Meeting Announcement and Agenda
Mt. Pleasant Planning Commission

Thursday, October 8, 2026, at 7:00 p.m.
City Hall Commission Chamber

I. Roll Call: Boyd, Crespy, Devenney, Friedrich, Haveles, Kingsworthy, Martinez, Ortman

II. Approval of Agenda:

III. Approval of Minutes:

A. September 3, 2026, Regular Meeting

IV. Zoning Board of Appeals report – Monthly report for September:

V. Communications:

VI. Public Hearings:

A. PSUP-SPR-26-002 – 1516 S Mission St – Raising Canes Restaurant, LLC – Request for Special Use Permit for a new drive-through restaurant.

B. PSUP-26-003 – 1110 N Fancher Street – Lowkey Properties, LLC – Request for Special Use Permit to change the Adult-Use Marihuana Grower facility from Class C to a Class B category.

VII. Site Plan Reviews:

A. None.

VIII. Public Comments:

IX. Unfinished Business:

A. None

X. New Business:

A. TC-26-03 – Introduction: Discuss proposed amendments to Table 154.410.A. Building and Lot Principal Use, Table 154.410.D. Building and Lot Accessory Uses and Section 154.410.B. Special Uses to replace Special Use Permits (SUP) with Permitted Limited (PL) Standards for missing middle housing in CD-3 Sub-Urban Character Districts, and associated modifications to their design standards within CD-3 and CD-3L Sub-Urban Large Character Districts.

B. TC-26-04 – Introduction: Discuss proposed amendments to Table 154.405.A. District Standards for all Character Districts to provide design flexibility for single-family homes and missing middle housing, particularly for the design of attached garages and building front setbacks, so that they better meet context and reflect current design trends.

XI. Staff Report:

A. Administrative Reviews

XII. Adjournment

INSTRUCTIONS TO ADDRESS THE COMMISSION DURING PUBLIC HEARING OR PUBLIC COMMENT: If in person, please proceed to the podium, state your name and address, and you will be given five minutes. To speak via Zoom, please use the raise hand feature and wait to unmute yourself until after your name is called.

All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the Personnel Office at 779-5314. A 48-hour advance notice is necessary for accommodation.

Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
September 3, 2026

I. Ortman called the meeting to order at 7:01.

Present: Crespy, Devenney, Friedrich, Haveles, Kingsworthy, Martinez, Ortman
Absent: Boyd, Doran

Staff: Manuela Powidayko, Kayleigh Cullen

II. Approval of the Agenda:

Motion by Friedrich supported by Haveles to approve the agenda.

Motion approved unanimously.

III. Approval of the Minutes:

A. August 13, 2026, Regular Meeting Minutes

Motion by Friedrich support by Haveles to approve the minutes from August 13, 2026, regular meeting as presented.

Motion approved unanimously.

B. August 13, 2026, Work Session Minutes

Motion by Devenney support by Haveles to approve the minutes from August 13, 2026, work session as presented.

Motion approved unanimously.

IV. Zoning Board of Appeals report for July:

Haveles reported that the Zoning Board of Appeals met in August to discuss variance request PZBA-26-003 at 1516 S Mission for Raising Canes Restaurants LLC, which was approved for providing a variance to the Zoning Ordinances' maximum 15 feet front setback in CD-5.

V. Communications:

Powidayko reported there were no communications received.

VI. Site Plan Review:

DRAFT

A. **PSPR-PCR-26-002 – 410 Mill St, 200 Walnut St, 208 Walnut St – Spire Development, LLC** – The applicant is requesting approval to build three buildings for a 50-unit affordable multi-family housing development.

Powidayko introduced PSPR-PCR-26-002, a request for approval for a 50-unit affordable multi-family housing development.

Powidayko reviewed all applicable zoning ordinance standards to the site plan and closed her presentation with a recommendation that the Planning Commission approve PSPR-PCR-26-002 subject to conditions.

Discussion took place.

The applicant Sean McMickle spoke about Spire Development and how the City of Mt. Pleasant competes with Detroit and other large urban centers in the Michigan State Housing Development Authority (MSHDA) competitive selection process for their Low-Income Housing Tax Credits (LIHTC) funding program. McMickle was on hand for questions from the Planning Commission.

Discussion took place.

Motion by Friedrich, supported by Devenney to approve PSUP-PCR-26-002 subject to conditions.

Ayes: Crespy, Devenney, Friedrich, Haveles, Kingsworthy, Martinez, Ortman
Nays: None

Motion passed unanimously.

VII. Public Comment

Ortman formally opened Public Comment and invited members of the public to speak.

Leroy Raghonatu of 621 S Kinney spoke in support of the project and the community of Mt. Pleasant as a whole.

VIII. Staff Report

A. Powidayko reported that the City Commission adopted the Rezoning of Crawford/Broomfield from PRD to multiple hardline zoning districts at their August 24, 2026, meeting.

IX. Adjourn

Motion by Friedrich supported by Haveles to adjourn at 7:35 p.m.

Motion approved unanimously.

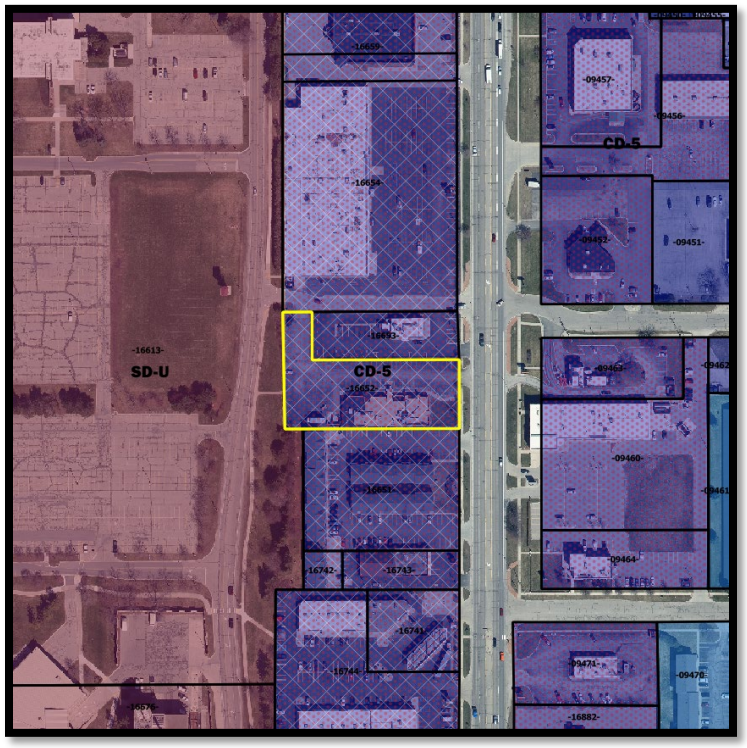
DRAFT

Planning Commission Staff Report
October 8, 2026
Reviewer: Manuela Powidayko, Director of Planning and Community Development

Special Use Permit PSUP-SPR-26-002

Location:	1516 S Mission St
Tax parcel number:	17-000-16-652-00
Zoning district:	CD-5 (Urban Center Character District)
Special requirement(s):	Student Organization Dwelling & Rooming Dwelling Restriction (limited to these areas and prohibited elsewhere); Residential/Dwelling Use Restriction
Future land use:	Mixed-Use Regional Corridor
Request:	Special Use Permit and Site Plan Review for a drive-through restaurant.
Current/prior use:	Vacant building
Applicant:	Raising Canes Restaurant, LLC (Sarah Allen)
Property owner:	Jak Rentals, LLC
Site area:	0.98 acres
Staff recommendation:	Approve PSUP-SPR-26-002 subject to conditions.

ZONING AND OVERVIEW MAP



CURRENT CONDITIONS



Current conditions viewed from the parking lot along Mission Street looking southwest



Current conditions viewed from the parking lot along E Campus Dr looking southeast

BACKGROUND:

The applicant Raising Canes Restaurant, LLC (Sarah Allen) is seeking approval for a Special Use Permit and Site Plan Review for a drive-through restaurant at 1516 S Mission St.

The proposed 3,031 square feet building will offer approximately 50 indoor seats, and the proposal also includes space for outdoor dining for approximately 12 additional patrons. The proposed site design features double drive-through lanes accommodating 22 vehicles and three mobile order pick-up stalls. The site includes a total of 32 parking spaces, 2 of which are ADA, 3 of which are reserved for pick-up orders, and the remainder 27 for staff and customers. The proposal contains enhanced pedestrian connections and bicycle infrastructure, connecting the proposed restaurant with the planned Shared-Use Pathway, funded by the Michigan Department of Transportation (MDOT) Transportation Alternatives Program (TAP) grant program. Following MDOT and City guidance, the driveway has been split into an entrance-only and a right-turn-only exit to maximize pedestrian safety and support future Mission Street boulevard conversions. The project has received a ZBA variance to the 15' max setback from Table 154.405 A. District Standards: CD-5 Urban Center Charter District (Case #PBZA-26-003).

The proposed Raising Canes restaurant aims to hire 60 staff. Their proposed hours of operation are 10am to 3am. Staff will be split into four shifts, with 15 employees working during peak hours.

Land uses and zoning on the surrounding properties are as follows:

	Current Use	Future Land Use	Zoning
Subject Property	Commercial, Restaurant (Vacant, former La Senhorita)	Mixed-Use Regional Corridor	CD-5
North	Commercial, Restaurant (Papa John's Drive-Through)	Mixed-Use Regional Corridor	CD-5
East	Commercial Restaurant (Rally's Drive-Through) & Medical (McLaren ReadyCare)	Mixed-Use Regional Corridor	CD-5
South	Residential (United and Western Islands Apartments)	Mixed-Use Regional Corridor	CD-5
West	CMU, Campus (Parking)	Campus	SD-U

SPECIAL USE PERMIT: REVIEW REQUIRED

Drive-through Restaurants not in the Central Business District can be permitted within CD-5 Urban Center Character District after receiving special use approval, as set forth under Section 154.410 (Uses). The special use review process requires a public hearing and approval by the Planning Commission.

The proposed use must comply with general standards set forth in Section 154.615.B(2). No specific special use standards set forth in Section 154.410.B(4)(g).

ANALYSIS OF THE GENERAL STANDARDS FOR SPECIAL USE APPROVAL

Special Use Condition	Consistent with Zoning
The Special Use shall be one listed as a permitted Special Use for the District or Civic Zone in which the property is located and the Use shall be consistent with the **intent and purpose of this Chapter** and the o**bjectives of the currently adopted Master Plan**.	✓ Permitted use consistent with Zoning's intent and the "Mixed-Use Regional Corridor" designation to promote redevelopment, the introduction of uses that serve as a regional destination, and to provide a mix of uses that balance vehicular access with pedestrians and bicycle users.

The Special Use shall **comply with all applicable standards** and requirements of the zoning ordinance. The Special Use shall be **operated in a manner compatible with surrounding land uses within 300 feet** measured lot line to lot line. Compatibility includes, but is not limited to, hours of operation and environmental effects (e.g. noise, light, traffic, intensity of use, density).	✓ Compatible with surrounding commercial uses, most of which are also drive-throughs (Papa Johns and Rally's). Due to extended hours of operation (10am-3am), buffering along south property line by a Hedge Screen (Taylor Juniper: hardy, narrow columnar evergreen tree) is proposed, minimizing noise, light, and intensity on the residential site.
The applicant shall demonstrate **how the use is compatible with surrounding land uses**.	✓ Compatible with surrounding drive-through restaurants. Proposed buffering and private landscaping at frontage will help minimize incompatibility with surrounding residential use.
The Special Use shall **not interfere with the general enjoyment of the surrounding area** (defined as adjacent and/or abutting properties including those properties separated by streets, alleys or other rights-of-way).	✓ Removal of obsolete building plus the proposed site improvements mentioned above, will enhance the surrounding area.
The applicant shall indicate how the Special Use **will not have an adverse impact on the surrounding neighborhood within 300 feet of its lot line** in regards to traffic, noise, architectural compatibility, hours of operation, light, odors, and the like.	✓ Double stacking will reduce the potential for street congestion. Open patio and landscaping will enhance the architecture along Mission St. Plus, patio location north of the building shields the active use from the residential site.
The Special Use shall **not be hazardous to the adjacent property**, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.	✓ See above notes regarding double stacking, patio and drive-through buffering from adjacent residential site.
The Special Use shall be adequately **served by the existing capacity of essential public facilities and services**, or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequately for the services and facilities deemed essential to the use.	✓ Per the Review Team's review process (DPW & Public Safety), the site can be served by the existing capacity of essential public facilities and services.

ANALYSIS OF THE SPECIFIC STANDARDS FOR SPECIAL USE APPROVAL

Special Use Condition	Consistent with Zoning
Drive-in or drive-through establishments, including without limitation Drive-In Restaurants, Drive-Through Restaurants and other establishments with drive-in or drive-through accommodations must comply with the following: • All drive-through requirements of this Chapter, including without limitation, those in Sections 154.412.A and 154.412.B.	✓ Proposal complies with parking, loading, driveway, dumpster and other design requirements
• A 200' stacking lane must be provided on site measured from the pick-up window. The stacking lane may not impede site circulation or access to parking spaces.	✓ Each lane is ~205', therefore compliant
• Access points shall be located at least 40 feet from the intersection of any two streets.	✓ North driveway is approximately 90' from street right-of-way intersection
• A Screen wall shall be provided at any Side Lot Line or Rear Lot Line Adjacent to CD-3L, CD-3, or CZ.	Not Applicable

SITE PLAN REVIEW: REVIEW REQUIRED

Plan Information – The application complies with all plan information requirements listed in Section 154.613 of the zoning ordinance.

Lot Occupation – The lot width remains the same (~123 ft. along Mission St) and complies with maximum lot width requirements in CD-5 districts (180 ft).

Setbacks – The proposed building does not comply with front setback requirements in the CD-5 district. However, the applicant's variance request to exceed the 15-foot front setback from the façade was approved by the ZBA.

Setback	Requirement	Proposed
Front	0 ft. min; 15 ft. max	Approximately 36 ft. from the front lot line; (28.5 ft. from where the vestibule starts).
Side	0 ft. min	Approximately 53 ft. from the north lot line, and Approximately 32 ft. from the south lot line.
Rear	3 ft. min	Approximately 203 ft. from the rear lot line (191 ft. from where the vestibule starts).

Building Standards

	Requirement	Proposed
Building Height	5 stories max, 24 ft. min and 75 ft. max	✓ 22 ft. 6 in. Minimum is 24ft, however with 10% waiver, minimum is 21 ft. 6 in.
Ceiling Height	25 ft. max (floor to ceiling)	✓ Building Height is 20 ft. therefore maximum ceiling height is complaint.
Façade Buildout	60% min	✓ Approximately 36.5% (65% with canopies), however Section 154.407.E.4. allows the Principal Frontage Buildout to be reduced due to unique circumstances. Applicant meets the min 2 out of 5 conditions: "b. The Use requires more than one access point" due to expected high traffic volumes and "d. access is unable to be provided the combination of driveways with Adjacent Lots" since Papa John's drive-through traffic direction would conflict with the proposed Use entrance.
Entrances	Main entrance at Principal Frontage	✓
Location of Building at Frontage	Parallel to Frontage Lines	✓
Façade Position	Parallel to straight Frontage Line	✓
Facade Design Proportions	Must be simple, e.g. rational (1:1, 2:1, 3:2, 4:3, etc) or irrational (√2 [1.414]:1 and 1.618:1 ["Golden Mean"]	✓ Approximately a 2:1 ratio
Blank Walls	Not Permitted at Frontage	✓ Façade is covered with windows and doors. Vestibule protrusion and different materials (brick and cement stucco) create variation.
Facade Void Area	20-60% of total Facade area	✓ Approximately 18% (20% + 10% Waiver per Section 154.604.)
Facade Openings	Windows and/or doors spaced ≤ 20 ft. apart; Square or vertical in proportion except for transoms and sidelights. In Stories above first, Facade openings must be ≤ 50% of total Facade area.	✓ Façade is covered with windows spaced every 10 ft. & 7 ft. ✓ Windows frames vertical in proportion ✓ Second story – N/A
Facade Glazing	20-60% of total Facade area	✓ Approximately 18%
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.	N/A
Facade Articulation	Facades greater than 100 ft in width shall be articulated with Building offsets	N/A (Façade width = 45 ft.)

	every 18-60 ft. Offset depth shall be either (a) between 10 and 12 in; or (b) between 4 and 6 ft. The entire Facade shall be placed within the front setback range (see illustration below).	
Finished Floor Level	If Residential: 2 ft.-6 ft. above avg. grade at Facade	N/A
Decks	Not permitted at Frontage	✓
Roof Type & Pitch	Flat, Hip, and Gable roof permitted	✓ Flat roof.
Roof Pitch	6:12 - 14:12	N/A

Vehicular Parking Standards – The proposed site plan complies with parking location rules (total of 32 parking spaces, 2 of which are ADA parking in compliance with Chapter 11 (Accessibility) of the Michigan Building Code, 3 of which are reserved for pick-up orders, and the remainder 27 for staff and customers. In addition, Section 154.412 requires that "cross access easements shall be provided between all contiguous Parking Areas". As such, applicant has noted proposed cross access easement area along the west property boundary of 1504 S Mission Street to ensure legal cross access between the Adjacent parcels and between 1504 S Mission Street and Fairfield along the west boundary. The easement will be a condition of approval.

Bicycle Parking Standards – The applicant shows three bicycle racks for a total of six bicycle parking spots, in compliance with the zoning ordinance minimum requirement (6, 1 every 5 vehicular parking).

Private Landscaping – The applicant is proposing shrubs around foundation at frontage in alignment with the CD-5 requirements.

Streetscape – The proposed development will trigger a Certificate of Occupancy, which requires compliance with the zoning ordinances' streetscape requirements. As such, any missing element (sidewalk, planter strip and street trees) needs to be provided and any streetscape in a bad condition needs to be repaired or replaced. However, the site will receive the planned Shared-Use Pathway, funded by MDOT's TAP grant. As such, the applicant is coordinating with the City and consulting team on the design of the pathway and construction schedule. This will be a condition of approval to ensure that coordination continues to occur until the pathway is completed.

Screens – The proposed parking area along the north side of the site requires screening from frontage by Streetscreen (mansory wall or evergreen hedge). The applicant has proposed landscaping and an outdoor seating area to screen such parking from Frontage. In addition, screening is required for drive-through facilities, therefore the applicant has also proposed an evergreen hedge along the south property line to screen drive-through from adjacent residential site.

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter Requirements – The proposed enclosed dumpster does not show space for recyclable materials. The applicant will need to provide a revised site plan showing both dumpsters for waste and recyclable materials as a condition of approval.

Signs – The applicant has shown signage in the submitted drawing packet however, this will be subject to a separate review process, conducted by the Building Official through a site permit application.

Lighting – The applicant has submitted a lighting plan. The photometrics show two different kinds of LED pole fixtures. A few footcandle measurements seem to exceed the maximum allowed (0.5 footcandle) along the south property boundary (adjacent to residential parcel) per Section § 96.13

LIGHTING STANDARDS of the Mt. Pleasant, Michigan City Code, therefore ensuring compliance will be a condition of approval.

PUBLIC COMMENTS

No comments.

REVIEW COMMITTEE COMMENTS:

Building Safety – Comments are attached.

Public Works – Comments are attached.

Public Safety – Comments are attached.

ANALYSIS:

The proposed site plan is consistent with the future land use identified in the Master Plan (Mixed-Use Regional Corridor) and helps further the Master Plan and the Zoning Ordinance's goals for a greater mix of uses and more infill development.

More specifically, the proposed development will:

- Add to the range of food options along Mission, and one that contributes to Mission Street as a regional destination;
- Provide a design of a car-oriented use that is at the same time more pedestrian-friendly;
- Utilize the City's resources more efficiently through an infill development in an area with existing infrastructure.

With the conditions laid out in this report, and ZBA variance approval, the proposal will be able to comply with the zoning ordinance standards for new development in CD-5 districts. With the findings stated in this report, the following actions are offered for consideration by the Planning Commission.

STAFF RECOMMENDATION:

Approve PSUP-SPR-26-002, subject to the following conditions:

1. The applicant shall submit a revised site plan showing an additional receptacle for recyclable materials within the trash enclosure plan;

2. The applicant shall coordinate with the Engineering and Planning Departments for review of the proposed cross access easement between 1504 S Mission Street and Fairfield Drive, and provide a copy of the recorded easement to the City;

3. The applicant shall coordinate with the City and MDOT regarding the design and timing of construction of the shared use pathway along the Frontage;

4. The applicant must ensure compliance with Section § 96.13 LIGHTING STANDARDS of the Mt. Pleasant, Michigan City Code.

5. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Raising Cane's Mt Pleasant

1516 S. Mission Street, Mt. Pleasant, MI 48858

Project Narrative

The proposed development at 1516 S. Mission Street is for a Raising Cane's. Raising Cane's is a quick-serve restaurant that was founded in 1996 in Baton Rouge, LA by its founder, Todd Graves. The restaurant has ONE LOVE, which is chicken, as evident by the minimal menu that includes: chicken fingers, fries, coleslaw, and Texas toast. The food is always cooked to order to ensure the best quality and flavor possible. Raising Cane's is not a chain restaurant, but is part of the community, starting with the name of the city being part of the painted mural on the side of the building. The restaurant not only employs people from the area but gives back to the community in several ways by promoting education, feeding the hungry, pet welfare, local community involvement and more.

The subject property has been developed previously and is currently a vacant restaurant. The proposed Raising Cane's building itself promotes visual esthetics with variations not only in the architecture, but the building materials themselves. All of this with the variations in the heights of the building, along with the ample landscaping around the building provides an aesthetically pleasing structure that accents the development unlike the fast food 'box' style of many businesses. The structure is approximately 3,301 square feet, including a Trex corral at the rear of the building for operations. The main building is comprised of alternating vertical and horizontal metal panels with accents of Nichiha panels. The roof line around the exterior is at 21'-0".

The proposed site plan design includes dual 12' drive-thru lanes, on- site parking, and a patio on the northeast side of the building for outdoor dining. The site has two existing connections to existing roadways: Mission Street at the east side of the site and Fairfield Drive at the northwest corner of the site. The proposed site plan would provide pedestrian access to existing sidewalk on the east and west sides of our site. This use is in line with the City of Mt. Pleasant's Master Plan and Zoning Ordinance as the site use is within the property's CD-5 zoning, and both properties that border the subject property are also zoned CD-5.

Raising Cane's Mt. Pleasant location will have approximately 60 employees, with an average of 15 employees per shift. The restaurant will be open Sun - Sat: 10:00am - 3:00am. The drive-thru will have the same hours of operation.

The proposed special land use plans were designed for minimal impact on all adjacent properties. All proposed parking stalls and vehicular circulation are kept within the subject property limits. There are no proposed outdoor storage areas, and all mechanical equipment will be screened and will not harm the aesthetic of neighboring properties. Traffic, photometric, landscape, and circulation plans are designed to add value to the City of Mt Pleasant and promote the public and natural environment's health and safety. Raising Cane's hopes to turn the currently vacant property at 1516 S. Mission Street into another attractive business destination along the City of Mt. Pleasant's Mission Street business and entertainment corridor.

VIII. APPLICATION DEADLINES

Planning Commission meetings are generally held on the first Thursday of the month at 7:00 p.m. in the City Hall Commission Chambers. The submission deadline for each meeting is described in the attached Planning Commission meeting calendar.

Upon receipt of a complete application, the Planning Commission will hold a public hearing at its next regular meeting. Notice will be published in the Morning Sun and mailed to all property owners within 300 feet of the subject property. The City will also place a *Notice of Land Use Action* sign or signs on the property to notify the community of the public hearing.

Following the public hearing, the Planning Commission may approve, deny, or approve the request with conditions. Conditions imposed by the Planning Commission are considered an integral part of the Special Use Permit.

IX. REVIEW CRITERIA

The Zoning Ordinance imposes the following general requirements on the use requested by the applicant (see Section 154.615.B for details). Under each requirement, the applicant should explain, in writing with supporting evidence, how the proposed use satisfies the requirements. For those requirements where there is potential for negative or adverse effects, applicant will propose measures to mitigate such effects.

(1) The Special Use or Special Regulated Use shall be one listed as a permitted Special Use ("SUP") or Special Regulated Use ("SRU") for the District or Civic Zone in which the property is located and the Use shall be consistent with the intent and purpose of this Chapter and the objectives of the currently adopted Master Plan.

Drive-through restaurants are listed as "Permitted with Special Use Permit" for the CD-5 District, in Table 154.410A of the Zoning Ordinance. To the best of our knowledge, we are proposing to be consistent with the intent and purpose of this Chapter and the objectives currently adopted in the Master Plan.

(2) The Special Use or Special Regulated Use shall comply with all applicable standard and requirements of this Chapter. The Special Use or Special Regulated Use shall be operated in a manner compatible with surrounding land Uses within 300 feet measured Lot Line to Lot Line. Compatibility includes, but is not limited to, hours of operation and environmental effects (e.g. noise, light, traffic, intensity of Use, density).

To the best of our knowledge, the proposed development will comply with all applicable standards and requirements of this Chapter. The proposed development will be operated in a manner compatible with the surrounding land uses (Rally's and Papa Johns Pizza).

(3) Applicant shall demonstrate how the Use is compatible with surrounding land Uses.

The proposed development is compatible with adjacent land uses, as it is in close vicinity to other restaurants along Mission Street (127-BR), including Rally's and Papa Johns Pizza. Rally's is also a drive-through restaurant. The Raising Cane's development shall also abide by the criteria required to permit a drive-through restaurant within the CD-5 District.

(4) The Special Use or Special Regulated Use shall not interfere with the general enjoyment of the surrounding area (defined as Adjacent and/or abutting properties including those properties separated by streets, Alleys or other rights-of-way).

The proposed development will not interfere with the general enjoyment of the surrounding area. The proposed development is in close vicinity to other restaurants (Rally's and Papa Johns Pizza), matching the use of the surrounding area. The Raising Cane's development shall not impede upon these existing surrounding developments. We will be upgrading the landscaping and beauty of the site for appearance improvements, which can contribute to increased enjoyment from the surrounding area.

(5) The applicant shall indicate how the Special Use or Special Regulated Use will not have an adverse impact on the surrounding neighborhood within 300 feet of its Lot Line in regards to traffic, noise, architectural compatibility, hours of operation, light, odors, and the like.

The proposed development will incorporate a dual drive-through which promotes a safe environment for customer stacking and circulation. The site design is oriented to provide safe and efficient traffic circulation for the public, and to mitigate conflict with the neighboring properties. The proposed development will be operated in a manner compatible with the surrounding land uses (Rally's and Papa Johns Pizza).

(6) The Special Use or Special Regulated Use shall not be hazardous to the Adjacent property, or involve Uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of Persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.

The proposed development will not involve uses, activities, materials, or equipment that would result in excessive production of traffic, noise, smoke, odor, fumes, or glare. The site layout is designed to maximize drive-through stacking on site, which will minimize traffic congestion.

(7) The Special Use or Special Regulated Use shall be adequately served by the existing capacity of essential public facilities and services, or it shall be demonstrated that the Person responsible for the proposed Special Use or Special Regulated Use shall be able to continually provide adequately for the services and facilities deemed essential to the Use under consideration.

The property is served by all necessary utilities via utility main lines on Mission Street (127-BR). This is evident by both the ALTA/TOPO survey as well as the existing building that was previously developed and operational on this property. The site provides direct access to Mission Street (127-BR) and Fairfield Drive via curb cuts that match the general location in existing conditions.

X. WRITTEN STATEMENTS

Each Special Use Permit or Special Regulated Use Permit application is required to include written statements regarding the following, in accordance with Section 154.615.D.

(1) Explaining how the Special Use or Special Regulated Use shall not substantially injure the financial value of surrounding properties, and shall not hinder or discourage the appropriate Development or Use of Adjacent properties.

The proposed development has been designed to promote a safe environment for customers to place and pick up orders. Providing a safe and efficient service will contribute to improved economic well-being and welfare to the community and City.The proposed development will be operated in a manner compatible with the surrounding land uses (Rally's and Papa Johns Pizza) and is therefore not anticipated to hinder or discourage any adjacent properties.

(2) Addressing each of the conditions or requirements for the Special Use, Special Regulated Use, or permit, as set forth in Section 154.410 and Section 154.615.

The development shall comply with the conditions and requirements set forth in Sections 154.410 and 154.615. Applicable conditions are addressed below:

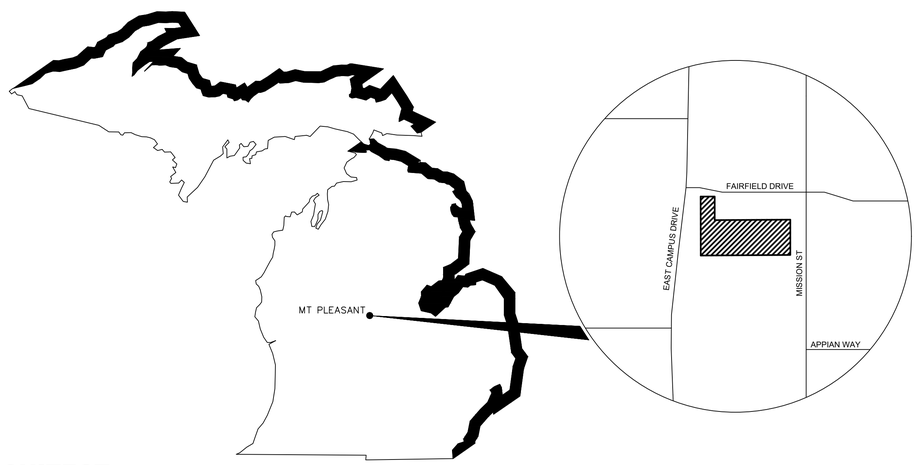
Section 154.410.B.4.g Requirements:
i. The proposed development shall comply with Sections 154.412.A and 154.412.B.
ii. A min. of a 200' stacking lane is being provided. The stacking lane does not impede site circulation or access to the parking stalls, as the drive-through lanes are being provided on the south face of the site.
iii. Access points are located at least 40' from the intersection of any two streets. The two curb cuts proposed along Mission have been discussed and recommended by MDOT and the City and the existing curb cut along Fairfield will remain.
iv. A hedge wall is being provided to the south to provide screening.

CIVIL CONSTRUCTION PLANS FOR

RAISING CANE'S C1626
1516 S MISSION ST
CITY OF MT PLEASANT
ISABELLA COUNTY, MI 48858

GOVERNMENT/UTILITY CONTACTS

PLANNING & ZONING DEPARTMENT CONTACT:	PLANNING AND COMMUNITY DEVELOPMENT CITY OF MT PLEASANT 320 W BROADWAY MT PLEASANT, MI 48858 MANUELA POWIDAYKO 989-779-5346
STORM SEWER CONTACT:	ENGINEERING DEPARTMENT CITY OF MT PLEASANT 320 W. BROADWAY ST MT PLEASANT, MI 48858 STACIE TEWARI 989-779-5404
SANITARY SEWER CONTACT:	ENGINEERING DEPARTMENT CITY OF MT PLEASANT 320 W. BROADWAY ST MT PLEASANT, MI 48858 STACIE TEWARI 989-779-5404
WATER PROVIDER CONTACT:	ENGINEERING DEPARTMENT CITY OF MT PLEASANT 320 W. BROADWAY ST MT PLEASANT, MI 48858 STACIE TEWARI 989-779-5404
POWER COMPANY CONTACT:	CONSUMERS ENERGY FREDDY C. 800-805-0490
NATURAL GAS COMPANY CONTACT:	DTE ENERGY 800-338-0178
TELEPHONE COMPANY CONTACT:	FRONTIER/VERIZON JAMES 844-890-6952



SITE LOCATION MAP
(NOT TO SCALE)

NOTES:

1. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	ALTA SURVEY
V0.1	ALTA SURVEY
C1.0	SITE KEYNOTE PLAN
C1.1	DIMENSION CONTROL PLAN
C1.2	STRIPING AND SIGNAGE PLAN
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	EX. SWM CALCULATIONS
C5.1	PR. SWM CALCULATIONS
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS

ENGINEER
Kimley»Horn of Michigan, Inc.
3000 TOWN CENTER
SUITE 2600
SOUTHFIELD, MI 48075
PH. (313) 572-1648
KalebSondgerath@kimley-horn.com
CONTACT: KALEB SONDGERATH, P.E.

OWNER/DEVELOPER
RAISING CANE'S RESTAURANTS, L.L.C.
6800 BISHOP ROAD
PLANO, TX 75024
(P) (469) 863 - 4376
SAllen12@raisingcanes.com
CONTACT: SARAH ALLEN

ARCHITECT
ADA ARCHITECTS
ADA ARCHITECTS, INC.
17710 DETROIT AVENUE
LAKEWOOD, OH 44107
(P) (216) 521-5134
djohnston@adaarchitects.com
CONTACT: DUSTIN JOHNSTON

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

MISS DIG System, Inc.
1-800-482-7171
CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

DATUM: NAVD88

SBM #A CUT X WEST END OF GUARD RAIL,±85' SOUTH OF SOUTH BACK OF CURB OF FAIRFIELD DRIVE AND ±34' WEST OF WEST FACE 1516 S MISSION STREET
ELEVATION=787.43

SBM #B NAIL WEST SIDE OF UTILITY POLE, ±20' NORTH OF NORTH BACK OF CURB FOR DRIVEWAY AND ±20' WEST OF WEST BACK OF CURB OF MISSION STREET
ELEVATION=788.56

LEGAL DESCRIPTION

(PER TITLE AGENCY: STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO: 26000090036, EFFECTIVE DATE: JANUARY 28, 2026)

SCHEDULE A DESCRIPTION:

LAND SITUATED IN THE CITY OF MT PLEASANT, COUNTY OF ISABELLA, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEING A COMBINATION OF THE FOLLOWING DESCRIBED PARENT PARCELS:

A PARCEL OF LAND BEING APART OF THE SOUTHEAST 1/4 OF SECTION 22, T14N, R4W, CITY OF MI PLEASANT, ISABELLA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 22; THENCE SOUTH, 660 FEET ALONG THE SECTION LINE; THENCE WEST, 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH, PARALLEL WITH THE EAST SECTION LINE, 206 FEET; THENCE WEST, 33 FEET; THENCE NORTH, PARALLEL WITH THE EAST SECTION LINE, 206 FEET; THENCE EAST, 33 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING 50 FEET WEST AND 742.5 FEET SOUTH OF THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 4 WEST, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN; THENCE WEST 264 FEET; THENCE NORTH 82.5 FEET; THENCE WEST 16 FEET; THENCE SOUTH 206 FEET; THENCE EAST 280 FEET; THENCE NORTH 123.5 FEET TO THE PLACE OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY)
COMMONLY KNOWN AS: 1516 S MISSION ST.

TAX PARCEL ID: 17-000-16652-00

BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING DESCRIPTION:

(LEGAL TO BE PROVIDED)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, KALEB SONDGERATH, A LICENSED PROFESSIONAL ENGINEER OF MICHIGAN, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF RAISING CANE'S RESTAURANTS, L.L.C. BY KIMLEY-HORN OF MICHIGAN, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS July 26, A.D., 2026.

MICHIGAN LICENSED PROFESSIONAL ENGINEER 6201311398
MY LICENSE EXPIRES ON JULY 14, 2028
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

STATE OF MICHIGAN · KALEB SONDGERATH · 6201311398 · PROFESSIONAL ENGINEER · NOT APPROVED FOR CONSTRUCTION

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

CONSULTANT:
Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

PERMIT/ BID DATE ISSUANCE: 08.10.26

TITLE SHEET

SHEET NAME:

C0.0

SHEET NUMBER:

LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO: 26000090036, EFFECTIVE DATE: JANUARY 28, 2026)

SCHEDULE A DESCRIPTION:

LAND SITUATED IN THE CITY OF MT PLEASANT, COUNTY OF ISABELLA, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEING A COMBINATION OF THE FOLLOWING DESCRIBED PARENT PARCELS:

A PARCEL OF LAND BEING APART OF THE SOUTHEAST 1/4 OF SECTION 22, T14N, R4W, CITY OF MI PLEASANT, ISABELLA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 22; THENCE SOUTH, 660 FEET ALONG THE SECTION LINE; THENCE WEST, 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH, PARALLEL WITH THE EAST SECTION LINE, 206 FEET; THENCE WEST, 33 FEET; THENCE NORTH, PARALLEL WITH THE EAST SECTION LINE, 206 FEET; THENCE EAST, 33 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING 50 FEET WEST AND 742.5 FEET SOUTH OF THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 4 WEST, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN; THENCE WEST 264 FEET; THENCE NORTH 82.5 FEET; THENCE WEST 16 FEET; THENCE SOUTH 206 FEET; THENCE EAST 280 FEET; THENCE NORTH 123.5 FEET TO THE PLACE OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY)
COMMONLY KNOWN AS: 1516 S MISSION ST.

TAX PARCEL ID: 17-000-16652-00

BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING DESCRIPTION:

(LEGAL TO BE PROVIDED)

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND
(LAT: 43°36'54.52448"N, LON: 84°46'08.85020"W, ELEV: 677.535, SCALE FACTOR: 1.00004428).

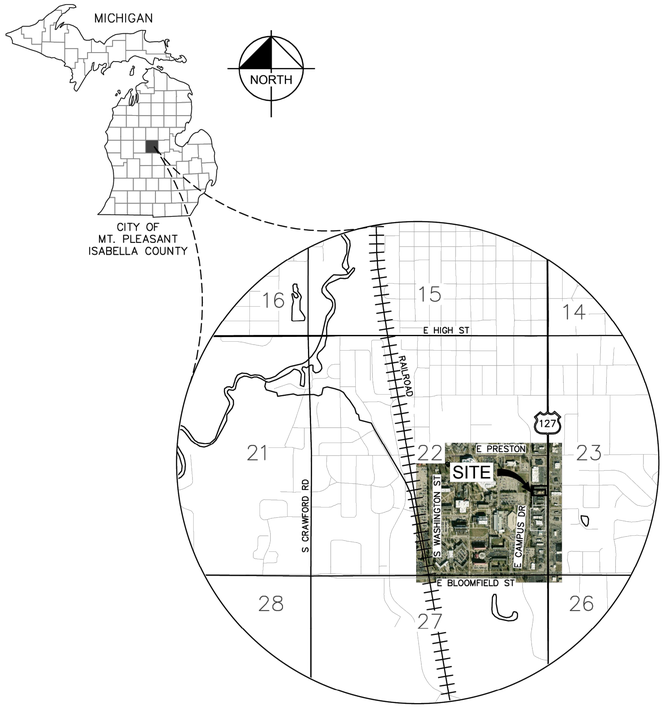
MISCELLANEOUS NOTES

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA SOUTH MISSION STREET AND FAIRVIEW DRIVE, PUBLIC RIGHT-OF-WAYS.
2. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE AGENCY: STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO: 26000090036, EFFECTIVE DATE: JANUARY 28, 2026.

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT NO: 26000090036
EFFECTIVE DATE: JANUARY 28, 2026

(NO SURVEY EXCEPTIONS)



LOCATION MAP

SHEET INDEX

1. ALT-1 = ALTA COVER
2. ALT-2 = ALTA SURVEY

UTILITY/REFERENCE INFO

WATER CHILLED:	CENTRAL MICHIGAN UNIVERSITY (CMU)
PHONE:	989-774-6547
RECEIVED:	03/06/2026
WM:	CITY OF MT. PLEASANT ≈ CMU
PHONE:	989-506-4567 ≈ 989-774-6547
RECEIVED:	02/20/2026 ≈ 03/06/2026
SAN:	CITY OF MT. PLEASANT ≈ CMU
PHONE:	989-506-4567 ≈ 989-774-6547
RECEIVED:	02/20/2026 ≈ 03/06/2026
STORM:	CITY OF MT. PLEASANT ≈ CMU
PHONE:	989-506-4567 ≈ 989-774-6547
RECEIVED:	02/20/2026 ≈ 03/06/2026
STEAM:	CMU
PHONE:	989-774-6547
RECEIVED:	02/20/2026 (CLEAR)
GAS:	DTE ENERGY
PHONE:	989-944-4806
RECEIVED:	02/24/2026
ELEC:	CONSUMERS ENERGY ≈ CMU
PHONE:	219-500-2070 ≈ 989-774-6547
RECEIVED:	02/20/2026 ≈ 03/06/2026
CABLE:	CHARTER COMMUNICATIONS
PHONE:	800-778-9140
RECEIVED:	02/20/2026
CABLE:	CMU
PHONE:	989-774-7144
RECEIVED:	02/20/2026 (CLEAR)
PHONE/FIBER:	FRONTIER/VERIZON
PHONE:	800-778-9140
RECEIVED:	02/27/2026
PHONE & FIBER:	CENTRAL MICHIGAN UNIVERSITY
PHONE:	989-774-7144
RECEIVED:	02/20/2026 (CLEAR) & 02/23/2026 (CLEAR)
FIBER:	CMS INTER.NET, LLC
PHONE:	989-330-9140
RECEIVED:	NO RESPONSE
FIBER:	KEPS TECHNOLOGIES, INC. ≈ WNN TELCOM
PHONE:	517-999-9999 ≈ 989-953-9886
RECEIVED:	02/20/2026 ≈ 02/23/2026

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON;
   A. SURVEYED MEASUREMENTS
   B. MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
   C. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
   D. PRIVATE UTILITY LOCATE SERVICES PERFORMED BY BLOOD HOUND ON MARCH 3, 2026.
2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

TABLE A NOTES

(FOR TABLE "A" ITEMS NOT LISTED BELOW, SEE PLAN VIEW ON ALT-2 SHEET FOR MORE INFORMATION)

ITEM 2: THE POSTED ADDRESS ON SITE IS 1516 S MISSION STREET.

ITEM 3: FLOOD ZONE
FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ISABELLA, COMMUNITY PANEL NO. (26073C0309D), EFFECTIVE DATE FEBRUARY 5, 2014.

ITEM 6(a) and 6(b): ZONING

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY 2021 ALTA/NSPS STANDARDS TABLE A ITEMS 6(A) & 6(B).

THIS ZONING INFORMATION SHOWN HEREIN WAS TAKEN FROM THE MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES, CHAPTER 154: ZONING ORDINANCES, EFFECTIVE DATE: 2017.

ZONING CLASSIFICATION: (CD5 (URBAN CENTER) WITH RESIDENTIAL/DWELLING USE RESTRICTIONS AND WITH STUDENT ORGANIZATION DWELLING ROOMING DWELLING RESTRICTIONS).

THE BUILDING SETBACK REQUIREMENTS ARE SUBJECT TO FURTHER INTERPRETATION BY THE LOCAL ZONING AUTHORITY LISTED BELOW AND ARE NOT PLOTTED OR SHOWN HEREON. FOR FURTHER INTERPRETATION OF THE BUILDING SETBACK REQUIREMENTS OR OTHER APPLICABLE ZONING REGULATIONS, PLEASE REFER TO THE LOCAL ZONING AUTHORITY LISTED BELOW.

ITEM 9: EXISTING PARKING
NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

67	REGULAR SPACES	XX	REGULAR SPACES
2	BARRIER FREE SPACES	XX	BARRIER FREE SPACES
69	TOTAL PARKING SPACES		

ITEM 16: AT THE TIME OF THIS SURVEY "EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK" WAS NOT OBSERVED.

ITEM 17: AT THE TIME OF THIS SURVEY, INFORMATION REGARDING PROPOSED CHANGES TO RIGHT OF WAY LINES WAS NOT MADE AVAILABLE BY THE CONTROLLING JURISDICTION.
EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19: CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

CERTIFICATION

TO: STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 4, 2026.

MARC E. BUDZINSKI, PS
PROFESSIONAL SURVEYOR
NO. 4001053492

DATE OF PLAT OR MAP:

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MONUMENT ENGINEERING GROUP ASSOCIATES, INC.

298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB)

DRAFT

Call MISS DIG
3 full working days before you dig:
Michigan's One-Call — Utility Notification Organization
1-800-482-7171
www.missdig.org

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

THIS SURVEY PREPARED FOR:

Kimley»Horn
KIMLEY-HORN OF MICHIGAN, INC.

3000 TOWN CENTER, SUITE 2600,
SOUTHFIELD, MI 48075
PHONE: 313-572-1560
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY

1516 S MISSION STREET
TAX ID: 17-000-16-652-00
PART OF SE 1/4, SECTION 22, T14N-R4W
CITY OF MT. PLEASANT, ISABELLA COUNTY, M.

PLAN SUBMITTALS/REVISIONS	DATE

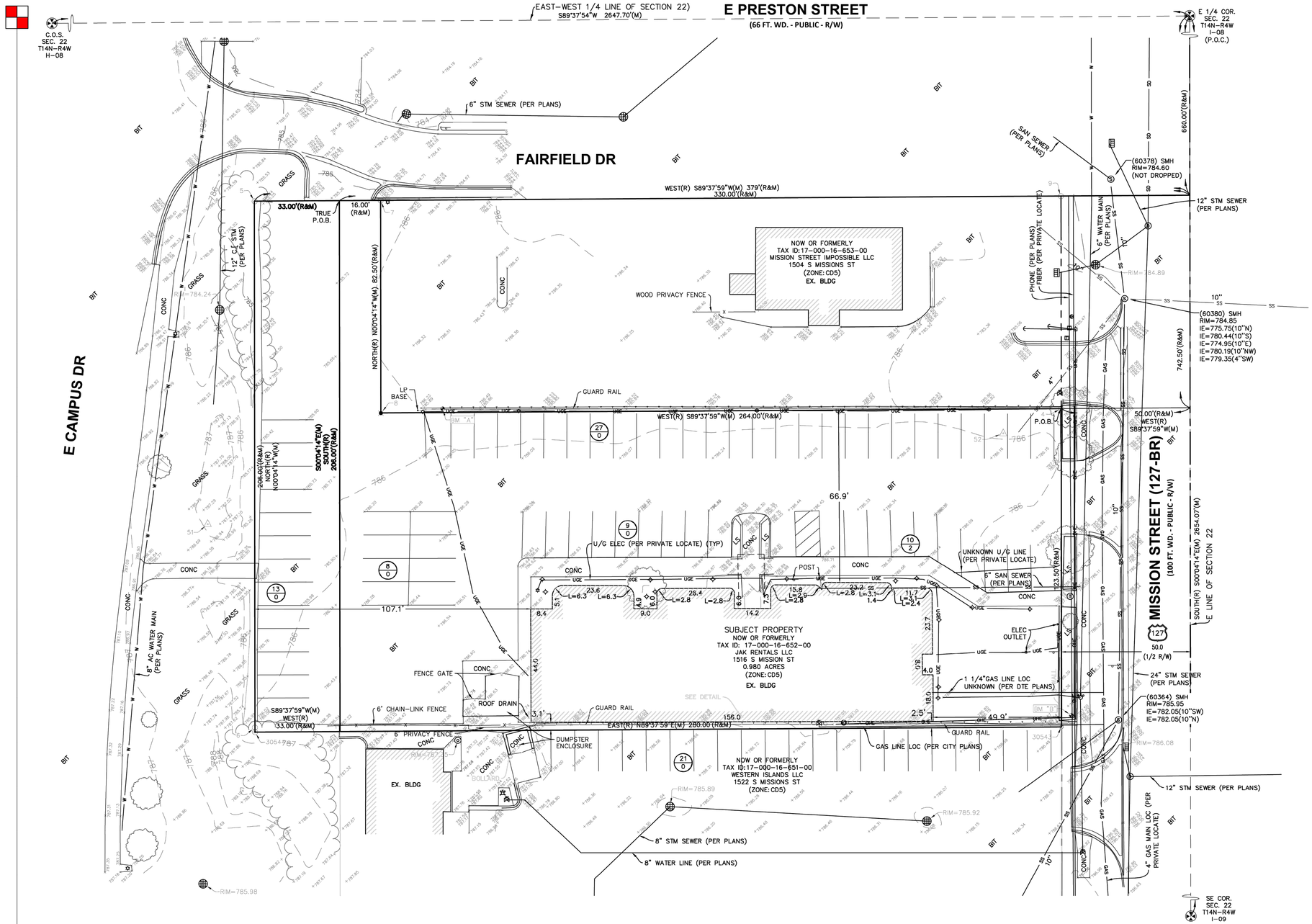
ORIGINAL ISSUE DATE: 03/13/2026

PROJECT NO: 26-036

SCALE: N/A
0 1/2" 1"

FIELD: DS/JJ
DRAWN BY: DAB
DESIGN BY: N/A
CHECK BY: MEB

V0.0



EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- CONTROL POINT
- FOUND SECTION CORNER
- FOUND MONUMENT
- SET IRON ROD
- SET MAG NAIL
- FOUND IRON PIPE
- FOUND IRON ROD
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- WETLAND FLAG
- HANDICAP SYMBOL
- LEFT/RIGHT TURN ARROW
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- SATELLITE DISH
- CALL BOX
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- ACCESS COVER
- FUEL TANK LID
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- OIL MARKER
- AC UNIT
- AREA LIGHT
- CROSSWALK SIGNAL
- DUCT BANK
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL RISER
- ELECTRICAL TRANSFORMER
- ELECTRICAL VAULT
- GUY POLE/WIRE
- POWER POLE
- PEDESTRIAN PUSHBUTTON
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STEAM MANHOLE
- STORM CLEANOUT
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER MANHOLE
- WATER VALVE
- WATER SPIGOT
- WATER SHUTOFF
- STUMP
- TREE

- BUILDING
- SWALE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TREE LINE
- TOE OF SLOPE
- TOP OF BANK
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE
- OVERHEAD CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND FUEL
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

DATUM: NAVD88

SBM #A CUT X WEST END OF GUARD RAIL,±85' SOUTH OF SOUTH BACK OF CURB OF FAIRFIELD DRIVE AND ±34' WEST OF WEST FACE 1516 S MISSION STREET
ELEVATION=787.43

SBM #B NAIL WEST SIDE OF UTILITY POLE, ±20' NORTH OF NORTH BACK OF CURB FOR DRIVEWAY AND ±20' WEST OF WEST BACK OF CURB OF MISSION STREET
ELEVATION=788.56

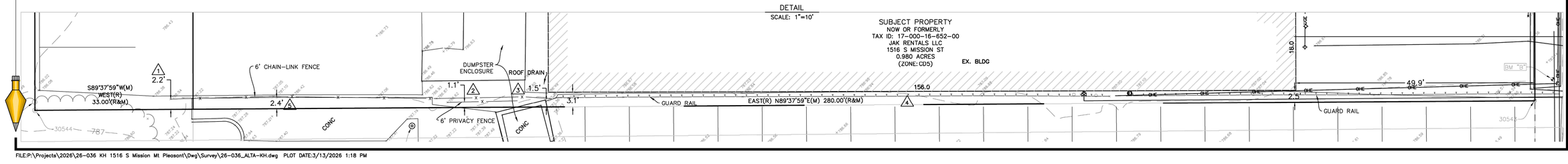
SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY THE FOLLOWING OBSERVATIONS WERE MADE. NO DOCUMENTATION WAS PROVIDED OR FOUND ADDRESSING THESE OBSERVATIONS. OTHER FEATURES, APPARENT USES, AND/OR IMPROVEMENTS MAY EXIST IN ADDITION TO THOSE NOTED BELOW.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

1. 6' CHAIN LINK FENCE APPEARS TO LIE A MAXIMUM DISTANCE OF 2.2 FEET OVER THE SOUTH PROPERTY LINE.
2. WOOD PRIVACY FENCE APPEARS TO LIE A MAXIMUM DISTANCE OF 1.1 FEET OVER THE SOUTH PROPERTY LINE.
3. DUMPSTER ENCLOSURE WALL APPEARS TO LIE A MAXIMUM DISTANCE OF 1.5 FEET OVER THE SOUTH PROPERTY LINE.
4. SOUTHERN ADJOINERS PAVING AND PARKING EXTENDS TO THE SOUTH LINE OF BUILDING ON SUBJECT PARCEL.
5. CONCRETE APPEARS TO LIE A MAXIMUM DISTANCE OF 2.4 FEET OVER THE SOUTH PROPERTY LINE.

DETAIL
SCALE: 1"=10'



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

Monument Engineering Group Associates, Inc.

298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB)

DRAFT

Call MISS DIG
3 full working days before you dig:
Michigan's One-Call — Utility Notification Organization
1-800-482-7171
www.missdig.org

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

THIS SURVEY PREPARED FOR:

Kimley»Horn
KIMLEY–HORN OF MICHIGAN, INC.
3000 TOWN CENTER, SUITE 2600,
SOUTHFIELD, MI 48075
PHONE: 313–572–1560
WWW.KIMLEY–HORN.COM

ALTA/NSPS LAND TITLE SURVEY

1516 S MISSION STREET
TAX ID: 17–000–16–652–00
PART OF SE 1/4, SECTION 22, T14–R4W
CITY OF MT. PLEASANT, ISABELLA COUNTY, M.

PLAN SUBMITTALS/REVISIONS	DATE

ORIGINAL ISSUE DATE: 03/13/2026

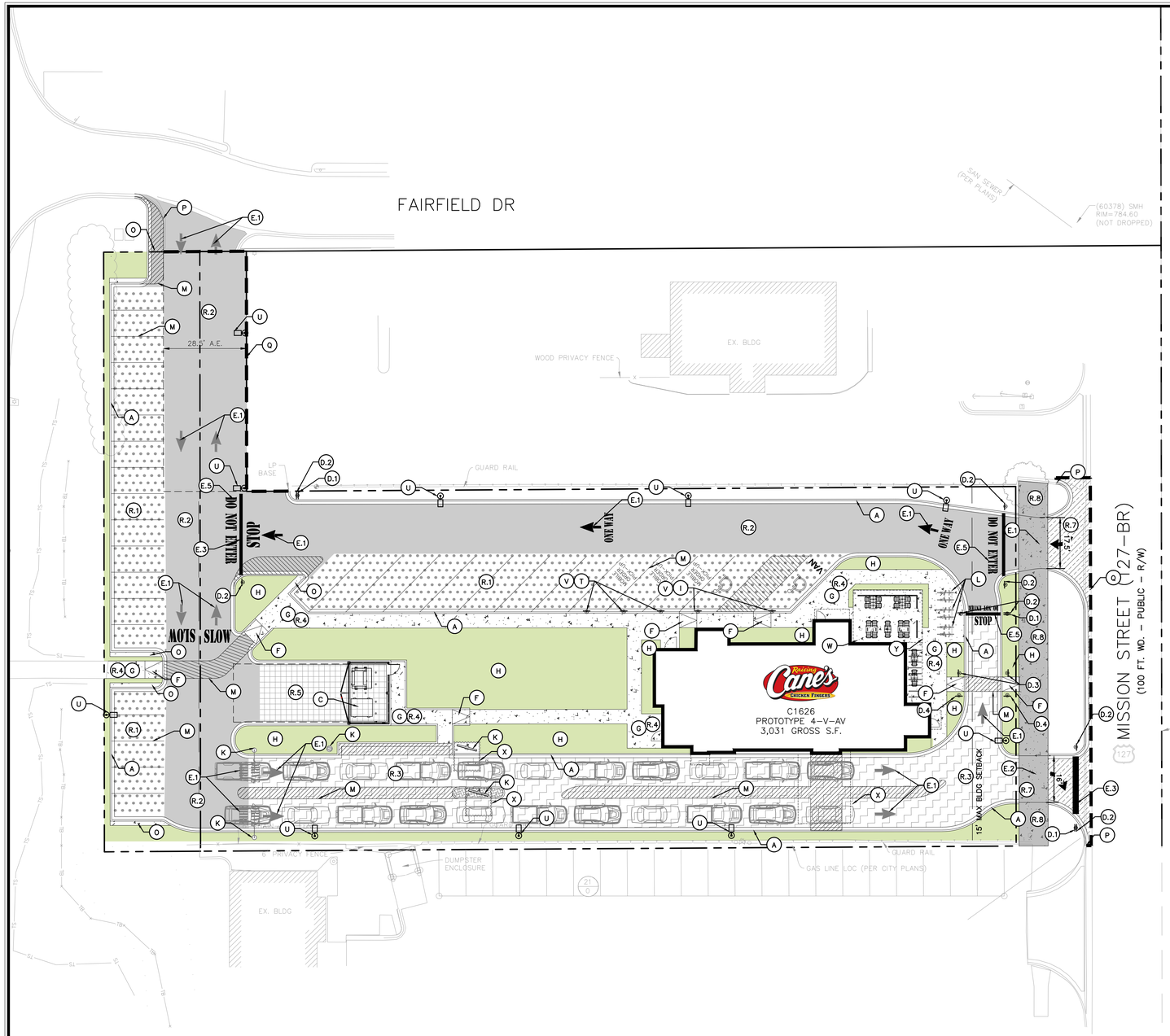
PROJECT NO: 26–036

SCALE: 1" = 20'
0 1/2" 1"

FIELD: DS/JJ
DRAWN BY: DAB
DESIGN BY: N/A
CHECK BY: MEB

V0.1

FILE:P:\Projects\2026\26-036 KH 1516 S Mission Mt Pleasant\Dwg\Survey\26-036_ALTA-KH.dwg PLOT DATE:3/13/2026 1:18 PM



GRAPHIC SCALE IN FEET
20 0 10' 20' 40'
1" = 20' @ 24X36

SITE KEYNOTE LEGEND

A	18" CURB AND GUTTER.
B	PROPOSED MONUMENT SIGN. SEE BRANDBOOK (BY AGI) FOR DETAILS.
C	RECYCLING/TRASH DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
D.1	STOP SIGN
D.2	DO NOT ENTER SIGN
D.3	WATCH FOR CARS EXITING DRIVE THRU SIGN
D.4	YIELD TO PEDESTRIANS CROSSING SIGN
E.1	THROUGH LANE PAVEMENT MARKING.
E.2	RIGHT TURN ONLY PAVEMENT MARKING.
E.3	STOP BAR PAVEMENT MARKING.
E.4	LEFT TURN ONLY PAVEMENT MARKING
E.5	DO NOT ENTER PAVEMENT MARKING
F	BARRIER FREE RAMP.
G	CONCRETE SIDEWALK.
H	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
I	ACCESSIBLE PARKING SIGN.
J	PIPE BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
K	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
L	BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
M	PAVEMENT STRIPING
N	EXISTING FIRE HYDRANT
O	18" WIDE, 6" CONCRETE STRIP ADJACENT TO PARKING STALL CURB. INSTALL EXPANSION MATERIAL BETWEEN THIS AND CURB.
P	TIE PROPOSED CURB AND GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITIONS.
Q	SAWCUT LINE.
R	SEE PAVEMENT LEGEND ON THIS SHEET.
S	TRANSFORMER PAD LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
T	MOBILE ORDER PICK-UP SIGN.
U	LIGHT POLE. SEE PHOTOMETRIC PLANS FOR DETAILS.
V	COMBINED SIGN AND BOLLARD.
W	TRASH RECEPTACLE. SEE ARCHITECTURAL PLANS FOR DETAILS
X	DRIVE-THRU CANOPY (DETACHED/ACCESSORY STRUCTURE)
Y	COVERED PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.

SITE ANALYSIS TABLE

EXISTING ZONING	CD-5: URBAN CENTER	
PROPOSED USE	RESTAURANT W/ DRIVE THRU	
PARCEL AREA	43,145 SF / 0.99 AC	
GROSS BUILDING AREA	3,031 SF	
OPEN SPACE	6,646 SF / 0.15 AC	
	REQUIRED	PROVIDED
TOTAL PARKING SPACES	N/A	32 SPACES
ACCESSIBLE SPACES	N/A*	2 SPACES*
* CITY OF MT PLEASANT DOES NOT REQUIRE PARKING MINIMUMS OR MAXIMUMS*		

SITE ITEM & PAVING LEGEND

- PROPERTY/LEASE/LOT LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- SAWCUT
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED PARKING COUNT
- R.1 STANDARD DUTY ASPHALT PAVEMENT.
- R.2 HEAVY DUTY ASPHALT PAVEMENT.
- R.3 MEDIUM DUTY CONCRETE PAVEMENT. 6" MIN.
- R.4 STANDARD DUTY CONCRETE FOR SIDEWALKS.
- R.5 HEAVY DUTY CONCRETE PAVEMENT. 7" MIN.
- R.6 PAVERS. BELGARD HOLLAND STONE, LEGACY PAVERS IN HERRINGBONE/BASKET WEAVE PATTERN. CHARCOAL OR SIMILAR IN COLOR. SEE ARCHITECTURAL FOR DETAILS.
- VEGETATION (WITHIN LIMITS OF DISTURBANCE).
- R.7 RIGHT OF WAY ASPHALT PAVEMENT. PER COUNTY SPECIFICATIONS
- R.8 FUTURE SIDEWALK TO BE COMPLETED BY OTHERS

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MT PLEASANT REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
6. EXISTING SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM MONUMENT ENGINEERING GROUP ASSOCIATES, INC. DATED MARCH 4TH 2026.
7. ALL PROPOSED PAVING IN CITY OF MT PLEASANT R.O.W. AND EASEMENTS TO CONFORM TO CITY OF MT PLEASANT STANDARDS.
8. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
9. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
10. THERE ARE EXISTING TREES ONSITE. REFER TO LANDSCAPE PLAN AND TREE PRESERVATION PLAN FOR TREES TO REMAIN.
11. CONTRACTOR SHALL SAWCUT ALONG ALL EXISTING PAVEMENT TO PROVIDE CLEAN UNIFORM SURFACE TO TIE INTO PROPOSED PAVEMENT.

MISS DIG System, Inc. 1-800-482-7171
CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:
STATE OF MICHIGAN — JOSEPH M. SONNENBERG — 1398 — REGISTERED PROFESSIONAL ENGINEER — NOT APPROVED FOR CONSTRUCTION

CONSULTANT:
Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

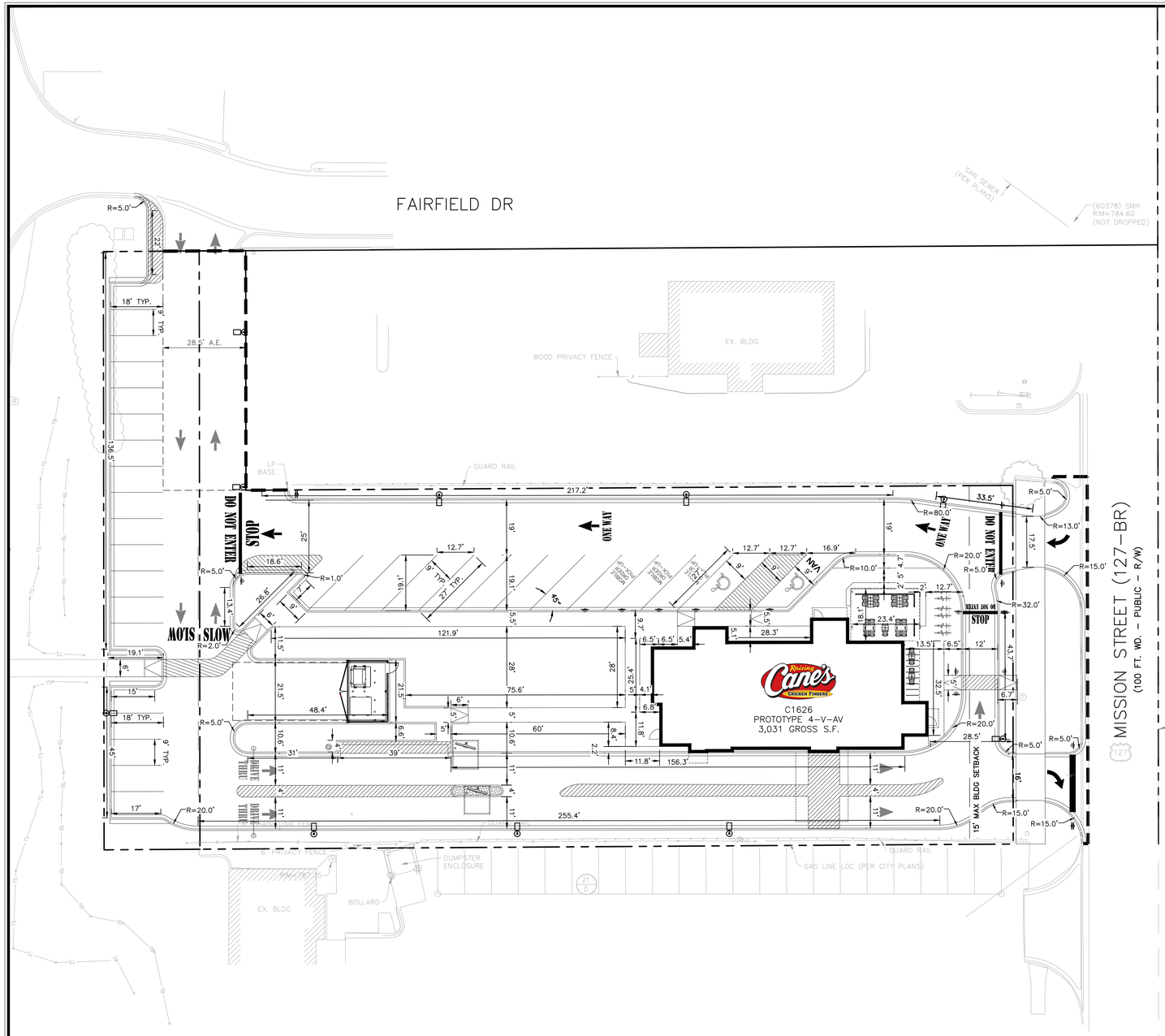
PERMIT/ BID DATE ISSUANCE: 08.10.26

SITE KEYNOTE PLAN

SHEET NAME:

C1.0

SHEET NUMBER:



N

GRAPHIC SCALE IN FEET

20 0 10' 20' 40'

1" = 20' @ 24X36

DIMENSION NOTES

1. ALL CURB RADII ARE TO BE 3' ADJACENT TO PARKING STALLS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
4. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.

SITE ITEM LEGEND

- PROPERTY/LEASE/LOT LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- SAWCUT
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF WISCONSIN · JOSEPH A. SONNENBERG · 1398 · PROFESSIONAL ENGINEER · NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

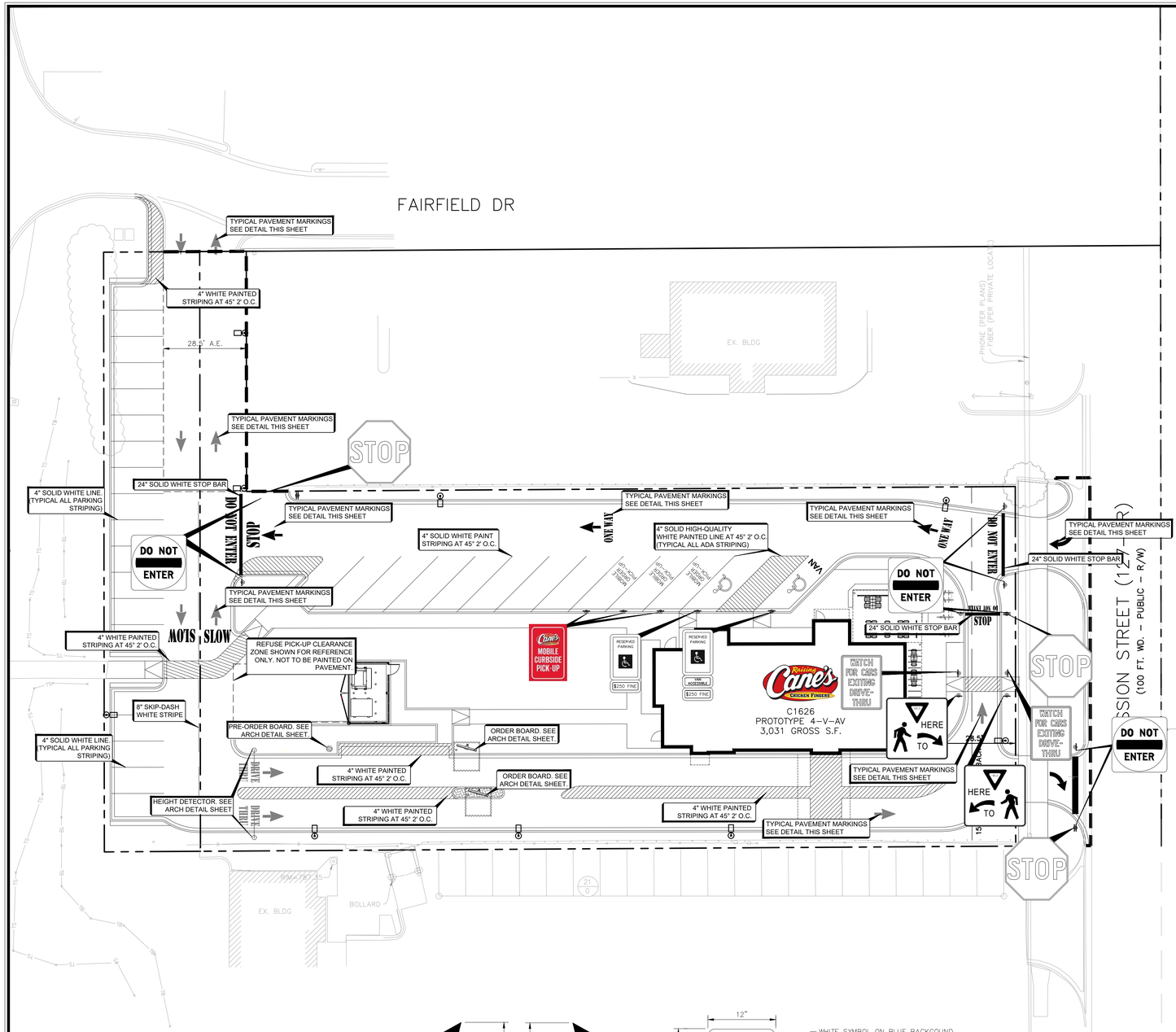
PERMIT/ BID DATE ISSUANCE: 08.10.26

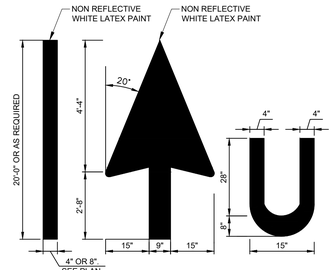
DIMENSION CONTROL PLAN

SHEET NAME:

C1.1

SHEET NUMBER:

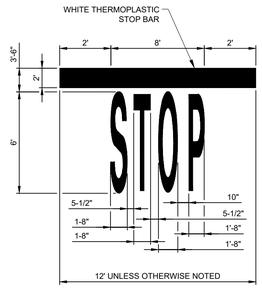




TYPICAL PAVEMENT STRIPING | TRAFFIC ARROW | TYPICAL LETTER

NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

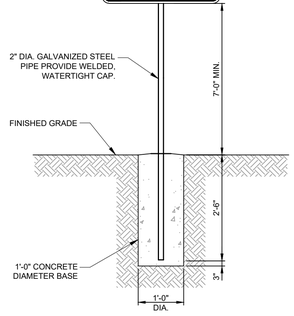
TYPICAL PAVEMENT MARKINGS
N.T.S.



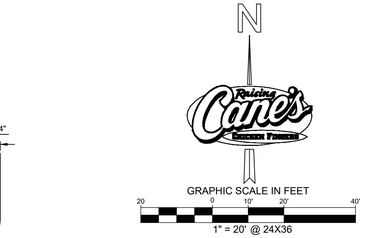
NOTE:
1. ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.

STOP BAR DETAIL
N.T.S.



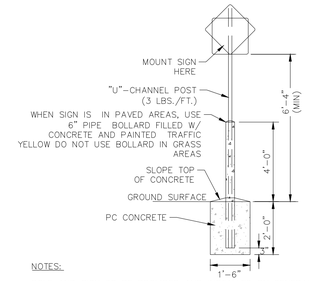


SIGN POST DETAIL
N.T.S.



SITE LEGEND

- PROPERTY/LEASE/LOT LINE
- ADJACENT PROPERTY LINE
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING CONCRETE CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

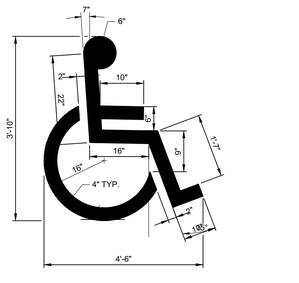


NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

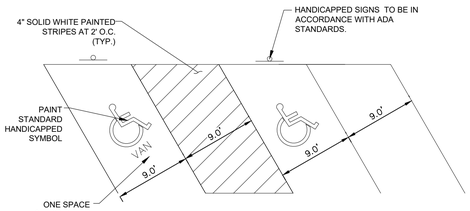
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.



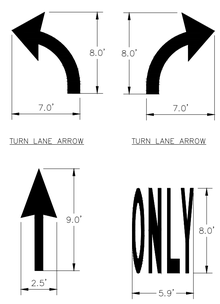
NOTE:
1. ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.
2. HANDICAPPED PARKING SYMBOLS SHALL BE PAINTED YELLOW.

HANDICAPPED PARKING SYMBOL DETAIL
N.T.S.



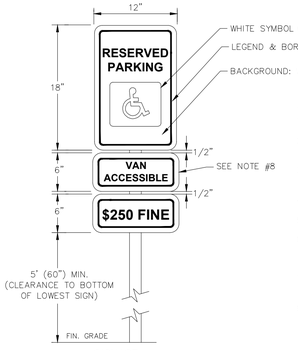
NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

ACCESSIBLE PARKING DETAIL
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW
N.T.S.



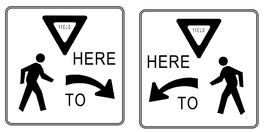
SIGNAGE

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 2A-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE
N.T.S.



CURBSIDE PICKUP 12" x 18" | STANDARD RED AND WHITE SIGN R5-1 30"X30" | 18"x24" | STANDARD 30X30 RED STOP SIGN "J" 30"X30" | "E2" 18"x24" | "E1" 18"x24"



STANDARD PARKING LOT SIGNS
N.T.S.

MISS DIG System, Inc. 1-800-482-7171

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:



CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

Raising Cane's CHICKEN FINGERS

PROTOTYPE P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

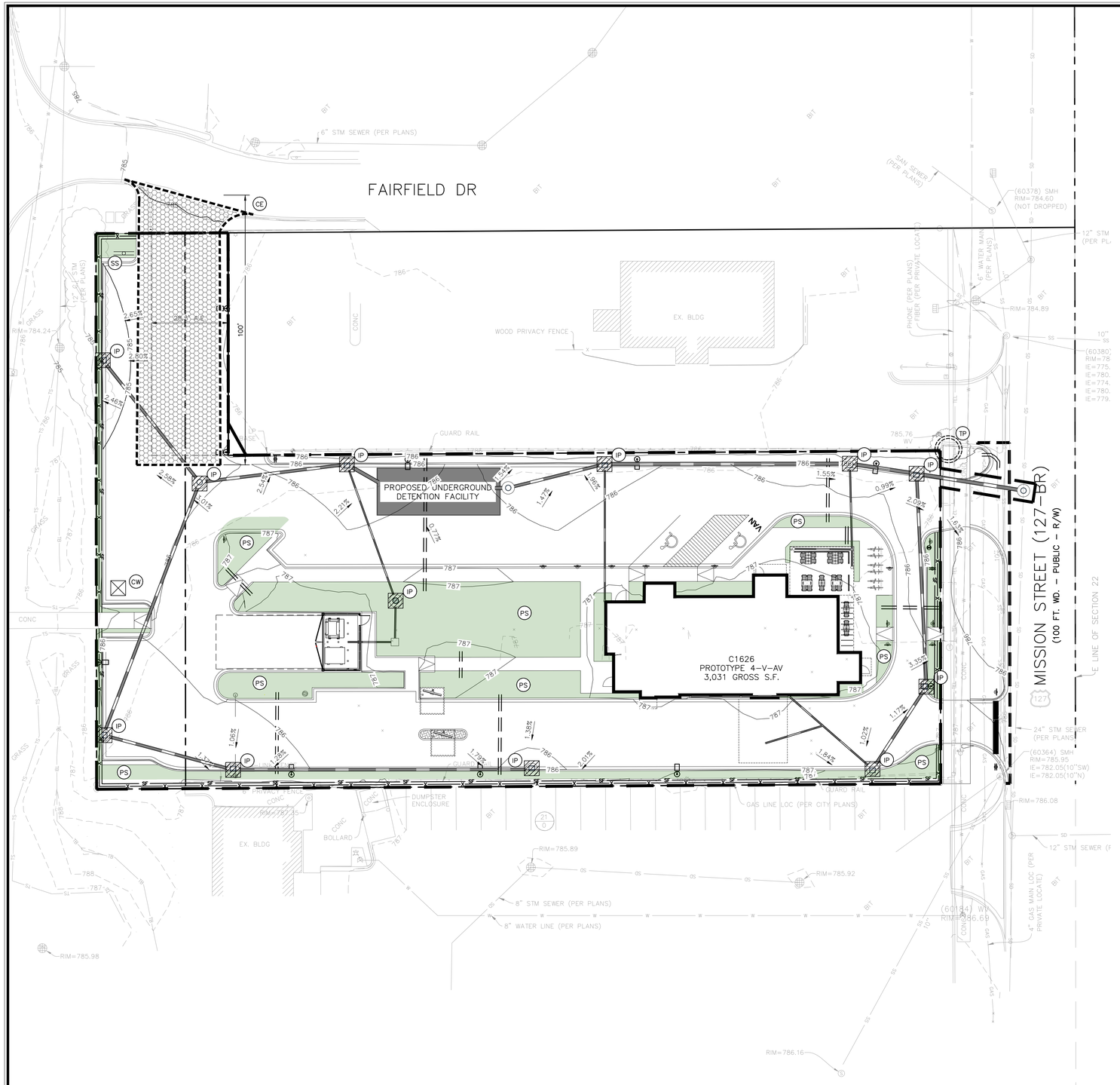
PERMIT/ BID DATE ISSUANCE: 08.10.26

STRIPING AND SIGNAGE PLAN

SHEET NAME:

C1.2

SHEET NUMBER:



EROSION CONTROL NOTES

1. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. GENERAL CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. SEE PHASING SCHEDULE THIS SHEET.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. GENERAL CONTRACTOR TO PROVIDE INLET PROTECTION IN PUBLIC ROW ONLY DURING EARTH MOVING ACTIVITIES . GENERAL CONTRACTOR TO ENSURE PONDING DOES NOT OCCUR IN PUBLIC ROW OR ON ADJACENT PROPERTIES AT ANY TIME DURING CONSTRUCTION.
7. THERE ARE NO ON-SITE OR ADJACENT WETLANDS OR WATERS OF THE U.S. PRESENT ON THIS PROJECT.
8. CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, THE CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PARKING LOT CONSTRUCTION.
9. GENERAL CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ANY AFFECTED INLETS DOWNSTREAM OF THE PROPOSED IMPROVEMENTS, IF NEEDED.
10. THE NATURE OF THIS SITE'S CONSTRUCTION CONSISTS OF CLEARING & SITE PREPARATION, EARTHWORK, GRADING, UTILITIES, PAVING, AND LANDSCAPING.
11. SEDIMENTATION BASIN: NEITHER A TEMPORARY NOR PERMANENT SEDIMENTATION BASIN HAS BEEN PROVIDED ON THIS SITE BECAUSE THE SITE IS LESS THAN 10 ACRES IN AREA.
12. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING AND LANDSCAPING.
13. VELOCITY DISSIPATION DEVICES ARE REQUIRED AT THIS SITE- SEE PLAN.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP/SITE MAP TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW OR EQUIPMENT STORAGE AREAS.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF NOI, NOT, POSTING OF SITE NOTICES, AND ANY ADDITIONAL INFORMATION OR SUBMITTALS REQUIRED BY IEPA OR LOCAL JURISDICTION.
16. COORDINATE EXISTING TREES TO REMAIN WITH LANDSCAPE PLANS. ALL EXISTING TREES TO REMAIN ARE TO RECEIVE TREE PROTECTION AROUND THE CRITICAL ROOT ZONE IN ORDER TO PREVENT DAMAGE DURING CONSTRUCTION. TREE PROTECTION SHOULD BE INSTALLED PRIOR TO ANY DEMOLITION OR EARTH DISTURBING ACTIVITIES.
17. CONSTRUCTION ENTRANCE SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL DETERMINE FINAL LOCATION OF CONSTRUCTION ENTRANCE.
18. CONSTRUCTION FENCE SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND PROPOSED SITE IMPROVEMENTS AND REVISE LOCATION AS NECESSARY TO INSTALL THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL ENSURE THE FENCE LOCATION DOES NOT IMPACT THE OVERALL DEVELOPMENT.

SITE DATA

LOT/LEASE AREA	0.99± AC
TOTAL DISTURBED AREA	1.03± AC

N

GRAPHIC SCALE IN FEET
20' 0 10' 20' 40'
1" = 20' @ 24X36

LEGEND

- PROPERTY/LEASE/LOT LINE
- 15 EXISTING CONTOUR
- 15 PROPOSED CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- 1.00% PROPOSED DIRECTION OF OVERLAND FLOW W/GRADE
- PROPOSED CLOSED LID STORM STRUCTURE
- PROPOSED OPEN LID STORM STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING STORM STRUCTURE
- SF SILT FENCE. SEE EROSION CONTROL DETAILS.
- X 6' TALL CHAIN LINK CONSTRUCTION FENCE.
- CONSTRUCTION EXIT. SEE EROSION CONTROL DETAILS.
- PERMANENT STABILIZATION. REFER TO L2.0-LANDSCAPE PLAN
- PROPOSED GRATE INLET PROTECTION. SEE EROSION CONTROL DETAILS.
- CONCRETE WASHOUT (LOCATION DETERMINED BY CONTRACTOR). SEE EROSION CONTROL DETAILS.
- SWPPP INFORMATION SIGN
- TREE PROTECTION FENCE. SEE SHEET L1.0 - TREE PRESERVATION PLAN.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL BE IN GENERAL CONFORMANCE WITH THE FOLLOWING PHASING SCHEDULE. REFERENCE THE NDPES GENERAL PERMIT FOR DETAILED REQUIREMENTS.

PHASE 1 - DEMOLITION
- A. INSTALL PERIMETER BMPs INCLUDING THE CONSTRUCTION ENTRANCE/EXIT, SWPPP SIGNAGE, SILT FENCE, AND ALL OTHER NECESSARY BMPs ACCORDING TO THE LOCATION SHOWN ON THE EROSION CONTROL PLAN. CLEAR ONLY THE MINIMUM AREA REQUIRED TO INSTALL BMPs.
- B. SET THE PROJECT OFFICE TRAILER AND PREPARE TEMPORARY PARKING AND STORAGE AREAS. NOTE: IF LOCATION IS NOT WITHIN PROPERTY BOUNDARY, CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM VILLAGE/CITY OF VILLAGE/CITY FOR ALL AREA USED OUTSIDE OF THE PROPERTY LIMITS.
- C. DENOTE DATES OF BMP INSTALLATION AND MAINTENANCE ON SITE-MAPS.
- D. BEGIN DEMOLITION AND CLEARING OF THE SITE.
- E. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WHENEVER CLEARING, GRADING, OR EARTH DISTURBING ACTIVITIES HAVE CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED AND WILL NOT RESUME WITHIN 14 DAYS PER GENERAL PERMIT REQUIREMENTS.

PHASE 2 - GRADING
- A. ENSURE APPROPRIATE BMPs ARE IN PLACE DOWNSTREAM OF SITE WORK OR WHERE RUNOFF MAY EXIT THE SITE.
- B. BEGIN GRADING THE SITE.
- C. SEED AND RE-VEGETATE SLOPES AS AREAS ARE BROUGHT TO GRADE OR STOCKPILES THAT WILL REMAIN INACTIVE FOR 14 DAYS PER GENERAL PERMIT REQUIREMENTS.

PHASE 3 - UTILITIES
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. INSTALL UTILITIES, STORM DRAINS, CURB AND GUTTERS.
- C. INSTALL INLET PROTECTION AS SPECIFIED ON PLAN SHEETS AS STORM STRUCTURES ARE INSTALLED.
- D. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION, ANY DISTURBED AREAS THAT ARE LIKELY TO REMAIN INACTIVE FOR 14 DAYS.

PHASE 4 - PAVING
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.

PHASE 5 - LANDSCAPING AND DEVELOPMENT
- A. INSTALL LANDSCAPING PER THE LANDSCAPE PLANS AND DETAILS.
- B. REMOVE EROSION CONTROL DEVICES WHEN FINAL STABILIZATION IS ACHIEVED PER THE NPDES GENERAL PERMIT.
- C. STABILIZE ANY AREAS DISTURBED BY REMOVAL OF BMPs.

MISS-DIG System, Inc. 1-800-482-7171

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF MICHIGAN — JOSEPH A. SONNEVELD — 1398 — PROFESSIONAL ENGINEER — NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

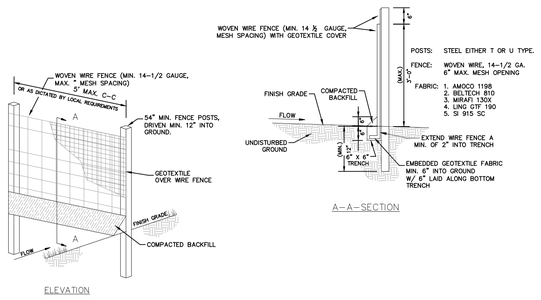
PERMIT/ BID DATE ISSUANCE: 08.10.26

EROSION CONTROL PLAN

SHEET NAME:

C2.0

SHEET NUMBER:



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

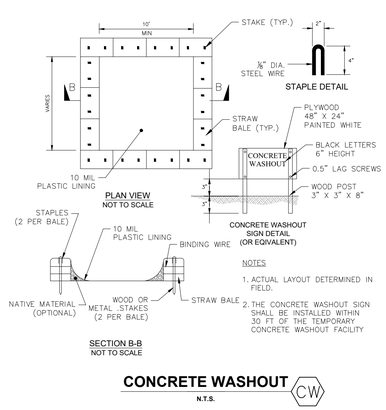
N.T.S.

SF

CONSTRUCTION ENTRANCE

N.T.S.

CE



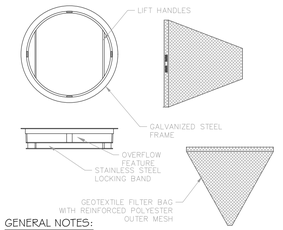
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT

N.T.S.

CW



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR MDOT STANDARDS

MDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO MDOT SPECIFICATIONS.

INLET PROTECTION

N.T.S.

MISS-DIG System, Inc. 1-800-482-7171

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF MICHIGAN — JOSEPH A. SONNENBERG — 1398 — PROFESSIONAL ENGINEER — NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

Raising Cane's Chicken Fingers

PROTOTYPE P4-V-AV
SCHEME T8D

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

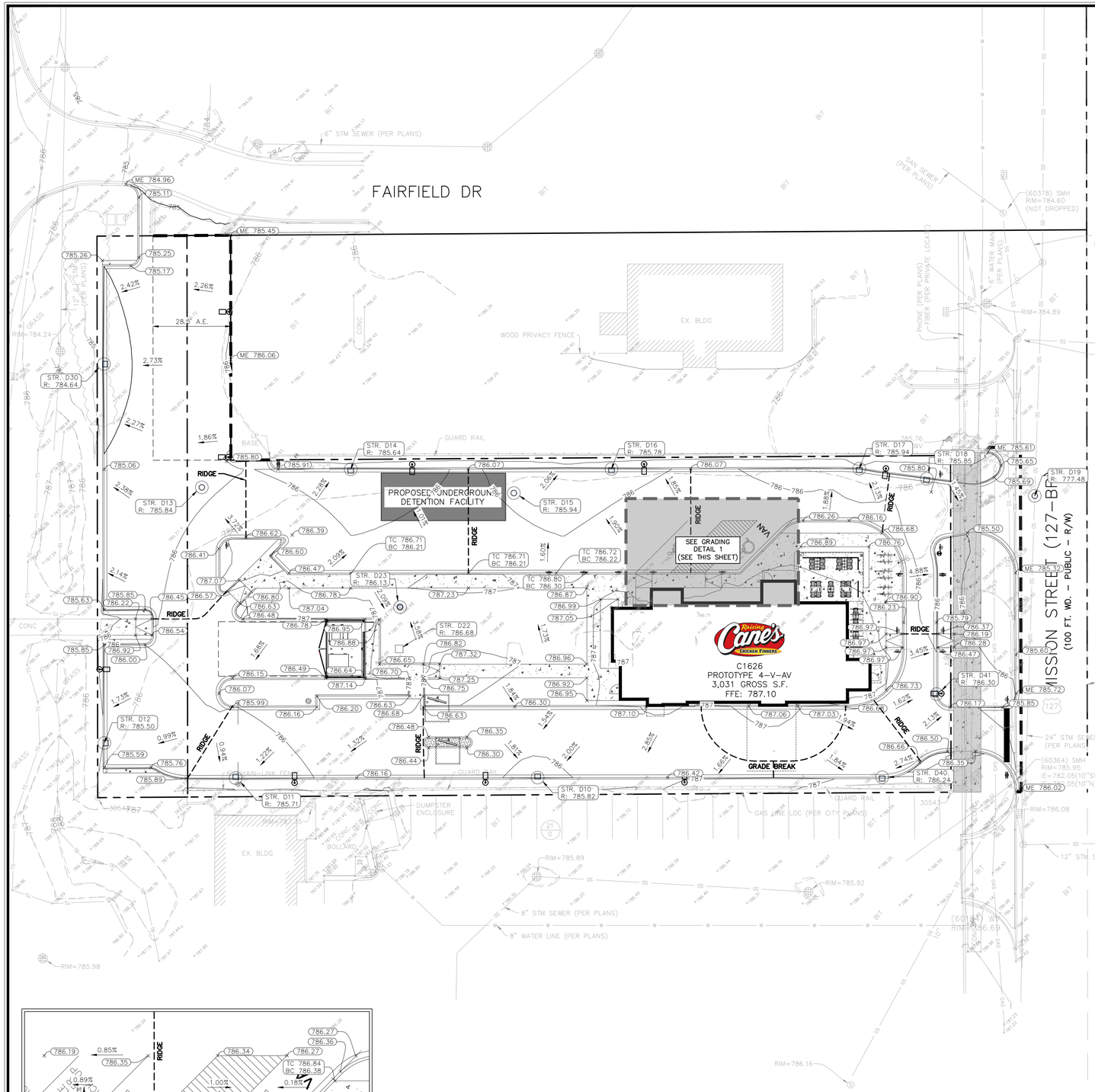
PERMIT/ BID DATE ISSUANCE: 08.10.26

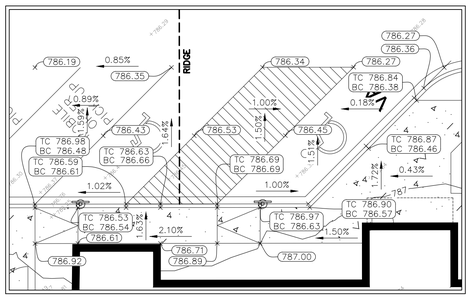
EROSION CONTROL DETAILS

SHEET NAME:

C2.1

SHEET NUMBER:





GRADING DETAIL 1

SCALE: 1" = 10'

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF MT PLEASANT STANDARDS AND SPECIFICATIONS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. FOR CURRENT TOPOGRAPHIC INFORMATION REFER TO SHEETS V0.0 AND V0.1 ALTA SURVEY. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
12. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
15. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE. CONTRACTOR SHALL CONFIRM ALL EXISTING MANHOLES WITHIN PROJECT AREA ARE IN COMPLIANCE WITH CURRENT CITY OF MT PLEASANT REQUIREMENTS. CONTRACTOR SHALL IMPROVE STRUCTURES AS NECESSARY TO MEET CURRENT REQUIREMENTS.
16. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
17. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
18. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
19. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
20. ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.
21. ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.

N

GRAPHIC SCALE IN FEET

20 0 10' 20' 40'

1" = 20' @ 24X36

GRADING LEGEND

	PROPERTY/LEASE/LOT LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
700	EXISTING CONTOUR
700	PROPOSED CONTOUR
AR AR	ACCESSIBLE ROUTE
1.00%	PROPOSED FLOW ARROW WITH SLOPE
FL	FLOW LINE
TC	TOP OF CURB
TS	TOP OF SLAB (DUMPSTER PAD)
ME	MATCH EXISTING ELEVATION
FG	FINISHED GRADE
EG	EXISTING GRADE
ADJ. R	ADJUST EX. RIM ELEVATION
R	RIM ELEVATION
RIDGE	PROPOSED RIDGE
	SAWCUT LINE
	PROPOSED SWALE
	100 YEAR OVERLAND FLOW ROUTE

UTILITY LEGEND

	EX. HYDRANT
S	EX. SANITARY SEWER MANHOLE
D	EX. STORM MANHOLE
D	EX. STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
T	PROPOSED TRANSFORMER
	LIGHT POLE

MISS DIG System, Inc. 1-800-482-7171

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF MICHIGAN — JOSEPH M. SONNENBERG — 47-6201 — 1398 — PROFESSIONAL ENGINEER — NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE P4-V-AV SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

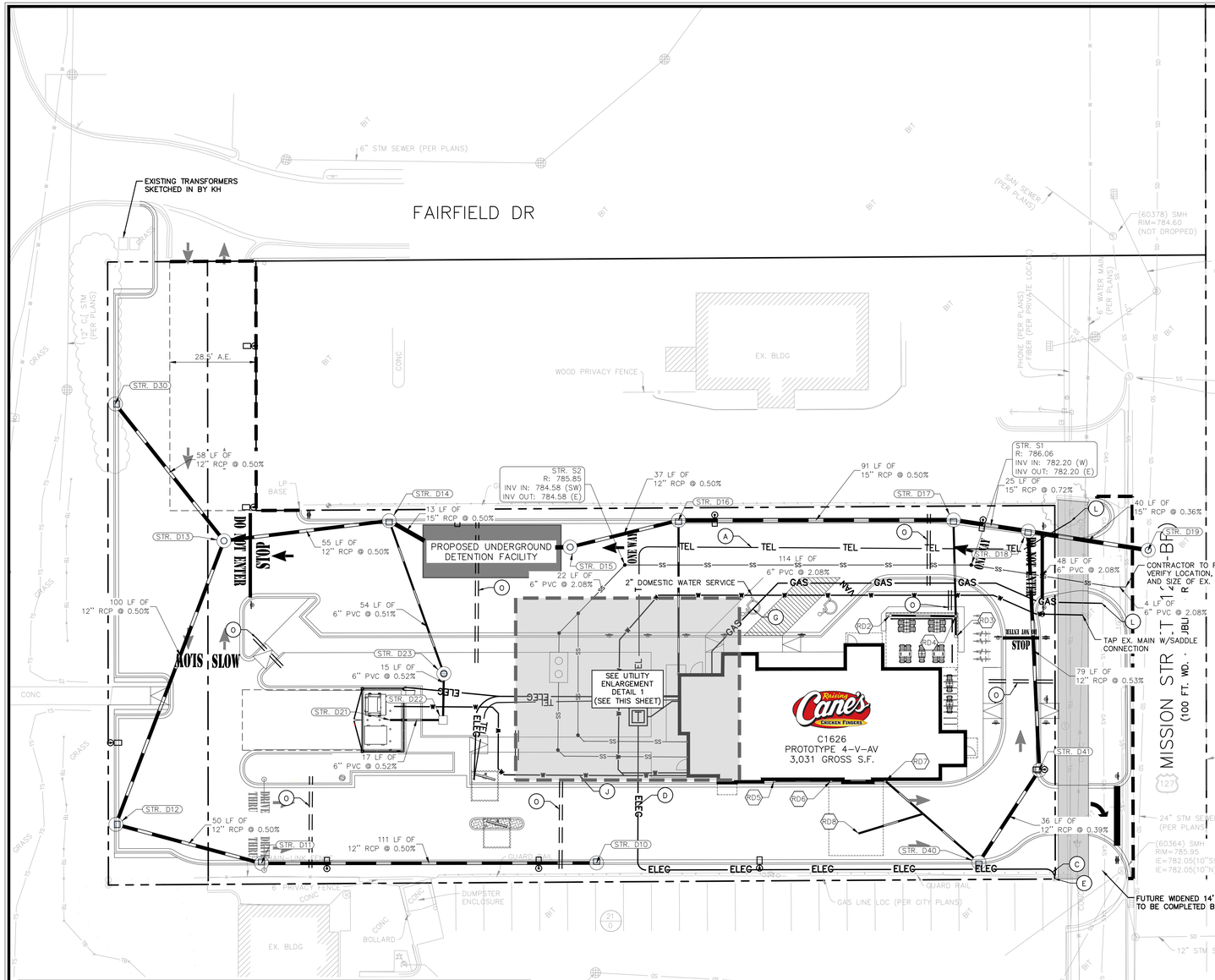
PERMIT/ BID DATE ISSUANCE: 08.10.26

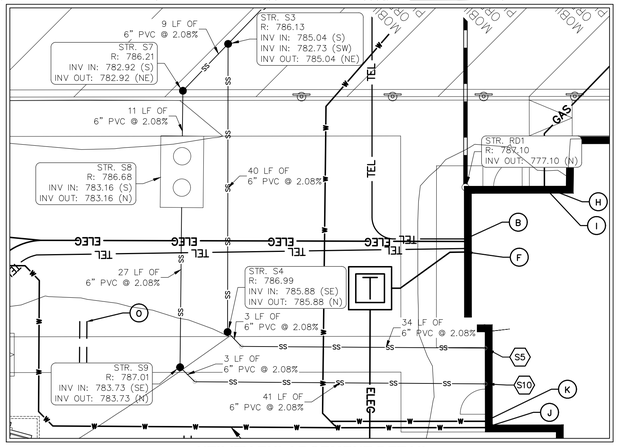
GRADING AND DRAINAGE PLAN

SHEET NAME:

C3.0

SHEET NUMBER:





UTILITY ENLARGEMENT DETAIL

SCALE: 1" = 10'

NOTE: REFERENCE MEP PLANS FOR EXACT LOCATION OF ALL UTILITY BUILDING ENTRIES.

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD1	ROOF DRAIN INV OUT: 777.10 (N, 6")
RD2	ROOF DRAIN INV OUT: 776.68 (E, 6")
RD3	ROOF DRAIN INV OUT: 776.56 (N, 6")
RD4	ROOF DRAIN INV IN: 776.57 (W, 6") INV IN: 776.53 (S, 6") INV OUT: 776.53 (N, 6")
RD5	ROOF DRAIN INV OUT: 777.14 (E, 6")
RD6	ROOF DRAIN INV IN: 777.04 (W, 6") INV OUT: 777.04 (E, 6")
RD7	ROOF DRAIN INV IN: 776.96 (W, 6") INV OUT: 776.96 (SE, 6")
RD8	ROOF DRAIN INV OUT: 776.98 (E, 6")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D10	MH – OPEN LID IN CURB RIM: 785.82 INV OUT: 778.68 (W, 12")
D11	MH – OPEN LID IN CURB RIM: 785.71 INV IN: 778.12 (E, 12") INV OUT: 778.12 (W, 12")
D12	MH – OPEN LID IN CURB RIM: 785.50 INV IN: 777.87 (E, 12") INV OUT: 777.87 (N, 12")
D13	MH – CLOSED LID RIM: 785.84 INV IN: 777.37 (NW, 12") INV IN: 777.37 (S, 12") INV OUT: 777.37 (E, 12")
D15	OUTLET CONTROL STRUCTURE RIM: 785.94 INV IN: 777.01 (W, 15") INV OUT: 777.01 (E, 12")
D16	MH – OPEN LID IN CURB RIM: 785.78 INV IN: 776.82 (W, 12") INV IN: 776.82 (S, 6") INV OUT: 776.82 (E, 15")
D17	MH – OPEN LID IN CURB RIM: 785.94 INV IN: 776.37 (S, 6") INV IN: 776.37 (W, 15") INV OUT: 776.37 (E, 15")
D18	MH – OPEN LID IN CURB RIM: 785.85 INV IN: 776.19 (W, 15") INV IN: 776.19 (S, 12") INV OUT: 776.19 (E, 15")
D19	MH – CONNECT TO EX STORM RIM: 777.48 INV IN: 776.04 (W, 15")
D21	DUMPSTER DRAIN RIM: 782.88 INV OUT: 777.54 (E, 6")
D22	4'X4' OUTLET CONTROL STRUCTURE RIM: 786.68 INV IN: 777.45 (W, 6") INV OUT: 777.45 (N, 6")
D23	YARD DRAIN RIM: 786.13 INV IN: 777.37 (S, 6") INV OUT: 777.37 (N, 6")
D30	MH – OPEN LID IN CURB RIM: 784.64 INV OUT: 777.66 (SE, 12")
D40	MH – OPEN LID IN CURB RIM: 786.24 INV IN: 776.75 (NW, 6") INV OUT: 776.75 (NE, 12")
D41	MH – OPEN LID IN CURB RIM: 786.30 INV IN: 776.61 (SW, 12") INV OUT: 776.61 (N, 12")

UTILITY KEYNOTE LEGEND

A	INSTALL TWO 4" SCHEDULE 40 PVC CONDUIT WITH PULL WIRE FOR TELEPHONE AND INTERNET.
B	PROPOSED TELEPHONE AND INTERNET ENTRY. REFERENCE ARCHITECTURAL PLANS FOR CONNECTION.
C	BEGIN UNDERGROUND ELECTRIC CONDUIT.
D	INSTALL TWO 4" SCHEDULE 40 PVC WITH PULL WIRE FOR ELECTRIC .
E	CONNECT TO EXISTING ELECTRIC POLE
F	PROPOSED ELECTRIC SERVICE ENTRY. REFERENCE ARCHITECTURAL PLANS.
G	INSTALL ONE 2" PVC CONDUIT FOR GAS SERVICE LINE.
H	GAS METER LOCATION. REFER TO ARCHITECTURAL PLANS.
I	GAS ENTRY. REFERENCE ARCHITECTURAL PLANS FOR CONTINUATION (PLUMBING).
J	PROPOSED TWO 1" WATER TO DUMPSTERS WITH RPZ VALVES RUNNING IN PARALLEL. REFERENCE MEP PLANS.
K	PROPOSED 2" DOMESTIC WATER LINE TO BE LOCATED INSIDE BUILDING. WATER METER AND BACKFLOW PREVENTERS TO BE LOCATED INSIDE BUILDING. REFERENCE MEP PLANS FOR CONTINUATION.
L	CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY COMPANY.
M	EXISTING FIRE HYDRANT.
N	EXISTING/PROPOSED POLE PYLON/MONUMENT SIGN TO BE INTERNALLY ILLUMINATED W/ ELECTRONIC MESSAGING BOARD. SEE NOTE 16.
O	3"-4" CONDUITS FOR IRRIGATION/ELECTRICAL. THIS IS SHOWN FOR REDUNDANCY ONLY. REFER TO IRRIGATION PLANS (BY OTHERS) FOR FINAL IRRIGATION SLEEVE LOCATIONS.

MISS DIG System, Inc. 1-800-482-7171

CALL MISS–DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

N

GRAPHIC SCALE IN FEET

20 0 10' 20' 40'

1" = 20' @ 24X36

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE MANHOLE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — PROPOSED GAS LINE
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY STRUCTURES
- PROPOSED WATER LINE
- 3 – 4" CONDUITS FOR IRRIGATION / ELECTRICAL (REFER TO IRRIGATION PLANS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED TRANSFORMER PAD. CONTRACTOR SHALL INSTALL PAD AND BOLLARDS AS REQUIRED BY THE CITY OF MT PLEASANT.

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. REFER TO CITY OF MT PLEASANT STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
3. REFER TO ARCHITECTURE PLANS FOR LOCATION AND SIZING OF SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC.
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
6. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
7. WATER LINES SHALL BE AS FOLLOWS:
   PRIVATE (LARGER THAN 3 INCHES): DUCTILE IRON PIPE, CLASS 52 OR POLYVINYL CHLORIDE PLASTIC PIPE (ASTM D-3212 AND AWWA C900)
   PRIVATE (3 INCHES OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF MT PLEASANT WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER LINE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY VILLAGE CODES AND/OR UTILITY SERVICE COMPANIES.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS IN REGARDS TO TAPS, HYDRANTS, VALVES, ETC.
13. CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS PER CITY OF MT PLEASANT STANDARDS.
14. WATER TIGHT CONNECTION SHALL BE MADE USING A RESILIENT CONNECTOR "SEAL BOOT" PER ASTM C-923.
15. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5.5 FEET COVER ON ALL WATER LINES.
16. CONTRACTOR TO PROVIDE POWER TO MONUMENT SIGN. REFER TO ELECTRICAL SITE PLAN FOR SIZE AND TYPE.
17. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF WISCONSIN · KEVIN HOLLOWAY · 61398 · PROFESSIONAL ENGINEER · NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE P4-V-AV SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

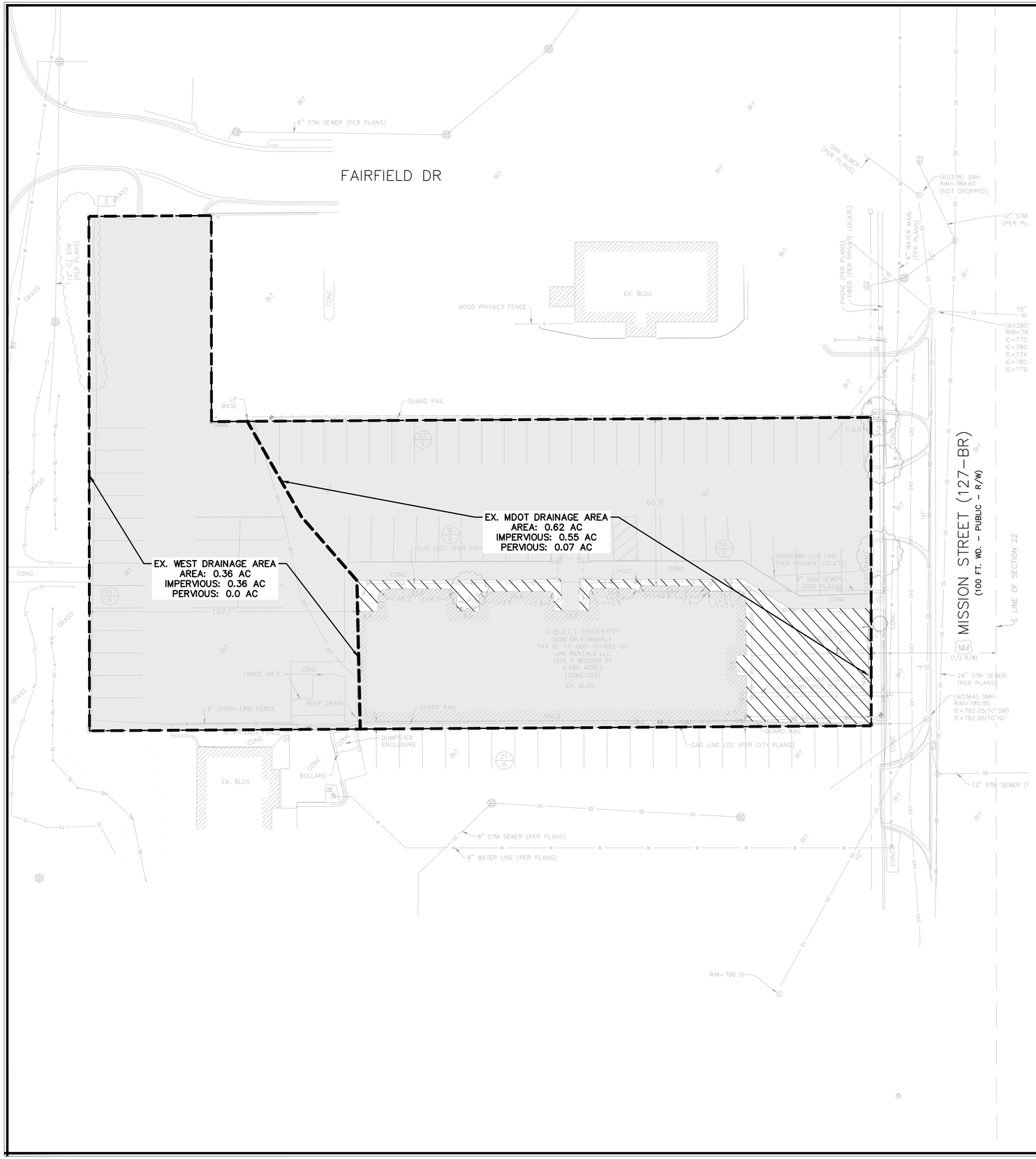
PERMIT/ BID DATE ISSUANCE: 08.10.26

UTILITY PLAN

SHEET NAME:

C4.0

SHEET NUMBER:



N

GRAPHIC SCALE IN FEET

20 0 10' 20' 40'

1" = 20' @ 24X36

EX. WEST DRAINAGE AREA

IMPERVIOUS AREA
AREA = 0.36 AC
C–VALUE = 0.95 (MDOT)

PERVIOUS AREA
AREA = 0.00 AC
C–VALUE = 0.35 (MDOT)

LIMITS OF EX. DEVELOPMENT AREA
TOTAL AREA = 0.36 AC

PROPOSED RUNOFF COEFFICIENT: 0.95

EX. MDOT DRAINAGE AREA

IMPERVIOUS AREA
AREA = 0.55 AC
C–VALUE = 0.95 (MDOT)

PERVIOUS AREA
AREA = 0.07 AC
C–VALUE = 0.35 (MDOT)

LIMITS OF EX. DEVELOPMENT AREA
TOTAL AREA = 0.62 AC

PROPOSED RUNOFF COEFFICIENT: 0.88

100-YR EXISTING DISCHARGE - RATIONAL METHOD

	AREA (Ac)	RUNOFF COEFF.	TIME OF CONC. (Min.)	INTENSITY (in/hr)	Runoff (cfs) Q=CxIxA	
	A	C	Tc	I	Q	
WEST DRAINAGE AREA	0.36	0.88	15	5.85	1.85	
MDOT DRAINAGE AREA	0.62	0.95	15	5.85	3.45	>>Total Allowable Discharge

MISS DIG System, Inc. 1-800-482-7171

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF MICHIGAN — JOSHUA D. SONNENBERG — 1398 — PROFESSIONAL ENGINEER — NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

Raising Cane's Chicken Fingers

PROTOTYPE: P4-V-AV
SCHEME: TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

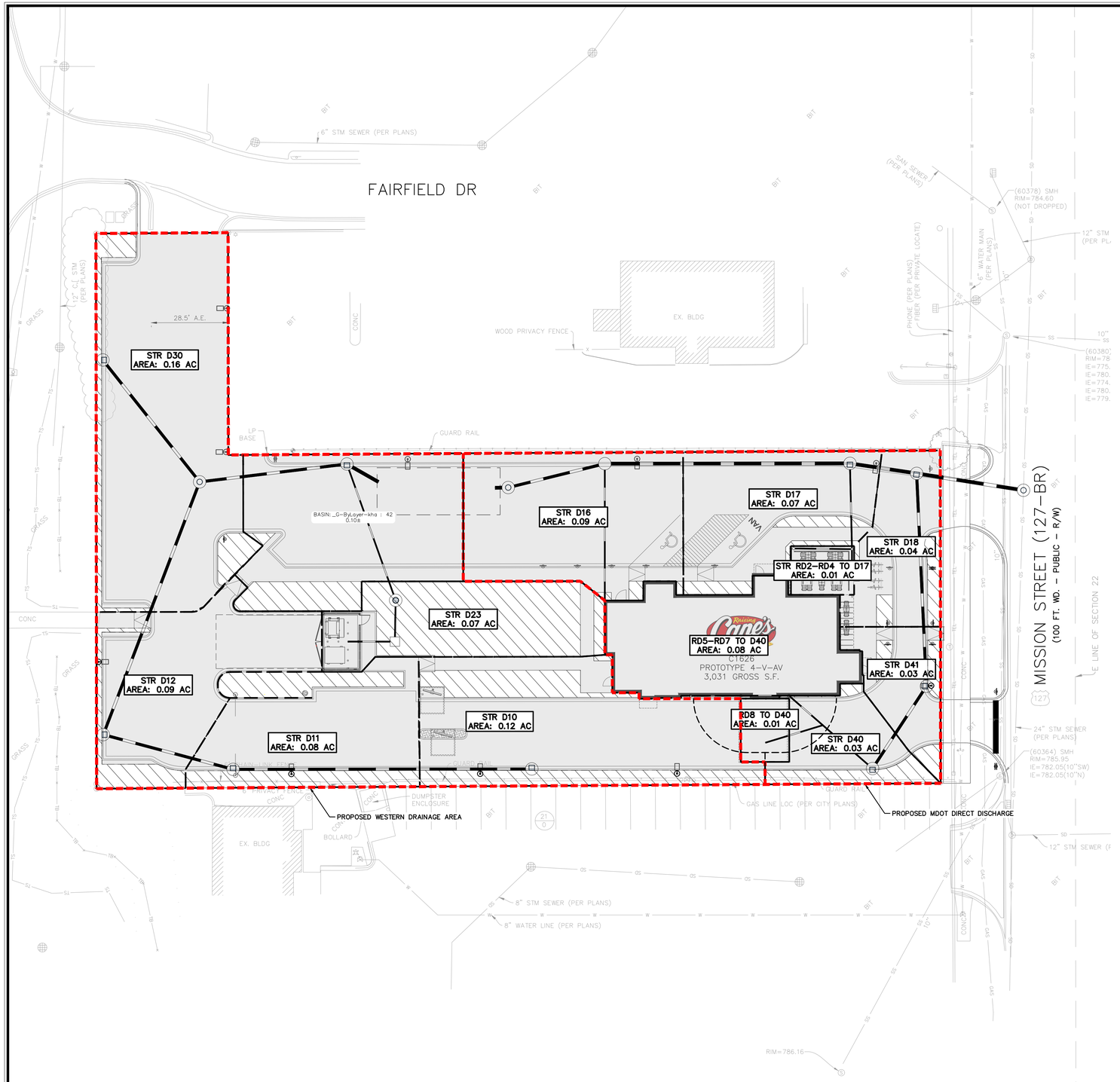
PERMIT/ BID DATE ISSUANCE: 08.10.26

EX. SWM CALCULATIONS

SHEET NAME:

C5.0

SHEET NUMBER:



N

GRAPHIC SCALE IN FEET

20 0 10' 20' 40'

1" = 20' @ 24X36

DRAINAGE NARRATIVE

THE EXISTING 0.98 ACRE SITE IS CURRENTLY DEVELOPED AND SPLIT IN TO TWO DRAINAGE AREAS. THE WESTERN DRAINAGE AREA DISCHARGES DIRECTLY TO A STORM STRUCTURE WEST OF THE PROPERTY OWNED BY CENTRAL MICHIGAN UNIVERSITY. THE EASTERN AREA DIRECTLY DISCHARGES TO MDOT R.O.W..

THE PROPOSED DEVELOPMENT WILL UTILIZE CONCRETE PIPE TO CONVEY THE SITE BEFORE CONNECTING TO THE EXISTING STORM TRUNKLINE ALONG MISSION STREET. TO ENSURE NO ADVERSE IMPACTS, THE SITE WILL DETAIN A PORTION OF THE DEVELOPMENT TO ENSURE THE PEAK 100–YR DISCHARGE DOES NOT EXCEED THE EXISTING 100–YR DISCHARGE.

PROPOSED WESTERN DRAINAGE AREA

IMPERVIOUS AREA
AREA = 0.48 AC
C–VALUE = 0.95 (MDOT)

PERVIOUS AREA
AREA = 0.14 AC
C–VALUE = 0.35 (MDOT)

LIMITS OF PROPOSED DEVELOPMENT AREA
TOTAL AREA = 0.62 AC

PROPOSED RUNOFF COEFFICIENT: 0.81

PROPOSED MDOT DIRECT DISCHARGE

IMPERVIOUS AREA
AREA = 0.32 AC
C–VALUE = 0.95 (MDOT)

PERVIOUS AREA
AREA = 0.04 AC
C–VALUE = 0.35 (MDOT)

LIMITS OF PROPOSED DEVELOPMENT AREA
TOTAL AREA = 0.36 AC

PROPOSED RUNOFF COEFFICIENT: 0.88

100-YR PROPOSED DISCHARGE - RATIONAL METHOD

	AREA (Ac)	RUNOFF COEFF.	TIME OF CONC. (Min.)	INTENSITY (in/hr)	Runoff (cfs) Q=CxIxA	
	A	C	Tc	I	Q	
WEST DRAINAGE AREA	0.57	0.81	15	5.85	2.70	>> AREA TO HAVE A MAX DISCHARGE OF 1.29CFS
MDOT DRAINAGE AREA	0.41	0.90	15	5.85	2.16	>> REMAINING 1.29 CFS OF ALLOWABLE DISCHARGE

Detention Volume Required	
Q(in)	2.70
Q(Allowable)	1.29
Q(in) - Q(allowable)	1.41
Duration (min.)	15
100-yr Intensity	5.85
Volume (cft) (QΔxDuration	1,269

MISS-DIG System, Inc. 1-800-482-7171

CALL MISS–DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF MICHIGAN 62 2017 SONYA M. 1398 PROFESSIONAL ENGINEER NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY–HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572–1560
WWW.KIMLEY–HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

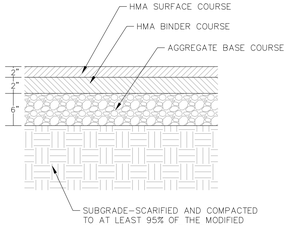
PERMIT/ BID DATE ISSUANCE: 08.10.26

PR. SWM CALCULATIONS

SHEET NAME:

C5.1

SHEET NUMBER:

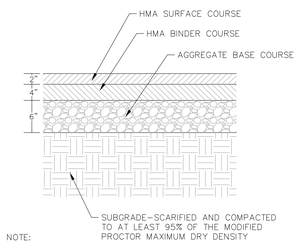


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TERRACON DATED 03/23/2026. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK–COAT REQUIREMENTS.
3. ASSUMED 50,000 EQUIVALENT SINGLE–AXLE LOAD (ESAL).

STANDARD DUTY ASPHALTIC PAVEMENT SECTION

N.T.S.

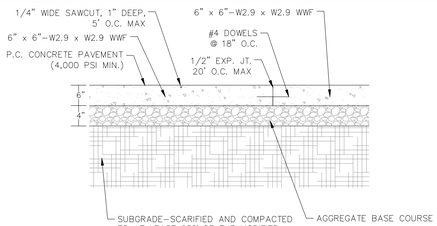


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TERRACON DATED 03/23/2026. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK–COAT REQUIREMENTS.
3. EQUIVALENT SINGLE–AXLE LOAD TO BE CONFIRMED WITH CLIENT.

HEAVY DUTY ASPHALTIC PAVEMENT SECTION

N.T.S.



NOTES:

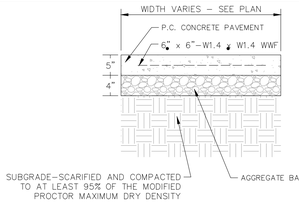
PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TERRACON DATED 03/23/2026. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI

REFER TO GEOTECHNICAL REPORT FOR STEEL REINFORCEMENT DESIGN PARAMETERS.

HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

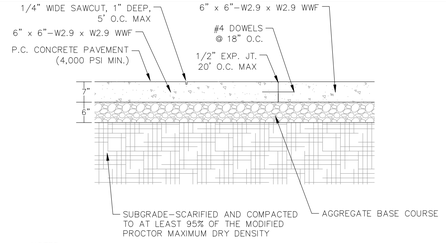


NOTES:

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.



NOTES:

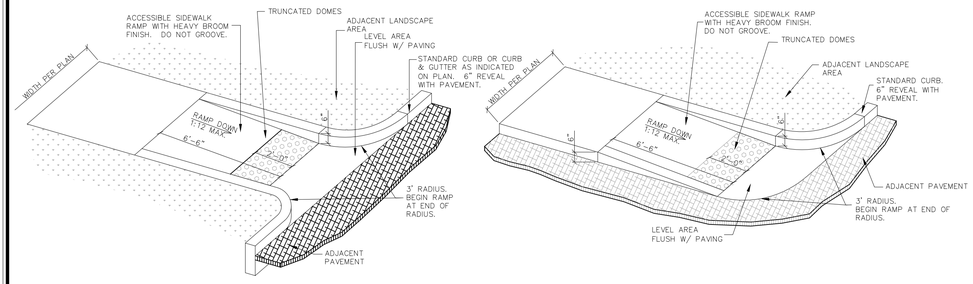
PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TERRACON DATED 03/23/2026. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI

REFER TO GEOTECHNICAL REPORT FOR STEEL REINFORCEMENT DESIGN PARAMETERS.

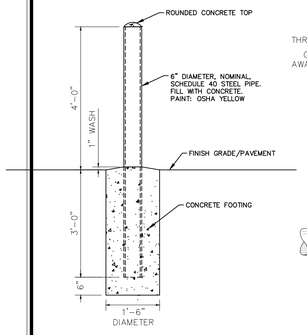
HEAVY DUTY CONCRETE PAVEMENT SECTION (AT TRASH ENCLOSURE)

N.T.S.



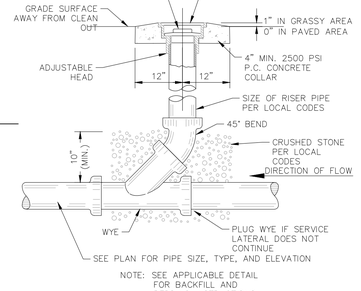
SIDEWALK AND SIDEWALK RAMPS

N.T.S.



6" BOLLARD DETAIL

N.T.S.



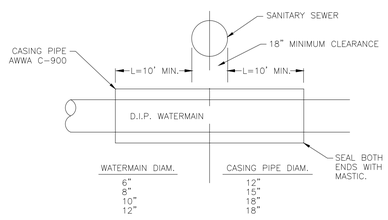
SANITARY/STORM CLEAN–OUT

N.T.S.

CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS:

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE AND JOINTS FOR THE SANITARY SEWER 10 FT. EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE TWO MATERIALS, OR ENCASE WATERMAIN AS SHOWN BELOW. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER, OR IN LIEU OF CASING, CONSTRUCT L FEET OF PROPOSED SEWER WITH WATERMAIN QUALITY PIPE (AWWA C–900 OR APPROVED EQUAL)

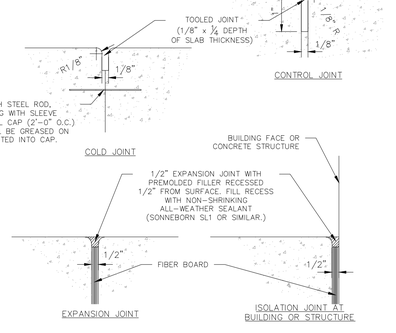


STORM SEWER CONFLICTS:

PROVIDE STORM SEWER PIPE WITH O–RING GASKET JOINTS CONFORMING TO ASTM C–361 10 FT. EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER OR PROVIDE CONFLICT RESOLUTION IN ACCORDANCE WITH ABOVE SANITARY/WATER CROSSING

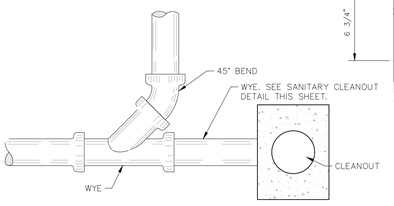
WATERMAIN CONFLICTS

N.T.S.



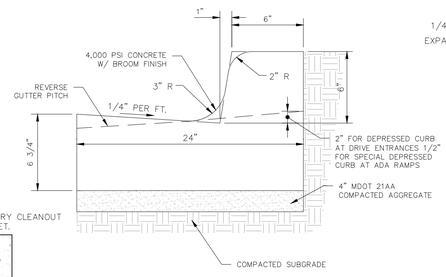
TYPICAL CONCRETE JOINT DETAILS

N.T.S.



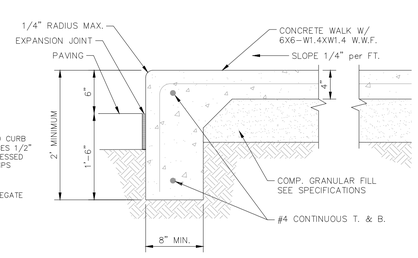
45° WYE WITH 6" CLEANOUT

N.T.S.



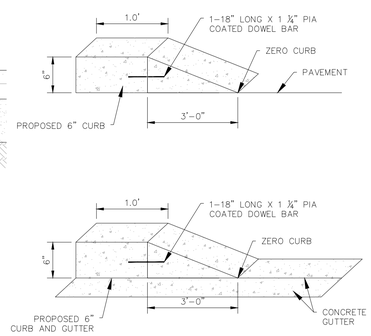
CONCRETE CURB & GUTTER

N.T.S.



COMBINED CURB AND WALK DETAIL

N.T.S.



3FT TRANSITION CURB

N.T.S.

MISS DIG System, Inc. 1-800-482-7171

CALL MISS–DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:



CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY–HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572–1560
WWW.KIMLEY–HORN.COM

KH JOB NUMBER: 168418073

Raising Cane's CHICKEN FINGERS

PROTOTYPE P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

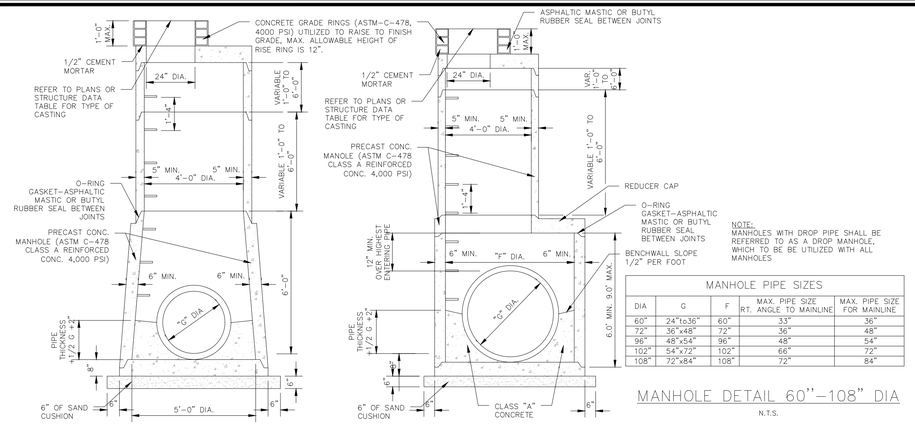
PERMIT/ BID DATE ISSUANCE: 08.10.26

CONSTRUCTION DETAILS

SHEET NAME:

C6.0

SHEET NUMBER:



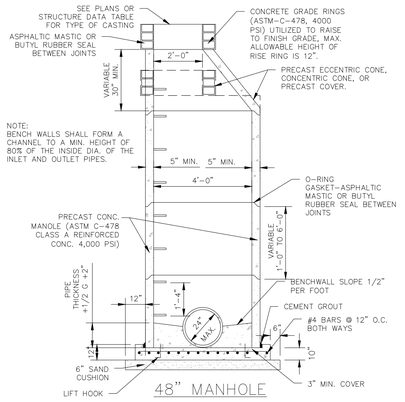
NOTE:
MANHOLES WITH DROP PIPE SHALL BE REFERRED TO AS A DROP MANHOLE, WHICH TO BE BE UTILIZED WITH ALL MANHOLES

MANHOLE PIPE SIZES

DIA	G	F	MAX. PIPE SIZE RT. ANGLE TO MAINLINE	MAX. PIPE SIZE FOR MAINLINE
60"	24"to36"	60"	33"	36"
72"	36"x48"	72"	36"	48"
96"	48"x54"	96"	48"	54"
102"	54"x72"	102"	66"	72"
108"	72"x84"	108"	72"	84"

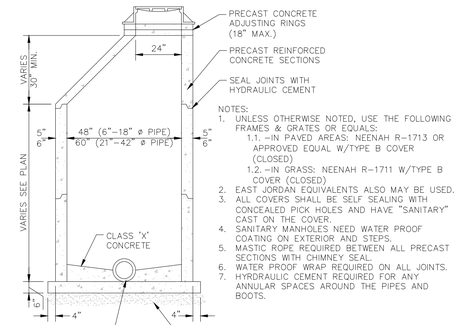
MANHOLE DETAIL 60"-108" DIA

N.T.S.



48" MANHOLE

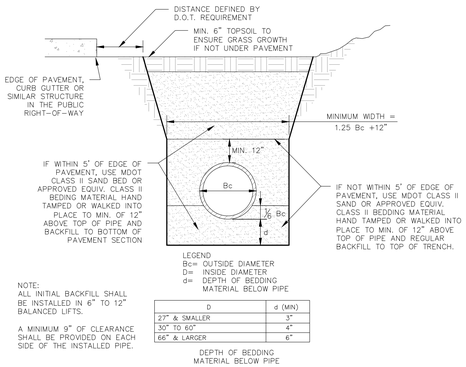
N.T.S.



NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
   1.1. -IN PAVED AREAS: NEENAH R-1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
   1.2. -IN GRASS: NEENAH R-1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF SEALING WITH CONCEALED PICK HOLES AND HAVE "SANITARY" CAST ON THE COVER.
4. SANITARY MANHOLES NEED WATER PROOF COATING ON EXTERIOR AND STEPS.
5. MASTIC ROPE REQUIRED BETWEEN ALL PRECAST SECTIONS WITH CHIMNEY SEAL.
6. WATER PROOF WRAP REQUIRED ON ALL JOINTS.
7. HYRDRAULIC CEMENT REQUIRED FOR ANY ANNULAR SPACES AROUND THE PIPES AND BOOTS.

SANITARY MANHOLE

N.T.S.



LEGEND
Bc= OUTSIDE DIAMETER
D= INSIDE DIAMETER
d= DEPTH OF BEDDING MATERIAL BELOW PIPE

NOTE:
ALL INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.

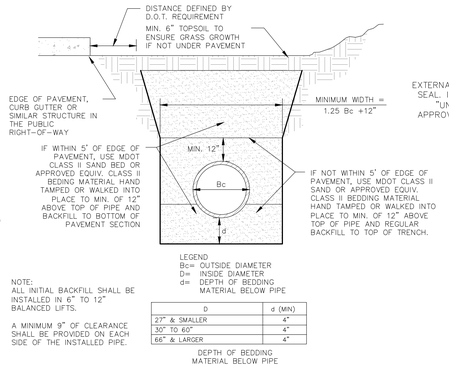
A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

D	d (MIN)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

DEPTH OF BEDDING MATERIAL BELOW PIPE

REINFORCED CONCRETE PIPE (RCP) BEDDING DETAIL

N.T.S.



LEGEND
Bc= OUTSIDE DIAMETER
D= INSIDE DIAMETER
d= DEPTH OF BEDDING MATERIAL BELOW PIPE

NOTE:
ALL INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.

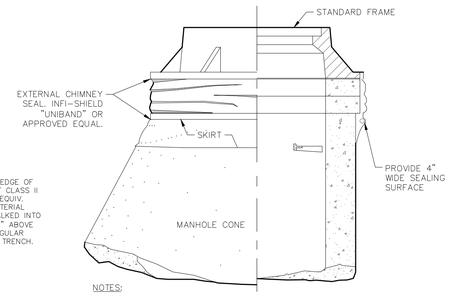
A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

D	d (MIN)
27" & SMALLER	4"
30" TO 60"	4"
66" & LARGER	4"

DEPTH OF BEDDING MATERIAL BELOW PIPE

PLASTIC PIPE (PVC & HDPE) BEDDING DETAIL

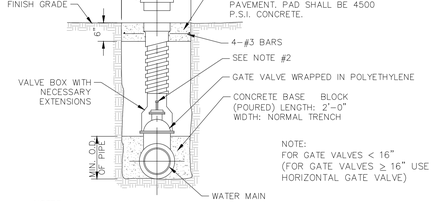
N.T.S.



NOTES:
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWERAGE SYSTEM MANHOLES AND GREASE TRAP CATCH BASIN.
2. EXTERNAL CHIMNEY SEAL SHALL BE INFI-SHIELD "UNIBAND" BY SIMA ENVIRONMENTAL OR APPROVED EQUAL.
3. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL CHIMNEY SEAL

N.T.S.

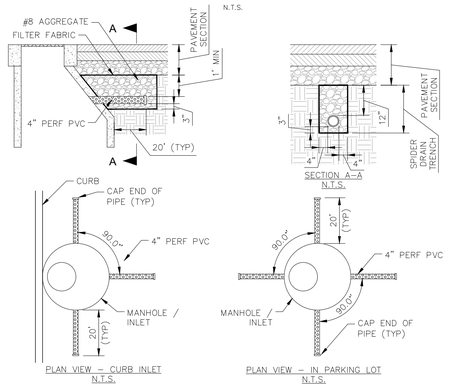


NOTE:
FOR GATE VALVES < 16"
(FOR GATE VALVES ≥ 16" USE HORIZONTAL GATE VALVE)

NOTES:
1. 4"-12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
3. DUCTILE IRON OR C-900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
4. PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.

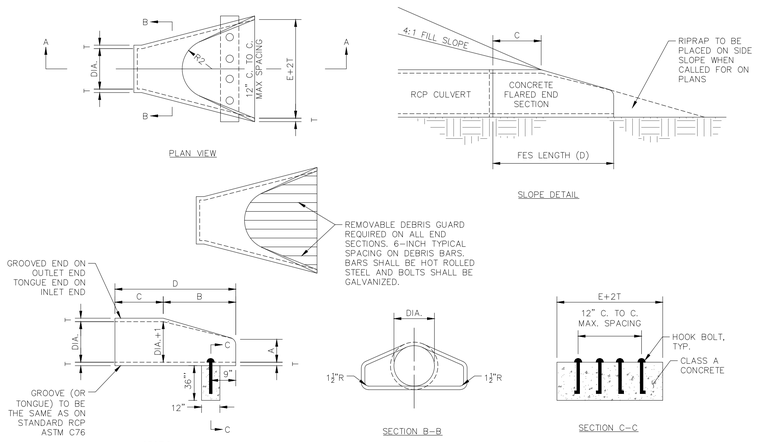
TYPICAL VALVE SETTING AND BOX

N.T.S.



SPIDER DRAIN DETAIL

N.T.S.



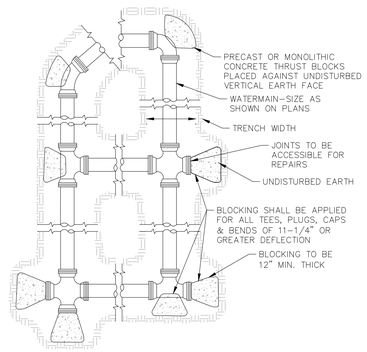
NOTES:
1. CONCRETE AND REINFORCEMENT IN THE PRECAST FES SHALL BE THE SAME GRADE AND STRENGTH AS LISTED IN ASTM C76.
2. THE END OF THE PIPE CULVERT SHALL BE P LACED IN THE FES SO THAT THE FLOW LINES ARE FLUSH. THE JOINT SHALL BE COMPLETELY FILLED WITH MORTAR.
3. IN 3:1 OR 4:1 FILL SLOPE, CHANGE THE SLOPE OF THE FES TO TO PROVIDE A SMOOTH TRANSITION APPROXIMATELY 10' IN LENGTH.
4. THE FES AND PIPE CULVERT DIMENSIONS SHALL MEET ASTM C76.
5. CONCRETE KEY-IN TOES SHALL BE REQUIRED ON ALL FES.

DIA.	T (MIN)	A*	C*	D*	E*	K	R1	R2	~WEIGHT (LB)
12"	2"	5"	4'-3"	6'-2"	2'-0"	1.3	10⅞"	9"	800
15"	2½"	7"	4'-0"	6'-3"	2'-6"	1.5	12½"	11"	1100
18"	2¾"	11"	4'-1"	6'-2"	3'-0"	1.8	15½"	12"	1300
21"	2¾"	11"	3'-6"	6'-3"	3'-6"	2.1	16⅞"	13"	1500
24"	3"	12"	2'-8"	6'-3"	4'-0"	2.3	16⅞"	14"	1800
27"	3¼"	13"	2'-5"	6'-3"	4'-6"	2.6	18⅞"	14¼"	2100
30"	3¼"	14"	1'-10"	6'-3"	5'-0"	2.9	18⅞"	15"	2400
33"	3¾"	15"	3'-6"	8'-3"	5'-6"	3.1	23½"	17½"	4100
36"	4"	17"	3'-1"	8'-3"	6'-0"	3.4	24⅞"	20"	4200

* 1" TOLERANCE

END SECTION AND KEY-IN DETAIL

N.T.S.



THRUST BLOCKING DETAIL

N.T.S.

MISS-DIG System, Inc. 1-800-482-7171

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF MICHIGAN JOSEPH A. SONNTAG 21398 PROFESSIONAL ENGINEER NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

Raising Cane's Chicken Fingers

PROTOTYPE P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: ENTITLEMENT SET

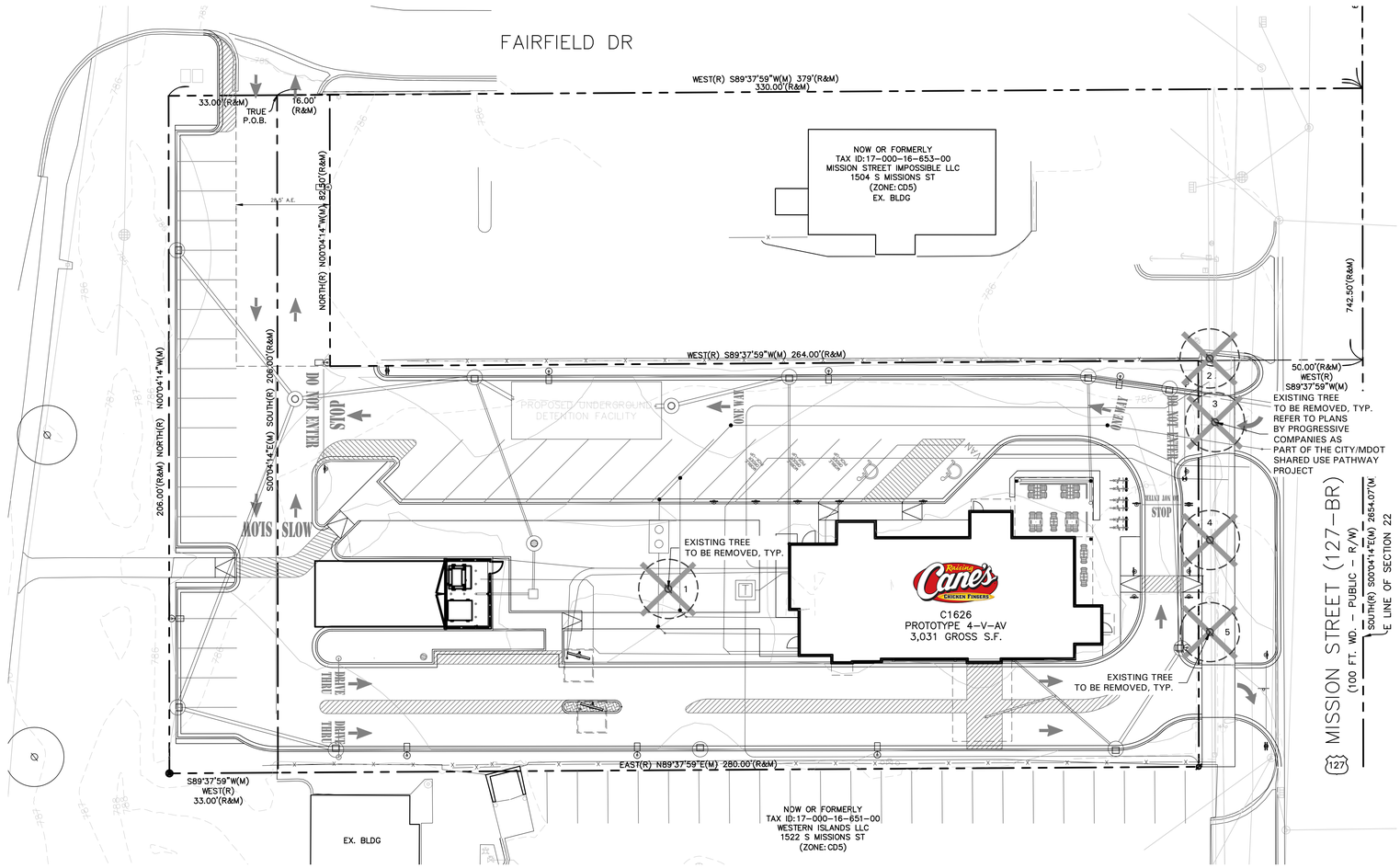
PERMIT/ BID DATE ISSUANCE: 08.10.26

CONSTRUCTION DETAILS

SHEET NAME:

C6.1

SHEET NUMBER:



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		TREE	REMOVE	
2		TREE	REMOVE	
3		TREE	REMOVE	
4		TREE	REMOVE	
5		TREE	REMOVE	
Total Caliper Inches on Site				0
Total Caliper Inches Removed				0

EXISTING TREE LEGEND

EXISTING TREE TO PRESERVE

EXISTING TREE TO BE REMOVED

N

SCALE: 1" = 20'-0"

0 10 20 40

BELLE FIRMA

12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER:
26064

STATE OF MICHIGAN
KORI ANN HAUG
LANDSCAPE ARCHITECT
License No. 3901001617
LICENSED LANDSCAPE ARCHITECT
09.25.26

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #C1626
1516 S. MISSION ST.
MT PLEASANT, MI 48858

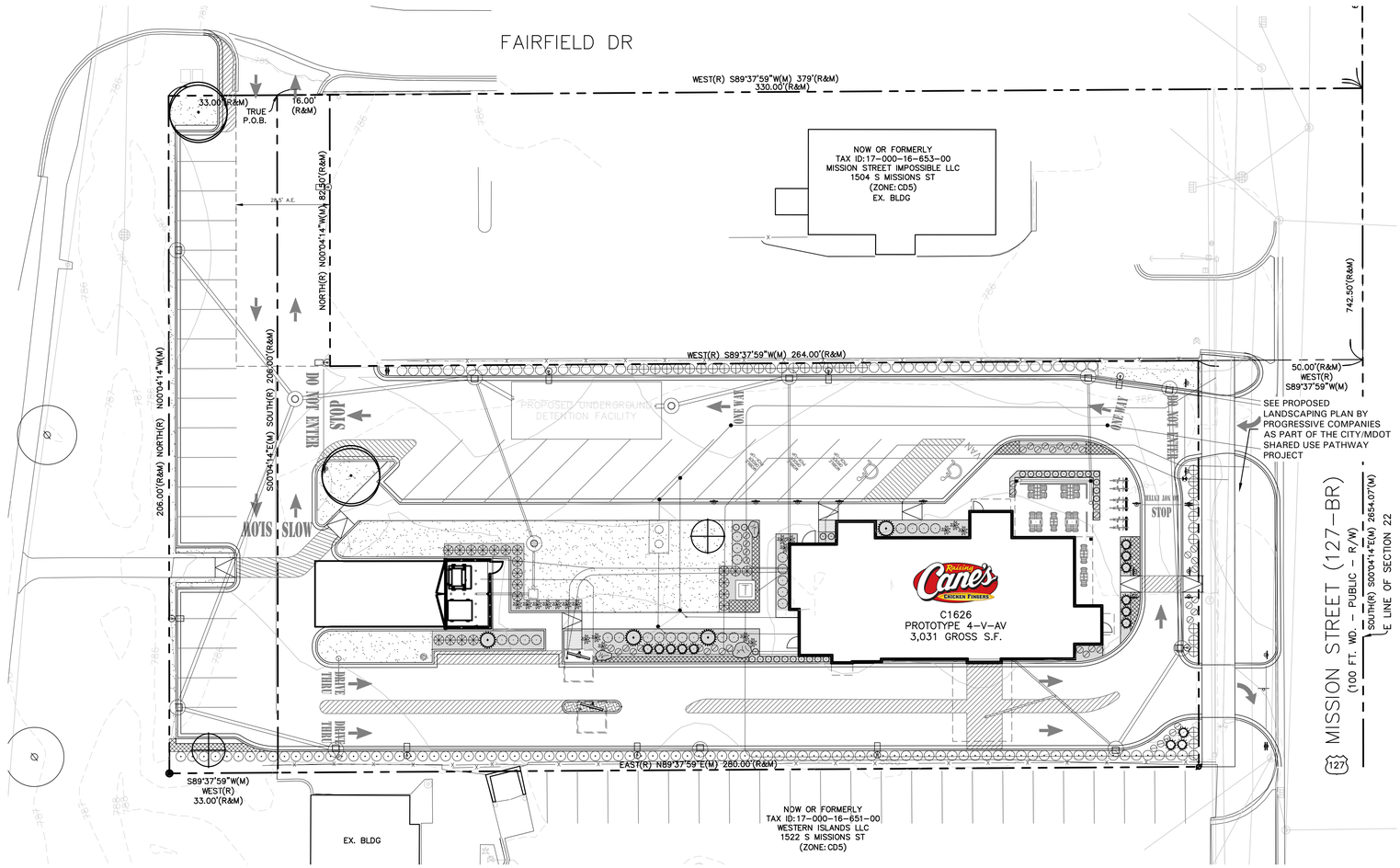
SHEET REVISIONS

REV	DATE	DESCRIPTION

PERMIT/ BID DATE ISSUANCE:
10.15.26

TREE PRESERVATION PLAN
SHEET NAME:

L1.01
SHEET NUMBER:



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE KENTUCKY BLUEGRASS FESCUE MIX, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

LANDSCAPE TABULATIONS

THE CITY OF MOUNT PLEASANT, MICHIGAN

URBAN CENTER CHARACTER DISTRICT REQUIREMENTS

1. Shrubs shall be continuous around foundation at frontage.

   Provided

PARKING AREAS / PARKING LOTS REQUIREMENTS

1. For parking lots that contain more than nine (9) spaces, one (1) landscape island is required for every thirty-two (32) parking spaces.
2. Parking islands shall contain a minimum of one (1) tree for every single island.
3. For every 2,000 square feet of parking area or parking lot, at least one (1) tree shall be installed or preserved.
4. No parking space shall be more than seventy-two (72) feet from a tree within the lot.

Parking Spaces: 32
Parking Area: 6,646 s.f.

Required	Provided
(1) landscape island	(1) landscape island
(1) tree, 2.5" cal. min	(1) tree, 3" cal.
(4) trees, 2.5" cal. min	(4) trees, 2.5" cal. min

PLANT LIST

SYMBOL		BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
		TREES				
	CA	*Malus ioensis 'Prairifire'*	'Prairifire' Crabapple	2	30 gal.	container grown, 6' ht., 3' branching ht., 3' spread min., matching
	GL	*Tilia cordata 'Greenspire'*	Greenspire Little Leaf Linden	1	3" cal.	B&B or container grown, 12' ht., 4' spread, 4' branching ht., matching
		SHRUBS/GROUNDCOVER				
	AFD	*Cornus sericea 'Farrow'*	Arctic Fire Dogwood	18	5 gal.	container full, 20" spread
	GCJ	*Juniperus communis 'Green Carpet'*	Green Carpet Juniper	190	1 gal.	container full, 24" o.c.
	HY	*Taxus x media 'Hicksii'*	Hicks Yew	21	7 gal.	container full, 24" spread, 42" o.c.
	IH	*Ilex glabra 'Shamrock'*	Inkberry Holly 'Shamrock'	40	5 gal.	container full, 20" spread, 42" o.c.
	KCJ	*Juniperus x media 'Kallay's Compact'*	Kallay's Compact Juniper	28	5 gal.	container full, 20" spread, 30" o.c.
	KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	14	5 gal.	container full, 42" o.c.
	MJ	*Juniperus chinensis 'Mint Julep'*	Mint Julep Juniper	25	5 gal.	container full, 20" spread, 42" o.c.
	SC		Seasonal Color	50	4" pots	container full, 12" o.c., selection by Owner
	SGJ	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper	34	5 gal.	container full, 24" spread, 36" o.c.
	SP	*Juniperus chinensis 'Spartan'*	Spartan Juniper	4	4' ht.	B&B or container grown, full to base
	SW	*Weigela florida 'Bokraspiwi'*	Spilled Wine Weigela	44	3 gal.	container full, 24" spread, 30" o.c.
	TJ	*Juniperus virginiana 'Taylor'*	Taylor Juniper	88	5' ht.	B&B or container grown, full to base, 42" o.c.
	SOD	*Poa pratensis x Festuca rubra*	Kentucky Bluegrass Fescue Mix			solid sod, refer to Solid Sod Notes
		MISCELLANEOUS				
	BLDR		Landscape Boulder	3		native boulder, irregular finish; smooth and weathered edges; 1-ton min.
	RR		Native River Rock			2" - 4" dia., 4" depth rock mulch, typ.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER:
26064

STATE OF MICHIGAN
KORI ANN HAUG
LANDSCAPE ARCHITECT
License No. 3901001617
LICENSED LANDSCAPE ARCHITECT
09.25.26

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #C1626
1516 S. MISSION ST.
MT PLEASANT, MI 48858

SHEET REVISIONS

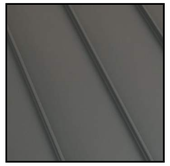
REV	DATE	DESCRIPTION

PERMIT/ BID DATE ISSUANCE:
10.15.26

LANDSCAPE PLAN
SHEET NAME:

L2.01
SHEET NUMBER:

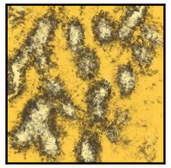
MATERIAL FINISHES



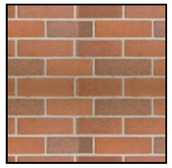
Standing Seam
Metal Roof



Hot Rolled Steel w/
Carbon Grade Finish -
w/ Clear, Matte Powder
Coat Finish



Reclaimed Metal Panel:
Vintage car hood occurs
at face of the tower
element only.



Belden Norman Brick
masonry, Medium Range,
smooth, iron spot. Mortar
to match Soloman
Products 10H, weathered
horizontal strike. Vertical
joints are flush.



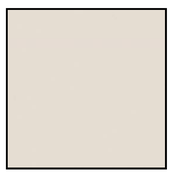
"SW 7669 Summit Gray"
Dryvit



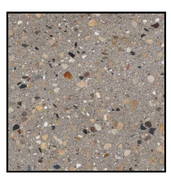
Boral: "Alamo" modular
brick, mortar to match
Soloman Products 10H,
light buff sack rub finish.



"132 Mountain Fog"
Dryvit



"456 Oyster Shell"
Dryvit



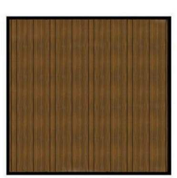
Premier Ultra Burnished
Masonry Units. "Dusk"



Aluminum storefront
system.
Finish: Anodized Black



Super Spec P23
Benjamin Moore Paint



Composite Lumber Trex
Cladding
Color: Havana Gold



1 - FRONT ENTRY ELEVATION
SCALE: 3/16" = 1'-0"



2 - SIDE ENTRY ELEVATION
SCALE: 3/16" = 1'-0"



3 - REAR ENTRY ELEVATION
SCALE: 3/16" = 1'-0"



4 - DRIVE-THRU ELEVATION
SCALE: 3/16" = 1'-0"

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER:
26064

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #C1626
1516 S MISSION STREET
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION
1	09.23.26	STOREFRONT UPDATE
2	09.24.26	FINISHES UPDATE

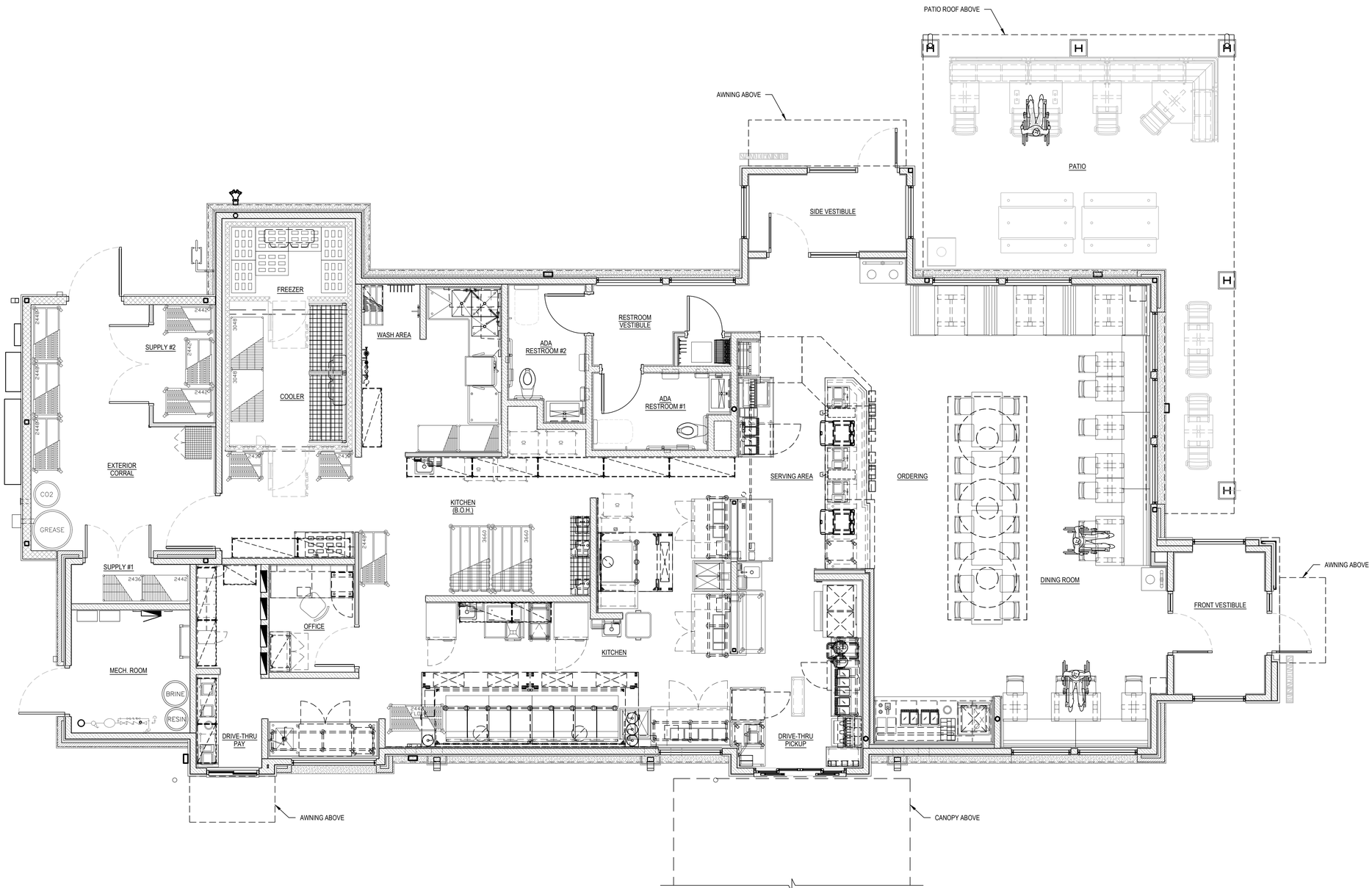
DATE:
07.24.26

PROPOSED EXTERIOR ELEVATIONS

SHEET NAME:

EL-1

SHEET NUMBER:



SEAT COUNT	
DINING ROOM	50
PATIO	27

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER:
26064

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #C1626
1516 S MISSION STREET
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION
1	09.04.26	EQUIPMENT UPDATE

DATE:
07.24.26

PROPOSED
FIXTURE PLAN

SHEET NAME:

FP-1

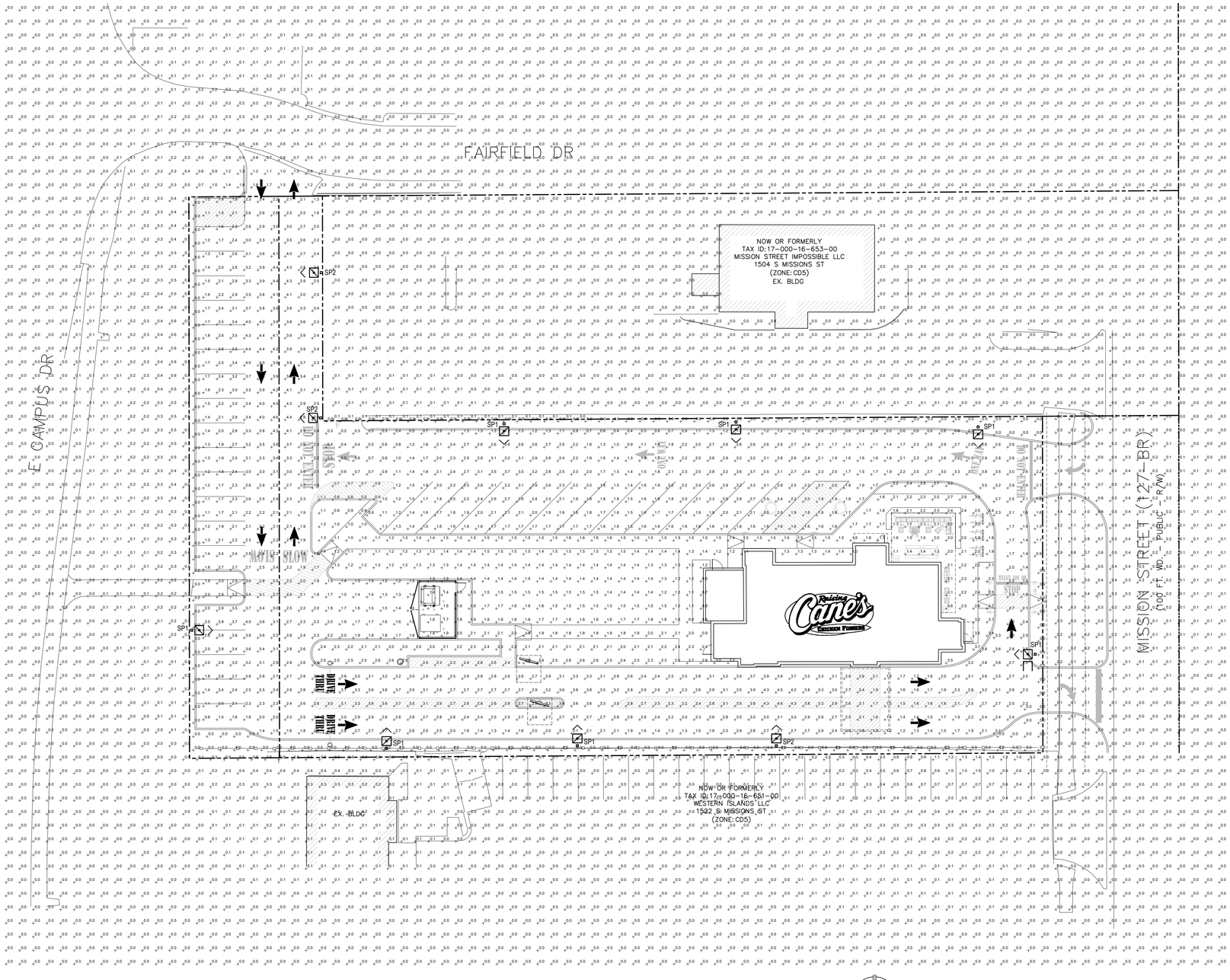
SHEET NUMBER:

EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	LAMP	WATTS	DESCRIPTION	CATALOG NO.
SP1	LED	102	LED POLE MOUNTED FIXTURE WITH TYPE IV EXTREME BACKLIGHT CONTROL & DARK BRONZE FINISH. MOUNTED ON A 17'-6" TALL SQUARE STRAIGHT STEEL POLE.	LITHONIA# DSX1-LED-P3-50K-BLC4-MVOLT-SPA-DDBXD POLE - LITHONIA# SSS-17'-6"-5G-DM19AS-DDBXD
SP2	LED	102	LED POLE MOUNTED FIXTURE WITH TYPE III EXTREME BACKLIGHT CONTROL & DARK BRONZE FINISH. MOUNTED ON A 17'-6" TALL SQUARE STRAIGHT STEEL POLE.	LITHONIA# DSX1-LED-P3-50K-BLC3-MVOLT-SPA-DDBXD POLE - LITHONIA# SSS-17'-6"-5G-DM19AS-DDBXD

STATISTICS (VALUES ARE MAINTAINED)

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING FIELD	2.3 fc	4.6 fc	0.2 fc	23.0:1	11.5:1
PROPERTY LINE	0.0 fc	1.8 fc	0.0 fc	N/A	N/A

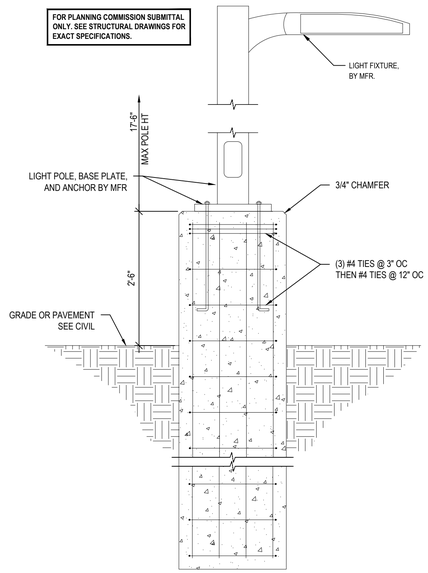


N

PHOTOMETRIC SITE PLAN

SCALE 1" = 20'-0"

FOR PLANNING COMMISSION SUBMITTAL ONLY. SEE STRUCTURAL DRAWINGS FOR EXACT SPECIFICATIONS.



1 / PH1.0 TYPICAL LIGHT POLE BASE DETAIL

SCALE: N.T.S

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #C1626
1516 S. MISSION ST.
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

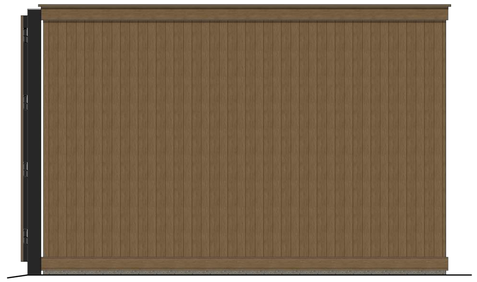
PERMIT/ BID DATE ISSUANCE: 09.01.26

PHOTOMETRIC SITE PLAN

SHEET NAME:

PH1.0

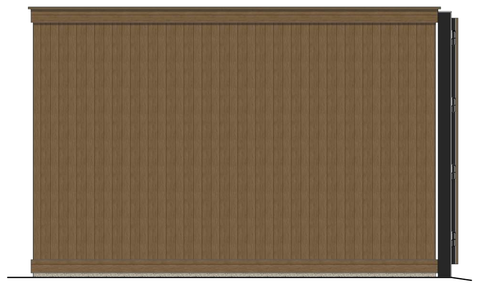
SHEET NUMBER:



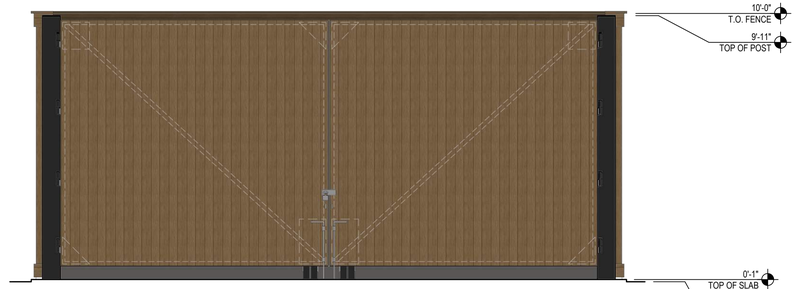
5 - SIDE TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



4 - REAR TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



3 - SIDE TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



2 - FRONT TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"

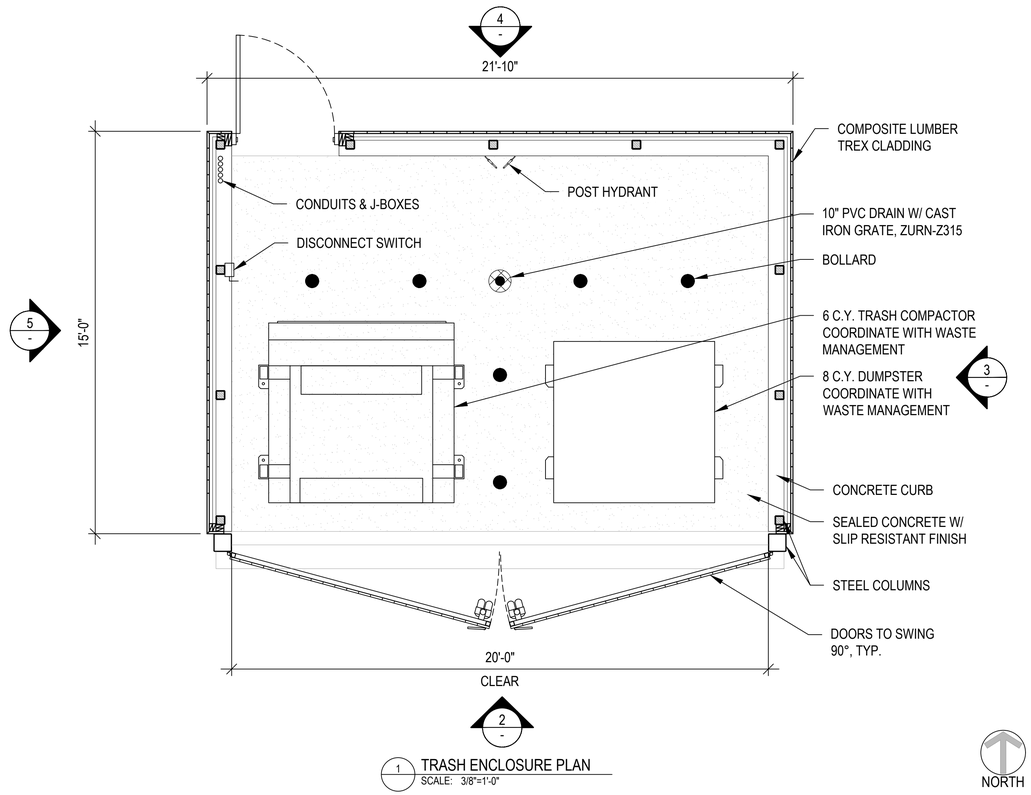
MATERIAL FINISHES



Composite Lumber Trex
Cladding
Color: Havana Gold



Super Spec P23
Benjamin Moore Paint



1 - TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"

NORTH

ADA
ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER:
26064

PROTOTYPE: P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #C1626
1516 S. MISSION ST.
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

DATE:
09.04.26

PROPOSED TRASH ENCLOSURE PLAN & ELEVATIONS
SHEET NAME:

TE-1
SHEET NUMBER:

Mt. Pleasant Fire Department

Inspection Report

1516 S Mission ST, Mount Pleasant MI 48858-4212

804 E. High Street

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number
08/12/2026	PLAN REVIEW CITY OF MT PLEASANT - Site	3667

Lead Inspector	Shift	Station	Unit
BRADLEY DOEPKER	Lieutenant	Mt. Pleasant Fire Department	Fire Mashal 31

Other Inspectors

N/A

SUMMARY OF INSPECTION

28	6	8
Passed codes	Failed codes	N/A codes

NEXT STEPS

Please direct questions about your Inspection to:

BRADLEY DOEPKER

bdoepker@mt-pleasant.org, 9897795152

Reinspection Date

10/11/2026

SIGNATURES

Contact signature

No signature

NA

Manuela Date: _____

Inspector signature



BRADLEY DOEPKER 08/12/2026

CHECKLISTS

Site Plan Review

Status	Code	Description
Pass	1 PROPERTY - Identification	
Pass	10.1 - Apparatus Access	
Pass	501.4 - Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.	
Pass	503.1.1 - Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized toincrease the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 or Group U occupancies.	
Pass	503.2.1 - Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).	
Pass	503.2.3 - Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all- weather driving capabilities.	
Pass	503.2.5 - Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.	

Pass	503.3 - Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.	
Fail	90.1 - Hood System	Comments: 3rd party review with Fire Safety Consultants will be required.
Pass	ACCESS AND WATER - Road and Water Supply When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 of the 2012 Edition of the International Fire Code.	
Pass	ACCESS ROAD 150 FT - Buildings within 150ft of Access Road All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.	
Pass	ACCESS ROAD LOAD - Designed and Maintained to Support the Load All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all- weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.	
Pass	ACCESS ROAD OBSTRUCTED - Dimensions and Clearances All fire apparatus access roads, including parking lots, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches in accordance with Chapter 5, Sections 503.2.1, 503.2.2, 503.3 and 503.4 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(D)	
Pass	ACCESS ROAD SIGNAGE - Signage Requirements All fire apparatus access roads shall be conspicuously posted with uniform "NO PARKING" or "FIRE LANE" signs in keeping with the standard established in applicable law, or as prescribed by the fire code Official and erected on both sides of the fire apparatus access roads. Signs shall be erected no further than 100 feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility, in accordance with Chapter 5, Section 503.3 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(E)	

Pass	**ACCESS ROAD TURN AROUND - Turn Around Required when Road in Excess of 150 ft** Provide an approved turn around for dead end fire apparatus access roads in excess of 150' in Length in accordance with Chapter 5, Section 503.2.5 and appendix D, Section D103.4 of the 2012 Edition of the International Fire Code.	
Pass	**ACCESS ROAD W/HYDRANT - Width of Road with a Fire Hydrant** Where a fire hydrant is located on a fire department apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders as in accordance with Appendix D, Section D103.1 of the 2012 Edition of the International Fire Code.	
N/A	**AERIAL ACCESS PROXIMITY - Proximity to building** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official as in accordance with Appendix D, Section D 105.3 of the 2012 Edition of the International Fire Code.	
N/A	**AERIAL ACCESS ROAD - Where Required** Where the vertical distanced between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purpose of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway, in accordance with Appendix D, Section D105.1 of the 2012 Edition of the International Fire Code.	
N/A	**AERIAL ACCESS ROAD WIDTH - Road Width** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof, as in accordance with Appendix D, Section D 105.2 of the 2012 Edition of the International Fire Code.	
Fail	**BUILDING IDENTIFICATION - Buildings Shall Have Address Numbers** Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.	Comments: Building numbers will need to be visible from the roadway
Pass	**DIMENSIONS - Road Width Without Hydrants** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.	
Pass	**FDC HORN STROBE - Horn Strobe Above FDC** Provide a horn strobe above the Fire Department Connection. Fire Prevention Ordinance 93.12(A)	

Pass	**FDC LOCATION - FDC Location and Distance** Fire Department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as other wise approved by the fire chief. The fire department connection shall be located within 150 feet of a fire hydrant , in accordance with Chapter 9, Section 912.2.1 of the 2012 Edition of the International Fire Code and the Fire Prevention Ordinance 93.12 Provide a 5" Storz Fire Department Connection with a 30 degree downturn.	
N/A	**FDC LOCATION W/STANDPIPE - FDC location & distance w/standpipes** Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connection. The FDC will be located on the front of the building visible from the street side. Ordinance 93.12 Provide a 5" Storz Fire Department Connection with a 30 degree downturn.	
Pass	**FDC MAINTENANCE - FDC Maintained and Unobstructed** Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief as in accordance with Chapter 9, Section 912.3 of the 2012 Edition of the International Fire Code.	
Pass	**GENERAL (SITE PLAN) - Provide a Site Plan Showing the FDC** Provide a site plan to the Code/Fire Official for review showing the fire department connection location.a.The fire department connection shall be located and be visible on a street front, in an approved location.b.The fire department connection shall not be obstructed.c.The fire department connection shall be located between 18" minimum and 42" maximum above the ground.d.Provide a 5" Storz fire department connection.e.Provide a ball drip on the fire department connection piping. It shall be located between the check valve and the fire department connection at the lowest point in the piping.f.Provide a sign mounted on the fire department connection. The sign shall read "Automatic Sprinkler".MBC 901.2IFC 903.3; 912NFPA 13, 8.17.2	
Fail	**GENERAL STATEMENT - List Not All-Inclusive** This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.	Comments: This list is not meant to be all inclusive and changes to the plans can result in changes to the requirements.
Fail	**HYDRANT DISTANCE - Hydrant maximum distance from buildings** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).	Comments: Plans do not show the distance from the building. However from driving the site. A hydrant will need to be added closer to the building. I will denote where to add on the plans.

Pass	HYDRANT LOCATION - Hydrant adjacent to access roads & public strees C102.1 FIRE HYDRANT LOCATIONS: Fire hydrants shall be provided along required access roads and adjacent public streets, in accordance with the 2012 International Fire Code.	
Pass	HYDRANT PROTECTION - Hydrant minimum distance from Buildings NFPA 24 7.2.3 Hydrants shall be located not less than 40 ft (12m) from the buildings to be protected. Hydrants in parking areas or in any area in which they are exposed to potential damage should be protected by bollards on all sides. The bollards should not be closer than 4 ft (1.2m) to the protected hydrant. When located near a roadway, the hydrant should be placed within 6 ft (1.8m) of the pavement, unless the AHJ determines another location is more acceptable.	
Fail	KNOX BOX - Knox Box Requirements and Location Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to Knoxbox.com and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)	Comments: Knox box ordering instructions are attached. 
Pass	NO COMMENTS/CONCERNS - No Code Violations In review of the subject property, I have no comments or concerns.	
Pass	ONE WAY DRIVE - Dimension and Signage Requirments One-way drives shall be a minimum of 16' in width, provide proper one-way signage, and be approved by the Fire Department.	
Pass	SECONDARY ACCESS ROADS - Required for Commercial property The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition or terrain, climatic conditions or other factors that limit access, as in accordance with Chapter 5, Section 503, 503.1.2 of the 2012 Edition of the International Fire Code.	
Pass	TWO ACCESS ROADS - Commercial Property Secondary access required to commercial property in accordance with Chapter 5, Section 503, 503.1.2 and Appendix D, Section D104 of the 2012 Edition of the International Fire Code.	

N/A

TWO ACCESS ROADS (HEIGHT) - Builidings More Than 30 ft or 3 Stories

Commercial / Industrial buildings more that 30 feet in height or 3 stories require two or more separate fire department apparatus access roads. Fire department access roads are required to be a minimum of 26 feet wide. At least one of the required access roads shall be located within 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building, the side of the building which the aerial fire apparatus access road is positioned shall be approved by the fire code official as in accordance with Appendix D, Sections D104 and D105 of the 2012 Edition of the International Fire Code.

N/A

TWO ACCESS ROADS (SQ FT) - Buildings Exceeding 62,000 Sq. Ft.

Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with tow separate and approved fire apparatus access roads, as in accordance with Appendix D, Section D104.2 of the 2012 Edition of the International Fire Code.

N/A

TWO ACCESS ROADS (UNITS) - Multi-Family Developments

Multiple-family residential projects having more than 100 dwelling units and one or two family dwellings where the number of dwelling units exceeds 30 shall be provided throughout with two separate and approved fire apparatus access roads, as in accordance with Appendix D, Sections D106 and D107 of the 2012 Edition of the International Fire Code.

N/A

WATER SUPPLY (DEAD END) - 8in Dead End Capable of Required Fire Flow

Provide an approved water supply capable of supplying the required fire flow for fire protection in accordance with Chapter 5, Section 507.1 of the 2012 Edition of the International Fire Code. (Provide the department with data to verify that the proposed dead end water supplies will provide the required fire flow for the proposed fire hydrants and the proposed building fire suppression system.)

Fail

WATER SUPPLY (GPM) - Capable of Supplying the Required Fire Flow

Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code. (Contact Fire Department to verify locations.)

Comments: Flow test will needed. have contractor contact Fire Dept. 989-779-5122

Pass

WATER SUPPLY (MAIN) - 8 in Water Main Supply

All water main supply lines shall be a minimum of 8."

Pass

WATER SUPPLY (SPACING) - Number and Spacing of Hydrants

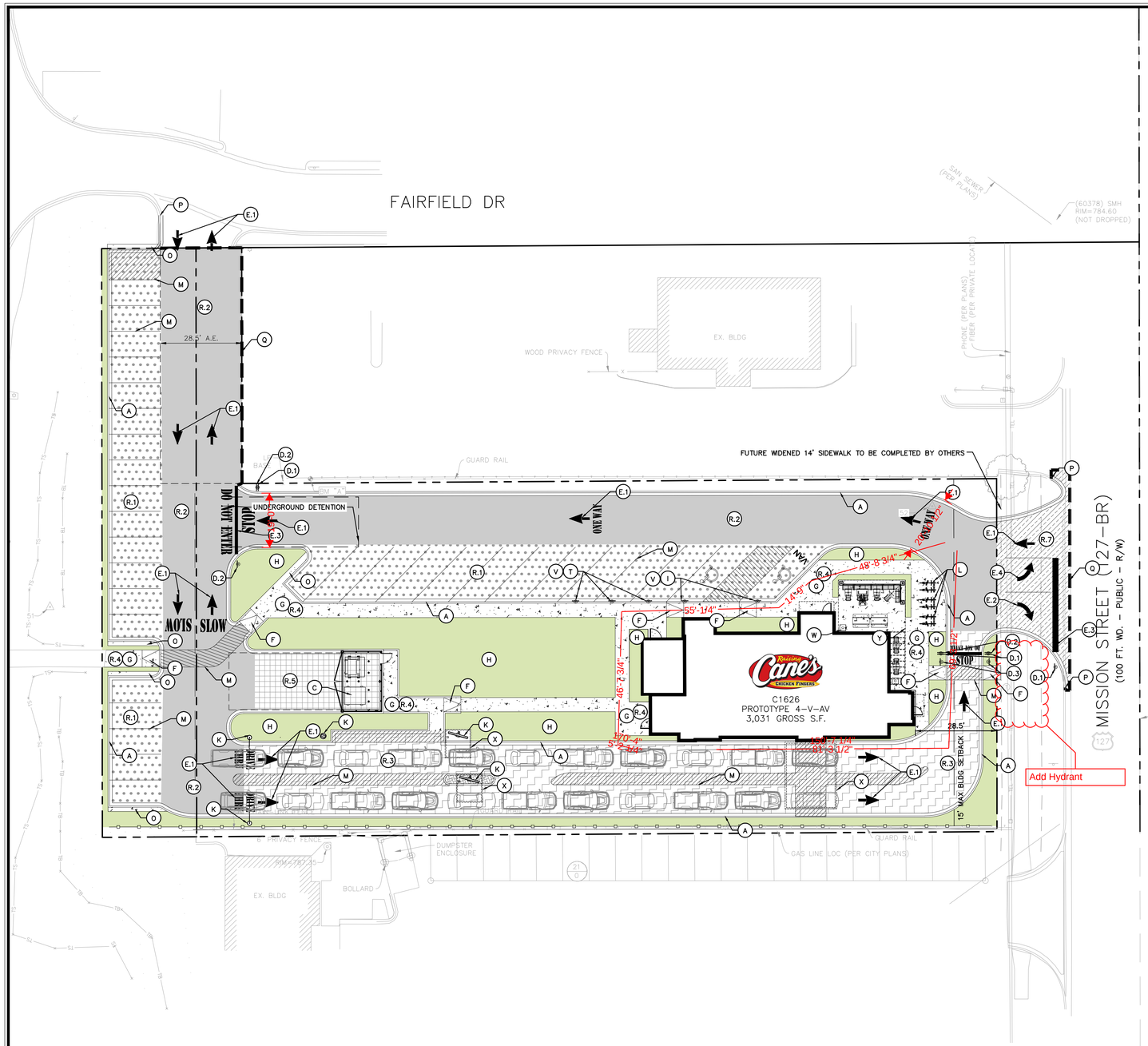
Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.

Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			

Invoice Number	Check Number	Transaction Number
N/A	N/A	N/A



SITE KEYNOTE LEGEND

A	18" CURB AND GUTTER.
B	PROPOSED MONUMENT SIGN. SEE BRANDBOOK (BY AGI) FOR DETAILS.
C	RECYCLING/TRASH DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
D.1	STOP SIGN
D.2	DO NOT ENTER SIGN
D.3	WATCH FOR CARS EXITING DRIVE THRU SIGN
E.1	THROUGH LANE PAVEMENT MARKING.
E.2	RIGHT TURN ONLY PAVEMENT MARKING.
E.3	STOP BAR PAVEMENT MARKING.
E.4	LEFT TURN ONLY PAVEMENT MARKING
F	BARRIER FREE RAMP.
G	CONCRETE SIDEWALK.
H	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
I	ACCESSIBLE PARKING SIGN.
J	PIPE BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
K	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
L	BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
M	PAVEMENT STRIPING
N	EXISTING FIRE HYDRANT
O	18" WIDE, 6" CONCRETE STRIP ADJACENT TO PARKING STALL CURB. INSTALL EXPANSION MATERIAL BETWEEN THIS AND CURB.
P	TIE PROPOSED CURB AND GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITIONS.
Q	SAWCUT LINE.
R	SEE PAVEMENT LEGEND ON THIS SHEET.
S	TRANSFORMER PAD LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
T	MOBILE ORDER PICK-UP SIGN.
U	LIGHT POLE. SEE PHOTOMETRIC PLANS FOR DETAILS.
V	COMBINED SIGN AND BOLLARD.
W	TRASH RECEPTACLE. SEE ARCHITECTURAL PLANS FOR DETAILS
X	DRIVE-THRU CANOPY (DETACHED/ACCESSORY STRUCTURE)
Y	COVERED PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.

SITE ITEM & PAVING LEGEND

- PROPERTY/LEASE/LOT LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- SAWCUT
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED PARKING COUNT
- R.1 STANDARD DUTY ASPHALT PAVEMENT.
- R.2 HEAVY DUTY ASPHALT PAVEMENT.
- R.3 MEDIUM DUTY CONCRETE PAVEMENT. 6" MIN.
- R.4 STANDARD DUTY CONCRETE FOR SIDEWALKS.
- R.5 HEAVY DUTY CONCRETE PAVEMENT. 7" MIN.
- R.6 PAVERS. BELGARD HOLLAND STONE, LEGACY PAVERS IN HERRINGBONE/BASKET WEAVE PATTERN. CHARCOAL OR SIMILAR IN COLOR. SEE ARCHITECTURAL FOR DETAILS.
- VEGETATION (WITHIN LIMITS OF DISTURBANCE).
- R.7 RIGHT OF WAY ASPHALT PAVEMENT. PER COUNTY SPECIFICATIONS

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MT PLEASANT REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
6. EXISTING SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM MONUMENT ENGINEERING GROUP ASSOCIATES, INC. DATED MARCH 4TH 2026.
7. ALL PROPOSED PAVING IN CITY OF MT PLEASANT R.O.W. AND EASEMENTS TO CONFORM TO CITY OF MT PLEASANT STANDARDS.
8. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
9. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
10. THERE ARE EXISTING TREES ONSITE. REFER TO LANDSCAPE PLAN AND TREE PRESERVATION PLAN FOR TREES TO REMAIN.
11. CONTRACTOR SHALL SAWCUT ALONG ALL EXISTING PAVEMENT TO PROVIDE CLEAN UNIFORM SURFACE TO TIE INTO PROPOSED PAVEMENT.

SITE ANALYSIS TABLE

EXISTING ZONING	CD-5: URBAN CENTER	
PROPOSED USE	RESTAURANT W/ DRIVE THRU	
PARCEL AREA	43,145 SF / 0.99 AC	
GROSS BUILDING AREA	3,031 SF	
OPEN SPACE	6,646 SF / 0.15 AC	
	REQUIRED	PROVIDED
TOTAL PARKING SPACES	N/A	32 SPACES
ACCESSIBLE SPACES	N/A*	2 SPACES*
* CITY OF MT PLEASANT DOES NOT REQUIRE PARKING MINIMUMS OR MAXIMUMS*		

MISS DIG System, Inc. 1-800-482-7171

CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

N

GRAPHIC SCALE IN FEET
20 0 10' 20' 40'
1" = 20' @ 24X36

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 26064

SEAL:

STATE OF MICHIGAN — KYLE SONNENBERG — 1398 — PROFESSIONAL ENGINEER — NOT APPROVED FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM

KH JOB NUMBER: 168418073

PROTOTYPE P4-V-AV
SCHEME TBD

RAISING CANE'S
RESTAURANT NO.: #RC1626
1516 S MISSION ST
MT PLEASANT, MI 48858

SHEET REVISIONS

REV	DATE	DESCRIPTION

UPDATE EVERY ISSUANCE: 30% PROGRESS SET

PERMIT/ BID DATE ISSUANCE: 10.15.26

SITE KEYNOTE PLAN

SHEET NAME:

C1.0

SHEET NUMBER:

City of Mt. Pleasant, Michigan

Mt. Pleasant [meet here]

CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

Special Use Permit and Site Plan Review – DPW Office Comments

PSUP-SPR-26-003
Due Date: 2026-09-11

Address of Development: **1516 S. Mission Street**

Project Description: Construction of a 3,301sft quick-serve restaurant with drive-thru, parking lot, landscaping, underground detention, and underground utilities.

Submit two (2) sets of the final site plan and storm water detention calculations for final site plan review and D.P.W. permit fees determination.

DPW Director:
No comments.

Engineering:
Site Plans

- Obtain approval from MDOT for the proposed driveway(s) configuration, width and spacing on Mission Street. Any revisions shall be submitted to the city for review and approval. Driveway radii shall not extend past property lines, unless shared driveways.
- Grading for storm water runoff from improvements shall not adversely affect adjacent properties.
- Comply with MDOT storm water management requirements and submit plans and calculations to MDOT for review as required. Provide a copy of the storm water management plan/calculations and MDOT approval/permit to the City. Storm water detention may be required.
- Any storm water drainage that is directed to the west or to Fairfield Drive would fall under the jurisdiction of the city. Storm water detention would be required. Submit storm water application, calculations, fee and plans to the city for approval. Approval from Central Michigan University (CMU) will also be required for storm water outletting to East Campus Drive, as East Campus Drive is CMU property.
- Comply with Isabella County SESC requirements.
- Sidewalk must extend through driveways. Sidewalk through driveways must be minimum 6" thick.
- Coordinate Mission Street sidewalk design at driveways with City's 2027 Mission pathway project for 10' wide pathway on the west side of Mission. Coordinate with city engineering department.
- Grease/Oil trap will be required. Grease trap design and inspections to be coordinated with city WRRF department.
- Sewer capacity charge will apply based on water meter size.

- Final construction and utility plans shall be submitted to DPW for approval.
- A permit shall be obtained from MDOT for all work within the Mission Street right-of-way.
- We recommend verification of the condition of the existing sewer and water services for reuse or replacement for the proposed development. (if applicable)
- Domestic and fire water services shall be separate leads to the water main. (if applicable)
- Obtain a permit from the city for sidewalk, sewer and water work, and driveway off of Fairfield, as applicable.
- Provide driveway cross connection with 1504 S. Mission per Zoning requirements.

Streets Department:
No comments.

Water Department:
Make sure that existing water service is sufficient for planned use of the facility. Contact the Water Department to coordinate location and tapping of main for any new water services that may be required prior to excavation. Any service that will be abandoned should be severed at the main.

The facility must install appropriate cross connection control devices where required. **52.12** This facility will be required to install a proper backflow prevention device on the service line downstream of the water meter to protect the public water system through containment. Per current requirements (considered a Low Hazard cross connection at this point in time) this device will need to be tested by a certified tester annually and inspected by the city once every five years (subject to change). The device testing report must be provided to the Water Department. If water service is connected to any chemical application used in the facility's grow operations, it may change the hazard level and require additional backflow prevention.

Coordination with Water Department staff is recommended regarding installation of conduit and wire for the water meter reading device during the construction phase.

In accordance with city code **52.06**, if more than one meter will be required applicant must provide 24-hour access (without owner intervention) for the water department to shut off those meters or separate curb stops must be provided outside the building.

Water Resource Recovery Department:
The Water Resource Recovery Facility will require review of building and plumbing plans prior to final approval of this site plan.

All restaurants/food establishments: If the facility will be producing fats, oil, or greases that are discharged to the sanitary sewer through dishwashing or other processes, then a grease interceptor will need be installed to facilitate the removal of those substances in accordance with the limitations in the city ordinance. **51.063**

Industrial Facilities: Discharge of flow other than standard residential sanitary waste are subject to provisions **51.061** through **51.088** of the city ordinance and may require an industrial pretreatment permit to discharge. Operators of such facilities should contact the City of Mt Pleasant wastewater treatment plant at 989-779-5451 to determine their specific needs.

City of Mt. Pleasant, Michigan

Mt. Pleasant [meet here]

CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 Fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 Fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 Fax

MEMORANDUM

TO: Planning Director/Planning Commission

FROM: Cory Donnell, Building Official

DATE: Thursday\, September 6^{10th}, 2026

SUBJECT: Planning Department – PSUP-SPR-26-002

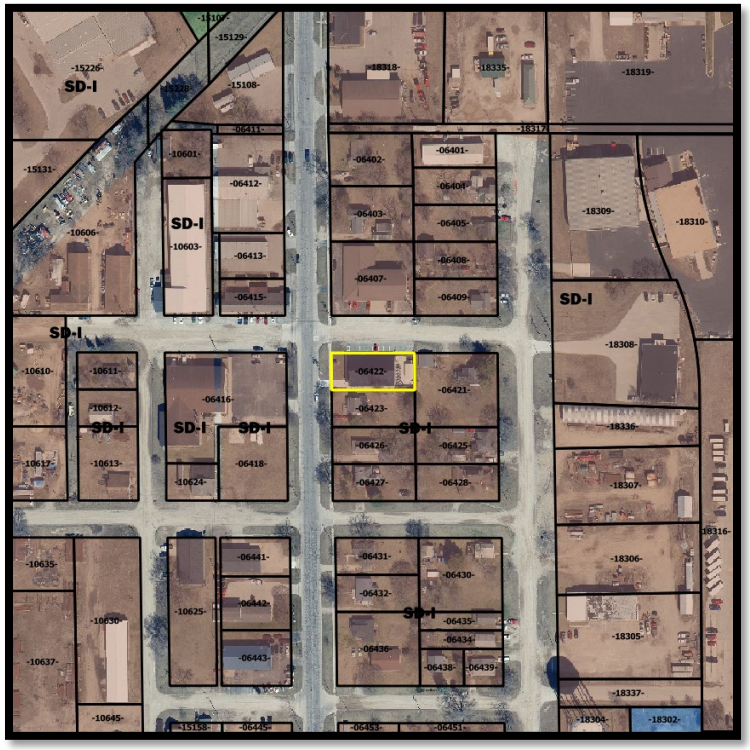
The applicant will need to apply for a building permit for any work being planned on the site following the approval of the Special Use Permit.

Planning Commission Staff Report
October 8, 2026
Reviewer: Manuela Powidayko, Director of Planning and Community Development

Special Use Permit PSUP-26-003

Location:	1110 N Fancher Street
Tax parcel number:	17-000-06422-00
Zoning district:	SD-I (Industrial Special District)
Special requirement(s):	None
Future land use:	Industrial
Request:	Special Use Permit for an Adult-Use Marihuana Grower (Change from Class C to Class B)
Current/prior use:	Adult-Use Marihuana Grower (Class C)
Applicant:	Lowkey Properties, LLC (Sergio Valiente)
Property owner:	Lowkey Properties, LLC (Sergio Valiente)
Site area:	0.23 acres
Staff recommendation:	Approve PSUP-26-003.

ZONING AND OVERVIEW MAP



CURRENT CONDITIONS



Current conditions viewed from Fancher Street looking northeast.



Current conditions viewed from Sampson Street looking southwest.

BACKGROUND:

The applicant has received Special Use Permit approval from the Planning Commission for an Adult-Use Marihuana Grower (Class C) at 1110 N Fancher at the August 4, 2022 meeting. The applicant is now requesting to modify the State license type[1] from Class C, which allows up to 2,000 marihuana plants to Class B, which allows up to 500 marihuana plants[2]. As such, the change in license type retriggers the Special Use Permit process, subjecting the applicant to review by the Planning Commission.[3]

The applicant provided a Project Narrative as an attachment to their application to provide the Commission with greater context about their proposal to reduce the existing marijuana cultivation operations at this facility, which is mostly due to rising wholesale market costs. As such, the company is currently conducting their primary production elsewhere and will now use this existing building strictly to maintain mother plants and produce clones. This change represents a reduction in operational scale, and as such, does not require any building or site alterations.

Proposed hours of operation are 9 a.m. to 6 p.m. The applicant did not specify which days of the week.

Land uses and zoning on the surrounding properties are as follows:

	Current Use	Future Land Use	Zoning
North	Veterinarian Office (Four Paws Rehabilitation)	Industrial	SD-I
East	Single-Family Residence (non-conforming)	Industrial	SD-I
South	Single-Family Residence (non-conforming)	Industrial	SD-I
West	Cabinet Maker (Pinnacle Cabinet Co)	Industrial	SD-I

SPECIAL USE PERMIT: REVIEW REQUIRED

Adult-Use Marihuana Growers are permitted in the SD-I Industrial Special District after receiving special use approval, as set forth under Section 154.410 (Uses). The special use review process requires a public hearing and approval by the Planning Commission.

The proposed uses must comply with general standards set forth in Section 154.615.B(2), in addition to specific special use standards set forth in Section 154.410.B(4)(b).

ANALYSIS OF THE GENERAL STANDARDS FOR SPECIAL USE APPROVAL

Special Use Condition	Consistent with Zoning
The Special Use shall be one listed as a permitted Special Use for the District or Civic Zone in which the property is located and the Use shall be consistent with the intent and purpose of this Chapter and the objectives of the currently adopted Master Plan.	✓ Use Permitted under SUP and consistent with Master Plan.
The Special Use shall comply with all applicable standards and requirements of the zoning ordinance. The Special Use shall be operated in a manner compatible with	✓ Hours of operation follow business hours.

[1] Regulated by the Michigan Department of Licensing and Regulatory Affairs under the Michigan Regulation And Taxation of Marihuana Act.

[2] PART 1. R 420.102 Marihuana grower license. Rule 2. (1)

[3] City of Mt. Pleasant Zoning Ordinances, Article IV, Section 154.410. Uses B. Special Uses, and Table 154.410.A Building and Lot Principal Use.

surrounding land uses within 300 feet measured lot line to lot line. Compatibility includes, but is not limited to, hours of operation and environmental effects (e.g. noise, light, traffic, intensity of use, density).	Use is current and its intensity is being reduced.
The applicant shall demonstrate how the use is compatible with surrounding land uses.	✓ Use is compatible with industrial uses on the north/west but not compatible to residential uses on the south and east. However, use has already been permitted and operating since 2021.
The Special Use shall not interfere with the general enjoyment of the surrounding area (defined as adjacent and/or abutting properties including those properties separated by streets, alleys or other rights-of-way).	✓ Applicant noted existing measures intended to control light and odor will remain in place.
The applicant shall indicate how the Special Use will not have an adverse impact on the surrounding neighborhood within 300 feet of its lot line in regards to traffic, noise, architectural compatibility, hours of operation, light, odors, and the like.	✓ Reducing their operations will reduce potential for impacts.
The Special Use shall not be hazardous to the adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.	✓ Applicant indicated that potential odor impacts will be reduced as production reduces.
The Special Use shall be adequately served by the existing capacity of essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequately for the services and facilities deemed essential to the use.	✓ No Conditions of Approval per DPW review.

SPECIFIC USE STANDARDS FOR ADULT-USE MARIHUANA GROWERS

Section 154.410.B(4)(b)(xii) includes specific special use standards for growers:

Special Use Condition	Consistent with Zoning
Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other nonrigid materials cannot be used to construct any component of the building's exterior structure.	✓ No changes to their operations (enclosed in building).
Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.	✓ The reduction in the number of plants reduces impacts. No additional comments from DPW.
For each zoning lot, no more than 3 stacked grower licenses may be in operation.	✓ Only one license will be in operation.

PUBLIC COMMENTS

No comments.

REVIEW COMMITTEE COMMENTS:

Building Safety – No Comments.

Public Works – Comments sheet is attached, however, no conditions were added.

Public Safety – No Comments are attached.

ANALYSIS:

The information provided by the applicant, with the conditions outlined in the staff recommendation, will satisfy the requirements of the Zoning Ordinances. The proposed license change to reduce marihuana plants within the existing facility will reduce the potential for adverse effects in the surrounding area, while the use continues to be consistent with the future land use identified in the Master Plan.

With the findings and analysis stated in this report, the following actions are offered for consideration by the Planning Commission.

STAFF RECOMMENDATION:

Approve PSUP-26-003, subject to the following conditions:

1. The applicant must obtain the marihuana state license from the State and maintain compliance with all applicable state statutes and rules at all times;

2. The applicant shall continue to ensure compliance with all Special Use Permit general conditions and specific use standards for growers set forth by the Mt. Pleasant Zoning Ordinances;

3. The applicant shall comply with the requirements of Public Works.

PROJECT NARRATIVE

Lowkey Properties, LLC
1110 N. Fancher Street, Mt. Pleasant, Michigan 48858

Lowkey Properties, LLC currently operates an adult-use marijuana cultivation facility at 1110 N. Fancher Street in Mt. Pleasant. The property was previously approved for operation as an Adult-Use Grower Class C facility. Lowkey Properties is now requesting approval to modify the authorized use from an **Adult-Use Grower Class C license to an Adult-Use Grower Class B license**.

This request is being made due to changes in the economics and operational needs of the business. In particular, changes affecting the wholesale cannabis market, including the implementation of the wholesale tax, have increased the operating costs associated with larger-scale cultivation facility. The existing Mt. Pleasant building can no longer economically support the level of cultivation associated with a Class C license. As a result, Lowkey Properties expanded its primary cultivation operations to a larger facility that is better suited to support the company's current production needs.

Lowkey Properties nevertheless has an ongoing operational need for the Mt. Pleasant facility. Rather than operating the property as a large-scale Class C cultivation facility, the company intends to utilize the existing building primarily for the maintenance of **mother plants and the production of clones/immature plants** used to support its other licensed cultivation locations.

Because this supporting function requires substantially less cultivation capacity than was previously authorized, Lowkey Properties no longer has a business or operational need for a Class C license at the Mt. Pleasant property. A **Class B Grower license is more appropriately sized for the intended use of the facility** and will allow the company to maintain the mother plants and plant stock necessary to support its other licensed cultivation operations without maintaining unnecessary Class C cultivation capacity.

The proposed change does not involve an expansion of the building or an increase in the intensity of the use. To the contrary, the change from Class C to Class B represents a **reduction in the licensed cultivation capacity and overall scale of operations at the property**. The existing building, security, odor-control, waste-management, access-control, and other required operational safeguards will continue to be maintained in accordance with applicable state and local requirements.

The facility will remain a licensed cultivation operation only. No retail sales or public-facing marijuana sales are proposed as part of this request.

Proposed Change from Adult-Use Grower Class C to Adult-Use Grower Class B

SPECIAL USE PERMIT REVIEW CRITERIA

1. Permitted Special Use / Consistency with Zoning and Master Plan

The proposed use will remain a marijuana cultivation facility at the same property and within the same existing building. The requested change is from an Adult-Use Grower Class C operation to an Adult-Use Grower Class B operation. Marijuana cultivation is identified as a use permitted with Special Use Permit approval under the applicable zoning provisions, as reflected in the City's prior application materials.

The proposed change does not introduce a new or more intensive use. Instead, it reduces the scale of cultivation authorized at the property and is consistent with the existing use of the site.

2. Compliance with Applicable Standards and Requirements

The facility will continue to comply with all applicable City of Mt. Pleasant zoning requirements and applicable State of Michigan cannabis laws, rules, and licensing requirements.

The change in license class will not eliminate or reduce required operational safeguards. Existing requirements relating to security, restricted access, marijuana waste disposal, odor mitigation, chemical handling, storage, and other regulated activities will continue to be observed. The prior application already provides for secured waste handling, CO2 safety measures, indoor storage, odor filtration, and restricted facility operations.

The proposed Class B operation will remain compatible with surrounding land uses within 300 feet of the property with respect to hours of operation, noise, light, traffic, intensity of use, density, and other environmental effects. Because the request reduces the facility from Class C to Class B, the proposed use will not increase the intensity of the existing approved operation.

3. Compatibility With Surrounding Land Uses

The proposed Class B cultivation operation is compatible with surrounding land uses. The property is located in an area characterized by industrial uses, and the cultivation activities will continue to occur entirely within the existing enclosed building.

Because the requested change reduces the cultivation capacity from Class C to Class B, the proposed operation will be less intensive than the use previously approved by the City. The primary purpose of the facility will be maintaining mother plants and producing clones/immature plants for Lowkey Properties' other licensed cultivation locations.

There will be no retail activity or regular customer traffic associated with the facility.

4. Quiet Enjoyment of Surrounding Property

The proposed use will not interfere with the general enjoyment or use of surrounding properties. Operations will remain indoors and access will remain limited to authorized personnel and necessary deliveries or pickups.

The reduced Class B operation is not expected to increase traffic, noise, lighting, odors, or other impacts on neighboring properties. Existing measures intended to control light and odor and minimize impacts on surrounding properties will remain in place.

5. Impact on the Surrounding Area Within 300 Feet

The proposed change is not anticipated to adversely affect properties within 300 feet with respect to traffic, noise, architectural compatibility, hours of operation, lighting, odors, intensity of use, or density.

The building footprint and general exterior character of the property will remain unchanged. The change from Class C to Class B represents a reduction in cultivation capacity rather than an expansion.

Traffic associated with the property will remain limited primarily to employees and occasional authorized deliveries or transfers. Odor-control measures will continue to be maintained, and cultivation activities will remain inside the secured building.

6. Health, Safety and Welfare / Hazards to Adjacent Property

The proposed use will not create a hazard to adjacent properties or involve activities that are detrimental to the health, safety, or welfare of surrounding persons or property.

All cultivation activities will take place within the secured facility. Marijuana products and plant material will be handled and stored in accordance with applicable requirements, and appropriate procedures for waste disposal, chemical handling, security, odor mitigation, and employee safety will continue to be maintained.

The reduction from a Class C to a Class B operation further reduces the overall scale and intensity of cultivation activities occurring at the property.

7. Public Facilities and Services

The existing property and building are already utilized as a licensed cultivation facility and are served by the necessary utilities and public services. The requested change does not involve an expansion of the building or an increase in cultivation capacity.

Because the facility is being reduced from Class C to Class B, the proposed operation is not expected to create additional demand on water, sewer, electrical, emergency services, or other public facilities. The existing water, sewer, electrical, and other public services are sufficient to

serve the proposed Class B cultivation facility. Because the facility is being reduced from Class C to Class B, the proposed operation is not expected to create additional demand on existing public facilities or services.

WRITTEN STATEMENT – SURROUNDING PROPERTY VALUES

The proposed change will not substantially injure the financial value of surrounding properties or hinder or discourage the appropriate development or use of adjacent properties.

The property is already approved and utilized for marijuana cultivation. The present request does not seek to expand that operation. Instead, Lowkey Properties is requesting authorization to operate under a smaller Class B cultivation license because the company no longer requires the cultivation capacity associated with its existing Class C license.

The facility will continue to operate within the existing building with appropriate security, odor-control, waste-management, and operational safeguards. The reduced cultivation capacity and supporting use of the facility for mother plants and clones/immature plants are not expected to create any additional adverse effect on neighboring properties.

City of Mt. Pleasant, Michigan

Mt. Pleasant [meet here]

CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

Special Use Permit – DPW Office Comments

PSUP-26-003
Due Date: 2026-09-28

Address of Development: **1110 N FANCHER AVE**

Project Description: They are currently approved with the City for a Class C adult use cultivation facility for 1500 plants. They need to change this facility to a Class B adult use cultivation facility with 500 plants at 1110 N Fancher St, Mt. Pleasant, Ml 48858.

The City of Mt. Pleasant Division of Public Works does not have comments for PSUP-26-003 as submitted on 9/21/2026. If the scope of the project changes to include site work, excavation, utility work, storm water, City right-of-way permits, work within City's rights-of-way or easements, it will be subject to review.

Submit two (2) sets of the final site plan and storm water detention calculations for final site plan review and D.P.W. permit fees determination. (if applicable)

DPW Director:
No comments.

Engineering:
Contact the Division of Public Works for any planned site work, utility work or work within Street or Alley rights-of-way or easements. We will confirm if any permits or inspections are required.

Streets Department:
No comments.

Water Department:
No comments.

Water Resource Recovery Department:
No comments.

Memorandum

Mt. Pleasant [meet here]

TO: Planning Commission

FROM: Manuela Powidayko
Director of Planning and Community Development

DATE: October 8, 2026

SUBJECT: **TC-26-03 – Introduction:** Discuss proposed amendments to Table 154.410.A. Building and Lot Principal Use, Table 154.410.D. Building and Lot Accessory Uses and Section 154.410.B. Special Uses to replace Special Use Permits (SUP) with Permitted Limited (PL) Standards for missing middle housing in CD-3 Sub-Urban Character Districts, and associated modifications to their design standards within CD-3 and CD-3L Sub-Urban Large Character Districts.

At the August 13 Work Session meeting, the Planning Commission discussed text amendments for the "Zoning for Housing Opportunity" initiative, including to transition residential uses identified under the category of "Missing Middle Housing" from requiring a discretionary Special Use Permit to a ministerial "Permitted Limited" (PL) status. The discussion included alterations of standards applicable to such uses. The attached August 13, 2026 Work Session memorandum contains more information about the items discussed.

After discussion, each Planning Commissioner submitted a checklist of text changes that were suggested as part of this TC packet with their individual selections of which items they would vs. would not support. The aggregated results of the checklist can be found in the attachments list.

Based on the discussions during the meeting and the feedback provided through the checklist, staff are recommending the following list of text changes items (modified items are shown with underline or ~~strikethrough~~):

1. Create a new use category: "Permitted Limited Uses (PL)", in addition to Permitted Uses, Special Use Permits, and Special Regulated Uses. PL uses would be permitted by right provided that additional standards are met.
    a. Add definition of PL
2. Transition of the following uses from Special Use Permits (SUP) to PL within CD-3 districts. Uses within CD-3L will continue to be subject to SUP:
    a. Accessory Dwelling Units (ADUs);
    b. Two-Family Dwellings (Duplexes); and
    c. Multiple-Family Dwellings (Triplexes or Fourplexes). Combined conversions & new into one framework.
3. Modify the additional standards for each of the above list of uses within CD-3 and CD-3L, as follows:
    a. Accessory Dwelling Units (ADUs)
        - Limit ADUs to one-family occupancy.
        - Limit lots to no more than one ADU.
        - Reduce the minimum square footage requirement for ADUs from 400 sq. ft. to 200 sq. ft.;
        - Combine the requirement for an ADU to not exceed 1,000 sq. ft. or more than 40% of the principal dwelling size, whichever is more.
        - Remove the minimum width requirement (current text requires a minimum of 20 ft. for the width).
        - Clarify that either the primary dwelling or the ADU must be owner occupied.
        - Remove current conflict with the IPMC ordinance regarding minimum sq. ft. per occupant.
        - Clarify that ADUs are not limited to cumulative footprint limitations for detached accessory buildings.
    b. Two-Family Dwellings (Duplexes)
        - Reduce the minimum square footage for a duplex from 1,000 to 800 sq. ft.
    c. Multiple-Family Dwellings (Triplexes or Fourplexes)
        - Keep the requirement that the multiple family dwelling shall be a Housing building type and remove the statement about these dwellings having to "have architecture compatible with surrounding dwellings."
        - For new Multiple-Family Dwellings in CD-3, match the requirements listed in the text for conversions.
        - ~~For new Multiple-Family Dwellings in CD-3, require at least one parking spot per every 2 dwellings.~~
        - Require screens as applicable to CD-4 character districts (screen parking from frontage/civic zone).

Memorandum

Mt. Pleasant [meet here]

Requested Action:
Provide direction to staff on the proposed list of text changes and set a public hearing for November 5, 2026.

Attachment

1. August 13, 2026 Work Session Memorandum
2. Planning Commission Checklist Results
3. Draft Text Change

Memorandum

Mt. Pleasant
meet here

TO: Planning Commission

FROM: Manuela Powidayko
Director of Planning and Community Development

DATE: August 13, 2026

SUBJECT: Residential Uses: Permitted Limited (PL) Standards

On December 4, 2025, and July 9, 2026 the Planning Commission discussed and provided feedback on potential zoning text amendments that would remove barriers for housing development applications. In response to the recommendations of the Planning Commission, the Redevelopment Ready Communities User's Guide to Zoning Reform[1], and the American Planning Association's Zoning Reform Toolkit[2], staff proposes to transition a few residential uses identified under the category of "Missing Middle Housing" from requiring a discretionary Special Use Permit to a ministerial "Permitted Limited" (PL) status.

This transition would require:

- An amendment to the legend of TABLE 154.410.A Building and Lot Principal Use and TABLE 154.410.D Building And Lot Accessory Uses to create a new category, labeled as "PL: Permitted Subject to Limited Use Standards".
- A new section that addresses the specific uses standards for "PL" uses would be created under "SECTION 154.410. Uses". Most of the current Special Use Permit standards would remain, but under ministerial review, so that those uses still meet the original goals of the zoning ordinances.
- A few changes to the specific use criteria are being proposed based on discussions with the Planning Commission, so that those uses are better supported by Mt. Pleasant's Ordinances and can meet the Master Plan objectives for more Missing Middle Housing opportunities.

Ultimately, the goal is for these uses to become permitted by-right (would not need to meet Special Use Permit's general standards or be required to go through a public hearing and Planning Commission approval), provided that the review team verifies compliance with all the standards and requirements listed in the Zoning Ordinances.

Below is a summary of the proposed changes, which will affect CD-3 Districts:

1. **Transition the following uses from "SUP" to "PL" (Principal Uses):**
   - One-Family Dwellings – Detached with Accessory Dwelling Unit (ADU)
   - Two-Family Dwelling – Duplex
2. **Transition the following uses from "SUP" to "PL" (Accessory Uses):**
   - Accessory Dwelling Unit
3. **Transition the Multiple-Family Dwellings use from "SUP" to "SUP/PL**"** with a footnote explaining that new multiple family dwellings shall be subject to a Special Use Permit while conversions shall be subject to the Limited Use Standards.

*****Note: These proposed changes will not affect CD-3L districts (see GIS map analysis as a reference). ADUs and duplexes will continue to be subject to Special Use Permits within CD-3L character district.**

To properly implement this change, changes to "SECTION 154.410. Uses" section are necessary.

4. **Paragraph B will become the new section for the Limited Use Standards.**
5. **Paragraph C will become Special Use Permits and all subsequent sections will move to the next letter.**

---

[1] Congress for the New Urbanism. (2018, Sept 15). Redevelopment Ready Communities - Enabling Better Places: User's Guide to Zoning Reform. Page 19. https://www.planning.org/knowledgebase/resource/9184990/

[2] American Planning Association, Michigan Chapter. (2022, August 1). *Zoning Reform Toolkit*. Page 75. https://www.planningmi.org/aws/MAP/asset_manager/get_file/886923?ver=0

Changes to the specific standards that apply to Missing Middle Housing options, are also being proposed to make them more affordable and convenient to build. The following modifications are being proposed so that ADUs, duplexes and multiple-family homes can be more easily constructed/converted.

6. **ADUs in the CD-3 and CD-3L character districts:**
    - **Reduce the minimum square footage required for an ADU from 400 sq. ft. to 200 sq. ft.:** *This change would be helpful in enabling the conversion of garages into ADUs. The 200 sq. ft. minimum would enable the conversion of 1-car garages (12' x 20' to 14' x 22', providing about 240 to 308 sq. ft.), whereas 400 sq. ft. only allows for the conversion of 2-car garages (20' x 20' to 24' x 24', offering 400 to 576 sq. ft.).*
    - **Change the language regarding the percentage of the ADU x the principal dwelling:** *Combine the requirement for an ADU to not exceed more than 40% of the principal dwelling size with the requirement that an ADU must not exceed 1,000 sq.ft. so that the rule states that the ADU shall have a floor area of no more than 1,000 sq.ft. or no more than 40% of the floor area of the principal dwelling, whichever is more. That allows for lots with larger principal dwellings to accommodate larger ADUs.*
    - **Remove the minimum width requirement (20 ft):** *This change will give more design flexibility and be especially helpful to conversions of existing structures into dwellings.*
    - **Change the text that states that "the primary dwelling unit must be owner occupied":** *The proposed change will still require owner-occupancy but will allow the owner to occupy either the ADU or the primary dwelling, being particularly helpful to seniors wanting to downsize in increase their income capacity or bring family members with their kids into their property.*

      Change the text addressing density limitations to remove a code conflict: *Continue to exclude ADUs from compliance with the 6 dwelling units per acre restriction in CD-3 but remove the portion of the text that requires no more than 40 sq. ft. per occupant within the ADUs (this calculation is more flexible than the International Property Maintenance Code (IPMC) standards which is 1 occupant per 75 sq. ft. and 50 sq. ft. for every additional occupant provided), therefore this change is needed to remove a current conflict between the Zoning Ordinances and IPMC Code. Zoning will simply rely on the IPMC Code.*
    - **Ensure regulatory consistency:** *Add a clarification exempting ADUs from the cumulative footprint limitations for detached accessory buildings. This amendment resolves a potential conflict to ensure that the proposed floor area flexibility is not inadvertently restricted by accessory structure caps on smaller parcels.*
7. **Duplexes (Two-Family Detached) in the CD-3 and CD-3L character districts:**
    - **Reduce the minimum square footage required for a duplex from 1,000 to 400 sq. ft:** *This change would allow smaller units to be constructed, such as code-compliance two-bedroom units (living room: 120 sq. ft., dining area: 100 sq. ft., kitchen: 70 sq. ft., bedroom 1: 100 sq. ft., bedroom 2: 70 sq. ft. bathroom: 35 sq. ft. = total: approximately 425 / 450 sq. ft.).*
    - **Remove the language regarding the percentage of each duplex dwelling size in relationship to the other**: *State that a dwelling unit that qualifies as an Accessory Dwelling Unit shall be considered an ADU and not a two-family dwelling. This allows the text to simply rely on the minimum 400 sq. ft. and ADU standards, so that greater design flexibility is offered for duplexes. The text will be made simpler that way as well.*
8. **Multiple-Family Dwellings in the CD-3 character district (existing conversions text):**
    - **Rely on the House typology standards in the ordinance:** *Keep the requirement that the multiple family dwelling shall be a House building type and remove the statement about these dwellings having to "have architecture compatible with surrounding dwellings" due to redundancy and so that administrative verification is based on easily verifiable conditions (House typology standards exist under TABLE 154.408.G2 Principal Building Types - Specific Standards).*
9. **[NEW] Multiple-Family Dwellings in the CD-3 character district (new building text):**
    - **Require the same design standards as listed in the text for conversions** (items r. iii., iv. v. vi. vii);

- **Add a parking requirement:** *Require at least one parking spot per every 2 dwellings to minimize on-street traffic congestion: "A minimum of fifty percent (50%) of all total proposed dwelling units within a residential development or parcel shall be provided with at least one (1) dedicated, code-compliant off-street parking accommodation. In calculating the total number of required off-street parking spaces under this 50% provision, any fractional number resulting from the calculation shall be rounded up to the nearest whole integer."*

Requested Action:
Provide direction to staff if the proposed list of changes reflects the Planning Commission's previous discussions and confirm if staff should proceed with a formal text change introduction.

Attachment

1. GIS map and statistics on how many ADUs, duplexes, triplexes, and fourplexes are currently in CD-3L, CD-3, and CD-4 (used as a basis for this text change proposal).
2. Relevant Zoning Ordinance Sections
3. Relevant Policy Sections

TC-26-03 Permitted Limited (PL) Standards for Missing Middle Housing	1	2	3	4	5	6	7	8	Support Number	 %
Create a new category: "Permitted Limited (PL)", of use regulations (in addition to Permitted Uses, Special Use Permits, and Special Regulated Uses).	X	X	X	X	X	X	X	X	8	100%
Transitioning ADUs in CD-3 from "SUP" to "PL"	X	X	X	X	X	X	X	X	8	100%
Transitioning Duplexes in CD-3 from "SUP" to "PL"	X	X	X		X	X	X	X	7	88%
Transitioning Multiple-Family Dwellings in CD-3 from "SUP" to "SUP/PL**" with a footnote explaining that new multiple family dwellings shall be subject to a Special Use Permit while conversions shall be subject to the Permitted Limited Use Standards.	X	X			X	X	X	X	6	75%
Reducing the minimum square footage requirement for ADUs in CD-3 and CD-3L from 400 sq. ft. to 200 sq. ft.	X	X	X	X	X	X	X	X	8	100%
Combine the requirements in CD-3 and CD-3L for an ADU to not exceed more than 40% of the principal dwelling size with the requirement that an ADU must not exceed 1,000 sq. ft. so that the rule states that the ADU shall have a floor area of no more than 1,000 sq. ft. or no more than 40% of the floor area of the principal dwelling, whichever is more.		X		X	X	X	X	X	6	75%
Remove the minimum width requirement in CD-3 and CD-3L (Current text requires a minimum of 20 ft. for the width).	X	X	X	X	X	X	X	X	8	100%
Instead of requiring the primary dwelling to be owner occupied in CD-3 and CD-3L, allow either the primary dwelling or the ADU to be owner occupied.	X	X	X	X	X	X	X	X	8	100%
Continue to exclude ADUs from compliance with the 6 dwelling units per acre restriction in CD-3 and remove the portion of the text that requires no more than 40 sq. ft. per occupant within the ADUs.	X	X	X	X	X	X	X	X	8	100%
Add a clarification statement exempting ADUs from the cumulative footprint limitations for detached accessory buildings in CD-3 and CD-3L.		X			X	X	X	X	5	63%
Reduce the minimum square footage required for a duplex in CD-3 and CD-3L from 1,000 to 400 sq. ft.		X	X		X	X	X	X	6	75%
Remove the language regarding the percentage of each duplex dwelling size in relationship to the other and state that a dwelling unit that qualifies as an ADU shall be considered an ADU and not a two-family dwelling.		X	X	X	X	X	X	X	7	88%
For Multiple-Family Dwellings in CD-3, regarding existing conversions, keep the requirement that the multiple family dwelling shall be a Housing building type and remove the statement about these dwellings having to "have architecture compatible with surrounding dwellings."		X	X	X	X	X	X	X	7	88%
For new Multiple-Family Dwellings in CD-3, match the requirements listed in the text for conversions.		X	X	X	X	X	X	X	7	88%
For new Multiple-Family Dwellings in CD-3, require at least one parking spot per every 2 dwellings.		X	X	X	X	X	X	X	7	88%

CITY COMMISSION
CITY OF MOUNT PLEASANT

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND SECTION 154.410. USES, TABLE 154.410.A. BUILDING AND LOT PRINCIPAL USE, TABLE 154.410.D. BUILDING AND LOT ACCESSORY USES, AND ARTICLE VII. DEFINITIONS.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Addition to Section 154.410. A new subsection B. Permitted Limited Uses is added after subsection A. Principal Uses, to regulate uses that are permitted as of right but are subject to additional standards and restrictions. The following subsections are renumbered. Permitted Limited Uses include Accessory Dwelling Units, Two-Family Dwellings, and Multiple-Family Dwellings with a modified list of standards that are currently applicable to Special Uses, reading as follows:

B. Permitted Limited Uses.

1. Permitted Limited Uses are permitted on a Lot or within a Building within an applicable District if the Use is shown as "PL" on **Table 154.410.A (Building and Lot Principal Use)**, subject to compliance with the applicable standards and restrictions imposed for each, pursuant to Section 154.410.B.2;
2. The following Permitted Limited Uses must comply with the applicable standards and restrictions indicated for each of them:
    a. Accessory Dwelling Units must comply with the following:
        i. The accessory dwelling unit must be used exclusively for one-family occupancy and permitted as Accessory Uses of One-Family Dwellings.
        ii. No more than one accessory dwelling unit is permitted on a Lot.
        iii. Direct Density limitations set forth in Table 154.405.A District Standards shall not apply.
        iv. The accessory dwelling unit shall have a floor area of at least 200 square feet but no more than 1,000 square feet or 40% of the floor area of the principal dwelling, whichever is more.
        v. Cumulative footprint limitations set forth in Section 154.407.C.3.a. shall not apply.
        vi. If the accessory dwelling unit is in a separate structure than the principal dwelling unit, that shall be no taller than the structure housing the principal dwelling unit.
        vii. The accessory dwelling unit shall be in a structure secured to a permanent foundation. Camping dwellings shall not be used as accessory dwellings.
        viii. The accessory dwelling unit shall be functionally independent from the principal dwelling unit with separate living, sleeping, eating, cooking, heating, and cooling provisions.
        ix. The accessory dwelling unit may or may not be connected to the principal dwelling but in no case shall provide for interior access to the principal dwelling or have a common interior space.
        x. The accessory dwelling unit shall not be located in a basement.

xi. One of the dwelling units on the property (either the primary dwelling unit or the accessory dwelling unit) must be owner-occupied at the time of Site Plan Review application. The owner-occupant must qualify for, or have applied for, the principal-residence exemption for property taxes on the subject parcel.

b. Multiple-Family Dwellings must comply with the following:

i. The Multiple-Family Dwelling must contain no more than four dwelling units;

ii. Direct Density limitations set forth in Table 154.405.A District Standards shall not apply.

iii. The multiple family dwelling shall be a House building type.

iv. Screens requirements applicable to CD-4 character districts shall apply.

v. No dumpsters shall be utilized for regular solid waste or recycling collection. Trash receptacle location shall otherwise comply with Chapter 50 (Solid Wastes).

c. Two-Family Dwellings must comply with the following:

i. Except for two-family dwellings legally existing as of August 9, 2021, each dwelling unit shall have a floor area of at least 800 square feet and neither unit shall have less than 40% of the floor area of the other unit.

ii. Basements (whether finished or unfinished) shall not be counted toward the required gross floor area of each unit.

iii. Each unit shall be functionally independent with separate living, sleeping, eating, cooking, heating, and cooling provisions.

iv. No common interior space or interior access shall be provided between the units.

Section 2. Amendment to Section 154.410.B.a. and 154.410.B.x. The current subsection B. Special Uses is renumbered as subsection C. Special Uses., and the Special Uses standards of subparagraph a. Accessory Dwelling Units and x. Two-Family Dwellings are amended as follows:

a. Accessory Dwelling Units must comply with the following:

i. The accessory dwelling unit must be used exclusively for one-family occupancy and permitted as Accessory Uses of One-Family Dwellings.

ii. No more than one accessory dwelling unit is permitted on a Lot.

iii. Direct Density limitations set forth in Table 154.405.A District Standards shall not apply.

iv. The accessory dwelling unit shall have a floor area of at least 200 square feet but no more than 1,000 square feet or 40% of the floor area of the principal dwelling, whichever is more.

v. Cumulative footprint limitations set forth in Section 154.407.C.3.a. shall not apply.

vi. If the accessory dwelling unit is in a separate structure than the principal dwelling unit, that shall be no taller than the structure housing the principal dwelling unit.

vii. The accessory dwelling unit shall be in a structure secured to a permanent foundation. Camping dwellings shall not be used as accessory dwellings.

viii. The accessory dwelling unit shall be functionally independent from the principal dwelling unit with separate living, sleeping, eating, cooking, heating, and cooling provisions.

ix. The accessory dwelling unit may or may not be connected to the principal dwelling but in no case shall provide for interior access to the principal dwelling or have a common interior space.

x. The accessory dwelling unit shall not be located in a basement.

xi. One of the dwelling units on the property (either the primary dwelling unit or the accessory dwelling unit) must be owner-occupied at the time of Site Plan Review application. The owner-occupant must qualify for, or have applied for, the principal-residence exemption for property taxes on the subject parcel.

b. Two-Family Dwellings must comply with the following:

i. Except for two-family dwellings legally existing as of August 9, 2021, each dwelling unit shall have a floor area of at least 800 square feet and neither unit shall have less than 40% of the floor area of the other unit.

ii. Basements (whether finished or unfinished) shall not be counted toward the required gross floor area of each unit.

iii. Each unit shall be functionally independent with separate living, sleeping, eating, cooking, heating, and cooling provisions.

iv. No common interior space or interior access shall be provided between the units.

Section 3. Deletion of Section 154.410.B.r. The Multiple-Family Dwellings in the CD-3 character district standards are deleted as they will become obsolete.

Section 4. Addition to Legend of Table 154.410.A. Add a new use category “Permitted Limited Uses” to the legend of Table 154.410.A.

PL | Permitted Limited Uses

Section 5. Amendment to CD-3 Column in Table 154.410.A. The portions within Table 154.410.A Building and Lot Principal Use for One-Family Dwellings – Detached with Accessory Dwelling Unit (ADU), Two-Family Dwelling – Duplex, and Multiple-Family Dwellings are amended to replace the SUP notation with a PL notation, and shall read as follows:

One-Family Dwellings – Detached with Accessory Dwelling Unit (ADU): PL

Two-Family Dwelling – Duplex: PL

Multiple-Family Dwelling: PL

Section 6. Amendment to CD-3 Column of Table 154.410.D. The portion within Table 154.410.D Building and Lot Accessory Uses for Accessory Dwelling Unit is amended to replace the SUP notation with a PL notation, and shall read as follows:

Accessory Dwelling Unit: PL

Section 7. Addition of Permitted Limited Uses within Article VII. Definitions. The definition of “Permitted Limited Uses” is being added, and shall read as follows.

Permitted Limited Uses: a Use designated as ‘Permitted Limited Uses’ or “PL” in a particular District or Civic Zone is one that, is permitted in the District or Civic Zone, provided that certain additional standards and restrictions are met.

Section 8. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City’s Zoning Code shall remain in full force and effect, except that, if necessary, internal numbering of sections or subsections shall be renumbered or re-lettered accordingly.

Section 9. Validity and Severability. If any part of this Ordinance is found invalid for any reason, such holding does not invalidate the remaining parts of this Ordinance.

Section 10. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 11. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this Ordinance within 10 days of the date of its adoption. This Ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s)_____

NAYS: Commissioner(s)_____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2026.

_____
Boomer Wingard, Mayor

_____
Holly Schmeltzer, City Clerk

PC Hearing: _____, 2026
Introduced: _____, 2026
Adopted: _____, 2026
Published: _____, 2026
Effective: _____, 2026

Memorandum

Mt. Pleasant meet here

TO: Planning Commission

FROM: Manuela Powidayko
Director of Planning and Community Development

DATE: October 8, 2026

SUBJECT: **TC-26-04 – Introduction:** Discuss proposed amendments to Table 154.405.A. District Standards for all Character Districts to provide design flexibility for single-family homes and missing middle housing, particularly for the design of attached garages and building front setbacks, so that they better meet context and reflect current design trends.

At the August 13 Work Session meeting, the Planning Commission discussed text amendments for the "Zoning for Housing Opportunity" initiative, including to to provide design flexibility for single-family homes and missing middle housing, particularly for the design of attached garages and building front setbacks, so that they better meet context and reflect current design trends. The attached August 13, 2026 Work Session memorandum contains more information about the items discussed.

After discussion, each Planning Commissioner submitted a checklist of text changes that were suggested as part of this TC packet with their individual selections of which items they would vs. would not support. The aggregated results of the checklist can be found in the attachments list.

Based on the discussions during the meeting and the feedback provided through the checklist, staff recommend the following list of text changes items (modified items are shown with underline or ~~strikethrough~~):

1. Allow attached garages in CD-3L, CD-3 and CD-4 to encroach into the 1st lot layer (beyond façade) beyond the maximum 6 ft, as follows:
   a. Encroachment could go up to 10 ft.; or
   b. If encroachment exceeds 10 ft. a porch must be provided (porch design standards apply).
2. Allow homes in CD-4 to setback up to 30 ft (currently the maximum is 20 ft.), while enabling homes to match contextual setbacks (average of adjacent setbacks along the same frontage).
3. Align driveway requirements in CD-4 with CD-3 and CD-3L (permit it to flare out).
4. Allow corner sites in CD-5 to setback up to 15 ft. such as inner lots, for any building type other than mixed-use.

Requested Action:
Provide direction to staff on the proposed list of text changes and set a public hearing for November 5, 2026.

Attachment

1. August 13, 2026 Work Session Memorandum
2. Planning Commission Checklist Results
3. Draft Text Change

Memorandum

Mt. Pleasant meet here

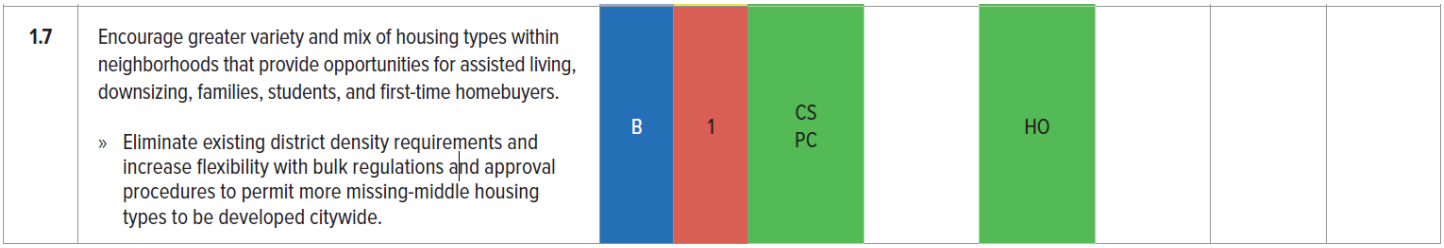
TO: Planning Commission

FROM: Manuela Powidayko
Director of Planning and Community Development

DATE: August 13, 2026

SUBJECT: TC-26-05 | Increasing Flexibility with Setback and Parking Options

The "Zoning for Housing Opportunity" initiative has been discussed at previous Planning Commission meetings, such as the one on December 4, 2025, and July 9, 2026. As part of this initiative, staff proposes increasing bulk flexibility to better enable the development of Missing Middle housing typologies. These changes are also intended to resolve existing dimensional conflicts in the current code that act as barriers to the construction of standard "starter home" prototypes, and further alignment between the Zoning Ordinances with Master Plan's Objective 1.7:



A core mission of form-based zoning is to facilitate predictable, contextually based planning while allowing for modern housing needs. Currently, certain setbacks and dimension requirements create conflicts within the code that make it less feasible to build single-family homes within CD-4 districts or townhouses within CD-5 districts. Overall, the Ordinances are also hindering the ability to build attached garages on standard lots without deep, expensive floor plans. Allowing flexibility for garage placement and setbacks addresses feedback from community outreach and the Home Builders Association regarding the need for varied housing designs that can support especially lower-income and aging residents.

Below is a summary of the proposed changes:

1. **Front Setbacks Requirements in CD-4 and CD-5.**
   - **Allow front setbacks to meet immediately adjacent setbacks (applicable in CD-3 and CD-3L districts):** *Add a contextual allowance for new developments. This would mean that a new buildings such as a detached house in CD-4 district or a townhouse in CD-5 could be built outside of the current setback restrictions (max front setback of 20 feet in CD-4 and 15 feet in CD-5. This flexibility would apply if the proposed location aligns with or averages setbacks of immediately adjacent buildings. This supports neighborhood preservation by maintaining a consistent house profile allowing the city to better meet objectives regarding contextual developments.*
2. **Setbacks Requirements specifically in CD-5, including garage placement**:
   - **Allow corner lots in CD-5 to achieve the maximum 15 feet front setback for townhomes and other developments:** *Parcels that are not on the corner currently are able to have a setback between 0 feet and 15 feet. Allowing the corners to also have a max of 15 feet, rather than being restricted to 0 feet would increase flexibility towards meeting the context of the surrounding buildings. More opportunities for creativity with the façade of these buildings would be provided by giving space for frontage types like wider sidewalks, dooryards or terraces. These frontage types provide privacy and a social buffer for ground-floor residents and help the buildings read as residential rather than commercial in character.*
   - **Add "Attached Garage Location" to CD-5 rules:** *The zoning text currently does not regulate attached garages in CD-5, it only restricts surface parking to the 3rd Lot Layer. Adding standards currently applicable in the other districts resolves concerns around parking being provided in CD-5, along with maintaining enough public parking. Language that is used for the other districts will be matched in the CD-5 section of the text.*

3. **Setbacks Requirements specific in CD-4**:
   - **Allow single-family homes, duplexes, and townhomes in CD-4 to set back 30 feet.** *Currently, there is a zoning conflict in CD-4. There is a maximum 20-foot setback while the garage doors must setback at least 24 feet. This change specifically enables the construction of attached garages on standard-depth lots, preserves the ability of driveways to accommodate guest vehicles, as well as expands the amount of home floorplans permitted.*

4. **Garages and vehicular entrances in all districts:**
   - **Reduce minimum distance between garage door and the closer of the Frontage line or public sidewalk from 24 feet to 20 feet.** *This reduction could resolve a significant conflict where existing code restricts the ability to build attached garages on medium depth lots. If a household with a 20-foot garage setback has an owner with multiple cars, additional parking can be found on the street in many cases. In addition, item 5 includes complementary parking-related amendments intended to address this concern.*
   - **Allowance for garage protrusion to go from 6 feet to 10 feet and exceed 10 feet if a porch is built.** *Reducing the restriction would open possibilities for certain designs. A relevant example of this is a starter home project: Allen Edwin Homes. Currently, none of the 5 designs can be built due to the 6-foot protrusion limit. The reduction would allow 3 out of 5 to be legal to build. If a garage is built that protrudes further than 10 feet, a covered porch frontage can be required to help balance out the façade of the house. Porch design is regulated in the ordinance to ensure porch is sized to accommodate furniture and therefore become an active social space contributing to the public realm.*

5. **Driveway/vehicular entrance width specifically in CD-4**
   - **Allowance for driveway/vehicular entrance width to flare out to 24 ft. after passing the frontage line into the 1st lot layer.** *This amendment, paired with the reduced garage setback, directly addresses concerns regarding off-street parking. If driveway capabilities are increased, residents will be less likely to encounter parking limitations due to these changes. 24 ft. is specifically calculated to accommodate two standard 9-ft. parking spaces plus a 6-ft. buffer for vehicle maneuvering and door swings, which reduces on-street parking pressure and increases possibilities for how to use the 1st lot layer. Flare out designs are already allowed in CD-3 and CD-3L.*

Requested Action:
Provide direction to staff if the proposed list of changes reflects the Planning Commission's previous discussions and confirm if staff should proceed with a formal text change introduction.

Attachment
1. Relevant Zoning Sections
2. 3D illustrations and images of homes to visualize the design impact of garage protrusion changes.
3. Allen Edwin Homes – Prototypes Profile of Garage Protrusion

TC-26-04 Flexibility with Setback and Parking Options for Housing	1	2	3	4	5	6	7	8	Support Number	 %
Add a contextual allowance for new developments in CD-4 and CD-5 stating that new buildings can be built outside of the current setback restrictions if it aligns with or averages setbacks of immediately adjacent buildings.	X	X	X	X	X	X	X	X	8	
Increase front setback flexibility for corner lots in CD-5 from having to be at 0 ft., or up to the lot line, to allowing buildings to be placed anywhere between 0 ft. and 15 ft.	X	X	X	X	X	X	X	X	8	10000%
Add "Attached Garage Location" section to the CD-5 rules that matches the other district's requirements to clarify attached garages can be permitted.	X	X	X	X	X	X	X	X	8	10000%
Increase the maximum front setback requirement for single-family homes, duplexes, and townhomes in CD-4 from 20 ft. to 30 ft.	X	X	X		X	X	X	X	7	8750%
Reduce minimum distance between garage door and the closer of the Frontage line or public sidewalk in CD-4 from 24 ft. to 20 ft.		X				X	X		3	3750%
Allow garage protrusion in all districts to increase from 6 ft. to 10 ft. and exceed 10 ft. if a porch is built.	X	X	X		X	X	X		6	7500%
Allow driveway/vehicular entrance width in CD-4 to flare out to 24 ft. after passing the frontage line into the 1st lot layer.	X	X	X		X	X	X	X	7	8750%

CITY COMMISSION
CITY OF MOUNT PLEASANT

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND TABLE 154.405.A. DISTRICT STANDARDS: CD-3L SUB-URBAN LARGE CHARACTER DISTRICT, CD-3 SUB-URBAN CHARACTER DISTRICT, CD-4 GENERAL URBAN CHARACTER DISTRICT, AND CD-5 URBAN CENTER CHARACTER DISTRICT OF THE MOUNT PLEASANT ZONING ORDINANCES TO MODIFY SETBACKS AND VEHICULAR PARKING STANDARDS.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment to Table 154.405.A. The portions within Table 154.405.A. District Standards: CD-3L Sub-Urban Large Character District pertaining to Vehicular Parking Standards is amended to allow garages to encroach into the first lot layer beyond the current limit of 6 feet while ensuring design standards are met, reading as follows:

> Attached Garage Location: P in 3rd Lot Layer; P in 2nd Lot Layer and may encroach up to 10 ft. into 1st Lot Layer when Garage is architecturally integrated into the overall Building design and the garage is less than 60% of the total width of the Building, except that such percentage rule shall not apply to two-story buildings; Garages may encroach more than 10 ft. into 1st Lot Layer, provided that a Porch is integrated into the Principal Building. No front facing Garage door shall be located less than 24 ft. from the Frontage line or public sidewalk, whichever is farther.

Section 2. Amendment to Table 154.405.A. The portions within Table 154.405.A. District Standards: CD-3 Sub-Urban Character District pertaining to Vehicular Parking Standards is amended to allow garages to encroach into the first lot layer beyond the current limit of 6 feet while ensuring design standards are met, reading as follows:

> Attached Garage Location: P in 3rd Lot Layer; P in 2nd Lot Layer and may encroach up to 10 ft. into 1st Lot Layer when Garage is architecturally integrated into the overall Building design and the garage is less than 60% of the total width of the Building, except that such percentage rule shall not apply to two-story buildings; Garages may encroach more than 10 ft. into 1st Lot Layer, provided that a Porch is integrated into the Principal Building. No front facing Garage door shall be located less than 24 ft. from the Frontage line or public sidewalk, whichever is farther.

Section 3. Amendment to Table 154.405.A. The portions within Table 154.405.A. District Standards: CD-4 General Urban Character District pertaining to Vehicular Parking Standards is amended to allow garages to encroach into the first lot layer beyond the current limit of 6 feet while ensuring design standards are met, reading as follows:

> Attached Garage Location: P in 3rd Lot Layer; P in 2nd Lot Layer and may encroach up to 10 ft. into 1st Lot Layer when Garage is architecturally integrated into the overall Building design and the garage is less than 60% of the total width of the Building, except that such percentage rule shall not apply to two-story buildings; Garages may encroach more than 10 ft. into 1st Lot Layer, provided that a Porch is integrated into the Principal Building. No front facing Garage door shall be located less than 24 ft. from the Frontage line or public sidewalk, whichever is farther.

Section 4. Amendment to Table 154.405.A. The portions within Table 154.405.A. District Standards: CD-4 General Urban Character District pertaining to Setbacks – Principal Building is amended to allow houses to setback further than other building types and enable front setbacks to match context, reading as follows:

> Front Setback, Principal Frontage: 0 ft. min; 20 ft. max, except that Houses may setback 30 ft. max. May be lesser or greater to no more than the average of existing Adjacent Setbacks sharing the same Frontage.

DRAFT

Section 5. Amendment to Table 154.405.A. The portions within Table 154.405.A. District Standards: CD-4 General Urban Character District pertaining to Vehicular Parking Standards is amended to align with maximum width requirements for vehicular entrances in CD-3L and CD-3, permitting driveways to flare out, and shall read as follows:

> Driveway/Vehicular Entrance Maximum Width: Generally, 18 ft max at Frontage Line if Residential; 24 ft max in 1st Lot Layer if non-Residential, regardless if shared or not. If non-Residential and along Pickard, Mission and High Street (west of Mission): may be 30 ft max. Along Thoroughfares where the Michigan Department of Transportation has jurisdiction and requires a width exceeding 30 ft. because of circumstances relating to safety that are unique to the lot and its use: may exceed 30 ft, provided that the driveway is designed in a manner so as to increase pedestrian safety to the extent reasonably possible.

Section 6. Amendment to Table 154.405.A. The portions within Table 154-405.A. District Standards: CD-5 Urban Center Character District pertaining to Setbacks – Principal Building is amended to allow townhouses, live/work and other residential buildings to setback further than mixed-use buildings, and shall read as follows:

> Front Setback, Principal Frontage: 0 ft at corners within the Central Business District for Mixed Use; 0 ft. min; 15 ft. max for other Building Types. May be lesser or greater to no more than the average of existing Adjacent Setbacks sharing the same Frontage.

Section 7. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City's Zoning Code shall remain in full force and effect, except that, if necessary, internal numbering of sections or subsections shall be renumbered or re-lettered accordingly.

Section 8. Validity and Severability. If any part of this Ordinance is found invalid for any reason, such holding does not invalidate the remaining parts of this Ordinance.

Section 9. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 10. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this Ordinance within 10 days of the date of its adoption. This Ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s)_____

NAYS: Commissioner(s)_____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2026.

_____
Boomer Wingard, Mayor

_____
Holly Schmeltzer, City Clerk

DRAFT

PC Hearing: _____, 2026
Introduced: _____, 2026
Adopted: _____, 2026
Published: _____, 2026
Effective: _____, 2026

DRAFT