MARION TOWNSHIP PLANNING COMMISSION AGENDA

REGULAR MEETING October 27, 2020 7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR:

October 27, 2020 Regular Meeting

APPROVAL OF MINUTES FROM:

September 22, 2020 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING: None

New BUSINESS:

- 1) SPR#02-20 Vern Brockway 1388 Lucy Road Industrial zoning parcel 4710-01-400-005
- 2) Set public hearing for TXT#01-19 Short Term Rentals for November 24, 2020
- 3) Set public hearing for TXT#02-19 Signs for Home Occupation/Based Business for November 24, 2020
- 4) Set public hearing for TXT#01-20 Site Plan/Private Road changes for Development Standards for November 24, 2020
 - 5) Set public hearing for TXT#02-20 Accessory Structure for November 24, 2020

Old BUSINESS:

1) Master Plan status

Correspondence and Updates and Discussion:

Handout from Bob 'Is out Love Affair with the Single-Family Home Over?'

CALL TO THE PUBLIC:

ADJOURNMENT:

*Approved by:	
	Larry Grunn, Chairperson
Date:	

MARION TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES September 22, 2020 / 7:30PM



MEMBERS PRESENT:

Larry Grunn, Chairperson; Bob Hanvey; Cheryl Range, Secretary; Bruce Powelson,

Vice Chairman; James Andersen

OTHERS PRESENT:

Dave Hamann, Zoning Administrator; Melissa, Carlisle Wortman

MEMBERS ABSENT:

None

CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Cheryl motioned to approve the agenda for the September 22, 2020 Planning Commission meeting. Jim seconded. **MOTION CARRIED**

APPROVAL OF MINUTES

Approval of the Regular Meeting Minutes for August 25, 2020.

Jim motioned to approve the minutes. Bruce seconded. MOTION CARRIED

CALL TO THE PUBLIC

No response.

PUBLIC HEARING

1) RZN#01-20 Public Hearing to Rezone Parcel 4710-02-200-008 from Highway Service to Urban Residential at 725 Mason Road

Gary McCririe, representing Dean Killingbeck, the owner of the property at 725 Mason, presented his application request to rezone the parcel and reviewed the requirements from Section 20.05 of the zoning ordinance, items 2 a thru e. The Carlisle Wortman representative went over John Enos's review of the request and recommended approval. No comments from the public were heard and Larry closed the public hearing.

MINUTES TAKEN BY: Dave

NEW BUSINESS

1) RZN#01-20 Request to Rezone Parcel 4710-02-200-008 from Highway Service to Urban Residential at 725 Mason Road

Questions regarding the mobile home park that surrounds the parcel and the history of businesses that operated out of this address in the past, as well as the list from the Michigan Department of Licensing, were discussed. Applicant explained that the owner wishes to sell the house and property, but is having a hard time doing so because mortgage companies will not finance a mortgage for the house because of the way it is zoned.

Cheryl made a motion to approve the request to rezone 725 Mason Road parcel code 4710-02-200-008 from Highway Service to Urban Residential and to forward this request to Livingston County Planning for review and comment. Jim seconded. **MOTION CARRIED**

2) Workshop Discussion of ZBA cases and variances from the September Meeting

Larry brought the commissioners up-to-date on the cases that were heard at the ZBA meeting on September 14 and that all were given variances. The variances were in the area of flag lots and cul-de-sacs. Discussion on these and other items, including the changes required for the Engineering Development Standards, were discussed. The suggestion to have a joint meeting with the board members from the ZBA and the Planning Commission would be a good idea to discuss the need to modify the zoning ordinance regarding these variances that were granted.

OLD BUSINESS

1) TXT#01-19 Short-Term Rentals Discussion Continued

Discussion on the status of this item ensued and the commissioners were brought up-to-date on the status of the Triangle Lake situation. Larry mentioned the article in the Legal section of the MTA magazine regarding Short-Term Rentals and several of the commissioners did not have access to the article. Larry suggested Dave send the commissioners a copy of the article to have for the next meeting.

Cheryl made a motion to table this item until October 27, 2020 meeting. Jim Seconded. MOTION CARRIED

CORRESPONDENCE AND UPDATES AND DISCUSSION

Bob mentioned the Lucy Road ZBA case for the City of Howell and that it was going to Circuit Court.

CALL TO THE PUBLIC

Les Andersen commented on the Joint Meeting idea and talked about ZBA training being required

ADJOURNMENT

Cheryl made a motion to adjourn the meeting at 9:14pm. Jim seconded. MOTION CARRIED

Is Our Love Affair with the Single-Family Home Over?

BY: Alan Ehrenhalt | October 20, 2020

"A man is not a whole and complete man," Walt Whitman believed, "unless he owns a house and the ground it stands on."

Whitman wrote those words in 1856, and I have no doubt that most of his readers believed it, and most Americans have clung to that belief ever since. But is that creed losing its relevance in the 21st century? Are we evolving new societal attitudes that will gradually move us out of our infatuation with the single-family home and into a new notion of shelter more appropriate to the social upheavals of the present moment?

Like many complex current questions, this one seems to imply an equally difficult one that's hard to escape: What is it that the millennials really want? If most of them are truly disillusioned with detached-house living, then it would seem to follow that the developers and the society at large will follow their lead.

And there is some fragmentary evidence that this immense cohort of 64 million people is in fact looking for some new rules of residence. They aren't buying houses in the same numbers as the previous generation. They aren't buying cars or even learning to drive with the same enthusiasm that defined the baby boomers and Generation X.

There are many plausible explanations for that, not least the Great Recession of a decade ago and now the uncertainties of the coronavirus. But in general, there is reason to believe that millions of millennials have a greater fondness for experiences than for physical possessions that past generations craved. That has obvious implications for American housing choices. And it could have more important implications for our efforts to deal with a massive national housing shortage.

Of course, it is plausible that once the virus abates, young people in their 20s and 30s will develop the same attachment to spacious lots and car-dependent suburban homes that their predecessors developed. It is very much an open question.

Diana Lind believes she has some answers. A longtime journalist and urban policy scholar in Philadelphia, she is the author of a new book, <u>Brave New Home</u>, that treats the single-family residence as a relic of a bygone time. She's provocative and engaging, and she raises a multitude of interesting scenarios.

Her fundamental argument is consistent. "Millennials," she says, "are looking at their lives for their present value and their ability to bring joy and connect with people." The detached suburban home isn't high on their agenda. To satisfy millennial desires, in her view," we need to actively transition our policies away from home ownership and single-family homes."

BUT WHAT WILL WE TRANSITION TOWARD? Lind suggests a whole array of options and experiments, some of them already being tried.

First on her list is "co-living," the association of urban residents in a multi-unit dwelling that offers them not only common rooms and common dining but, in many cases, happy hours, gym classes, even kibbutz-style shared child-rearing. "There is an open invitation," Lind writes, "to connect with people in common spaces." One such project, <u>ALTA+</u> in the New York borough of Queens, provides its residents with a huge gym, a lap pool and a yoga studio. The apartments themselves are small,

and the sleeping takes place in fold-up Murphy beds, which Lind describes as the physical symbol of co-living arrangements.

A common work and play space in a co-living apartment building in Long Island City, N.Y. (Photo courtesy of ALTA+)

There is no mistaking Lind's enthusiasm for this kind of experiment. "While co-living might seem like a sub-culture," she says, "it is quickly turning into a widespread phenomenon and real estate asset class. ... Developers are thinking that co-living could be as popular in the future as luxury apartments have been in the last two decades."

But could it? How many people actually would like to live this way? My guess is not very many, and especially not many families with children. This is housing for young and unattached people, and pretty affluent ones at that. In one co-living establishment in lower Manhattan, a studio apartment costs \$3,000 a month. No doubt the rent would be cheaper in most of the country, but it is hard to see these ventures doing much to solve the nation's acute shortage of places for middle-class families to live in. To her credit, Lind admits this. "For co-living to meet its claims of revolutionizing how we live," she writes, "it can't just be for rich yuppies." But that's the way it may turn out.

If co-living isn't more than a niche answer, then how about just a heavy downsizing, a profusion of apartments or detached homes of 500 square feet or less, marketed to singles, couples and small families. Lind is into this one too. "Small is the new big," she asserts hopefully, "minimalism the new luxury."

Even if we can create a substantial number of homes this small, however, they will have a serious image problem to overcome. "For all the talk of tiny homes being the new lifestyle choices," Lind admits, "the reality is that many are traditional mobile homes in disguise." Of course, they could be marketed as bungalows rather than trailers, but it's not clear how many millennials this would convince. In one recent year, just 2 percent of the homes sold in New York City and San Francisco, where the housing shortage is most acute, were under 500 square feet in size. It's not clear when, or whether, that number will grow substantially.

If co-living and tiny homes can solve a piece of the housing dilemma, it will be an extremely small piece. What else might there be? Well, we can encourage people to add ADUs — accessory dwelling units — to the backyards or garages behind their detached single-family homes. Zoning laws up to now have discouraged ADUs, but those laws are changing in quite a few states. In California, Lind reports, "there is a genuine frenzy ... to build ADUs. Just 257 were approved in 2016; two years later, the number was up to more than 4,000."

Unfortunately, there is a lesson in the ADU experience up in Vancouver, British Columbia, which has launched perhaps the most extensive ADU experiment anywhere. Between 2010 and 2016, about 2,000 of these units were built in the city. But as you might guess, there's a catch, and Lind is too responsible a journalist not to report it. "In many cases," she concedes, "these homes aren't geared toward low- or even moderate-income households. Rather, they're posh and profitable rentals, Airbnbs, or extra housing for visitors or relatives." That's often the case in the U.S. as well: An ADU in San Francisco can cost \$500,000 to build.

An accessory dwelling unit located over a garage. (Photo: Flickr/Creative Common, Radcliffe Dacanay)

IN THE END, no matter how innovative these projects might be, they run into a daunting problem of scale. A study by Freddie Mac earlier this year estimated that the United States faces a housing shortage of roughly 2.5 million units. We can't make much of a dent in that with co-living, tiny houses or accessory dwelling units, even if millennials develop a taste for them. None will solve the housing

crisis, even if they become, as Lind predicts, an attractive niche market for a substantial cohort of young people.

Nor is there much good to report in the steps cities and states have made to alleviate the housing shortage over the past decade or so. Many local governments have enacted mandatory inclusionary zoning — developers of new projects have to set aside a certain percentage of the units for low- and moderate-income families. The trouble here is that if you set the mandate too high, the builders just won't build. So they usually are allowed to contribute money into an affordable-housing fund rather than abide by the mandate. This has produced little affordable housing in most of the places that have tried it.

Then, perhaps most dramatically, there are zoning reforms that make it illegal for a community to require new homes to be conventional detached single-family dwellings. Minneapolis did this in 2018, to significant national acclaim. Now any homeowner or developer in the city can construct a duplex or a triplex apartment building almost anywhere they want. It's a reasonable thing to do. But there isn't much evidence so far that it will produce a large amount of additional housing. In the first year after Minneapolis changed its zoning law, according to the Niskanen Center think tank, three triplexes were approved in the city.

So is there anything we might do to deal with the problem at an effective scale? Well, maybe. The California Legislature has been arguing for nearly four years now over a proposal by state Sen. Scott Wiener that would require communities to allow four- and five-story apartment buildings within half a mile of transit stations.

Wiener's bill has been amended numerous times, and I'm not going to try and parse the details here. But the main points are clear. The bill could provide *lots* of housing — thousands of units in the state's most populous metropolitan areas. It would not be a boutique experiment. The major criticism — one reason it hasn't become law — is based on the fear that it would add too much housing for the affluent and not enough for the poor.

Maybe so. But what really matters is the need to produce large numbers of new units, and to do it soon — and not to bicker endlessly about which income cohort gets what percentage of the new supply. New housing will ease the shortage no matter whom it's built for; even adding luxury apartments will eventually open up more for those further down the economic ladder.

The California proposal will also test whether millennials actually want what so many of them say they want: urban living in dense surroundings with amenities in walking distance and a reduced dependence on cars. If that's in fact what most of this generation is looking for, there may be a way to give it to them and do something meaningful about the housing crisis at the same time.

This article was printed from: https://www.governing.com/assessments/ls-Our-Love-Affair-with-the-Single-Family-Home-Over.html

ZONING ORDINANCE TEXT AMENDMENTS

	dropped	add application in first paragraph	Home Occupation Class I	6.14	VI	TXT #
		in 10/24/17 packet	nonconforming Acc Structure	Spilts		
		in 10/24/17 packet	Land Balancing/clearing	70.81		
		in 10/24/17 packet	per Parent Parcel	0.11		
ongoing	discuss	in 10/24/17 packet	Lots	Definitions	Ħ	TXT #07-17
	N/R	an needed: Add Hord Conduct				
	N/R	ctill needed? Add mort control	Park & Rec			
	N/R	cover all lakes	combine Lake & Boat GO Cemetery GO	DG.	9	00 #
Nuisance GO	50	(11) = (20)		+	3	30 #
N	_	rgst(Board) send to Board(10/24/17)	Motor Braking GO	tbd	ဝဝ	GO #04-17
Nuisance GO	ВОТ	rqst(Board)	Noise	tbd	පි	GO #03-17
1/12/20	ВОТ	rdst(Board)	Managarka			
			Nijicanco	tbd.	8	GO #02-17
	N/R	revise with 6.19B,6.15A	Land Div GO	G11-97	8	GO #01-17
6/30/18	4/18/18	in pidy code, zoilily issue				
6/30/18	4/18/18	no hida codo regime ionima su uctures +calculation	LCBD	6.22		
		roof pitch for AC ancinograd deviations.	Accessory Structures	6.07	≤i	TXT # 06-17
				Definitions		
-01 101 1	-/ -/	HS district	contract C/W	9.010.11		
10/25/10	2/27/18	SU 17.34 rqst (Board)	Outside Vehicle Storage	17.34	XVII	IXI #05-17
	10/22/19	orginalitimascif, Nii Maiscif Ollif		Definitions		
2/28/20	2/2//18	cha Plant Nirrean, DTE Nirrean	contract C/W	8.01B3		
		LI district rost Board	Landscape Contractor's Operation	10.01B16	×	TXT #04-17
		On hold but needs rework	Ag/Tour	17.33	ПЛХ	1×1 # 18D
Adopted	Public Hear					# + + + + + + + + + + + + + + + + + + +
ADOPTED	PH	PROPOSED CHANGE	V12100			
			STATUS	SECTION	ARTICLE	CASE #

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ZONING ORDINANCE TEXT AMENDMENTS

ADOPTED	РН	PROPOSED CHANGE	STATUS	SECTION	ARTICLE	CASE #
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		Shinning Containers	Accessory Structures	6.07	≤I	TXT#02-20
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		Section 6 and 18 changes	Site Plan cleanup	18	XVIII	TXT#01-20
	reliully rn	wig w notice pasca pasificas	0.3.0.01.10			
	Danding DH	cha to Home Based Business	Signs for HO	15.5,6	×	TXT#02-19
	discuss	beat to dean, and demillion and and to RK/SK UBW	SHOLE LETH VEHENS	17,300	24	
-	1		Short Term Rentals	17.xx	XVII	TXT#01-19
	.2	RTFA, what is enforceable? Setbacks only?	Keeping of Animals	6.02	17	IXI#
				3	1	}
	Dropped	Zoning Ordinance/GO/both or accessory structure?	Solar Ordinance	6.32	Ν	TXT#
) m) m0		Jessen make an early arranged				
7/1/20	BOT	move to Eng Stds and make all other changes	Site Plan Requirements	18	XVIII	TXT #04-18
		sent to LCPD 10/16/2019 , BOT 11/14/2019				
3/13/20	8/27/19	proposed to BOT 7-11-2019	Home Occupation II & I	17.32 & 6.14	XVII	TXT #03-18
2/8/19	LCPD	Item #8 remove	Automobile Repair Garage	17.04A & B	XVII	TXT #02-18
		anneancy of the same of the States				
		driveways move to Eng Stds				
	BOT in STD	Length, # of ingress/egress, #driveways, shared	Private Roads	6.19/6.20	ΔI	TXT #01-18
Adopted	Public Hear					
ADOPTED	PH	PROPOSED CHANGE	STATUS	SECTION	ARTICLE	CASE #

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TXT#02-20 Amendment

Definitions Section 3.02 ADD

Cargo Containers. Standardized reusable receptacles that are:

- 1. Originally designed for or used in the parking, shipping, movement or transportation of freight, articles, goods or commodities; and or
- 2. Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport "portable site storage containers" having a similar appearance to and similar characteristics of cargo containers.

Portable Temporary Storage Container (PSC): A box-like container typically delivered by truck, used to temporarily store household or other goods and items. A PSC does not include a truck trailer, or other part of a motor vehicle, nor any type of wheeled vehicle or conveyance except when attached to a truck for delivery and removal.

ARTICLE VI:

GENERAL PROVISIONS

Section 6.07

Accessory Uses and Structures ADD

Accessory buildings, structures and uses are permitted only in connection with and on the same lot with a principal building, structure or use, provided such buildings, structures and uses are incidental to the principal building or use and does not include any activity conducted as a livings quarters, except for farms or other uses otherwise permitted in this Ordinance that may be permitted on a separate lot in conjunction with the permitted activity, and shall be subject to the following regulations:

1.

Zoning districts	Lot Size Based on Gross Lot Area	Maximum Square Footage of all Accessory Structures
All single family	All parcels equal to or less	1,300 square feet
residential districts	than 1 acre in size	
All single family	All parcels that are greater	These sizes are based on a .030 x
residential districts	than 1 acre	parcel size calculation

- 2. An accessory structure, including carports which are attached to the principal building, shall comply in all respects with the requirements of this ordinance applicable to the principal building. Any covered or roofed structure, as an attachment between the accessory structure or carport and the main building, shall be considered a part of the main building, but shall not be considered habitable floor area.
- 3. Accessory buildings shall not be erected or allowed in any front yard, except for parcels larger than five acres providing no accessory building or structure is located closer than one hundred feet to the front property line or closer to the front property line than a principal building on any adjacent parcel of land or lot, whichever is greater.
- 4. Accessory buildings may be allowed in side yards providing they meet the minimum setbacks for the district in which it is located.
- 5. The maximum height for accessory buildings located on any parcels of land containing one acre of land or less or on any platted subdivision lot or site condominium building site shall not exceed thirty-five feet.

- 6. Accessory structures shall meet the minimum setbacks for the district in which it is located.
- 7. No accessory structure shall receive a certificate of zoning compliance prior to the principal structure receiving a certificate of zoning compliance.
- 8. No accessory structure shall be constructed prior to the approval of land use permit and the issuance of a building permit.
- 9. Accessory structures under two-hundred (200) square feet do not require a land use permit or building permit and are limited to three per parcel and must be behind the primary structure and screened from the public right-of-way. Accessory structures under 200 square feet and with a height no more than ten (10) feet above grade shall maintain a minimum five (5) foot side yard setback & five (5) foot rear yard setback. Accessory structures two-hundred (200) square feet and over and/or more than ten (10) feet above grade must meet the setback requirements of the zoning district in which they are located.
- 10. In no instance shall any accessory building be located within a dedicated easement right-of-way.
- 11. An accessory building shall not project within the front yard when it is located on a corner lot except as provided in item 3 above.
- 12. Accessory structures **greater than two-hundred (200) square feet** shall have a minimum 4:12 roof pitch, except engineered steel structures may have minimum 3:12.
- 13. The use of cargo containers for storage shall only be permitted in HS and LI Districts, subject to the following:
 - a) Containers shall be restricted to a location behind the front face of the building
 - b) Containers shall not be stacked above the height of a single container
 - c) Container storage areas that are visible from the public right-of-way or abut residentially zoned or used properties shall be screened in accordance with the standards set forth in this ordinance

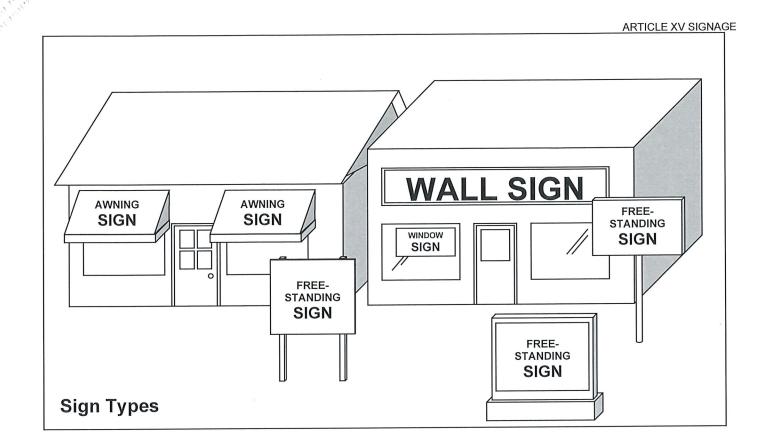
ARTICLE XV: SIGNAGE

Section 15.05 Schedule of Sign Regulations

The schedule provided below summarizes the quantity, maximum area, maximum height, and minimum setback from existing road rights-of-way permitted for signage requiring a permit under this Section. Detailed requirements for the signs listed below are provided under subsections 15.06 and 15.07. Wherever conflict exists between the following schedule and the standards of those subsections, those subsections shall prevail.

Sign	Number	Max. Area	Max. Height	Min. Setback
Signs in Residential Districts (Sec. 15.06)				
Agricultural Product Signs	1 ,	20 s.f.	4 ft.	15 ft.
Farm Signs	1	32 s.f.	6 ft. ¹	15 ft.
Home Occupation & Home-Based Business Wall Sign, or	1	4 s.f.	4 ft.	n/a
Home Occupation & Home-Based Business Freestanding Sign	1	6 s.f.	4 ft.	15 ft.
Non-Profit Organization Signs	1	32 s.f.	6 ft.	15 ft.
Residential Development Entranceway Signs	2/entrance	20 s.f.	6 ft.	15 ft.
Temporary Construction Signs	1/frontage	32 s.f.	6 ft.	15 ft.
Signs in Non-residential Districts (Section 15.07)				
Awning and Canopy Signs	N/A	25% of surface ²	n/a	per district
Free-Standing Signs	1/frontage	½ s.f. per foot of frontage ³	6 ft.	15 ft.
Gasoline Price Signs	1	20 s.f.	6 ft.	15 ft.
Marquee Signs	1/frontage	1½ s.f. per foot of building frontage	per district	per district
Menu Board Signs	2	60 s.f.	6 ft.	15 ft.
Office or Industrial Development Entranceway Signs	2/entrance	36 s.f.	6 ft.	15 ft.
Temporary Construction Signs	1/frontage	32 s.f.	6 ft.	15 ft.
Time/Temperature/Stock Market Signs	1/frontage	N/A ⁴	6 ft. ¹	15 ft. ¹
Wall Signs	1/frontage ⁵	1 s.f. per foot of building frontage ⁶	see below	n/a
Window Signs	N/A	25% of window area	n/a	n/a

- 1. If sign is free-standing.
- 2. Such signs shall be counted in determining compliance with maximum permitted area of wall signage.
- 3. Not to exceed 32 s.f., unless premises contain multiple tenants, in which case 4 s.f. may be added per additional tenant, up to a maximum of 64 s.f.
- 4. Such signs shall not be counted in determining compliance with wall or free-standing sign area requirements.
- 5. Or one per tenant having individual public access.
- Not to exceed 60 s.f., unless such signs are set back at least 150 ft., in which case such signs shall not exceed 200 s.f.



Section 15.06 Signs in Residential Districts

The following signs shall be allowed in the RR, SR, UR, ERS#1, and ERS#2 zoning districts, subject to permit approval in accordance with Section 4.03 and the following standards. Such signs shall only pertain to permitted or special land uses or a legally nonconforming non residential use, and shall be located upon the same property to which the sign relates, unless otherwise provided herein.

- A. <u>Agricultural Product Signs</u>: In the RR district, one sign advertising agricultural and/or horticultural products grown on the premises shall be permitted in conjunction with a temporary roadside stand. The sign shall not exceed twenty (20) square feet in area, four (4) feet in height nor be located closer than fifteen (15) feet to any property line. The sign shall be erected not more than two weeks prior to opening of sales and removed within one (1) week of the end of sales.
- B. <u>Farm Signs</u>: Signs in the RR district displaying the name of farm, not to exceed thirty-two (32) square feet in area and six (6) feet in height if freestanding. One (1) such sign shall be permitted per farm, in addition to the home occupation sign permitted under item C below. Such a sign may be indirectly illuminated, provided that all lighting equipment for these signs shall be designed to illuminate the sign only and shall not interfere with driver visibility or cause glare on adjoining properties.
- C. <u>Home Occupation/ Based Business Signs</u>: one (1) wall sign per parcel containing a permitted use, not exceeding four (4) square feet in area. Such signs may not be illuminated and must be consistent with the residential character of the neighborhood in which they are to be located. Within the Rural Residential (RR) district, one (1) freestanding sign may be substituted for a wall sign. Free standing signs shall not exceed six (6) square feet in area or four (4) feet in height and shall be located no closer to the right of way (ROW) line than one half (1/2) the required front yard, than fifteen (15') feet from the road right-ofway (ROW).
- D. <u>Non-Profit Organization Signs</u>: Permanent, free-standing signs identifying churches, schools, museums, libraries or other non-profit institutions, at a rate of one (1) sign per parcel, with a minimum setback from the street right-of-way of fifteen (15) feet, which does not exceed thirty-two (32) square feet in area and six (6) feet in height.

- E. Residential Development Entranceway Signs: Permanent freestanding signs or signs affixed to decorative walls or fences identifying the entrances of residential developments such as subdivisions, apartment complexes, condominium communities, senior housing complexes, mobile home parks and similar residential uses, at a rate of two (2) per entranceway not to exceed a total of two (2), with a minimum setback from the street right-of-way of fifteen (15) feet, and not exceeding twenty (20) square feet in area and six (6) feet in height. Where such sign is placed upon a decorative wall or fence, the area of the sign shall be computed by measuring the area of the envelope required to enclose the lettering, graphics and border, if any, not the entire decorative wall or fence.
- F. <u>Temporary Construction Signs</u>: Temporary signs which advertise the construction of new residential subdivisions or similar permitted development, not to exceed thirty-two (32) square feet in area and six (6) feet in height. Such signs shall be removed immediately after the last available lot, home site or parcel is sold.

TXT#01-19 Short Term Rentals

ARTICLE III Definitions

ADD to 3.02

Short Term Rental: The renting of a dwelling unit usually furnished for a period of twenty-eight or more consecutive calendar days by the same renter. Short Term Rental does not include a bed and breakfast permitted and operated in accordance within this Ordinance.

Article VIII

ADD to 8.01.B item 8

8. Short Term Rentals

ADD to 8.02.B item 7

7. Short Term Rentals

TXT#01-20 Clean up from Development Standards

ARTICLE XVIII:

SITE PLAN REQUIREMENTS

ADD:

Refer to Marion Township Development Standards Policy Document for Site Plan Requirements.

DELETE:

Section 18.01 Purpose

It is the purpose of this Section to specify standards and data requirements, which shall be followed in the preparation of site plans as required by this Ordinance. It is also the purpose of this Section to ensure that:

- A. The proposed use will not be injurious to the surrounding neighborhood and protects the general health, safety, welfare and character of the Township;
- B. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, soils, groundwater and woodlands; and
- C. Landscaping, including grass, trees, shrubs and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.

Section 18.02 Approval of Site Plan Required

A final site plan shall be reviewed by the Planning Commission who shall then provide a recommendation of approval, approval with conditions, or denial, to the Township Board of Trustees. The Township Board of Trustees must approve or approve with conditions the final site plan prior to the establishment of any new land use, change of use, addition to an existing use, or the erection of any structure in any zoning district. Individual single-family structures erected within a single-lot, parcel or building envelope shall not require site plan review.

- A. The Township shall not issue a land balancing permit until the final site plan has been approved by the Township Board of Trustees and is in effect.
- B. No grading, removal of trees or other vegetation, landfilling, land balancing, or construction of improvements shall commence for any development that requires site plan approval until a final site plan is approved and **is in effect**, except as otherwise provided in this Article.

Section 18.03 Preliminary Site Plan

A. Application. Any applicant may submit a request for preliminary site plan review by filing with the Zoning Administrator completed forms, payment of the review fee required herein, and twelve (12) copies of the preliminary site plan drawing(s) plus 1 electronic PDF format copy, and six (6) 11 x 17 inch color aerial photographs of the site area and surrounding areas showing overlaying property lines and the proposed site layout at a scale ten times that used for the site plan, and one (1) 24 x 36 inch presentation aerial photograph, at least twenty one (21) days prior to the next—? scheduled Planning Commission meeting. The Administrator, upon receipt of the application, shall transmit only complete submittals of the preliminary site plan to the Planning Commission reviewers. The purpose of such preliminary review is to confirm general compliance with Township standards as well as to suggest changes, if necessary, for final site plan approval.

B. Information Required. Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a scale of no greater than 1" = 50' for property less than three (3) acres or no greater than 1" = 100' for property three (3) or more acres. A preliminary site plan submitted for review shall contain all of the following information required in the Marion Township Engineering Standards in a clear and legible format.

General Information

- 1. Name of the proposed development.
- 2. Name, address, phone, fax number and/or email of applicant(s), property owner(s), engineer(s), architect(s), and landscape architect(s).
- 3. A written narrative of the proposed use(s) of the property. For other than residential uses, including factors that potentially impact the proposed development may have on the surrounding area.
- 4. One (1) presentation quality aerial photograph with adjacent property information and features including, though not limited to, the following: land use(s), property owner(s), sidwell number(s), location of adjacent buildings, driveways, streets, existing and proposed lot lines, building lines, structures, and parking areas on the parcel and within one hundred (100) feet of the site.
- 5. Date of plan preparation, including revision dates.
- 6. Complete legal description of the site.
- 7. Professional seal of a registered architect, engineer, surveyor, landscape architect, or a planner.
- 8. Vicinity map drawn at a scale of 1" = 2,000'.
- 9. Dimensions and gross acreage of the site.
- 10. Zoning classification of petitioner's parcel and all abutting parcels and demonstration of compliance with lot area, width, coverage, and setback requirements.
- 11. Scale and north arrow on each plan sheet.
- 12. Existing natural features and man-made features to be retained or removed.
- 13. Adjacent property information and features including, though not limited to, the following:

 -land use(s), property owner(s), sidwell number(s), zoning classification, location of
 adjacent buildings, driveways, streets.
- 14. Existing and proposed lot lines, building lines, structures, parking areas, etc., on the parcel and within one hundred (100) feet of the site.
- 15. Proposed construction phasing.
- 16. Identification of variances that may be required.

Physical Features

- 1. Location, size, and dimension of proposed buildings/structures, including floor area, finished floor elevation, number of floors, height, number and type of dwelling units (where applicable).
- 2. Location of existing and proposed private and public roads and access drives, including general alignment, right-of-way or easement, surface type, and width.
- 3. Location, size, and dimension of the following existing and proposed site features: water main, wells, detention and forebay basins, private utilities, utility poles, and public and private easements.
- 4. Location, size, and dimension of existing and proposed storm sewer, culverts, ditches, and public and private storm sewer easements.
- 5. Location, size, and dimension of existing and proposed sanitary sewer, septic fields, reserve septic fields (including reserve fields), sewage disposal facilities, and public and private sanitary sewer easements.
- 6. Location of all existing and proposed parking, including dimensions of spaces, maneuvering lanes, and surface type, where applicable.

Natural Features

- 1. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service, Soil Survey of Livingston County, Michigan.
- 2. Existing topography with a maximum contour interval of two (2) feet for the site and beyond the site for a distance of one hundred (100) feet in all directions. Final grading plan, showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
- 3. Location of existing wetlands, drainage courses, floodplains, and associated bodies of water, within one hundred (100) feet of the site, and their elevations.
- 4. Location of existing woodlands delineated with symbolic lines tracing the spread of the outermost branches and shall be described as to the general sizes and kinds of trees contained.
- 5. Location of natural resource features, including, but not limited to, woodlands and areas with slopes greater than eighteen percent (18%) incline.

Additional Requirements for Residential Developments

- 1. Density calculations by type of unit.
- 2. Designation of units by type and number of units in each building.
- 3. Amount, type, and location of common open space, including general and limited common elements within a site condominium, and any recreational amenities (i.e., playground equipment).
- C. Planning Commission Action. The Planning Commission shall recommend to the Township Board of Trustees approval, approval with conditions or denial of the preliminary site plan. If the

preliminary site plan requires extensive revisions to meet Township requirements, the Planning Commission may recommend denial of the preliminary site plan. The Planning Commission shall set forth the reason for its action in the record of the meeting at which action is taken.

- 1. The Planning Commission recommendation of the preliminary site plan shall be forwarded to the Township Board of Trustees for its review.
- 2. If the preliminary site plan is recommended for denial or approval with conditions, the applicant may address all the conditions and submit the revised preliminary site plan to the Zoning Administrator for further action by the Planning Commission. The applicant may choose to proceed to the Township Board for review of the preliminary site plan.
- D. Board of Trustees Action. The Township Board of Trustees shall review the preliminary site plan and approve, approve with conditions, or deny the preliminary site plan.
 - 1. If the Board of Trustees approves the preliminary site plan, the applicant may submit a final site plan to the Zoning Administrator in accordance with the provisions herein.
 - 2. If the preliminary site plan is approved with conditions, the applicant shall address all the conditions and submit a revised site plan to the Zoning Administrator. Upon a determination by the Township's Engineer and Planner that all the conditions have been satisfied, the plan shall be forwarded to the Planning Commission for final site plan review.
 - 3. If the preliminary site plan is denied by the Township Board, the applicant may submit an alternative preliminary site plan to the Zoning Administrator for review by the Planning Commission in accordance with the provisions herein.
- E. Effect of Approval. Approval or approval with conditions of a preliminary site plan by the Township Board of Trustees shall indicate general acceptance of the use and the proposed layout of buildings, streets and drives, parking areas, other facilities and overall character of the proposed development. The Zoning Administrator or duly-appointed agent shall, within ten (10) days of the date of approval of the preliminary site plan by the Board of Trustees, transmit a written certification of such approval to the applicant.
- F. Expiration of Approval. Approval of a preliminary site plan by the Board of Trustees shall be valid for a period of one (1) year from the date of approval and shall expire and be of no effect unless a completed application for a final site plan approval with all necessary supporting information is filed with the Zoning Administrator within that time period.

Section 18.04 Final Site Plan

- A. Application. The applicant shall submit to the Zoning Administrator twelve (12) copies of a final site plan as well as other data and exhibits hereinafter required, the review fee required herein, and a completed application form. The Zoning Administrator, upon receipt of the application, shall transmit only complete submittals of the final site plan drawing(s) to the Planning Commission prior to its next regular meeting.
- B. Information Required. Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a scale of no greater than 1" = 50' for property less than three (3) acres or no greater than 1" = 100' for property three (3) or more acres. A final site plan submitted for review and approval shall contain all of the information required in the Marion Township Engineering Standards required for the preliminary site plan and final site plan in addition to the following data presented in a clear and legible format.

Physical Features

- 1. Location of existing and proposed centerline, edge of roadway, approach radii at intersections, and pavement cross-sections for public and/or private roads on site or abutting the site. Acceleration, deceleration, passing lanes, approaches and curb and gutter-shall also be shown.
- 2. Existing and proposed location, width, and approach radii of access drives, driveways, sidewalks, pathways, and curb and gutter. Pavement cross sections shall be provided for each.
- 3. Existing and proposed off-street parking with calculations of the number of parking spaces required and provided.
- 4. Location of existing storage tanks. This may include, but not be limited to, information on the following:
 - Chemical and fuel storage tanks and containers;
 - Water supply facilities;
 - Sanitary sewage disposal facilities;
 - Storm water control facilities and structures; and
 - Location of all easements.
- 5. Location, size/dimension of existing and proposed fire hydrants, water service and fire suppression leads, and public and private water main easements. (All proposed water mains must meet the standards of the Marion, Howell, Oceola, Genoa (MHOG) Water Authority.)
- Grading and overflow route for proposed and existing detention and forebay basins and
 public and private drainage easements. Calculations shall be included and indicate that
 the detention and forebay areas meet the Livingston County Drain Commission
 standards.
- 7. A note shall indicate the ultimate outlet for storm water runoff (County Drain, creek, or river).
- 8. Location of all building structures with setback and yard dimensions.
- 9. Dimensioned floor plans and typical elevation views for all buildings, where applicable.
- 10. Proposed exterior lighting locations, typical detail, and illumination pattern.
- 11. Location and description of all existing and proposed landscaping, berms, fencing, retaining walls, and quantity and size of all proposed landscaping.
- 12. Trash receptacle pad location, area, method of screening, pavement type and cross-section.
- 13. Location, area, depth, and method of screening of transformer pads, compressors, air conditioners, generators, refrigeration units, and similar equipment, where applicable.
- 14. Entrance detail(s) including traffic control and monument sign locations and size.

- 15. Designation of fire lanes.
- 16. Proposed grading and how it shall tie into existing grading, and the limits of clearing and grading. Elevations shall be provided at, though not limited to: top of curb and/or edge of pavement, edge of walk/pathway, top and bottom of retaining wall, property corners, finished floor, storm structures, and detention and forebay high water.
- 17. Location of existing and proposed ground, wall, or directional signs, and details of all proposed signs.
- 18. Any other pertinent physical features.

Additional Requirements for Commercial and Industrial Developments

- 1. Loading/unloading areas.
- 2. Total and useable floor area.
- 3. Number of employees in peak usage.
- C. Standards for Review. In reviewing the final site plan, the Planning Commission and Township Board shall determine whether the plan meets the following specifications and standards:
 - 1. The plan conforms to the approved preliminary site plan and with all Zoning Ordinance regulations.
 - 2. All required information is provided.
 - 3. There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means.
 - 4. Site plans shall fully conform to the Livingston County Drain Commission standards.
 - Wastewater treatment systems, including on-site septic systems, will be located to minimize any potential degradation of surface water or groundwater quality and meet County and State standards.
 - 6. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby water bodies in accordance with County and State standards, where applicable.
 - 7. The proposed use is in compliance with all Township Ordinances and any other applicable laws.
- D. Planning Commission Action. The Planning Commission shall recommend to the Township Board of Trustees approval, approval with conditions, or denial of the final site plan within ninety (90) days after the final site plan is first reviewed by the Planning Commission. This time limit may be extended upon agreement between the applicant and the Planning Commission. The Planning Commission may suggest modifications in the proposed final site plan as are needed to gain Planning Commission recommendation for approval. All engineering drawings and plans shall be reviewed by the township's engineer, planner, attorney, Howell Area

Fire Authority, and appropriate Livingston County and state agencies before a final site plan may be recommended for approval, approval with conditions, or denial by the Planning Commission.

- E. Effect of Approval. A recommendation of approval advances the final site plan to the Township Board of Trustees for its review and action. Upon approval of a final site plan by the Township Board of Trustees, the applicant may apply for a land balancing/land use permit in accordance with the terms of the approved final site plan and any other Township requirements.
- F. Expiration of Approval. Approval of a final site plan shall expire and be of no effect one (1) year following the date of approval unless construction has begun on the property in conformance with the approved final site plan.

Section 18.05 Combining Preliminary and Final Site Plans

An applicant may, at their discretion and risk, request to combine a preliminary and final site plan in one (1) application for approval. *Only applications for Revised Site Plan Review will be considered for Combining*. In such a situation, the portion of the review process concerning preliminary site plan application and review may be waived by the Planning Commission. The Planning Commission shall have the authority to require submittal of a preliminary site plan separate from a final site plan where, in its opinion, the complexity and/or scale of the site for the proposed development so warrant.

Section 18.06 Conformity to Approved Site Plans

Property, which is the subject of an approved final site plan, must be developed in strict compliance with the approved final site plan and any amendments thereto which have been approved by the Township Board of Trustees. If construction does not conform to the approved final site plan, the approval shall be revoked. Upon revocation of such approval, all construction activities shall immediately cease upon the site, other than actions taken to correct the violation. For residential developments, no land use permit for dwellings shall be issued until the first course of blacktop, by development phase if applicable, and landscaping has been installed. The required landscaping shall include, but not be limited to, greenbelts, entrance(s), detention/retention basins, and buffers as shown on the approved final site plan.

Section 18.07 Amendment of Approved Site Plan

The Zoning Administrator shall have the authority to determine if a proposed change requires an amendment to an approved final site plan. The Zoning Administrator may approve minor changes in an approved final site plan, provided that a revised final site plan drawing(s) be submitted showing such minor changes, for purposes of record. An approved final site plan may be amended upon re-application including any fees required and in accordance with the procedure herein for a final site plan.

Section 18.08 Construction Plan Review

Following approval of the final site plan by the Township Board of Trustees, the applicant shall submit to the Zoning Administrator two (2) copies of construction plans as well as any other data and exhibits hereinafter required. The construction plans shall be consistent with the approved final site plan but shall provide greater detail in accordance with the Marion Township Engineering Standards. Approval of the construction plans by appropriate authorities is required prior to beginning construction. Final ASBUILT's will be require to be submitted for final record to the Marion Township Zoning Administrator for master file retention.

Section 18.09 Construction Observation

Marion Township or its designated representative will provide observation on all proposed public utilities

and improvements, as well as limited construction observation of private improvements. The requirements for construction observation and final project closure shall be in accordance with the Marion Township Development Standards, as amended.

Section 18.10 Modification of Plan During Construction

All improvements shall conform to the final site plan. It shall be the responsibility of the applicant to notify the Zoning Administrator of any such changes prior to such change being made. Any changes which result in a material alteration of the approved final site plan shall require resubmittal of a site plan, which shows the proposed changes, to the Planning Commission including any fees determined by the Township Board of Trustees. The Planning Commission or Township Board of Trustees may require the applicant to correct the changes so as to conform to the approved final site plan.

Section 18.11 Phasing of Development

The applicant may, at their discretion, divide the proposed development into two (2) or more phases. In such case, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase. A site plan for each phase shall be submitted in accordance with the procedure herein for a final site plan including any fees required.

Section 18.12 Appeals

No decision or condition related to a site plan approval shall be taken to the Zoning Board of Appeals.

Section 18.13 Fees

The Marion Township Board shall establish by resolution a fee schedule to defray costs, which may include but not be limited to inspection, plan review, administration, and enforcement of this section. Before final approval, any costs incurred by the Township shall be paid by the applicant. The applicant may also be required to post a cash Escrow Account according to Section 4.07 of the Marion Township Zoning Ordinance.

TXT#01-20 Clean up from Development Standards

ARTICLE VI:

GENERAL PROVISIONS

Section 6.19 Access Controls

Move A to Development Standards

- A. Curb Cuts and Driveways: Curb cuts and driveways shall be located only upon the approval of the Livingston County Road Commission and appropriate state authorities as required by law; provided, however, such approval shall not be given where such curb cuts and driveways shall cause an unreasonable increase in traffic hazards, including but not limited to allowing adequate sight distance for ingress and egress.
 - 1. All plans for buildings to be erected, altered, moved or reconstructed, and use of premises within the Township shall contain a plan for the proposed driveway access to the premises. The Zoning Administrator prior to the issuance of a building permit shall approve said plan. No such plan shall be approved unless such driveway access is onto a dedicated public street or an approved private road. The Zoning Administrator shall refer to appropriate Livingston County Road Commission standards during his review. Driveways shall, at a minimum, meet the following standards:
 - a. Culverts shall be installed in line with and on the same grade as the road ditch.
 - b. Driveways shall intersect an existing public street or private road in a generally perpendicular manner.
 - c. No portion of the driveway entrance within the right-of-way shall have a grade of greater than ten (10) percent—one (1) foot vertical rise in ten (10) feet of horizontal distance.
 - d. The driveway shall meet the sight distance and clear vision standards of the Livingston County Road Commission.
 - e. Residential driveways shall be a minimum of fifty (50) feet from the nearest rightof-way line of an intersecting road or street.
 - f. Driveways shall be designed to minimize runoff and erosion.
 - 2. No more than one (1) driveway shall be allowed per parcel.
 - New driveways shall align with existing or planned driveways, crossovers, turn lanes or other access features. This shall only be required if the resulting alignment provides safe access and if all requirements of this Ordinance and the Livingston County Road Commission are met.
 - 4. The location of new driveways shall conform to road improvement plans or corridor plans that have been adopted by the Township or Livingston County Road Commission or Michigan Department of Transportation.
 - 5. No driveway shall serve more than one (1) dwelling.

Keep B in ZO

B. Lots to Have Access: All parcels or lots hereinafter created in the Township shall have frontage on a public street, or an approved private road, and take their lot access from such frontage so as to provide safe, convenient access for fire protection, other emergency vehicles, and any required off-street parking. Except that corner lots shall take their access from an approved private road or approved public street in a platted subdivision or condominium project. Wherever a corner lot exists at the intersection of two (2) major thoroughfares, then access shall be taken from the

thoroughfare presenting the least hazard in the opinion of the Livingston County Road Commission.

Prior to obtaining a land use permit for a new parcel or lot created on a private road that was in existence prior to the effective date of this ordinance, the Township may initiate an inspection of the private road in accordance with General Ordinance No. 07-03, Pre-existing, Non-conforming Private Roads.

C. Clear Vision Zone: Livingston County Road Commission Rules shall apply to all private roads in the Township.

Section 6.20 Private Roads Serving Single-Family, Multiple-Family and Commercial Developments

A. Purpose and Intent: Unobstructed, safe and continuous vehicular access to parcels is necessary to promote the health, safety and welfare of the citizens of Marion Township by ensuring that police, fire, and emergency services can safely and quickly enter and exit private property at all times. It is the intent of this Ordinance to allow for development of private roadways. Marion Township requires that all new private roads meet the Livingston County Road Commission Standards. Marion Township does not guarantee that the roads may become public at a later date. The decision to accept roads as public will be made by the Livingston County Road Commission.

Move B to Development Standards

B. Permit Application

- 1. **Requirements.** The application and plans for a private road shall include the following information:
 - a. Survey that provides the legal description(s) of all the parcel(s) and any and all easements that exist on the subject property. If applicable, the names and addresses of all the lot or parcel owners served or to be served by the private road shall also be provided.
 - b. A vicinity map of a minimum scale of one inch equals two thousand feet (1" = 2,000'), showing the location of the private road in the Township, any access roads and cross streets, road names, a scale, and a north arrow.
 - c. Existing topography at two (2) foot contour intervals for the portions of the site sufficient to determine drainage from the private road easement to a suitable storm water outlet.
 - d. Proposed improvements (including but not limited to, roads, sewers, and ditches) shown in plan and profile indicating all materials, grades, dimensions, and bearings. The plans shall also show all existing and proposed grades, the location of all existing and proposed drainage facilities, the location of existing and/or proposed utilities and structures, other structures, physical or natural conditions existing adjacent to such improvements, and any connections to existing public and private roads.
 - e. Soil borings within the proposed route of the road. Tree coverage and wetland areas within one hundred (100) feet of either side of the proposed route.
 - f. Location of existing buildings on the lots or parcels being served or intended to be served by the private road, as well as any existing buildings or structures in or adjacent to any proposed road easement.
 - g. Plans shall show the existing or proposed location of private utilities and

easements, such as gas, telephone, and electric.

- h. Document from Marion Township assessor verifying two or more land divisions are available.
- A complete copy of the road maintenance agreement(s) and road easement agreement(s) regarding the maintenance and improvements of the right-of-way and roadway. The road maintenance agreement shall, at a minimum, provide for:
 - i. A method of initiating and financing of such road in order to keep the road up to Township specifications as set forth in this amendment.
 - A workable method of apportioning the costs of maintenance and improvements to current and future users.
 - iii. A notice that if repairs and maintenance are not made, the Marion Township Board may bring the road up to established Township standards as set forth in this amendment and assess owners of parcels on the private road for the improvements, plus an administrative fee.
 - iv. A notice that no public funds of the Township of Marion are to be used to build, repair, or maintain the private road.

Furthermore, said road maintenance agreements shall be in such form as to be recordable with the County Register of Deeds and shall specifically address the liability and responsibility of the parties to said agreement to maintain the private road pursuant to the specifications of this section, including, but not limited to, the responsibility of removing snow from said private roads. The recorded road easement and maintenance agreement, which shall run with the land, shall also inform subsequent purchasers that the road is private and may never be maintained or accepted by the Livingston County Road Commission.

- j. A complete statement of all the terms and conditions of the proposed road easement and road maintenance agreement, which shall also provide for:
 - Easements to the public for purposes of emergency and other public vehicles and for whatever public utility services are necessary.
 - ii. A provision that the owners of any and all of the property using the road shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invitees, vendors, tradesman, delivery persons, and others bound to or returning from any of the properties and having a need to use the road.
- k. Appropriate deed restrictions and/or master deed provisions shall provide for free and clear vehicular access for emergency service vehicles on all private roads.
- I. Upon approval of the road easement and road maintenance agreement, it shall be recorded at the Livingston County Register of Deeds and a copy of the recorded agreement shall be filed with the Township Clerk. The Township shall not issue a land use permit for any dwelling unit until it has received a copy of the recorded, approved agreement.

C. Road Design Requirements: Private roads shall meet or exceed the following standards and the design requirements set forth in the current Livingston County Road Commission Plat & Street Development Specifications.

NOTE: Any dwelling unit whose only means of ingress or egress is via the private road shall be considered in the number of dwelling units allowed.

- 1. Dead end roads shall terminate with a cul-de-sac that meets or exceeds standards in the current Livingston County Road Commission Plat & Street Development Specifications and the following:
 - a. Any cul-de-sac shall terminate at the property line except when precluded by a natural barrier or when the cul-de-sac terminates at the last available building envelope, lot or parcel that fronts upon the cul-de-sac.
 - b. Frontage measurements along a cul-de-sac shall be measured along the tangent of the front setback line between the side lot lines. See diagram 3-8.
 - c. Not more than four (4) principal buildings shall have frontage on a cul-de-----sac.
 - d. Any lot located on a cul-de-sac shall have its side lot lines designated to be radial to the front property line or right-of-way line on either public or private roads, except where such lot lines would create unusual, inconvenient, or irregular lot shapes.
- D. **Dedication of Rights-of-Way or Easements:** While not required to be dedicated to the public, no structure or land use activity shall be established within approved rights-of-way or easements. All plans, as submitted for approval, must show the private road easement including a legal description.
- E. Connection to County Roads: Construction authorization from the Livingston County Road Commission is required for connection to County roads. When applicable, a permit is also required from the County under the Soil Erosion and Sedimentation Control Act, PA 347 of 1972. At the discretion of the Township Board, a proposed private road that otherwise meets the requirements of this Ordinance may be disapproved unless it connects to another private road or a County road when necessary to provide safe traffic flow and emergency vehicle access. No lots or units shall be permitted driveway access from a road that is not an interior road of the plat, condominium, or development.
- F. Application Procedure: Application for road construction shall not be made without evidence of an approved land division. The applicant shall prepare and provide twelve (12) sets of a plot plan, site plan, or construction plan, pursuant to the application and design requirements of this Ordinance. All of the required information shall also be submitted twenty-one (21) days prior to the meeting date to which the applicant requests consideration by the Marion Township Zoning Administrator. The Zoning Administrator shall submit the private road site plan to the Livingston County Road Commission and Township Engineer for review and comment as necessary. The proposed road maintenance agreement and road easement agreement shall be sent to the Zoning Administrator who shall then forward to the Township Attorney for review and comment.

G. Application Review and Approval or Rejection

1. The reports of the Livingston County Road Commission, Township Attorney, Township Engineer, the application, and all supporting data shall be forwarded to and reviewed by the Planning Commission which shall make a recommendation to the Township Board who shall be responsible for granting final approval for the private road.

- 2. If the private road application is approved, construction authorization will be issued by the Zoning Administrator. Following approval of a private road application no new private road construction permit(s) will be issued without an approved amendment to the site plan or the private road application, as the case may be, in compliance with the zoning ordinance in effect at the time the land use permit is requested. If the private road application is rejected, the reasons for the rejection as well as any requirements that must be met in order to obtain approval shall be given in writing to the applicant.
- 3. The Zoning Administrator will arrange for inspections by the Township Engineer during construction of, and upon completion of the private road. The costs of inspection, including the compensation of the Marion Township Engineer or designated official shall be paid by the applicant prior to the issuance of the certificate of completion.
- H. **Variances:** The Zoning Board of Appeals shall not grant a variance from road design requirements found in the Livingston County Road Commission Plat & Street Development Specifications until the Planning Commission has provided a recommendation on the variance being requested based upon the nine (9) criteria listed below. The Planning Commission and Zoning Board of Appeals shall consider the following criteria prior to making their recommendation and decision, respectively.
 - 1. Anticipated traffic flows will not overburden the proposed roadway design.
 - 2. Unusual topographic conditions constrain roadway design.
 - 3. Roadway design will preserve natural features on the site.
 - 4. Stub road connections do not exist nor are such connections feasible.
 - 5. The Planning Commission shall make reference to the specific criteria met in their recommendation to the Zoning Board of Appeals.
 - 6. That a variance or exemption is required in order to comply with conflicting County or State laws, rules, or regulations.
 - 7. That there are such special circumstances or conditions affecting said property that strict application of the provisions of this Ordinance would clearly be impractical or unreasonable. This may include topographic, vegetative, or drainage conditions.
 - 8. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
 - 9. That such variance or exemption will not be contrary to the intent and purpose of this Ordinance, the Master Plan, or the Zoning Ordinance.
- I. **Failure to Perform:** Failure by the applicant to begin construction of the private road according to approved plans on file with the Township within one (1) year from the date of approval shall void the approval and a new plan shall be required by the Township subject to any changes made herein or subject to any changes made by the Livingston County Road Commission or the design requirements set forth in the current Livingston County Road Commission Plat & Street Development Specifications.
- J. **Issuance of Land Use Permit for Structures on Private Roads:** No land use permit shall be issued for a structure on any private road until such private road is given final approval by the Township Board. Should the applicant desire to obtain a land use permit prior to final completion and Board approval of the approved private road, as a condition to the granting of any permit under this Ordinance, the Township Board may require that the applicant deposit with the

Township Clerk a sum of money, bank letter of credit or certified check, in an amount sufficient to guarantee that the applicant shall perform the terms and conditions of the permit, including the application of a final course of asphalt and payment of any required fees. Upon completion of all road improvements required by this Ordinance, any unused portion of the deposit shall be refunded to the applicant. Regardless of the amount of money deposited with the Township, the actual cost to complete all of the road improvements remains the responsibility of the proprietor or its surety agent.

K. Posting of Private Roads: Regulatory signs shall be positioned and installed in accordance with the Michigan Manual of Uniform Traffic Control Devices on all private roads where such private road intersects public streets. All other signs with the private road shall be identified on the site plan and be in accordance with the Michigan Manual of Uniform Traffic Control Devices, unless the Planning Commission approves another type of design for consistency with the character of the development. Street name signs shall be provided at all intersections. Private road name signs shall contrast in terms of color with public street name signs, and shall clearly indicate the private road is private.

The sign shall be paid for, posted, and thereafter maintained by the property owner's association or developer.

L. **Notice of Easements:** All purchasers of property where a private road provides access to the premises shall, prior to closing of the sale, receive from the seller a notice of easement, in recordable form, substantially conforming to the following:

"This parcel of land has private road access across a permanent sixty-six (66) foot easement which is a matter of record and a part of the deed. This notice is to make Purchaser aware that this parcel of land has egress and ingress over this easement only. Neither the County nor Township has any responsibility for maintenance or upkeep of any improvement across this easement. This is the responsibility of the owners of record. The United States mail service and the local school district are not required to traverse this private improvement and may provide service only to the closest public access. (Maintenance of Private Roads Act, PA 139 of 1972, as amended.)"

M. **Fees:** The Marion Township Board shall establish by resolution a fee schedule to defray costs, which may include but not be limited to inspection, plan review, administration, and enforcement of this section. Before final approval, any costs incurred by the Township shall be paid by the applicant.

Section 6.25 Sidewalks in Residential/Commercial Developments

The Planning Commission may require the development of sidewalks in any residential (single-family or multiple-family) or commercial development subject to the following conditions:

- A. Sidewalks shall be constructed of concrete with a minimum width of five (5) feet and a minimum depth of four (4) inches and six (6) inches of reinforced concrete at driveway crossing points.
- B. Sidewalks are to be constructed within the road right-of-way or easement one (1) foot from the right-of-way or easement line.

Section 6.26 Street Lighting in Residential, Commercial and Industrial Developments

The Planning Commission may require the placement of streetlights in any residential, commercial or industrial development. Streetlights, for the purpose of this Section, may consist of poles or standards from which a light fixture is attached for the purpose of lighting a public right-of-way and/or private road easement.

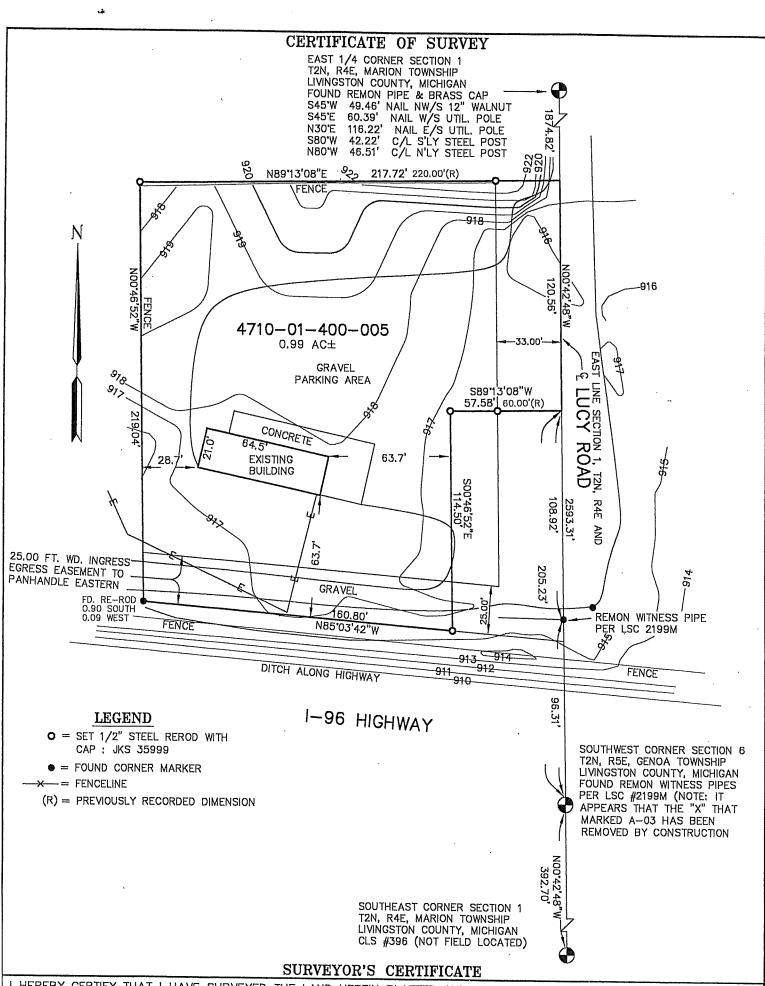
MARION TOWNSHIP

APPLICATION FOR SITE PLAN REVIEW

	APPLICATION FOR SITE PLAN REVIEW				
Date: July 2020. SIR# 02-20					
Parcel I.D. Number: 4710-01-400-005					
Property Owner(s) Name (Print or Type):	Applicant(s) Name (Print or Type):				
Mailing Address (Print or Type):	SAME Mailing Address (Print or Type):				
6523 OAK GRUJE ROAK City, State, ZIP (Print or Type):	SAME City, State, ZIP (Print or Type):				
HOWELL, MICH A8855 SAME					
Phone (Print or Type): Phone (Print or Type):					
517 - 202 0913 SAME					
Name of Proposed Development: VEKN BROCKWAMA Location of Proposed Development (address): 1382 Locy Roma NESW Side of WEST Scor Locy Roma Lot Road between DERD END (2000) and Roads The property owner(s) must sign this application. In lieu of the owner(s) signature on this application, the owner may provide a letter authorizing the applicant to act on his / her behalf. This application will not be processed until authorized by the property owner and/or the authorized applicant. Brief Description of the Proposed Development and for Project (Land Use): TALL DOWN OLD BULLDING FOT UP NEW I hereby grant permission for members of the Planning Commission, Zoning Administrator or their appointed					
designee to enter the above-described property for the purpose of gathering information related to this application. Owner(s) of Record Signature:					
Date: Joly	Applicant(s) Signature (if other than owner): Var / Santa Date: 2020				

DO NOT WRITE BELOW THIS LINE - TOWNSHIP USE ONLY

Date Received: 7-6-2000 Received By: Application Fee: 1000					
PRELIMINARY SITE PLAN REVIEW 5000 ESCRO					
AGENCY REVIEWS AND COMMENTS FROM:					
County Road Commission: YesNo County Health Department: YesNo					
County Drain Commissioner: YesNo Fire Department: YesNo Other Agencies: YesNo					
Township Attorney: YesNo Township Engineer: YesNo Township Planner: YesNo					
APPROVED APPROVED WITH CONDITIONS DENIED					
Date: Date:					
Date Received: Received By: Application Fee: FINAL SITE PLAN REVIEW AGENCY REVIEWS AND COMMENTS FROM: County Road Commission: YesNo County Health Department: YesNo					
County Drain Commissioner: YesNo Fire Department: YesNo Other Agencies: YesNo					
Township Attorney: YesNo Township Engineer: YesNo Township Planner: YesNo					
APPROVED APPROVED WITH CONDITIONS DENIED					
Date: Date:					
Date Received: Received By: Application Fee:					
CONSTRUCTION PLAN REVIEW					
Township Engineer: YesNo					
Other reviewers:					
Pre-Construction Meeting:					
APPROVED Date:					
AS BUILTS Submitted for Township File Date: Reviewed by:					

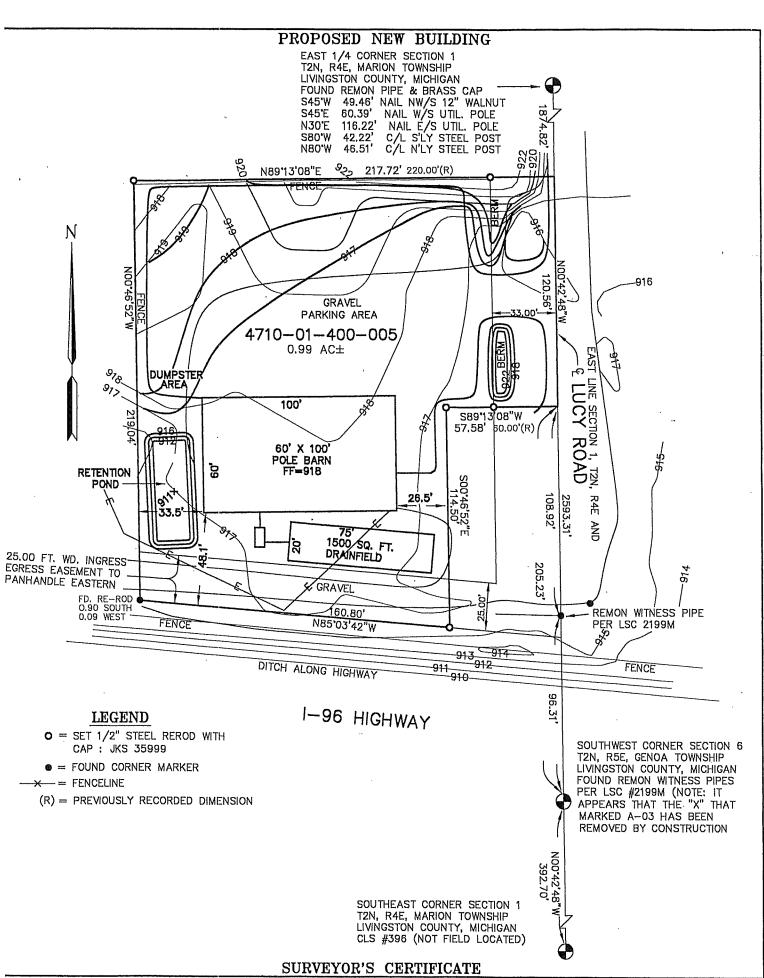


HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED ON OF 17 (2000)

LEGAL DESCRIPTION:

4710-01-400-005

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE NO0'42'48"W 392.70 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF SECTION 6, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE CONTINUING NO0°42'48"W 205.23 FEET ALONG SAID EAST LINE AND ALONG THE CENTER LINE OF LUCY ROAD FOR A PLACE OF BEGINNING; THENCE S89"13'08"W 57.58 FEET (PREVIOUSLY RECORDED AS 60.00 FEET); THENCE S00°46'52"E 114.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY I-96; THENCE N85°03'42"W 160.80 FEET ALONG SAID NORTHERLY LINE; THENCE NO0'46'52"W 219.04 FEET; THENCE N89"13'08"E 217.72 FEET TO A POINT ON SAID EAST LINE AND CENTER LINE; THENCE S00°42'48"E 120,56 FEET ALONG SAID EAST LINE AND CENTER LINE OF LUCY ROAD TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 1, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN CONTAINING 0.99 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33.00 FEET THEREOF, AS IS OCCUPIED BY LUCY ROAD, ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 25.00 FEET THEREOF, ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED ON 06/17/2020, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN LIMITS ACCEPTED BY THE PRACTICE FOR MICHIGAN PROFESSIONAL SURVEYERS AND THAT ALL OF THE PROFILEMENTS OF ACT NO 172 P.A. 1070 (AS AMERICA) HAVE BEEN HAVE BEEN THE PROFILEMENTS OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENTS OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENTS OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENTS OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENTS OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENTS OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) HAVE BEEN THE PROFILEMENT OF ACT NO 173 P.A. 1070 (AS AMERICA) P.A. 1070 (AS AMERI



October 1, 2020

Dave Hamann, Zoning Administrator Marion Township 2877 W. Coon Lake Road Howell, MI 48843

RE:

1382 Lucy Road

Preliminary Site Plan Review

Dear Mr. Hamann,

We have received and reviewed the site plan for the development of 1382 Lucy Road. The plans were prepared by Monument Engineering Group Associates on behalf of Vern Brockway and are dated September 25, 2020. We offer the following comments:

General

The existing site is a partially wooded lot with a large gravel parking area with an existing pole barn. A gravel drive runs through the south part of the property. The plan proposes removing the current 1,355 sq.ft. pole barn and replacing it with a larger 6,000 sq.ft. one as well as installing a retention pond and septic tank and drain field. The site is zoned Light Industrial District (LI) and is surrounded by the City of Howell to the north and east and Suburb parcels to the west, and I-96 to the south. The proposed use is unknown. A narrative of the proposed land use should be included in the plans.

The lot is 1 acre which is less than the 4.0 acres required for this zoning. The frontage is 120 ft which is less than the 330 ft required for this zoning. None of the proposed setbacks meet the setback requirements. Variances will be required.

A vicinity map is shown on the cover page, but without a scale. A quality aerial photograph should be added into the plans with adjacent property information and features. Information and existing features should be included for properties within 100 ft of the site. In addition, information pertaining to soil type, wetlands, and floodplains, as well as other information list in the Marion Township Site Plan Procedure Summary should be included for the site and areas within 100 ft of the site.

The legal description should read "thence south 89 degrees 11 minutes 50 seconds west 60.0 feet" in the second to last bearing and length description, for the legal description to close within acceptable limits.

The plans will need a professional seal of a registered architect, surveyor, landscape architect, or a planner.

Water Service

There is one proposed well on the site and is approximately 65 feet away from the septic tank. Dimensions of the well have not been provided. The well needs to be approved by Livingston County Health Department. There are no existing or proposed hydrants on or near the site. We defer to the Fire Marshal for further comment and approval.

October 1, 2020 2 of 3

Sanitary Service

A septic tank with a 1,500 sq. ft. drain field is proposed. No proposed piping is shown on the plans. The septic system requires the approval of Livingston County Health Department.

Stormwater and Grading

The existing topography of the site generally slopes north to south. A proposed grading plan was not provided in the plans.

A retention pond is proposed on the west side of the site with a sediment forebay on the northwest corner of the site. There are no inlets or outlets shown on the plans. The site should drain entirely to the retention basin either by overland sheet flow, swales, or storm sewer. Calculations were provided for a detention pond, but not a retention pond. The storage volume of the retention pond must be capable of storing two inches of runoff from the entire tributary area. The slope of the retention pond is 1:3, which will require the retention pond to be fenced off at all sides. We defer to Livingston County Drain Commissioner for further comment on the design of the retention basin.

Pavement

A gravel and concrete parking lot in proposed for this site. Near the northeast area of the site will be five (5) gravel parking spaces and near the southeast area of the proposed building will be three (3) parking spaces, one accessible parking space, and one access aisle. Dimensions of the parking spaces are 9 feet wide and 20 feet in length. The accessible parking space is 11 feet wide and the access aisle is 5 feet wide. A 293 square-feet concrete dumpster pad is proposed on the east side of the forebay. We defer to the Township Planner for further comment on the parking area.

The site proposed a new gravel entrance and parking lot with 4 concrete parking spaces and a concrete apron in front of the building. None of the materials were specified and no cross sections were provided. We defer to Livingston County Road Commission for further comment and approval.

Landscaping and Lighting

No landscaping or lighting is proposed for this site. We defer to the Township Planner for further comment on the landscaping and lighting plan.

Recommendation

We recommend the Township withhold approval, pending the following items and our subsequent review:

- 1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
 - d. Livingston County Road Commission
 - e. Livingston County Health Department
- 2. A narrative of the proposed land use must be added into the plans.
- 3. An aerial photograph with adjacent property information and features must be added into the plans.

October 1, 2020 3 of 3

- 4. Correct the legal description.
- 5. Plans need a professional seal.
- 6. Vicinity map needs a scale.
- 7. Details on the proposed barn should be provided.
- 8. Grading plan should be added to the plans.
- 9. Calculate for retention pond and not a detention pond.

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,

Brian Han

Design Engineer

Phone: (248) 846-3470

Mailto: brian.han@spicergroup.com

Philip A. Westmoreland, P.E.

Put Witt

Sr. Project Manager Phone: (517) 375-9449

Mailto: philaw@spicergroup.com

SPICER GROUP, INC.

125 Helle Dr, Suite 2 Dundee, MI 48131

CC:

SGI File

Livingston County Road Commission
Livingston County Health Department
Ken Recker, Livingston County Chief Deputy Drain Commissioner
Monument Engineering Group Associates
Vern Brockway



117 NORTH FIRST STREET SUITE 70

TE 70 ANN ARBOR, MI 48104

734.662.2200 734.662.1935 FAX

For Marion Township, Michigan

Applicant:

Vern Brockway

Project Name:

1388 Lucy Road

Plan Date:

September 25, 2020

Location:

Lucy Road (Approximately .99 acres)

Zoning:

LI: Light Industrial

Action Requested:

Site Plan Approval

Required Information:

Noted in Review

PROJECT AND SITE DESCRIPTION

The applicant, Vern Brockway is planning a major renovation to their site located at 1388 Lucy Road. Specifically, an approximately 1,354 square foot building will be removed and replaced with a larger 6,000 square foot repair shop and office building. Storage containers (Based on the latest aerial photo), mature trees, gravel parking and the existing poor condition building make up most of the site. As part of the project, access will be more clearly defined with a new drive on Lucy Road, stormwater basins will be constructed, and a drain field for septic service will installed. No building elevations, landscaping, screening, lighting or signage have been provided.



Figure 1 – Aerial Image of Site and Surroundings



SURROUNDING ZONING AND LAND USE

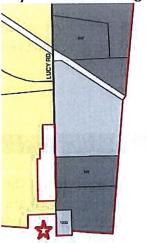
Table 1 – Surrounding Zoning and Land Use

Direction	Zoning	Use
North	City of Howell - Residential	Wooded
South	I-96 MDOT	Highway
East	City of Howell - Industrial	Salvage Yard
West	Residential	Home?

Marion Township Zoning Map



City of Howell Zoning Map



AREA, WIDTH, HEIGHT, SETBACKS

The proposed use is a permitted use in the Light Industrial District. The applicant is proposing to dress up the site with a new repair shop, office and other improvements.

Table 2 - Required and Provided Dimensions of the Proposed Pole Barn

	Required	Provided	Compliance
Minimum Lot Area	4 acres	.99 acres*	✓
Minimum Frontage	330 feet	120 feet*	✓
Setbacks:			
Front Yard(Building)	100 feet	75 feet	Variance Required
Side Yard	80 feet	72 feet	Variance Required
Rear Yard	80 feet	49 feet	Variance Required
Lot Coverage	40%	15%	✓
Maximum Height	40 feet	<40 feet	✓

We note that the existing parcel and lot frontage is legally non-conforming*, however bulk regulation items need to be addressed via a variance by the ZBA. The plan indicates the front setback being measured from the Lucy Road ROW to the parking lot, we read required front setback is from the property line. If so, the front setback meets ordinance requirements.

Items to be addressed: 1.) Clarify necessary variances. 2.) Receive variances for relaxation of bulk regulations.

NATURAL RESOURCES

Significant natural features are shown on the plan and the aerial photo indicates mature trees on the northern boundary. These are shown on the provided preliminary plan and they are proposed to be removed.

Items to be addressed: None.

PARKING AND LOADING

A large gravel parking area exists on site and will remain. The plan indicates that the use for the new building will be repair and eight (8) parking spaces are proposed along with one (1) ADA accessible space located on concrete. A dumpster location is also shown in the northwest corner of the site. The dumpster will be enclosed. Based on the square footages of office and repair shop space we find this amount reasonable based on Ordinance requirements.

SITE ACCESS AND CIRCULATION

No sidewalks exist within the site, or along its perimeter. Due to the site's location and lack of "walkable" parcels within proximity, visitation is likely achieved using a vehicle and sidewalks are not necessary. A proposed new driveway will require Livingston County Road Commission approval. The Fire Department should review access to the proposed new building along with their ability to fight a fire on site. Truck turning templates have been provided on the plan indicating the ability of a large truck to circulate on site.

Items to be addressed: 1.) Livingston County Road Commission approval of driveway. 2.) Fire Department review and approval.

BUILDING LOCATION AND SITE ARRANGEMENT

The new proposed building is more centrally located on the site and allows for more reasonable circulation.

Items to be addressed: None.

LANDSCAPING AND SCREENING

No landscaping plan is provided. The plan indicates that landscaping will consist of grass, ground cover and mulch. This should be provided and includes and not limited to screening of adjacent uses. The applicant should review Section 6.13 of the Ordinance for direction on required landscaping. Unless waived or modified by the Planning Commission a variance will be necessary to allow a ten (10') foot landscape buffer rather than the required twenty-five (25) foot buffer.

The Planning Commission may wish to consider waiving or modifying landscape requirements for this site due to the location and adjacent land uses. We are of the opinion the applicant is significantly improving the

Items to be addressed: 1.) Clarify need for landscaping and buffering. 2.) Unless waived by the Planning Commission at final site plan review provide landscape plan per Ordinance requirements.

ESSENTIAL FACILITIES AND SERVICES

A well is shown just south of the driveway access. A septic tank and drain field are also shown on the plan. Livingston County Environmental Health will be required to review and approve the septic system. The Livingston County Drain Commissioner will be required to review and approve the stormwater system. A retention pond is shown but no outlet is shown. The Township Engineer will do a detailed review of infrastructure during the final site plan review phase.

Items to be addressed: 1.) Livingston County Environmental Health Department approval of septic system. 2.) Township Engineer review and approval of all proposed infrastructure. 3.) Livingston County Drain Commission review and approval of stormwater system.

LIGHTING

The applicant should indicate any existing or proposed lighting within the site. We expect wall mounted lights for security and safety purposes will be installed. We suspect no parking lot lighting will be installed. Any proposed lighting can be provided during final site plan review.

Items to be addressed: Provide at final site plan review information regarding existing or proposed lighting.

RECOMMENDATIONS

We would recommend the Planning Commission consider the following issues in deciding on the submitted preliminary site plan. We would recommend approval of the preliminary site plan as submitted. We look forward to clean up and improvement of the site.

- 1. Provide at final site plan review information such as lighting, building elevations and landscaping.
- 2. Unless waived by the Planning Commission at final site plan review provide landscape plan per Ordinance requirements.
- 3. Livingston County Environmental Health Department approval of septic system.
- 4. Township Engineer review and approval of all proposed infrastructure.
- 5. Livingston County Drain Commission review and approval of stormwater system.
- 6. Livingston County Road Commission approval of driveway location.
- 7. Fire Department review and approval.
- 8. Receive variances for relaxation of bulk regulations.



ANN ARBOR, MI 48104

SUITE 70

734.662.2200 734.662.1935 FAX

Preliminary Site Plan Review Marion Township, Michigan

Applicant:

Vern Brockway

Project Name:

1388 Lucy Road

Plan Date:

June 22, 2020

Location:

Lucy Road (Approximately .99 acres)

Zoning:

LI: Light Industrial

Action Requested:

Site Plan Approval

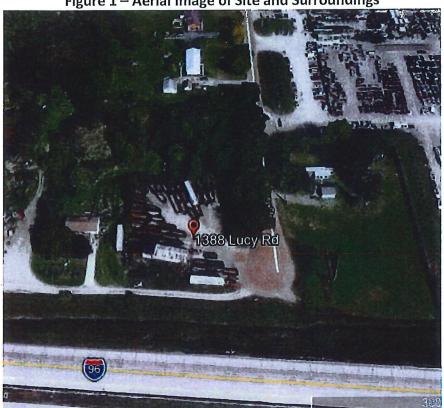
Required Information:

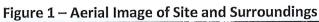
Noted in Review

PROJECT AND SITE DESCRIPTION

117 NORTH FIRST STREET

The applicant, Vern Brockway is planning a major renovation to their site located at 1388 Lucy Road. Specifically, an approximately 1,354 square foot building will be removed and replaced with a larger 6,000 square foot building. Storage containers (Based on the latest aerial photo), mature trees, gravel parking and the existing poor condition building make up most of the site. As part of the project, access will be more clearly defined with a new drive on Lucy Road, stormwater basins will be constructed, and a 1,500 square foot drain field for septic service will installed. No building elevations, landscaping, screening, lighting, clear parking area, signage, bulk regulations, or use of the building have been provided. A very general plan was submitted in July, missing several items as required by Article XVIII Site Plan Requirements and more specifically Section 18.03 indicating information required for a preliminary site plan. The applicant has now provided via this plan a more professional and reasonable plan.





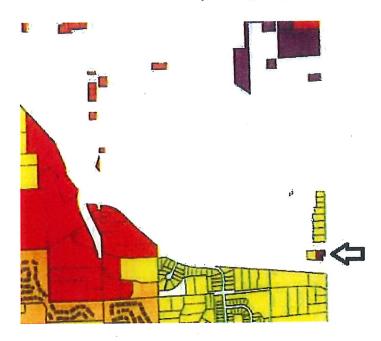


SURROUNDING ZONING AND LAND USE

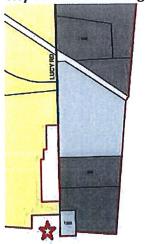
Table 1 – Surrounding Zoning and Land Use

Direction	Zoning	Use
North	City of Howell - Residential	Wooded
South	I-96 MDOT	Highway
East	City of Howell - Industrial	Salvage Yard
West	Residential	Home?

Marion Township Zoning Map



City of Howell Zoning Map



Items to be addressed: Provide zoning of parcel and surrounding zoning on plan.

AREA, WIDTH, HEIGHT, SETBACKS

The proposed use is a permitted use in the Light Industrial District. The applicant is proposing to dress up the site with a new warehouse and other improvements.

Table 2 - Required and Provided Dimensions of the Proposed Pole Barn

	Required	Provided	Compliance
Minimum Lot Area	4 acres	.99 acres*	✓
Minimum Frontage	330 feet	120 feet*	✓
Setbacks:			
Front	100 feet	75 feet	Variance Required
Yard(Building)			
Side Yard	80 feet	72 feet	Variance Required
Rear Yard	40 feet	49 feet	✓
Lot Coverage	40%	15%	√
Maximum Height	40 feet	<40 feet	√

We note that the existing parcel and lot frontage is legally non-conforming*, however bulk regulation items need to be addressed via a variance by the ZBA. The plan indicates the front setback being measured from the Lucy Road ROW to the parking lot, we read required front setback is from the property line. If so, the front setback meets ordinance requirements.

Items to be addressed: Receive variances for relaxation of bulk regulations.

NATURAL RESOURCES

No significant natural features are shown on the plan; however, the aerial photo indicates mature trees on the northern boundary. These are shown on the provided preliminary plan.

Items to be addressed: Clarify any preservation of existing vegetation.

PARKING AND LOADING

A large gravel parking area exists on site and will remain. The plan indicates that the use for the new building will be repair and eight (8) parking spaces are proposed along with one ADA accessible space located on concrete. A dumpster location is also shown in the northwest corner of the site. The dumpster will be enclosed. Based on the square footages of office and repair shop space we find this amount reasonable based on Ordinance requirements.

SITE ACCESS AND CIRCULATION

No sidewalks exist within the site, or along its perimeter. Due to the site's location and lack of "walkable" parcels within proximity, visitation is likely achieved using a vehicle and sidewalks are not necessary. A proposed new driveway will require Livingston County Road Commission approval. The Fire Department should review access to the proposed new building along with their ability to fight a fire on site.

Items to be addressed: 1.) Livingston County Road Commission approval of driveway. 2.) Fire Department review and approval.

BUILDING LOCATION AND SITE ARRANGEMENT

The new proposed building is more centrally located on the site and allows for more reasonable circulation.

Items to be addressed: None.

LANDSCAPING AND SCREENING

No landscaping plan is provided. This should be provided and includes and not limited to screening of adjacent uses. The applicant should review Section 6.13 of the Ordinance for direction on required landscaping. While we do not expect any major buffering requirements due to the surrounding land uses, open space and parking lot landscaping will be required.

Items to be addressed: At final site plan review provide landscape plan per Ordinance requirements.

ESSENTIAL FACILITIES AND SERVICES

A well is shown just south of the driveway access. A septic tank and drain field are also shown on the plan. Livingston County Environmental Health will be required to review and approve the septic system. The Livingston County Drain Commissioner will be required to review and approve the stormwater system. A retention pond is shown but no outlet is shown. The Township Engineer will do a detailed review of infrastructure during the final site plan review phase.

Items to be addressed: 1.) Livingston County Environmental Health Department approval of septic system. 2.) Township Engineer review and approval of all proposed infrastructure. 3.) Livingston County Drain Commission review and approval of stormwater system.

LIGHTING

The applicant should indicate any existing or proposed lighting within the site. We expect wall mounted lights for security and safety purposes will be installed. We suspect no parking lot lighting will be installed. Any proposed lighting can be provided during final site plan review.

Items to be addressed: Provide at final site plan review information regarding existing or proposed lighting.

RECOMMENDATIONS

We would recommend the Planning Commission consider the following issues in deciding on the submitted preliminary site plan. We would recommend approval of the preliminary site plan as submitted. We look forward to clean up and improvement of the site with this plan. The Planning Commission may wish to consider combining the preliminary and final site plan with the inclusion of several items indicated in this review.

- 1. Provide zoning of parcel and surrounding zoning on plan.
- 2. Provide at final site plan review information regarding existing or proposed lighting.
- 3. Livingston County Environmental Health Department approval of septic system.
- 4. Township Engineer review and approval of all proposed infrastructure.
- 5. Livingston County Drain Commission review and approval of stormwater system.
- 6. At final site plan review provide landscape plan per Ordinance requirements.
- 7. Livingston County Road Commission approval of driveway.
- 8. Fire Department review and approval.
- 9. Clarify any preservation of existing vegetation.
- 10. Receive variances for relaxation of bulk regulations.

1388 LUCY ROAD PART OF SE 1/4 OF SEC. 1, 12N-R4E ARRION TOWNSHIP, LMNGSTON COUNTY, MICHIGAN

6523 OAK GROVE ROAD, HOWELL, MI 48855 VERN BROCKWAY

CLIENT

MONUMENT ENGINEERING GROUP ASSOCIATES, INC

DESIGN ENGINEER/SURVEYOR

298 VETERANS DRIVE, FOWLERVILLE, MI 48836 ALLAN W PRUSS, PE, PS PHONE: 517-223-3512 INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

LOCATION MAP

ORGINAL ESSUE DATE

9/23/2020

PROJECT NO.20—102

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PLAN SUBMITTALS

ALLAN W. PRUSS ENGINEER REPRESTIES

SHEET INDEX

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VERN BROCKW

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CITY OF HOMEL.

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MICHIGAN STRIFE DAME COORDINATE SYSTEM, MADB3 (CONUS) [MOL] (GKBG), SOUTH ZONE 2113,
INTERMATIONAL JEEF, GROUND
[MT-4279512.47], LON: 83'54'43.32', ELEV. 919', SCALE FACTOR: LOOD13951).

BEARING REFERENCE

(PER WARRANTY DEED AS RECORDED IN DOC. #2006R-015988, LIVINGSTON COUNTY RECORDS

PARCEL TAX NUMBER: 4710-01-400-009

LEGAL DESCRIPTION (AS PROVIDED)

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6523 DAK GROVE ROAD HDWELL, MI 48855



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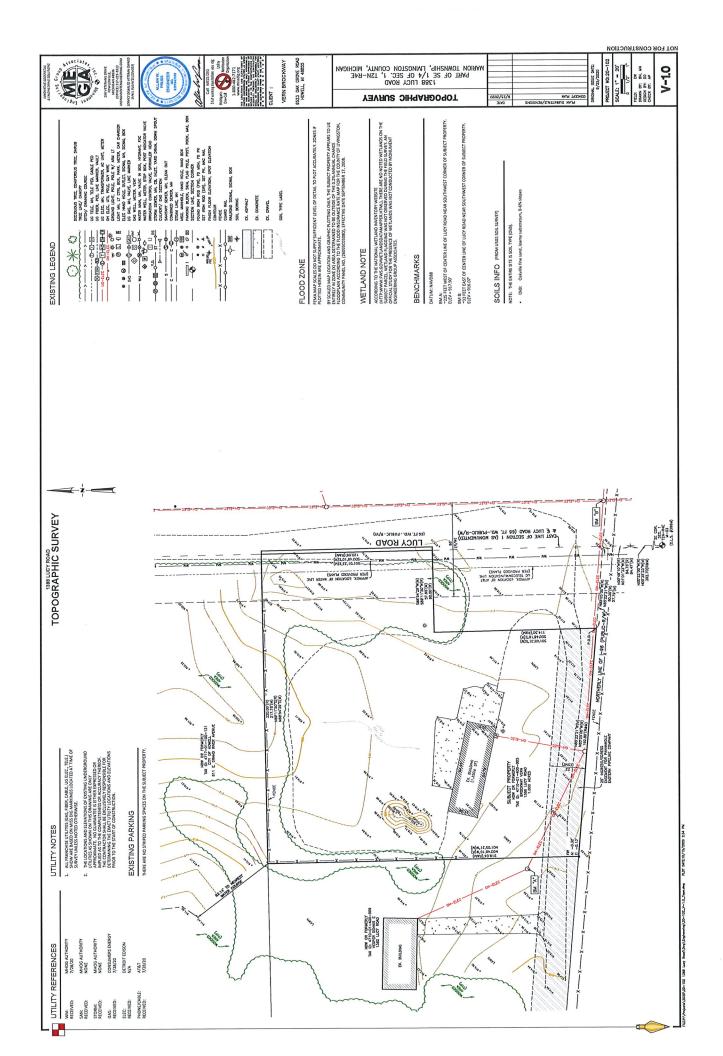
SPECT C-12.0 SPECIFICATIONS
SPECT C-12.1 SPECIFICATIONS
LANDSCAPE
LANDSCAPE SHEET C-11.0 DETAILS

WARION TOWNSHIP, LININGSTON COUNTY STANDARD DETAILS









иот гов соизтвистюи ORIGNAL ISSUE DATE

9,23/2020

PROJECT NO.20—102

SOALE 1" = 20"

1" 1" 2" 1"

FILE

ORIGNA PR. N. M.

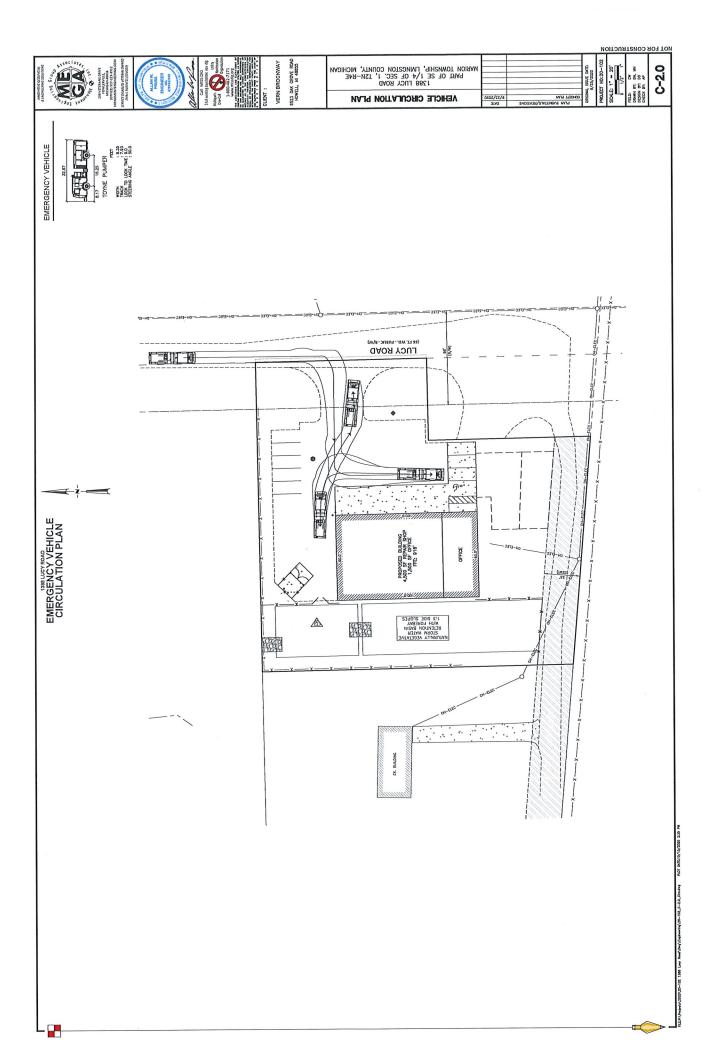
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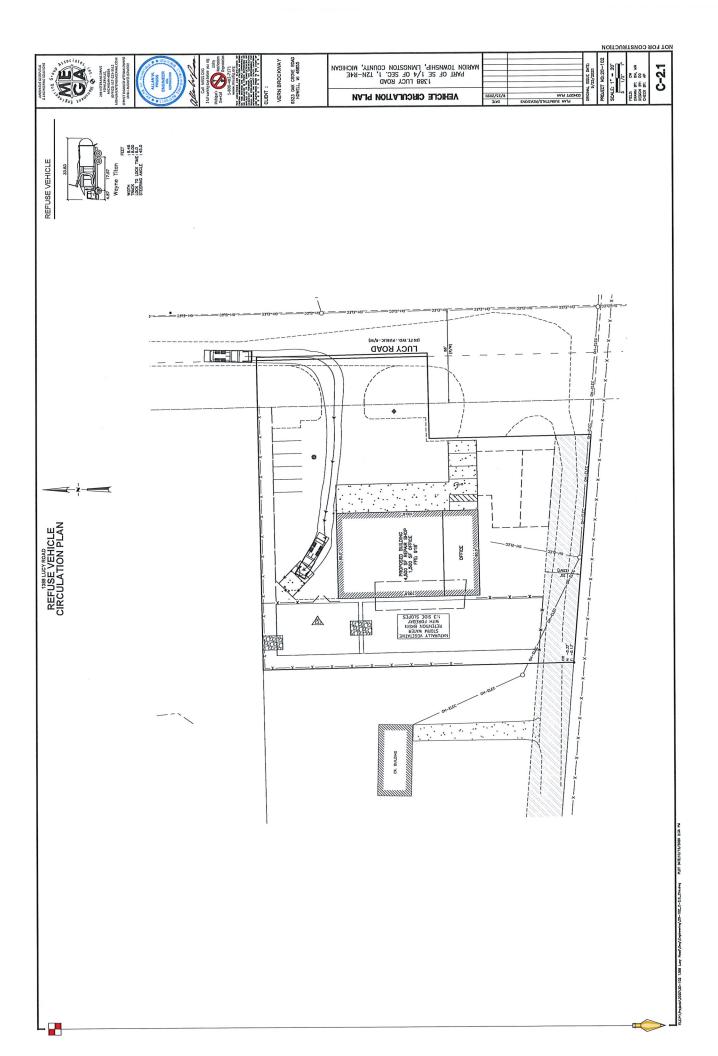
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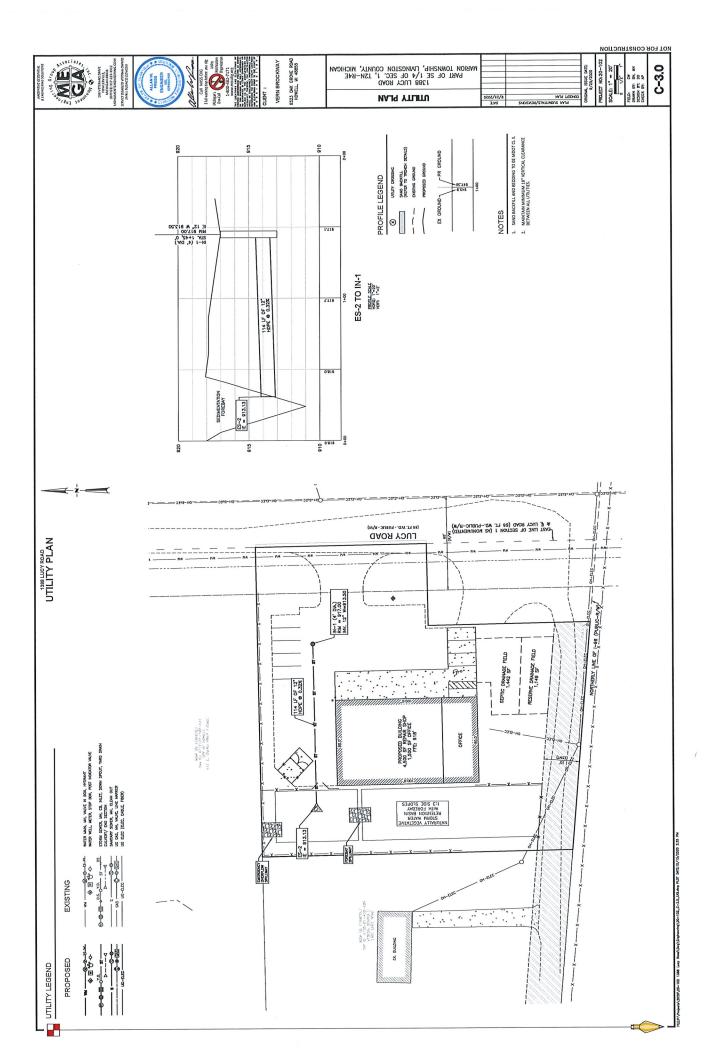
ORIGNA PR. DO. 1388 LUCY ROAD PART OF SE 1/4 OF SEC. 1, T2N-R4E MARION TOWNSHIP, LMNGSTON COUNTY, MICHIGAN ALLAN W. PRUSS ENGINEER NO. 180 0202/92/8 0V1E **ИАЛЧ ИОППОМЭЦ** ABMOON IN PLACE
ABMOON LINGUR TENTU
SAWCUT
REJONE OBLEET
REJONE PRASHENT DEMOLITION LEGEND * × | B. 18 DEMOLITION PLAN EÚCY ROAD ·*c. NOW OR FORMERLY
TAX ID: 4717-01-100-131
CITY OF HOWELL
S11 E, GRAND RIVER AVENUE

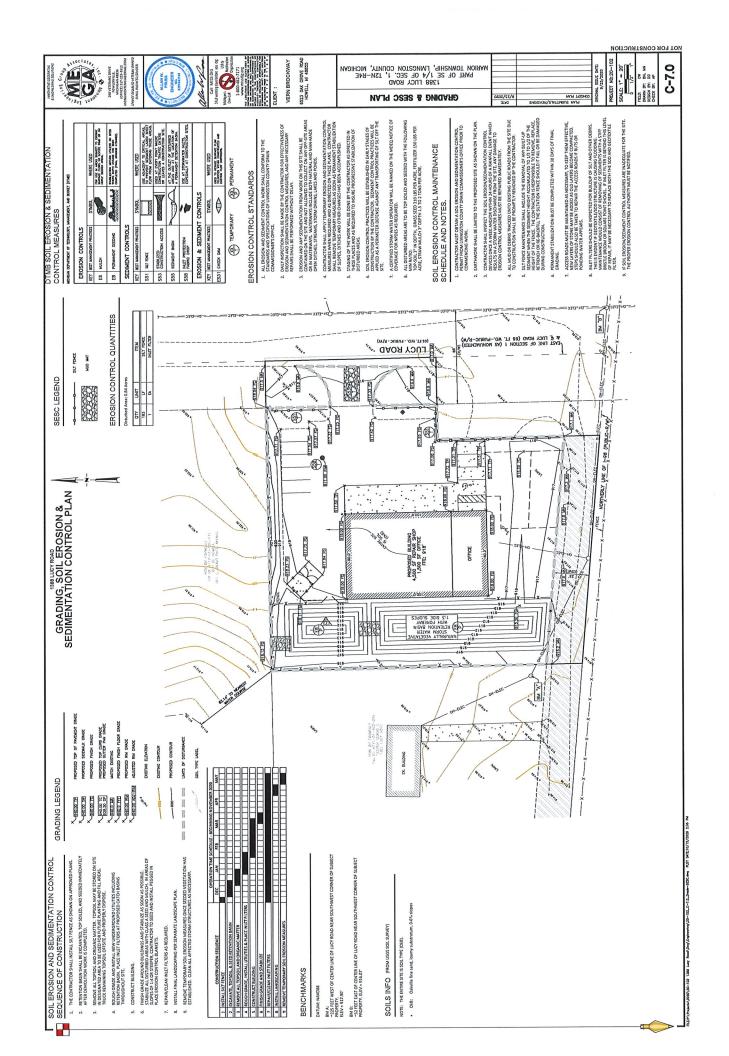
Call MISS DIG Jakewet profession was the Jakewet profession was the Device of the profession of the A CONTRACTOR OF THE CONTRACTOR 3523 DAK CROVE ROAD HOWELL, MI 48855 C-10 1388 LUCY ROAD PART OF SE 1/4 OF SEC. 1, T2N-R4E ARION TOWNSHIP, LMNGSTON COUNTY, MICHIGAN ALLAN W. PRUES ENGINEER STORES ENGINEER STORES DIMENSION AND PAYING PLAN PARKING SPACES:

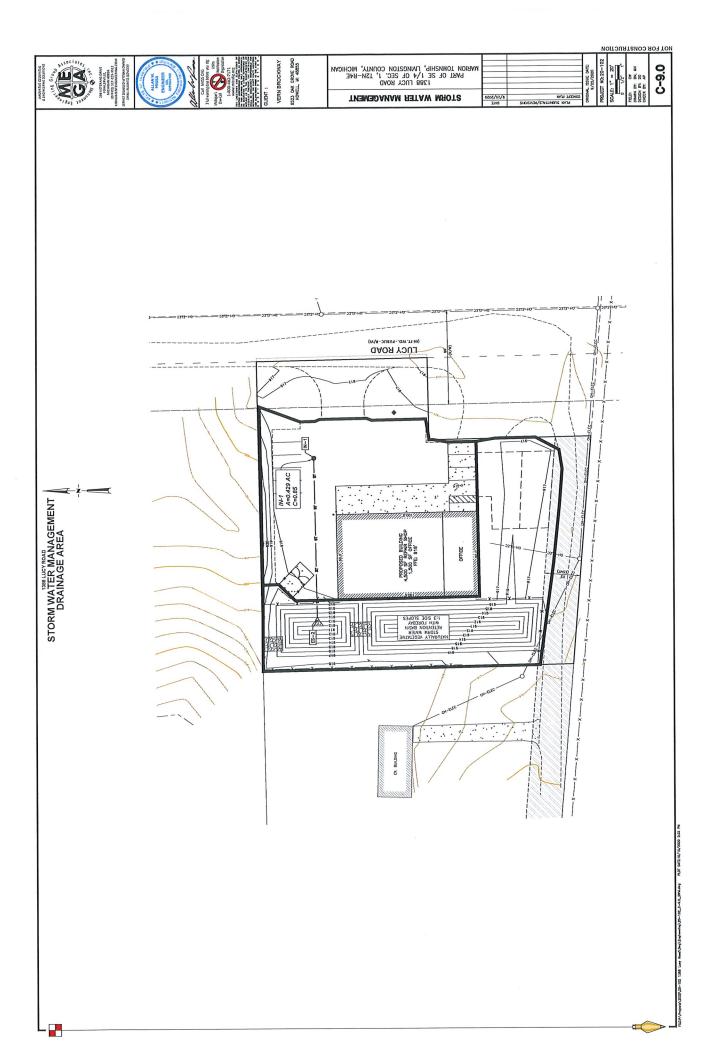
8 XXX RIGUR SPACES:
1 XXX DAMOG FROUNDED:
9 S1' 54' 69.6' 49' 15% 25' LANDSCAPE BUFFER TO 10'. PER SECTION 6.13.B.1 OF THE MARION TOWNSHIP ZONING ORDINANCE. FRONT, SIDE & REAR SETBACKS PER SECTION 10.01.E.3. OF THE MARION TOWNSHIP ZONING ORDINANCE. ONE (1) SPACE FOR EACH EMPLOYEE IN LARGEST WORKING SHIFT. THIS ZONING INFORMATION IS TAKEN FROM THE MARION TOWNSHIP ZONING ORDINANCE DATED: MARCH 14, 1996 REQUIRED VARIANCES SUBJECT PARCEL ZONING CLASSIFICATION: LIGHT INDUSTRIAL ZONING INFORMATION 40% PROPOSED PARKING PAVEMENT LEGEND INTENDED USE:
BUILDING SETBACKS:
FRONT (EAST):
SIDE (NORTH):
SIDE (SOUTH):
REAR (WEST): DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED OF THE SAME BRICK MATERIAL AS THE ADJACENT BUILDINGS. PARKING LOT ISLANDS SHALL BE FINISHED IN GRASS, GROUND COVER OR MULCH. SCREENING SHALL BE PROVIDED FOR ALL MECH EQUIPMENT. LUCY ROAD DRINGING WATER WELL X NORTHERLY LINE OF 1,98 (PUBLO-RAW) 2,080 SF CONCRETE APRON 9,057 SF SENSON SENSON ACCESS EASEMENT ~ F°: RESERVE DRAINAGE FIELD 1,148 SF SEPTIC DRAINAGE FIELD 1,442 SF PROPOSED BUILDING 4,500 SF REPAR SHOP 1,500 SF OFFICE FPE: 918' DIMENSION AND PAVING PLAN CONCRETE COMPSTOR PAD DUMPSTER ENCLOSURE (PENCE) OFFICE SYLARUTY VEOETRA STAW WROTS RETEKNON BASIN WAS ROTHIW WAS SOLD SOLD ELI A A FINCE (NORTH LANDSCAPE BUI (WEST LANDSCAPE BUFFER) EX. BULDING TO THE PROPERTY OF THE PROPERT CONCRETE PAVEMENT SECTION e* CLOSS I SAIO COMPACTIO TO
93X MAX. DIGITI
SUBSEQUE COMPACTIO TO 85X
MAXIMUM DOSST ATM D-1537
(MODITIO PROCTION) GRAVEL PAVEMENT SECTION











C-9.1

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WATER MANAGI	
STORM	

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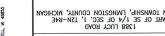
STORM WATER MANAGEMENT
1388 LUCY ROAD
PART OF SE 1/4 OF SEC. 1, T2N-R4E
MARION TOWNSHIP, LMNGSTON COUNTY, MICHIGAN

													37	724			1,184	2,763	2		5,097	8,257	r division of the second		371	425						
	724 CF	3,253 CF	4,251 CF	8,502 CF	425 CF	NTATION VOLUME	3,177 CF	75 CF		5,324 CF			VOLUME 1	VOLUME 2	913.22		VOLUME 1	VOLUME 2	912.30		L JAILING	VOLUME 2	915.07		VOLUME 1	Vsed	913.19					
	•	•	•	•	•	OR SEDIME	•			٠			913.00	914.00			913.00	914.00			915.00	916.00	•		913.00		•					
REQUIRED VOLUME SUMMARY	FIRST FLUSH VOLUME $V_{\ell,ff} = 1015 \times 4 \times C$	BANK FULL FLOOD VOLUME $Y_{\rm EBf} = 8160 \times A \times G$	100-YEAR VOLUME	BACK TO BACK 100-YEAR VOLUME V ₁₀₀ x2	SEDIMENTATION VOLUME $V_{\rm cold} = 5\% \times V_{\rm 100}$	REQUIRED VOLUME SUMMARY ADJUSTED FOR SEDIMENTATION VOLUME	PROVIDED SEDIMENTATION VOLUME $V_{\rm purit}$	ADJUSTED BANK FULL FLOOD VOLUME	ADJUSTED BACK TO BACK 100-YEAR VOLUME	Valouz	STORAGE ELEVATIONS		CAPIUNED BY PUREBAY	ELEVATION 2	FF ELEVATION (2ff)	BANKFULL ADJUSTED		ELEVATION 2	RE ELEVATION (Zabí)		ADJUSTED BACK TO BACK 100-YEAR VOLUME		100 ELEVATION (Za100X2)	SEDIMENTATION	ELEVATION 3		SED ELEVATION (Zsed)					
																							VOLUME	(E)		287		1,184	2,763	5,097	8,257	12,316
																							NOTOME	6		287	600	100	1,579	2,334	3,160	4,059
											0.166											OLUME	AREA (FT) ANG AREA INC VOLUME VOLUME	E	383	9	897	1,579	2.334	916	200	4,059
											a.20 cfs per acc	7	Storage Volume Col. 5 - Col. 6	(Cu. Ft.)	1779.88	2317.46	2724.53	4046.58	4253.09	1086.38		PROPOSED RETENTION BASIN VOLUME			911 0	912 574		913 1,220	914 1,938	915 2,729	916 3591.4743	917 4527
		AXC		3,690	0.48		0.83 AC 0.83 AC	nu kun	۵	0.48	outflow Rate (Qo)	9	Outflow Volume Col. #2 x Qo		99,38	149.08	198.77	596.31	894.46	1192.61	4100074	PROPOSED RI	FIEVATION		6	6		5				
		U	000	0.65	36,077		0.83 AC 0.83 AC	0.48	DN METHO		Allowable	s	Col.#4xK1	(Cu. Ft.)	1879.26	2466.53	2923.30	4642.89	5147.55	5443.39	200000		VOLUME	(CF)		84		3/1	934	1,846	3,177	5,001
		0.00							LIVINGSTON COUNTY DETENTION METHOD 0.83	0.48	0.399	4	Col. #2 x Col. #3	_	4714	6188	7333	11647	12913	13655	A4401.00	VOLUME	INC VOLUME	(CF)		. 2		3 787	563	911	1,332	1,823
DEFFICIENT	AREA (SF)	36,077	2,873		TOTALA		[4]	DEFFICIENT (C	LIVINGSTON C	licient (C) =	AXC=	3	Intensity Duration (100-yr Storm)	(In/Ntr)	7.86	6.88	6.11	3.24	2.39	1.90	100	ATION BASIN	AVG AREA	E	3		287	263	911	•		
COMPOUND RUNGFF COEFFICIENT	OVERALL	CONTRIBUTING FLOWING OFF	EX PAVEMENT PR CONCRETE PR BUILDING	PR GRAVEL NATURAL TOTALS	COMPOUND C = TOTALA × C	CHE MED	OVERALL AREA CONTRIBUTING AREA (A)	COMPOUND RUNDIF COEFFICIENT (C.)	Tributary Area (A) "	Compound Runoff Coefficient (C) =	Design Constant (K1) = A X C =	1 2	uoitem Guration	_	10 600	Н	20 1200	30 1800	H	120 7200	1	PROPOSED SEDIMENTATION BASIN VOLUME	ELEVATION ABEA (ET) ANG AREA INC VOLUME VOLUME		911 0	912 168		913 407	914 719	915 1,104	916 1,560	917 2,087

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1388 LUCY ROAD PART OF SE 1/4 OF SEC. 1, T2N-R4E MARRION TOWNSHIP, LMINGSTON COUNTY, MICHIGAN STORM WATER MANAGEMENT

STORM WATER MANAGEMENT RETENTION BASIN DETAILS

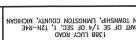




VERN BROCKWAY

B523 DAK CROVE ROAD HOWELL, MI 48855

920



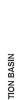








C-9.2



PROPOSED GROUND

LEGEND

BACK-TO-BACK 100-YEAR STORM STORAGE ELEVATION 913.07* FREEDOARD ELEVATION 918.07

FOREINY STORAGE ELEVATION 915'

dans ,ž





RETENTION BASIN



RETENTION BASIN PLAN & PROFILE

					иопои	ятеиоэ я	10:
A contract and a cont	SPECIFICATIONS 1.388 LUCY ROAD PART OF SE 1/4 OF SEC. 1, T2N-R4E MARION TOWNSHIP, LANGESTON COUNTY, MICHIGAN	8/15/2020 BYIE	NVI LEDICO SNOSNZI/SVILDENS NVI	ORIGINAL ISSUE DATE 9/25/2020	SCALE: N/A	PIELD: CW DRAWN DT: DN, MN DESIGN BT: DO CHECK DT: AP	

STORM SEWER SPECIFIC CONTINUED	16. DPDN NO MORE TRENCH IN ADVANCE OF PR
ROL STANDARDS	E DONE BY THE CONTRACTOR AS DIRECTED IN THESE

ALI WATER FROM DEWATERHOL OR SURFACT ROANINGS FROM THE CONTRIBUTION OF OFF-ST STEE SHALL BE CONTROLLED TO ELARWATE SECURED SHALL BE WATERWATER OF STEEL SECURED SHOULD BE SHARKED FROM THE THE DIGINATER PROOF TO ANY DEWATERWAY. L DIGGOL CONTROL PROFICES WIL BY ESTABLISHED IN DARLY STACES OF THE CONTROL PROFICES WILL BY THE CONTROL PROFICES WILL BY THE CONTROL PROFICES WITH THE CONTROL PROFICES OF SALE OF THE CONTROL PROFICES OF SALE OF THE CONTROL PROFILE OF THE CONTROL PROF DUST SHALL BE CONTROLLED BY WATERNOON BY OTHER APPROVED MEANS THROUGHOUT ALL CONSTRUCTION OPERATIONS. STACING THE WORK WILL BE DONE PLANS AND AS REQUIRED TO DASH EMETH.

THE CONTINUEDS SHALL PROVICE ALL WATERULS, LABOR AND EXISTENT TO COMPLETE THE THYE OF NOOK WHICH IS BID, IN ACCORDANCE WITH THE PLANS CONTINUED BY THE OWNER AND OWNERS REPRESENTATIVE.

1. ALL DRETRUCTION AND MUTDRUG SHALL DER IN ACCOUNTED HIS THE PROCESSION OF THE PROC RALES, REQUESTORS OF LAWS OF ARY CONTROLLING CONTROLLING TO SOME SMALL CONTROL, WENT THEY ARE MORE STRAKONT THAN THE REQUIREMENTS OF THESE SPECIALISMS.

GENERAL NOTES

STORM SEWER SPECIFICATIONS

CONTRACTOR SALL FLENERS CRITETED PRODUCE THAT ALL MATERIAL TESTS AND MANUFACTURED IN CORPLANCE WITH THE APPLICATE SPECIAL THAT BEIN AMANUFACTURED IN CORPLANCE WITH THE APPLICATE SPECIAL THAT BEING THE APPLICATE SPECIAL THAT THE SPECIAL SP THE STORY, THE CONTROL OF THE CONTROL OF THE CONTROL OF STORY, STORY OF THE CONTROL OF THE CONTR

ALL MEDISSART PEDAITS, BONCS, NEURWICES, ETC., SHULL DE PAO FOR DIT THE CONTINCION.

ANY WORK WITH STREET OR HOMMY ROOT—O"-WATS SHALL BE DONE IN ACCORDINGT WITH THE PROJECTIONS OF THE CONTRACTION, ACCOUNT HAVE LARSDETTON AND SHALL NOT BEGIN UNTIL FORMTS HAVE DODN EISJUD BY THESE COMPONEND ALTHORNIES.

ALL DEVIDED SHOW ARE BASED ON INC DAMINING. THE LOCAL ALL DAMINING.

ALL TIDAS OF WORK HOT SYGDYCLUTY INDOKTID. AS HAY TIDAS ON THE DAWNESS ON SHIT TO PACKAGE SHALL BE CONSIDERED INDOKTIVITY TIDAS OF COMPINIOUS SHALL BE RESPONSED. FOR DATE CONTING, CARRIED THE PROCESS OF COMPINIOUS.

PROPER MELDIANTS. TOOLS AND FACUTED SHALL DE PROMODO AND LIEDD FOR MACHINES AND THE LINE OF WORK, ANY PRE-MICHOLOGICO IN TRANSPORTATION OF HANDLING SHALL DE REJECTED AND MACHINES PROJECTED AND AND THE AND SHALL DE REJECTED AND AND THE AND SHALL DE REJECTED AND AND THE AND SHALL DE SHALL DE PROMODOR PROM THE AND SHALL DESPRESSABLE. ORGUS FILTER MATERIAL FOR PERFORANTE SUBSURFACE DRUMS SAULL DE RUSSED BOCK OR ORLYCE, ORLOCED BETWEEN 1-1/27 AND 3/4" OR POR PLANS AND DECEMBLE. FFE ECONIC, UNLESS ONETWEE NOTCATED, SAUL, BE CL. I SAND, CHESED STAFE, OR ROADING CANTER L. SAUL, HAYE, BUE PASSHO A 3/4" SEY. AND AT LLAST SOK RETAINED ON A NO. 4 SEY. HE CONTRACTOR SHALL BE RESPONDED FOR THE SATE STORAGE OF ALL ANTERAL, INTOCOD FOR THE WORK, M. SAALL TANK ALL RECESSARY PRECAUTIONS TO PRECAUT DAMAGE TO MATERIAL, EXCEPTION AND WORK.

AL PROPORTE OR FACIFIES IN THE SURBOUNDING AREAS, PUBLIC OR PRIMIT, DOCUMENTO ON OTHER PROPERTIES, SHALL BE RECUED AND/OR RESTORED TO THE ORGANIC CONCIDENT BY THE COMPACTOR IN 195 ORGANIC CONCIDENT BY THE CONTINUED AND THE ORGANIC CONCIDENT BY THE ORGANIC TO THE ORGANIC CONCIDENT BY THE ORGANIC

WANCE, OUTH DUEN, OUT WILL PASS AND HIGHORY PHISH CAUE DLAWN LAST BE AS-BULL AND APPROVID BY THE BIONICES BECOME TO CHARACTE ADDRESS CONSIDERING FOR RECORD DRAW AND APPROVIDED TO RECORD DRAW.

CONTINUES SAUL ROLOF, AND DEPOSE OF OFF-SITE ANY TREES, BREES, STLUKES, TRUCK OR THIRE HAWANTED DEPOSE, AT THE COMMENTS DREETING, SALEDING TOUGHERD AND FLOORS, THE SERVING ON BARE THUSS, STLUKES ON OTHER DEPOSE WILL NOT DE, ALLDINGS.

ALL RECEIBLES TO MEDAT, SPECIFICATIONS RETER TO THE MOST CLIRECK STANDARD SPECIFICATION OF CONSTRUCTION.

AT LIJST THEID. (3) WORDING DATA PROOK TO ANY DICAWATION, THE COMMUNITY AND WALL CONTING, WEST OF (1-800-480-717), TO VERSY THE LIDOUTON OF ANY DECEMBER WAS AND SAULL NOTIFY REPRESENTATIVES OF OTHER UNITY REPRESENTATIVES OF OTHER WORLD.

STORM SCHOOL AND MITHING SHALL BE OF THE SZZ. AND THPE NOICATE ON THE DRAWINGS AND SHALL CONTORN TO THE POLLOWING BLOSTIL, UNLESS OTHERWEE HOTD, SUALL DE COLNEE SAND, FINE DRAYD, C LYCHT HANNO A LOFF PLATEOF MOCK, THE COFF ROOK DOBRIS AND OTHER THE OFFICE AND DEVINED AS ALL PACEND INFOLDER A 2,17° SENCE AN HOT MORE THAN TOK BY YOLLINE PASSING THROUGH A 200-MEER) SENCE.

C. PERCHAID SUBJIFACE DRAN PPE SAUL DE PAC CONTOGNER DE ANN CASA DE PRESENTATIO, CONSULTO DANS DOSTY PACTIFICADE, PPE CONTOGNER DANS DESTRUCATION OF PACTIFICATION OF PACTIFICAT B. RONFORCID CONCORTE PPE, FOR INFO 12" IN IDMUTTIN AND UP, SHALL CONFORM TO ACTM C1-78, CLASS IN UNLESS MOORTING BY THE PROMERS. JOHN SHALLE IN MOORTING BROWN TO THOSE WITH RUBBER CHARGE TO ACTM C1-443.

ALL CONTACTORS BODGED THE PROJECT SALL REPORTED MALDONIELY TO THE CONTACTORS WITH THE STITL AND THE CONTROLS AN WHICH THE THE CONCURRENT PROPORTIONS. ANY WARMED THAN BETTEN THE CONTROLS AND THE STITL THE CONTROLS AND TH

A REPORTED PRE-CAST CONCEITS WANGED ENTIRED POR CONCEIT AND CONCEIN CO KANDLE, CATCH BASHG, AND INCTE SHALL BE OF THE SEZE AND TYPE INDICATED ON THE DRAWINGS AND SHALL BE CONSTRUCTED OF THE FOLLOWER B. DRICK BULL DE SOUND, HARD-BURNED THROUGHOUT AND OF UNIFORM SIZE AND GLALITY AND SUILL DE IN ACCORDANCE WITH ALSHTD M PI, GRACE NS.

THE GOOD HAY DEADTHOO BY ON THE NEEDED THE MOREOTH THE WOOD HAY SECTION TO AN INCIDENT THE MOREOTH THE

AL DCAVITO MATERAL REJOND PROJ THE SAMENAY SARRY, STORE STAND AND AND STAND THE AS AND STAND AND STAND AND STAND AND STAND AND STAND STAND

THE CONTRACTOR SALE RECTORE TO THERE PRESENT CONDITIONS ANY PANCE OF PAULS ROTHERS OF THE CONTRACTOR AND RECTORDED OF THE CONTRACTOR. ALL RECTORATION WORN IN PUBLIC REGISTORY AND SALE TO THE CANDRACTORY OF THE CONTRACTORY OF THE CONTRACTORY ADDRESS HAVING ADMITTANCES. THE CONTRACTOR SHALL PROVIDE ALL MICCOSLAFY BARRICADES, SIGALAE AND JUDITS TO PROTECT THE WORK AND SATELY MARTIAN TRAFFIC, IN ACCORDANY THE LOCAL REQUIREMENTS AND THE MANUAL OF UNETDAY TRAFFIC CONTRICT, DEVOTED AND THE MANUAL OF UNETDAY TRAFFIC.

C. CONCRETE MASONEY SAUL DE SOUD PRE-CAST SEGNENTAL UNITS CONFERMING TO ASTA C-138.

A POTIUMO CHILDY SHALL RE STANDAND BRAND OF POTIUMO CHICAGO CONTROL NO CANDER TO THE LOT N. THE LOT RON CUTHOS SAUL CONTRA TO JUTA A-46. CLOSI XI., RUNGO SERVICES BETWEEN THE SERVICE CONTRA CO CONCRETE AND MASONITY MATERIALS FOR CONSTRUCTION OF STORM DRAINING STRUCTURES SHALL CONSIST OF THE FOLLOWING.

D. HORATED LIKE SHALL COMPLY WITH ACTU O-2007, THE S.
E. WATER SHALL METT THE RECURREDARIES OF LOOT SPECE SECTION 911.
F. RESPONDEN STELL THE CONCERT SHALL SE STELL CONCOUNTED HE ACTUS STELLY STELL CONCENTRAL TO ACTUS MA CONCRETE, UNESS OTHERWISE HOTED, SYALL HAVE COMPRESSIVE STRENGTH AFTER 26 DATE OF 3000 PS MINIMUM WITH 3" MADMAIN SLIAP.

LOLIN, SATE TO ALL STOCK SEE SHOUTH, AND THE SHOUTH AND SHALL DESCRIPTION OF THE SHALL DESCRIPTI

24. COMPACTOR SHALL PROVIDE FOR THE COMPACIAL DISCUSSION OF DESTINO PACALINES WHINDET PROPERTIES MANDED FOR THE RESPONSING ALTHORITS SPECIFICALLY ANTHORITS OFFICIALLY REPORTED ALTHORITY.

IT SAUL BE THE COMPLETION'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY.

TOMORARY WATER SERVICE, SAMITARY FACULIES AND ELECTROSTY.

A CONCELT FILE BLOW GOACE MAY RE 2000 FE AT 28 DAYS.

B. CONCELT WAS ARREST CONCERNING TO THE WASHING ALL RESERVED AND ARREST OF THE USE OF ARREST OF THE USE OF THE PECOY-MX CONCRETE SAUL CONFORM TO THE REQUIREMENTS OF ASTA C-54.

A MORTAR FOR LANNO BRICK OR CONCRETE MASONIY UNITS SAUL CONTROL TO ASTA C-270, THYE M, ANDIAGE COMPRESSIVE STRUKEN 2500 PS MANUM AT 25 DAYS, MORTAR MX SAUL DE PROPORTICHED DY VICLIME. B. WOTN FOR ENGINES SHALL CONSTITO'S PART PORTUNG CONOT AND 2-1/2 PARTS SHALL CONSTITO'S PART PORTUNG CONOT NO 2-1/2 PARTS SHALL CONSTITO'S PART PORTUNG CONOT NO 2-1/2 PARTS SHALL CONSTITO'S PART PORTUNG CONOT NO 2-1/2 PARTS SHALL CONSTITO'S AND ELEVATIONS AND PROCESSOR NO ELEVATIONS

ALL BROSCH AND SEDAMPIT COMPIOL, WORK SHALL CONFORM TO STANDARD AND SECURIORISM CONTROL ACCIONT, ACCIONT UNION PART 91 OF ACT 451 OF 1894, AS ANDOCO.

EROSION CONTROL STANDARDS

The STATE OF THE S

DOZION NO. MY ZEMADRINON POM ON THE SITE SHALL IN CHINADO ON THE SITE, AND OTH ALLIBERT ON ANY OFF-SITE APJA OR IN NEUTOWITZ, WITCHMEN PALLEE, EDIN HATDAL, AND JAM-JAME, OPDIN STORIES, STRAME, STORIA DANGE, AND POPEZ.

5. COMPACTOR SHALL APPLY TIDEPORATE BEGINDA AND SEDADARATION CONTROL BUILDINGS THAN ELECTROR ON HIS DEFINED ON HIS PERSONAL SHALL REDAY. TURNINY MARKET AS 5004 AS PTOMARON SHALL REDAY. THORWAY MARKET AS 5004 AS PTOMARON SHALLTEN SHALL DITTORS, AND OTHER CHITH CHANGE AREAS HANC ECEN COMPACTED.

YPE LAYNO THAN IS NECESSARY TO CATIONS,

PROVICE RECURED THEIRS ENERTHE BRICANOL AND SHOWN TO PROTICE! EXCEL OF DICEANITION, ON ON THE BRICEING ALABEST PAIC. PROVICE BITTAINE. LOGICES FOR SAYE ENTRY TO AND DET PRICE EXCENNING. WERE LUCTURE EXX. IS DECEMBED, CONTROLING SAUL NOT PLACE PRE-TALL A TICLE BINA BIOTH PROVIDED OF THE CONTROL O DEFORMED THE TAKEN HOT TO DICAVAIT BOLDOW THE DIGHTS MICHIGAIN ON PRIMISES. WHERE DICESSAY ON UNIVERSITY DECENTION TAKES PLACE IN OWNERING HOUSE BOLDOW TO HE PROPER OBJUST WITH COMPANIES TO THE OWNER.

THE STATE CONTRACT WITH STATE STATE CONTRACT ON A WITH STATE CONTRACT O

MANAGES AND CATCH BASHE SHALL BE CONSTRUCTE OF BRICK, CONDECT. MASORY LINTS OF PRE-CAST CONCRETE WITH CAST RICH TRANES, CONDES AND MANAGES STOPS.

THE WALL THOOKES OF MANHOLES AND CATCH BARBIE CONSTRUCTION OF WALCHES WANTER, BAT AT VINCOUS DEPTHS SHALL MET THESE MINARAN ADDRET OF THE CONCENSOR ACCOUNTY FOR THE THOOKESTED. HEAL

ALL PIPMS DETURNS OR LEANNS DRAWAZE STRUCTURES SHALL DE ADICIALATA'S REPORTED SY POUND. N-PLACE CONSETS FIL. FROM PIPE CONTEX TO UNIVESTIGATION GROUND. MADELECTO DOSTING MANAGLES ON SOURS PIPE AVE TO BE TAPPED, DREL HOLES 4" CONTE, TO CONTEN, ANOMO THE PERPARENT OF O'DENANGS TO ORCATE A PARK OF WANNESS, JOHN BEFORE BETANDE SECTION OUT, MANALE STIPS SHALL BE DUIT FITO AND THOROLORY'S ANDHORDS TO WALLS, STIPS SHALL BE FACTORY INSTALLED IN PRE-CAST STRUCTURES.

ALL THARS SELENG BELOW A PLAVE 12" ABOY, TOP OF PPET SIALL, REJAIN IN PACE ORACHE, DETONE DAGGELLING, REJAIN ALL OTHER SELENG BRAGARO, AND SHORING. 28. SET FRANCI IN FULL BOD OF STIFF MORTAR OR BITAMHOUS MASTIC JOHTHAC COMPOUND AT FINAL DEPARTOR.

RDANAGOR OF TROICH SKALL BE EMOOTLED WITH SPECIFED EMOOTLE WITHDRAW IN SPECIFED SAVAL BE COMPACTED TO FOX OF MAXMAN DRY DOWN TO SPECIF STATE OF MAXMAN DRY DOWN TO SPECIF STATE OF MAXMAN DRY DOWN TO SPECIF STATE OF SPECIF STATE SPECIF STATE SPECIF SPECIF STATE SPECIF SPECIF STATE SPECIF SPECI WHEN YO WE WALLDOOK US OF THE SERVICE OF THE THING PRICE.
PARSHEL LIDEAU SHALL OF MANUE, STETLING SHAPE OF THE SERVICE HAD SHALL OF MANUE, STETLING SHALL OF THE SHALL OF THE SERVICE SHAPE OF THE SHALL OF THE SERVICE STETLING SHAPE OF THE SHALL OF THE SHAPE OF THE S

DOS OF HEJUNIL, MO DIO EICTIDAE FOR 1992E LUNOOR TIAM 6 NOSES, DALLI EE FITTO WITH A 14 READ MARKAN WELDIO STELL ROD GAVING, ROOS DALLI EE ROOFFEEL THA GOODES MOD ORD AT ALL NEDSECTIONS, GAVING DALLI EF ROOFFEEL THA GOODES MOD CLAMME. 33. BEDDE BACKTING AROND DRUNKE STRUCTINGS, ALL FORM, TAUSH NO DESS SALL RE HOUSE ON CLITICAL NAWS, SECURED DEVINING LIVERS, SALL RE FACED SHARMOUTHY OF ALL SIZES IN F WASHINGTON ON CORPORTION WITH SECURE SHARMOUTHY OF ALL SIZES IN F WASHINGTON ON COMPACTION WITH MEDIAMOUTH SECURE SHARMOUTH SEC AFTER RETALLATION OF PRES. AND DRAWAGE STRUCTURES, CLEM THEIL, AND ADJUST TIDES TO FINESH COULDE. PRES. SHALL BE STRANGHT BETWEN STRUCTURES, WITH THE PULL NEDIC DAMETER YESDLE WHON SOMETHED BETWENDED. THE THEIR STRUCTURES.

RE-RAP BALL DE LAD MOU THE DOTTOU LEWARD, STOKES BALL DE LAD DE MANN THE L'AD MANN THE L'AD STOKES THE L'AD STOKE TO L'AD THE L'ALL BALLS BALL DE MANN THE COMPACTED AS IT COCK, THE TO LIKE "ALL BATHS BALL! DE FILLION BALL DE MANN TONTON", SURVAÇ STOKE TO DE DOCUSED. CLEVA LORTS WHY WEE PROSY.

37. NE CONTENTE BALL AND ALL REPORTED DE PARENTE DE L'AND ALL REPORTED DE L'AND ALL REPO

WATER MAIN SPECIFICATIONS

NUTTE ENPRY IN THE WASHING SHALL CONTROL THE WASHING SHALL CONTROL THE WASHING SHALL CONTROL THE WASHING SHALL CONTROL TO MASHING SHALL CONTROL THE ANALYSIS OF THE WASHING SHALL CONTROL THE ANALYSIS OF THE WASHING SHALL SHALL THE WASHING SHALL SHALL THE CONTROL THE WASHING SHALL TH WITH MAN SPORDUTIONS SHALL BE USED IN CONTINCTION WITH THE COURTA SPECIFICATIONS, THE WITHOUT SPOCHACIONS, AND THE DEFAL. SHEETS OF SPORTICATIONS, THE STREETS SPORTICITIONS SHALL BE FOLLOWED.

JOHTS FOR DUCTILE IRON WATER MAN SHALL BE U.S. PPEC AND FOLKIOST COMPANY TYTEN JOHT OR APPROVED EQUAL.

222 HE WATCH MAN STANDARD DETAIL SHEETS OF THE COACHING ADDICT FOR THE SPECIAL THE OF MEMBERS AND VALKES TO BE USED TOW THE PROJECT. THERE DECIAL SHEETS ARE INCLUDED AS PART OF THE PLANS. BETORE ANY WATER MAIN WILL BE ACCEPTED BY THE CONCRIBION ADDICS, IT MAIST PACES A PRESSURE TEST COMPLINE WITH THE CARRONT SPICEPEATHORS AND PROCESSURES OF THE ACCOUNTS.

THE INCH (2") BAMETER CORPORATION STORS SHALL BE PROMODIO IN BOTH THE DOSTRIO WATER MAN AND THE NEW WATER MAN AT ALL NEW CORNECTIONS. IDDOE, ANY WATER MAIN STSTEM WIL DE ACCUPITO BY THE CONFISHIO ACROCY, THE PTRE INTERNATS MUST DE PARTID AS NOICATIO ON THE WATER MAIN STANDARD DEFIAL. SHELTS: ALL TEXT, BODDS CONFECTIONS, CTC. ARE NICEOSTAL TO THE JOB. PRYSOLAL CONNECTIONS SHALL NOT BE MADE BETWEND DASTING AND NEW MATERIALY COMPLETE.

13. BAGOTIL, INLESS OTNEWER NOTES, SHALL BE COMES, SAND, PNE CHARL, OR LATH MARKEN A LINE MALENDER MECKE, THE OF MORGAT GOBBER AND OTHER PORTION MATERIAL AND OTHER A ALL PASSING THROUGH A 3/6" SHEK, AND NOT MORE THAN THY PORCHE! (DOG) BY YOLLME PASSING THROUGH A 200 MICH 20"V.

PROVOCERCURED THARPS SHETTING, DRACING AND SHORNG TO PROTECT SIGES OF DICKNATION, DO NOT BRACE SHEZING AGAINST PIPE, PROVIDE STADING AND SUTABLE.

SANTAN SOUR CROSSES SALL DE MACENTA IT OF VENTOL. CLEARME PROA ANDREN UTUTY AND SMALL DE MACENTROUT PLONG CONCETTE DAY TO PREVENT MACENTRICE SAGALE, OR PLACE PROTECTIV CONCETTE DAY TO PREVENT DAMAGE.

STRICT LEADS SHALL TORREATE (WITH AN APPROVED STOPPER) PER PLANS OR AS DRECTED OF OWER OR OWINTS REPRESENTATIVE. EACH REITS AND/OR SERVICE LEAD SHALL BE MARKED WITH A 2 WOH X 2 NOH X 8 FOOT LEAP HARDWOOD MARKED, PLACED VERTICALLY AT THE DIG OF THE PIPE.

 ALI TINDER BRETHO BELDY A PLANE 12" ABOK. TOP OF PPF. BAULT ROLLING. IN PLACE IN BODRY HOT TO DESTRUCT PPF. GAUGAGE. BECOKE BACGRUING, READOR ALL DIVER SHETHAG, BRACHA AND SHORNA. WEN CONCEDIOUS ARE MUSE WITH REWITS OF DRAME CURRENG FLIDS SPECIAL, COME, MATER TEXT THAT TO NATE OF THE WORK IS RELET, TO WITH. A TAUKE OF DAY MATER SETALLIES AND AND MATERIAL MATERIALS, AND THE WITH WORK KIDT BRY UNTIL COMPLETED AND ANY CONCETTE OF MOTIFIED AND SET.

23. KDAJACKI OF TRDCH SVILL DE BLOCYLLED WITH SPICIFICD BLOCYLL MATTER. AS APPRICED BY THE CONTINOUS BROCKLE DEBUTS TO SCOT MANAGED BY SCOT MANAGED TO SCOT MANAGED BY CONFACTED TO SCOT MANAGED BY CONFACTED TO SCOT MANAGED.

23. BETWEE EMOSTERS AROUND WHICH S. M. FORMS TRANS AND DEBONATION OF DEFENDENCE AND STATEMENT OF MAIN SECTION DECEMBED MATERS SHALL BE FACIOUS TRANSPORTED TO MAIN SECS BY SHARMS LATERS LOOK LATER SHALL BE MOSTERS AND COMPACTED WITH MEDIAMICAL, AND MAIN SECTION OF MAIN SECTION OF MAIN SECTION OF MAIN SECTION OF MAIN MEDIAMICAL, AND TAKEN SECTION OF MAIN MEDIAMICAL, AND TAKEN SECTION OF MAIN MEDIAMICAL. 24. ANTICAT STORM ANNOCED RICE REVENTION AND BULL OF PRESCRIPCION OF STORM WITH ADDRESS OFFICE AND STORM RICE AND STORM RESERVED CONTINUED AND RESERVED CONTINUED AND STORM RESERVED AND STORM STORM RESERVED AND STORM RES

27. WED DETRING EDPENDED CONTRICT MANAGED ON THE COST PARTIES IN T

28. ALL EXMOS SHALL BE SUBJECTED TO INPLIFATION, AN OR DOTLINATION TESTS OR A COMMINATION WITH THE PELLOWICE RECURSIONAL OR PORT THE STAFFS ALTHOURYS STAMBARDS, PROSE TO ACCOUNTING OF THE STAFFS AND PROSE TO RECOVAL OF THE BALDSCALE.

IL AL ENDER OF 24" DAMEN OF THE MENT THE GROUND WITH THE SEASON OF THE S

SANITARY SEWER SPECIFICATION, CONTINUED

RINFORCID PRE-EUST CONDETT MANIOL SECTIONS NOLLONG CONCENTRY OR ECCONTRIC CONCE AND GALDE PAGE SAUL DE 4000 PS CONGRETE AND CONTRIA TO ASTA C-478 OR AUSTIO M-199. OPCI NO MORE TREMO! IN ADVANCE OF PIPE LATING THAN IS NECESSAR. DIPEDITE THE WORK. SWITARY BENCH PIPMS AND RITHIUS BULL DE OF THE SIZE AND THYE BECAUTE OF THE DEVENORY AND SPULL CONFORM TO THE REQUIREMENT THE COMPANIES AND SPULL CONFORM TO THE REQUIREMENT.

CARE BALL BE TAKEN NOT TO DICANATE BELOW THE DEPTHE INCICATED ON WHITE PLACE, WHEN CONCINENT SALLE BLACKILLED AT THE PROPER GRACE WITH CONCINENT SALLE BLACKILLED AT THE PROPER GRACE WITH CONFACTION BELOW MATERIAL, AT NO DEPTHE THE DWING.

DURNO DICANATION, MATERIAL BITABLE FOR BACOTLING SHALL RE PAID IN A ORDOTTAL MANEST A BATHADOLTO STANCE THE BANKS OF TREACHES. THE SHALL SHALLING AND TO PREPARE CANE-HEL. WEN WIT DELIVATION IS DICCUMTRED, THE TROICH SHALL BE DE-WATE UNTIL THE PIPE HAS BODY LAID AND BACKGLLED TO A POINT AT LEAST 1 FOOT ABOVE TOP OF PIPE.

ALL CONCIDIO BANGGE IN THE STATE PRES SALL DE SEZUREZY AN COMPATEZY TOURSON. THE OFFICENS IN THE OFFICENS AND THE OFFICENS AN

DOWNSTOUTS, WIDP TILE, FOOTING DRAINS, OR ANY CONDUIT, THAT CARRY STITING OR CALLOWED TO DISCHARGE NTO A PATICAL Y SERIES.

24, THE CUITDIC EMPINICES OF BRICK OR CONDUITE MASORY PORTICK OF CATE OF SALE SHALL BE PLASTEDED AND TRONGLED SHOOTH WITH 1/2" LATITUDE OF COLDINY MORTHAL.

22. SET FRANCS IN FULL BED OF STIFF MORTAR OR BITLARHOUS MASTIC JORNING COMPOUND AT FIVIL ELEVATION.

26. PLACE ALL CRICRETT, ANDICALOZS AND DECARDATE, AS DALLID FOR ON THE DELANACE. THE COST OF RESTRUCTIONS CANDIDATES AND DECARDADING SHALL DE NACLODD IN THE PINCE DOT THE WATER WAY.

ROLLINGS OF REDICH SALL RE BACKTLED WITH SPECIFIED BACKTLE THE WITHOUT TO SPECIFIED TO BOOK OF JACKSLESS SALL RE COMPACTED TO BOOK OF JACKSLESS SALL RESPONDED TO BOOK OF JACKSLESS SALL RESPOND

WINN Y O'THE 45 WILDING INC THE SEGREDOR OF STEETS BURNE PARKED BUTS AND DIMEN PACKS WHICH OF MEAD PROCESSED THE PACK THAT SHIP BURNES WHICH AND THE PACKS WINNERS AND THE PACKS THE CHIPMAN (\$25) AND DEAVITHED TO BEE OF MANIEUM OFF DOISHTY AS DETURBAND TH ASTIL L-1607 (MOSPIED PROCEDE).

EDDRE BACKTILHO ARONO STRUCTURES, ALL FORMS, TRACH AND DODRES SAALL DE TROCKOO, AND COLVEND ARIV, TALLICOD DOSANIOS MATIBULA, SAALL DE PACED STRUCTURECHTY ON ALL SOCIE N & MANSAUL MATIBULA, LARGE SAALL DE MOSTIDED AND COMPACTED WITH MEDIANIECH, OR HAND TAMPOSA.

AND CONTRACTOR SHALL DAY, RECEIDED COUNTY ON AD TROCKEN WORK
AND THE CONTRACTOR SHALL RECEIVED COUNTY OF A LATTERCAL PROPERTY OF A LATTERCAL PROPERTY OF A LATTERCAL PROPERTY. PROPERTY OF A LATTERCAL COUNTY OF A LATTERCAL

THES SECRICATIONS SAUL BE USED IN CONLINCTION WITH THE COURT, SPECIALISTS, AND THE SAULTHAY STOCKS PRESCRICTION AND OFFICE OF THE CONCINENCE OF THE CONCINENCE BETWEEN THE SPECIALISMS WILL BE FOLLOWED. THE CONCERNIO ACCHICY WILL INSPICET THE INSTALLATION OF ALL SANITARY SENCY PERSON.

WATER MAIN SPECIFICATIONS, CONTINUED

PPET INDICHO, UNLESS CHICKMOE INDICATED, SHALL BE CRUSHED STOKE OR ROLANDO CRUANEL BEDDOOR MATERIAL MALK MAKE OSER ALSSIN A 3,4° SECTA AND OSER REVINED ON A NO. 4 SECTA; LIADO FACTOR SAULL BE 1.8. 11. THE CONTRUCTOR SHALL BE RESPONDEDLE FOR THE SURE STORAGE OF ALL MATERIAL INTENDED FOR THE WORK, THE CONTRUCTOR SHALL TAKE ALL WOOSENEY PRECAUTIONS TO PREVIOUS DAWNER TO MATERIALS EDJAMMENT AND MAN.

14. OAT, WILL BE FIDEFORD PRE-CAT CONDETE EXCENSE NULLING CONDETE OF CONDINC ON CONDINC ON IN DAME RING SALL IE. 4000 PS CONDITE AND CAPIT. CAPIT. IN CONDITE AND CAPIT.

16. THRUST BLOOK, IF RECURED BY THE MUNICOPALITY, SHALL BE MADE OF 3000. PSI CONFORTIC NET MIX 16. THE MAXIMUM WOTH OF TREMCH TO TOP OF PIPE SHALL BE AS FOLLOWS.

17. OPEN HO MORE TRENCH IN ADVANCE OF PIPE LATING THAN IS NECESSARY TO DOPENTE THE WORK. CARE SAUL BE TAKEN NOT TO EXCAVAÎT BILDAY TAE DOPHIH NOCATED ON PARAMES. WHICE EXCESSAC ON UNAUTHORISEED DESAVATION TAKES PLACE, DORGOND HI SAUL BE UNCOSLUED AT THE PROPER GRACE WITH COMPACTED BILDANG MATIRIAL, AT NO DOPUGE TO THE OPMECT. opp Russ

20. DOZNATRO FOR STRUCTURES SHALL EXTIDO A SUFFICION DETANCE FROM THE WALLS AND FORMERS. ON STRUCTURAL OWNERS AND FOR MERCETION. 19. WEDE UNSTABLE SOIL IS DICCUMITIOND, CONTRACTOR SHALL NOT PLACE PIPE. UNIT, A SOLID BID HAS BEDY PROVIDED. 2). GATE WILLS SAULL BE COMMINCED OF BRICK, CONCRETE MASONEY UNITS OF PRE-CAST CONCRETE WILL CAST INDEX, CONTROL AND MANAGE STOPE, AS INDEX, TO DE DEALWING AND STOPED HERBY.

A COMPLETLY FILL JOHTS ON PRE-CLST CONDETT SECTIONS WITH BITURNOUS MASTIC JOHNS COMPOUND ON JOHTS SHALL BE MADE WITH COLORY MORE MICH NEEDE POINTING AND CUTSDE RUBBER WAY.

B. BRICK SHULE WE AT WEND LULE, UN BRICK OF BOOLGETE MUSSEN HERE SHOWS WEND LICENTED THAT WEND HOW SHOW SHOWS HERE SHOWS WEND LICENTED THAT WEND LICENT WEND HOW HERE SHOWS WEND LICENTED WEND THAT WEND LICENTED THAT WEND LI

C. PROTECT FRESH BROCK WORK FROLL FROLEDING FROLI DRYING DYECTS OF SLIV AND WING, AND FOR SLICH THE, AS DIRECTED BY THE CODITIONING, BLAT SUPPLICITING WITHOUT REAL SUPPLICITING BYONG.

פאדב אתד פרסובאי איסיובאיר האס אוים אנים אוער פרסיבט דס אאעב ALL PENIO DITURNO OR LEANNO CATE WILLS SHALL DE ADECUATELY SUPPORTID DY POURTD-IN-PLACE CONCRETE PLE PROM PPE CONTRE TO DESTRUCTO GROUND.

A PARTIES OF THE AMERICAN PART

BECHOLUSE TOR TRONG NOTTON SHALL BE COTDOED UP THE SECSE AND CANOSTILY PALCED AND ONE PREY IR & LANGUAL HARDE, DECK. LAND SHALL BE THOROUGHT AND CANOSTILY COMPACTED TO CHARGE AS THE WASHINGTONED PROCEEDING WITH, I.Z. OF COMPREDING ONE PROFESS OF THE COSTETS OF SMALL BETHER AS THE CHARGE AND PROCEEDING WITH. I.Z. OF COMPREDING ONE PROFESS OF THE COSTETS OF THE COST

SANITARY SEWER SPECIFICATIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE STORAGE OF ALL MATERIAL INTENDED FOR THE WORK. THE CONTRACTOR SHALL TAKE ALL MATERIALS, EQUIPMENT, THE CONTRACTOR SHALLS, EQUIPMENT, THE CONTRACTOR SHALLS.

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SUTABLE ADJETHOUTS SHALL BE PROVICED ON THE SPRAYDS SOFT WASHER FOR PARTY THE WORTH THE WORTH WILL HOT BE ALLOWED.

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ISH SAMPLES OF FRESH RY PACUTES FOR OUTANNE THE OUND TEMPORATURE IS ABOVE 30 IL BE PORTLAND COUDIT, TYPE

DOSTING MARGNES OR STREPTS WHICH ARE TO DE ABMADONED OR RELAKOND SAMEL DE COLUTIONIED OR DESCRIPED BY THE BEST METHODS SAMED FOR THE POWERS OR OWNERS OR DESCRIPED FOR THE POWERS OR OWNERS.

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1. RETRIENCE SPOOMOLATION WATER APPLICABLE TO WORK LANDER THIS SECTION ARE RETRIENCE TO BY ABRICHATION AS TRALENSE ARE RETRIENCE TO BY ABRICHATION AS TRALENSE	A ADDOMA MONTHAND OF STATE MONTHAN AND INMINOCINION OFFICIAL (MANUT). IL THE ADMALT NOTIFIER (TAX) C. BOOTHAND AND OFFICIAL MONTHAND STANDING CONTINUENTED (MONTH AND STANDING).	D. AMERICAN SOCIETY FOR TESTING MATERIALS (ASTN.)	2. ADDITUTE LEAST COURSE SHALL METT THE REMEMBLISH OF WEIGHT WOR OF THE WORT TRANSMITTION AND SHALL CONSTITUTION SHALL THE PLANSMITTING SHALL WETTHOR REMEMBLISHED OF MODIT	SECTION FOR GRADE CESTIN.	теация мис дом до парежения вы да высовое дом	5. THE ADDRESS THAT IS WELL OF WHICH THE WAS THE WAS THE STATEMENT OF A BLOOD OF MUTHAL SHOW AND STATEMENT OF A BLOOD OF MUTHAL SHOW AND STATEMENT OF A BLOOD OF MUTHAL SHOW AND HAD SHOWN THE WAS THE	REQUENTED TRANSPORT STRANDAR SECTION THAN SETTING HER TO RECLUSE I OR CASS II ORNATIVE MATERIAL COFFECTION HAY THE OBJEGO HAA. ADMINISTRATION TO MEET THE REQUIREMENTS OF MOOT CLASS I OR CLASS IN MITTOLL.	6. ASHULT COURT SHULL COMPLY WITH THE REQUIREMENTS OF MOOF SECTION 804.	7. HOT WIDD ASHALT (HALA) SHALL COMPLY WITH WOOT SECTION BOT OF STANDARD SPECIFICATION FOR CONSTRUCTION. A. INTERMEDIAL PROPERTY OF THE WOOT HALA 134. UNLIKES OTHERWISE.	EXCURSO OF THE UNIVERSALTY OR ROAD ACCORDENT WITH ALMOSTICIDAL, BITHARDOLE WARRING DEEP ROAD READ THAN 264 UNLESS OTHERWISE BE REPLACED WARRING THAT OF ROAD THAN 264 UNLESS OTHERWISE CHARLOLD WARRING THAT WAS ARRESTED AND SERVICE AND SERVICE AND SERVICE TO SERVE AND THAT OF THE OPERAL AND SERVICE THAT WE APPROVED THE OFFICE AND SERVICE THAT THE APPROVED THE OFFICE AND SERVICE THAT THE OFFICE THAT	DRANDS. ILL PRECOMPLICATION SALL STAIRT TO THE OWNER, TWO COPES OF MATERIALS SALL STAIRT TO THE OWNER, TWO COTHECTERS ADMINISTRY TO SALVE ACTION TO SALVE ACTION TO THE WITH SPICETS STAIRT STAIRT SALVE SALVE MATERIAL THIS WITH SPICETS.	11. THE CONTRACTOR SAUL BEBINT TO THE GEOTICHICAL DISMOTE, JOSHEY SAULULA THE LOCK RECEIVED ANNUAL THE CONTRACTOR FOR THE SAUCH AS THE CONTRACTOR OF THE SAUCH AS THE SA	12. BURKUE PREVANTOS SKUL CONSTI OF THE PANA LUCINNO OF THE BURKUE BURKUE CONSTITUTION TO THE CONSTITUTION OF THE BURKUE DAYS THE STATE CONSTITUTION OF THE STATE	13. DUISED ADREDAIT BASE CARRE SHALL BE CARPATED TO A DOURTY EQUAL TO AT LEAST BE PRECISED OF THE MARAMA DRY DOURTY AS DETENHED BY AND GATE OF DRIVEN PROCESS.	14. BITURNOUS CONCISETE PAYOLOY CONSTRUCTION METHODS SHALL CONFORU TO APPLICANE PORTIONS OF SECTION SOT OF THE MOST STANDARD SPECIFICATIONS FOR CONSTRUCTION.	15. THE CONTRACTOR SALL NOT PLACE THE ADDRESN'T BASE COURSE OR THE BITHLINGOLD SALE COURSE PRIOR TO THE APPROVAL OF THE SALECHOLE BY THE COURTEMACAL DIABETA.	16. EACH LIFT AND COURSE OF BITLANDLE CONCRETE SHALL BE APPROVED BY THE CONCRETE OF A SUCCESSION CONFIGURATION BY LIFT.	17. Appr y managed to you count or who in proparties was fritted and was a count of the count of	18. THE INTERNATION CONTINUES WITH THE PROPERTIES PROJECT SHALL BE TRANSPORTED PROJECT TO THE KNOWLONG STATION OF A CONTINUENCE OF A CONTINUENCE DESCRIPTION OF THE MOST STANDARD STATION OF THE MOST STANDARD STA	USES ACCUSE AFROLOL LIBROR SE PROPERTION. NULLIBRO PORT PRESENT. PLACED ETIMARCIES MAT SHALL NOT BE PERETTIO LIBRE. THE BITMANCIES CONCERT THAN BOTH COMPACTION, AS SPECIFIED, AND ALLIMON TO GOOD, TO ANAGORNOUS TRANSPANJINE.	II. DOT WANTED AND COURT PARK IN THE OWNER TO AND	20. ON ARIJA WEDE BREDZAARTES OR INANDOARE COSTACES MANT THE USE OF MEDIANCHOL SPREADOR AND FRASHOR EXCURRED RESALUZIONE, THE BITTIMENE CONCRETE MAY BE SPREAD. AND DRY HAND TROSS.	21. THE BITAMHOLD CONCRETT SHALL BE PLACED AT A TOJPOLATURE OF NOT LUCK THAN 250 NOT HOMET THAN THE CONCLANDING THE SHOOT PRODUCT OF AS INCIDITED BY THE CONTESSHOLD ENGAGE.	22. The INTERNACY DEVOKENT STUTING SHALL REPRODUCED, NO LANDOLDE, DEPOKENT SHALL REPRODUCED, NO LANDOLD SHOULD SHOULD SHALL REPRODUCED SHALL REPRODUCED SHALL REPRODUCED SHALL REPRODUCED SHALL REAL S	23. THE BRIDD OF THE FRILIDS SHALL AT ALL THEIRS BE SEPTICIONILY SLOW TO CONTRACTOR OF THE FROM THE BRIDDS SHALL SHALL BE SERVICED TO THE SHALL	24. SEPRODY POLIDE SALL RETENENDED TO NABLE THE CONTYL OF THE YATE TO THE THE THE THE THE THE THE CONTYL OF THE	26. MAEDATE, BEFORE PLACHE A SUCCESSION LET OR COURSE OF BITIMANUS CONCEST. THE PRECEDOR LET OR COURSE SALE, BE CLEAVED OF ANY DEDIES OR STANDING WITH BY APPRENTENTE METHORS.	27. TO PREVIOUS DALESSEN OF THE STRUMMOUS CONCRETE TO THE POLITIES, THE WALL NOT PROPOSELY MOSTORIO, BUT DIGOESTEN WILL NOT BE POWATION.	28. N. AREAS NOT ACCESSION TO THE ROLLIN, THE BITLANNOUS CONCRETE SHALL BE THOROUGHY CONCRETE WHILE THE SHALL THE BITLANDOUS TO THE SHALL THE SHAL		NO. THE COMPACTOR SHALL PROVIDE AT LEAT THO ROLLING FOR EACH PAYOR DEPOSITION ON THE WORK THE COMPACTOR SHALL USE ACCURACY AND AND AND AND ASSESSED AND AND FOR DESIGN.
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	OF TIT, AND EXCENDED SUPPLY, AND SUB-LOOKED, CONTRACTORS OF THE CONTRACTORS OF THE CONTRACTORS OF THE CONTRACTORS OF THE CONTRACTORS OF A CANDER OF THE CONTRACTORS OF A CANDER OF THE CONTRACTORS OF A CANDER OF THE CONTRACTORS OF THE CONTRACT	E. THE ASPIALT NSTITUTE (TA)	EXTURE, DOSTT AND SACOTHARDS AND OTHER SACOTHARDS AND OTHER SACOTHARDS SACOTHARD SACOTHARDS SACOTHARD SA
	PROR TO BECOMO, NO MODIFICATIONS TO THE UNIT PRICES BED FOR ANY TITLA WILL BE MADE DUE TO WOMBLE ABBI-SURVINCE CONCINIONED. DEMOTERAL F. DESTRUCTION, F. THE CONTINUENT FOR THE CONTINUENT WITH THE CONTINUENT	с. монам веметнаят ог тименетилем/ симент этмеме весеролівня рак сочатыстко (мовт)	MAGNO THE JOHT. 32. THE COMPACTOR SHALL TEST THE PHISHED SAFF
4	wild de incodrial to the restalator cost of the Itol. The contractor sall de responsale for harmo octobando to his	D. AMERICAN SOCIETY FOR TESTING MATERIALS (ACTIV.) 2. ACCREDANTE BASE COURSE SAIAL MEET THE REQUIREMENTS OF SECTION NOS OF	CONCETT COURSE FOR SHOOTH-MICES, USING A 19 PARALLE, WITH AND AT RIGHT ANGLES TO CONTENT SUPERALCE SHALL NOT DE ACCEPTABLE IF EXCEDIN
	AMBACHER PROR TO THE ADMINISTRY OF BUT THE CONFINENTIAL OF THE GROUND, THE CHARLEST AND GLALITY OF THE SUBSTRATA, THE THEES AND GLALITY OF THE SUBSTRATA, THE THEES AND GLALITY OF THE SUBSTRATA TO THE DECONTROL OF THE WORLD AND THE SUBSTRATA		A LIMING COURSE SUPFACE: 1/4 NOI, PU
	MACHINET CONTINUES IN TRANSCOLLER OF INC. THE THE OFFICE AND MACHINET CONTINUES OF TAXA IN MACHINET CONSTRUCTION WITH TAXA CONTINUES WHICH CAN IN MACHINET THE WORK LINES THE CONTINUES WHICH CAN IN MACHINET THE WORK LINES THE CONTINUES.	A TACK GOAT SHALL BE DALLSHID ASHALT METING REQUIREDED OF MOOT SECTION GOA, GRACE CESTING.	B. SUPFACE COURSES 1/4 NON
ri	205	CONTROL OF THE STATE OF ALL STATE OF THE STA	
4	THE CONTRACTOR SALL CONSIDER, AND HEI PLAN FOR DICAVATION SALL REPLAYED IN THE COLONATION ON THE CONTRACT AND		34. ATTER TRIAL ROLLING, THE CONTINUETER BALL IN ON THE BITAINANCES CONCRETE PAYOUBIT UNTIL I AND IN NO CASE, EXONEY THAN EX HOURS OR A COTTECNICAL DIGNEDS.
	CONTRACTOR SALL SALLEY AND SALL ASSISTANCE AND SALL TAKE SALL TAKE THE ACCOUNT OF THE CONTRACTOR SALL SALL TAKE THE ACCOUNT OF THE CONTRACTOR SALL SALL SALL SALL SALL SALL SALL SAL	A THE ADDRESS TO BALLE IN USE CONDUCTION TO THE AND CHRISTS OF NATURAL SAND, STORE STOREMEN, OH A BLOG OF NATURAL SAND MAN STORE STOREMEN. IT SAND IN THE COMPOSITION OF ROLL SUFFACIOR WITHOUT STOREMEN OF THE SAND SAND OF SAND MAN	36. THE ACCREDATE DASE MUST EXTEND A MINIMALM C BACK-OF-CUITE OF BEYOND EDGE OF PAYBLET
	COSTS PETCHANG TO THE NOME. NO CLAMB. FOR ICTIMAS BASED CH STREATHER, NO RECLUENMENT YARL COMPITIONS ON MOSTURE CONDITIONS WILL DE ALLDWED.	REQUESTMENT OF MOST STARROW OF SECONOMICS AND SECONOMISS. OR CLOSS II ORANIUA MATERAL, CONTRACTOR MAY USE CONSISTO HAA. AMATERAL, SPIEDNED TO MEST THE PROMINIMANTE OF MOST CLASS I OR CLASS II MATERAL, SPIEDNED TO MEST THE PROMINIMANTE OF MOST CLASS I OR CLASS.	CONCRETE CURB, SIDEWAL PAVEMENT SPECIFICATIONS
ed .	THE CONTINUED SHALL FOR HUNDER AND THE CONTINUED OF SHORT SERVICE SHALL FOR SHORT SHALL SHALL SHALL SHOULD SHORT SHALL SHALL SHOULD SHOULD SHALL SHOULD SHALL SHOULD SHALL SHOULD SHALL SH	6. ASHLAT COMPIT SHALL COMPLY WITH THE RECURDARYERS OF MOOT SECTION BOL.	1. THERE EPECPICATIONS BALLL CONCEN THE CONST. CLIVEL AND CUTTER, SOCKALICE, SERVICE, SERVICE ON THE DRU
•	THE CONTROLLER AND THE SAFETY WHITH ADDITIONAL DOST TO THE DIMED. THE CONTROLLER SALE BROWN VICTATION DETRIES I DISCUSSION SELECTION.	S. HOT MADD AGENIAL (MAN) SHALL CHARLY IN HIS COLUMN DOT OF STANDARD SPECIAL SHALL SHALL CHARLY SHALL	2. ROTODOC SPECPICATIONS WIDE APPLICABLE TO ARE ROTISMED BY ADDREWATION AS FOLLOWS:
3	ATTENAL CONTINUEDS, NO OTRO DICTIONALS MITTALES FROM COLUND SAFEACE PROOF TO GIT OF TILL OFFICIANCE, SAFEACE MATTENAL SHALL RECOME PROPERTY OF THE CONTINUEDS TO BE DEPOCED OF IN A LEGAL MANERS OF	BETWEEND BY THE MINISPALITY OF ROAD AGOICS WITH JURISDICTION. BETWEEND BY THE MINISPALITY OF ROAD AGOICS WITH JURISDICTION. BETWEENDS WELVERS COLUMN SOLUTION AGOICS.	
4	MATERIALS FOR FILL OR EACHEL PROJECT TO CAUCE THE STE AND ADMENT	RECORDED BY THE KINGSPALIT OF ROLD ABJORT WITH LANGUAGING. CONTRACTOR MAY SUBSTITUTE 134 WITH THE APPROVAL OF THE OWNER AND DIRECTOR.	C. MICHELM DEPARTMENT OF TRANSPORTATION
	מבוסא הדיאווסט פארד מה חוויני איני מיניים איני בארד מה מפטי איני מיניים איני מיניים איני מיניים איני מיניים איני מיניים איניים	10. THE CONTRACTION SHALL SERVIT, TO THE OWNER, TWO COPIES OF MATERIALS COMPLICATED SHALL PRODUCES AND CONTRACTION. CONTRIBUTION TO SHALL	
ದ	NO TLL MAY TE PLACED WITH THE DEPOSED SUBFACES MAKE BEEN APPROVED BY THE CONTED-MAKE DEMOSET WAS THE VALIDADES SAULD BY APPROVED THE CONTED-MAKEL DEMOSET PROSE TO PLACEMENT.	11. HE CONTRACTOR SHALL SUBMIT TO THE CONTENSOL, DOUBLES, MY DESCRIPTION OF PERSONS AND ADMINISTRATION OF PERSONS ASSESSMENT ACCORDANT MATCHER, MY DESCRIPTION OF PERSONS ASSESSMENT ACCORDANT ACCORDANT MATCHER, MY DESCRIPTION OF PERSONS ASSESSMENT ACCORDANT ACCORDANT MATCHER, MY DESCRIPTION ACCORDANT ACCORDANT MATCHER, MY DESCRIPTION ACCORDANT	A. THE PIME ACCRECATE SHALL MEET ALL RECURRING MOST SPECIFICATION FOR NO. 245 HATURAL SAME
d	F ANY UNINOWN SURBERFACE STRUCTURES ARE DISCUMITISED DURING CONSTRUCTION, THEY SHALL BE NACIONATELY BROUGHT TO THE ATTENTION OF		4. THE COMPER ADDREDATE SHALL MEET ALL PECUPING FOR BAA COMPER ADDRES
헏		 SERRALE PREVAILED SALL CORRETO FILE FILE, MACHENO OF THE SERRALE BANCH OF THE THE PACKET OF THE PRIMARIES BANC COURTE. THE SERRALE SALL DEC CONFESS FLAVE AND DETAILS. THE SUBGRACE SHALL DETAIL DEC AND GAME. 	A. THE CONTRACTOR SHALL SUBART, TO THE OWNER, AN CONTRICATES SONID BY MATERIAL PRODUCER AS SHALL STATE THAT EACH MATERIAL ITEM MEETS :
±	. אס האכבבא וארודפאן, פאעב שנ שנים אל היב אסף אינו איני איני היב היגרכבם מא א האכבבא והאנדפאן.	13. CRUSHOD ALODROTATE BARK COLUNGS SHALL DE COMPACTED TO A DOUGHY EQUAL. TO AT LLAKE HIS PROPERTOR THE MADAMA DRY DOUGHY AS DETERMINED DY AND ALLAKE ALONGATOR DEPORTURED.	A. THE COMMUTION SHALL SUBMET, TO THE DEDITION MIXE-FORMALIAS FOR EACH REQUIND COURT-ACK. SHALL BE WHITH ALLOWARE TOLINANCES AS SPECIAL DESIGNATION OF STATEMENT TOLINANCES AS SPECIAL SHALL SHALLOWARE TOLINANCES AS SPECIAL SHALLOWARE SPECIAL SPE
Į,	 NO ROOK OF BALLAR MUTHOR, DRIVING THAN IF DURINGTH SAULE OF PLACED IN THE RELEASE RECOMBINATIONS FOR SUCH PLACEDING HAVE BEEN STABLITTED FOR THE CONTINUENCE DESIGNATION OF PLACED IN THE PROPERTY AND CHARGES REPRESENTED THE CHARGE AND APPROVINCE AND APPROVED BY THE PROPERTY AND CHARGES REPRESENTED THE CHARGE AND APPROVED BY THE PROPERTY OF THE PROPERTY	14. ETHER CHOICE PAYABAT CONTRICTION METHODS SHALL CONFORM TO APPLICABL PROPERTY OF THE MOST STANDARD SPECIFICATIONS FOR APPLICABLE CONTRICTIONS OF SECTION SOIL OF THE MOST STANDARD SPECIFICATIONS.	7. CONCRETE MX SHALL DE AR-DITIANED AND PR POLLOWING.
ų		THE COURTS SALE NOT PLACE THE ADDRESSALE BASE COURSE OF THE THE COURSE OF THE THE SALE COURSE FOR THE THE SALE SALE SALE SALE SALE SALE SALE SAL	A. COMPRESSIVE STREDICTH AT 28 DAYS: 300 ON PLANS.
	CRATION FROM THEIR CONVENTION DOCUMENT, MALE OF ALLOND UNLESS SPECIALLY RECOMMENDED BY THE CONTENIONAL DICARDS AND APPROVED BY THE CONFIG. AND OWNERS REPRESENTATIVE.	COTTOHNEY, DICHERY, DICHERY, DESCRIPTION OF A SUCCESSORY THE PROPERTY OF A SUCCESSORY OF THE PROPERTY OF A SUCCESSORY OF THE PROPERTY OF A SUCCESSORY OF A SUC	EL TOTAL AR CONTIDAT BY VOLLING SK TO E C. SELINP 3 NON MAXIMUN, OR AS INDICATED
	TIT VECAS	OR LITT. 17. ADDR Y PERMANENTE TAPS COLATE CALLY WHEN TRADERSATIBLE MAS NOT BETH	A. THE CONTRACTOR SHALL AT HIS EXPONEE FURNISHED CONCRETE AND PROVIDE SAVE AND SATESFACTOR
	TIL DIGGE BALDRIG LATINGEN S' BETTON FOOTNIGS AT A 3LOPE Of 1 ON 1)	RILDW AS DEDRETS F, FOR 13 FOURSI INMEDIATILY PRIOR TO JAPILLATION. CONSTRUCT INTERNATION SHOURTE WARNER COUNTS ONLY WHON A TAKEPHENE. TEAPHRATE IS ABOVE 40-EGRETS F AND RESIDE, AND PROCEEDING COUNTS.	S. CONSTRUCT CONDUCTE CURBING ONLY WHEN ONCO
	FILL INDER PAYDING OR SOCKAUGE BOX FILL INDER PAYDING OR SOCKAUGE	ON UT BE GLEM AND DRY, DAME COURSE, MAY BE USO WENT INFORMINE IN DIRECTOR AND APPROVED BY THE COTTCHMICAL DIRECTOR.	10. ALL CONDIT USED IN CURS CONSTRUCTION SHALL OR IA ASTA C-150.
	RETAINED WALES ALT OTHER FILE BOOK	10. THE BITUANOUS CONCRETE SHALL BE TRANSPORTED FROM THE MOSHO PLANT TO THE POST OF USE IN MONITORING CONFIDENCE OF CONFIDENCE. IN IMPRIEST AND OF THE WORT STANDARD SPECIATIONS THE CONFIDENCE. INTIMERS	11. WATER USED IN CONCRETE SHALL MEET THE REDI
7	יל אנד האובאר באחר ממשיקה אם משקעה מאר משקעה אות האיז איז אין אם האנד האיז איז איז איז אנד האובאר אות משקעה א מספום אות משלעה אות משקעה אות משקעה איז משקעה איז משקעה מספוני אנבוראים איז	SHUL BE SECULION OF NAT PRECIOUS AND RELIEF OF WILL BRUNKLISH CONCERT, PROVIDED THE OWN DAYS RAY LAN BE COMPETED DEBNO DAYLORIUM UNITES ACCULATE AFFIRMAL UNITES OF PROVIDED WILLIAM OF PROPERTION UNITED FOR FRESHING PROPERTY PACED BITMANDS MAY SAULI NOT BE PROFITED UNIT, FIRE BITMANDS	12. AR DYRANNO ADACKTURE SHALL BE SELECTED PRODUCTS LET. 13. ALL RELAY—MAD COMORETE SUPPLICES MUST BE
\$	I.A. ALL ACCE WIDE FILL MAS BEDY PLACED ON THE DESTINE SOLS MANE BEDY DESTINES BY THE CROTED-NICLE DEPOSITION OF THE CROTED-NICLE DIVIDING OWNERS AND SMALL BY THE TRIPLET NO TO THE CROTED-NICLE DIVIDING OWNERS AND SMALL BY THIS ACTION OF THE CROTED-NICLE DIVIDING OWNERS ADVISORABLE.	CHORTET MA BIRN COMPACTIO, AS SPICIND, AND ALLINED TO COCK, TO ANTOPMENT INTERPRETABLE TO CHORTET SAULT BY SPICIND TO A THRONESS HOTTO TO COLOUR SAUNCES CONDETED SAULT BY SPICIND TO A THRONESS HOTTO TO COLOUR SAUNCES COLOUR STREAM AND THE ALL MANDERS AND SPICIND SAULT S	MET THE CARROLLY REQUESTIONS OF THE MIND- ASSOCIATION (MANCA), IF PEOUSTION TO THE O CONSERVING OF PROPROJEL LOCATION OF BAT SAME IN SOOPE OF SECURIORS WORK, AND OTHER SAME IN SOOPE OF SECURIORS WORK, AND OTHER
2	16. PLL MATERAL UNDER PANGLIDITS ON STRUCTURES SAULI EEF FREE OF GROAND ON DELITIONAL MATERIAL IT SAULI EN SAUTURES SERVICIO ON SAULING. PANGLIDIS WITHOUT AND STRUCTURES WITHOUT AND STRUCTURES.	DOTH THIS, WET THE WAS IS COUNTED, IT SAIL MAKE THE RECURRED. THEOREMS AND CONTROL MACHINE. THE SPECIAL THEOREMS SAIL IS RECULLED AND THE COUNTED AND CONTROL MACHINE MACHINE. THE SPECIAL PROPERTY OF THE PARKES SAIL IS RECULLED TO THE CONTROL THE STANDARY OF THE THEOREMS THE SAIL THEORY OF THE THEORY THEORY THE CONTROL THEORY THE CONTROL THEORY	#
5	TOTALLY WE ARREST AND LIKE LANGUAGE FRACE SALL BE SUTRACT TO SEPARATE TO THE LANGUAGE TO LIKE LANGUAGE AND THE SUTRACT TO LANGUAGE ARREST SALL BE SUTRACT TO LIKE LANGUAGE ARREST AND LIKE LANGUAGE ARRES	BITILINESS DONESST SALL BECK ALCH FOR CONTINUES OF A CHOWAD SECTION OR OF THE HIST SEC OF MACIA WITH A OBC-MY, SLIPE, THE BITILINESSES SOCIETY SALL BE FALCED IN CONCENTING ADMINISTRATING THE INSTANCE A MANIAL WITH OF 10 TITIL DATA" PARKE LOSS UMAS RELIESTED.	BIT WIGHTS OF CENEAT AND SATURATED SURFINE COARES, ADDRESSED AND CHATTER, THE CHATTER SHALL ALSO FURN COARRACTER SHALL ALSO FURN
#	A. THE CONTRACTOR IS RECOGNIZE FOR THE FROME, AND DEPOSAL OF, IN A LEAST LIGHT, MANNEY, ANY TREES, BRUSH OF DEETS THAT ARE WITH THE WOODSD. GROOSH, TO DETHO THE SITE TO PROPOSED GROOSH.	EX OPERA MANIE IN TOTAL WATER POSSIBLE, ANTE SHALL BE LOCATED ANTE SHALL BE LOCATED AN THE LOCATED AND AN THE LOCATED AND AND AND AND AND AND AND AND AND AN	
=	II. THE CONTRACTOR SHALL STOCKHEL DICAYNICE MATTHAL ONLY IN DISCUSION MACAS AS DRICTION BY THE OWNERS OF OWNERS REPRESENTATIVE.		15. READY-MOED CONDETT DELINDRY TICKENS SUI DELINDRY TICKEN TO THE COUTCONICAL DICENSES NEW SECTION 18 OF ASTA CO-
×		21. THE BITLANKUS CONCETT SAUL BE PLACED AT A TEMPERATURE OF NOT LESS THAN 250 NOR HONEY THEN THE PECONNEDGED TEMPERATURE OF THE BINGER	A PERDY AND CONTRACT SHALL BY BATTAM. W

PROVOC ALL MATDRALS, LABOR, EGUPMONT, AND SERMETS NECESSARY TO CONFLICT ALL TRATIC LIME AND PARCHOL LOT MARCHICS AS INCICATED IN THE CONSTRUCTION DOCUMENTS. TRAFFIC LANE AND PARKING LOT MARKING

B. LOMOTLORIAL JOHTS SHALL BE AT MAXIMAN 12-FOOT INTOYALS OR A SHOWN ON PLANE AND DETAILS.

SE, PROR TO APPLING JOHN SEADS, CLEAN JOHN GROOME OF FORDON AND LODGE PARTICLES, AND DRY SURFACE,

ה אל איז טוינים ובעומים ואים איז מיינים איז איז מוחפים איז איז מוחפים איז איז מוחפים איז איז מוחפים איז איז מיינים ואיז איז מיינים ואיז איז מיינים איז איז מיינ

NOW HOLIDZ, BIT HOT LANTO TO PARTHO OF LITTER, WARRING, STRPI AND EAUGH ON THE PARCIENT BIFFLIC, MPLID IN ACCORDANC WITH THE PETECHSION AND AT THE LOCATIONS BROWN ON THE PARKET OF AS DIRECTED. BY THE DIGMEDS.

THE CONCEST CHES SPECIAL OF STREET CHEST C COMMATION JOHES SHALL BE CLIT IN CONCRETE CLREAND AT MINEUR 10'S INTERCALE. THE JOHES SHALL CLIT 1/4 NON NICE BY 1/5 THE DEPIN OF THE CONCRETE CARE ASSETTED ASSETTED.

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TRUCTION OF ALL PANDADITE, DEVOKAY APPROADES, AND ANNOS.

WORK UNDER THIS SECTION

NOTATION TRANSPORTATION CURRENT STANDARD

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SON OF DIPAGONANTE K REGIONAL DE LEAU, DE ALADON
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OF THE STATE STATE OF WATE, UNITED UNITED STATES OF THE ST

COLDR SHUL DE AJ SPEDIDO ON THE PLANS OR AS FOLLOWED.
A. TRAFFIC LANE STREWN SHALL DE WHIT OR YOLLOW SENDERED. THE PANT SALL MET THE RECURDICATS OF FEDERAL SPECIFICATION TIT—115C(3), WITH OR WITHOUT REPLECTIONEED BEACH AS REQUIRED ON PLANE.

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THE CURNIS COMPICING SHALL BE A WHITE PARADAY BASED COMPOUND SELECTED FINAL MOSTS GALACTED WITH PARADAY TO SOUTH TO SHALL COMPACTION AND AN CONFINET CARE SECTION SHALL BE SELECTED WITH CHIRD WHITE PARADAY TO SOUTH SHALL SHALL COMPANIES AND THE SELECTED WITH SHALL SHALL

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DEALS (ASTA) WHIS OF SECTION 902 OF OF PENEWIS OF SECTION SOZ OF BIGHTY UNDERFILL LIGHT GNOOM, WITH JOHN SEALTR TO PROPERT DETRIBUTES OF THE SEALTR. READING DOCKES JOHN SEALTR MAIDEALS AS SOON AFTER THE MAIDEAUS AS SOON AS

ROPORTIONED TO PROVIDE THE

1500 PSI JAN, OR AS NOICATED

B. TRAFTIC MARGING AND CURB FACCS SHALL BE WHITE UNLESS HOTEL OTHERWISE.

THE PANTHIO SAAL DE PERSONAND DAY WHIN THE DOITHO SUBFACE OF AND DELAY, WHIN THE ATAGORHERIC TOURDAYANDER IS ABOVE 40-COUNCED AND WICH RAN THE REALINES AND TEACHARD TO THE ATAGORHERIA WHIN THE ATAGORHERIA FOR AT LAKET 2 HOURS AFTEN PANT IS ALL CLARMONT FOR THE WOOK SHALL BE APPROVED BY THE CONTRACTOR SHALL INCLUDE THE APPRAINTS MECCHANTY TO PROPORTY CLEM THE DOS SHALL INCLUDE A MECHANISM MECCHANTY HAND SHALL THE AND SHALL THE APPROVED THE APPROVENT TO SHIPPACTORY COMPLETE THE CONTRACTORY

A. AT THE BACK OF THE CURB AND FRONT EDGE OF THE SECRIALISE AND SPANNING THE SECRIAL APPROACH AND SERVICE WALLE.

56, ISOLATION JOINTS SHALL BE PLACED AT THE POLLDWING LIDCATION FOR SOCIEMALIST AND CONCRETE PAYOLOTIES.

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

BITUMINOUS PAVING SPECIFICATIONS,

BITUMINOUS PAVING SPECIFICATIONS

GRADING AND EARTHWORK SPECIFICATIONS

53. EXCATOR PAPERS SALL IST OF THE PRE-LACIDD, NON-DORIGHMAN, ASPHALIST TO THE LINGHT SALL, AND THE DOTH SQUAL TO THE LINGHS SALL, AND THE DOTH SQUAL TO THE THROW OF THE SALE, AND THE DOTH SQUAL TO THE THROW OF THE SALE, AND THE DOTH SQUAL TO THE THROW OF THE SALE, AND THE DOTH SQUAL TO THE THROW.

D. DETWENDY THE KEY FLAG AND THE RAMP IN ALL CLOSES, EXCEPT WHITE THOSE ARE DESTRUCED SAMES AT THE INTERSECTIONS OF THE SECHALIS AND THE KEY FLAG.

24. COMPACT AND CIT-TO-CAVAC SUSCINCE LUGAR SO THAT TOWARD WEN AND BRACE OF IT FORMS TO PRESONT LEAVACE OF MOTIVE, ENCARD, STAKE AND BRACE OF IT FORMS TO PRESONT LEAVACE OF MOTIVE, BRACHON WITH CAMPA MEL NOT SEE PROPERTIES.

28. ALI NEW CURB SHALL BE PLACED ONLY ON A PREPARED SLEGRADE, SHOTH AND LEYGLED TO THE CRANCES ESTABLISHED BY THE DICHERTS.

30, COLT BUSFACES OF FORMS TO DE IN CONCNETE WITH A LIGHT CLEAR PARAFIN CIL OR PARTING COMPOUND WHICH WILL NOT STAN THE CONCNETE.

HOT PERMY VEHICLAR TRAFFIC IT HAS COOLED AND HANDOWED AS DIRECTED BY THE

OF 1" BD4ND THE T WHEN HO CURB IS PROPOSE

LK AND

N. SURVACE WILL NOT DE VARY MORE THAN 1/4 NO

27. WENT FORCE ARE USED AND THE CHIEF OF THE ADMINISTRATION OF THE THE CHIEF OF THE ADMINISTRATION OF THE ADMI

FACE OF EACH BITUINOUS
O FOOT STRAIGHTEDE, APPLIED
DELNE OF PAVED AFEA.
NO THE FOLLOWING TOLDRANCE

LUS OR MINUS 1/4 INOL

E. AT ANY PLACE WHERE A SECRIMIX OR CONCRETE PAYOLENT ABUTS BUILDING OR FIRED STRUCTURE.

B. AT INTERVALS NOT TO EXCEND BO-FEET IN ALL PUBLIC STOCKMUSS.
C. AT THE BLICK OF THE CARB WHOTE THE RAMPS EXTEND FROM THE KEN
FLAD TO THE PAYMENT.

OR IN ASTIN C-150.	8	DAGETHE.
WATER USED IN CONCRETE SHALL MEET THE PEDURDAIGHTS OF MOOT SECTION PIT.	4	IOT WICHER PROTECTION. WHEN THE TEAMORTHEE OF THE ATMOSPHERE IS CONCERNED. IT, AND ADDRESS ON UNITRO CHINAIT COMMITTO CONCERNED WICH WILL THE COMMITTE THE CONCERNED SHALL BY
ARE ENTRAINED ADMONTURE SHALL BE DELECTED FROM THE MOOT GUALIFIED PRODUCTS LIST.	EEF	NOTICITO IN WINDOWAY, SHADNA, FOR SPANNING LIGHT COLDRID MOSTURE ITTINIES CONTINUE ON A CHIMINATION OF THEOREM, A REQUISION TO MANNIAN INTERPANTING OF THE CONCILLE RELOW 60-CORET, AND IN A MOST
ALL PELINY-MATID CONCENTE AUTHORIZED MUTIC TO RE APPROVED IN THE COMPIR AND MATERIAL RECOURSE. ASSOCIATED, (PRICAC), IF PECULISTIC OF THE OMNITO, 235MT A WITTEN.	828	CONDITION COMPLICACY FOR THE CONCRETE CARMO POTOCO, HOT WICHMED PROTECTION SHALL MEET THE RECUMPLICATE OF ALL JOSE THOT WICHMED CONCRETING
	4	ALTORER NAS AND STANCE SAULE ER REDOCED WINN 34 HOURS ATTRA BACKETIED OR SPRAND WITH CARROL GALL OF MALLINE ANTER BACKETIED OR SPRAND WITH CARROL COMPOSITIO.
	\$	WITH COMPLIES OF CONCETT CARRIES IN MAKE, REMOVE ALL WICKERS PROTECTION MATHEMATE RESIDENCE AND CERTER RECLIFER FROM SPECIFIED WORK, PROMOTEL CARRIES CARNA, AND SEAL, JOHNS.
	4	אבר מאטר היא היא היא האמונים איז איז היא מאמונים איז איז היא מאמוני. איז איז מאטר מאמונים איז היא מאמונים מאמונים איז איז היא מאמונים מאמאני.
2 63	₹ EFBO	ALL NEW WALCE AND CONDETTE PARABOTES SHALL BE PLACED DOLY ON A PROPARED SURPONICE, SURCINED NOW BECKERD. TO THE CAUGHS STRAUGHS BY THE DEPOSITY. IN CLAY SOLE THE SURCINCE SHALL BE EXECUTED THE THE SURVEY BASE. AND FILLD WITH APPROPED SAND METHOR MOST CLASS I, SAND DESPATION.
RELOY-WOLD CONCRETE DILATON TOCKTIR. SIBAT ONE COPY OF DUCH DELVORY TOCKT TO THE COTTENSION AND CONTINCTOR IN ACCORDANCE WITH SECTION IS OF ASTAL COM.	5	ODSTRUCT CONDETT SUPVICE COURSE ONLY WEN GROUND TOAPDIATURE IS ABOVE IS DRY.
READY-MODD CONDETT SHALL BE BATCHED, MODD AND TRANSPORTED IN ACCORDANCE WITH CISA, AND COLNETY WITH ALS 304 "TECONALIDED PRACTICE FOR MECAUSING MONEY TRANSPORTING AND PLACKS CONDETT," COZZET AS OTHERWIS SECULIO MEDIA.	a a o =	BODWALE SHALL PITCH TOKNO THE STREET OR AWAY FROM BUILDINGS WITH A MANAMAN GROOD STORY WITH AND A MANAMAN CHOOSE SLAPE OF 1/10-HIGH PIST FOOT OF WOTH, OPERS SLAPE DRICTION FRANCISIONS SLAPE OF 1/10-HIGH PIST FOOT OF WOTH, OPERS SLAPE DRICTION FRANCISIONS SHALL BE ACCOMPLISHED IN LENGTHS OF 10 FIET OF LESS.
	4	PRIOR TO PLACHO THE CONCRETE, ALL DIGINES, STOKES, DRIT, ETC., SHALL DE BLOWGO FIRE THE SUBCOUCH, THE SUBCOUCHOE SHALL DE MOCREDED WITH WATER IN SUBCO A MANNER AS TO THOROCOLY WET THE MATERIAL WHIGHT
NO WATER THEM THE THEM WATER WATER SHALL BE ADOD NO WATER THE WITH WATERCHOOL OF THE MERIC SHALL BE ADOD NO CHARLESTED AND SHALL THE APPROACH OF MASAN WITH TOW THE MATCH. LECOTH NO CHARLESTED HAS SHALL THE SLIMP DOCKED THE MASAN WITHOUT BE	g g	TORANG PUDDLES OR PODOCTE OF WATER. NO CONCRETE SHALL BE PLACED ON TROCKS SUBSHALL BY SELL OR WOOD, AND OF AN APPROVED RECTION. THEY SAULT STATEMENT OF MOST AND APPROVED RECTION. THEY SAULT STATEMENT AND APPROVED RECTION.
DESCRIPTOR THE CONCRETE SALE BE COMPLETED WITH 1-1/2 HOURS OF BETONE THE RECENT OF STROUTINGS WENCENT CHOICE PRST, ANTER THE WINDOLLING OF THE MORE WAITE TO THE COLUMN AND ADDICATES ADDICATES ADDICATES OF THE WINDOLLING OF THE CALARY TO THE ADDICATES.	1000-	SERVANI, PARA BUSINESS AND SERVANISATION OF THE PLANE SURFACE
N HOT WATHER (AR TEMPOLATURE BO-DEDRETS F. AND ABOVE) OR UNDER COMMISSION CONTRIBUTION TO GLOSS STIPPIDANG OF THE COMMISSION TO GREAT, THE THAT SHALL BE REDUCED TO GREAT HERE.		THE STOCKLY, OR CONCRETE PAYABOTY PER PAYE, AND DETALLY AND THE STOCKLY HOLD IN PLACE AND THULF TO LIKE AND GRADE.
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	S .	TRANSITIONER JUNES AND LE TRANSICO TO NA NAVEL SEMPLA WHI A TRANSICIONER, ATRIN HE CONCETT HALD BEEN ROATH TO AN DON CHARLES HE CONCETT HALD BEEN ROATH TO AN DON CHARLES HE CONCETT HAS BEEN TO A WITH THE CONCETT HAS SEMPLE THE SEMPLA THE SEMPLA THE SEMPLA THE CONCETT HAS SEMPLE THE SEMPLA THE SEMPLA THE CONCETT HAS SEMPLE THE SEMPLA THE SEMPLA THE CONCETT HAS SEMPLE THE SEMPLA THE S
N NO CASE SAULT THE MADES OR TRUCK BE PLUSHED OUT ONTO THE STREET PARABOT, IN A CATTCH BLOSH OR SENDE MANAGE, OR N ANY PUBLIC SOCIETY SET SOL DISCHOL PLAN FOR CONDEST. WASHOUT LICENTRY.	#	COMPACTION LINKE SHALL BE PLACED AT RICHT ANGLES TO THE EDGE OF THE BENEVIX ON CONFINENT PAYABOACH, AND DESCRIPTION OF A TEMPORATE SHOOKES WITH A MANUAU DETH OF AT LACET LIKE SHOOKES WITH A MANUAU DETH OF THIS PROPERTY ON COMPUTE PAYABOAT BLACE.
REPRODUCTIONS SHALL BE PER MOST SECTION 605. TE WEE SHALL DE BLACK, ANECALD STELL WEE, NOT LESS THAN 16 DAUGE.	*	COMPACION JOHTS IN SOCIALIST SHALL BE SPACED AT A MANAN OF ENDIT CAPITE IN 4" SICINALE, OR 0-FEET IN 6" SICINALE, OR AS SHOW ON THE PLANE.

THE GRADNIC CONTRACTOR SHALL BLOOTL. ALL PARIONO LOT PLANTIDES AND LAW AREAS TO WITHOU SHOULD THE TOP ADJACONT CURB GRADES. THE YEAR MOUST THAN 1 WHO HE DAMENTO.

THE TREBED SUBGRACE SUBSTACE SHALD BE SHALD TO MODICATED PROFILE ONLY SHALD BE THAN 18 PREFE TROUBLING SUBSTACE ONLY SUBSTACE THAN 18 PROFILE ON BUILDING THAN 18 PROFILE

KRAY GOLDD, AREAS SHALL BE PROTECTIO FROM THE ACTION OF THE ACTION OF THE ACTION OF WASHADORY, DEACHORY, POWER OF SHARWADORY AND COLOR PROME OF CONTINUENCE OF CONTINUENCE