

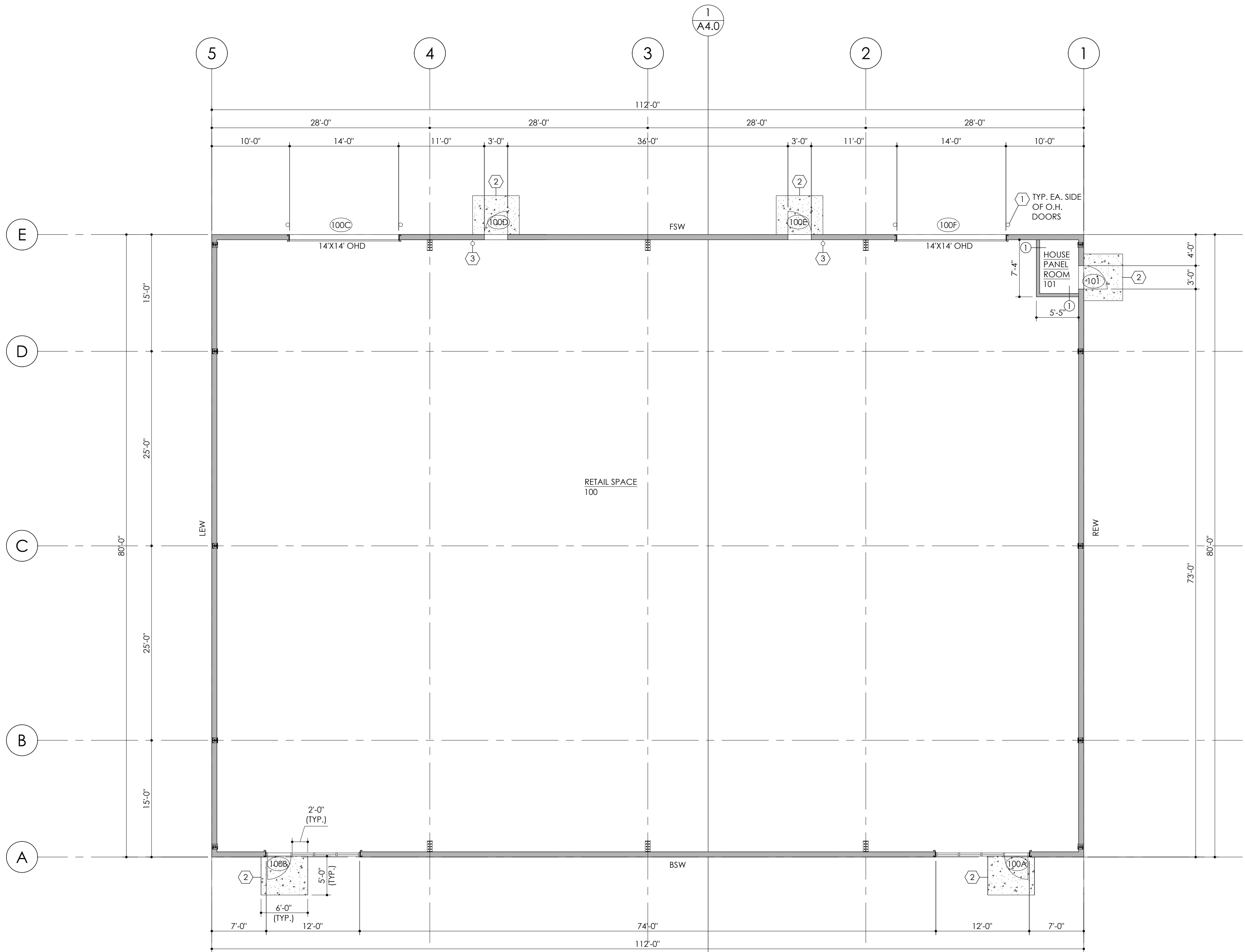
CONSTRUCTION NOTES

- ① 6" DIA. CONCRETE FILLED STEEL PIPE BOLLARDS, EXTEND 36" BELOW GRADE IN CONCRETE FTG. AND 48" ABOVE GRADE.
- ② FROST SLAB - REFER TO STRUCTURAL DRAWINGS
- ③ WALL MOUNTED FIRE EXTINGUISHER

WALL TYPE LEGEND

NOTE: ALL INTERIOR WALLS ARE TYPE 1 UNLESS OTHERWISE INDICATED.

- ① NON-RATED, NON-LOAD BEARING INTERIOR WALL: 5/8" GYPSUM BOARD EACH SIDE 6", 25 GA. METAL STUDS @ 16" O.C. EXTEND WALL CONSTRUCTION FULL HEIGHT, BRACE TOP OF WALL TO PEMB FRAME.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

5-24-2022	CONSTRUCTION
DATE	ISSUED FOR:

casearchitecture
ARCHITECTURE • PASSION • INTEGRITY
282 S. MAIN • FREELAND, MI • 989.695.9707

PROJECT:
NEW FACILITY FOR:
ISABELLA LAND MANAMGEMENT, LLC.
SOUTH ISABELLA ROAD
UNION TOWNSHIP, MICHIGAN

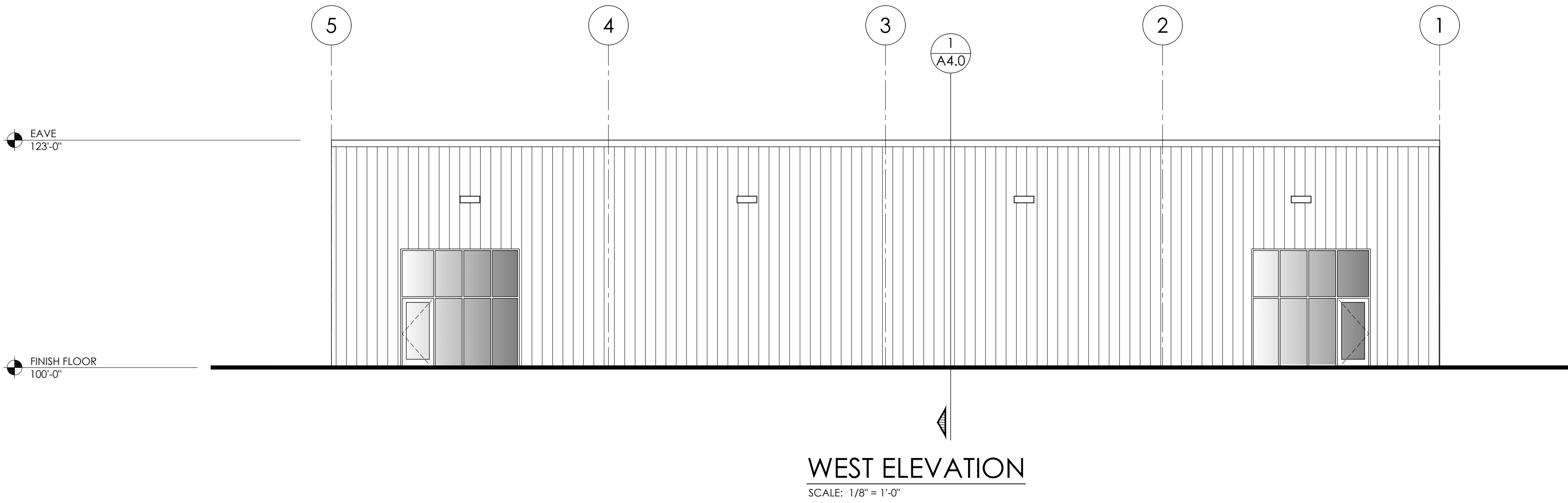
SHEET TITLE:
FLOOR PLAN

DRAWN BY:
RHC

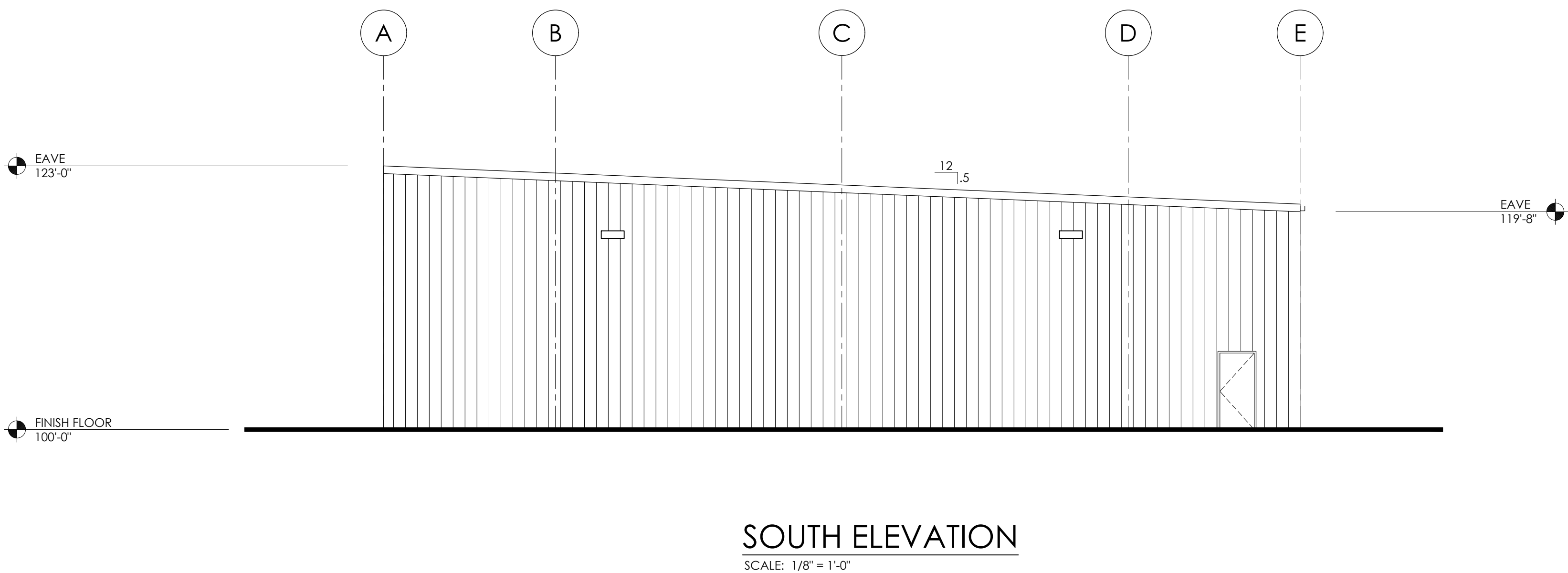
PROJECT NUMBER:
22-294-13

DRAWING NUMBER:

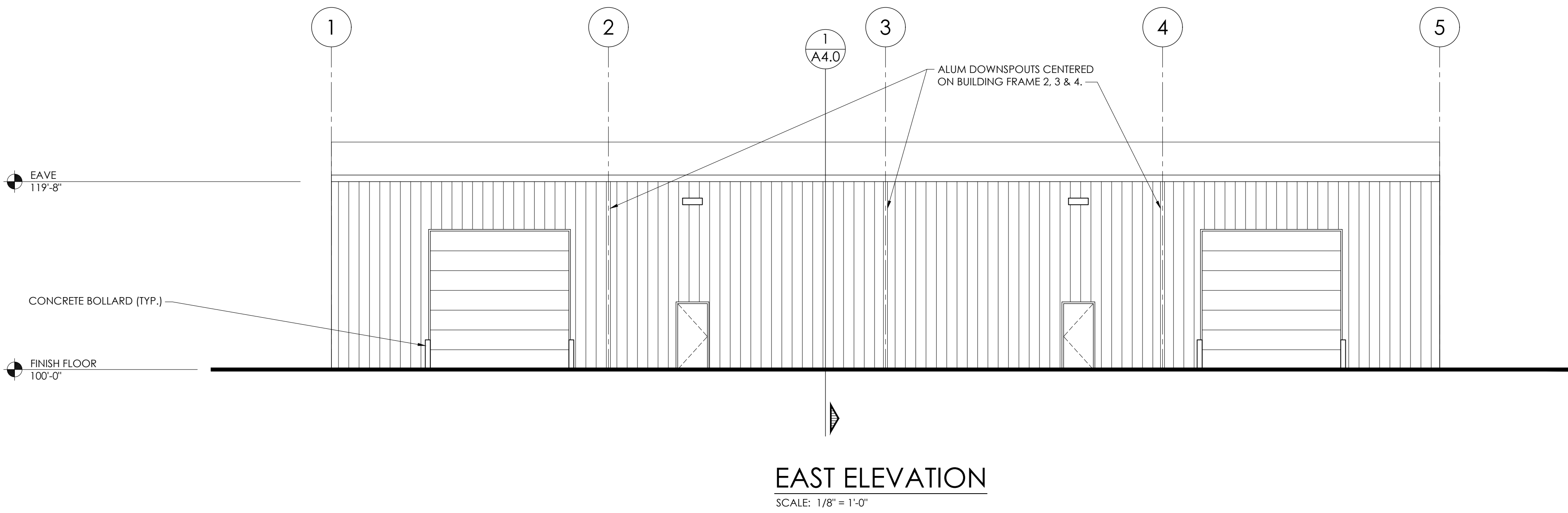
A1.0



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

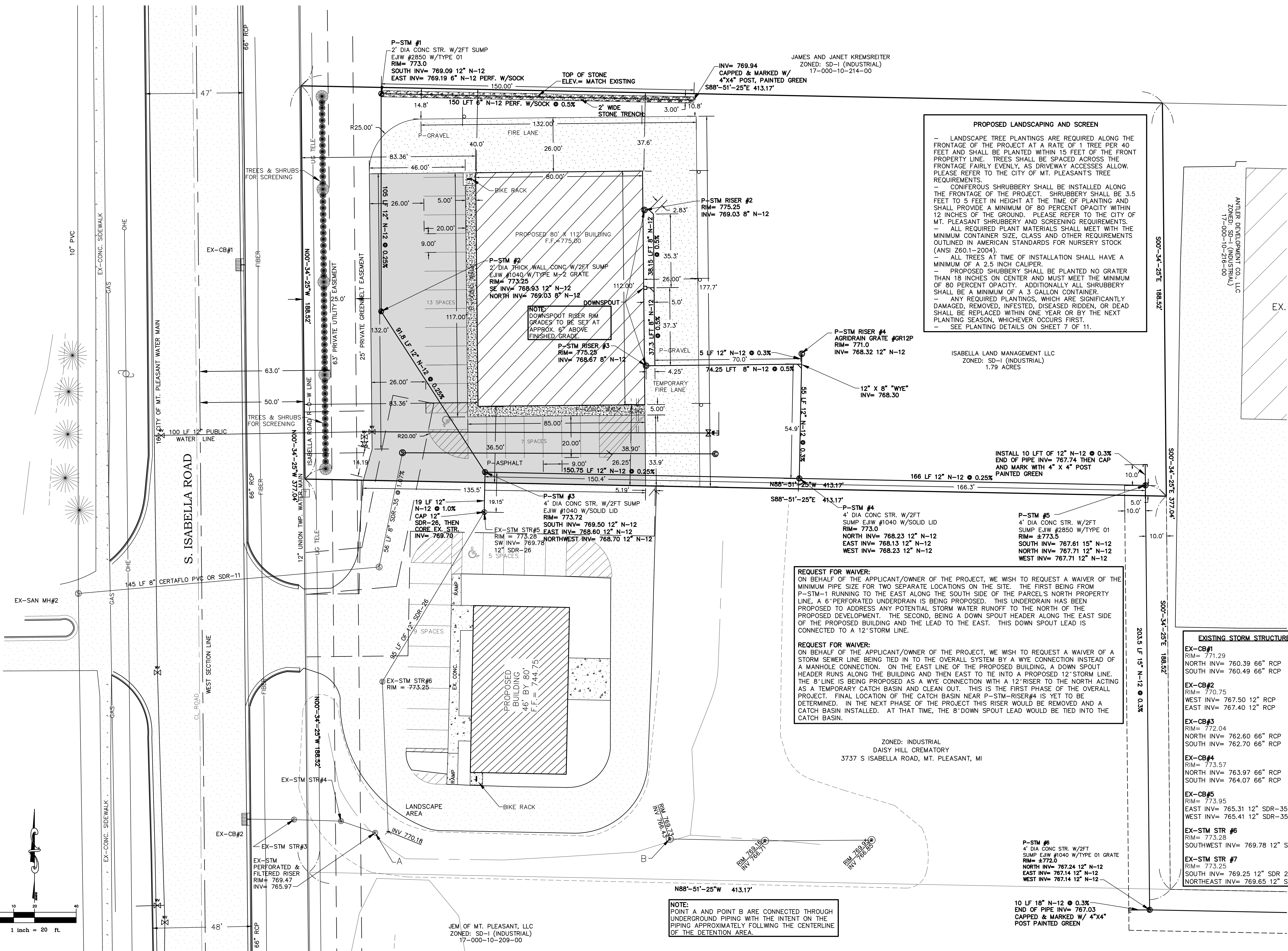
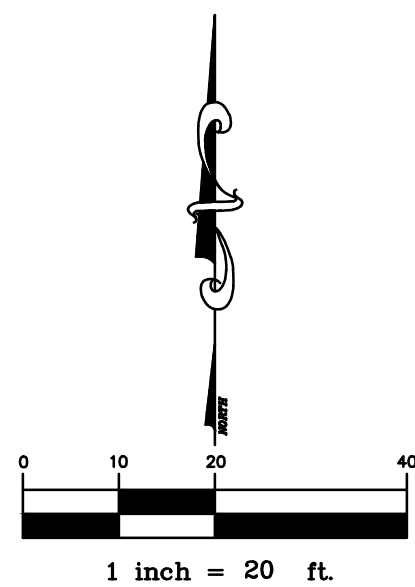
5-24-2022	CONSTRUCTION
DATE	ISSUED FOR:

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ARCHITECTURE • PASSION • INTEGRITY
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PROJECT:
NEW FACILITY FOR:
ISABELLA LAND MANAMGEMENT, LLC.
SOUTH ISABELLA ROAD
UNION TOWNSHIP, MICHIGAN

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: RHC	DRAWING NUMBER: A3.0
PROJECT NUMBER: 22-294-13	



PROPOSED LANDSCAPING AND SCREEN

- LANDSCAPE TREE PLANTINGS ARE REQUIRED ALONG THE FRONTAGE OF THE PROJECT AT A RATE OF 1 TREE PER 40 FEET AND SHALL BE PLANTED WITHIN 15 FEET OF THE FRONT PROPERTY LINE. TREES SHALL BE SPACED ACROSS THE FRONTAGE FAIRLY EVENLY, AS DRIVEWAY ACCESSES ALLOW. PLEASE REFER TO THE CITY OF MT. PLEASANT'S TREE REQUIREMENTS.
- CONIFEROUS SHRUBBERY SHALL BE INSTALLED ALONG THE FRONTAGE OF THE PROJECT. SHRUBBERY SHALL BE 3.5 FEET TO 5 FEET IN HEIGHT AT THE TIME OF PLANTING AND SHALL PROVIDE A MINIMUM OF 80 PERCENT OPACITY WITHIN 12 INCHES OF THE GROUND. PLEASE REFER TO THE CITY OF MT. PLEASANT SHRUBBERY AND SCREENING REQUIREMENTS.
- ALL REQUIRED PLANT MATERIALS SHALL MEET WITH THE MINIMUM CONTAINER SIZE, CLASS AND OTHER REQUIREMENTS OUTLINED IN AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004).
- ALL TREES AT TIME OF INSTALLATION SHALL HAVE A MINIMUM OF A 2.5 INCH CALIPER.
- PROPOSED SHRUBBERY SHALL BE PLANTED NO GRATER THAN 18 INCHES ON CENTER AND MUST MEET THE MINIMUM OF 80 PERCENT OPACITY. ADDITIONALLY ALL SHRUBBERY SHALL BE A MINIMUM OF A 3 GALLON CONTAINER.
- ANY REQUIRED PLANTINGS, WHICH ARE SIGNIFICANTLY DAMAGED, REMOVED, INFESTED, DISEASED RIDDEN, OR DEAD SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST.
- SEE PLANTING DETAILS ON SHEET 7 OF 11.

ISABELLA LAND MANAGEMENT LLC
ZONED: SD-I (INDUSTRIAL)
1.79 ACRES

REQUEST FOR WAIVER:
ON BEHALF OF THE APPLICANT/OWNER OF THE PROJECT, WE WISH TO REQUEST A WAIVER OF THE MINIMUM PIPE SIZE FOR TWO SEPARATE LOCATIONS ON THE SITE. THE FIRST BEING FROM P-STM-1 RUNNING TO THE EAST ALONG THE SOUTH SIDE OF THE PARCEL'S NORTH PROPERTY LINE. A 6" PERFORATED UNDERDRAIN IS BEING PROPOSED. THIS UNDERDRAIN HAS BEEN PROPOSED TO ADDRESS ANY POTENTIAL STORM WATER RUNOFF TO THE NORTH OF THE PROPOSED DEVELOPMENT. THE SECOND, BEING A DOWN SPOUT HEADER ALONG THE EAST SIDE OF THE PROPOSED BUILDING AND THE LEAD TO THE EAST. THIS DOWN SPOUT LEAD IS CONNECTED TO A 12" STORM LINE.

REQUEST FOR WAIVER:
ON BEHALF OF THE APPLICANT/OWNER OF THE PROJECT, WE WISH TO REQUEST A WAIVER OF A STORM SEWER LINE BEING TIED IN TO THE OVERALL SYSTEM BY A WYE CONNECTION INSTEAD OF A MANHOLE CONNECTION. ON THE EAST LINE OF THE PROPOSED BUILDING, A DOWN SPOUT HEADER RUNS ALONG THE BUILDING AND THEN EAST TO TIE INTO A PROPOSED 12" STORM LINE. THE 8" LINE IS BEING PROPOSED AS A WYE CONNECTION WITH A 12" RISER TO THE NORTH ACTING AS A TEMPORARY CATCH BASIN AND CLEAN OUT. THIS IS THE FIRST PHASE OF THE OVERALL PROJECT. FINAL LOCATION OF THE CATCH BASIN NEAR P-STM-RISER#4 IS YET TO BE DETERMINED. IN THE NEXT PHASE OF THE PROJECT THIS RISER WOULD BE REMOVED AND A CATCH BASIN INSTALLED. AT THAT TIME, THE 8" DOWN SPOUT LEAD WOULD BE TIED INTO THE CATCH BASIN.

ZONED: INDUSTRIAL
DAISY HILL CREMATORY
3737 S ISABELLA ROAD, MT. PLEASANT, MI

P-STM #6
4" DIA CONC STR. W/2FT
SUMP E.I.W. #1040 W/TYP 01 GRATE
RIM= ±772.0
NORTH INV= 767.24 12" N-12
EAST INV= 767.14 12" N-12
WEST INV= 767.14 12" N-12

EXISTING STORM STRUCTURES

EX-CB#1
RIM= 771.29
NORTH INV= 760.39 66" RCP
SOUTH INV= 760.49 66" RCP

EX-CB#2
RIM= 770.75
WEST INV= 767.50 12" RCP
EAST INV= 767.40 12" RCP

EX-CB#3
RIM= 772.04
NORTH INV= 762.60 66" RCP
SOUTH INV= 762.70 66" RCP

EX-CB#4
RIM= 773.57
NORTH INV= 763.97 66" RCP
SOUTH INV= 764.07 66" RCP

EX-CB#5
RIM= 773.95
EAST INV= 765.31 12" SDR-35
WEST INV= 765.41 12" SDR-35

EX-STM STR #6
RIM= 773.28
SOUTHWEST INV= 769.78 12" SDR 26

EX-STM STR #7
RIM= 773.25
SOUTH INV= 769.25 12" SDR 26
NORTHEAST INV= 769.65 12" SDR 26

CMS & D
SURVEYING / ENGINEERING
2257 EAST BROWNFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

HORIZONTAL & LANDSCAPE PLAN
KONWINSKI CONSTRUCTION
PART OF LOT 8 OF MT. PLEASANT INDUSTRIAL PARK
SOUTH A PART OF THE SOUTHWEST 1/4
OF SECTION 24, T14N-R4W,
CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
SUBMITTAL TO CITY OF MT. PLEASANT
PLANNING 3-25-22
SUBMITTAL TO CITY OF MT. PLEASANT DPW 4-18-22
SUBMITTAL TO OWNER FOR BIDDING 5-9-22
RESUBMITTAL TO CITY OF MT. PLEASANT
ENGINEERING 5-23-22
RESUBMITTAL TO CITY OF MT. PLEASANT
ENGINEERING 6-3-22

JOB NUMBER:
2201-002

DRAWN BY:
BTM

DESIGNED BY:
TELB

CHECKED BY:
TELB

SCALE
1" = 20'

SHEET NUMBER
3 of 11