



CITY OF ALBION PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 22, 2020
COUNCIL CHAMBERS
7:00 P.M.

AGENDA

- I. Call to Order (Reminder: turn off cell phones)
- II. Roll Call of the Commission
- III. Approval of Prior Meeting Minutes – December 17, 2019
- IV. Correspondence
- V. Order of Business
 - A. Election of Officers – Chair & Vice-Chair
 - B. Approval – Albion River Trail Expansion II Project Engineering Drawings
 - C. Excuse Absent Board Members
- VI. Public Comments (Persons addressing the Planning Commission shall limit their comments to no more than three (3) minutes. Proper decorum is required.)
- VII. Adjournment

PLANNING COMMISSION PUBLIC HEARING PROCESS

- 1) The Planning Commission Chair opens the hearing
- 2) Chair summarized the process
- 3) Staff presents report on applicant's request
- 4) Chair reads any correspondence into the record
- 5) Public speaking portion of hearing
 - Individuals in support
 - Opposition speakers
 - Questions & rebuttal (directed through the Chair)
 - Public speaking portion of hearing closed
- 6) Finding of facts
- 7) Board begins deliberations
- 8) Motion is made
- 9) Roll call vote taken

Planning Commission
December 17, 2019

I. Call to Order

The December 17, 2019 Planning Commission meeting was called to order at 7:00 p.m. by Vice-Chairman Pitt and a quorum declared.

II. Roll Call of the Commission

PRESENT: A Amos, S Kipp, M Lelle, T Pitt, S Ponds, L Reid, and R Valdes

ABSENT: D Atchison & G Strander

Staff Present: Darwin McClary, City Manager, Haley Snyder, Interim Assistant City Manager/Deputy Clerk/Treasurer and John Tracy, Director of Planning, Building & Code Enforcement.

III. Approval of Prior Meeting Minutes

A. November 19, 2019

S Ponds moved, M Lelle supported, CARRIED, to approve the prior Planning Commission minutes as presented. (vv) (7-0)

IV. Correspondence – N/A

V. Public Hearing- Change of existing use of an owner-occupied residence in a R2 multiple family district to all for (include) a group childcare home with a capacity of 7 to 12 children.

Vice-Chairman Pitt opened the Public Hearing at 7:03 p.m.

John Tracy, Director of Planning, Building & Code Enforcement provided the Commission with the following overview of the Special Use Application:

- Case #2019-84 Special Use
- Subject property location: 500 Irwin Avenue. Subject property zoned: R-2 Multiple Family District
- Property Owner: Kevin L. Weighman
- Applicant: Teri Smith
- Applicant Request: Approval for Group Childcare Home
- Definition: Group Childcare Home – A state licensed, owner-occupied private residence in which at least seven (7) but not more than twelve (12) children are received for care and supervision for periods less than 24 hours a day unattended by a parent or legal guardian, excepting children related to an adult member of the family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks in a calendar year.

Nidia Wolf, 409 Irwin Ave., commented on the hours of operation for the proposed childcare center.

Tori Smith, 500 Irwin Ave., provided the Commission with the following information on the proposed childcare center:

- The childcare center would operate five (5) days a week during normal working hours (7:30a – 6p.)
- In the process of obtaining the required State license, however, zoning approval is required prior to receiving the license from the State.
- State allows six (6) children per adult. Will have an assistant which would allow for twelve (12) children in the center at one time.
- There will be a limitation on how many infants allowed.

Vice-Chair Pitt closed the Public Hearing at 7:16 p.m.

Comments were received from Commissioner A Amos, T Pitt, and S Ponds.

S Ponds moved, L Reid supported, to approve the special use application as presented.

(Motion carried, rcv) (7-0)

VI. Order of Business

A. Approval of Medical Marihuana Grower Renewal License for Michael Moore

B. Request Approval of Medical Marihuana Processor Renewal License for Michael Moore

****Items A & B were discussed and voted on as one unit ****

J. Tracy, Director of Planning, Building & Code Enforcement stated the two (2) license renewals were tabled at last month's Planning Commission meeting due to the Finance Department not signing off on the application. The City Attorney has provided a written notice verifying and granting approval of the application. All required City Departments have reviewed and approved the applications.

Benjamin Fleming, Attorney representing Michael Moore stated previous funding issues were due to water issues within the building that occurred in February. Plans to move forward with the building pending tonight's approval.

Comments were received from Commissioner A Amos and T Pitt.

M Lelle moved, R Valdes supported, CARRIED, approve the Medical Marihuana Grower Renewal License and Medical Marihuana Processor Renewal License for Michael Moore. **(vv, 7-0)**

C. Approval of Medical Marihuana Provisioning Center Renewal License for Pincanna RX Albion.

J. Tracy, Director of Planning, Building & Code Enforcement stated the original license was received in 2018. The provisioning center will be located at 1508 N. Eaton – old Burger King building. The application has been reviewed by the City Attorney and all required City Departments.

Steven Shaper – Farmington Hills representing Pincanna RX stated they are prepared and ready to submit building plans just waiting on approval of the license renewal.

Comments were received from Commissioner L Reid.

S Kipp moved, R Valdes supported, CARRIED, to Approve Medical Marihuana Provisioning Center Renewal License for Pincanna RX Albion. (vv) (7-0)

D. Approval of Medical Marihuana Provisioning Center Renewal License for Greenhouse Farms.

J. Tracy, Director of Planning, Building & Code Enforcement stated the original license was received in 2018. The provisioning center will be located at 1410 N. Eaton – formerly known as Maria's. The application has been reviewed and approved by the City Attorney and all required City Departments. No Greenhouse Farms representative was present.

M Lelle moved, A Amos supported, CARRIED, to Approve Medical Marihuana Provisioning Center Renewal License for Greenhouse Farms. (vv) (7-0)

E. Excuse Absent Board Members

M Lelle moved, A Amos supported, CARRIED, to Excuse Commissioner D Atchison. (vv) (7-0)

L Reid moved to Excuse Commissioner G Strander. Motion Failed.

VI. Public Comments

Comments were received by J. Tracy, Director of Planning, Building & Code Enforcement.

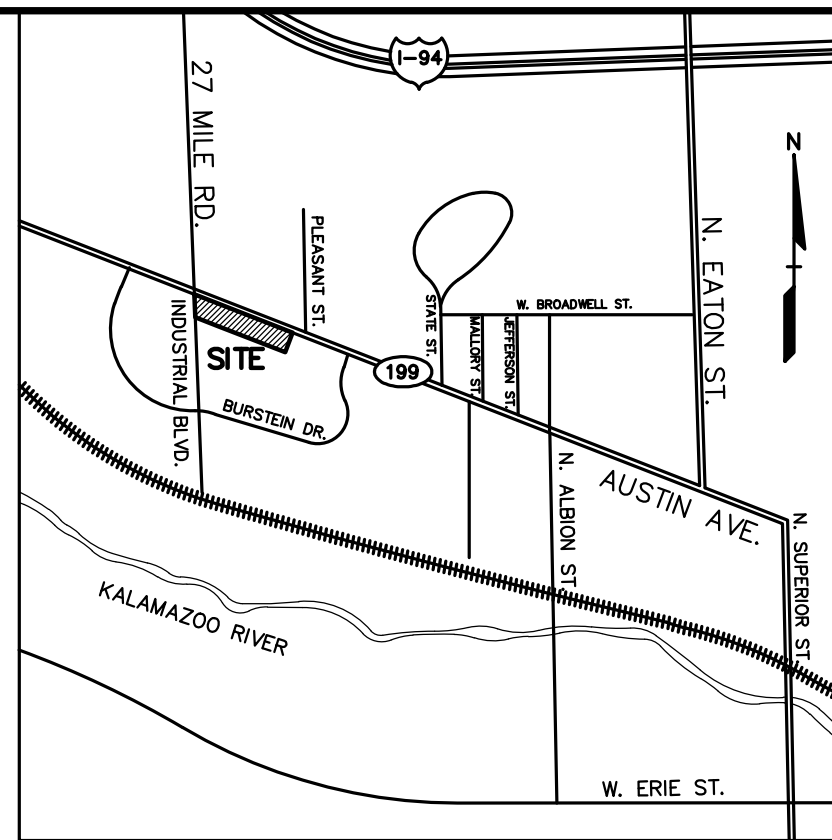
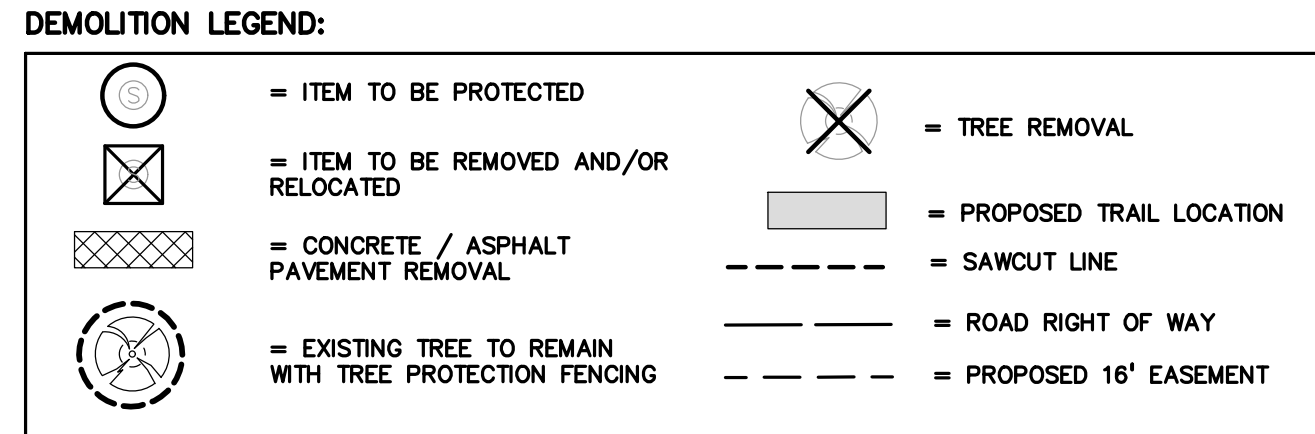
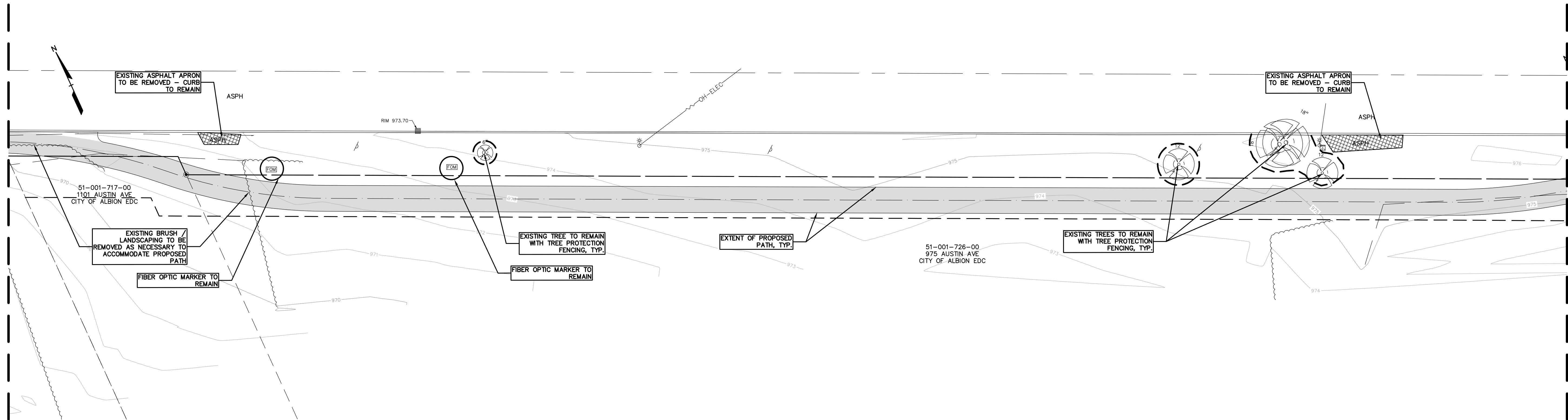
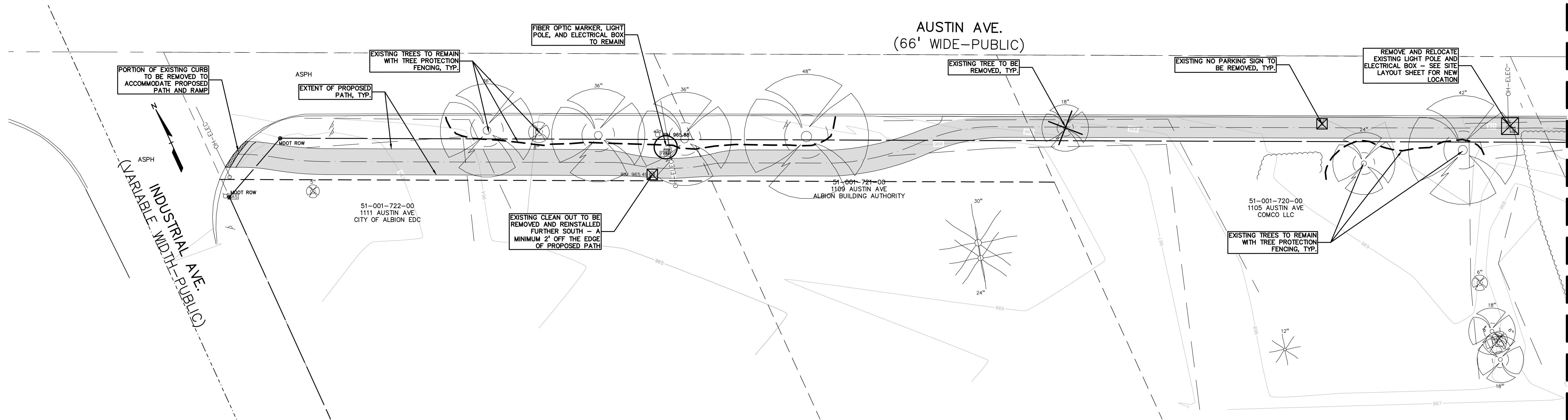
VII. Adjournment

S Ponds moved, A Amos supported, CARRIED, to adjourn the meeting.

(Motion carried, vv) (7-0)

Meeting adjourned at 7:33 p.m.

Recorded By: Haley Snyder, Interim Assistant City Manager/Deputy Clerk/Treasurer

[illegible]

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CITY OF ALBION

112 WEST OAKS STREET
ALBION, MI 48224

DEMOLITION PLAN

ALBION IRON BELLE TRAIL

MNRTF GRANT PROJECT SITE BOUNDARIES
 ALBION, CALHOUN COUNTY, MI

DES.	JTS	DN.	JRG.	SUR.	CB	P.M.	JTS
PROJECTS 2019-2019-250-187 CITY OF ALBION-JTS UNCL CONSTRUCTION(C-10) DEMOLITION PLAN 02/06/2019							

ORIGINAL ISSUE DATE:
DECEMBER 3, 2019

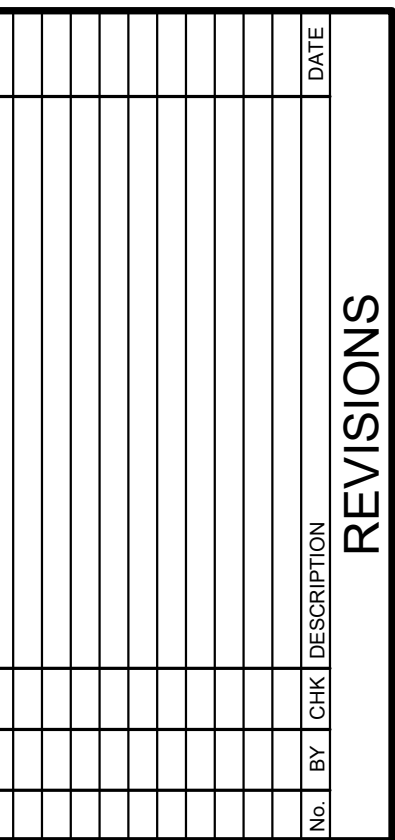
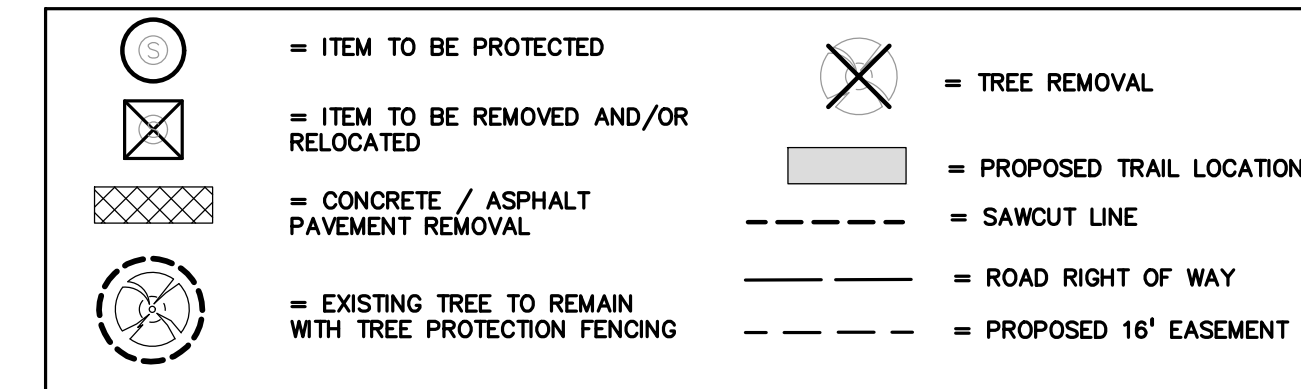
PEA JOB NO. 2019-290

SCALE: 1" = 20'

DRAWING NUMBER:

C-1.0

NOT FOR CONSTRUCTION XREF: S:\PROJECTS\2015\2015XXX\DWG\15XXX-TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X-BASE-15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X-TBLK-15XXX.DWG



This engineering plan view illustrates a proposed path along Austin Ave., which is 66 feet wide and public. The drawing includes several key features and annotations:

- Proposed Path:** A 6-foot chain link fence with barbed wire is shown running parallel to the road.
- Existing Structures and Signs:**
 - An existing "NO PARKING" sign is marked for removal.
 - An existing mailbox is marked for removal and relocation.
 - An existing fence is marked for removal and relocation further south to accommodate the proposed path.
- Utility Lines:**
 - Overhead electric lines (OH-ELEC) are shown crossing the area.
 - A high tension line is also indicated.
 - Utility poles are marked for removal and relocation, with a reference to site layout sheet C-1.1.
- Land and Property:**
 - Property 51-001-791-04, owned by Brent Hamilton, is located at 923 Austin Ave.
 - Property 51-001-791-03, owned by Calhoun County Land Bank, is located at 601 N. Albion St.
- Other Features:**
 - Asphalt (ASPH) and concrete (CONC) areas are labeled.
 - Various spot elevations and rim elevations are provided (e.g., RIM 963.20, RIM 965.28, RIM 964.73).
 - Grading lines are shown with elevations of 964 and 965.
 - A fiber optic marker is marked for removal and relocation.
 - Existing trees are marked for removal and relocation.
 - Existing trees to remain are marked with tree protection fencing.

The drawing is oriented with North at the top. Matchlines on the left and right sides refer to plan B - C-1.1.

Plan view of a proposed road improvement project. The plan shows a 6' CHAN LINK WITH BARBWIRE running horizontally. To the right of the channel link is a section of ASPH (Asphalt) and a section of GRVL (Gravel). A DAMAGED CURB is indicated on the ASPH section. The plan includes a north arrow pointing towards the top left. Various trees are shown with callouts for their sizes (e.g., 48", 56", 18", 14", 16", 12"). A section of the ASPH is marked with a hatched pattern and labeled "PORTION OF EXISTING CURB TO BE SAWCUT AND REMOVED TO ACCOMMODATE PROPOSED PATH AND RAMP". A section of the GRVL is marked with a hatched pattern and labeled "PORTION OF EXISTING CURB TO BE SAWCUT AND REMOVED TO ACCOMMODATE PROPOSED PATH AND RAMP". A section of the ASPH is marked with a hatched pattern and labeled "EXISTING TREES TO REMAIN, TYP.". A section of the GRVL is marked with a hatched pattern and labeled "EXTENT OF PROPOSED PATH, TYP.". The plan includes stationing (e.g., 969.05, 969.26, 970.3, 970.45, 970.4, 970.1, 970.0, 969.22, 969.6, 969.0, 970.0, 970.1, 970.2, 970.3, 970.4, 970.5, 970.6, 970.7, 970.8, 970.9, 971.0, 971.1, 971.2, 971.3, 971.4, 971.5, 971.6, 971.7, 971.8, 971.9, 972.0, 972.1, 972.2, 972.3, 972.4, 972.5, 972.6, 972.7, 972.8, 972.9, 973.0, 973.1, 973.2, 973.3, 973.4, 973.5, 973.6, 973.7, 973.8, 973.9, 974.0, 974.1, 974.2, 974.3, 974.4, 974.5, 974.6, 974.7, 974.8, 974.9, 975.0, 975.1, 975.2, 975.3, 975.4, 975.5, 975.6, 975.7, 975.8, 975.9, 976.0, 976.1, 976.2, 976.3, 976.4, 976.5, 976.6, 976.7, 976.8, 976.9, 977.0, 977.1, 977.2, 977.3, 977.4, 977.5, 977.6, 977.7, 977.8, 977.9, 978.0, 978.1, 978.2, 978.3, 978.4, 978.5, 978.6, 978.7, 978.8, 978.9, 979.0, 979.1, 979.2, 979.3, 979.4, 979.5, 979.6, 979.7, 979.8, 979.9, 980.0, 980.1, 980.2, 980.3, 980.4, 980.5, 980.6, 980.7, 980.8, 980.9, 981.0, 981.1, 981.2, 981.3, 981.4, 981.5, 981.6, 981.7, 981.8, 981.9, 982.0, 982.1, 982.2, 982.3, 982.4, 982.5, 982.6, 982.7, 982.8, 982.9, 983.0, 983.1, 983.2, 983.3, 983.4, 983.5, 983.6, 983.7, 983.8, 983.9, 984.0, 984.1, 984.2, 984.3, 984.4, 984.5, 984.6, 984.7, 984.8, 984.9, 985.0, 985.1, 985.2, 985.3, 985.4, 985.5, 985.6, 985.7, 985.8, 985.9, 986.0, 986.1, 986.2, 986.3, 986.4, 986.5, 986.6, 986.7, 986.8, 986.9, 987.0, 987.1, 987.2, 987.3, 987.4, 987.5, 987.6, 987.7, 987.8, 987.9, 988.0, 988.1, 988.2, 988.3, 988.4, 988.5, 988.6, 988.7, 988.8, 988.9, 989.0, 989.1, 989.2, 989.3, 989.4, 989.5, 989.6, 989.7, 989.8, 989.9, 990.0, 990.1, 990.2, 990.3, 990.4, 990.5, 990.6, 990.7, 990.8, 990.9, 991.0, 991.1, 991.2, 991.3, 991.4, 991.5, 991.6, 991.7, 991.8, 991.9, 992.0, 992.1, 992.2, 992.3, 992.4, 992.5, 992.6, 992.7, 992.8, 992.9, 993.0, 993.1, 993.2, 993.3, 993.4, 993.5, 993.6, 993.7, 993.8, 993.9, 994.0, 994.1, 994.2, 994.3, 994.4, 994.5, 994.6, 994.7, 994.8, 994.9, 995.0, 995.1, 995.2, 995.3, 995.4, 995.5, 995.6, 995.7, 995.8, 995.9, 996.0, 996.1, 996.2, 996.3, 996.4, 996.5, 996.6, 996.7, 996.8, 996.9, 997.0, 997.1, 997.2, 997.3, 997.4, 997.5, 997.6, 997.7, 997.8, 997.9, 998.0, 998.1, 998.2, 998.3, 998.4, 998.5, 998.6, 998.7, 998.8, 998.9, 999.0, 999.1, 999.2, 999.3, 999.4, 999.5, 999.6, 999.7, 999.8, 999.9, 1000.0, 1000.1, 1000.2, 1000.3, 1000.4, 1000.5, 1000.6, 1000.7, 1000.8, 1000.9, 1001.0, 1001.1, 1001.2, 1001.3, 1001.4, 1001.5, 1001.6, 1001.7, 1001.8, 1001.9, 1002.0, 1002.1, 1002.2, 1002.3, 1002.4, 1002.5, 1002.6, 1002.7, 1002.8, 1002.9, 1003.0, 1003.1, 1003.2, 1003.3, 1003.4, 1003.5, 1003.6, 1003.7, 1003.8, 1003.9, 1004.0, 1004.1, 1004.2, 1004.3, 1004.4, 1004.5, 1004.6, 1004.7, 1004.8, 1004.9, 1005.0, 1005.1, 1005.2, 1005.3, 1005.4, 1005.5, 1005.6, 1005.7, 1005.8, 1005.9, 1006.0, 1006.1, 1006.2, 1006.3, 1006.4, 1006.5, 1006.6, 1006.7, 1006.8, 1006.9, 1007.0, 1007.1, 1007.2, 1007.3, 1007.4, 1007.5, 1007.6, 1007.7, 1007.8, 1007.9, 1008.0, 1008.1, 1008.2, 1008.3, 1008.4, 1008.5, 1008.6, 1008.7, 1008.8, 1008.9, 1009.0, 1009.1, 1009.2, 1009.3, 1009.4, 1009.5, 1009.6, 1009.7, 1009.8, 1009.9, 1010.0, 1010.1, 1010.2, 1010.3, 1010.4, 1010.5, 1010.6, 1010.7, 1010.8, 1010.9, 1011.0, 1011.1, 1011.2, 1011.3, 1011.4, 1011.5, 1011.6, 1011.7, 1011.8, 1011.9, 1012.0, 1012.1, 1012.2, 1012.3, 1012.4, 1012.5, 1012.6, 1012.7, 1012.8, 1012.9, 1013.0, 1013.1, 1013.2, 1013.3, 1013.4, 1013.5, 1013.6, 1013.7, 1013.8, 1013.9, 1014.0, 1014.1, 1014.2, 1014.3, 1014.4, 1014.5, 1014.6, 1014.7, 1014.8, 1014.9, 1015.0, 1015.1, 1015.2, 1015.3, 1015.4, 1015.5, 1015.6, 1015.7, 1015.8, 1015.9, 1016.0, 1016.1, 1016.2, 1016.3, 1016.4, 1016.5, 1016.6, 1016.7, 1016.8, 1016.9, 1017.0, 1017.1, 1017.2, 1017.3, 1017.4, 1017.5, 1017.6, 1017.7, 1017.8, 1017.9, 1018.0, 1018.1, 1018.2, 1018.3, 1018.4, 1018.5, 1018.6, 1018.7, 1018.8, 1018.9, 1019.0, 1019.1, 1019.2, 1019.3, 1019.4, 1019.5, 1019.6, 1019.7

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DEMOLITION PLAN

ALBION IRON BELLE TRAIL

MNRFT GRANT PROJECT SITE BOUNDARIES
ALBION, CALHOUN COUNTY, MI

DES.	JTS	DN.	JRG	SUR	CB	P.M.	JTS
<small>NO. PRODUCTS/2019+2019+200=187 CITY OF ALBION+TUSCON/CONSTRUCTION(C-1). DEMOLITION PLAN(1000) Dwg</small>							

ORIGINAL ISSUE DATE:
DECEMBER 3, 2019

PEA JOB NO. 2019-290

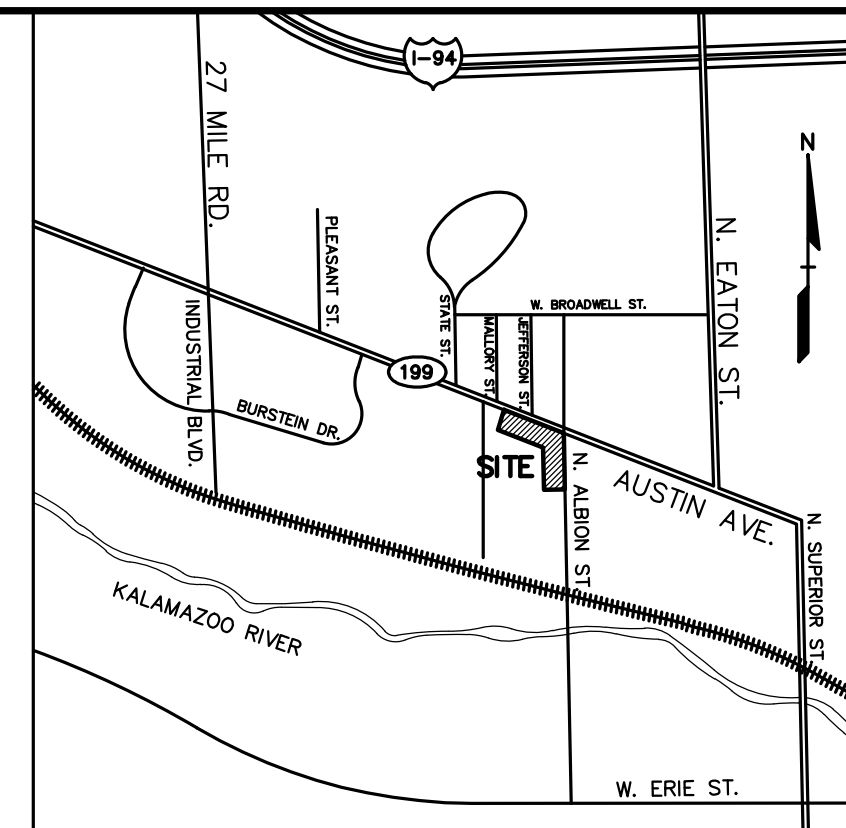
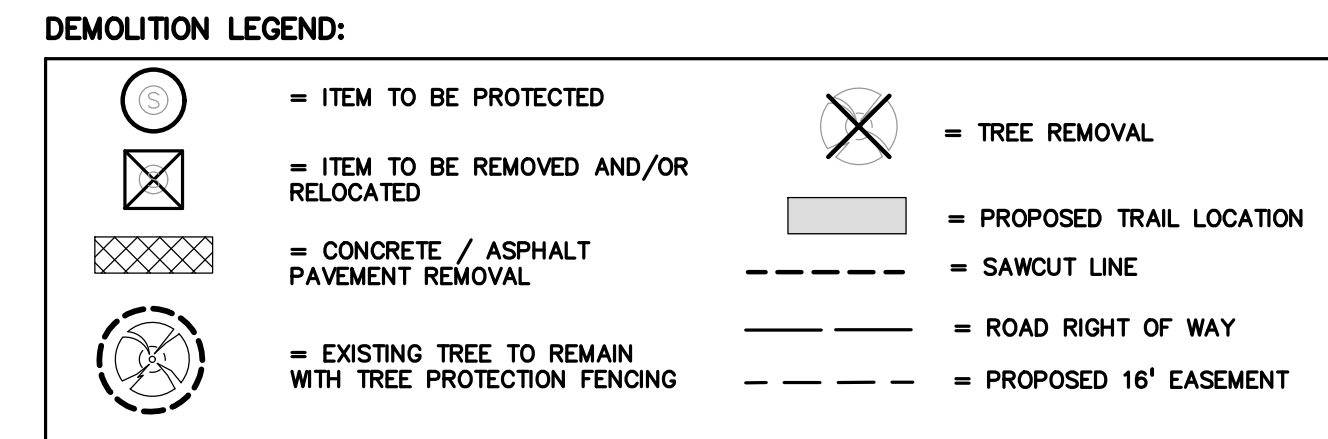
SCALE: 1" = 20'

DRAWING NUMBER:

C-1.2

NOT FOR CONSTRUCTION

XREF: S:PROJECTS\2015\2015XXX\DWG\15XXX-TOPOBASE.DWG
XREF: S:PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X-BASE-15XXX.DWG
XREF: S:PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X-3D\15XXX.DWG

[illegible]

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DEMOLITION PLAN

ALBION IRON BELLE TRAIL

MINIT-PAVING SYSTEM BOUNDARIES

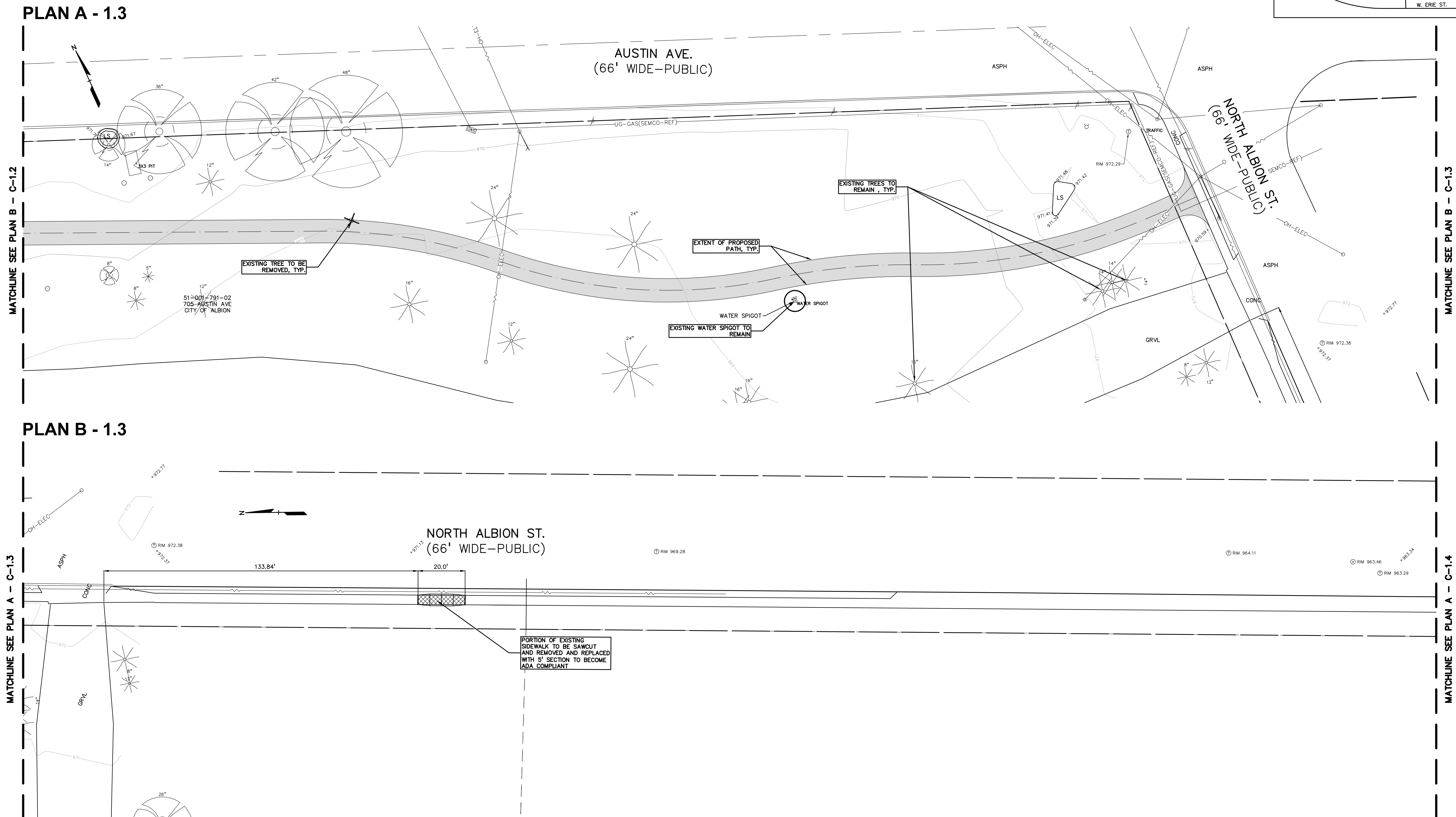
ALBION, CALHOUN COUNTY, MI

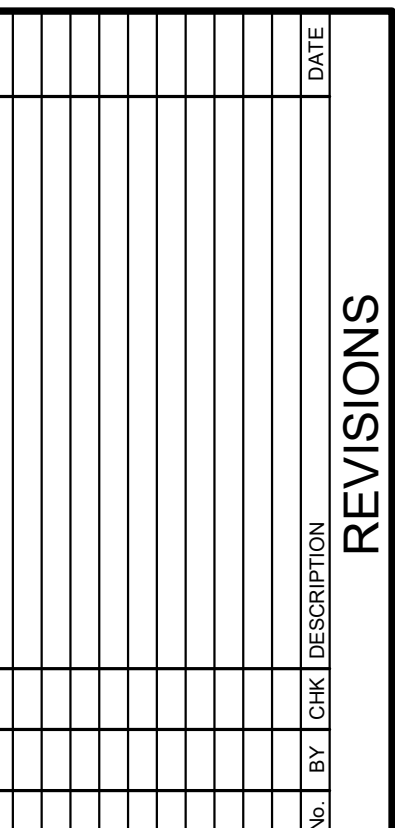
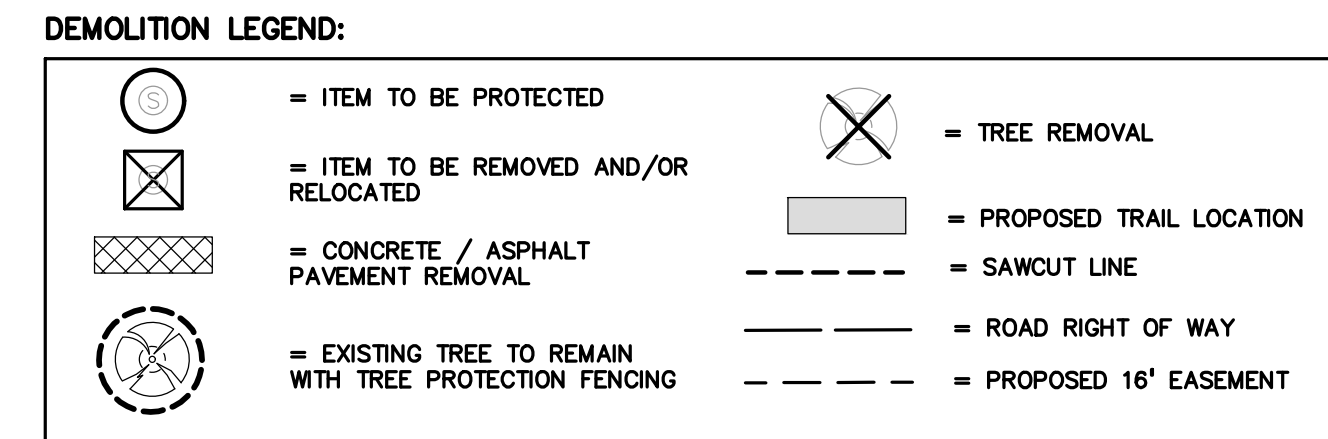
DES.	JTS	DN.	JTS	SUR	CB	P.M.	JTS
PROJECTS 2019-2019-2060-BET CITY OF ALBION-ITS WORKS (CONSTRUCTION-C-10) DEMOLITION PLAN 050618mg							

DRAWING NUMBER:

C-1.3

XREF: S:PROJECTS\2015\2015XXX\DWG\15XXX-TOPOBASE.DWG
XREF: S:PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X-BASE-15XXX.DWG
XREF: S:PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\15XXX-TOPOBASE.DWG



[illegible][illegible]

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DEMOLITION PLAN

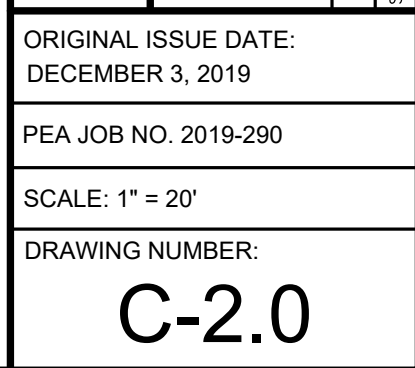
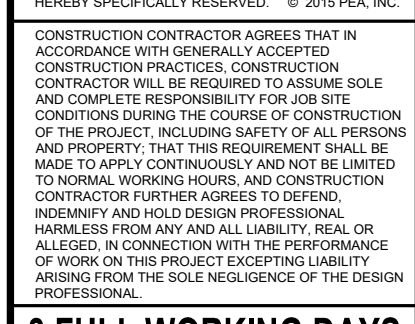
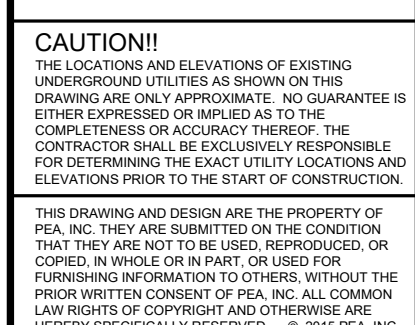
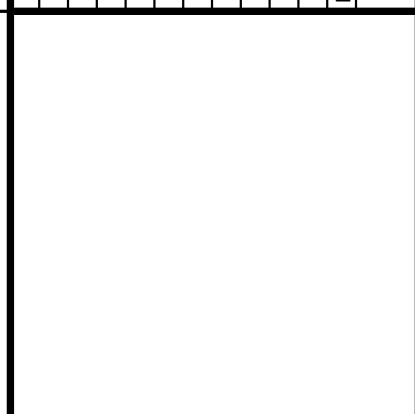
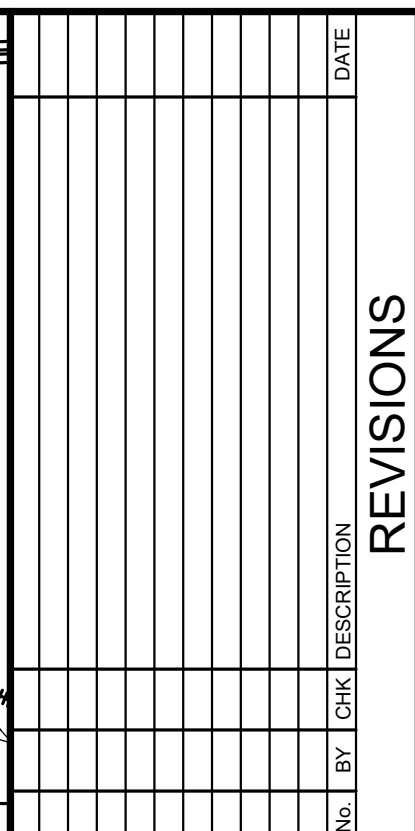
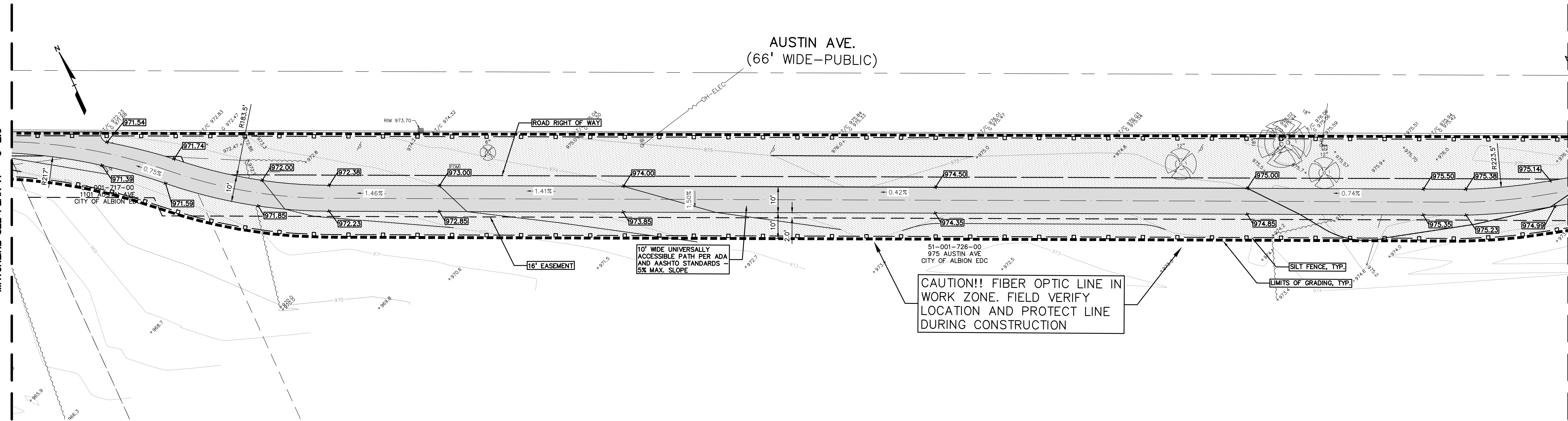
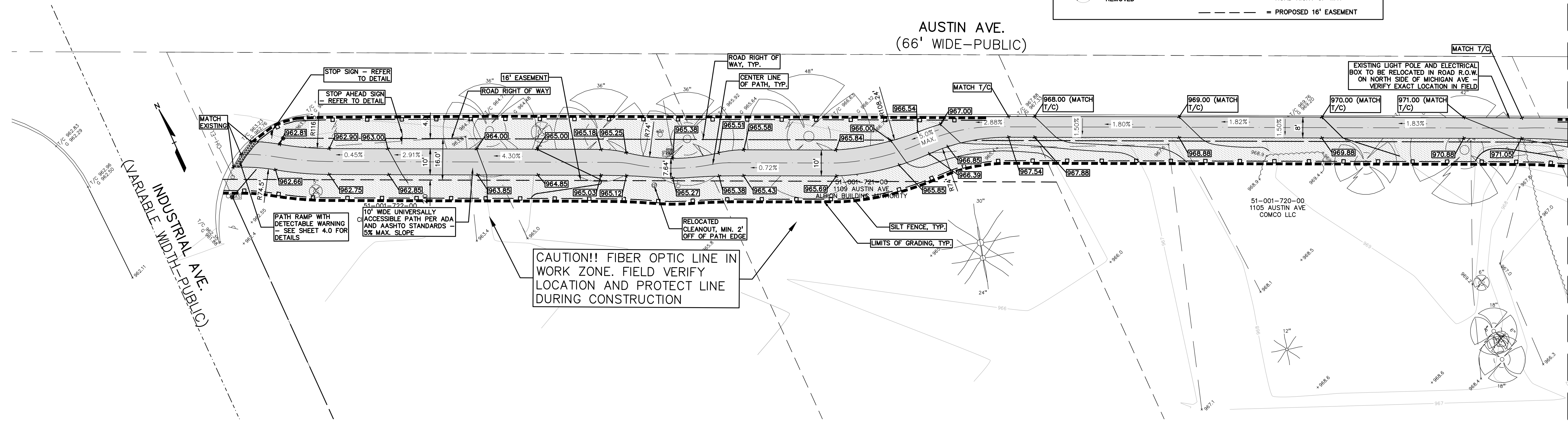
ALBION IRON BELLE TRAIL

MNRT GRANT PROJECT SITE BOUNDARIES
ALBION, CALHOUN COUNTY, MI

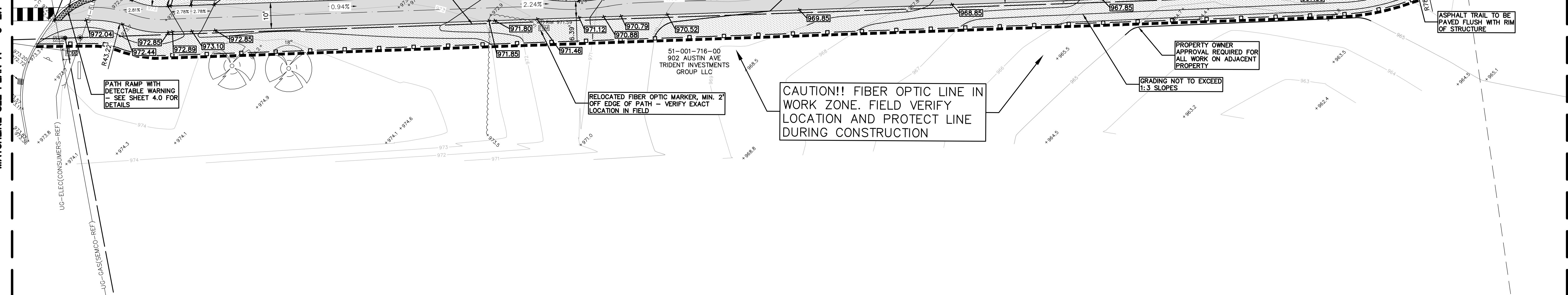
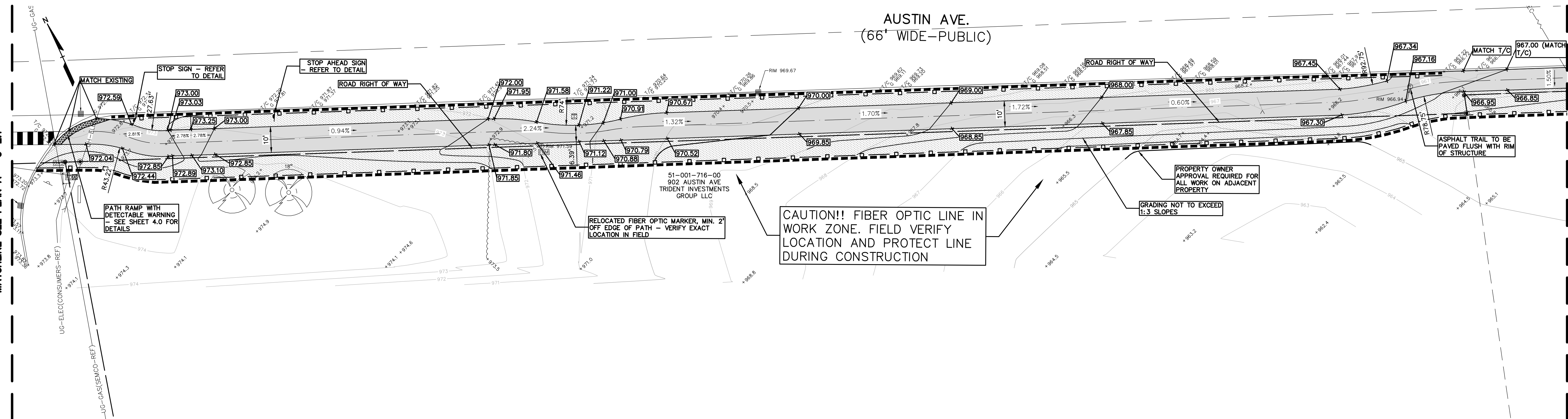
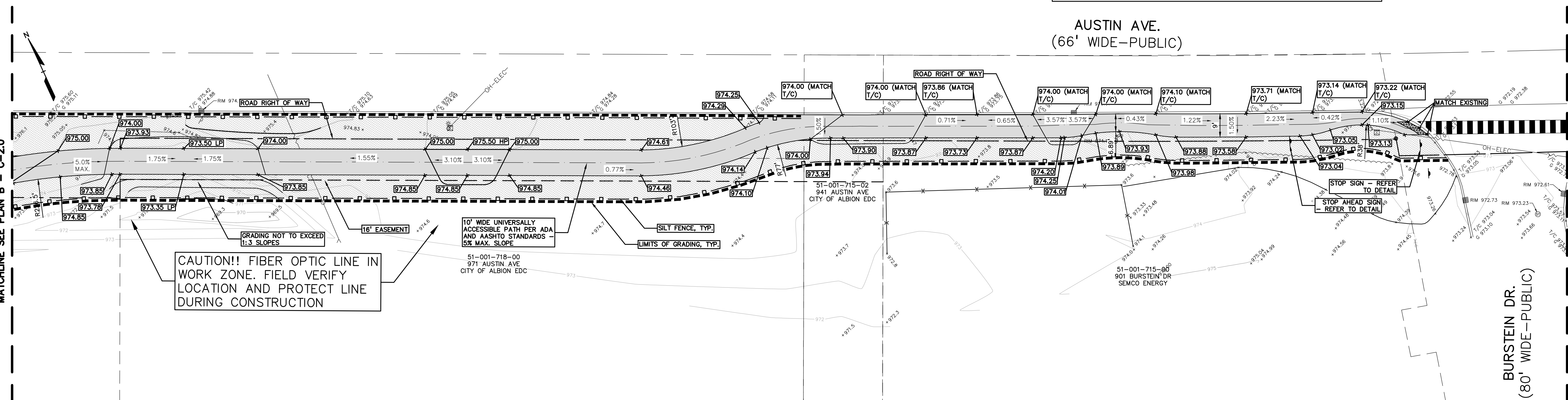
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(A) PROJECT PERIOD: 2019 - 2020-BET CITY OF ALBION-TRWMA CONSTRUCTION (C-10). DEMOLITION PLAN-19020.dwg							

C-1.4

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112 WEST CASS STREET

ALBION, MI 49224

SITE LAYOUT PLAN

ALBION IRON BELLE TRAIL

MINRT GRANT PROJECT SITE BOUNDARIES

ALBION, CALHOUN COUNTY, MI

DES.

JTS

DN.

JRG

SUR.

CB

P.M.

JTS

PROJECT# 2019-260-017 CITY OF ALBION, MI

DATE: 05/01/2019

BY: JTS

SCALE: AS SHOWN

PROJECT: 2019-260-017 CITY OF ALBION, MI

DATE: 05/01/2019

BY: JTS

SCALE: AS SHOWN

PROJECT# 2019-260-017 CITY OF ALBION, MI

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PROJECT: 2019-260-017 CITY OF ALBION, MI

DATE: 05/01/2019

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SCALE: AS SHOWN

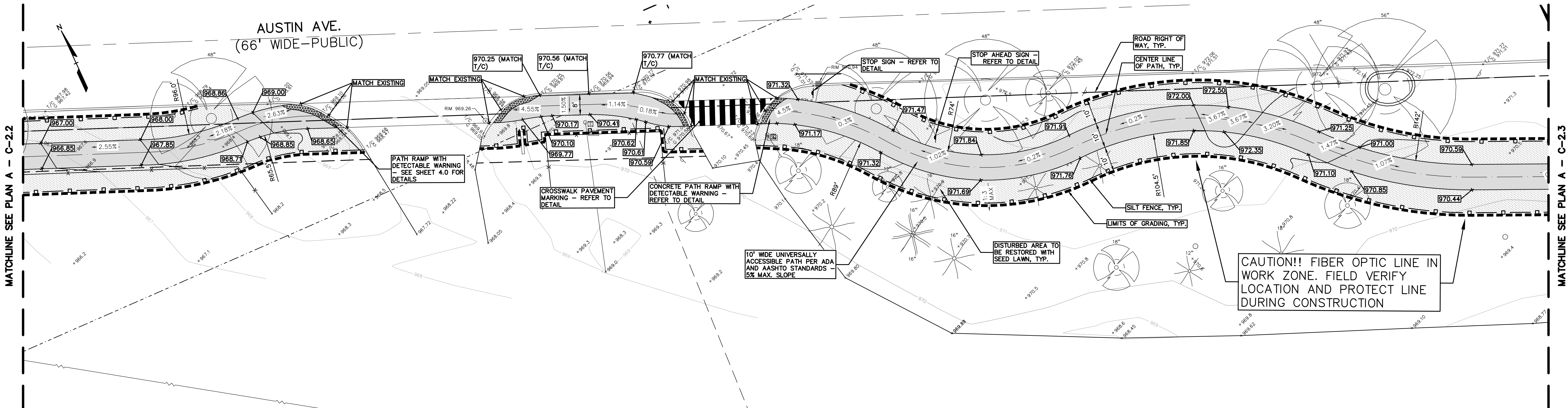
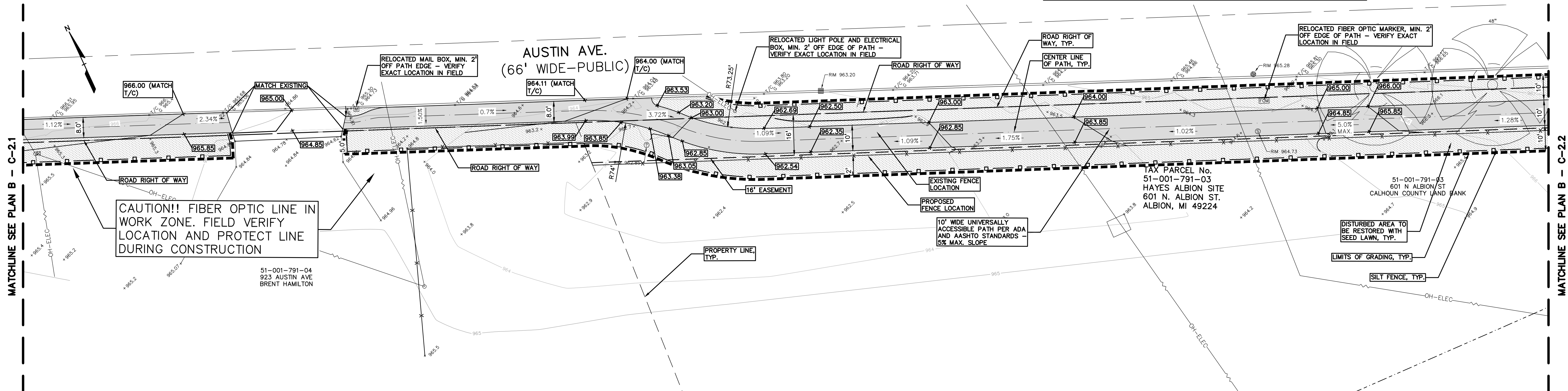
ORIGINAL ISSUE DATE:
DECEMBER 3, 2019

PEA JOB NO. 2019-290

DRAWING NUMBER:

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SITE LAYOUT PLAN

ALBION IRON BELLE TRAIL

MMRTF GRANT PROJECT SITE BOUNDARY

ALBION, CALHOUN COUNTY, MI

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PROJECTS 2019-2040 CITY OF ALBION (S:\MYDC\CONSTRUCTION\02-210 SITE LAYOUT\16260.dwg)

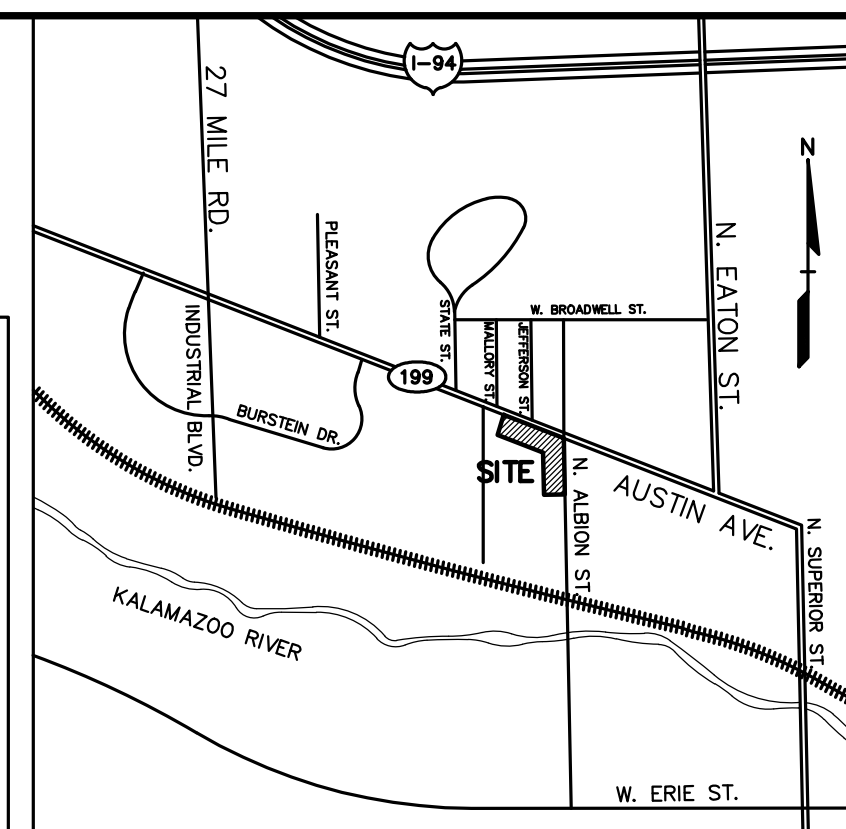
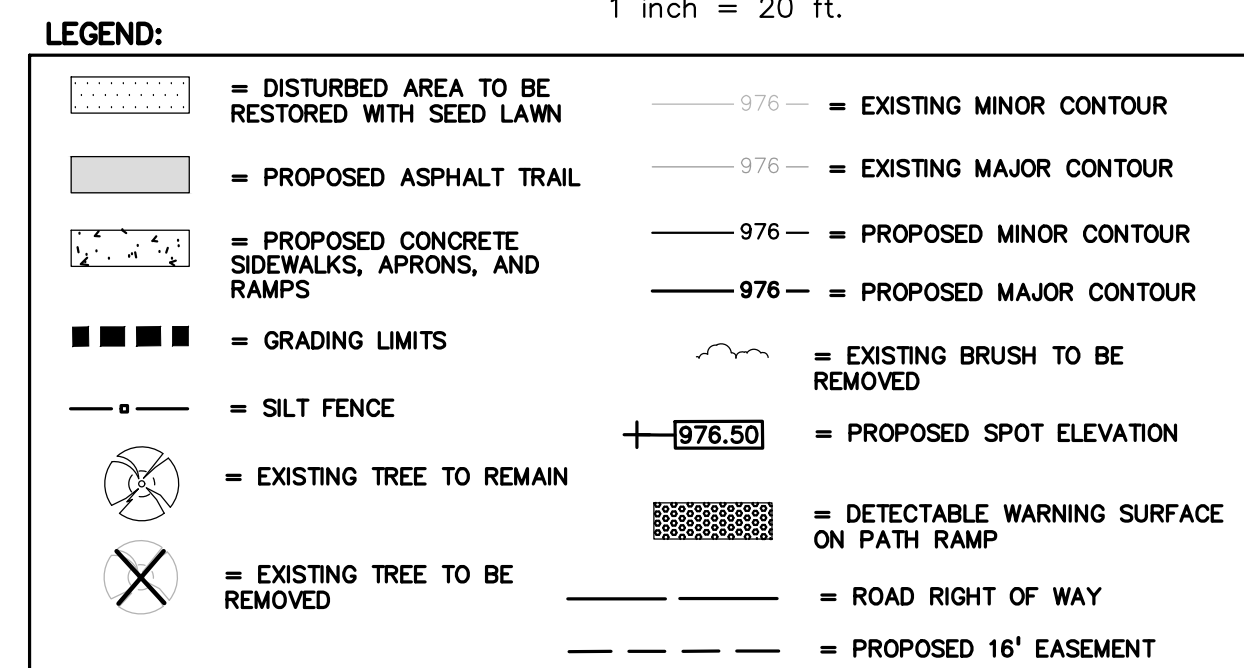
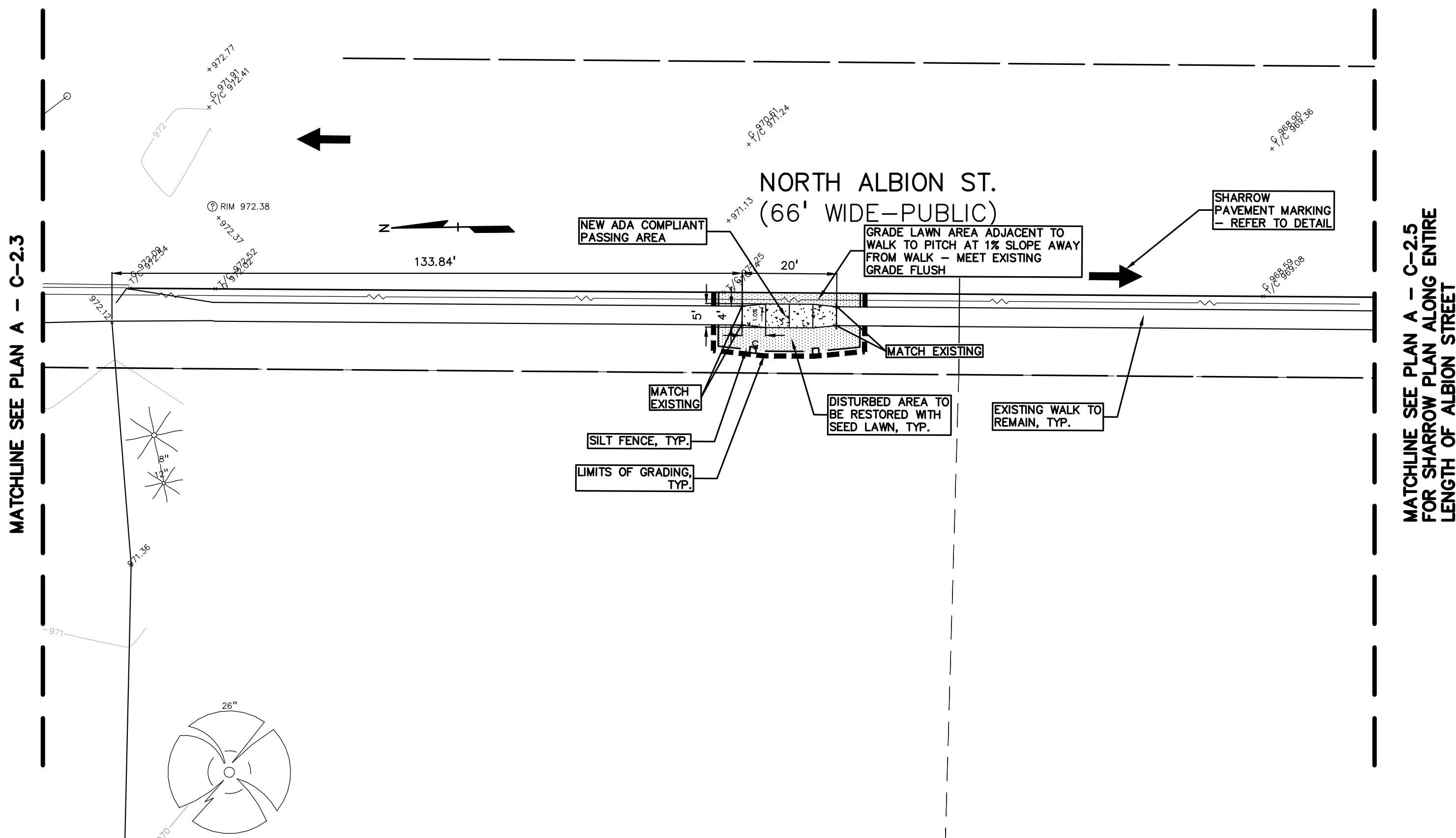
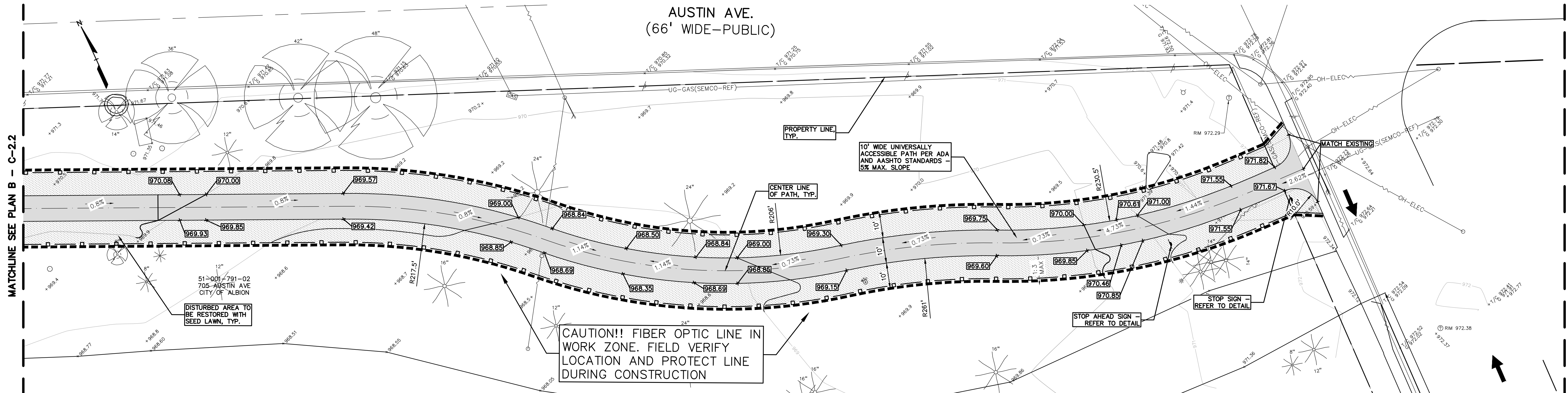
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PEA JOB NO. 2019-290

SCALE: 1" = 20'

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C-2.2

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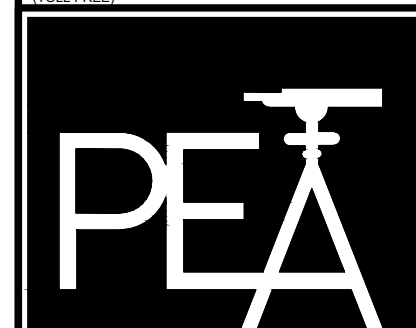
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SITE LAYOUT PLAN

ALBION IRON BELLE TRAIL

MINUTE GRANT DBO EJECT SITE BOUNDARIES

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ORIGINAL ISSUE DATE:
DECEMBER 3, 2019

PEA JOB NO. 2019-290

SCALE: 1" = 20'

DRAWING NUM

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NOT FOR CONSTRUCTION

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1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALBION, MDOT, AND CALHOUN COUNTY.

3. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL TOWNSHIP INSPECTION FEES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB

5. THE CONTRACTOR SHALL NOTIFY MISS DIG (811) AND REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK A MINIMUM OF 72 HOURS PRIOR

TO START OF CONSTRUCTION (EXCLUDING WEEKENDS AND HOLIDAYS) FOR LOCATION AND STAKING OF ON-SITE UTILITY LINES. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

6. CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED, RE-DONE, SHALL BE AT THE CONTRACTOR'S EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.

7. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.

8. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.

9. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.

10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.

11. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES OR EASEMENTS AS SHOWN, ANY CONSTRUCTION ACTIVITIES OUTSIDE THE SCOPE OF THESE DRAWINGS SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CALHOUN COUNTY AND THE CITY OF ALBION, AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY, ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNDESIRABLE BACKFILL SHALL BE REPAIRED BY THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH MDOT CLASS II SAND.
5. IF SUITABLE, TOPSOIL MAY BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
6. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE CITY OF ALBION, CALHOUN COUNTY, AND THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS.
7. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND THREE INCHES ABOVE TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE TO THE SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED, THE AREA SHALL BE FERTILIZED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN THE AREA (SEE LANDSCAPE PLAN). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE AND GRASSING SHALL BE SUBJECT TO BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL BE PROVIDED A COPY OF THESE PLANS AND STRICTLY ADHERE TO THEIR REQUIREMENTS.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
10. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
11. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL CEASE FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THESE AREAS SHALL BE RESTORED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
15. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETE AND PERMANENT GROUND COVER IS ESTABLISHED.
16. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STOCKPILES DO NOT INFILTRATE MATERIALS AND THEREBY RENDER THE MATERIALS UNSUITABLE FOR THEIR INTENDED USE.
17. DISPOSAL OF ALL DEMOISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE TAKEN OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REGULATIONS.

1. ALL WORK TO BE COMPLETED IN STRICT ACCORDANCE WITH ALL TOWNSHIP, COUNTY AND STATE REGULATIONS.
2. REMOVE AND DISPOSE OF ANY PAVEMENT, SIDEWALK, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
3. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED.

4. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "MISS DIG" AT 1-800-482-7171 OR 811, 72 HOURS PRIOR TO CONSTRUCTION.

5. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.

6. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

7. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.

8. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.

9. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.

10. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, UNDERGROUND UTILITIES, CONCRETE, CURB, TREES, ETC.

11. THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENT

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.

13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.

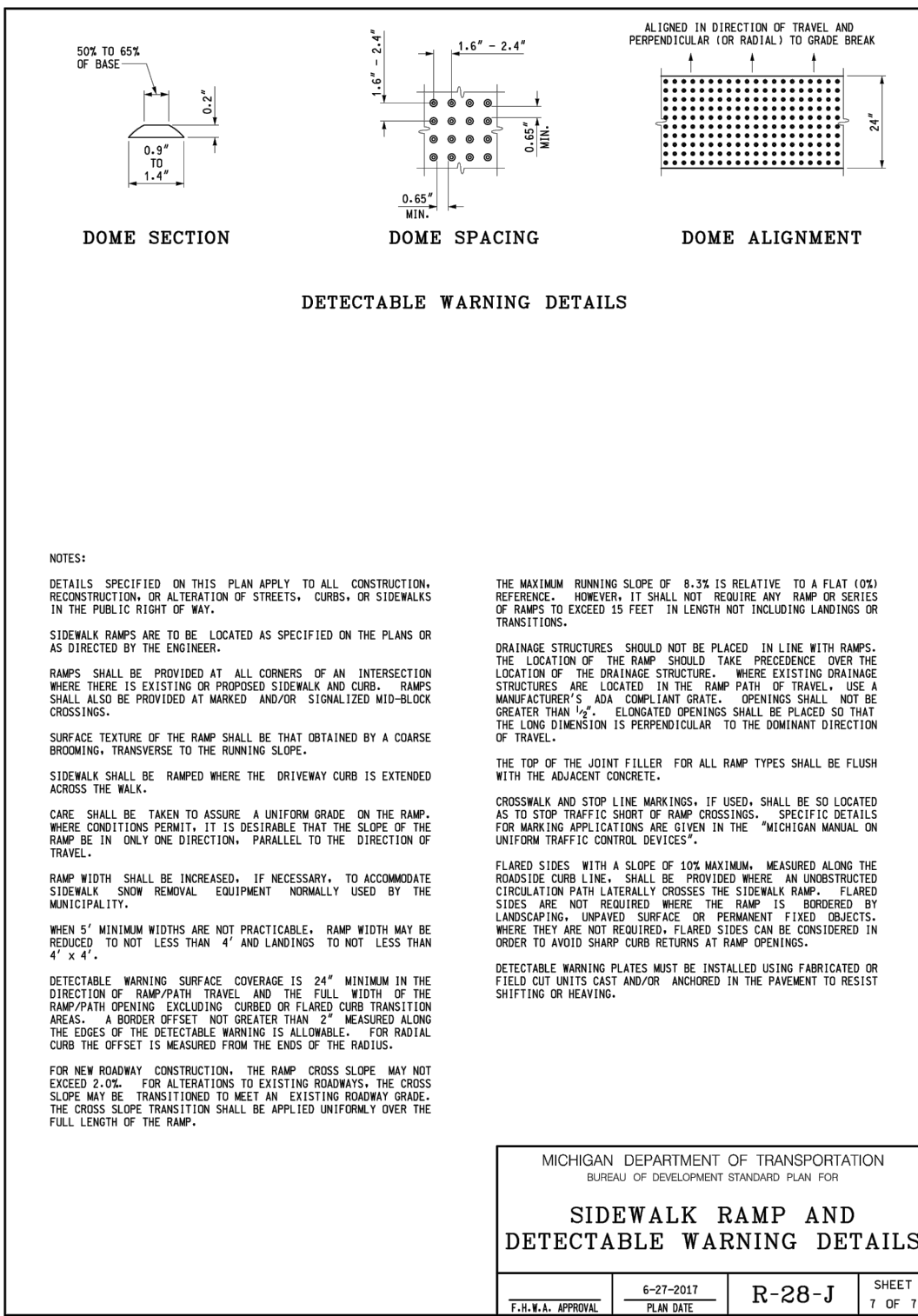
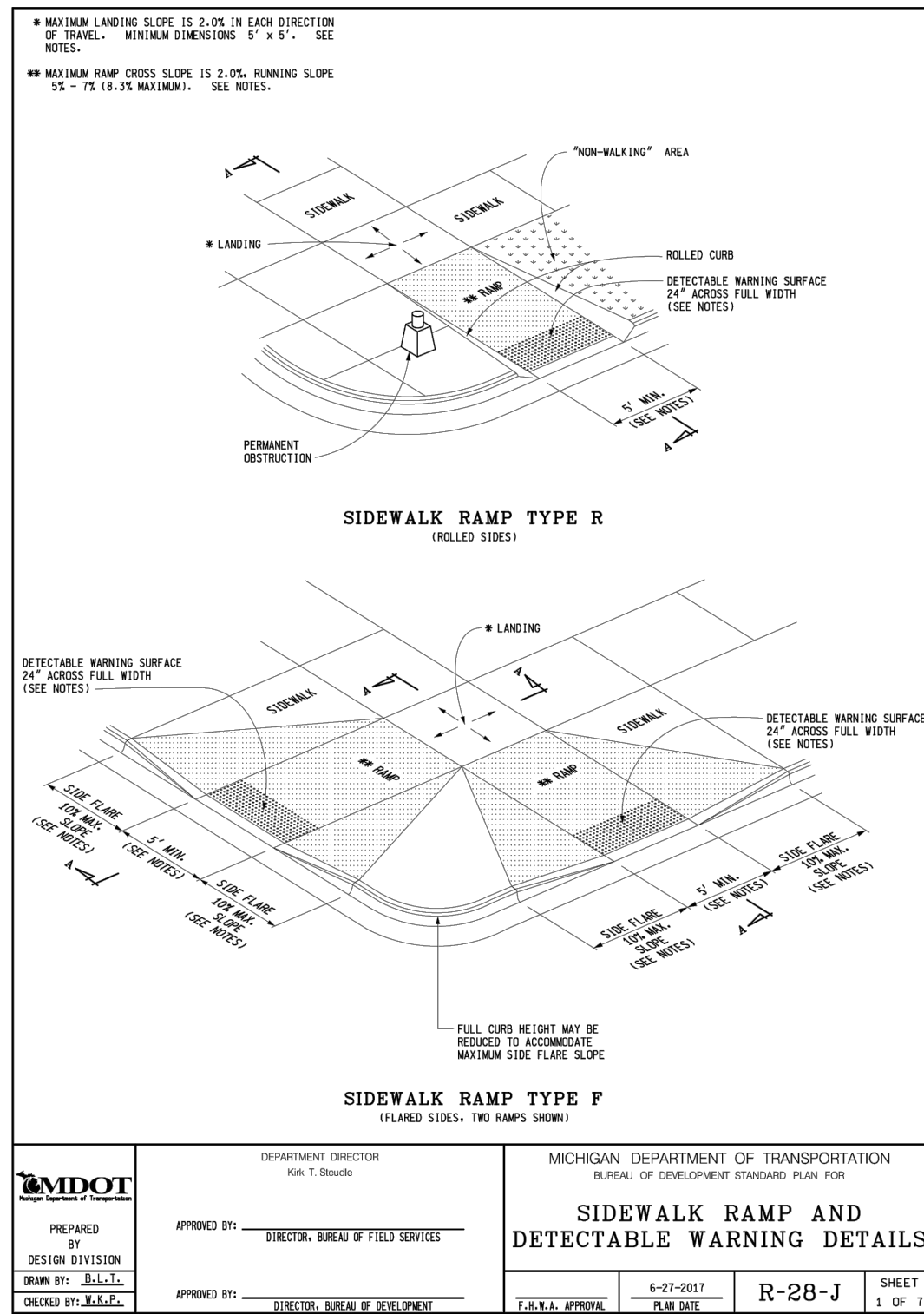
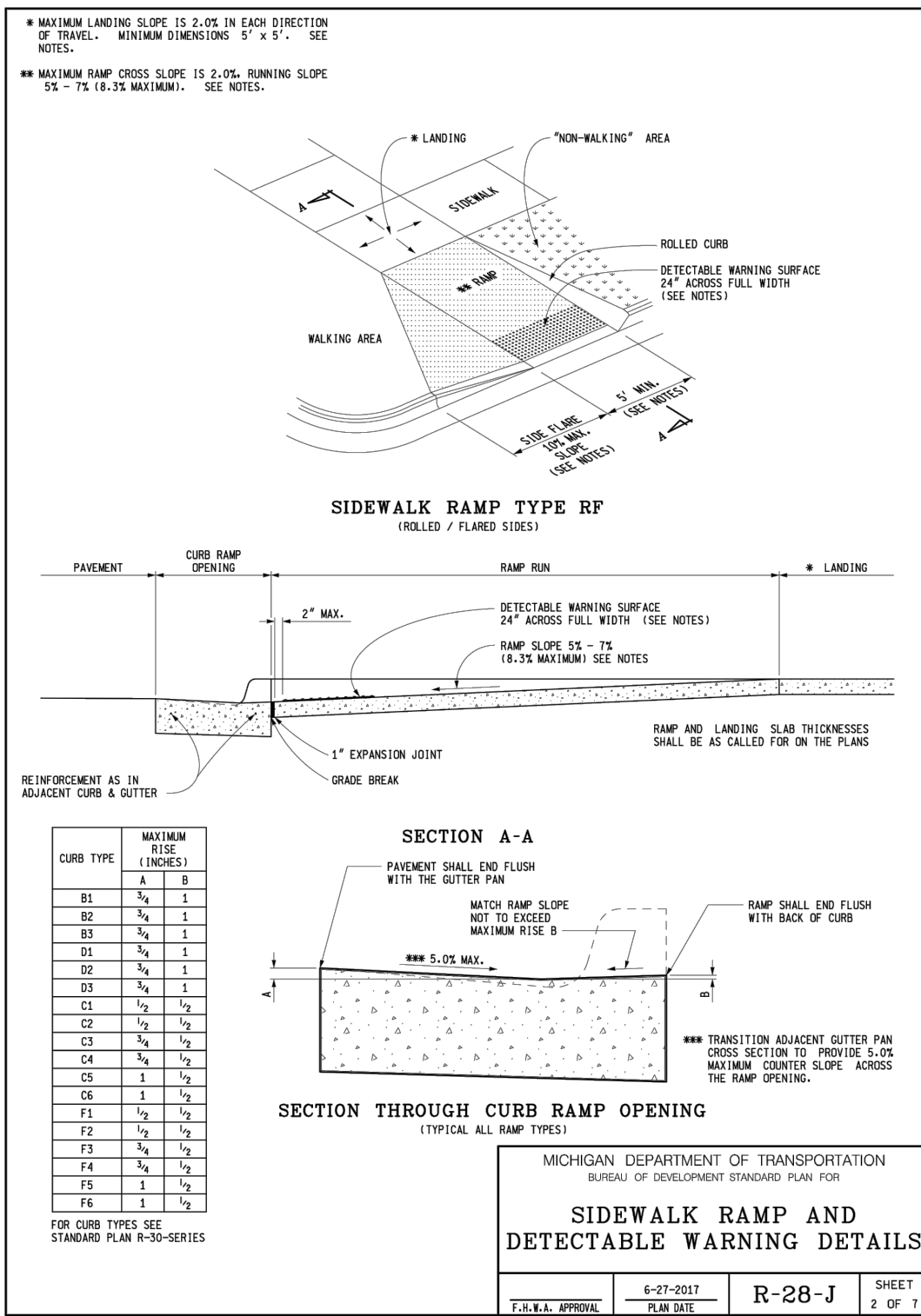
14. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALBION, CALHOUN COUNTY AND M.D.O.T.

2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE SILE CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROPOURED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEORGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL. UNDERCUTTING SHALL BE LIMITED TO THE DEPTH OF THE MAXIMUM FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, SHALL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR MATERIAL TO THE MAXIMUM BACKFILL SPECIFIED IN THE SECTION OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WORKING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS SHOULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT SHOULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THE ACTION SHALL BE TO PREVENT OR MINIMIZE LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP CURRENT STANDARDS AND REGULATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE VALVES ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
6. THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.

[illegible]

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO ANY SPECIFIC ACCORDANCE; AND THAT CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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SITE DETAILS

ALBION IRON BELLE TRAIL
 WHITE GRANT PROJECT SITE BOUNDARIES
 ALBION, CALHOUN COUNTY, MI

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