

PRELIMINARY ENGINEERING PLANS

STASH VENTURES

13537 M 140 HWY

SOUTH HAVEN, MI 49090

PROJECT TEAM

OWNER: STASH VENTURES, LLC
212 W PICKARD ST, SUITE B
MT PLEASANT, MI 48858
(989) 546-4097 EXT 106
SCOTT MOOREHEAD

LANDSCAPE ARCHITECT: OCBA
141 E MICHIGAN AVE
KALAMAZOO, MI 49007
(269) 381-3357
KATIE CHASE

CIVIL ENGINEER: MITTEN STATE ENGINEERING
10123 S M-43, SUITE A
DELTON, MI 49046
(269) 364-5626
TYLER CRAVENS

BIOLOGIST: POINT BLUE LLC
GAYE BLIND
GAYE@POINTBLU.COM

SURVEYOR: WIGHTMAN
2303 PIPESTONE ROAD
BENTON HARBOR, MI 49022
JBRADFORD@GOWIGHTMAN.COM
JEFFERY V. BRADFORD

UTILITY AND AGENCY CONTACTS

ELECTRIC: CITY OF SOUTH HAVEN
1199 8TH AVE
SOUTH HAVEN, MI 49090
RYAN BOSSCHER
(269) 637-0755
RBOSSCHER@SOUTHHAVENMI.GOV

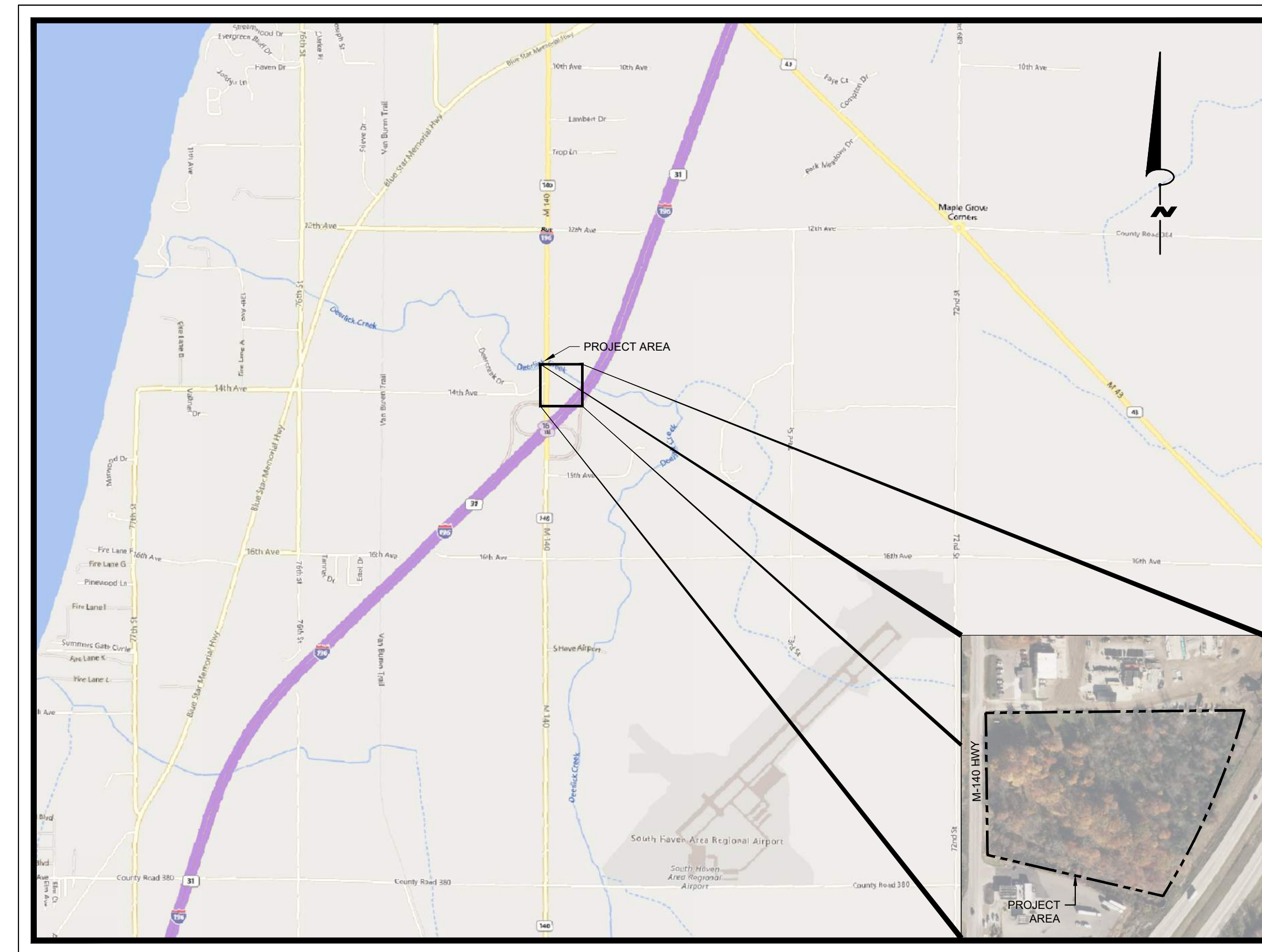
FIBER OPTIC: XFINITY
1401 E MILLER RD
LANSING, MI
STEPHEN BECK
(248) 794-8466

GAS: MICHIGAN GAS UTILITIES
899 SOUTH TELEGRAPH
MONROE, MI 48161
KELLY BAUER
(269) 605-2188
KELLY.BAUER@MICHIGANGASUTILITIES.COM

WATER / SEWER: CITY OF SOUTH HAVEN
1199 8TH AVE
SOUTH HAVEN, MI 49090
RYAN BOSSCHER
(269) 637-0755
RBOSSCHER@SOUTHHAVENMI.GOV

TELEPHONE: XFINITY
1401 E MILLER RD
LANSING, MI
STEPHEN BECK
(248) 794-8466

"MISS DIG" 811



LOCATION MAP
N.T.S.

PROJECT NOTES

- THE "2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS.
- THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE CITY, TOWNSHIP, AND/OR MDOT FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-428-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

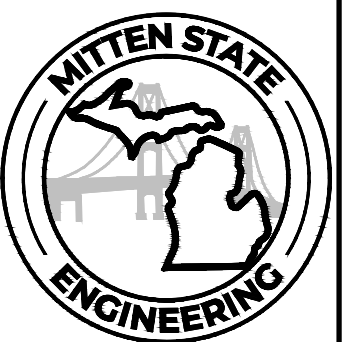
SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
V101	VICINITY MAP
C100	DEMOLITION PLAN
C101A	OVERALL SITE PLAN
C101B	SITE PLAN
C102A	GRADING PLAN
C102B	DRIVEWAY DETAIL
C103	UTILITY PLAN
C104	EROSION CONTROL PLAN
C105	EROSION CONTROL DETAILS
C106	CONSTRUCTION DETAILS
PH101	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED FLOOR PLAN
A-4	PROPOSED RENDERINGS
SC-1	PROPOSED SECURITY FLOOR PLAN

LEGAL DESCRIPTION

312 22-1-17 871-827 871-826 960-270 1760-945 *** COM ON W L OF SE 1/4 OF NE 1/4 OF SEC AT A PT N 0 DEG 38'53"W ALG SAME 481.77' FROM E&W 1/4 L, TH S 69 DEG 50'57"E ALG CEN L OF A 100' WIDE DRAINAGE R.O.W. 608.91' TO WLY L OF I-196 HWY, TH NELY ON SAME TO A L 20 R S OF AND PAR WITH E&W 1/8 L IN NE 1/4 OF SEC, TH W ALG LAST DES L TO N&S 1/8 L IN NE 1/4 OF SEC, TH SLY ON SAME TO BEG. EX N 200' THEREOF.

No.	DATE	REVISIONS
1	10/30/2024	PER COUNTY DRAIN COMMISSION COMMENTS
2	11/08/2024	PER COUNTY DRAIN COMMISSION COMMENTS



ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046

PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: DMP
DRAWN BY: CRZ
CHECKED BY: TWC

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

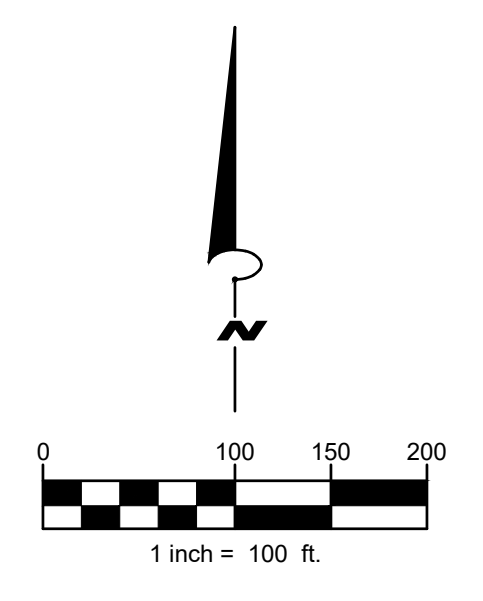
STASH VENTURES
SOUTH HAVEN, MI

ORIGINAL ISSUE:
08/30/2024

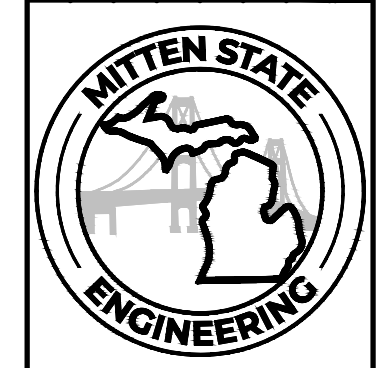
PROJECT NO.
23079

SHEET NUMBER

C001



No.	DATE	BY	REVISIONS
1	10/30/2024	TC	PER COUNTY DRAIN COMMISSION COMMENTS
2	11/08/2024	TC	PER COUNTY DRAIN COMMISSION COMMENTS



ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: DMP
DRAWN BY: CRZ
CHECKED BY: TWC

PRELIMINARY
NOT FOR CONSTRUCTION

VICINITY MAP

STASH VENTURES
SOUTH HAVEN, MI

ORIGINAL ISSUE:
08/30/2024
PROJECT NO.
23079
SHEET NUMBER

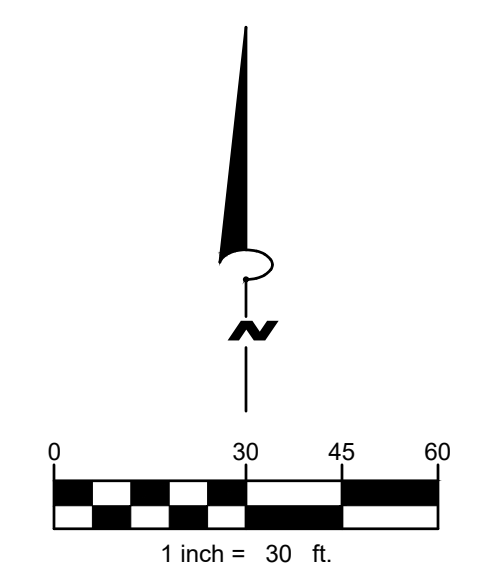
V101

EXISTING BUILDING
13240 M 140 HWY
GIBSON DUREYA & MINNIETTA
80-17-022-050-60
PLANNED UNIT DEVELOPMENT (PUD)

13282 M 140 HWY
OSULLIVAN BUILDERS LLC
80-17-022-040-55
PLANNED UNIT DEVELOPMENT (PUD)

13271 M 140 HWY
R J INVESTMENT CO LLC
80-17-022-044-00
HIGHWAY SERVICE COMMERCIAL (HSC)

13537 M 140 HWY
FHB 2 LLC
80-17-022-040-00
HIGHWAY SERVICE COMMERCIAL (HSC)



DEMOLITION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES, PAVING, STRUCTURES, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, TRASH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL OF SUCH ITEMS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION PRIOR TO ANY OFFSITE DISTURBANCE, UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN. UTILITY LOCATIONS SHOWN ARE BASED OFF PREVIOUS RECORD DRAWINGS AND FIELD MEASUREMENTS WHERE APPLICABLE. THE INFORMATION IS NOT TO BE RELIED UPON AND MUST BE CONFIRMED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO THE EXCAVATION TO REQUEST FIELD LOCATING.
- ANY DEMOLITION WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE LOCAL JURISDICTION. FURTHERMORE, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED TRAFFIC CONTROL IS IN PLACE PRIOR TO WORK WITHIN THE RIGHT-OF-WAY.
- EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY DEMOLITION WORK.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ALL SUBSURFACE INFORMATION.
- ALL UTILITIES SHOWN THAT ARE NOT TO BE REMOVED DURING DEMOLITION SHALL BE PROTECTED. ANY DAMAGE TO SUCH UTILITIES OR STRUCTURES, SHALL BE REPAIRED OR REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST. SEE EROSION CONTROL SHEET FOR FURTHER EROSION CONTROL REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLETELY FILL ALL VOIDS RESULTING FROM DEMOLITION ACTIVITIES. MATERIAL SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS FOR BACKFILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 12 INCHES IN LOOSE DEPTH AND COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY.
- THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

DEMOLITION LEGEND

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	FENCE/GUARD RAIL REMOVAL
C	ITEM TO BE REMOVED
D	FULL-DEPTH ASPHALT REMOVAL
E	CONCRETE REMOVAL
F	WOODS CLEARING
G	SAWCUT LINE

EXISTING UTILITY LEGEND

T	COMMUNICATIONS LINE
OHE	OVERHEAD ELECTRIC LINE
W	WATER LINE
san	SANITARY SEWER LINE
stn	STORM SEWER LINE

BENCHMARKS

BENCHMARK #	DESCRIPTION	ELEVATION
#1	MAG NAIL ON NW SIDE OF UTILITY POLE	630.36

TC	TC	BY
10/30/2024	11/08/2024	
1	PER COUNTY DRAIN COMMISSION COMMENTS	
2	PER COUNTY DRAIN COMMISSION COMMENTS	
		DATE
		REVISIONS
No.		



ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046
PHONE:
(269) 364-5626

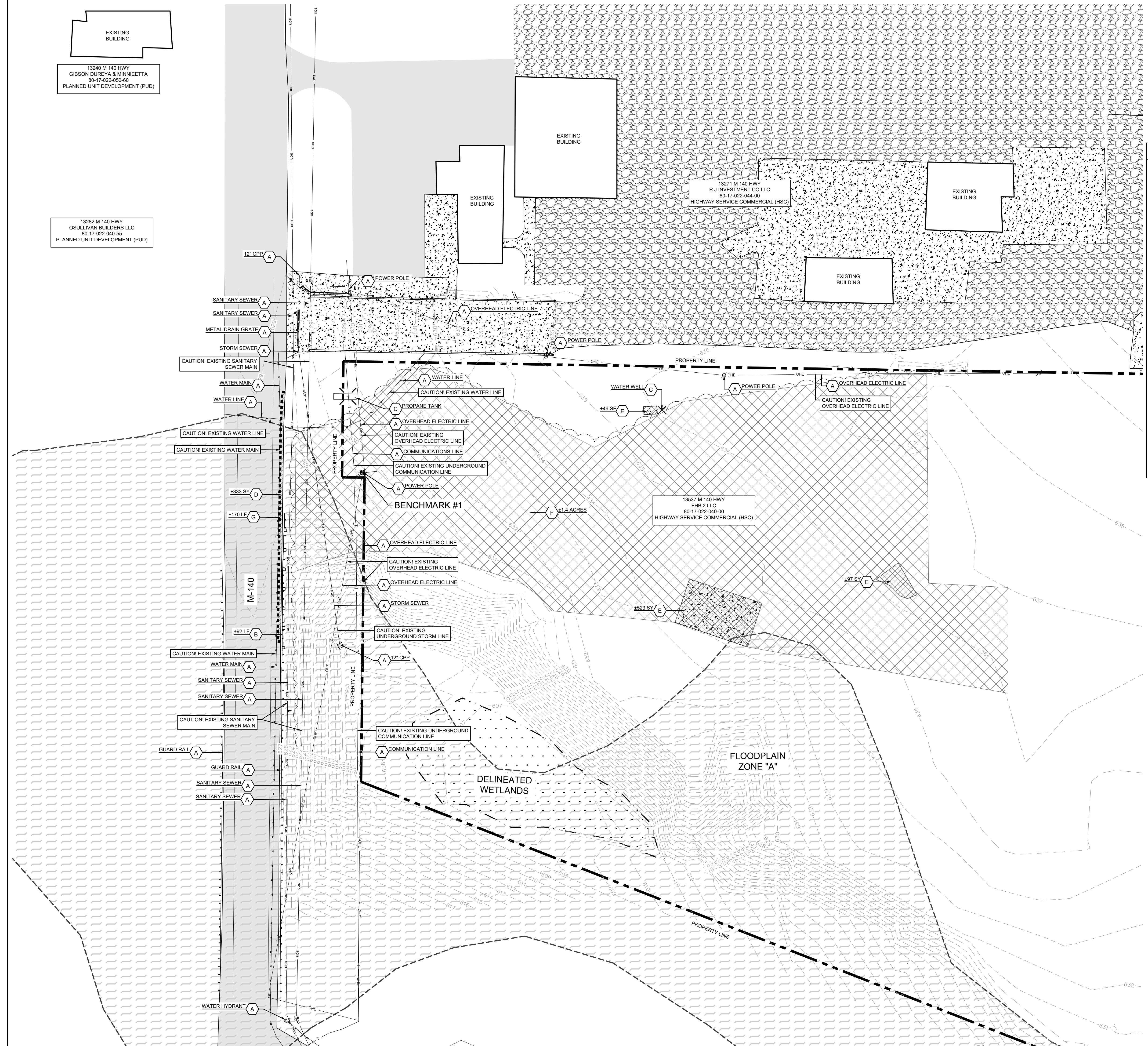
SCALE: AS NOTED
DESIGNED BY: DMP
DRAWN BY: CRZ
CHECKED BY: TWC

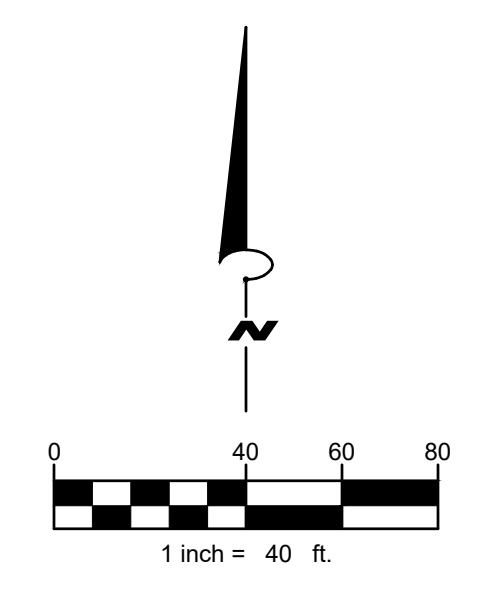
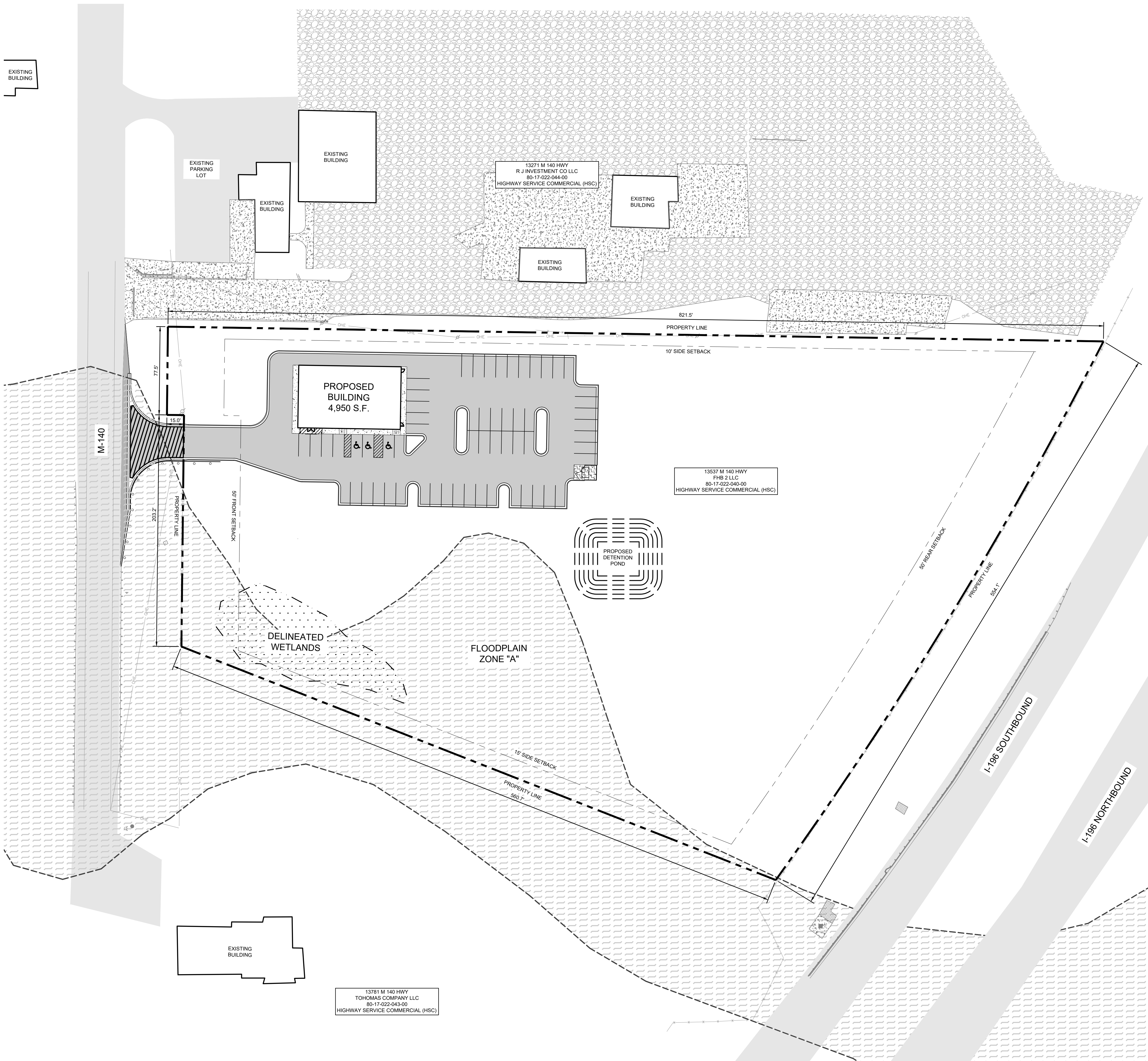
PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS AND DEMOLITION PLAN

STASH VENTURES
SOUTH HAVEN, MI

ORIGINAL ISSUE:
08/30/2024
PROJECT NO.
23079
SHEET NUMBER
C100





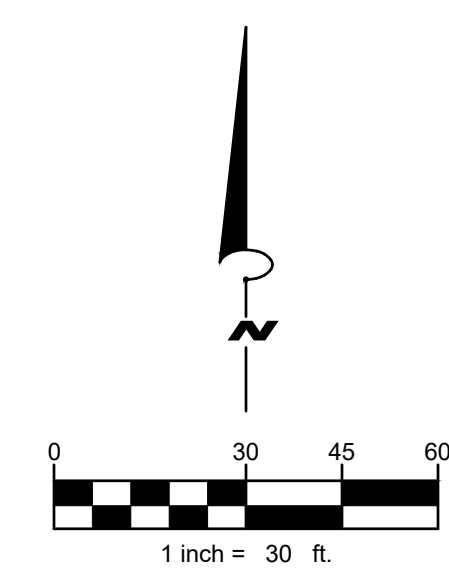
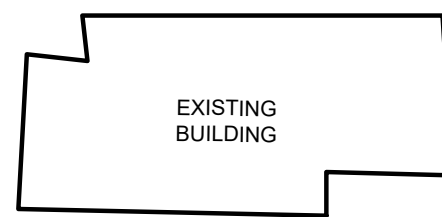
SITE INFORMATION

ZONING:	HIGHWAY SERVICE COMMERCIAL
SITE AREA:	6.22 ACRES (271,096 SF)
BUILDING AREA:	4950 SF (2%)
NUMBER OF STORIES:	
IMPERVIOUS COVERAGE:	37,919 SF (14%)
PROPOSED GREEN SPACE:	233,177 SF (86%)
BUILDING SETBACKS:	
FRONT:	50 FT
SIDE:	10 FT
	15 FT
	(25 FT TOTAL)
REAR:	50 FT
OFF-STREET PARKING REQUIREMENTS:	
STANDARD PARKING SPACE:	10 FT X 20 FT
	1 PARKING SPACE PER 200 SFT OF UFA DEVOTED TO RETAIL SALES:
TOTAL SPACES REQUIRED: 24 SPACES	
TOTAL SPACES PROVIDED: 60 SPACES	
ADA PARKING SPACES REQUIRED: 3	
ADA PARKING SPACES PROVIDED: 3	

PAVEMENT LEGEND

	STANDARD DUTY CONCRETE PAVEMENT: SEE DETAILS
	HEAVY DUTY CONCRETE PAVEMENT: SEE DETAILS
	STANDARD DUTY PAVEMENT: 1.5" HMA (165#/SYD) 5E1 TOP COURSE 1.5" HMA (165#/SYD) 4E1 LEVELING COURSE 6" AGGREGATE BASE, 22A 12" SUBBASE, CIP
	HEAVY DUTY PAVEMENT: 1.5" HMA (165#/SYD) 5E1 TOP COURSE 1.5" HMA (165#/SYD) 4E1 LEVELING COURSE 3" HMA (330#/SYD) 4E1 LEVELING COURSE 8" AGGREGATE BASE, 22A 12" SUBBASE, CIP

	TC	TC	BY
	10/30/2024	11/08/2024	
	PER COUNTY DRAIN COMMISSION COMMENTS	PER COUNTY DRAIN COMMISSION COMMENTS	
1	2		No.
ADDRESS: 10123 S M43, SUITE A DELTON, MI 49046			
PHONE: (269) 364-5626			
SCALE: AS NOTED	DESIGNED BY: DMP	DRAWN BY: CRZ	CHECKED BY: TWC
PRELIMINARY - NOT FOR CONSTRUCTION			
OVERALL SITE PLAN			
STASH VENTURES SOUTH HAVEN, MI			
ORIGINAL ISSUE: 08/30/2024			
PROJECT NO. 23079			
SHEET NUMBER C101A			



SITE GENERAL NOTES

1. DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

KEY NOTES

- 1 TYPE F4 CURB AND GUTTER (SEE DETAILS)
- 2 TYPE B2 CURB AND GUTTER (SEE DETAILS)
- 3 THICKENED EDGE CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- 5 4" WIDE PAINTED SOLID WHITE LINE, TYP.
- 6 4" WIDE PAINTED SOLID BLUE LINE, TYP.
- 7 4" WIDE PAINTED SOLID BLUE LINE AT 45 DEGREES, TYP.
- 8 REFUSE ENCLOSURE (SEE ARCHITECTURAL DETAILS)
- 9 ACCESSIBLE PARKING SIGN, TYP. (MUTCD D9-6) (MICHIGAN ACT 182 AND 183)
- 10 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8P) (MICHIGAN ACT 182 AND 183)
- 11 GUARD RAIL

PAVEMENT LEGEND

- STANDARD DUTY CONCRETE PAVEMENT:
SEE DETAILS
- HEAVY DUTY CONCRETE PAVEMENT:
SEE DETAILS
- STANDARD DUTY PAVEMENT:
1.5" HMA (165#/SYD) 5E1 TOP
1.5" HMA (165#/SYD) 4E1 LEVELING COURSE
6" AGGREGATE BASE, 22A
12" SUBBASE, CIP
- HEAVY DUTY PAVEMENT:
1.5" HMA (165#/SYD) SEMI TOP
1.5" HMA (165#/SYD) EML LEVELING COURSE
3" HMA (330#/SYD) EML BASE COURSE
8" AGGREGATE BASE COMPACTED, 22A OR 21AA

TC	TC	BY
10/30/2024	11/08/2024	DATE
1	PER COUNTY DRAIN COMMISSION COMMENTS	REVISIONS
2	PER COUNTY DRAIN COMMISSION COMMENTS	No.
ADDRESS: 10123 S M43, SUITE A DELTON, MI 49046 PHONE: (269) 364-5626		
SCALE: AS NOTED	DESIGNED BY: DMP	CHECKED BY: TWC
	DRAWN BY: CRZ	
PRELIMINARY - NOT FOR CONSTRUCTION		
SITE PLAN		
STASH VENTURES SOUTH HAVEN, MI		
ORIGINAL ISSUE: 08/30/2024		
PROJECT NO. 23079		
SHEET NUMBER C101B		

EXISTING BUILDING

EXISTING PARKING LOT

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

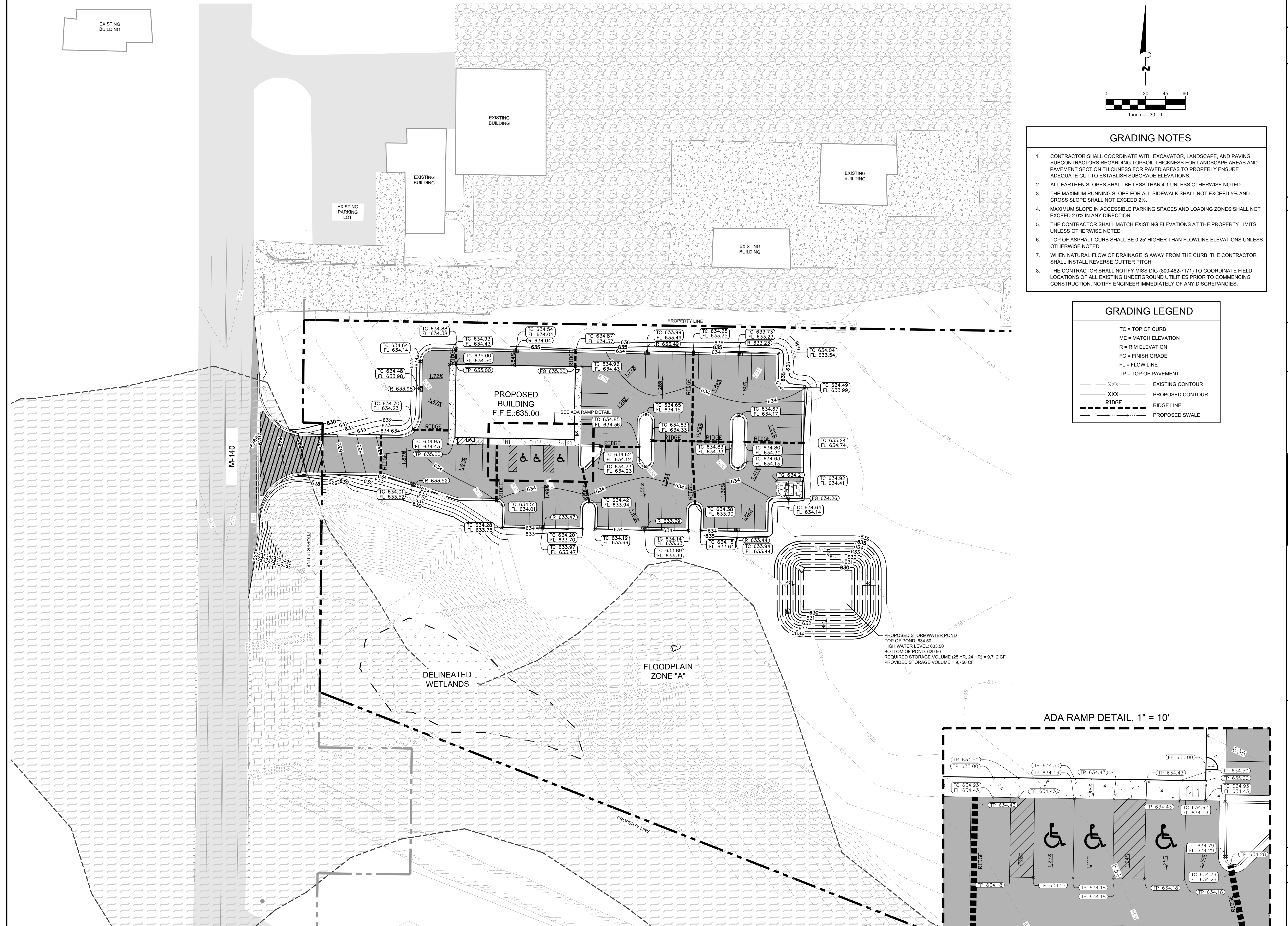
GRADING NOTES

- CONTRACTOR SHALL COORDINATE WITH EXCAVATOR, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- ALL EARTHEN SLOPES SHALL BE LESS THAN 4:1 UNLESS OTHERWISE NOTED
- THE MAXIMUM RUNNING SLOPE FOR ALL SIDEWALK SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2%.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ANY DIRECTION
- THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED
- TOP OF ASPHALT CURB SHALL BE 0.25' HIGHER THAN FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM THE CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER FITCH
- THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

GRADING LEGEND

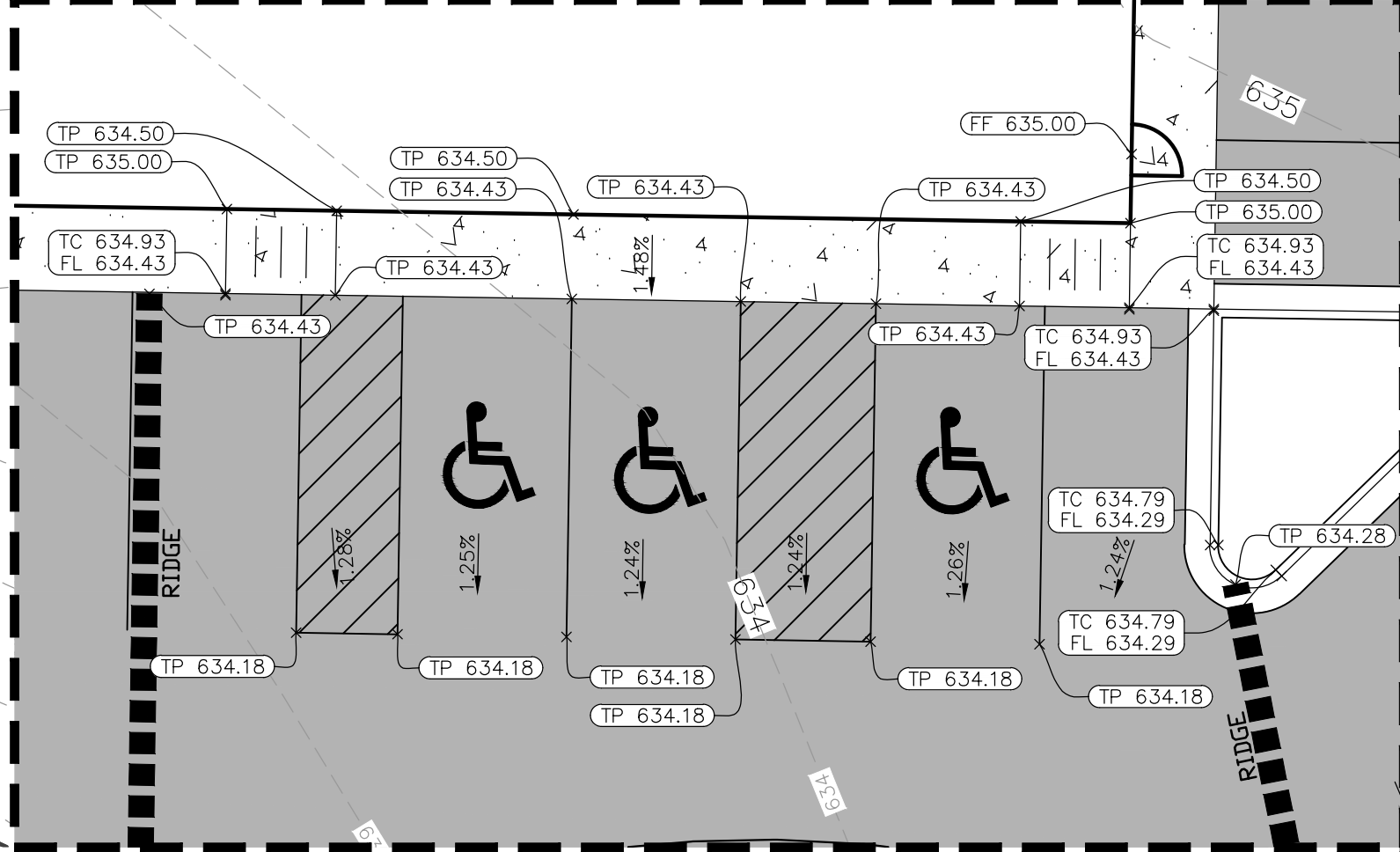
TC = TOP OF CURB
 ME = MATCH ELEVATION
 R = RIM ELEVATION
 FG = FINISH GRADE
 FL = FLOW LINE
 TP = TOP OF PAVEMENT

--- XXX --- EXISTING CONTOUR
 - - - - - XXX - - - - - PROPOSED CONTOUR
 - - - - - RIDGE - - - - - RIDGE LINE
 - - - - - SWALE - - - - - PROPOSED SWALE



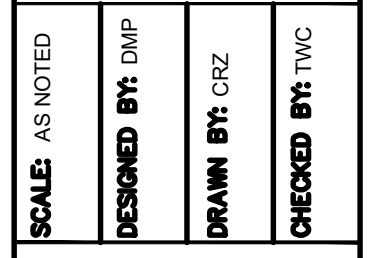
PROPOSED STORMWATER POND
 TOP OF POND: 634.50
 HIGH WATER LEVEL: 633.50
 BOTTOM OF POND: 629.50
 REQUIRED STORAGE VOLUME (25 YR. 24 HR) = 9,712 CF
 PROVIDED STORAGE VOLUME = 9,750 CF

ADA RAMP DETAIL, 1" = 10'



NO.	DATE	BY
1	10/30/2024	TC
2	11/08/2024	TC

PER COUNTY DRAIN COMMISSION COMMENTS
 1
 2



ADDRESS:
 10123 S M43, SUITE A
 DELTON, MI 49046
 PHONE:
 (269) 364-5626

SCALE: AS NOTED
 DESIGNED BY: DMP
 DRAWN BY: CRZ
 CHECKED BY: TWC

GRADING PLAN

STASH VENTURES
 SOUTH HAVEN, MI

ORIGINAL ISSUE:
 08/30/2024
 PROJECT NO.
 23079
 SHEET NUMBER
C102A

NO.	DATE	REVISIONS
1	10/30/2024	PER COUNTY DRAIN COMMISSION COMMENTS
2	11/08/2024	PER COUNTY DRAIN COMMISSION COMMENTS

ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046
PHONE:
(269) 364-5626

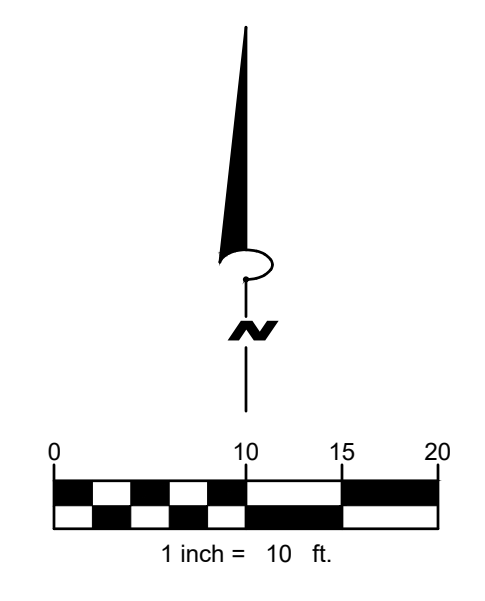
SCALE: AS NOTED	DESIGNED BY: DMP	DRAWN BY: CRZ	CHECKED BY: TWC
-----------------	------------------	---------------	-----------------

PRELIMINARY
NOT FOR CONSTRUCTION

DRIVEWAY DETAIL

STASH VENTURES
SOUTH HAVEN, MI

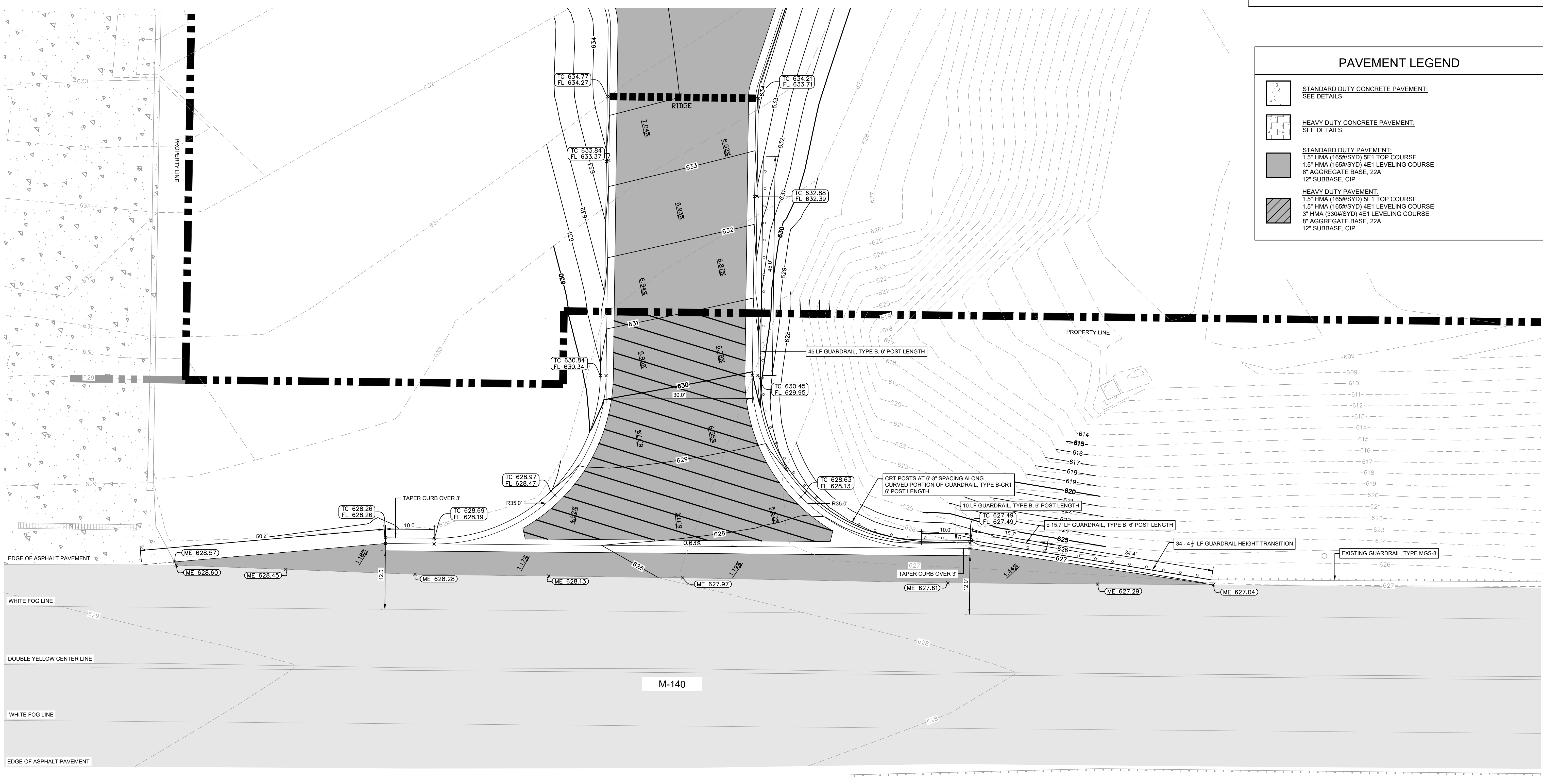
ORIGINAL ISSUE:
08/30/2024
PROJECT NO.
23079
SHEET NUMBER
C102B



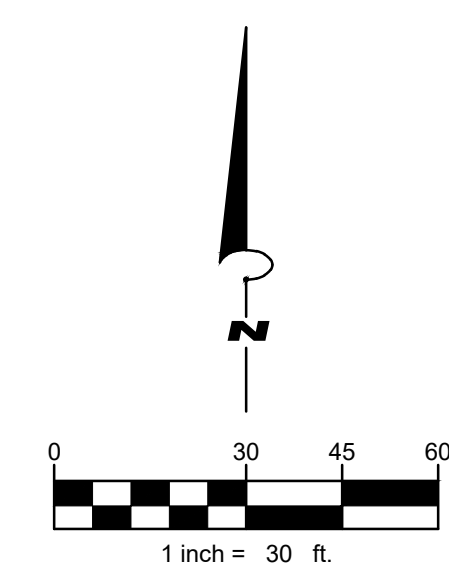
GRADING LEGEND	
TC = TOP OF CURB	
ME = MATCH ELEVATION	
R = RIM ELEVATION	
FG = FINISH GRADE	
FL = FLOW LINE	
TP = TOP OF PAVEMENT	
--- XXX ---	EXISTING CONTOUR
--- XXX ---	PROPOSED CONTOUR
---	RIDGE
---	RIDGE LINE

- | GRADING NOTES | |
|---------------|---|
| 1. | CONTRACTOR SHALL COORDINATE WITH EXCAVATOR, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS. |
| 2. | ALL EARTHEN SLOPES SHALL BE LESS THAN 4:1 UNLESS OTHERWISE NOTED |
| 3. | THE MAXIMUM RUNNING SLOPE FOR ALL SIDEWALK SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2%. |
| 4. | MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ANY DIRECTION |
| 5. | THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED |
| 6. | TOP OF ASPHALT CURB SHALL BE 0.25' HIGHER THAN FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED |
| 7. | WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM THE CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH |
| 8. | THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. |

PAVEMENT LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT: SEE DETAILS
	HEAVY DUTY CONCRETE PAVEMENT: SEE DETAILS
	STANDARD DUTY PAVEMENT: 1.5" HMA (165#/SYD) 5E1 TOP COURSE 1.5" HMA (165#/SYD) 4E1 LEVELING COURSE 6" AGGREGATE BASE, 22A 12" SUBBASE, CIP
	HEAVY DUTY PAVEMENT: 1.5" HMA (165#/SYD) 5E1 TOP COURSE 1.5" HMA (165#/SYD) 4E1 LEVELING COURSE 3" HMA (330#/SYD) 4E1 LEVELING COURSE 8" AGGREGATE BASE, 22A 12" SUBBASE, CIP



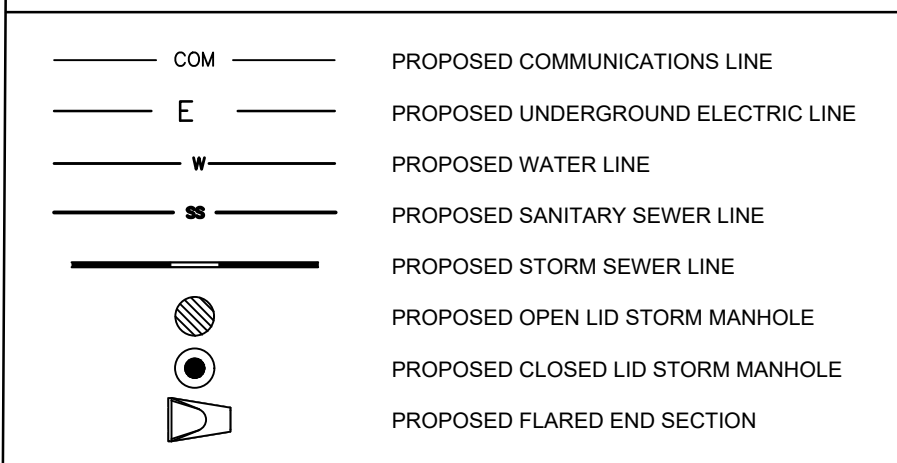
EXISTING BUILDING



UTILITY NOTES

1. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS IV.
2. ALL 4" DIA. MANHOLES SHALL HAVE A 12" DIA. HOLE CUT IN THE BASE WITH A MINIMUM OF 4" OF 6A STONE UNDERNEATH TO ALLOW FOR ADEQUATE DRAINAGE.
3. ALL WATER LINES GREATER THAN 3 INCHES IN DIAMETER SHALL BE DUCTILE IRON PIPE, CLASS 52.
4. SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS CASING IS UTILIZED), PROVIDE 42" MINIMUM COVER, MINIMUM 18" VERTICAL SEPARATION, AND 10' HORIZONTAL SEPARATION BETWEEN PIPES.
5. ANY DISRUPTIONS TO EXISTING SERVICE LINES FOR ADJACENT PROPERTIES SHALL BE COORDINATED WITH AFFECTED PROPERTY OWNERS.
6. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
7. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.

UTILITY LEGEND



STRUCTURE TABLE

ST1 18" FLARED END SECTION	RIM 631.71 INV. 629.50 - 18" NW
ST2 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 633.44 INV. 629.81 - 12" W INV. 629.66 - 12" N INV. 629.66 - 18" SE
ST3 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 633.39 INV. 630.03 - 12" W INV. 630.03 - 12" E
ST4 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 633.47 INV. 630.26 - 12" W INV. 630.26 - 12" E
ST5 4" DIA MH EJ 7030Z1, TYPE M2 0.0 FT SUMP	RIM 633.52 INV. 630.61 - 12" N INV. 630.61 - 12" E INV. 630.61 - 6" NE
ST6 2" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 633.98 INV. 630.84 - 12" S
ST7 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 633.23 INV. 630.08 - 12" W INV. 630.08 - 12" S
ST8 2" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 633.49 INV. 630.31 - 12" W INV. 630.31 - 12" E
ST9 2" DIA MH EJ 7030Z1, TYPE M2 0.0 FT SUMP	RIM 634.04 INV. 631.04 - 6" S INV. 631.04 - 12" E
ST11 OUTLET CONTROL STRUCTURE (SEE DETAILS)	RIM 633.60 INV. 629.50 - 18" W
ST12 18" FLARED END SECTION	INV. 629.32 - 18" E

UTILITY KEYNOTE LEGEND

1. 4 INCH SANITARY SEWER SERVICE AT MIN. 1.25% SLOPE. INSTALL 6 INCH CLEANOUT W/WYE AT BUILDING, EACH BEND, AND EVERY 100'.
2. 1" TYPE K WATER SERVICE.
3. CONNECT TO WATER MAIN. COORDINATE CONNECTION WITH CITY OF SOUTH HAVEN TOWNSHIP AND SOUTH HAVEN CHARTER TOWNSHIP.
4. SANITARY SEWER SERVICE CONNECTION. COORDINATE WITH ARCH AND MEP PLANS.
5. ELECTRIC SERVICE. COORDINATE CONNECTION, SIZE, AND LOCATION WITH AEP AND MEPI/ARCH PLANS.
6. COMMUNICATION SERVICE. COORDINATE CONNECTION, SIZE, AND LOCATION WITH COMCAST AND MEPI/ARCH PLANS.

NO.	DATE	REVISIONS
1	10/30/2024	PER COUNTY DRAIN COMMISSION COMMENTS
2	11/08/2024	PER COUNTY DRAIN COMMISSION COMMENTS



ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: DMP
DRAWN BY: CRZ
CHECKED BY: TWC

PRELIMINARY
NOT FOR CONSTRUCTION

UTILITY PLAN

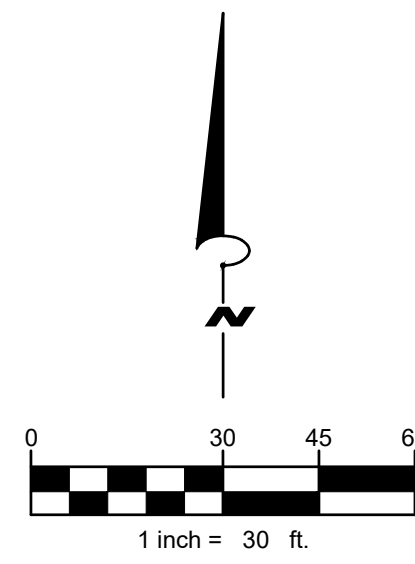
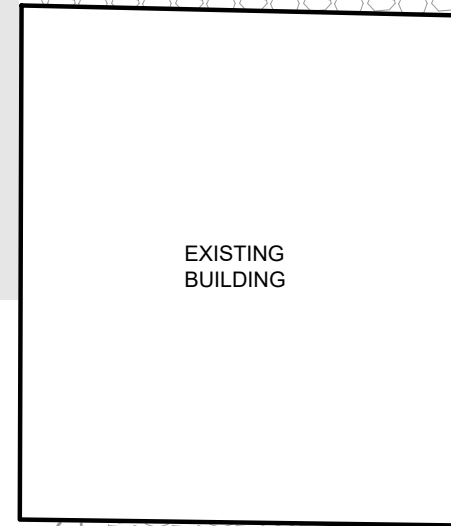
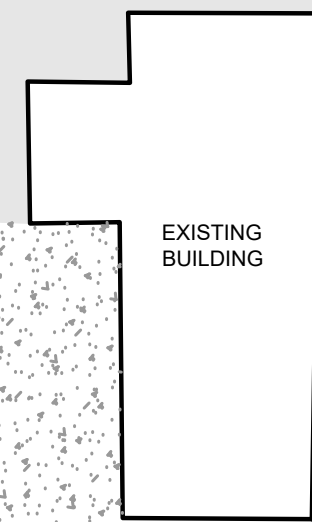
STASH VENTURES
SOUTH HAVEN, MI

ORIGINAL ISSUE:
08/30/2024

PROJECT NO.
23079

SHEET NUMBER

C103



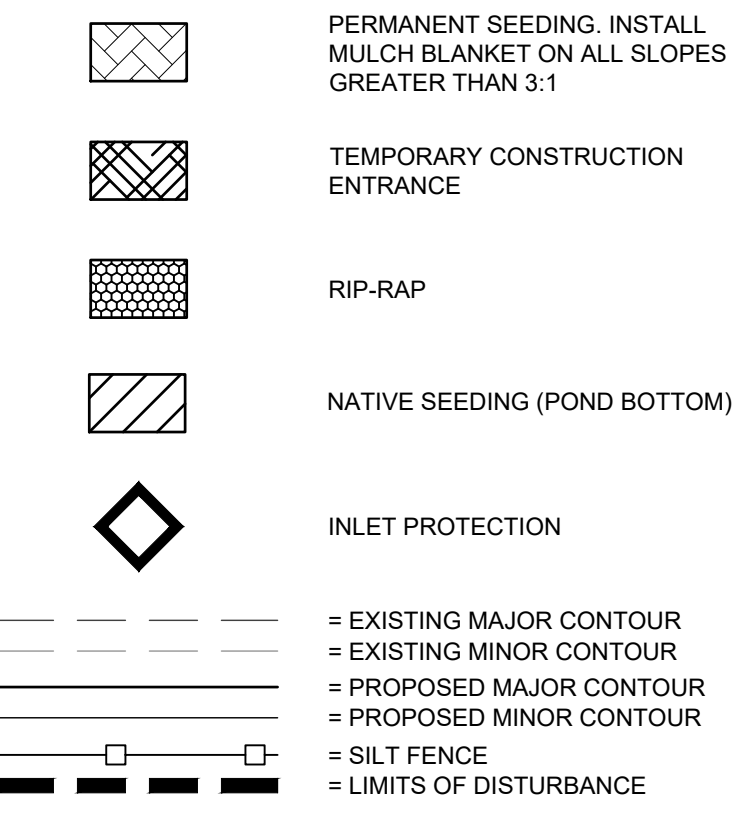
SOIL EROSION & SEDIMENTATION CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
- MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS IN STATE OF MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- (E8) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. SEE DETAIL SHEET.
- (E9) DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS, AT SLOPES GREATER THAN 1:3, AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION.
- (E12) DENOTES RIPRAP. SEE DETAIL SHEET. (PERMANENT EROSION CONTROL MEASURE)
- (SS3) DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. SEE DETAIL SHEET.
- (SS1) DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION. SEE DETAIL SHEET.
- (SS6) DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM. SEE DETAIL SHEET.

EROSION CONTROL LEGEND



CONSTRUCTION SEQUENCING

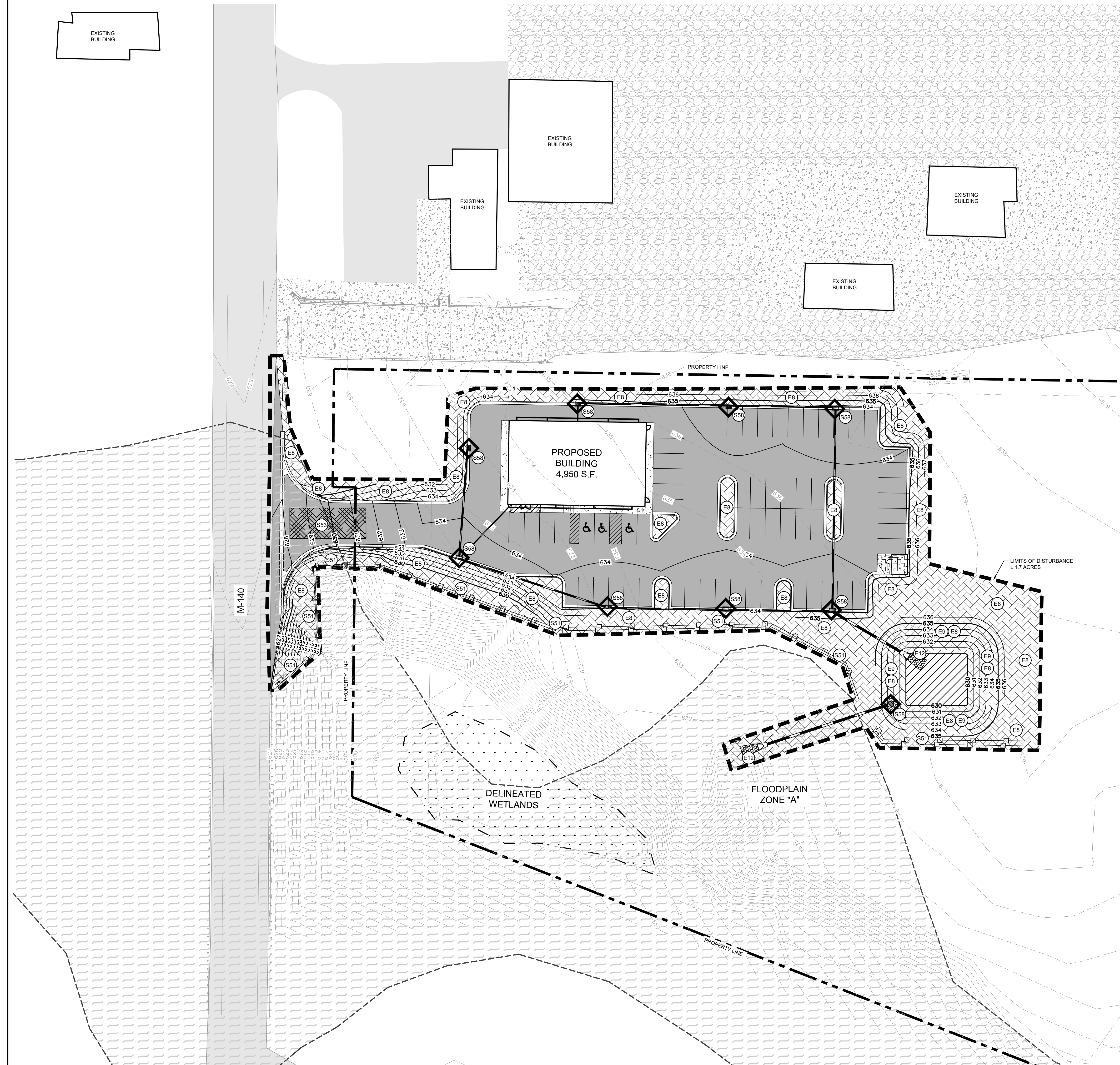
- INSTALL SOIL EROSION MEASURES.
- ESTABLISH STORM WATER MANAGEMENT BASIN.
- ROUGH GRADING OF THE SITE.
- BEGIN BUILDING CONSTRUCTION.
- UTILITY CONNECTIONS AND SERVICES TO BUILDING.
- FINAL GRADING OF THE SITE.
- POUR CONCRETE SIDEWALK, HEAVY DUTY CONCRETE, AND CURB AND GUTTER.
- PAVE SITE.
- REMOVE TEMPORARY SOIL EROSION MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED.

NEARBY WATER

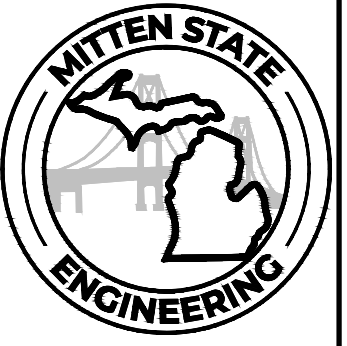
NEAREST COUNTY DRAIN / RIVER / STREAM / LAKE IS DEERLICK CREEK, (±250 FEET TO THE SOUTH)

SOILS INFORMATION

BASED ON USDA INFORMATION, THE SITE CONSISTS OF SELFDRIDGE LOAMY SAND, SOIL HYDRAULIC GROUP CD.



TC	10/30/2024	PER COUNTY DRAIN COMMISSION COMMENTS	REVISIONS	DATE	BY
TC	11/08/2024	PER COUNTY DRAIN COMMISSION COMMENTS			
1					
2					



ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: DMP
DRAWN BY: CRZ
CHECKED BY: TWC

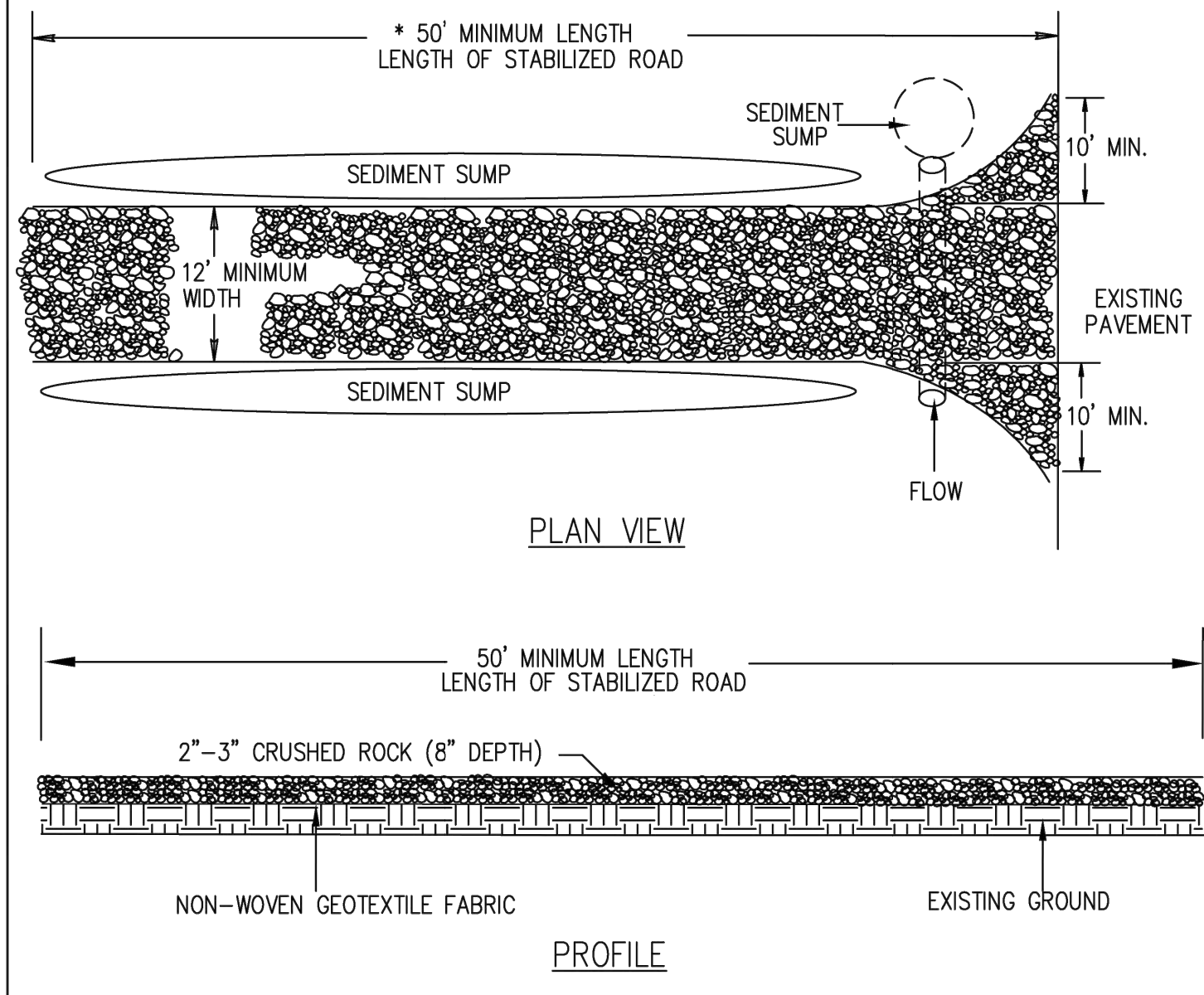
PRELIMINARY
NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

STASH VENTURES
SOUTH HAVEN, MI

ORIGINAL ISSUE:
08/30/2024
PROJECT NO.
23079
SHEET NUMBER
C104

S53 STABILIZED CONSTRUCTION ACCESS



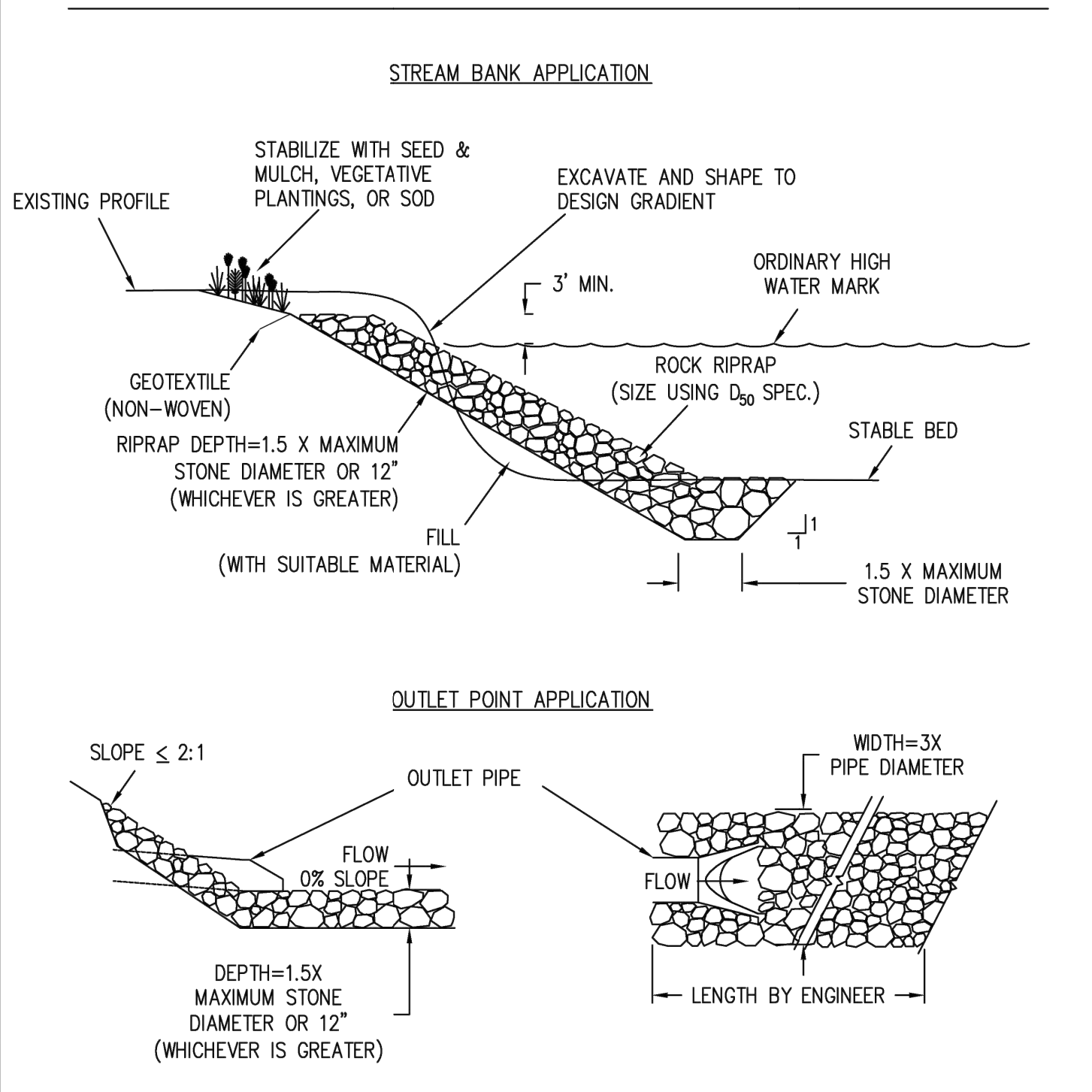
NOTES:

1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

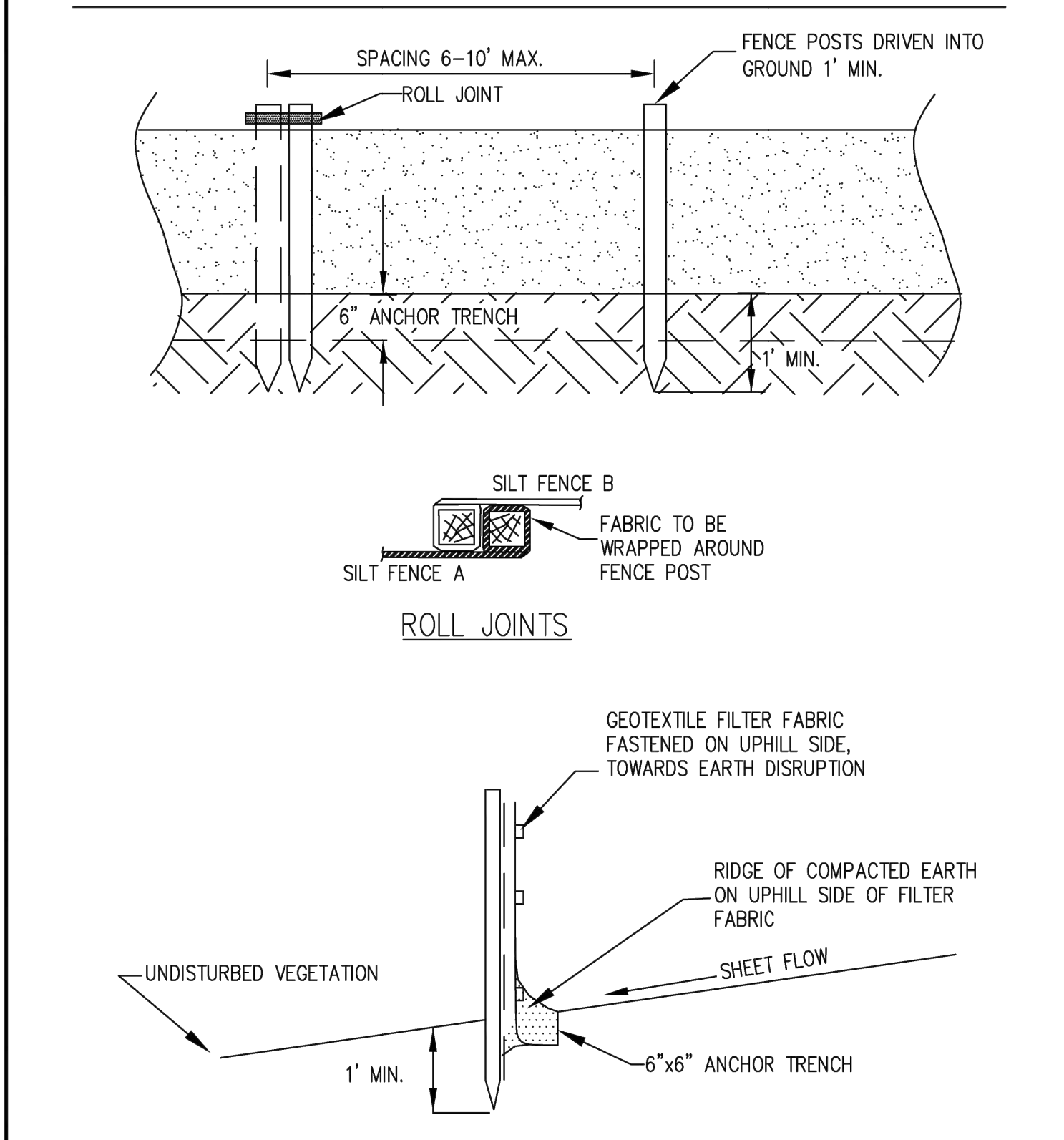
E12 RIPRAP



STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

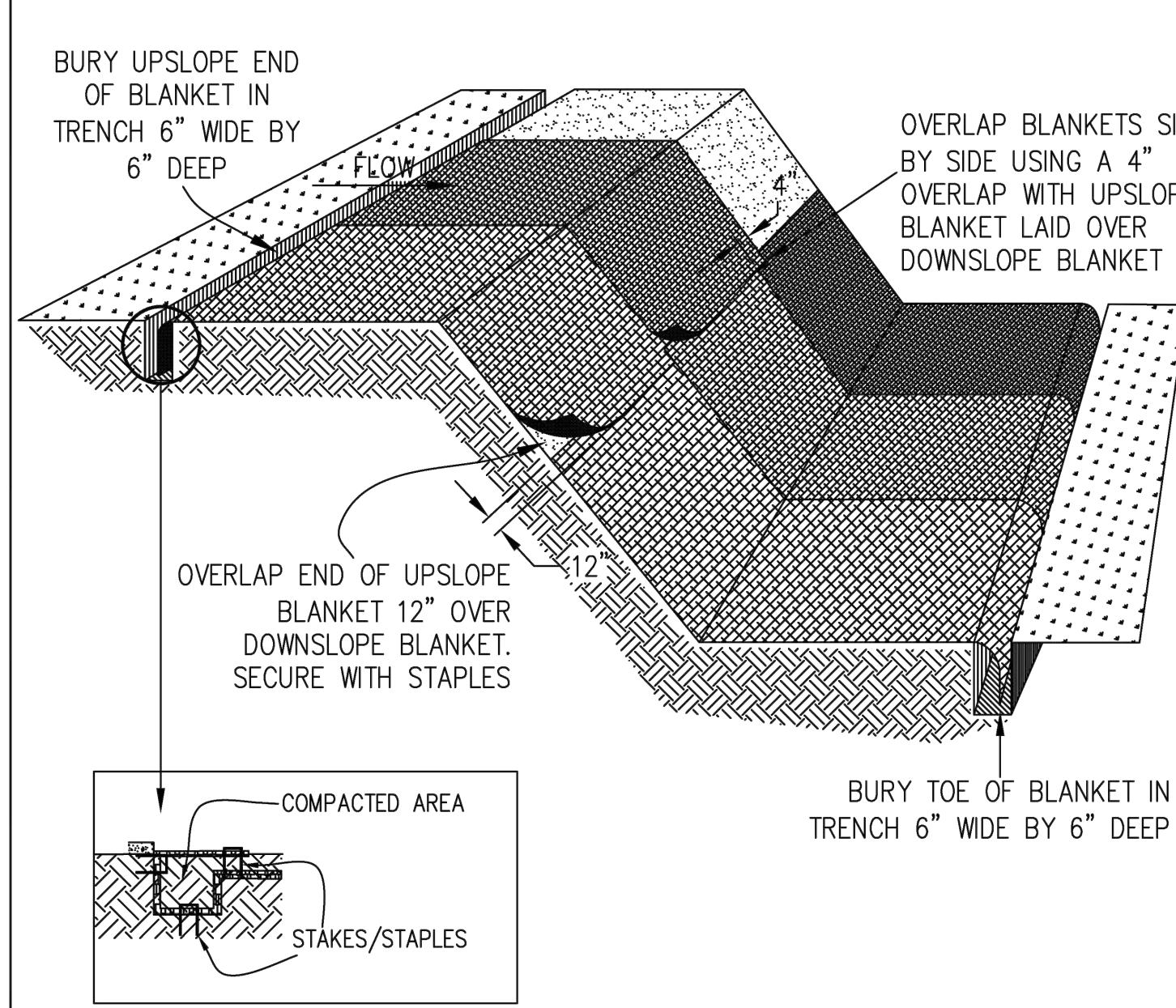
S51 SILT FENCE



STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

E9 MULCH BLANKETS



NOTES:

1. PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
2. WHEN BLANKETS ARE USED IN FLOWING DITCH, BLANKETS SHOULD NOT OVERLAP IN DITCH CENTER PARALLEL TO FLOW.
3. STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. WHERE POSSIBLE, CONSTRUCT WITH BIODEGRADABLE MATERIAL.

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

E8 PERMANENT SEEDING

Planting Zones:	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 - 10/10	5/1 - 10/1	5/1 - 9/20
Seeding Window Dormant Seeding*	11/15 - Freeze	11/01 - Freeze	11/01 - Freeze

Source: Adapted from MDOT Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Mulch)	4/1 - 8/1	5/1 - 9/20	5/1 - 9/10
Seeding Dates (w/o Irrigation or Mulch)	4/1 - 5/20 or 8/10 - 10/1	5/1 - 6/10 or 8/1 - 9/20	5/1 - 6/15 or 8/1 - 9/20
Dormant Seeding Dates*	11/1 - Freeze	10/25 - Freeze	10/25 - Freeze

Source: Adapted from USDA NRCS Technical Guide #342 (1999)

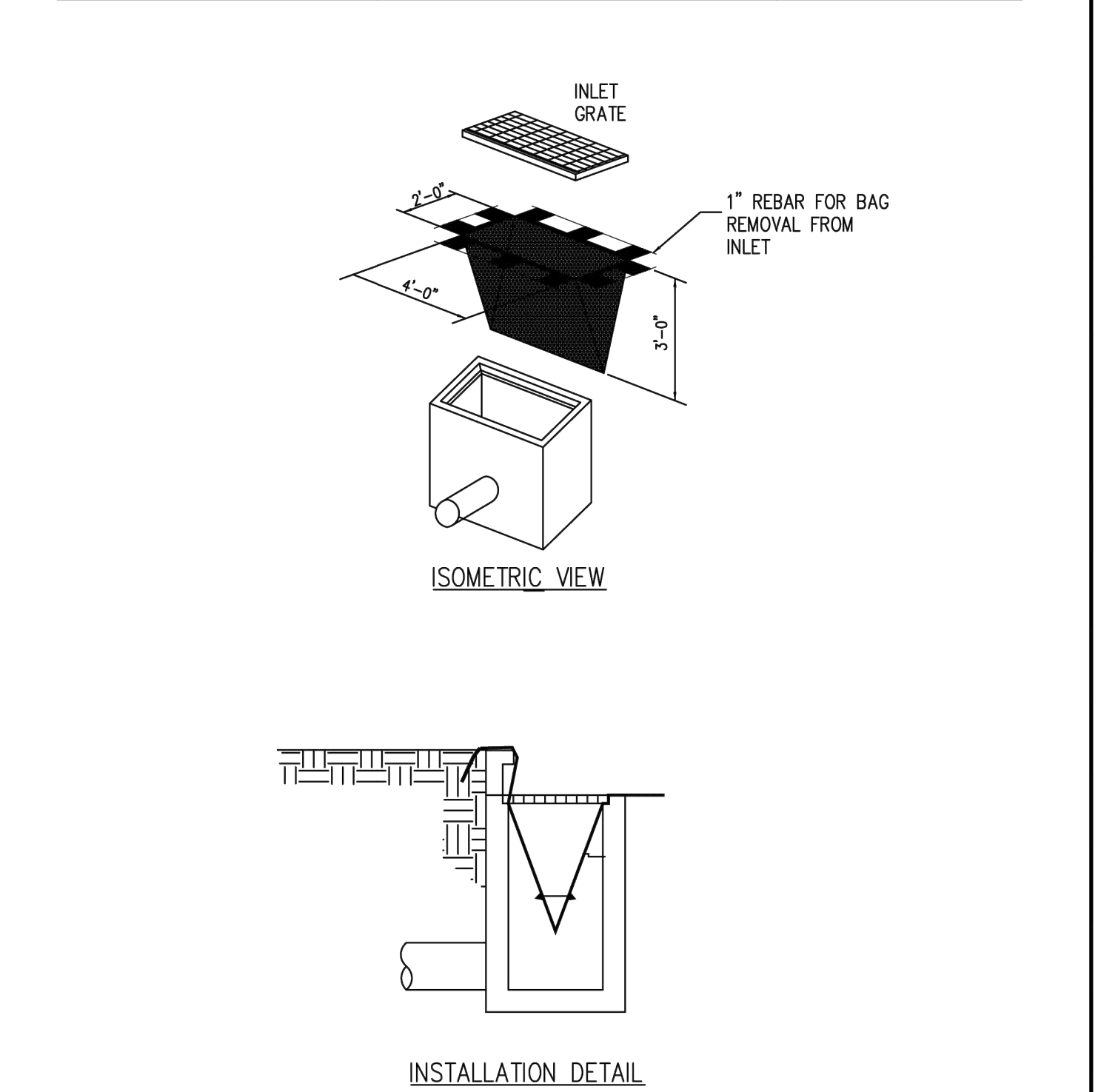
* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

S58 INLET PROTECTION - FABRIC DROP



STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F		**									

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
 B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
 C SPRING OATS 100 LBS/ACRE
 D WHEAT OR CEREAL RYE 150 LBS/ACRE
 E SOD
 F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY
 ** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

TC
 10/30/2024
 11/08/2024

PER COUNTY DRAIN COMMISSION COMMENTS
 1
 2

REVISIONS

DATE

BY

NO.

SCALE: AS NOTED
 DESIGNED BY: DMP
 DRAWN BY: CRZ
 CHECKED BY: TWC

MITTEN STATE ENGINEERING

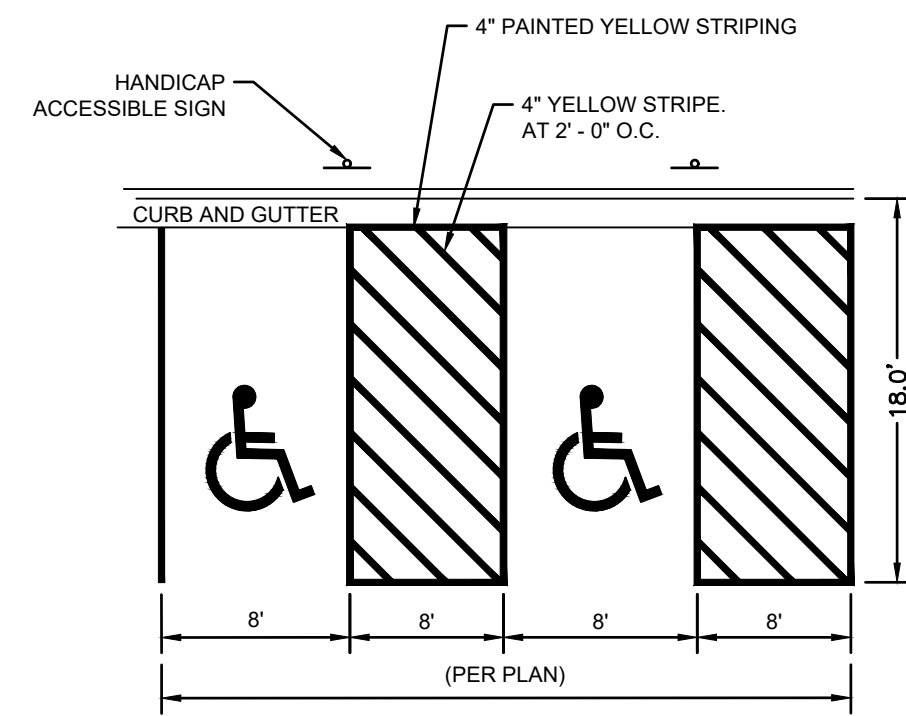
ADDRESS:
 10123 S M43, SUITE A
 DELTON, MI 49046
 PHONE:
 (269) 364-5626

PRELIMINARY - NOT FOR CONSTRUCTION

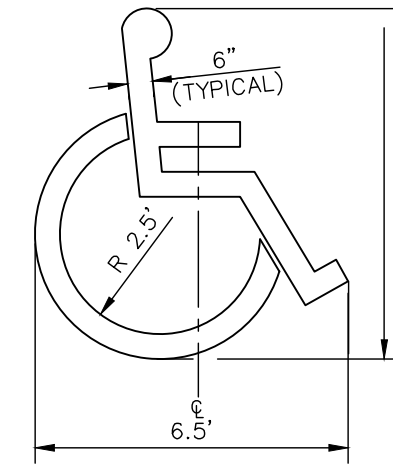
EROSION CONTROL DETAILS

STASH VENTURES
 SOUTH HAVEN, MI

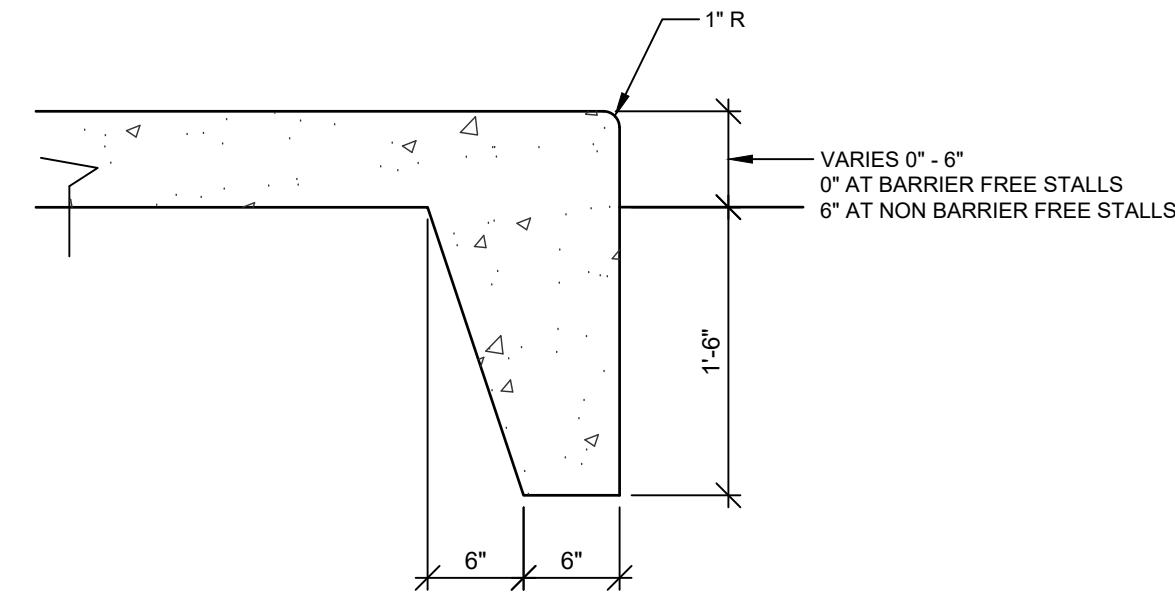
ORIGINAL ISSUE:
 08/30/2024
 PROJECT NO.
 23079
 SHEET NUMBER
 C105



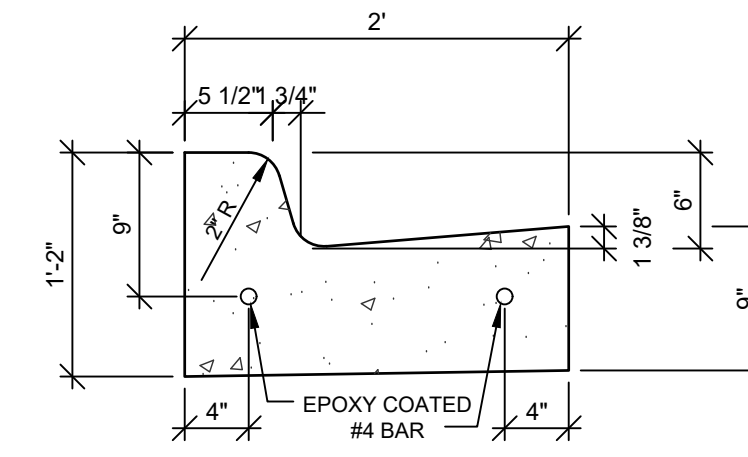
TYPICAL HANDICAP STRIPING
SCALE: NONE



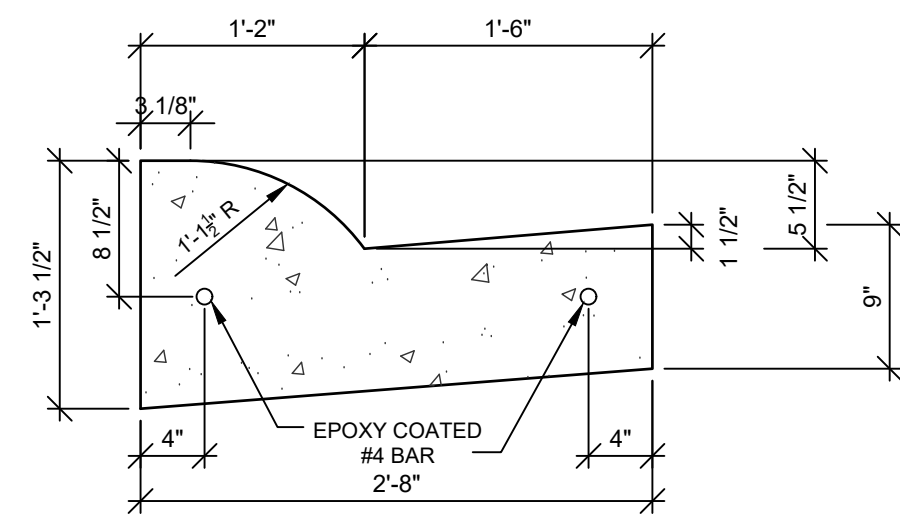
ACCESSIBLE PARKING SYMBOL
N.T.S.



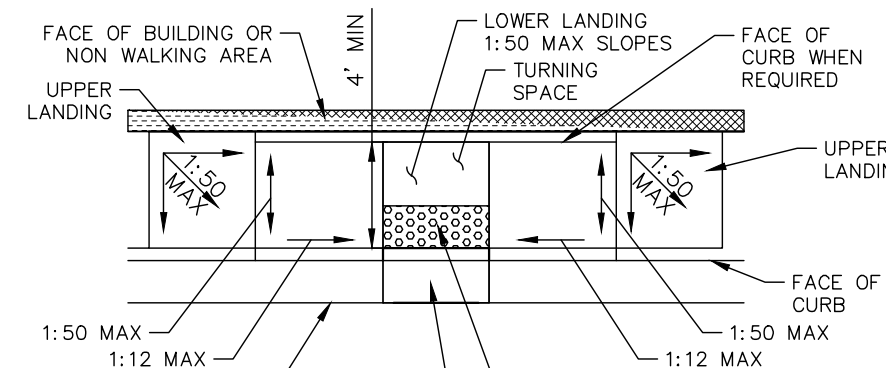
CURB & GUTTER - THICKENED SIDEWALK CURB



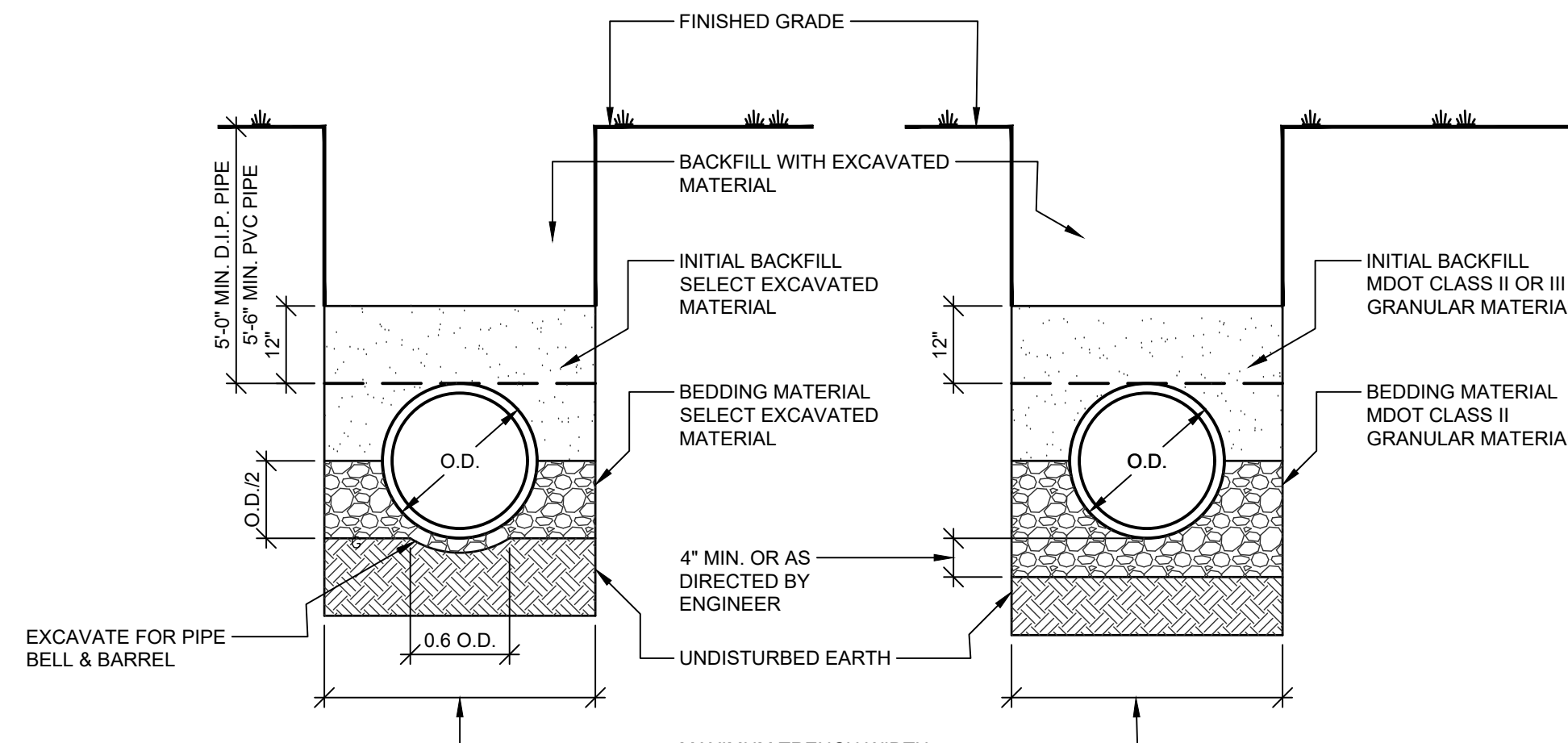
CURB & GUTTER - DETAIL F4



CURB & GUTTER - DETAIL B2

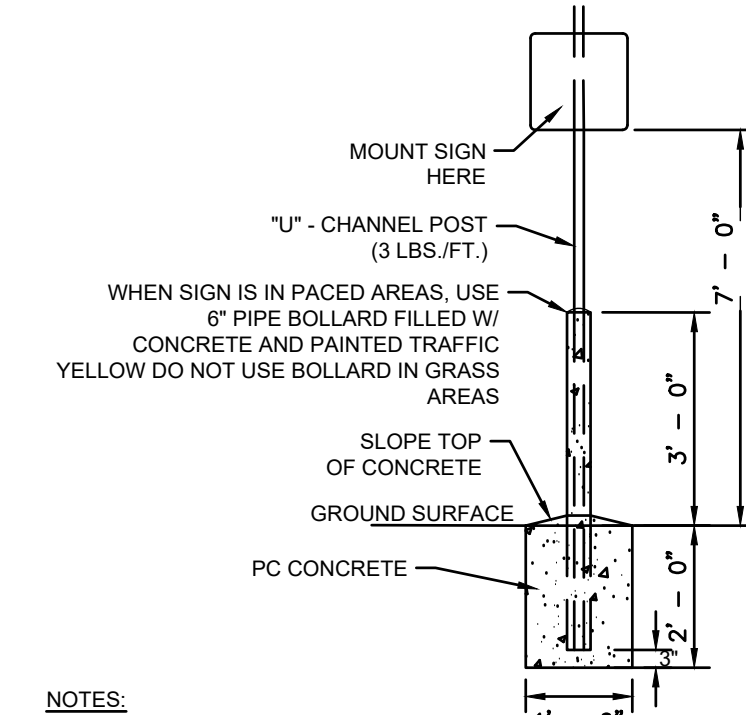


PARALLEL MID-BLOCK CURB RAMP
N.T.S.



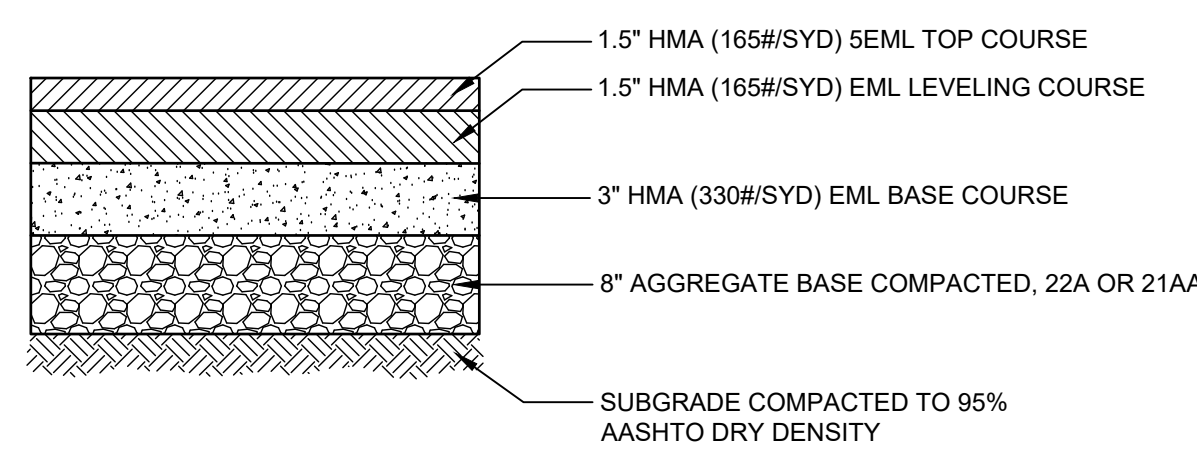
TRENCH DETAIL IN SUITABLE SOIL

TRENCH DETAIL IN UNSUITABLE SOIL

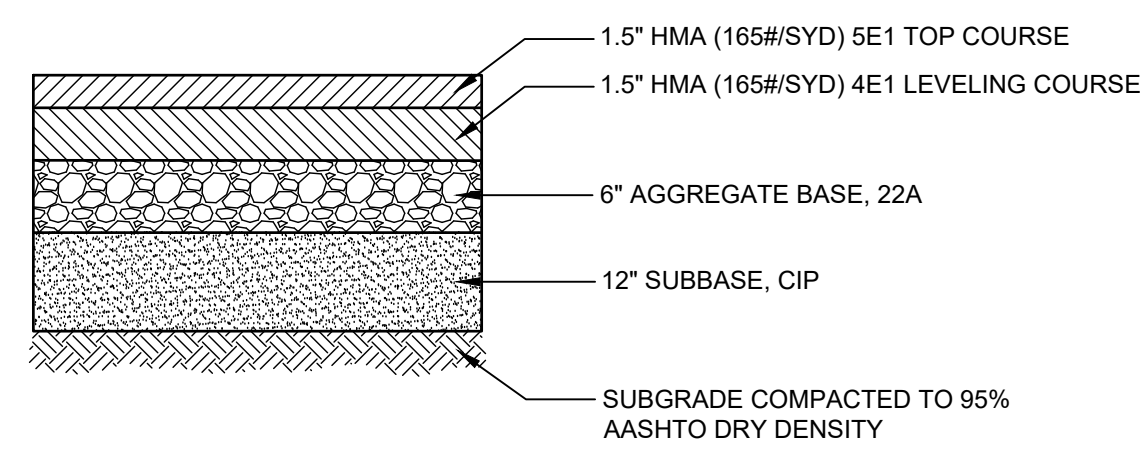


NOTES:
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

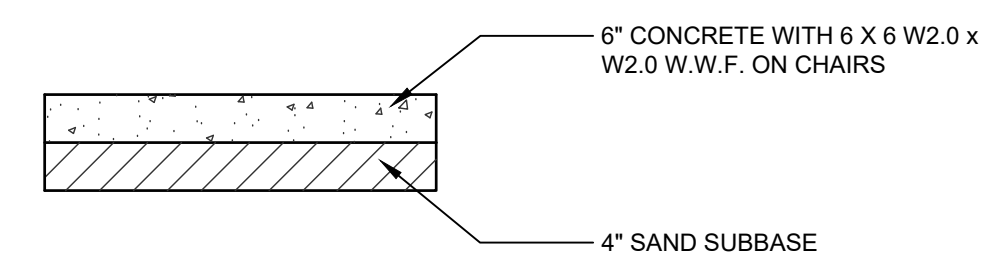
STANDARD SIGN BASE
SCALE: NONE



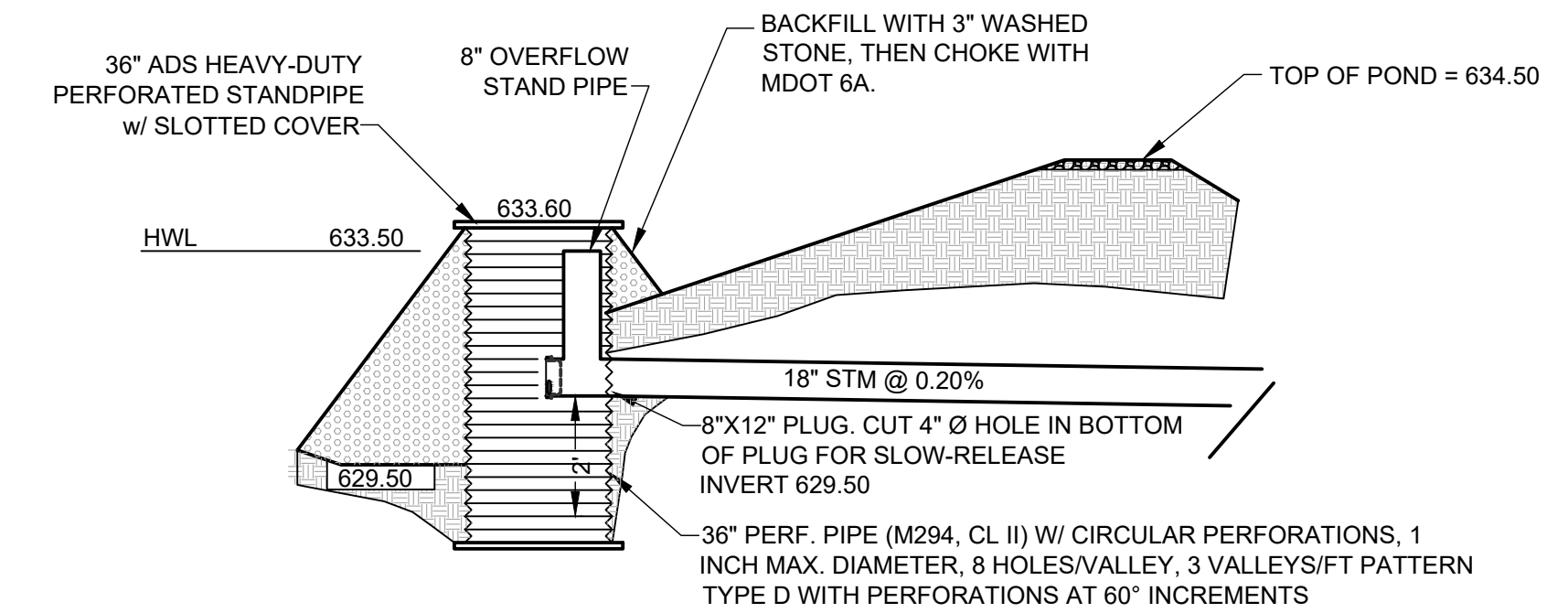
HEAVY DUTY DRIVEWAY SECTION
SCALE: NONE



ASPHALT PAVEMENT SECTION
SCALE: NONE



CONCRETE PAD DETAIL
SCALE: NONE



OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

NO.	DATE	REVISIONS
1	10/30/2024	PER COUNTY DRAIN COMMISSION COMMENTS
2	11/08/2024	PER COUNTY DRAIN COMMISSION COMMENTS



ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE:	AS NOTED
DESIGNED BY:	DMP
DRAWN BY:	CRZ
CHECKED BY:	TWC

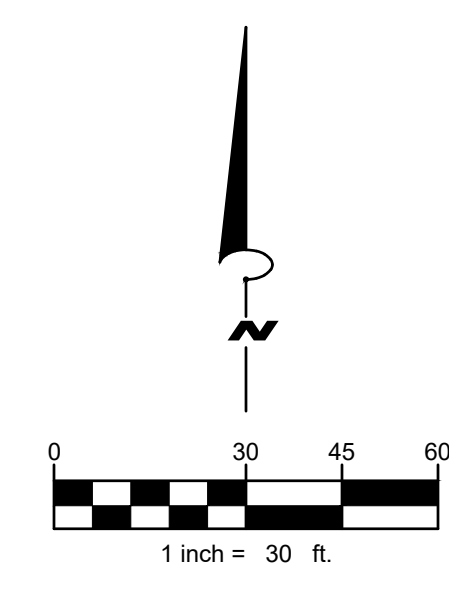
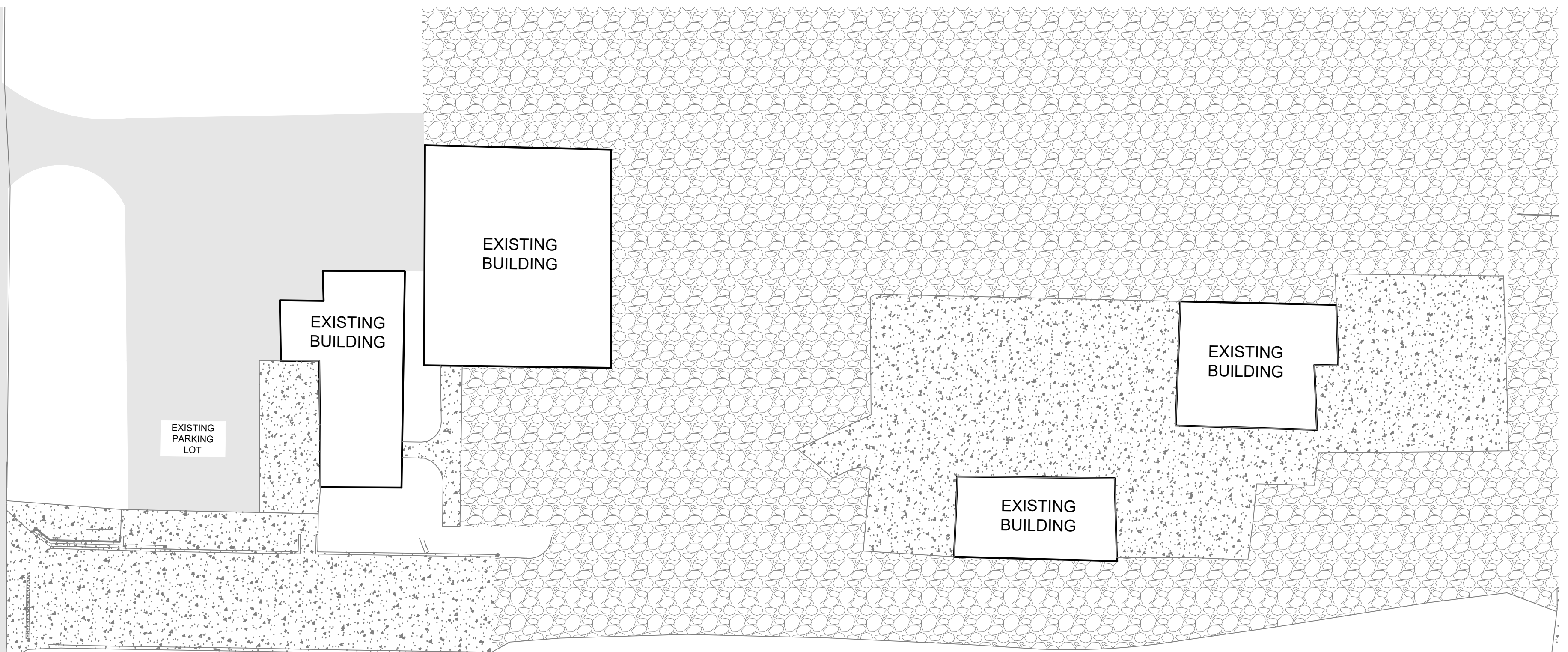
PRELIMINARY -
NOT FOR CONSTRUCTION

CONSTRUCTION
DETAILS

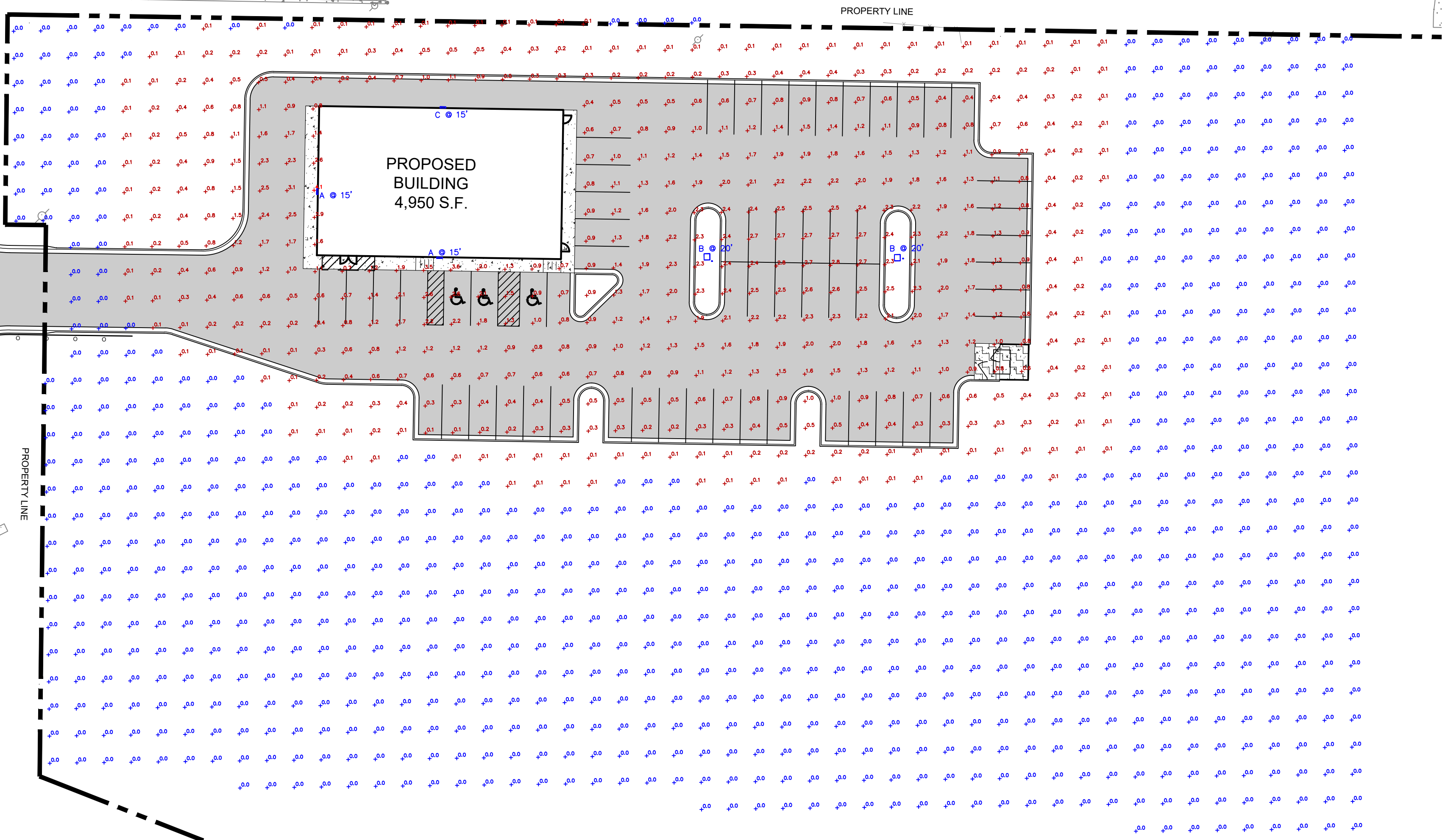
STASH VENTURES
SOUTH HAVEN, MI

ORIGINAL ISSUE:
08/30/2024
PROJECT NO.
23079
SHEET NUMBER
C106

EXISTING BUILDING



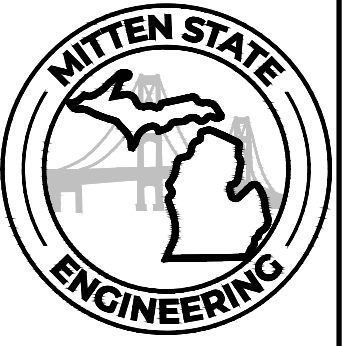
M-140



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	4.1 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
A	A		2	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	1	7711	1	73.2	 Max: 5945cd
B	B		2	Lithonia Lighting	DSX1 LED P5 40K 60CRI T5M	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 5 Medium	1	16892	1	138.16	 Max: 9266cd
C	C		1	Lithonia Lighting	DSXW1 LED 10C 350 40K T2S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 4000K, @ 350mA.	1	1520	1	13.3	 Max: 970cd

No.	DATE	BY	REVISIONS
1	10/30/2024	TC	PER COUNTY DRAIN COMMISSION COMMENTS
2	11/08/2024	TC	PER COUNTY DRAIN COMMISSION COMMENTS



ADDRESS:
10123 S M43, SUITE A
DELTON, MI 49046
PHONE:
(269) 364-5626

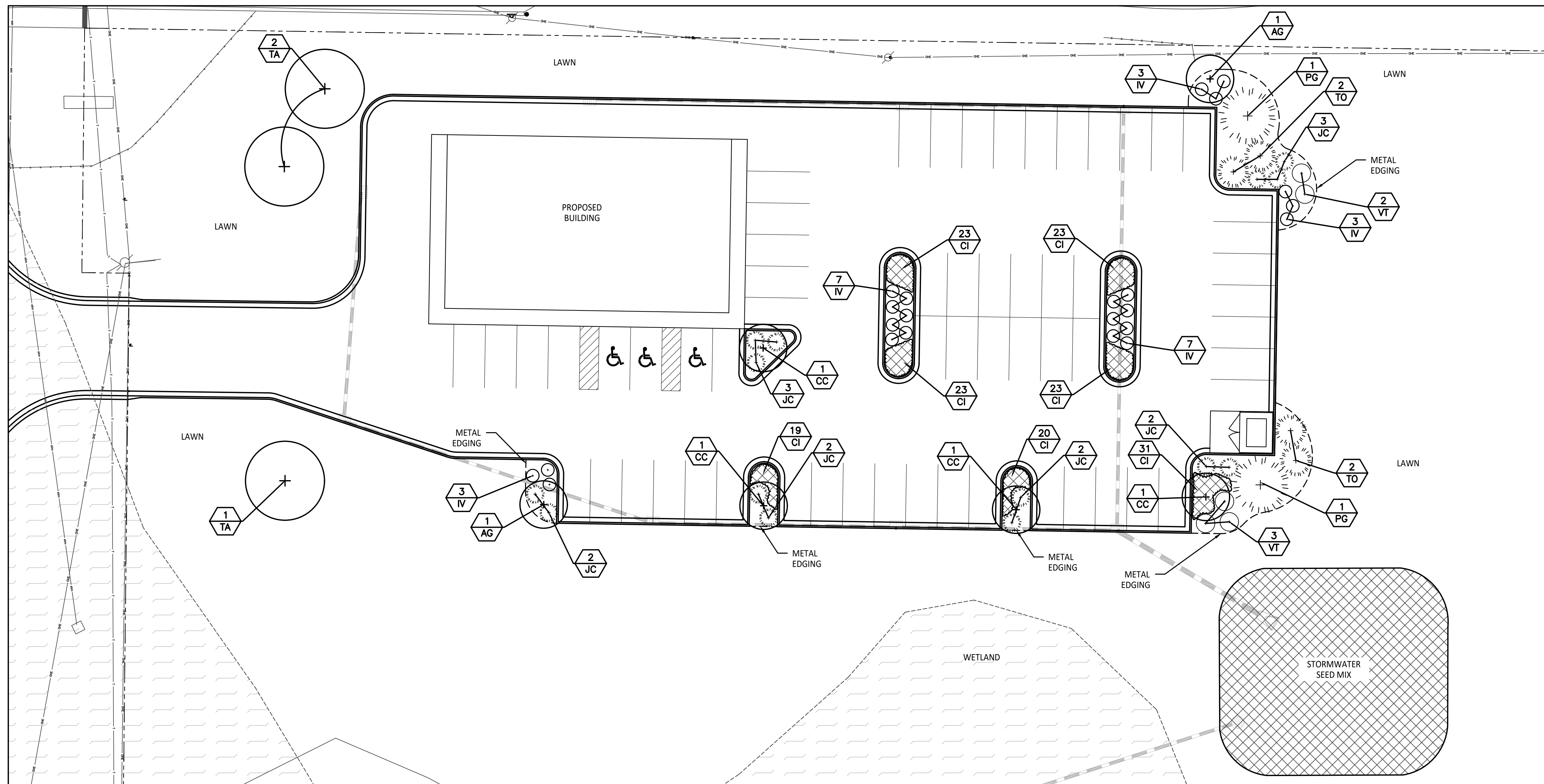
SCALE: AS NOTED
DESIGNED BY: DMP
DRAWN BY: CRZ
CHECKED BY: TWC

PRELIMINARY
NOT FOR CONSTRUCTION

PHOTOMETRIC PLAN

STASH VENTURES
SOUTH HAVEN, MI

ORIGINAL ISSUE:
08/30/2024
PROJECT NO.
23079
SHEET NUMBER
PH101



LANDSCAPE NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY MITTEN STATE ENGINEERING.
2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
4. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
5. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
9. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
10. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
12. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
13. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
14. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	PROPOSED DECIDUOUS TREE	2 / L1.0
	PROPOSED EVERGREEN TREE	5 / L1.0
	PROPOSED SHRUB	3 / L1.0
	PROPOSED GROUNDCOVER AND/OR PERENNIALS	6 / L1.0
	PROPOSED BED LINE/ METAL EDGING	4 / L1.0
	PROPERTY LINE	
	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	

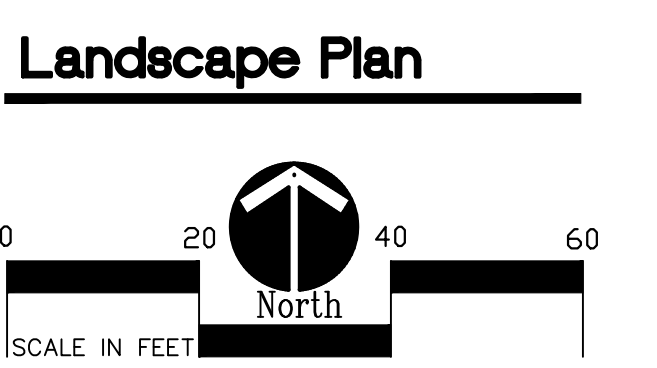
For Review Only -
Not For Construction

HARD COPY IS INTENDED TO BE 24"X36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

Issued For: _____ Date _____
SITE PLAN REVIEW 09-04-24

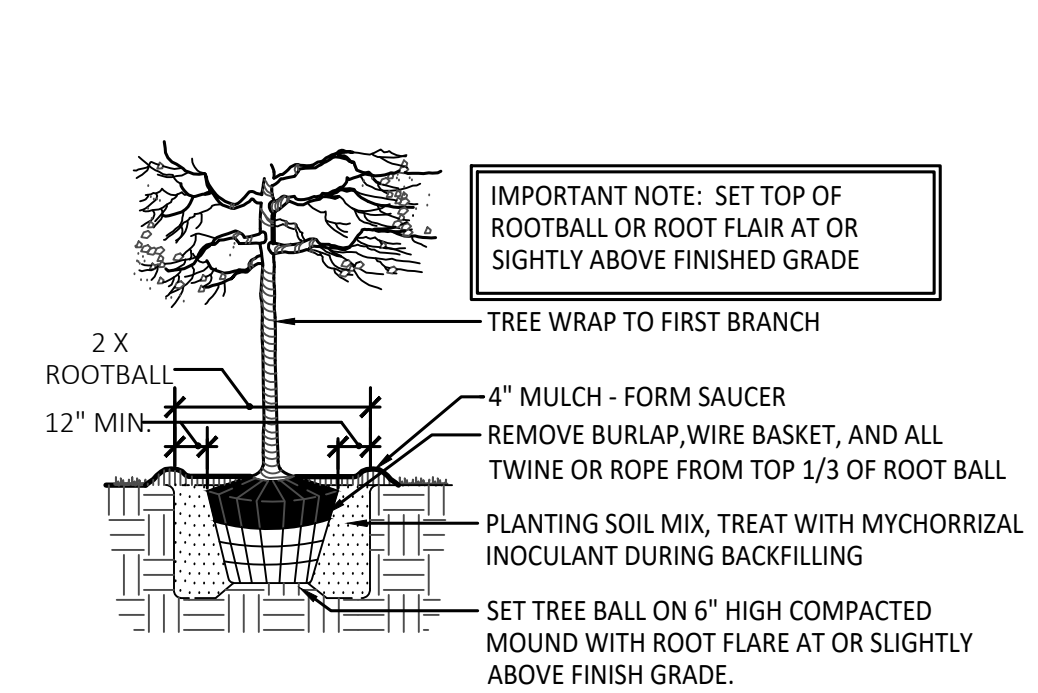
Project: _____
13537 M 140 Hwy

South Haven, MI 49090
Sheet Title _____

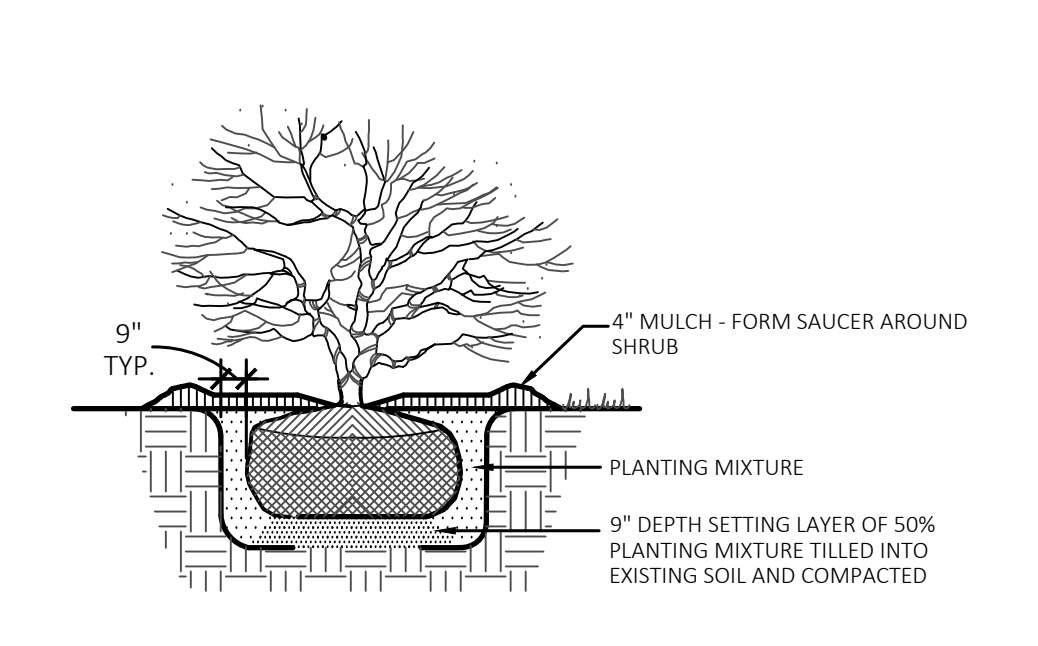


Job No. _____ Sheet No. _____
22423 L1.0

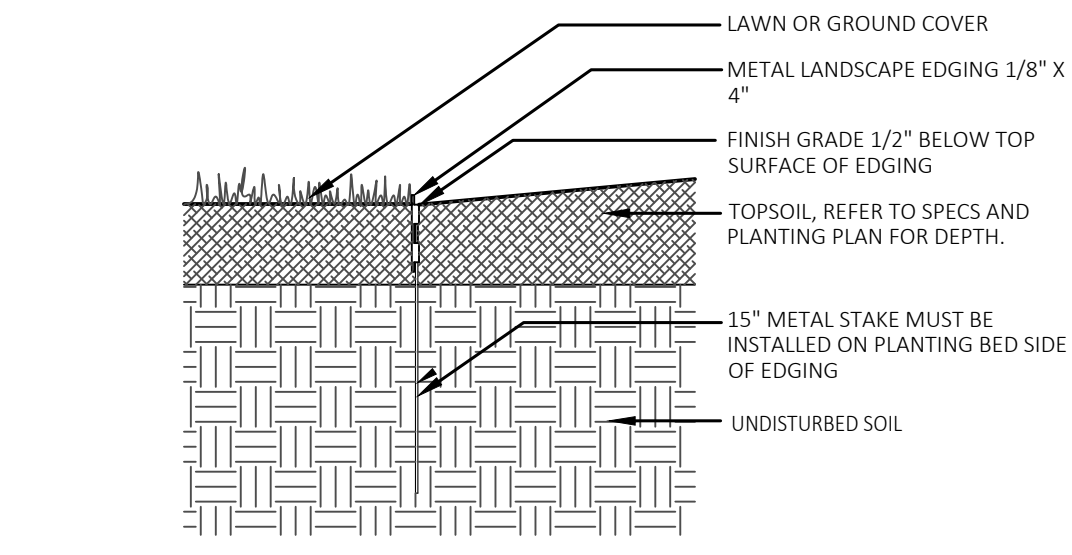
1 Landscape Plan
1" = 20'



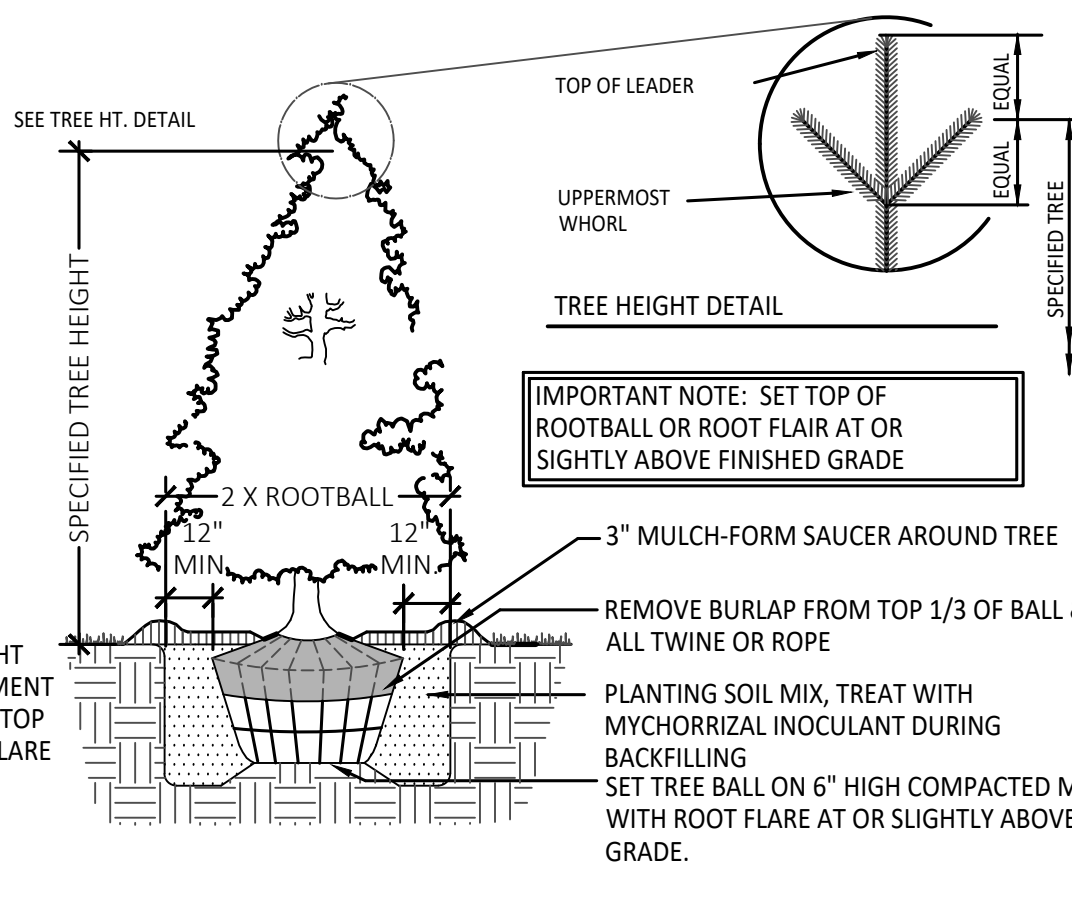
2 Deciduous Tree Planting Detail
Not To Scale



3 Shrub Planting Detail
Not To Scale



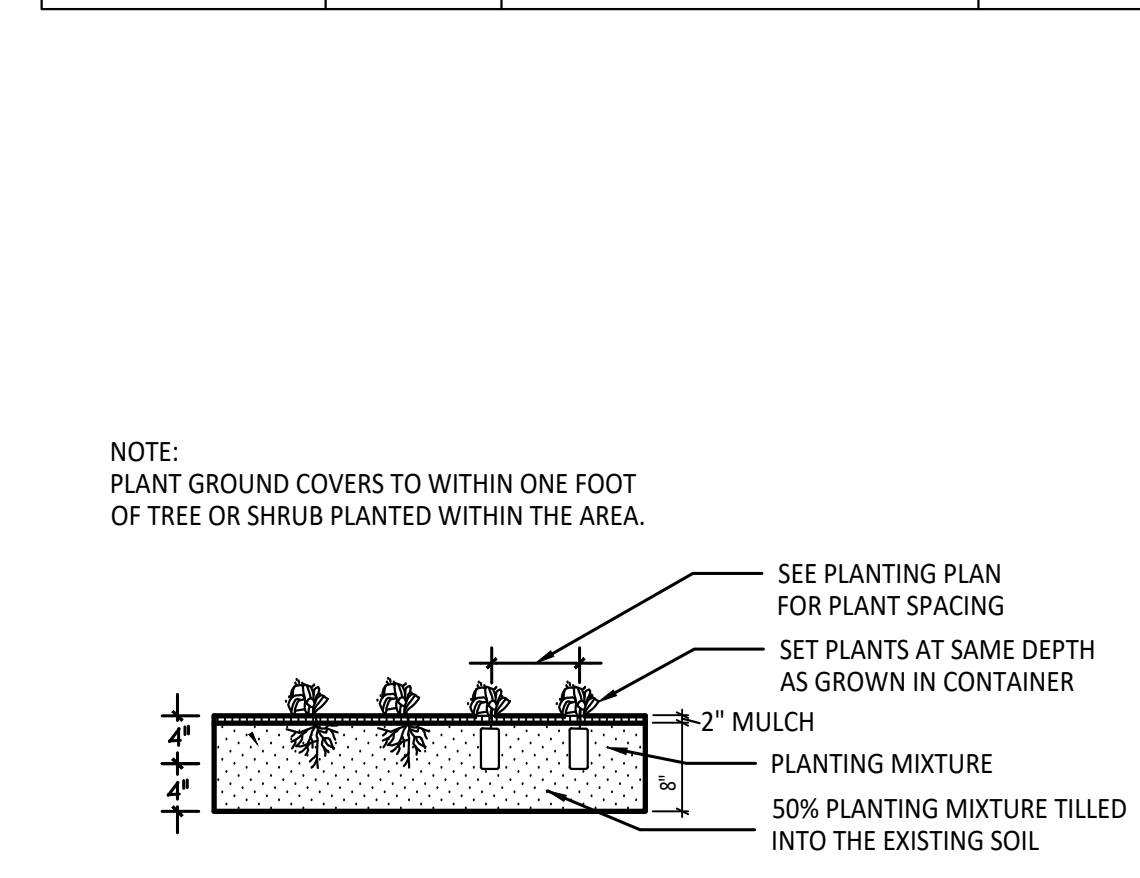
4 Metal Edging Detail
Not To Scale



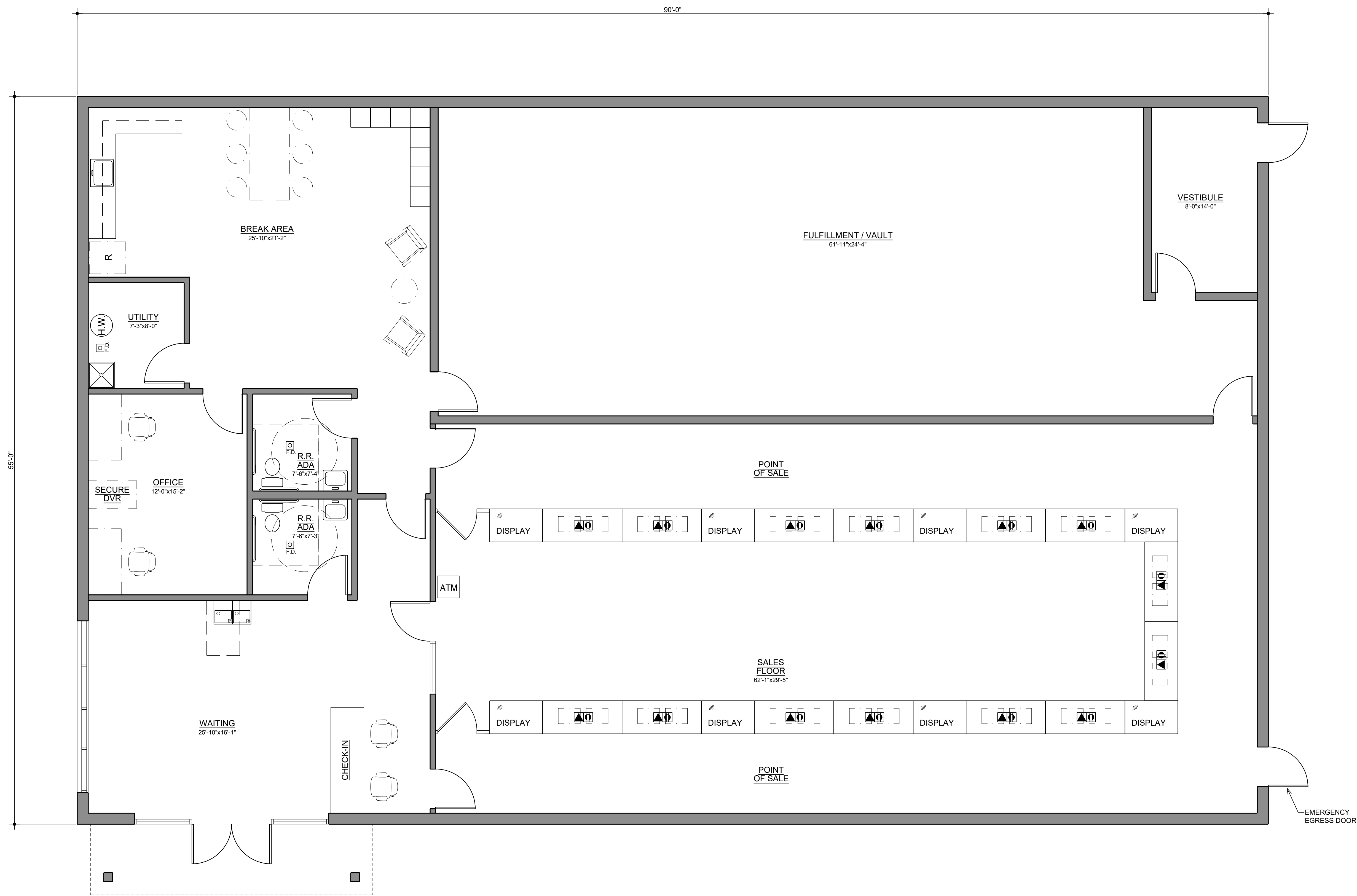
5 Evergreen Planting Detail
Not To Scale

PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES	AG	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	2" CAL.	B&B	PER PLANS	NATIVE
	TA	Tilia Americana 'McSentry'	Sentry American Basswood	2" CAL.	B&B	PER PLANS	NATIVAR
	CC	Carpinus caroliniana	Hornbeam	2" CAL.	B&B	PER PLANS	NATIVE
EVERGREEN TREES	PG	Picea glauca var. densata	Black Hills Spruce	6'-8" HT.	B&B	PER PLANS	NATIVAR
	TO	Thuja occidentalis	American Arborvitae	6'-8" HT.	B&B	PER PLANS	NATIVE
SHRUBS	IV	Itea virginica 'Little Henry'	'Little Henry' Virginia Sweetspire	#3	CONT.	PER PLANS	NATIVE
	VT	Viburnum trilobum 'Spring Red'	Spring Red Compact Viburnum	#3	B&B	PER PLANS	NATIVE
	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3	CONT.	PER PLANS	NON NATIVE
PERENNIALS	CI	Callirhoe involucrata	Purple Poppy Mallow	#1	CONT.	24" O.C.	NATIVE



6 Grasses + Perennial Planting Detail
Not To Scale



CODE CONFORMANCE

2015 MICHIGAN BUILDING CODE
 2021 MICHIGAN MECHANICAL CODE, MMC 2021
 2021 MICHIGAN PLUMBING CODE, MPC 2021
 2023 NEC CODE WITH PART 8 MICHIGAN AMENDMENT
 2015 INTERNATIONAL FUEL GAS CODE, IFGC 2015
 ACCESSIBILITY: MICHIGAN BARRIER FREE
 DESIGN LAW / 2009 ICC/ANCI A117.1

CONSTRUCTION CLASSIFICATION: VB
 USE GROUP: M MERCANTILE
 FIRE SUPPRESSION: NOT REQUIRED < 9,000 SQ FT

TOTAL BUILDING AREA: 4,950 SQ FT
 ALLOWABLE AREA: 9,000 SQ FT

OCCUPANT LOAD

MERCANTILE 60 SQ FT GROSS / OCCUPANT
 2,248 SQ FT / 60 SF PER OCCUPANT
 = 37.4 = 38 OCCUPANTS

OFFICE: 100 SQ FT GROSS / OCCUPANT
 182 SQ FT / 100 SF PER OCCUPANT
 = 1.8 = 2 OCCUPANTS

STORAGE / OTHER 300 SQ FT GROSS / OCCUPANT
 1,375 SQ FT / 300 SF PER OCCUPANT
 = 4.5 = 5 OCCUPANTS

TOTAL OCCUPANTS = 38 + 2 + 5 = 45 OCCUPANTS

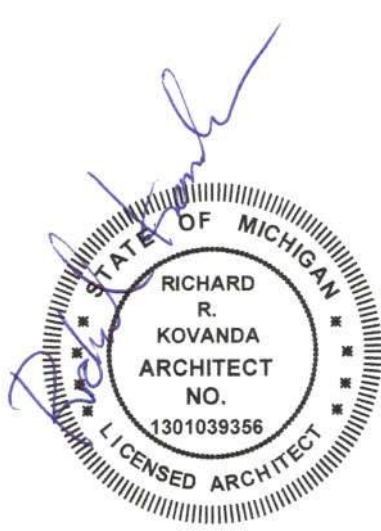
Architect:

ARK-TEC L.L.C.
 ARCHITECTS
 17376 West 12 Mile Rd.
 Suite #105
 Southfield, MI 48076
 (248) 703-4494



PROPOSED FLOOR PLAN
13537 MICHIGAN 140, SOUTH HAVEN

SCALE: 1/4" = 1'-0"

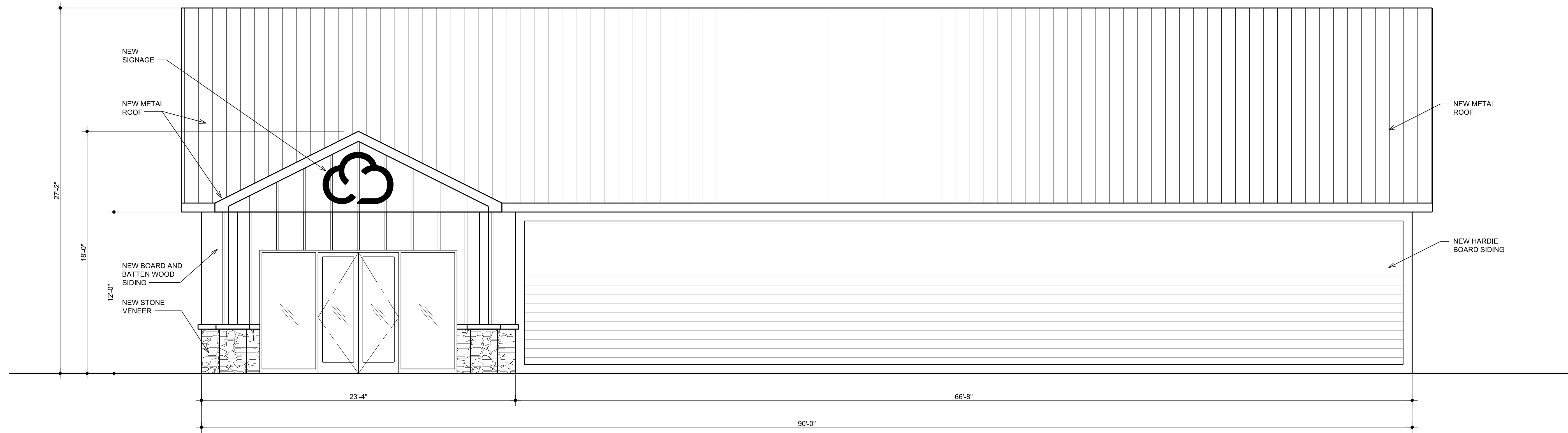


CLOUD CANNABIS
 13537 MICHIGAN 140
 SOUTH HAVEN, MI

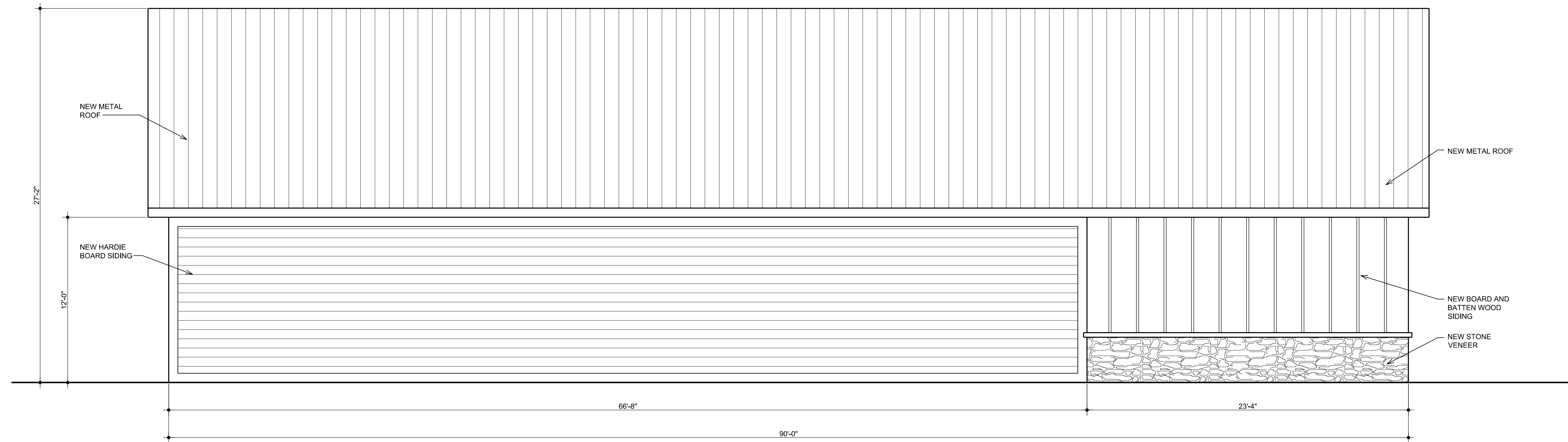
Title:
PROPOSED FLOOR PLAN

Sheet No.:
A-1

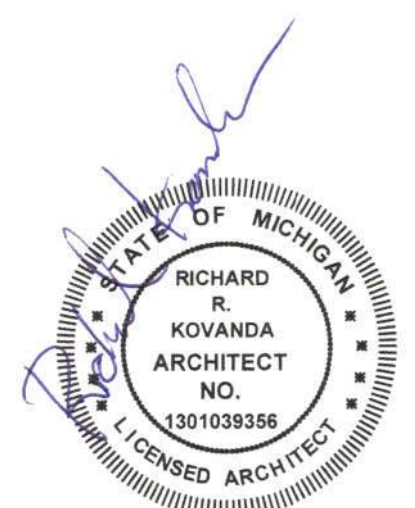
09-04-2024



PROPOSED SOUTH ELEVATION
13537 MICHIGAN 140, SOUTH HAVEN
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
13537 MICHIGAN 140, SOUTH HAVEN
SCALE: 1/4" = 1'-0"



CLOUD CANNABIS
 13537 MICHIGAN 140
 SOUTH HAVEN, MI

Title:
PROPOSED FLOOR PLAN

Sheet No.:
A-2

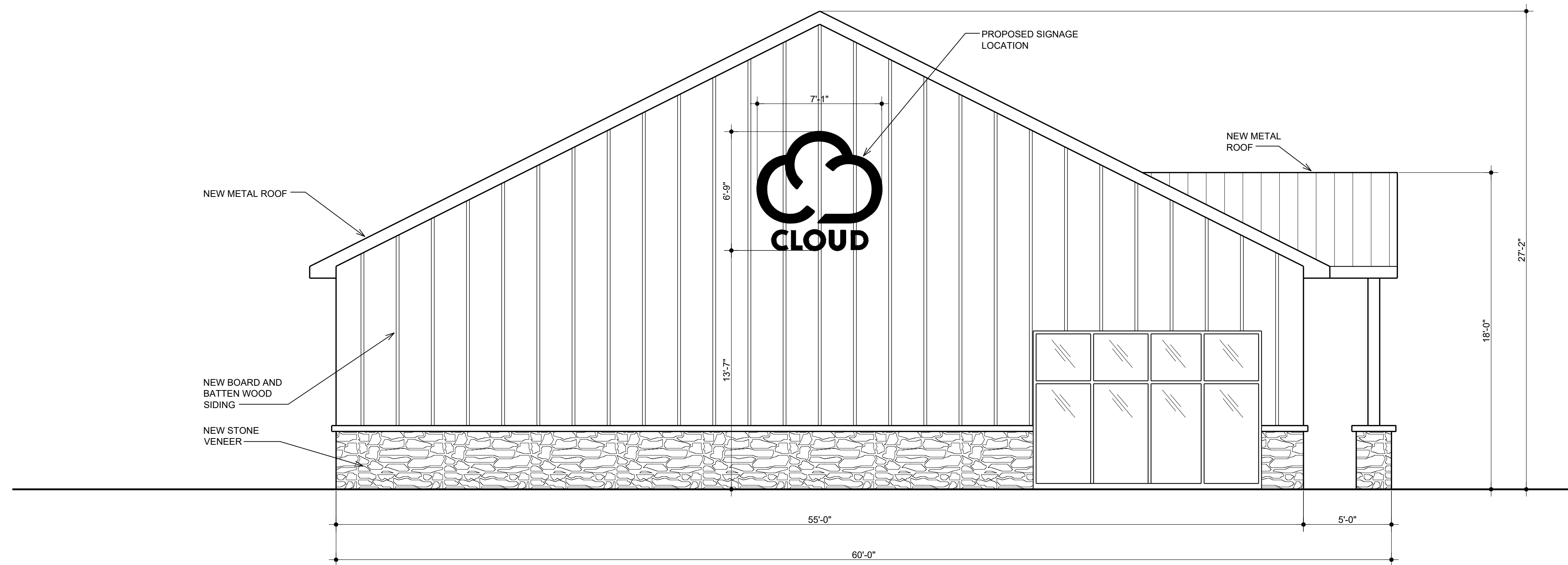
Architect:



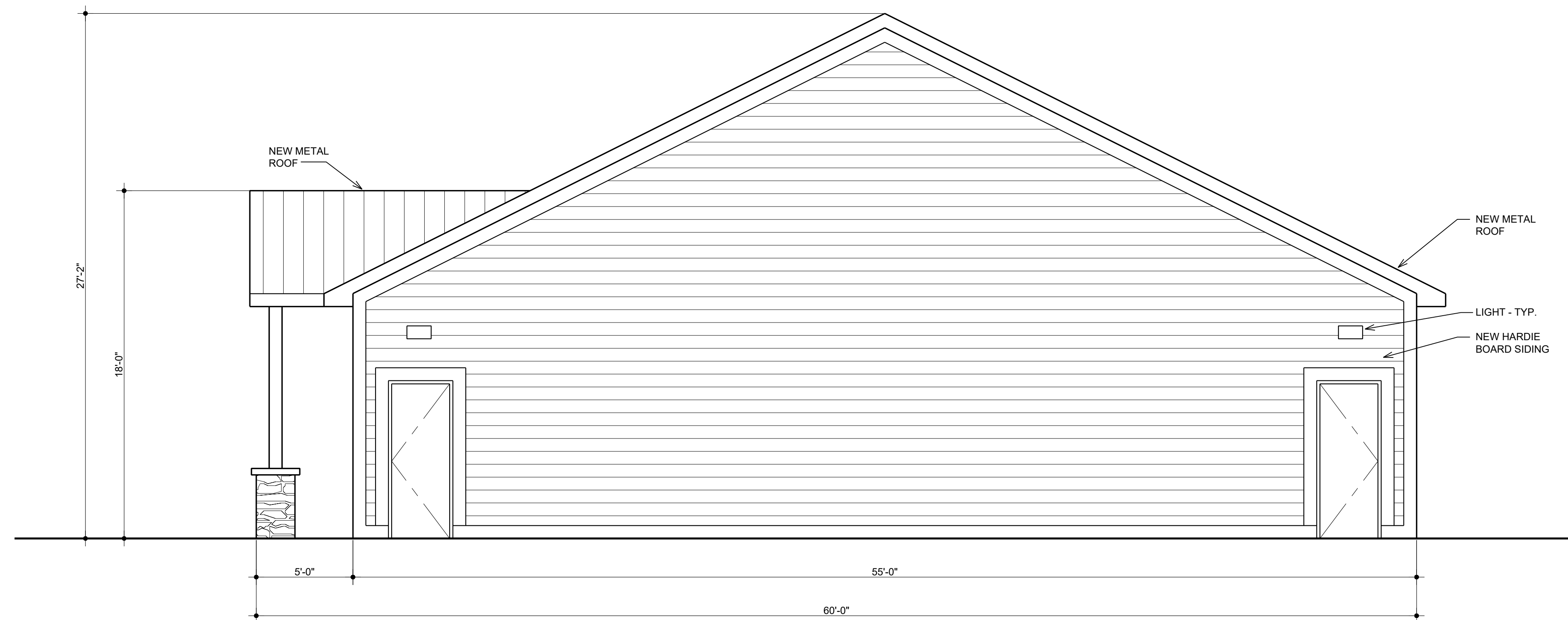
17376 West 12 Mile Rd.
 Suite #105
 Southfield, MI 48076
 (248) 703-4494



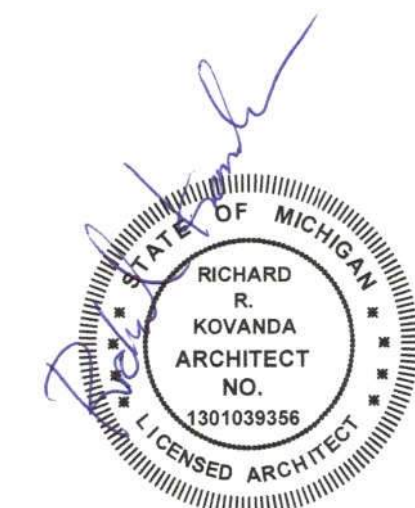
09-04-2024



PROPOSED WEST ELEVATION
13537 MICHIGAN 140, SOUTH HAVEN
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
13537 MICHIGAN 140, SOUTH HAVEN
SCALE: 1/4" = 1'-0"



CLOUD CANNABIS
 13537 MICHIGAN 140
 SOUTH HAVEN, MI

Title:
PROPOSED FLOOR PLAN

Sheet No.:
A-3

Architect:



17376 West 12 Mile Rd.
 Suite #105
 Southfield, MI 48076
 (248) 703-4494



09-04-2024

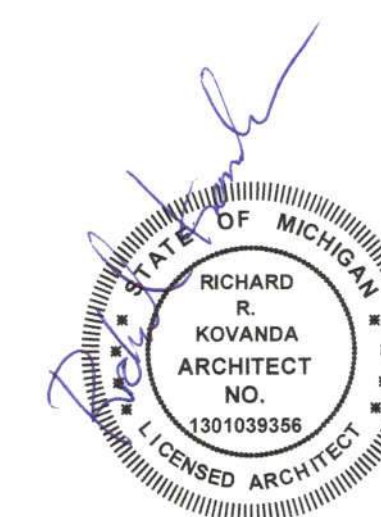


PROPOSED EXTERIOR RENDERING
13537 MICHIGAN 140, SOUTH HAVEN

Architect:



17376 West 12 Mile Rd.
 Suite #105
 Southfield, MI 48076
 (248) 703-4494

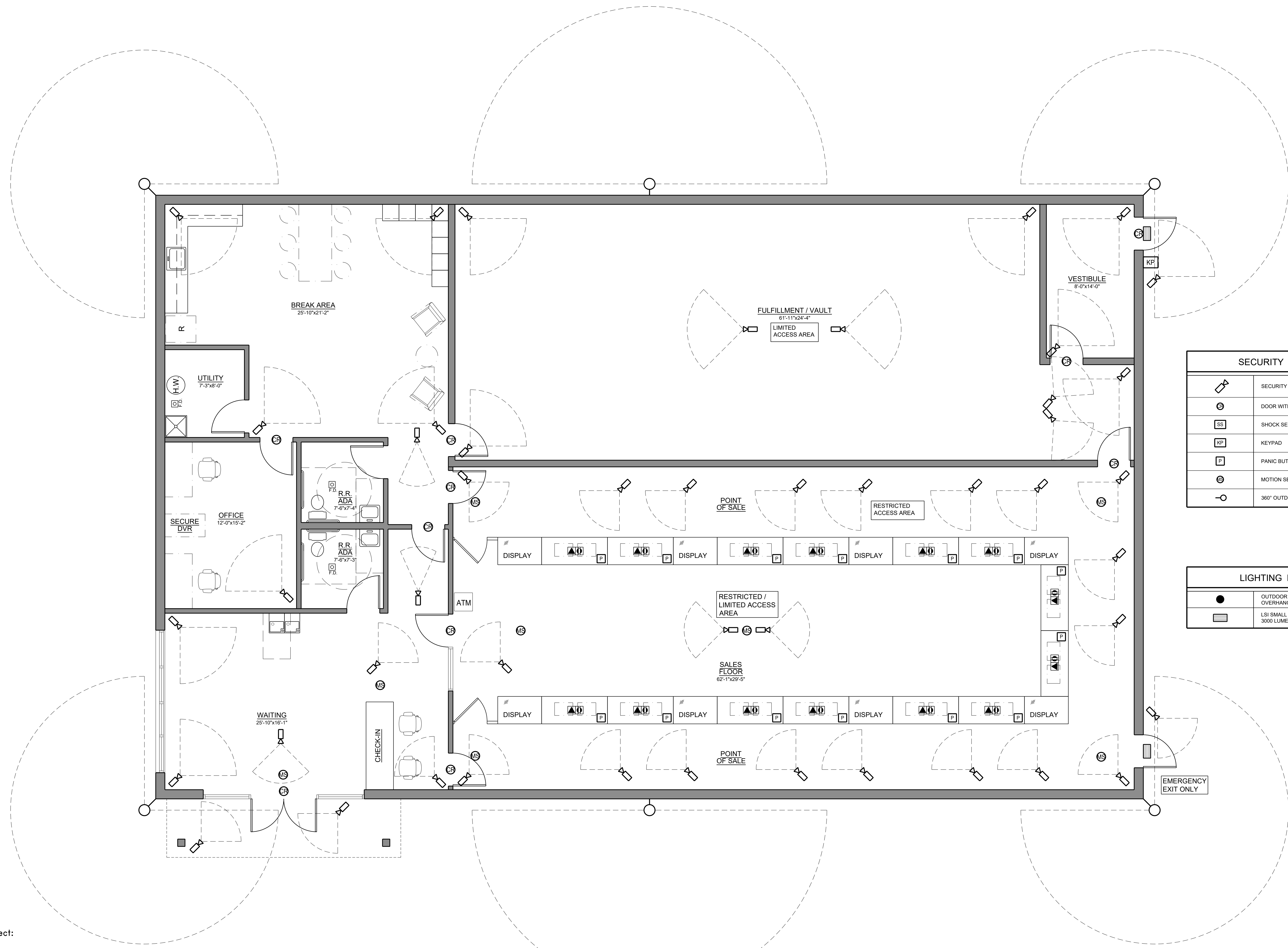


CLOUD CANNABIS
 13537 MICHIGAN 140
 SOUTH HAVEN, MI

Title:
PROPOSED RENDERINGS

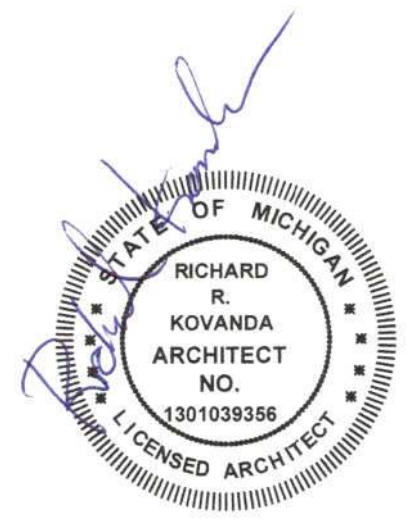
09-04-2024

Sheet No.:
A-4



SECURITY LEGEND	
	SECURITY CAMERA
	DOOR WITH CARD READER
	SHOCK SENSOR
	KEYPAD
	PANIC BUTTON
	MOTION SENSOR FOR ALARM
	360° OUTDOOR CAMERA

LIGHTING LEGEND	
	OUTDOOR RECESSED LED DOWNLIGHT IN OVERHANG CANOPY
	LSI SMALL COMMERCIAL LED WALL LIGHT - 3000 LUMENS 12 WATTS



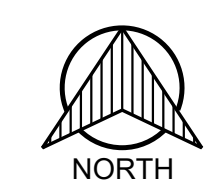
CLOUD CANNABIS
13537 MICHIGAN 140
SOUTH HAVEN, MI

Title:
PROPOSED SECURITY FLOOR PLAN

Sheet No.:
SC-1

Architect:

ARK-TEC L.L.C.
ARCHITECTS
17376 West 12 Mile Rd.
Suite #105
Southfield, MI 48076
(248) 703-4494



PROPOSED SECURITY FLOOR PLAN
13537 MICHIGAN 140, SOUTH HAVEN

SCALE: 1/4" = 1'-0"

09-04-2024