Orifice Equation
 $Q = C \times A_o \times (2gH)^{1/2}$

C, entrance coefficient = 0.60
 g, gravitational acceleration = 32.2 ft/s²
 Hole Diameter = 3.75 in
 Number of holes in the row = 1
 A_o , orifice area = 0.0767 ft²
 H, depth above orifice = 4 ft
 Flow Available (Q) = 0.74 cfs

PROPOSED DETENTION STORAGE

Volume (A x L)	15,879 SFT
Depth	4.0 FT
Void Ratio	40.0 %
Net Volume	25,406 CFT

DATE
MAY 13, 2016

PROJECT TITLE
NORTH HOUSING

NORTHWOOD UNIVERSITY

MIDLAND, MI

North Housing - City of Midland, MI (Isabella County) 5/13/2016

Onsite Devel. Runoff Coeff. =	0.77
Offsite Runoff Coeff. =	0.00
Tc (onsite) =	15.0 min
Tc (offsite) =	15.0 min
Onsite area to basin =	3.69 acres
Offsite area to basin =	0.00 acres
Total area to basin, A_D =	3.69 acres

Design of Detention/Retention Basin(s)

Basin Vol. Provided = x cft
 Direct Release Allowed = 1.10 cfs
 Perc. Rate, P = 0 in/hr
 Infiltrating Basin Area, A_D = 0 sft

Storage Required, $S_{100} = V_{100} - Q_c \times t_d = C^2 \times I_{100} \times t_d - 0.13 \times A_D - P \times (A_D/A_D) \times t_d$
 $S_{100} = C^2 \times I_{100} \times t_d - ((Q_{allow}/A_D) \times t_d) - P \times (A_D/A_D) \times t_d$
 Storm Event: 100 yr (pick 100, 50, 25, 10, 5, 3, or 2)
 3

Detention Pond Calcs.

t_d (min)	I100yr (in/hr)	Onsite Storage (in)	Offsite Storage (in)	Total Storage (in)
30	3.26	1.11	0.00	1.11
60	2.07	1.30	0.00	1.30
90	1.67	1.48	0.00	1.48
120	1.28	1.37	0.00	1.37
180	0.94	1.28	0.00	1.28
240	0.81	1.30	0.00	1.30
300	0.68	1.13	0.00	1.13
360	0.55	0.75	0.00	0.75
420	0.51	0.67	0.00	0.67
		1.48		1.48

Vol. Required 19,886 cft
 0.46 acre-ft
 Vol. Supplied 25,406 feet **OK**

ISSUED FOR DATE

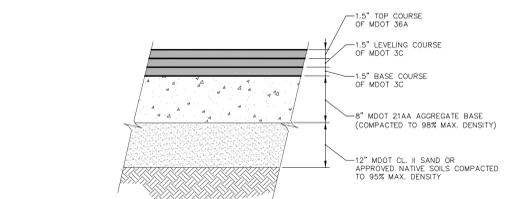
SHEET TITLE

STORM WATER MGMT.

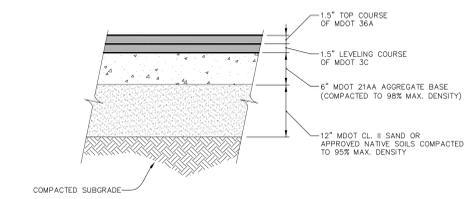
PRELIMINARY
 NOT FOR CONSTRUCTION

SHEET NUMBER
C 006

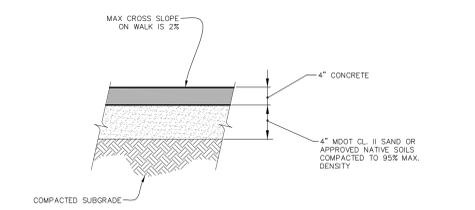
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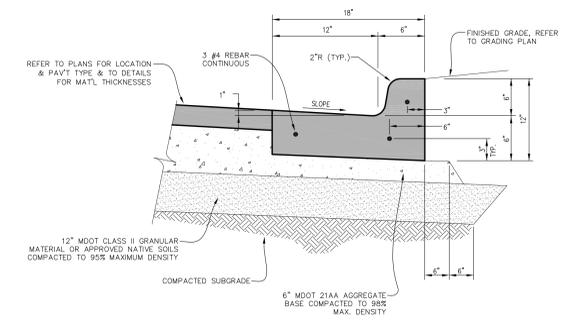
A5 HEAVY DUTY BITUMINOUS PAVEMENT
 SCALE: NONE



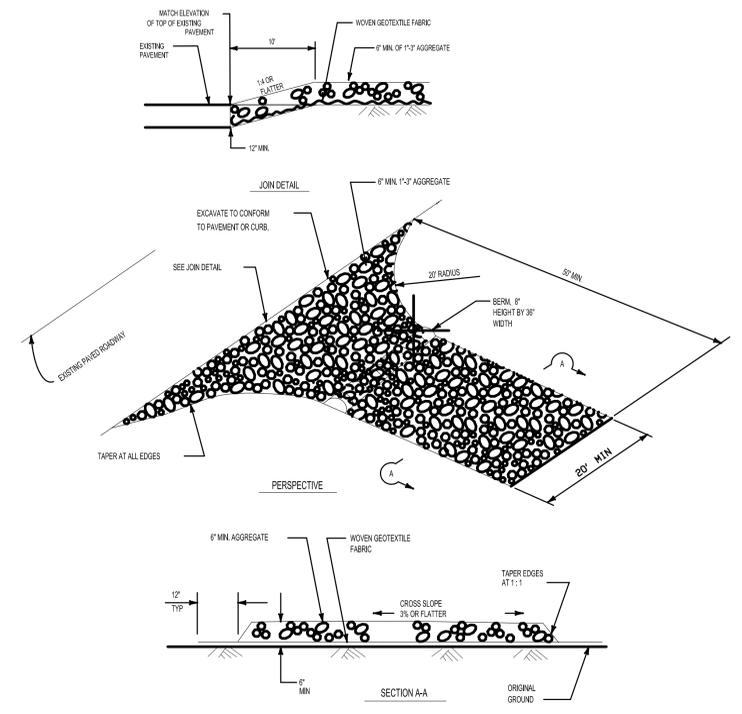
A7 STANDARD DUTY BITUMINOUS PAVEMENT
 SCALE: NONE



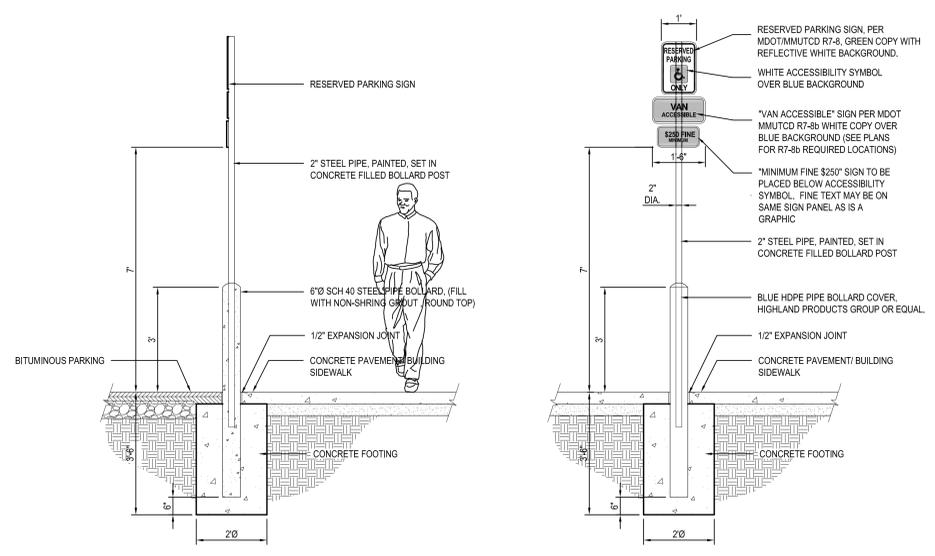
C9 STANDARD DUTY CONCRETE WALKWAY/PAVEMENT
 SCALE: NONE



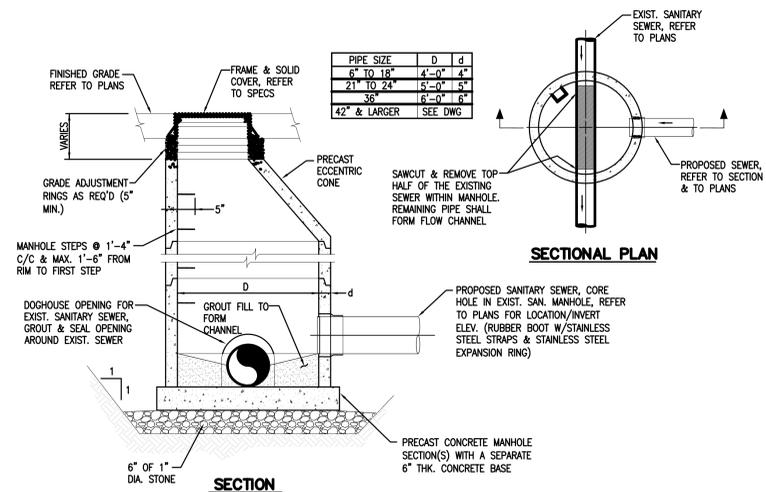
C3 TYPE 1 CONCRETE CURB & GUTTER
 SCALE: NONE



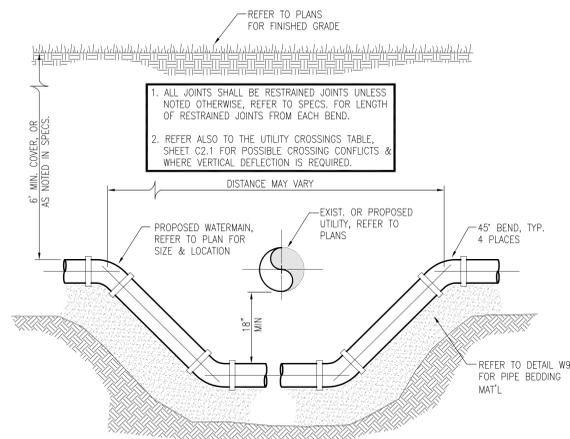
S50 TEMPORARY CONSTRUCTION ENTRANCE
 SCALE: NONE



T1 BARRIER FREE PARKING SIGN
 NOT TO SCALE



**SANITARY SYSTEM
 DOGHOUSE MANHOLE OVER
 EXISTING SANITARY SEWER**
 SN2
 SCALE: NONE



**WATER SYSTEM
 VERTICAL DEFLECTION**
 W11
 SCALE: NONE

DATE
 MAY 13, 2016

PROJECT TITLE
 NORTH HOUSING

NORTHWOOD
 UNIVERSITY

MIDLAND, MI

ISSUED FOR DATE

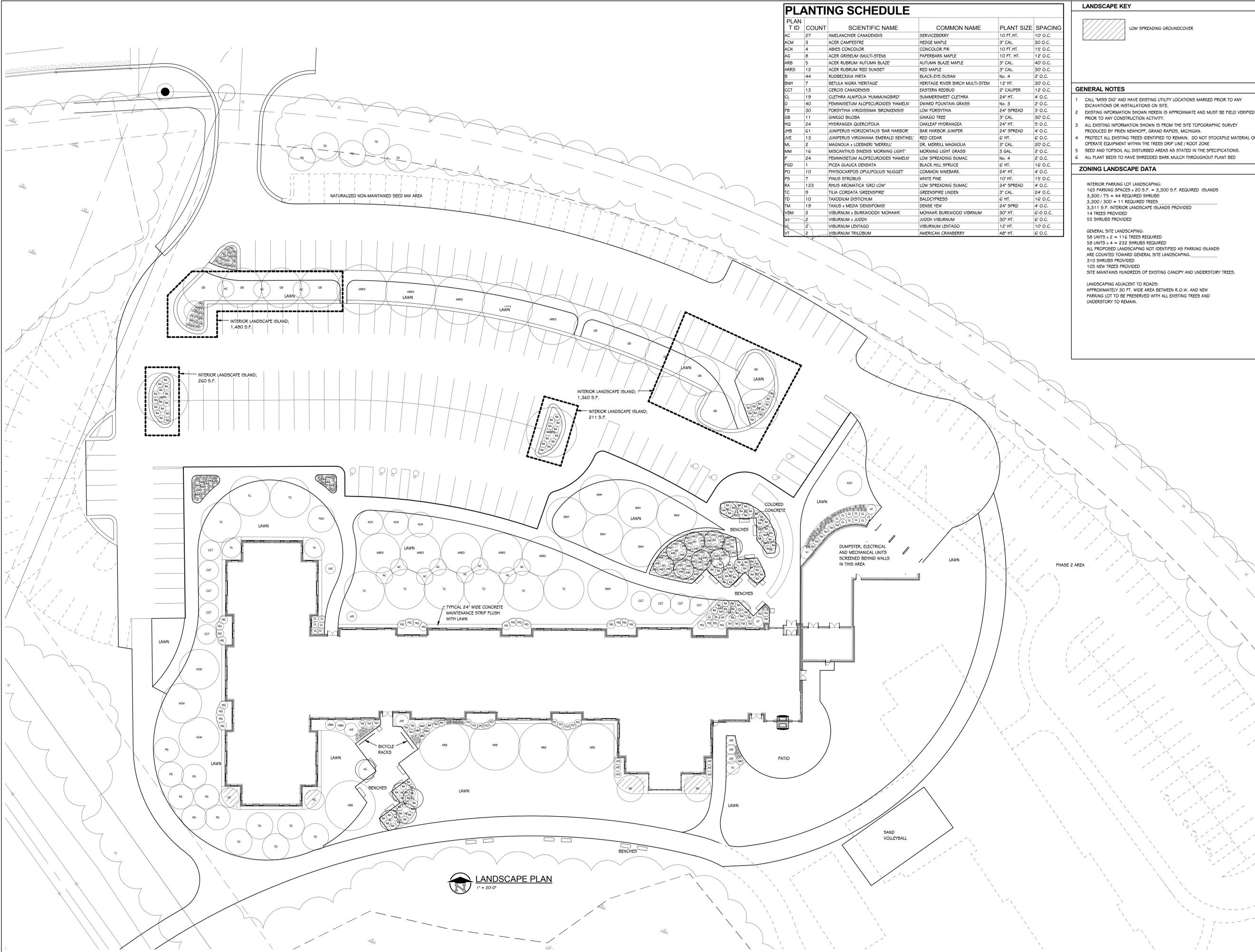
SHEET TITLE

**SITE
 DETAILS**

PRELIMINARY
 NOT FOR CONSTRUCTION

SHEET NUMBER
C 008

15-251.00



PLANTING SCHEDULE

PLANT ID	COUNT	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	SPACING
AC	27	AMELANCHIER CANADENSIS	SERVICEBERRY	10 FT. HT.	10' O.C.
ACM	3	ACER CAMPESTRE	HEDGE MAPLE	3" CAL.	30' O.C.
ACN	4	ABIES CONCOLOR	CONCOLOR FIR	10 FT. HT.	15' O.C.
AG	5	ACER GRiseum (MULTI-STEM)	PAPERBARK MAPLE	10 FT. HT.	12' O.C.
ARB	5	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.	40' O.C.
ARRS	12	ACER RUBRUM 'RED SUNSET'	RED MAPLE	3" CAL.	30' O.C.
B	44	RUBUSCKIA HIRTA	BLACK-EYE-SUSAN	No. 4	2' O.C.
BNH	7	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH MULTI-STEM	12' HT.	30' O.C.
CCT	13	CERCIS CANADENSIS	EASTERN REDBUD	2" CALIPER	12' O.C.
CL	19	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET CLETHRA	24" HT.	4' O.C.
D	40	FEMINISTETUM ALOPECUROIDES 'HAMELY'	DWARD FOUNTAIN GRASS	No. 3	2' O.C.
FB	30	FORSYTHIA VIRIDISSIMA 'BROXENSIS'	LOW FORSYTHIA	24" SPREAD	3' O.C.
GB	11	GINKGO BILOBA	GINKGO TREE	3" CAL.	30' O.C.
HQ	24	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT.	5' O.C.
JHB	61	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	24" SPREAD	4' O.C.
JVE	13	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	RED CEDAR	6" HT.	6' O.C.
ML	2	MAGNOLIA x LOEBNERI 'MERRILL'	DR. MERRILL MAGNOLIA	3" CAL.	20' O.C.
MM	16	MISCANTHUS SHINENSIS 'MORNING LIGHT'	MORNING LIGHT GRASS	3 GAL.	2' O.C.
P	24	FEMINISTETUM ALOPECUROIDES 'HAMELY'	LOW SPREADING SUMAC	No. 4	2' O.C.
PGD	1	FICEA GLAUCA DENSATA	BLACK HILL SPRUCE	6" HT.	16' O.C.
PD	10	PHYSCARPUS OPULOFOLIUS 'NUGGET'	COMMON NINEBARK	24" HT.	4' O.C.
PS	7	FINUS STROBUS	WHITE PINE	10" HT.	15' O.C.
RA	123	RHUS AROMATICA 'GRO LOW'	LOW SPREADING SUMAC	24" SPREAD	4' O.C.
TC	9	TILIA CORODATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL.	24' O.C.
TD	110	TAXODIUM DISTICHUM	BALDYPRESS	6" HT.	16' O.C.
TM	19	TAXUS x MEDIA 'DENSIFOMIS'	DENSE YEW	24" SPREAD	4' O.C.
VBM	2	VIBURNUM x BURKWOODII 'MOHAWK'	MOHAWK BURKWOOD VIBURNUM	30" HT.	6' O.C.
VJ	2	VIBURNUM x JUDDII	JUDDII VIBURNUM	30" HT.	6' O.C.
VL	2	VIBURNUM LENTAGO	VIBURNUM LENTAGO	12" HT.	10' O.C.
VT	2	VIBURNUM TRILOBUM	AMERICAN CRANBERRY	48" HT.	6' O.C.

LANDSCAPE KEY



GENERAL NOTES

- CALL 'MISS DIG' AND HAVE EXISTING UTILITY LOCATIONS MARKED PRIOR TO ANY EXCAVATIONS OR INSTALLATIONS ON SITE.
- EXISTING INFORMATION SHOWN HEREIN IS APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL EXISTING INFORMATION SHOWN IS FROM THE SITE TOPOGRAPHIC SURVEY PRODUCED BY FRIEN NEWHOFF, GRAND RAPIDS, MICHIGAN.
- PROTECT ALL EXISTING TREES IDENTIFIED TO REMAIN. DO NOT STOCKPILE MATERIAL OR OPERATE EQUIPMENT WITHIN THE TREES DRIP LINE / ROOT ZONE.
- SEED AND TOPSOIL ALL DISTURBED AREAS AS STATED IN THE SPECIFICATIONS.
- ALL PLANT BEDS TO HAVE SHREDDED BARK MULCH THROUGHOUT PLANT BED.

ZONING LANDSCAPE DATA

INTERIOR PARKING LOT LANDSCAPING:
 165 PARKING SPACES x 20 S.F. = 3,300 S.F. REQUIRED ISLANDS
 3,300 / 75 = 44 REQUIRED SHRUBS
 3,300 / 300 = 11 REQUIRED TREES
 3,311 S.F. INTERIOR LANDSCAPE ISLANDS PROVIDED
 14 TREES PROVIDED
 55 SHRUBS PROVIDED

GENERAL SITE LANDSCAPING:
 58 UNITS x 2 = 116 TREES REQUIRED
 58 UNITS x 4 = 232 SHRUBS REQUIRED
 ALL PROPOSED LANDSCAPING NOT IDENTIFIED AS PARKING ISLANDS ARE COUNTED TOWARD GENERAL SITE LANDSCAPING.
 310 SHRUBS PROVIDED
 105 NEW TREES PROVIDED
 SITE MAINTAINS HUNDREDS OF EXISTING CANOPY AND UNDERSTORY TREES.

LANDSCAPING ADJACENT TO ROADS:
 APPROXIMATELY 30 FT. WIDE AREA BETWEEN R.O.W. AND NEW PARKING LOT TO BE PRESERVED WITH ALL EXISTING TREES AND UNDERSTORY TO REMAIN.

TowerPinkster
 ARCHITECTS | ENGINEERS

Tower Pinkster Titus Associates Inc.
 242 East Kalamazoo Avenue, Suite 200
 Kalamazoo, Michigan 49007-8828
 269.343.6133 PHONE 269.343.6633 FAX

4 East Fulton Street, Suite 200
 Grand Rapids, Michigan 49503
 616.456.9944 PHONE 616.456.5936 FAX

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DATE
 MAY 13, 2016

PROJECT TITLE
 NORTH VILLAGE HOUSING

NORTHWOOD UNIVERSITY

Midland, Michigan

ISSUED FOR _____ **DATE** _____

SHEET TITLE
 LANDSCAPE PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION

SHEET NUMBER
 L 101

15-251.00

LANDSCAPE PLAN
 1" = 20'-0"

SITE LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MOUNTING	LAMP	WATTS	MANUFACTURER	NOTES
5A	AREA PATHWAY LIGHT	12' POLE	LED	100 VA	LITHONIA #MRP LED-42C-700-50K-9R5-277V-9F-(COLOR) OR EQUAL BY CREE	1, 2, 3
5B	AREA SITE LIGHT	25' POLE	LED	209 VA	LITHONIA #DSX1 LED-60C-1000-50K-T5M-277V-PIRH-9F-(COLOR) OR EQUAL BY CREE	1, 2, 3
5C	AREA SITE LIGHT	25' POLE	LED	209 VA	LITHONIA #DSX1 LED-60C-1000-50K-T5M-277V-PIRH-9F-(COLOR) OR EQUAL BY CREE	1, 2, 3
5D	AREA SITE LIGHT	25' POLE	LED	209 VA	LITHONIA #DSX1 LED-60C-1000-50K-T2M-277V-PIRH-9F-(COLOR) OR EQUAL BY CREE	1, 2, 3

- ALL LED FIXTURES TO HAVE 10 YEAR WARRANTY. FIXTURES LISTED AS EQUALS SHALL MEET DELIVERED LUMENS, CRI, EFFICACY AND OPTIONS OF THAT SPECIFIED. REFER TO SPECIFICATIONS 265100 AND 265600 FOR ADDITIONAL REQUIREMENTS.
- THE MOUNTING DESCRIPTION IS GENERAL. REFER TO SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC MOUNTING DETAILS.
- PROVIDE WITH ROUND TAPERED ALUMINUM POLE TO MATCH FIXTURE. POLE LENGTH AS INDICATED IN SCHEDULE.

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
BUILDING WALK - SOUTH	+	2.4 fc	5.9 fc	0.4 fc	14.8:1
BUILDING WALK - NORTH	+	2.1 fc	3.5 fc	0.9 fc	3.9:1
PARKING LOT	+	1.9 fc	3.3 fc	0.3 fc	11.0:1
SOUTH PATH	+	3.5 fc	6.2 fc	0.4 fc	15.5:1

ELECTRICAL SITE GENERAL NOTES

- WIRE UPSIZING IS NOTED WHERE APPROPRIATE TO ACCOMMODATE FOR VOLTAGE DROP. WIRE SIZES SHALL BE #10 UNLESS OTHERWISE NOTED.
- VOLTAGE DROPS SHOWN ARE ONLY ACCURATE FOR THE WIRING CONFIGURATION SHOWN.
- PROVIDE TRENCHING AND DIRECTIONAL BORING AS REQUIRED FOR ALL ELECTRICAL SITE WORK.
- ALL CONDUITS SHALL ENTER/EXIT THE BUILDING BELOW GRADE. CUT AND PATCH AS REQUIRED. NO EXPOSED CONDUIT SHALL BE ALLOWED.

ELECTRICAL SITE KEYED NOTES

- <<SITE KEYED NOTE>>

TowerPinkster
ARCHITECTS | ENGINEERS

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DATE
MAY 13, 2016

PROJECT TITLE
NORTH VILLAGE HOUSING

NORTHWOOD UNIVERSITY

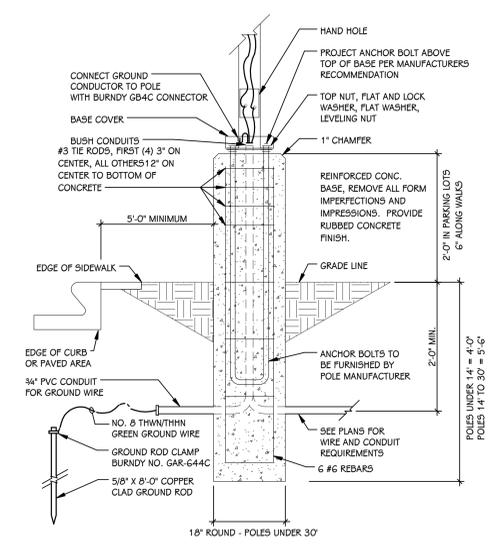
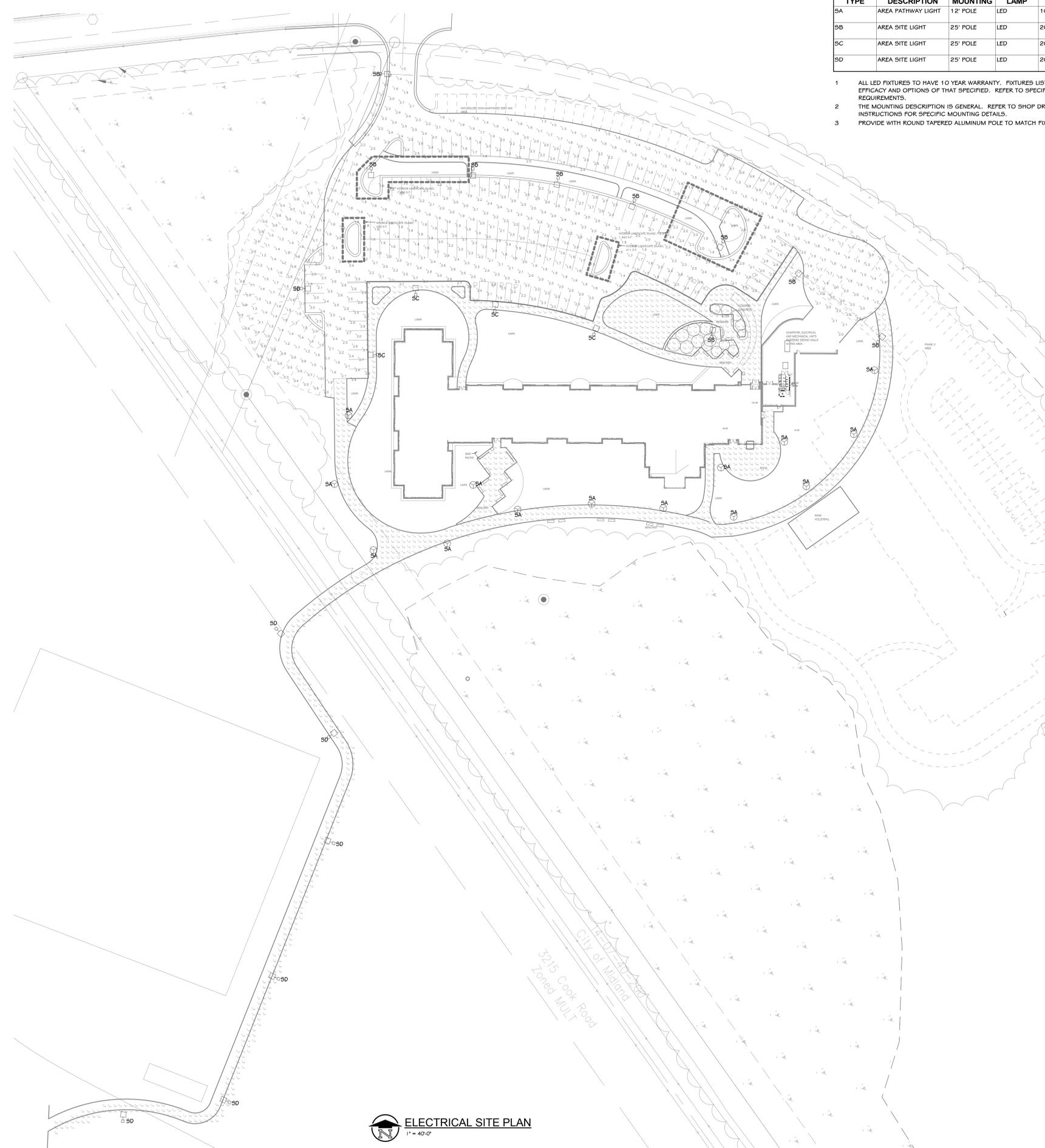
Midland, Michigan

ISSUED FOR _____ DATE _____

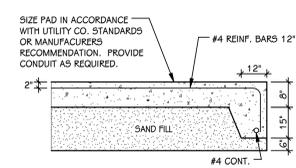
SHEET TITLE
ELECTRICAL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER
ES 101
15-251.00



LIGHTING POLE BASE DETAIL
SCALE: NONE



OUTDOOR GENERATOR / TRANSFORMER PAD
SCALE: NONE

ELECTRICAL SITE PLAN
1" = 40'-0"

Memo



To: Midland City Planning Commission
From: C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services
Date: May 17, 2016
Re: Future Training Topics

Previous discussions between Planning Commission members and Planning Staff have revealed a desire on the part of Commissioners for specific and planning-related training. When last discussed, Planning Staff indicated that a list of potential training topics would be prepared and presented for discussion. Additional topics of interest would then be identified by the Planning Commission and added to the list prepared by staff. Possible sources to provide any identified training would then be identified and arranged. With the onboarding of two new Planning Commission members in July of this year, it was agreed that no trainings would be planned prior to that time.

Based on the above understanding, the following list of potential trainings topics has been prepared for your consideration and feedback:

General Planning Topics

Access Management
Form Based Codes
Overlay Zoning Districts
The Role of the Planning Commissioner
Open Space Preservation Techniques
Street Vacations
GIS Overview
The Role of Public Input

Legal Aspects of Planning

Site Plans (legal requirements)
FOIA *
Open Meetings Act *
Ethics *
Conflicts of Interest/Abstention
Commission Attendance Policy

MAP Training

Planning and Zoning Essentials
Beyond the Basics
Site Plan Review
Risk Management
Capital Improvements Programs
Community Engagement
Master Planning Process

The above are presented in no specific order. Training topics noted by * are typically covered when a Planning Commissioner is first appointed and are provided by the City Attorney.