MILLBROOK

PHASE I | MARSHALL, MI

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PROJECT DEVELOPMENT TEAM

DEVELOPER:
GCC 550 HUGHES
C/O INDIGO DESIGN + DEVELOPMENT
OWNER REP: GREG SCHMIDT
920 CHERRY ST SE, SUITE 3
GRAND RAPIDS, MI 49506
PHONE: (616) 804-0694
EMAIL: gschmidt@liveindigo.com

ARCHITECT:
DESTIGTER ARCHITECTURE LLC
CONTACT: KIM DESTIGTER
18 GOODRICH SW
GRAND RAPIDS, MI 49503
OFFICE: (616) 458-5620 x2001
MOBILE: (616) 648-8896
EMAIL: kim@destigterarchitecture.com

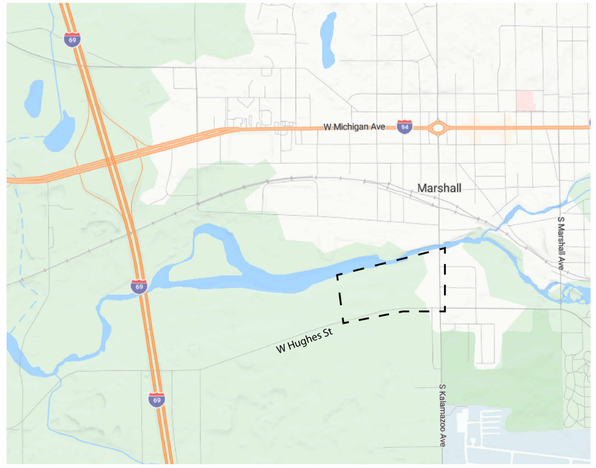
GENERAL CONTRACTOR:
COPPERROCK CONSTRUCTION
CONTACT: MATTHEW HALL
601 FIFTH STREET NW, SUTE 300
GRAND RAPIDS, MI 49504
OFFICE: (616) 570-2382
EMAIL: matthewh@copperrockconstruction.com

CIVIL ENGINEER & LANDSCAPE ARCH.:
KEBS INC.
CONTACT: ALLEN J. PATRICK, P.E.
13432 PRESTON DRIVE
MARSHALL, MI 49068
OFFICE: (517) 339-1014
EMAIL: ajpatrick@kebs.com

MECHANICAL ENGINEER:
KTS ENGINEERING
491 E. WRIGHT AVE.
SHEPHERD, MI 48883
OFFICE: (989) 567-1108

ELECTRICAL ENGINEER:
KTS ENGINEERING
CONTACT: ALAN ZELANKA
491 E. WRIGHT AVE.
SHEPHERD, MI 48883
OFFICE: (989) 567-1108
EMAIL: azelanka@ktsengineeringgroup.com

PROJECT LOCATION MAP



DeStigter Architecture
18 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5620 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

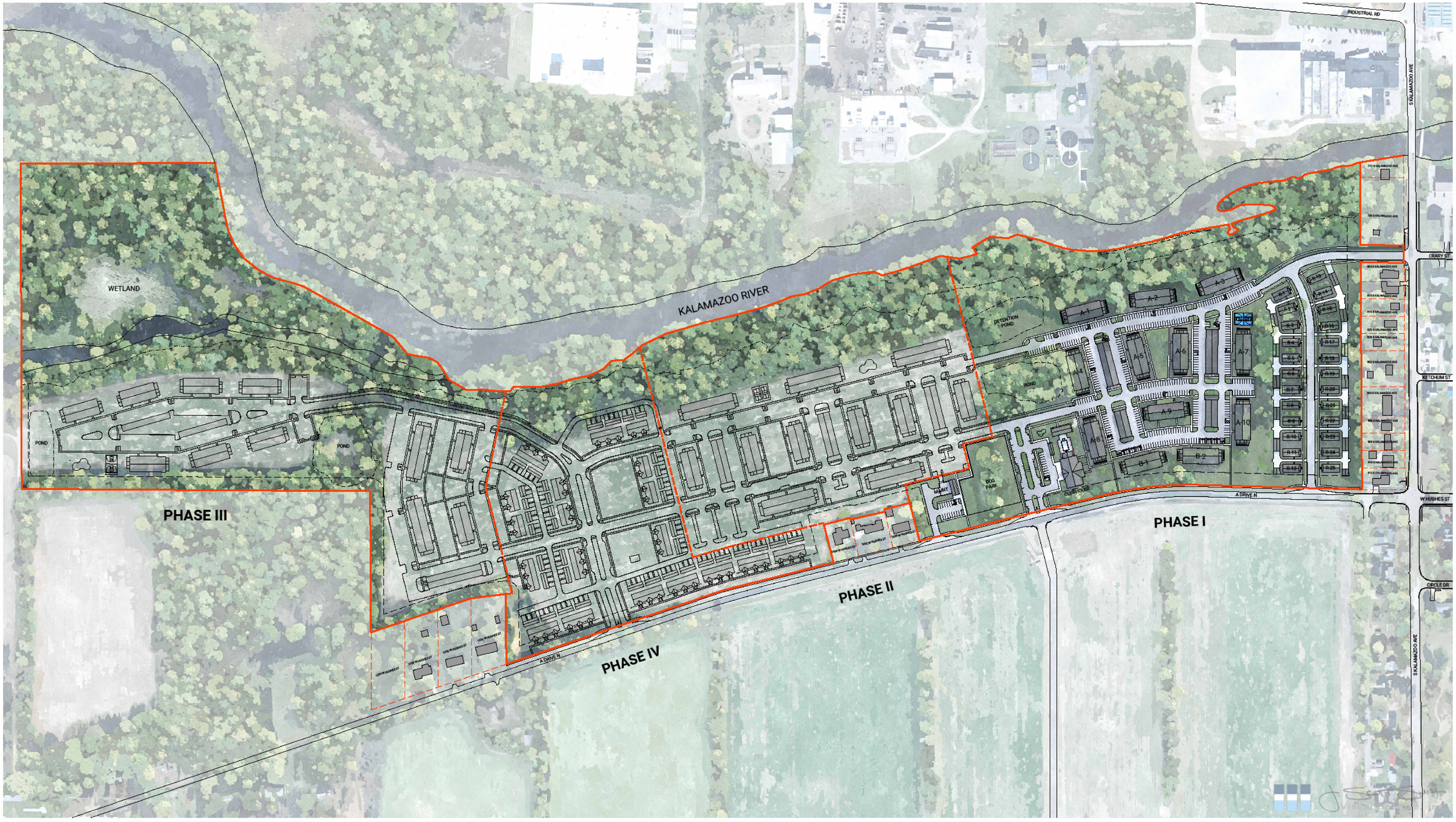
MARK:	DATE:	ISSUED FOR:
	11/19/25	SITE PLAN APPROVAL RESUBMISSION
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

DRAWING INDEX, PROJECT TEAM & LOCATION MAP

DRAWING NO.

G-001



N

DEVELOPMENT PHASING PLAN

NOT TO SCALE

DeStigter Architecture
59 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5820 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

PHASING PLAN

DRAWING NO.

G-002

DeStigter Architecture
59 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5820 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

3D RENDERINGS

DRAWING NO.

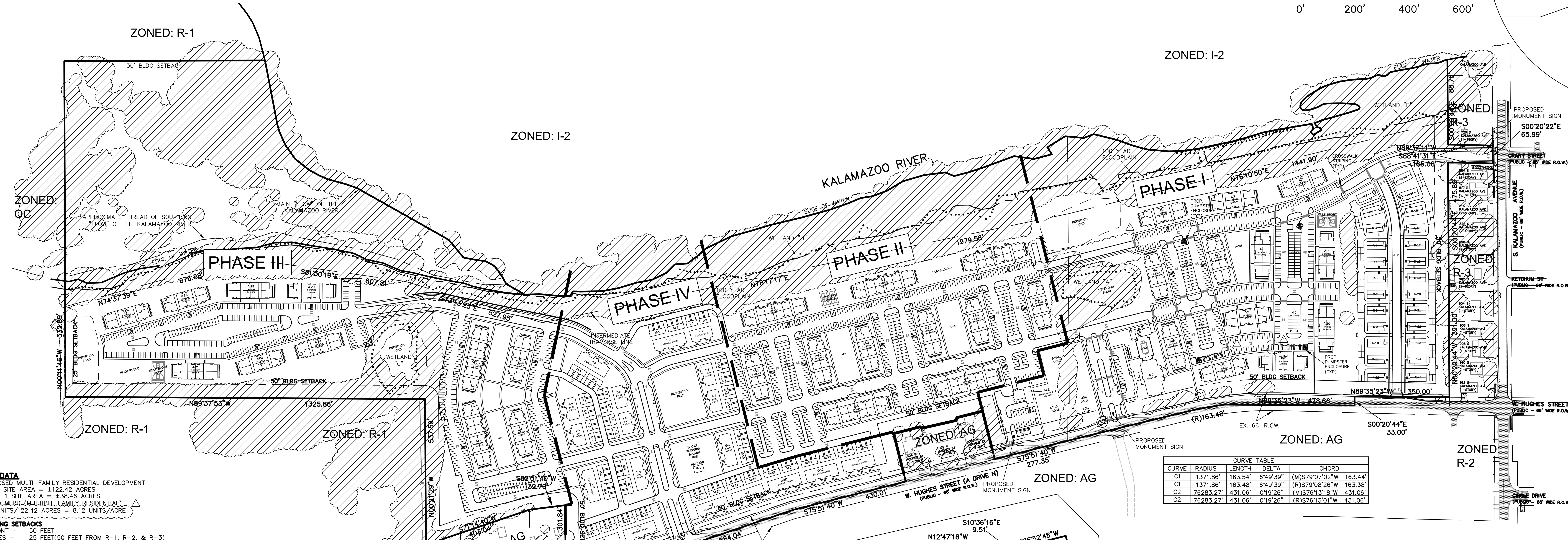
G-003

MILLBROOK

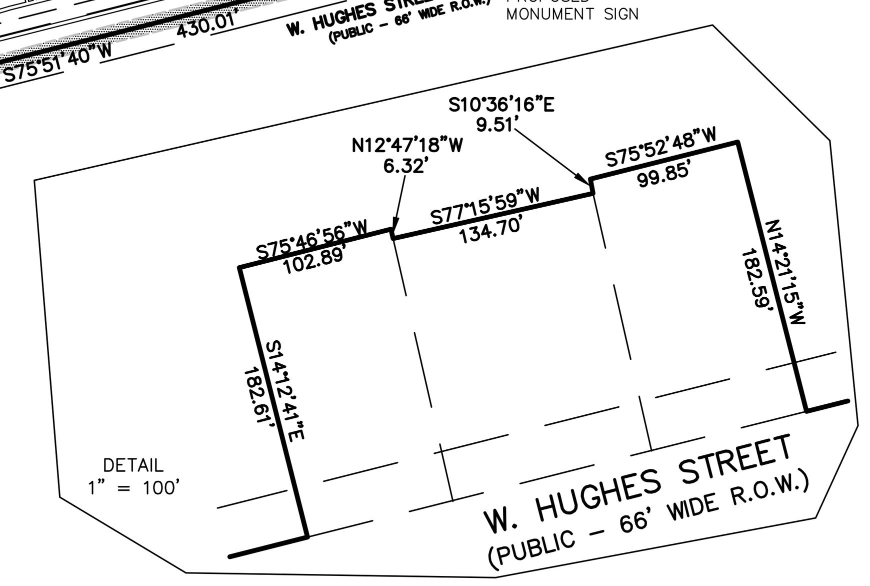
CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN

SCALE 1" = 200'

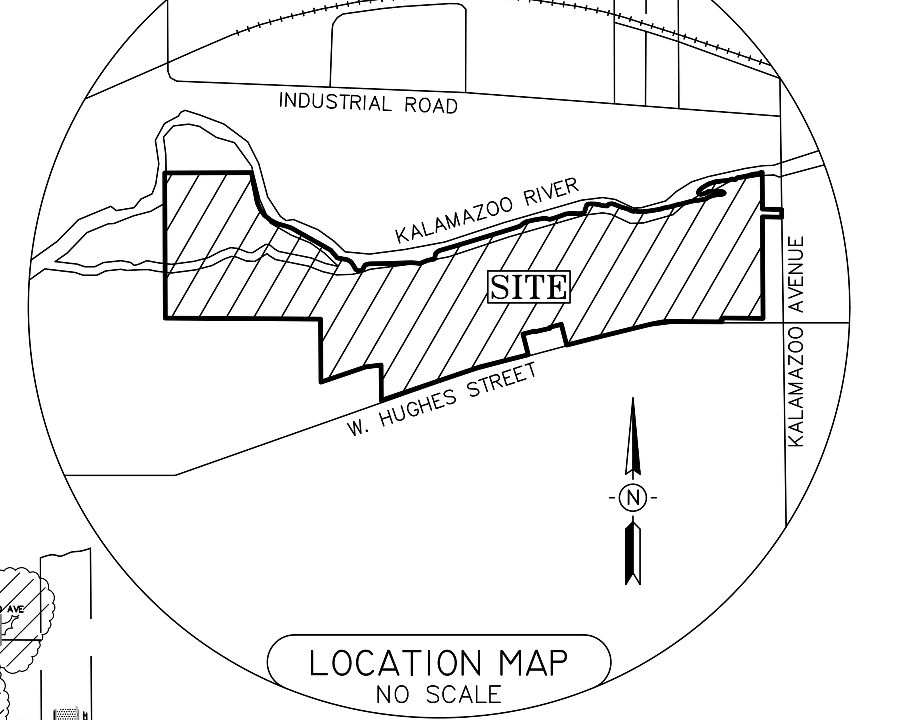
0' 200' 400' 600'



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	1371.86'	163.54'	6°49'39"	(M)S79°07'02"W 163.44'
C1	1371.86'	163.48'	6°49'39"	(R)S79°08'26"W 163.38'
C2	76283.27'	431.06'	0°19'26"	(M)S76°13'18"W 431.06'
C2	76283.27'	431.06'	0°19'26"	(R)S76°13'01"W 431.06'



DETAIL
1" = 100'



LOCATION MAP
NO SCALE

OVERALL LEGAL DESCRIPTION:
A parcel of land in the South 1/2 of Section 26 and the North 1/2 of Section 35, T2S, R6W, Marshall Township, Calhoun County, Michigan, the surveyed boundary of said parcel described as: Beginning at the Southwest corner of said Section 26; thence N00°11'46"W along the West line of said Section 26 a distance of 332.89 feet to a point on an intermediate traverse line; thence along said intermediate traverse line the following four courses: N74°37'39"E 676.58 feet, S81°50'19"E 607.81 feet, S73°13'25"E 527.95 feet, N78°17'17"E 1979.58 feet and N76°10'50"E 1441.90 feet; thence S00°20'44"E 88.78 feet; thence S88°41'31"E 165.08 feet to the West line of Kalamazoo Avenue; thence S00°20'22"E along said West line 65.99 feet; thence N88°37'11"W 165.08 feet; thence S00°20'44"E 475.89 feet; thence S00°20'44"E 391.00 feet; thence N89°35'23"W 350.00 feet; thence S00°20'44"E 33.00 feet to the centerline of Hughes Street; thence along said centerline the following four courses: N89°35'23"W 478.66 feet, Southwesterly 163.54 feet on a curve to the left, said curve having a radius of 1371.86 feet, a delta angle of 6°49'39" and a chord length of 163.44 feet bearing S79°07'02"W, Southwesterly 431.06 feet on a curve to the left, said curve having a radius of 76283.27 feet, a delta angle of 0°19'26" and a chord length of 431.06 feet bearing S76°13'18"W and S75°51'40"W 277.35 feet; thence N14°21'15"W 182.59 feet; thence S75°52'48"W 99.85 feet; thence S10°36'16"E 9.51 feet; thence S77°15'59"W 134.70 feet; thence N12°47'18"W 6.32 feet; thence S75°46'56"W 102.89 feet; thence S14°12'41"E 182.61 feet to said centerline; thence S75°51'40"W along said centerline 430.01 feet; thence S71°14'40"W continuing along said centerline 884.04 feet; thence N00°21'29"W 301.84 feet; thence S82°51'40"W 132.70 feet; thence S71°14'40"W 403.04 feet to the East line of the West 1/2 of the Northwest 1/4 of said Section 35; thence N00°21'29"W along said East line 537.59 feet to the South line of said Section 26; thence N89°37'53"W along said South line 1325.86 feet to the point of beginning; said parcel containing 122.4 acres, more or less, including lands lying between the intermediate traverse line and the water's edge of the Kalamazoo River; said parcel subject to right of way for road purposes along Hughes Street; said parcel subject to all other easements and restrictions, if any.

SITE DATA
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TOTAL SITE AREA = ±122.42 ACRES
PHASE 1 SITE AREA = ±38.46 ACRES
~~ZONED MFRD (MULTIPLE FAMILY RESIDENTIAL)~~ △1
994 UNITS/122.42 ACRES = 8.12 UNITS/ACRE

BUILDING SETBACKS
FRONT – 50 FEET
SIDES – 25 FEET(50 FEET FROM R-1, R-2, & R-3)
REAR – 30 FEET(50 FEET FROM R-1, R-2, & R-3)

BUILDING DATA
MAX BLDG HT ALLOWED = 45 FT (3 STORIES)

RESIDENTIAL BUILDINGS: △1

TYPE A: 3 STORY(39.3' HT)	24 UNITS	9,130 S.F. 1ST FLOOR, 26,700 S.F. PER BLDG x 23 =	614,100 S.F.	
TYPE B: 2 STORY(28.8' HT)	16 UNITS	9,130 S.F. 1ST FLOOR, 18,050 S.F. PER BLDG x 4 =	72,200 S.F.	
TYPE C: 3 STORY(39.3' HT)	36 UNITS	13,600 S.F. 1ST FLOOR, 40,800 S.F. PER BLDG x 5 =	204,000 S.F.	
TYPE D: 2 STORY(28.8' HT)	24 UNITS	13,600 S.F. 1ST FLOOR, 27,200 S.F. PER BLDG x 2 =	54,400 S.F.	
TYPE R: 1 STORY(13.2' HT)	2 UNITS	1,920 S.F. 1ST FLOOR, 1,920 S.F. PER BLDG x 25 =	48,000 S.F.	
TYPE T: 2 STORY(28.8' HT)	4 UNITS	3,440 S.F. 1ST FLOOR, 6,880 S.F. PER BLDG x 7 =	48,160 S.F.	
TYPE U: 2 STORY(28.8' HT)	6 UNITS	5,160 S.F. 1ST FLOOR, 10,320 S.F. PER BLDG x 12 =	123,840 S.F.	
TOTALS	994 UINTS	475,710 S.F. 1ST FLOOR	1,164,700 S.F. OVERALL	

RESIDENTIAL GARAGES:

DUPLEX GARAGE(15.7' HT, 2 SPACES):	576 S.F. x 24 =	13,824 S.F.
TYPE G GARAGE(15.7' HT, 30 SPACES):	7,560 S.F. x 5 =	37,800 S.F.
TYPE H GARAGE(15.7' HT, 18 SPACES):	4,760 S.F. x 2 =	9,520 S.F.
TYPE J GARAGE(15.7' HT, 17 SPACES):	4,200 S.F. x 2 =	8,400 S.F.
TYPE K GARAGE(15.7' HT, 38 SPACES):	9,315 S.F. x 1 =	9,315 S.F.
TYPE L GARAGE(15.7' HT, 4 SPACES):	800 S.F. x 14 =	11,200 S.F.
TYPE M GARAGE(15.7' HT, 6 SPACES):	1,200 S.F. x 24 =	28,800 S.F.
TOTALS		118,859 S.F.

COMMUNITY BUILDINGS:

CLUBHOUSE(18.5' HT)	8,670 S.F.
POOL OUTBUILDINGS(14.9' HT)	1,200 S.F.
MAINTENANCE BLDG(13' HT)	1,680 S.F.
TOTALS	11,550 S.F.

TOTAL 1ST FLOOR BUILDING AREA = 475,710 + 118,859 + 11,550 = 606,119 S.F.
BUILDING COVERAGE = 606,119/5,332,615 = 11.37% BUILDING COVERAGE

TOTAL BUILDING AREA = 1,164,700 + 118,859 + 11,550 = 1,295,109 S.F.

BUILDING/BED DATA
TYPE A: 1 STUDIO, 4 1-BED, 2 2-BED, 1 3-BED PER FLOOR X 3 FLOORS = 36 BEDS/BLDG (15 1-BED, 6 2-BED, 3 3-BED)
TYPE B: 1 STUDIO, 4 1-BED, 2 2-BED, 1 3-BED PER FLOOR X 2 FLOORS = 24 BEDS/BLDG (10 1-BED, 4 2-BED, 2 3-BED)
TYPE C: 1 STUDIO, 8 1-BED, 2 2-BED, 1 3-BED PER FLOOR X 3 FLOORS = 48 BEDS/BLDG (27 1-BED, 6 2-BED, 3 3-BED)
TYPE D: 1 STUDIO, 8 1-BED, 2 2-BED, 1 3-BED PER FLOOR X 2 FLOORS = 32 BEDS/BLDG (18 1-BED, 4 2-BED, 2 3-BED)
TYPE R: 2 BEDS/UNIT X 2 UNITS = 4 BEDS/BLDG (2 2&2+ BED)
TYPE T: 2 BEDS/UNIT X 4 UNITS = 8 BEDS/BLDG (4 2&2+ BED)
TYPE U: 2 BEDS/UNIT X 6 UNITS = 12 BEDS/BLDG (6 2&2+ BED)

PARKING
REQUIRED:
MULTI-FAMILY:
1.5 SPACES PER 1 BED UNIT X 556 = 834 SPACES
2 SPACES PER 2 & 2+ BED UNIT X 438 = 876 SPACES
CLUBHOUSE:
1 SPACE PER 4 PEOPLE ALLOWED PER MAX OCCUPANCY
ASSUME 80 PERSON MAX OCCUPANCY / 4 = 20 SPACES
= 1,730 SPACES REQUIRED △1
1,637 SPACES(INCL 50 B.F.) + 506 GARAGES = 2,143 SPACES PROVIDED

TRASH
DUPLEX UNITS (TYPE R) WILL UTILIZE ROLLING BINS WITH STREET SIDE PICKUP
DOUBLE DUMPSTER ENCLOSURES ARE PROPOSED WITHIN THE PHASE 1 DEVELOPMENT FOR THE APARTMENT BUILDINGS (TYPE A & TYPE B)

UTILITIES
WATER:
CITY PUBLIC WATER MAIN
SANITARY:
CITY PUBLIC SANITARY
STORM:
ON-SITE DETENTION BASIN

△1
PHASE 1 SITE DATA
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
PHASE 1 AREA = ±38.46 ACRES (1,675,318 S.F.)
PHASE 1 AREA REMOVING PUBLIC R.OW. = 37.30 ACRES (1,625,005 S.F.)
ZONED MFRD (MULTIPLE FAMILY RESIDENTIAL)
322 UNITS/37.3 ACRES = 8.63 UNITS/ACRE

OPENSPACE
PHASE 1 OPENSPACE AREA = 24.87 ACRES (1,083,458 S.F.)
1083458/1625005 = 66.67% OPENSPACE

BUILDING/UNIT DATA (PHASE 1)
RESIDENTIAL BUILDINGS:

TYPE A: 3 STORY(24 UNIT),	9,130 S.F. 1ST FLOOR,	26,700 S.F. PER BLDG x 10 =	267,000 S.F.
TYPE B: 2 STORY(16 UNIT),	9,130 S.F. 1ST FLOOR,	18,050 S.F. PER BLDG x 2 =	36,100 S.F.
TYPE R: 1 STORY(2 UNIT),	1,920 S.F. 1ST FLOOR,	1,920 S.F. PER BLDG x 25 =	48,000 S.F.
TOTALS: 322 UNITS △1	157,560 S.F. 1ST FLOOR		351,100 S.F. OVERALL

RESIDENTIAL GARAGES:

DUPLEX GARAGE(2 SPACES):	576 S.F. x 24 =	13,824 S.F.
TYPE G GARAGE(30 SPACES):	7,560 S.F. x 2 =	15,120 S.F.
TYPE H GARAGE(18 SPACES):	4,760 S.F. x 2 =	9,520 S.F.
TOTALS		38,464 S.F.

COMMUNITY BUILDINGS:

CLUBHOUSE:	8,670 S.F.
POOL OUTBUILDINGS	1,200 S.F.
MAINTENANCE BLDG	1,680 S.F.
TOTALS	11,550 S.F.

~~TOTAL PHASE 1 1ST FLOOR BUILDING AREA = 157,560 + 38,464 + 11,550 = 207,574 S.F.~~
BUILDING COVERAGE = 207,574/1,625,005 = 12.77% BLDG COVERAGE(PHASE 1) △1

TOTAL PHASE 1 BUILDING AREA = 351,100 + 38,464 + 11,550 = 401,114 S.F.

BUILDING/BED DATA (PHASE 1)
TYPE A: 36 BEDS/BLDG (15 1-BED, 9 2&2+ BED) X 10 = 150 1-BED, 90 2&2+ BED
TYPE B: 24 BEDS/BLDG (10 1-BED, 6 2&2+ BED) X 2 = 20 1-BED, 12 2&2+ BED
TYPE R: 4 BEDS/BLDG (2 2&2+ BED) X 25 = 50 2&2+ BED
170 1-BED, 152 2&2+ BED

PARKING (PHASE 1)
REQUIRED:
MULTI-FAMILY:
1.5 SPACES PER 1 BED UNIT X 170 = 255 SPACES
2 SPACES PER 2 & 2+ BED UNIT X 152 = 304 SPACES
CLUBHOUSE:
1 SPACE PER 4 PEOPLE ALLOWED PER MAX OCCUPANCY
ASSUME 80 PERSON MAX OCCUPANCY / 4 = 20 SPACES
= 579 SPACES REQUIRED △1
472 SPACES(INCL 26 B.F.) + 144 GARAGES = 616 SPACES PROVIDED

UNIT COUNTS

PHASE I			
TWO-FAMILY RESIDENCES:			
TYPE R	ONE-STORY, 2-UNIT BUILDINGS	QTY. 25	50 UNITS
MULTI-FAMILY BUILDINGS:			
TYPE A:	THREE-STORY, 24-UNIT BUILDINGS	QTY. 10	240 UNITS
TYPE B:	TWO-STORY, 16-UNIT BUILDINGS	QTY. 2	32 UNITS
TOTAL DWELLING UNITS:			322 UNITS
PHASE II			
MULTI-FAMILY BUILDINGS:			
TYPE A:	THREE-STORY, 24-UNIT BUILDINGS	QTY. 6	144 UNITS
TYPE C:	THREE-STORY, 36-UNIT BUILDINGS	QTY. 3	108 UNITS
TYPE D:	TWO-STORY, 24-UNIT BUILDINGS	QTY. 2	48 UNITS
TOTAL DWELLING UNITS:			300 UNITS
PHASE III			
MULTI-FAMILY BUILDINGS:			
TYPE A:	THREE-STORY, 24-UNIT BUILDINGS	QTY. 7	168 UNITS
TYPE B:	TWO-STORY, 16-UNIT BUILDINGS	QTY. 2	32 UNITS
TYPE C:	THREE-STORY, 36-UNIT BUILDINGS	QTY. 2	72 UNITS
TOTAL DWELLING UNITS			272 UNITS
PHASE IV			
TOWNHOMES:			
TYPE T:	TWO-STORY, 4-UNIT BUILDING	QTY. 7	28 UNITS
TYPE U:	TWO-STORY, 6-UNIT BUILDING	QTY. 12	72 UNITS
TOTAL DWELLING UNITS			100 UNITS
ALL PHASES			
TYPE A:	THREE-STORY, 24-UNIT BUILDINGS	QTY. 23	552 UNITS
TYPE B:	TWO-STORY, 16-UNIT BUILDINGS	QTY. 2	64 UNITS
TYPE C:	THREE-STORY, 36-UNIT BUILDINGS	QTY. 5	180 UNITS
TYPE D:	TWO-STORY, 24-UNIT BUILDINGS	QTY. 2	48 UNITS
TYPE R:	TWO-FAMILY RESIDENCES	QTY. 25	50 UNITS
TYPE T:	TWO-STORY, 4-UNIT TOWNHOME	QTY. 7	28 UNITS
TYPE U:	TWO-STORY, 6-UNIT TOWNHOME	QTY. 12	72 UNITS
TOTAL DWELLING UNITS			994 UNITS

SHEET INDEX

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C3.02 DIMENSION CONTROL – PHASE 1 WEST
C3.03 DIMENSION CONTROL – PHASE 2
C3.04 DIMENSION CONTROL – PHASE 3 & 4
C3.05 DIMENSION CONTROL – PHASE 3
C4.01 OVERALL UTILITY PLAN
C4.02 UTILITY PLAN – PHASE 1 EAST
C4.03 UTILITY PLAN – PHASE 1 WEST
C4.04 UTILITY PLAN – PHASE 2
C4.05 UTILITY PLAN – PHASE 3 & 4
C4.06 UTILITY PLAN – PHASE 3
C5.01 OVERALL GRADING PLAN – EAST
C5.02 OVERALL GRADING PLAN – WEST
C5.03 STORM & GRADING – PHASE 1 EAST
C5.04 STORM & GRADING – PHASE 1 WEST
C5.05 STORM & GRADING – PHASE 2
C5.06 STORM & GRADING – PHASE 3 & 4
C5.07 STORM & GRADING – PHASE 3
C6.01 PROFILE – KALAMAZOO AVE WATER
C6.02 PROFILE – W HUGHES ST WATER
C6.03 PROFILE – W HUGHES ST WATER
C6.04 PROFILE – PH 1 ROAD & UTILITY
C6.05 PROFILE – PH 1 SANITARY & WATER
C6.06 PROFILE – PH 1 SANITARY & WATER
C6.07 PROFILE – PH 1 SANITARY & WATER
C6.08 PROFILE – PH 1 WATER
C7.01 CONSTRUCTION DETAILS & SPECIFICATIONS
C7.02 CONSTRUCTION DETAILS & SPECIFICATIONS

102189.TOP

DEVELOPER:
GRAND CITY CAPITAL
GRAND RAPIDS, MI 49506
grandcitycapital.com

INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE, SUITE 3
GRAND RAPIDS, MI 49506
616-574-6474
liveindigo.com

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047

STATE OF MICHIGAN · ALLEN J. PATRICK · ENGINEER NO. 49313 · LICENSED PROFESSIONAL ENGINEER

11/19/25

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW – RESUBMITTAL △1

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
MASTER PLAN

SCALE: 1"= 200'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C1.01

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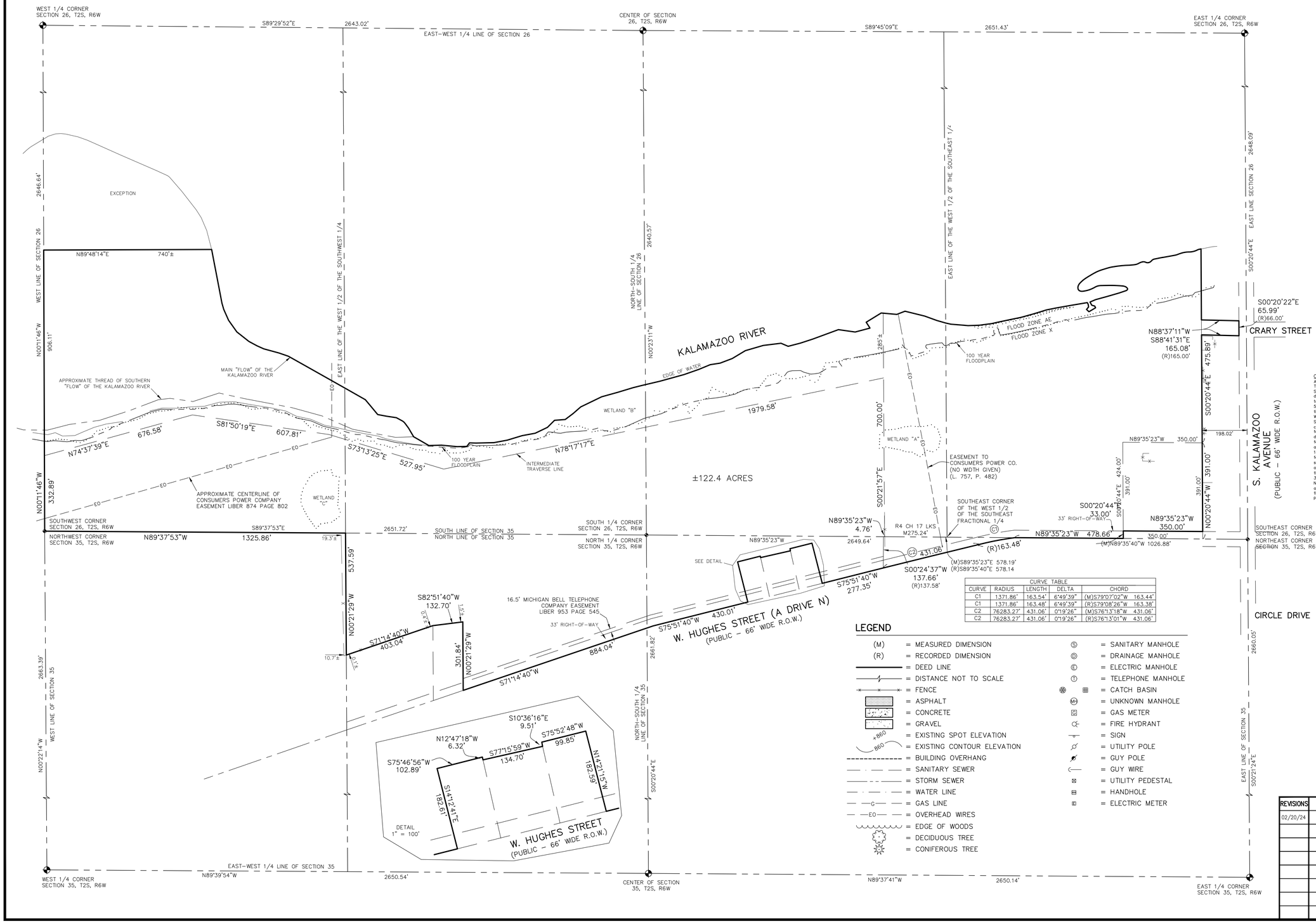
TOPOGRAPHICAL SURVEY

FOR: GRAND CITY CAPITAL, LLC

"VACANT & 440 W. HUGHES STREET, MARSHALL, MI 49068"



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	1371.86'	163.54'	6°49'39"	(M)S79°07'02"W 163.44'
C1	1371.86'	163.48'	6°49'39"	(R)S79°08'26"W 163.38'
C2	76283.27'	431.06'	0°19'26"	(M)S76°13'18"W 431.06'
C2	76283.27'	431.06'	0°19'26"	(R)S76°13'01"W 431.06'

LEGEND

(M)	= MEASURED DIMENSION
(R)	= RECORDED DIMENSION
	= DEED LINE
	= DISTANCE NOT TO SCALE
	= FENCE
	= ASPHALT
	= CONCRETE
	= GRAVEL
+860	= EXISTING SPOT ELEVATION
860	= EXISTING CONTOUR ELEVATION
	= BUILDING OVERHANG
	= SANITARY SEWER
	= STORM SEWER
	= WATER LINE
G	= GAS LINE
EO	= OVERHEAD WIRES
	= EDGE OF WOODS
	= DECIDUOUS TREE
	= CONIFEROUS TREE
S	= SANITARY MANHOLE
D	= DRAINAGE MANHOLE
E	= ELECTRIC MANHOLE
T	= TELEPHONE MANHOLE
	= CATCH BASIN
UM	= UNKNOWN MANHOLE
G	= GAS METER
	= FIRE HYDRANT
	= SIGN
	= UTILITY POLE
	= GUY POLE
	= GUY WIRE
	= UTILITY PEDESTAL
	= HANDHOLE
	= ELECTRIC METER

OVERALL LEGAL DESCRIPTION:
A parcel of land in the South 1/2 of Section 26 and the North 1/2 of Section 35, T2S, R6W, Marshall Township, Calhoun County, Michigan, the surveyed boundary of said parcel described as: Beginning at the Southwest corner of said Section 26; thence N00°11'46"W along the West line of said Section 26 a distance of 332.89 feet to a point on an intermediate traverse line; thence along said intermediate traverse line the following four courses: N74°37'39"E 676.58 feet, S81°50'19"E 607.81 feet, S73°13'25"E 527.95 feet, N78°17'17"E 1979.58 feet and N76°10'50"E 1441.90 feet; thence S00°20'44"E 88.78 feet; thence S88°41'31"E 165.08 feet to the West line of Kalamazoo Avenue; thence S00°20'22"E along said West line 65.99 feet; thence N88°37'11"W 165.08 feet; thence S00°20'44"E 475.89 feet; thence S00°20'44"E 391.00 feet; thence N89°35'23"W 350.00 feet; thence S00°20'44"E 33.00 feet to the centerline of Hughes Street; thence along said centerline the following four courses: N89°35'23"W 478.66 feet, Southwesterly 163.54 feet on a curve to the left, said curve having a radius of 1371.86 feet, a delta angle of 6°49'39" and a chord length of 163.44 feet bearing S79°07'02"W, Southwesterly 431.06 feet on a curve to the left, said curve having a radius of 76283.27 feet, a delta angle of 0°19'26" and a chord length of 431.06 feet bearing S76°13'18"W and S75°51'40"W 277.35 feet; thence N14°21'15"W 182.59 feet; thence S75°52'48"W 99.85 feet; thence S10°36'16"E 9.51 feet; thence S77°15'59"W 134.70 feet; thence N12°47'18"W 6.32 feet; thence S75°46'56"W 102.89 feet; thence S14°12'41"E 182.61 feet to said centerline; thence S75°51'40"W along said centerline 430.01 feet; thence S71°14'40"W continuing along said centerline 884.04 feet; thence N00°21'29"W 301.84 feet; thence S82°51'40"W 132.70 feet; thence S71°14'40"W 403.04 feet to the East line of the West 1/2 of the Northwest 1/4 of said Section 35; thence N00°21'29"W along said East line 537.59 feet to the South line of said Section 26; thence N89°37'53"W along said South line 1325.86 feet to the point of beginning; said parcel containing 122.4 acres, more or less, including lands lying between the intermediate traverse line and the water's edge of the Kalamazoo River; said parcel subject to right of way for road purposes along Hughes Street; said parcel subject to all other easements and restrictions, if any.

REVISIONS	COMMENTS
02/20/24	ORIGINAL

KEBS, Inc.
ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office
Ph. 269-781-9800

MILLBROOK

BOUNDARY SURVEY

DRAWN BY KDB	SECTION 26&35, T2S, R6W
FIELD WORK BY MJG/NAW	JOB NUMBER: 102189.TOP
SHEET 1 OF 3	SHEET #: C2.01

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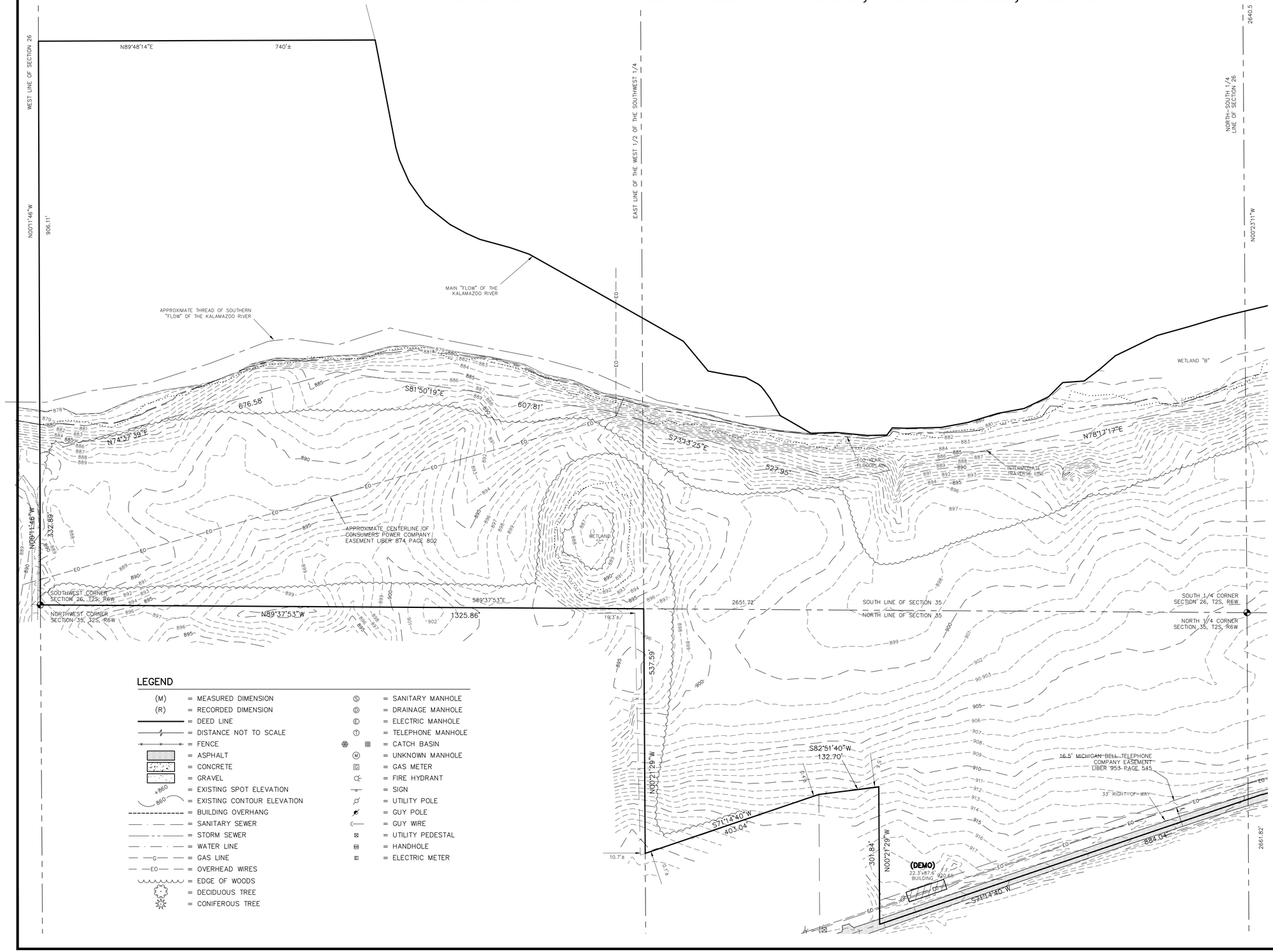
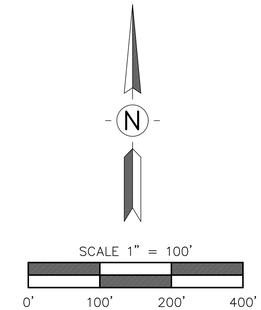
TOPOGRAPHICAL SURVEY

FOR: GRAND CITY CAPITAL, LLC

"VACANT & 440 W. HUGHES STREET, MARSHALL, MI 49068"





LEGEND

(M)	= MEASURED DIMENSION	Ⓢ	= SANITARY MANHOLE
(R)	= RECORDED DIMENSION	Ⓓ	= DRAINAGE MANHOLE
	= DEED LINE	Ⓔ	= ELECTRIC MANHOLE
	= DISTANCE NOT TO SCALE	Ⓣ	= TELEPHONE MANHOLE
	= FENCE		= CATCH BASIN
	= ASPHALT	Ⓤ	= UNKNOWN MANHOLE
	= CONCRETE	Ⓖ	= GAS METER
	= GRAVEL		= FIRE HYDRANT
+860	= EXISTING SPOT ELEVATION		= SIGN
860	= EXISTING CONTOUR ELEVATION		= UTILITY POLE
	= BUILDING OVERHANG		= GUY POLE
	= SANITARY SEWER		= GUY WIRE
	= STORM SEWER		= UTILITY PEDESTAL
	= WATER LINE		= HANDHOLE
—G—	= GAS LINE		= ELECTRIC METER
—EO—	= OVERHEAD WIRES		
	= EDGE OF WOODS		
	= DECIDUOUS TREE		
	= CONIFEROUS TREE		

REVISIONS	COMMENTS
02/20/24	ORIGINAL

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WWW.KEBS.COM
Marshall Office
Ph. 269-781-9800

MILLBROOK

TOPOGRAPHIC SURVEY - WEST

DRAWN BY KDB	SECTION 26&35, T2S, R6W
FIELD WORK BY MJG/NAW	JOB NUMBER: 102189.TOP
SHEET 2 OF 3	SHEET #: C2.02

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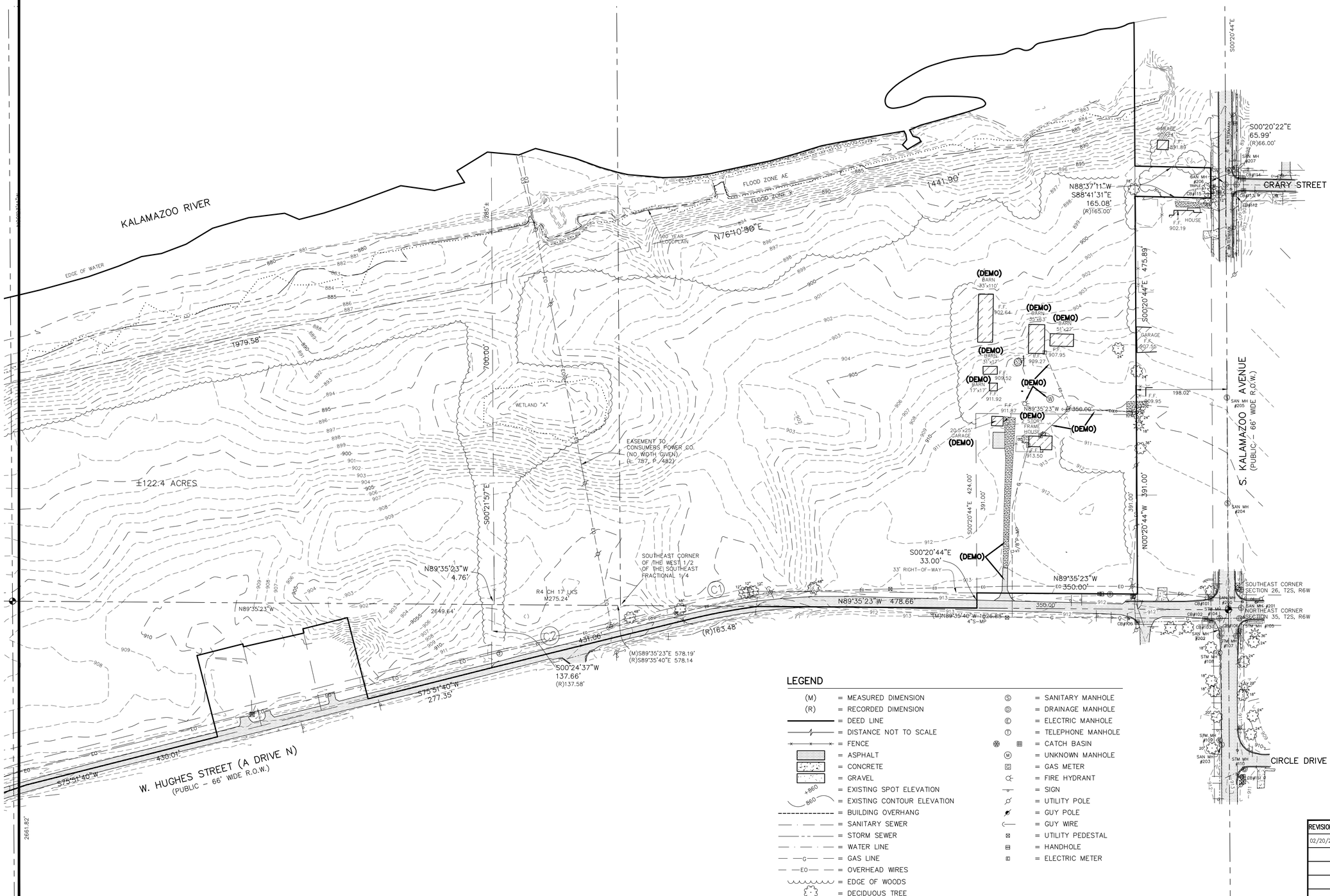
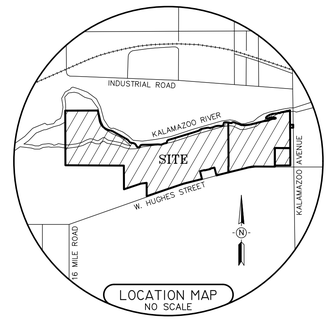
TOPOGRAPHICAL SURVEY

FOR: GRAND CITY CAPITAL, LLC

"VACANT & 440 W. HUGHES STREET, MARSHALL, MI 49068"





N

SCALE 1" = 100'

0' 100' 200' 300'

LEGEND

(M)	= MEASURED DIMENSION
(R)	= RECORDED DIMENSION
	= DEED LINE
	= DISTANCE NOT TO SCALE
	= FENCE
	= ASPHALT
	= CONCRETE
	= GRAVEL
+860	= EXISTING SPOT ELEVATION
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	= TELEPHONE MANHOLE
	= CATCH BASIN
	= UNKNOWN MANHOLE
	= GAS METER
	= FIRE HYDRANT
	= SIGN
	= UTILITY POLE
	= GUY POLE
	= GUY WIRE
	= UTILITY PEDESTAL
	= HANDHOLE
	= ELECTRIC METER

EX. SEWER INVENTORIES

CATCH BASIN #100
RIM– 911.14
12" NE 905.74

CATCH BASIN #101
RIM– 911.07
12" S 905.67

CATCH BASIN #102
RIM– 910.94
12" E 907.29

CATCH BASIN #103
RIM– 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM– 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM– 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM– 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM– 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM– 912.00
12" S 907.30

STORM MANHOLE #109
RIM– 912.37
12" S 907.87

STORM MANHOLE #110
RIM– 912.33
12" SW 908.23

CATCH BASIN #111
RIM– 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM– 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM– 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM– 897.99
12" SW 894.69

CATCH BASIN #115
RIM– 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM– 897.97

SANITARY MANHOLE #200
RIM– 912.01
8" N 903.57
8" E PLUG
8" S 903.68

SANITARY MANHOLE #201
RIM– 911.60
12" N 900.05
8" W 900.27
12" S 900.15

SANITARY MANHOLE #202
RIM– 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM– 912.54
8" N 904.84
8" S 904.94

SANITARY MANHOLE #204
RIM– 911.17
8" N 901.55
8" S 901.66

SANITARY MANHOLE #205
RIM– 908.69
8" N 899.12
8" S 899.17

SANITARY MANHOLE #206
RIM– 898.80
12" N 888.82
8" S 888.96

SANITARY MANHOLE #207
RIM– 898.48
12" N 888.15
12" S 888.26
8" W 889.08
8" E 888.98

REVISIONS	COMMENTS
02/20/24	ORIGINAL

KEBS, Inc. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office
Ph. 269-781-9800

MILLBROOK

TOPOGRAPHIC SURVEY - EAST

DRAWN BY KDB | SECTION 26&35, T2S, R6W

FIELD WORK BY MJG/NAW | JOB NUMBER: 102189.TOP

SHEET 3 OF 3 | SHEET #: C2.03

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PHASE I

EX. SEWER INVENTORIES

CATCH BASIN #100
RIM– 911.14
12" NE 905.74

CATCH BASIN #101
RIM– 911.07
12" S 905.67

CATCH BASIN #102
RIM– 910.94
12" E 907.29

CATCH BASIN #103
RIM– 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM– 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM– 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM– 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM– 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM– 912.00
12" S 907.30

STORM MANHOLE #109
RIM– 912.37
12" S 907.87

STORM MANHOLE #110
RIM– 912.33
12" SW 908.23

CATCH BASIN #111
RIM– 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM– 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM– 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM– 897.99
12" SW 894.69

CATCH BASIN #115
RIM– 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM– 897.97

SANITARY MANHOLE #200
RIM– 912.01
8" N 903.57
8" E PLUG
8" S 903.68

SANITARY MANHOLE #201
RIM– 911.60
12" N 900.05
8" W 900.27
12" S 900.15

SANITARY MANHOLE #202
RIM– 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM– 912.54
8" N 904.84
8" S 904.94

SANITARY MANHOLE #204
RIM– 911.17
8" N 901.55
8" S 901.66

SANITARY MANHOLE #205
RIM– 908.69
8" N 899.12
8" S 899.17

SANITARY MANHOLE #206
RIM– 898.80
12" N 888.82
8" S 888.96

SANITARY MANHOLE #207
RIM– 898.48
12" N 888.15
12" S 888.26
8" W 889.08
8" E 888.98

100 YEAR FLOODPLAIN

CROSSWALK STRIPING (TYP)

6" CURB & GUTTER

ROLL CURB

4' WALK (TYP)

10' WIDE PROP PAVED DRIVE (TYP)

MULTI-SPORT COURT

A-7
3 STORIES
24 UNITS

A-10
3 STORIES
24 UNITS

R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12
R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23 R-24 R-25

GARAGE

PRIVATE ROAD
30' FACE TO FACE – PAVED

MATCHLINE SEE SHEET C3.02 FOR CONTINUATION

50' BUILDING SETBACK

A DRIVE N
(PUBLIC – 66' WIDE R.O.W.)

N88°37'11"W 165.08'

S88°37'11"E 165.08'

S00°20'22"E 65.99'

S00°20'44"W 475.89'

N00°20'44"W 391.00'

S00°20'44"W 33.00'

N89°35'23"W 350.00'

PROP MONUMENT SIGN

804 S KALAMAZOO AVE
EX HOUSE (2-STORY)

810 S KALAMAZOO AVE
EX HOUSE (2-STORY)

816 S KALAMAZOO AVE
EX HOUSE (2-STORY)

822 S KALAMAZOO AVE
EX HOUSE (2-STORY)

828 S KALAMAZOO AVE
EX HOUSE (2-STORY)

902 S KALAMAZOO AVE
EX HOUSE (2-STORY)

904 S KALAMAZOO AVE
EX HOUSE (1-STORY)

906 S KALAMAZOO AVE
EX HOUSE (1-STORY)

908 S KALAMAZOO AVE
EX HOUSE (1-STORY)

910 S KALAMAZOO AVE
EX HOUSE (1-STORY)

912 S KALAMAZOO AVE
EX HOUSE (1-STORY)

CRARY STREET
(PUBLIC – 66' WIDE R.O.W.)

S. KALAMAZOO AVENUE
(PUBLIC – 66' WIDE R.O.W.)

KETCHUM ST
(PUBLIC – 66' WIDE R.O.W.)

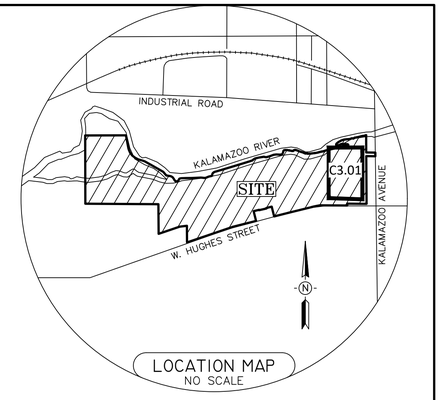
HUGHES ST
(PUBLIC – 66' WIDE R.O.W.)

MUDICA ST

66' R.O.W.

EXSAN #207 EXCB #114 EXCB #113 EXCB #112 EXSAN #206 EXSAN #204 EXSAN #205 EXSAN #201 EXSAN #200 EXCB #101 EXSAN #202 EXCB #103 EXCB #102 EXST #104 EXST #105 EXST #107 EXST #106 EXST #108

EX. 12" SAN EX. 6" WTR EX. 8" SAN EX. 10" SAN

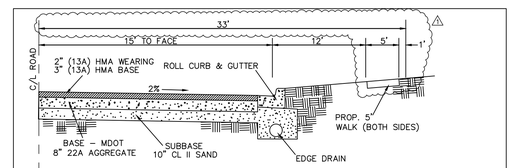


LOCATION MAP
NO SCALE

N

SCALE 1" = 50'
0' 50' 100' 150'

PARKING TABLE (SHOWN ON SHEET)	
48	GARAGE SPACES
50	PARKING SPACES
98	TOTAL SPACES



ROADWAY CROSS SECTION
(HALF SECTION – PRIVATE RD)
NO SCALE

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

(0) DENOTES PROPOSED NUMBER OF PARKING SPACES

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER
NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

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Marshall Office
Ph. 269-781-9800

MILLBROOK
DIMENSION CONTROL – PHASE 1 EAST

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C3.01

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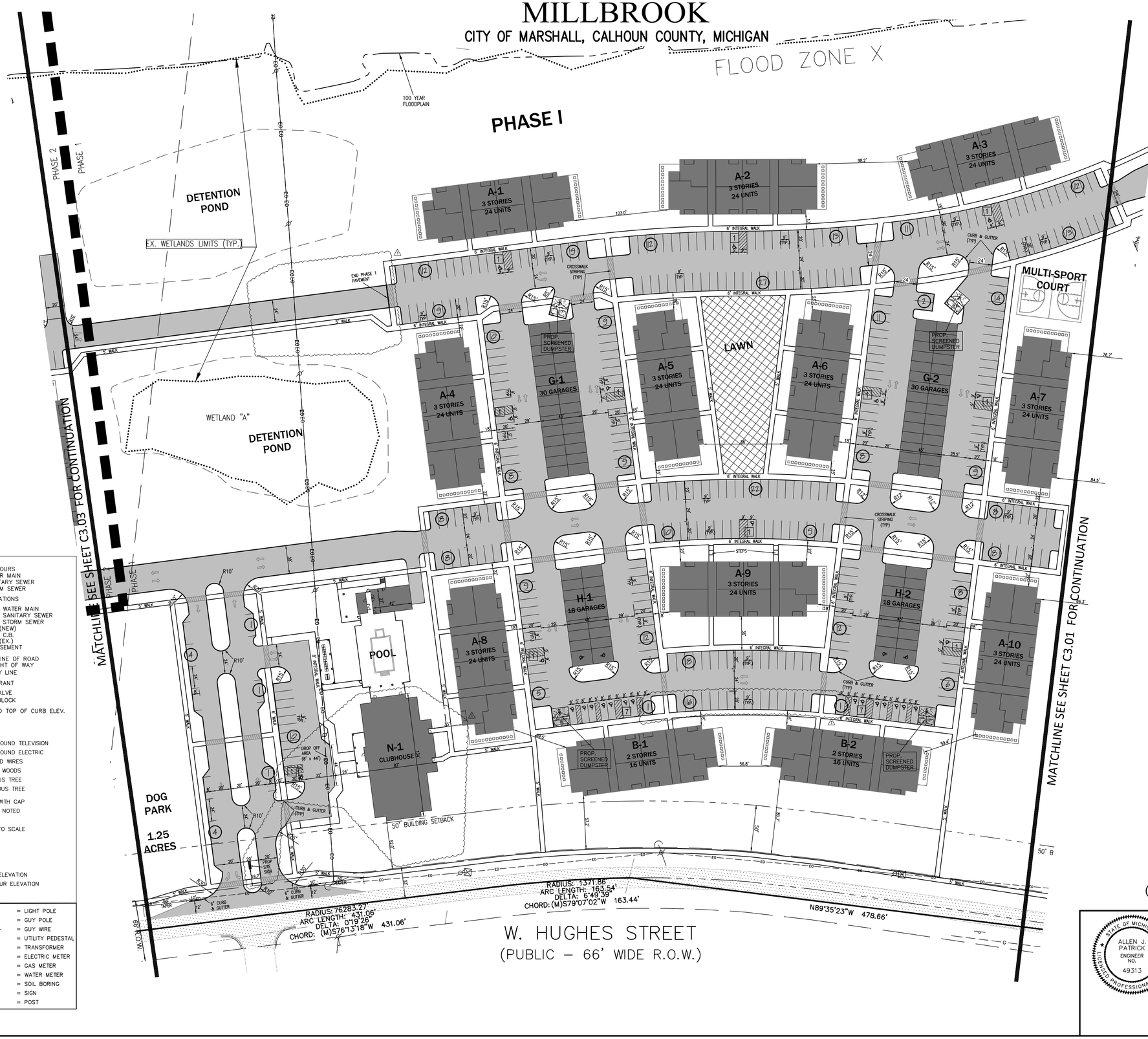
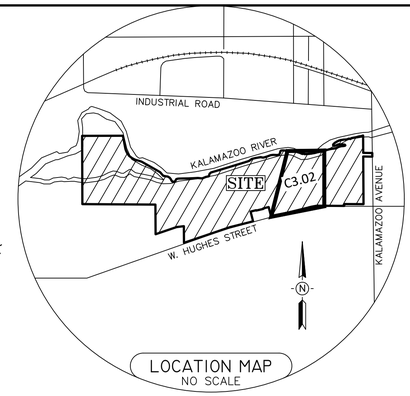
MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN





LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

PARKING TABLE (SHOWN ON SHEET)	
369	9' x 20' PARKING SPACES
11	PARALLEL PARKING SPACES
25	BARRIER-FREE PARKING SPACES
96	GARAGE SPACES
501	TOTAL PARKING SPACES

[0] DENOTES NUMBER OF B/F SPACES

(0) DENOTES PROPOSED NUMBER OF PARKING SPACES

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- 980.0 EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK

DIMENSION CONTROL – PHASE 1 WEST

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C3.02

102189.TOP

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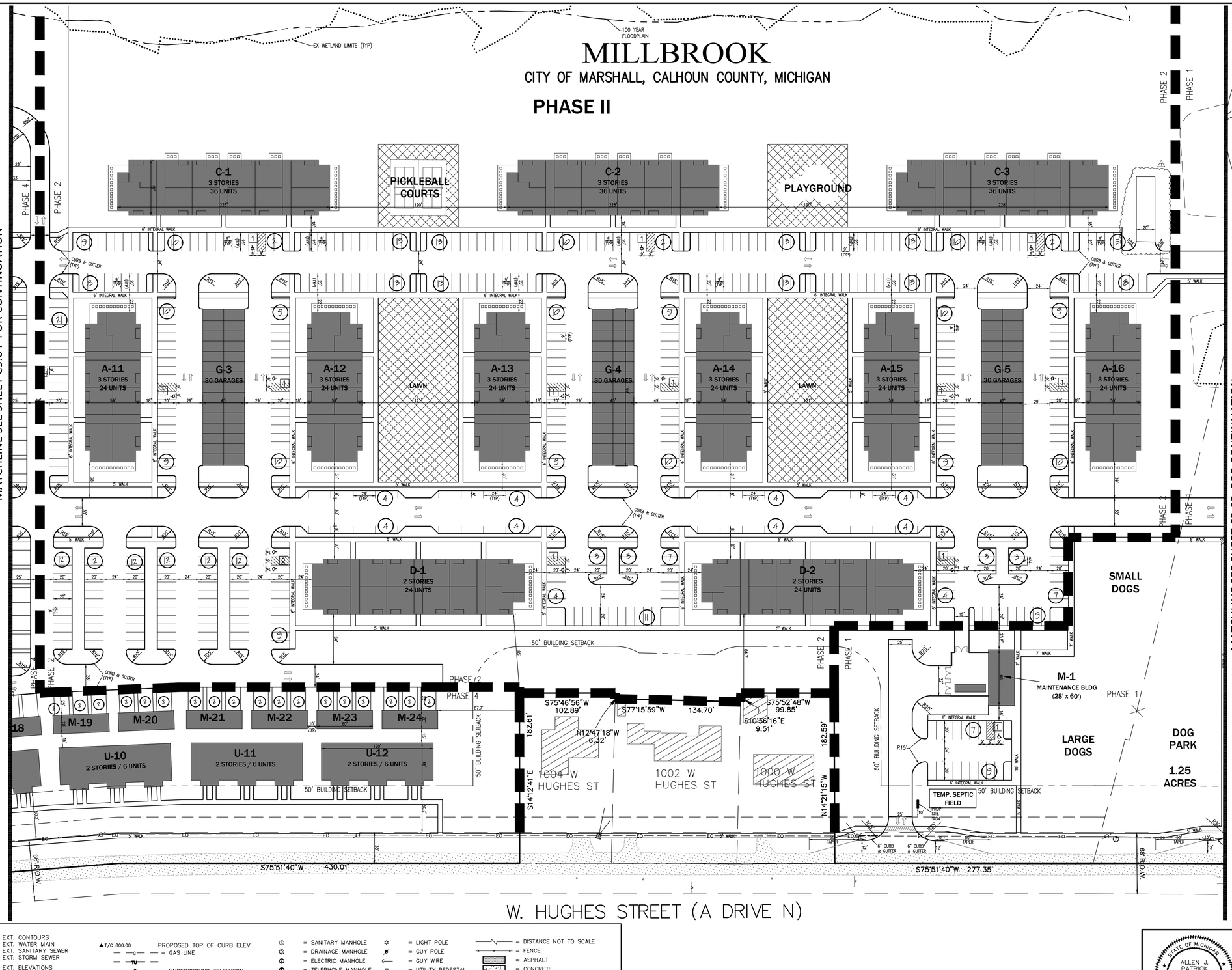
MILLBROOK

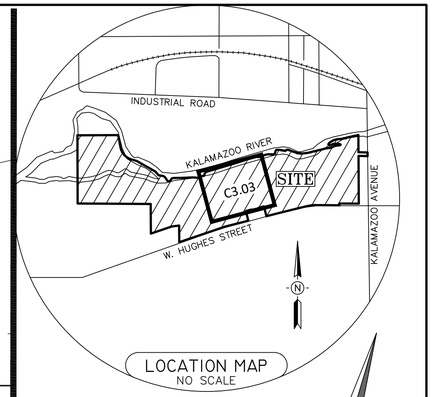
CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN

PHASE II



MATCHLINE SEE SHEET C3.04 FOR CONTINUATION

MATCHLINE SEE SHEET C3.02 FOR CONTINUATION



SCALE 1" = 50'

0' 50' 100' 150'

PARKING TABLE (SHOWN ON SHEET)	
492	PARKING SPACES
32	PARALLEL PARKING SPACES
14	BARRIER-FREE PARKING SPACES
126	GARAGE SPACES
664	TOTAL PARKING SPACES

PHASE 1 (THIS SHEET)	
1	BARRIER-FREE PARKING SPACES
16	9' x 20' PARKING SPACES
17	TOTAL PARKING SPACES

PHASE 2 (THIS SHEET)	
440	9' x 20' PARKING SPACES
32	PARALLEL PARKING SPACES
13	BARRIER-FREE PARKING SPACES
90	GARAGE SPACES
575	TOTAL PARKING SPACES

PHASE 4 (THIS SHEET)	
36	PARKING SPACES
36	GARAGE SPACES (6) M GARAGES (3) G GARAGES
72	TOTAL PARKING SPACES

[0] DENOTES NUMBER OF B/F SPACES

(0) DENOTES PROPOSED NUMBER OF PARKING SPACES

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER
NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK

DIMENSION CONTROL – PHASE 2

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C3.03

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MATCHLINE SEE SHEET C3.05 FOR CONTINUATION

MATCHLINE SEE SHEET C3.03 FOR CONTINUATION

PHASE IV

PHASE 3

PHASE 4

PHASE 2

PHASE 1

EX WETLAND LIMITS (TYP)

100 YEAR FLOODPLAIN

FUTURE WALL

EX TREE LINE

CURB & GUTTER (TYP)

5' WALK

6' INTEGRAL WALK

50' BUILDING SETBACK

RECREATION FIELD

LAWN

WATER FEATURE SPLASH PAD

PAVILION P-1

C-1 3 STORIES 36 UNITS

C-4 3 STORIES 36 UNITS

C-5 3 STORIES 36 UNITS

A-11 3 STORIES 24 UNITS

B-3 2 STORIES 16 UNITS

B-4 2 STORIES 16 UNITS

K-1 38 GARAGES

U-1 2 STORIES / 6 UNITS

U-2 2 STORIES / 6 UNITS

U-3 2 STORIES / 6 UNITS

U-4 2 STRY 6 UNITS

U-5 2 STRY 6 UNITS

U-6 2 STORIES / 6 UNITS

U-7 2 STORIES / 6 UNITS

U-8 2 STORIES / 6 UNITS

U-9 2 STORIES / 6 UNITS

T-1 2 STRY/4 UNITS

T-2 2 STRY 4 UNITS

T-3 2 STRY 4 UNITS

T-4 2 STRY 4 UNITS

T-5 2 STRY 4 UNITS

T-6 2 STRY 4 UNITS

T-7 2 STRY 4 UNITS

L-1 6 GARAGE SPACES

L-2

L-3

L-4

L-5

L-6

L-7

L-8

L-9

L-10

L-11

L-12

L-13

L-14

M-1

M-2

M-3

M-4

M-5

M-6

M-7

M-8

M-9

M-10

M-11 6 GARAGE SPACES

M-12

M-13

M-14

M-15

M-16

M-17

M-18

M-19

8' GARAGE

8F GARAGE

FUTURE MONUMENT SIGN

6' CURB & GUTTER

S82°51'40"W 132.70'

S71°14'40"W 403.04'

N00°21'29"W 537.59'

N00°21'29"W 301.84'

S71°14'40"W 884.04'

63.4'

137.1'

R40'

R64'

R539'

R403'

W. HUGHES STREET (PUBLIC – 66' WIDE R.O.W.)

66' R.O.W.

1200 W HUGHES ST

1206 W HUGHES ST

1190 W HUGHES ST

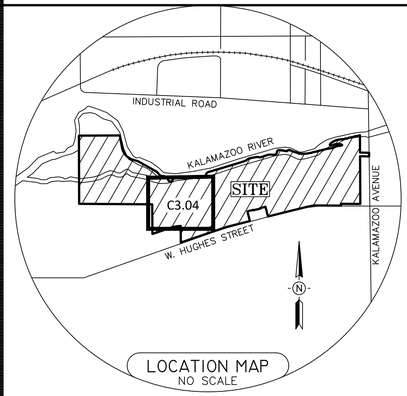
1236 W HUGHES ST

[0] DENOTES NUMBER OF B/F SPACES

(0) DENOTES PROPOSED NUMBER OF PARKING SPACES

PHASE 3 (THIS SHEET)	
38	GARAGE SPACES (1) K GARAGE
203	9' x 20' PARKING SPACES
4	BARRIER-FREE PARKING SPACES
245	TOTAL SPACES
PHASE 4 (THIS SHEET)	
19	PARALLEL PARKING SPACES
164	PARKING SPACES
148	GARAGE SPACES (10) L GARAGES (18) M GARAGES
331	TOTAL SPACES

PARKING TABLE (SHOWN ON SHEET)	
367	PARKING SPACES
19	PARALLEL PARKING SPACES
4	BARRIER-FREE PARKING SPACES
186	GARAGE SPACES K - (1) BLDG L - (10) BLDG M - (18) BLDG
576	TOTAL PARKING SPACES



LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
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- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL 1

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK

DIMENSION CONTROL – PHASE 3 & 4

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C3.04

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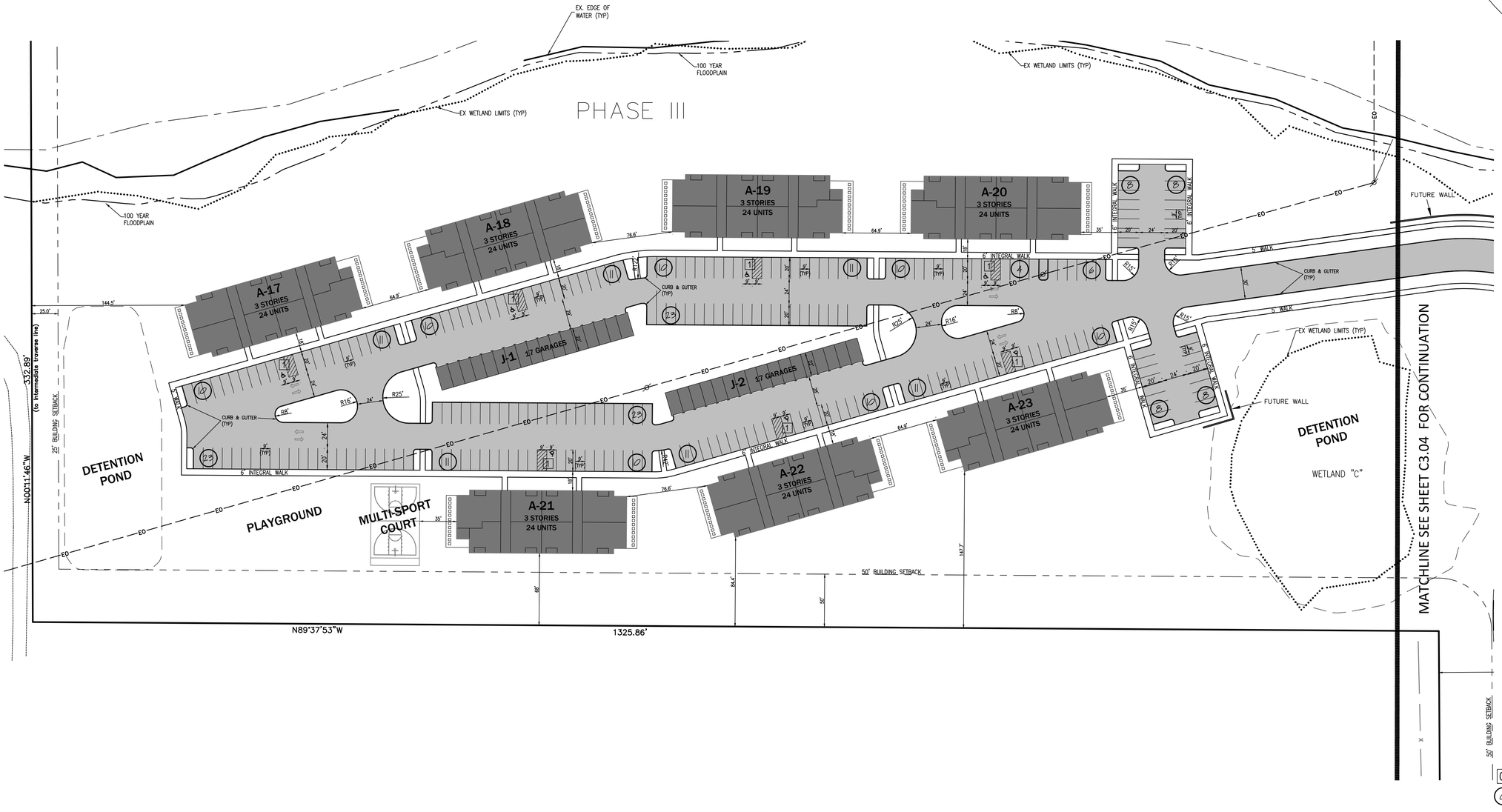
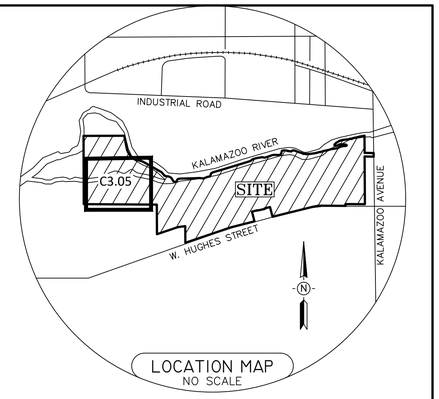
MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN





LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

PARKING TABLE (SHOWN ON SHEET)	
247	9' x 20' PARKING SPACES
7	BARRIER-FREE PARKING SPACES
34	GARAGE SPACES (2) - J GARAGES
288	TOTAL PARKING SPACES

[0] DENOTES NUMBER OF B/F SPACES

(0) DENOTES PROPOSED NUMBER OF PARKING SPACES

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE

- ▲T/C 800.00 = PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- 860 = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN — ALLEN J. PATRICK — ENGINEER NO. 49313 — LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW - RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK

DIMENSION CONTROL 5 – PHASE 3

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C3.05

102189.TOP

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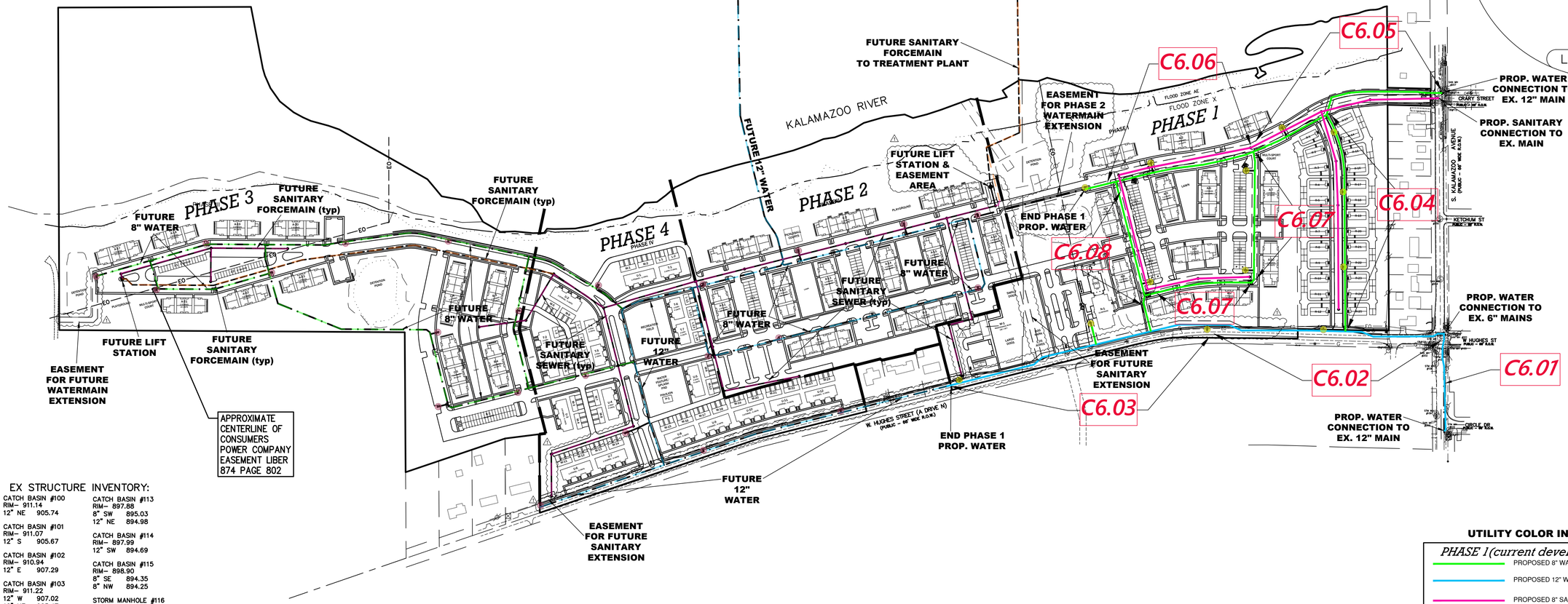
CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN



EX STRUCTURE INVENTORY:

CATCH BASIN #100
RIM– 911.14
12" NE 905.74

CATCH BASIN #101
RIM– 911.07
12" S 905.67

CATCH BASIN #102
RIM– 910.94
12" E 907.29

CATCH BASIN #103
RIM– 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM– 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM– 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM– 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM– 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM– 912.00
12" S 907.30

STORM MANHOLE #109
RIM– 912.37
12" S 907.87

STORM MANHOLE #110
RIM– 912.33
12" SW 908.23

CATCH BASIN #111
RIM– 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM– 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM– 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM– 897.99
12" SW 894.69

CATCH BASIN #115
RIM– 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM– 897.97

SANITARY MANHOLE #200
RIM– 912.01
10" N 903.57
8" E PLUG
10" S 903.68

SANITARY MANHOLE #201
RIM– 911.60
18" N 900.05
8" W 900.27
18" S 900.15

SANITARY MANHOLE #202
RIM– 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM– 912.54
8" N 904.84
8" S 904.94

SANITARY MANHOLE #204
RIM– 911.17
12" N 901.55
10" S 901.66

SANITARY MANHOLE #205
RIM– 908.69
12" N 899.12
12" S 899.17

SANITARY MANHOLE #206
RIM– 898.80
12" N 888.82
12" S 888.96

SANITARY MANHOLE #207
RIM– 898.48
12" N 888.15
12" S 888.26
10" W 889.08
10" E 888.98

UTILITY COLOR INDEX

PHASE 1 (current development)
- PROPOSED 8" WATERMAIN
- PROPOSED 12" WATERMAIN
- PROPOSED 8" SANITARY MAIN
- PROPOSED HYDRANT

PHASES 2-4 (future development)
- FUTURE 8" WATERMAIN
- FUTURE 12" WATERMAIN
- FUTURE 8" SANITARY MAIN
- FUTURE SANITARY FORCEMAIN
- FUTURE HYDRANT

C6.00 DENOTES ASSOCIATED PLAN/PROFILE SHEET NUMBER

NOTE:
PROPOSED SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
PROPOSED 8" WATER MAIN TO BE WITHIN A 20' WIDE PUBLIC EASEMENT.
PROPOSED 12" WATER MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
REGISTERED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW - 1 RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
OVERALL UTILITY PLAN

SCALE: 1"= 200'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C4.01

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PHASE I

EX. SEWER INVENTORIES

CATCH BASIN #100
RIM= 911.14
12" NE 905.74

CATCH BASIN #101
RIM= 911.07
12" S 905.67

CATCH BASIN #102
RIM= 910.94
12" E 907.29

CATCH BASIN #103
RIM= 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM= 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM= 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM= 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM= 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM= 912.00
12" S 907.30

STORM MANHOLE #109
RIM= 912.37
12" S 907.87

STORM MANHOLE #110
RIM= 912.33
12" SW 908.23

CATCH BASIN #111
RIM= 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM= 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM= 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM= 897.99
12" SW 894.69

CATCH BASIN #115
RIM= 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM= 897.97

SANITARY MANHOLE #200
RIM= 912.01
8" N 903.57
8" E PLUG
8" S 903.68

SANITARY MANHOLE #201
RIM= 911.60
12" N 900.05
8" W 900.27
12" S 900.15

SANITARY MANHOLE #202
RIM= 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM= 912.54
8" N 904.84
8" S 904.94

SANITARY MANHOLE #204
RIM= 911.17
8" N 901.55
8" S 901.66

SANITARY MANHOLE #205
RIM= 908.69
8" N 899.12
8" S 899.17

SANITARY MANHOLE #206
RIM= 898.80
12" N 888.82
8" S 888.96

SANITARY MANHOLE #207
RIM= 898.48
12" N 888.15
12" S 888.26
8" W 889.08
8" E 888.98

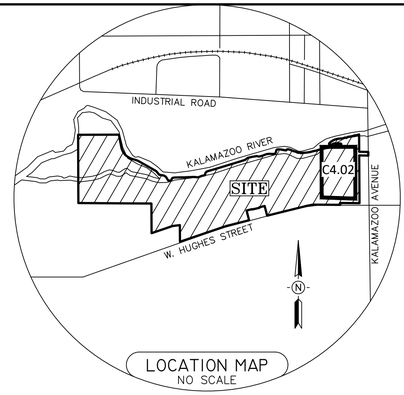
LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- T/C 800.00 PROPOSED TOP OF CURB ELEV.
- G = GAS LINE
- TU
- C = UNDERGROUND TELEVISION
- EU = UNDERGROUND ELECTRIC
- EO = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- 860 = EXISTING SPOT ELEVATION
- 860 = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

PROP 20' EASEMENT FOR WATERMAIN
PROP. 8" WATER
PROP. 8" SANITARY
SA#1
CB#2
CB#1
SA#2
LB#15B
CB#15A
CB#15
8"X6" TEE
8"X 6" TEE & HYD
R-1
R-2
R-3
R-4
R-5
R-6
R-7
R-8
R-9
R-10
R-11
R-12
R-13
R-14
R-15
R-16
R-17
R-18
R-19
R-20
R-21
R-22
R-23
R-24
R-25
PROP 30' EASEMENT FOR SANITARY SEWER (TYP)
LB#1
PROP. SANITARY CONNECTION
CONNECT PROP. 8" WATER TO EX. MAIN (TYP.) (2) 8"x8" TEE
EX. 6" WTR
EX. 10" SAN
SAN MH #206
CB #114
CB #113
CB #112
66' R.O.W.
CRARY STREET
EX. 6" WATERMAIN
EX. 8" SAN
EX. 12" SAN
S. KALAMAZOO AVENUE
(PUBLIC – 66' WIDE R.O.W.)
EX. R.O.W.
SAN MH #205
KETCHUM ST
66' R.O.W.
MULTI-SPORT COURT
CB#21
YD#20B
A-7
3 STORIES
24 UNITS
CB#20
YD#20A
YD#19B
ST#19
CB#19A
A-10
3 STORIES
24 UNITS
YD#18B
CB#18
YD#18A
SA#12
LB#17
LB#16
SA#6
CB#4
CB#3
YD#5A
PROP. SANITARY LEAD (TYP.)
PROP. WATER LEAD (TYP.)
CB#14
CB#14A
SA#3
SA#4
8" X 6" TEE & HYD
8" G.V.
8"X 6" TEE & HYD
CB#5
CB#12
LB#11
SA#5
PROP 30' EASEMENT FOR SANITARY SEWER (TYP)
PROP EASEMENT FOR WATERMAIN
PROP 20' EASEMENT FOR WATERMAIN (TYP)
PROP. 12" WATER
12" X 6" TEE & HYD
12"x8" TEE (2) 12" G.V.
W. HUGHES STREET
(PUBLIC – 66' WIDE R.O.W.)
CONNECT PROP. 12" WATER TO EX. MAINS (2) 12"X12" TEE
CB #101
SAN MH #204
SAN MH #201
CB #102
ST MH #107
CB #103
SAN MH #202
ST MH #108
MATCHLINE THIS SHEET
MATCHLINE SEE SHEET C4.03 FOR CONTINUATION

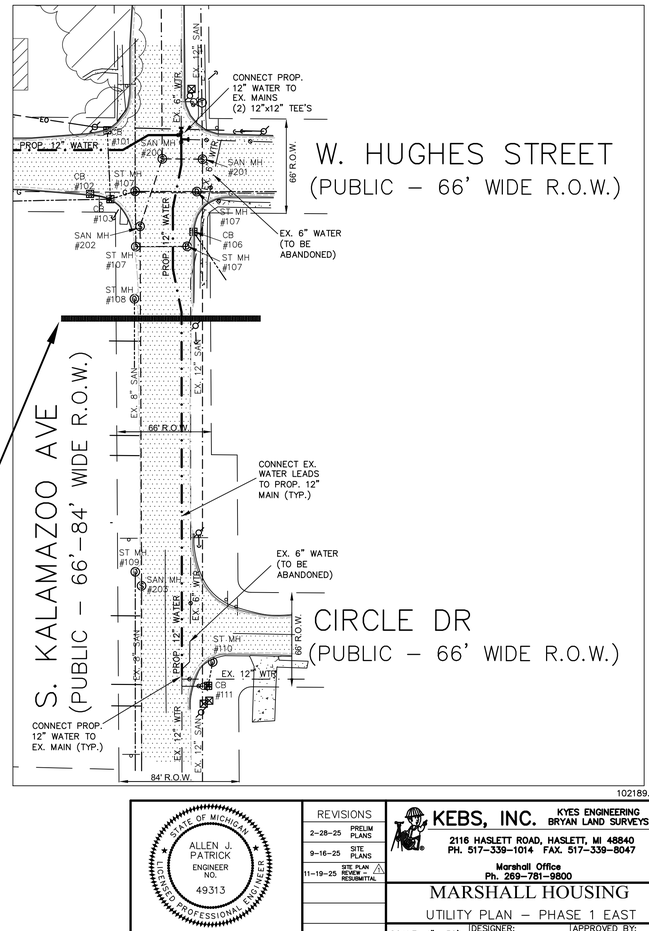
SCALE 1" = 50'
0' 50' 100' 150'



LOCATION MAP
NO SCALE

NOTE:
PROPOSED SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
PROPOSED 8" WATER MAIN TO BE WITHIN A 20' WIDE PUBLIC EASEMENT.
PROPOSED 12" WATER MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.

DENOTES PROPOSED HYDRANT LOCATION



102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER
NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MARSHALL HOUSING
UTILITY PLAN – PHASE 1 EAST

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C4.02

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MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
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- = EDGE OF WOODS
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- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

PHASE 1

PHASE 2

FUTURE 4" FORCEMAIN TO TREATMENT PLANT

DETENTION POND

OS#2

FUTURE LIFT STATION

EX. WETLANDS LIMITS (TYP.)

LIFT STATION EASEMENT AREA

END WATER PHASE 1 8" G.V. & PLUG

A-1 3 STORIES 24 UNITS

A-2 3 STORIES 24 UNITS

A-3 3 STORIES 24 UNITS

PROP. WATER LEAD (TYP.)

PROP. SANITARY LEAD (TYP.)

PROP 30' EASEMENT FOR SANITARY SEWER (TYP)

PROP 20' EASEMENT FOR WATERMAIN (TYP)

PROP. 8" SANITARY

PROP. 8" WATER

8"x8" TEE

8" X 6" TEE & HYD

8" G.V.

FUTURE 8" SANITARY

FUTURE 8" WATER

PROP 20' EASEMENT FOR FUTURE WATERMAIN EXTENSION

20' EASEMENT FOR FUTURE SANITARY EXTENSION

MULTI-SPORT COURT

LAWN

A-4 3 STORIES 24 UNITS

A-5 3 STORIES 24 UNITS

A-6 3 STORIES 24 UNITS

A-7 3 STORIES 24 UNITS

G-1 30 GARAGES

G-2 30 GARAGES

PROP 30' EASEMENT FOR SANITARY SEWER (TYP)

A-16 3 STORIES 24 UNITS

A-15 3 STORIES 24 UNITS

G-5 30 GARAGES

MATCHLINE SEE SHEET C4.04 FOR CONTINUATION

FUTURE 8" SANITARY

PROP. WATER LEAD (TYP.)

PROP. SANITARY LEAD (TYP.)

PROP 20' EASEMENT FOR WATERMAIN (TYP)

H-1 18 GARAGES

H-2 18 GARAGES

A-8 3 STORIES 24 UNITS

A-9 3 STORIES 24 UNITS

A-10 3 STORIES 24 UNITS

POOL

SMALL DOGS

MATCHLINE SEE SHEET C4.02 FOR CONTINUATION

D-2 2 STORIES 24 UNITS

FUTURE LEAD TO PUBLIC SANITARY MAIN

PROP. SEPTIC TANK

M-1 MAINTENANCE BLDG (28' x 60')

N-1 CLUBHOUSE

DOG PARK 1.25 ACRES

LARGE DOGS

TEMP. SEPTIC FIELD

PROP. WATER LEAD

EASEMENT FOR FUTURE SANITARY EXTENSION

END WATER PHASE 1 12" G.V. & PLUG

B-1 2 STORIES 16 UNITS

B-2 2 STORIES 16 UNITS

PROP EASEMENT FOR WATERMAIN (TYP)

12" X 6" TEE & HYD

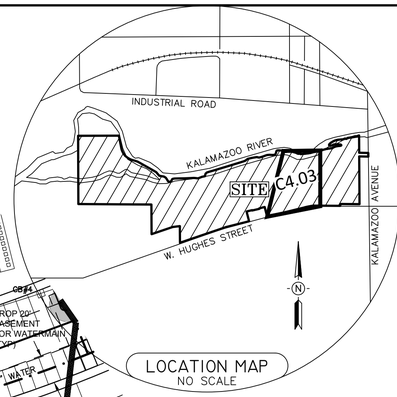
12"x8" TEE

PROP. 12" WATER

W. HUGHES STREET

(PUBLIC – 66' WIDE R.O.W.)

NOTE:
PROPOSED MAINTENANCE BUILDING TO BE CONNECTED TO PUBLIC SANITARY SEWER AS PART OF PHASE 2. AFTER CONNECTION, SEPTIC TANK AND SEPTIC FIELD TO BE ABANDONED PER CALHOUN COUNTY HEALTH DEPARTMENT STANDARDS.



LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

NOTE:
PROPOSED SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
FUTURE SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
PROPOSED 8" WATER MAIN TO BE WITHIN A 20' WIDE PUBLIC EASEMENT.
PROPOSED 12" WATER MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.

DENOTES PROPOSED HYDRANT LOCATION

DENOTES FUTURE HYDRANT LOCATION

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
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9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

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PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK

UTILITY PLAN – PHASE 1 WEST

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C4.03

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MATCHLINE SEE SHEET C4.05 FOR CONTINUATION

MATCHLINE SEE SHEET C4.03 FOR CONTINUATION

PHASE II

EX WETLAND LIMITS (TYP)

100 YEAR FLOODPLAIN

FUTURE 12" WATER

EX TREE LINE

FUTURE WATER LEAD (TYP.)

FUTURE SANITARY LEAD (TYP.)

FUTURE 4" FORCEMAIN TO TREATMENT PLANT

FUTURE LIFT STATION

LIFT STATION EASEMENT AREA

PHASE 4

PHASE 2

PHASE 1

C-1
3 STORIES
36 UNITS

PICKLEBALL COURTS

C-2
3 STORIES
36 UNITS

PLAYGROUND

C-3
3 STORIES
36 UNITS

A-11
3 STORIES
24 UNITS

G-3
30 GARAGES

A-12
3 STORIES
24 UNITS

LAWN

A-13
3 STORIES
24 UNITS

G-4
30 GARAGES

A-14
3 STORIES
24 UNITS

LAWN

A-15
3 STORIES
24 UNITS

G-5
30 GARAGES

A-16
3 STORIES
24 UNITS

D-1
2 STORIES
24 UNITS

D-2
2 STORIES
24 UNITS

M-19

M-20

M-21

M-22

M-23

M-24

U-10
2 STORIES / 6 UNITS

U-11
2 STORIES / 6 UNITS

U-12
2 STORIES / 6 UNITS

FUTURE 8" SANITARY

FUTURE 12" WATER

FUTURE 8" WATER

FUTURE 8" WATER LEAD

FUTURE LEAD TO PUBLIC SANITARY MAIN

PROP. SEPTIC TANK

M-1
MAINTENANCE BLDG
(28' x 60')

LB#47

ST#46

CB#45

EX TREE LINE

SMALL DOGS

LARGE DOGS

DOG PARK
1.25 ACRES

20' EASEMENT FOR FUTURE SANITARY EXTENSION

EASEMENT FOR FUTURE SANITARY EXTENSION

TEMP. SEPTIC FIELD

PROP. WATER LEAD

PROP. 12" WATER

12" X 6" TEE & HYD

END WATER PHASE 1
12" G.V. & PLUG

ST#48

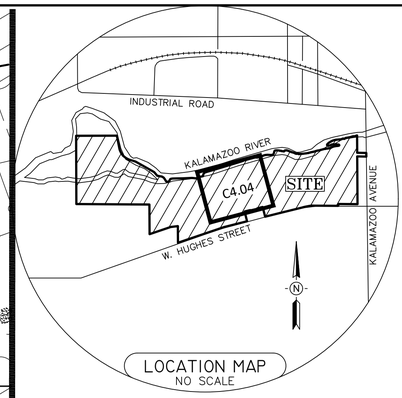
NOTE:
PROPOSED MAINTENANCE BUILDING TO BE CONNECTED TO PUBLIC SANITARY SEWER AS PART OF PHASE 2. AFTER CONNECTION, SEPTIC TANK AND SEPTIC FIELD TO BE ABANDONED PER CALHOUN COUNTY HEALTH DEPARTMENT STANDARDS.

NOTE:
PROPOSED SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
PROPOSED 8" WATER MAIN TO BE WITHIN A 20' WIDE PUBLIC EASEMENT.
PROPOSED 12" WATER MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
FUTURE SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
FUTURE 8" WATER MAIN TO BE WITHIN A 20' WIDE PUBLIC EASEMENT.
FUTURE 12" WATER MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.

DENOTES PROPOSED HYDRANT LOCATION

DENOTES FUTURE HYDRANT LOCATION

W. HUGHES STREET (A DRIVE N)



LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- T/C 800.00 PROPOSED TOP OF CURB ELEV.
- GAS LINE
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- EDGE OF WOODS
- DECIDUOUS TREE
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- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
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- VALVE
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- LIGHT POLE
- GUY POLE
- GUY WIRE
- UTILITY PEDESTAL
- TRANSFORMER
- ELECTRIC METER
- GAS METER
- WATER METER
- SOIL BORING
- SIGN
- POST
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

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2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVISIONS RESIDENTIAL

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2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK

UTILITY PLAN – PHASE 2

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C4.04

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MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN

PHASE III

PHASE IV

MATCHLINE SEE SHEET C4.06 FOR CONTINUATION

MATCHLINE SEE SHEET C4.04 FOR CONTINUATION

FUTURE 8" WATER

FUTURE 2" SANITARY FORCEMAIN

FUTURE WALL

FUTURE 8" SANITARY

FUTURE WATER LEAD (TYP.)

FUTURE SANITARY LEAD (TYP.)

PROP. 8" WATER

LAWN

C-4
3 STORIES
36 UNITS

B-3
2 STORIES
16 UNITS

C-5
3 STORIES
36 UNITS

B-4
2 STORIES
16 UNITS

K-1
38 GARAGES

U-2
2 STORIES / 6 UNITS

M-1 M-2 M-3 M-4 M-5 M-6 M-7 M-8

U-1
2 STORIES / 6 UNITS

U-3
2 STORIES / 6 UNITS

U-4
2 STRY
6 UNITS

T-1
2 STRY/4 UNITS

L-1 L-2

C-1
3 STORIES
36 UNITS

T-2
2 STRY
4 UNITS

T-3
2 STRY
4 UNITS

T-4
2 STRY
4 UNITS

T-5
2 STRY
4 UNITS

L-3 L-4 L-5 L-6 L-7 L-8 L-9 L-10

RECREATION FIELD

T-6
2 STRY
4 UNITS

T-7
2 STRY
4 UNITS

L-11 L-12 L-13 L-14

A-11
3 STORIES
24 UNITS

WATER FEATURE/ SPLASH PAD

PAVILION

P-1

U-5
2 STRY
6 UNITS

M-9 M-10

M-11 M-12 M-13 M-14 M-15 M-16 M-17 M-18 M-19

U-6
2 STORIES / 6 UNITS

U-7
2 STORIES / 6 UNITS

U-8
2 STORIES / 6 UNITS

U-9
2 STORIES / 6 UNITS

FUTURE 12" WATER

FUTURE 8" SANITARY PHASE 2

PHASE 2

PHASE 3

PHASE 4

FUTURE WATER LEAD (TYP.)

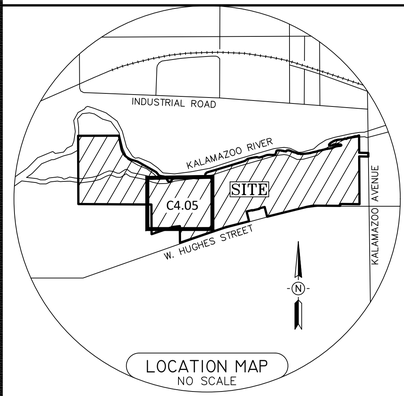
EASEMENT FOR FUTURE SANITARY EXTENSION

EO

W. HUGHES STREET
(PUBLIC - 66' WIDE R.O.W.)

NOTE:
FUTURE SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
FUTURE 8" WATER MAIN TO BE WITHIN A 20' WIDE PUBLIC EASEMENT.
FUTURE 12" WATER MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.

DENOTES FUTURE HYDRANT LOCATION



LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
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- MANHOLE (NEW)
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- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
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- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

= SANITARY MANHOLE		= LIGHT POLE	
= DRAINAGE MANHOLE		= GUY POLE	
= ELECTRIC MANHOLE		= GUY WIRE	
= TELEPHONE MANHOLE		= UTILITY PEDESTAL	
= CATCHBASIN		= TRANSFORMER	
= SANITARY CLEANOUT		= ELECTRIC METER	
= FIRE HYDRANT		= GAS METER	
= VALVE		= WATER METER	
= UTILITY POLE		= SOIL BORING	
		= SIGN	
		= POST	

02189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
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KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK

UTILITY PLAN - PHASE 3 & 4

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C4.05

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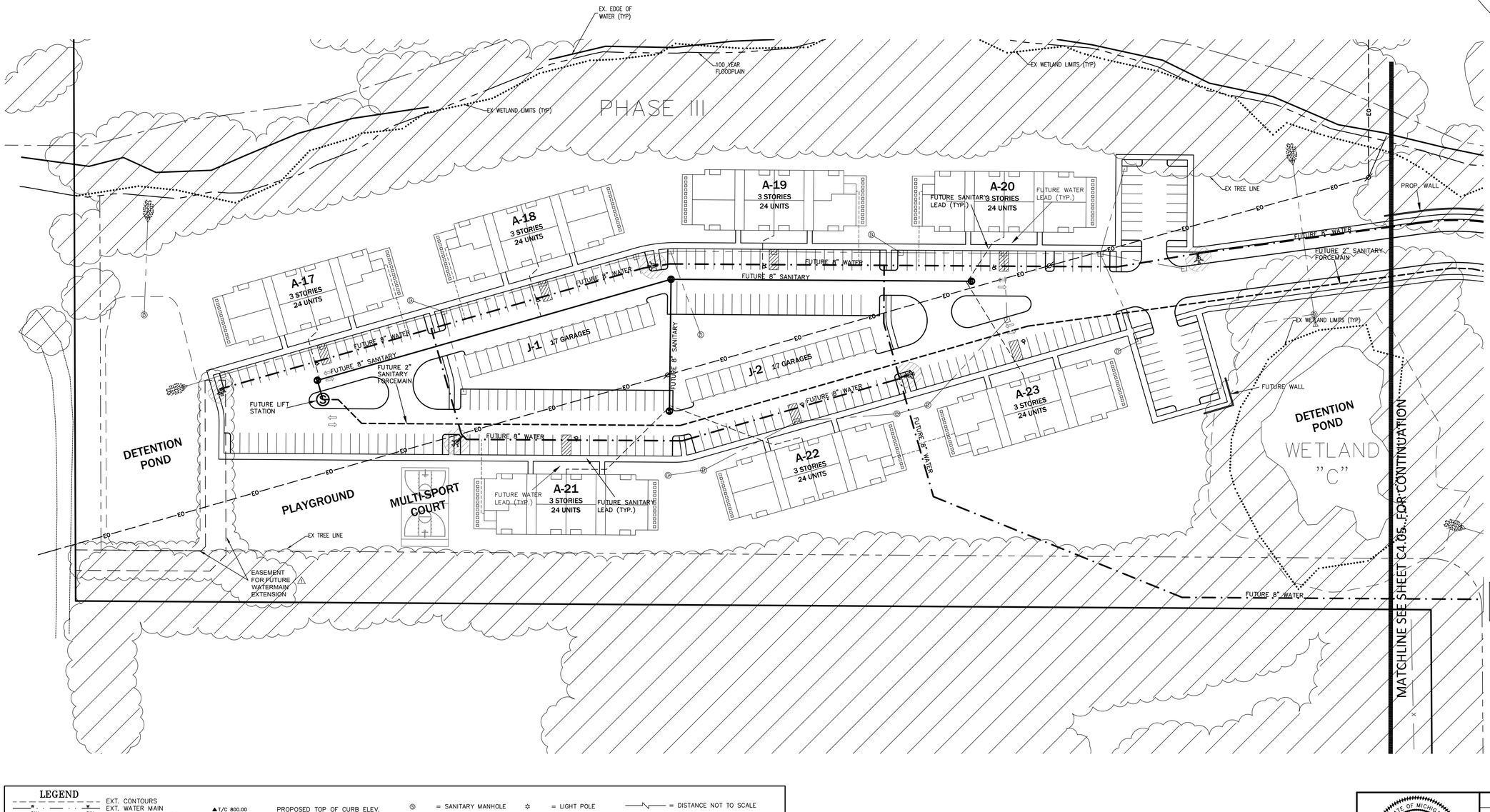
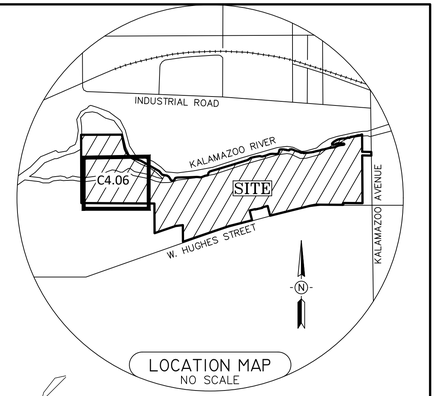
MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN





LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

NOTE:
FUTURE SANITARY MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.
FUTURE 8" WATER MAIN TO BE WITHIN A 20' WIDE PUBLIC EASEMENT.
FUTURE 12" WATER MAIN TO BE WITHIN A 30' WIDE PUBLIC EASEMENT.

DENOTES FUTURE HYDRANT LOCATION

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE

- ▲T/C 800.00 = PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK

- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

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MILLBROOK
UTILITY PLAN – PHASE 3

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C4.06

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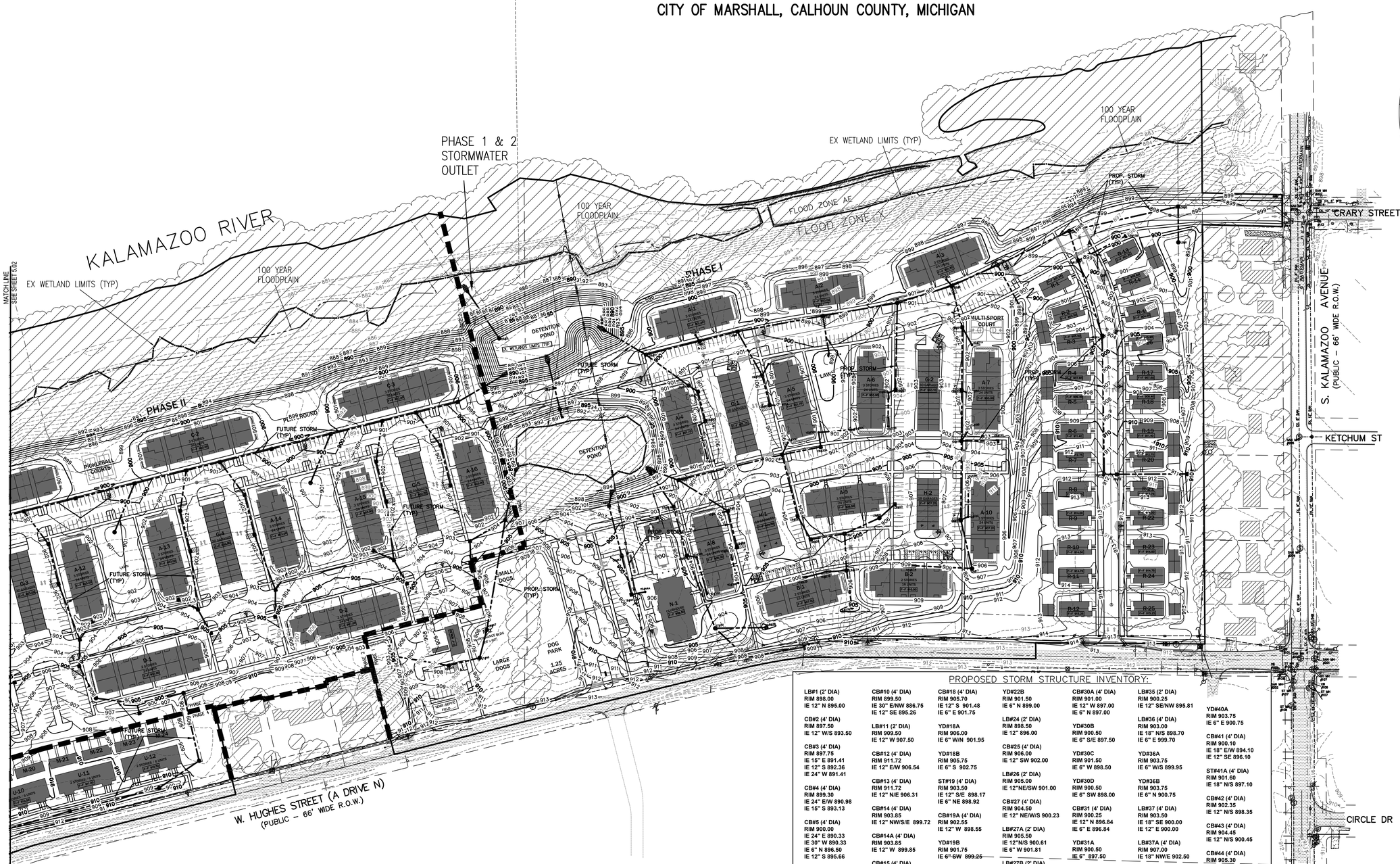
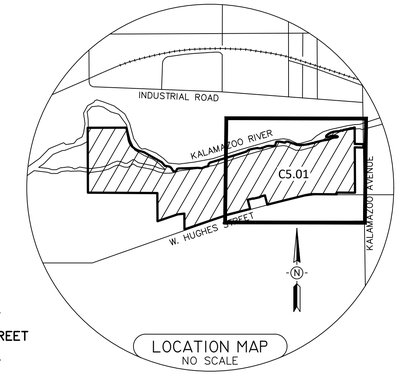
MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN





N

SCALE 1" = 100'

0' 100' 200'

PROPOSED STORM STRUCTURE INVENTORY:

LB#1 (2' DIA)
RIM 898.00
IE 12" N 895.00

CB#2 (4' DIA)
RIM 897.50
IE 12" W/S 893.50

CB#3 (4' DIA)
RIM 897.75
IE 15" E 891.41
IE 12" S 892.36
IE 24" W 891.41

CB#4 (4' DIA)
RIM 899.30
IE 24" E/W 890.98
IE 15" S 893.13

CB#5 (4' DIA)
RIM 900.00
IE 24" E 890.33
IE 30" W 890.33
IE 6" N 896.50
IE 12" S 895.66

ST#6 (4' DIA)
RIM 901.40
IE 30" E/W 889.84
IE 12" N 896.60

CB#7 (4' DIA)
RIM 898.50
IE 30" E/W 889.21
IE 6" N 895.00
IE 12" S 895.00

CB#8 (4' DIA)
RIM 900.00
IE 30" E/W 888.36
IE 12" S 896.00

CB#9 (4' DIA)
RIM 900.00
IE 30" NE/SW 886.75
IE 6" N 896.50

YD#9A
RIM 900.25
IE 6" S 897.25

CB#10 (4' DIA)
RIM 899.50
IE 30" E/NW 886.75
IE 12" SE 895.26

LB#11 (2' DIA)
RIM 909.50
IE 12" W 907.50

CB#12 (4' DIA)
RIM 911.72
IE 12" E/W 906.54

CB#13 (4' DIA)
RIM 911.72
IE 12" N/E 906.31

CB#14 (4' DIA)
RIM 903.85
IE 12" NW/S/E 899.72

CB#14A (4' DIA)
RIM 903.85
IE 12" W 899.85

CB#15 (4' DIA)
RIM 898.65
IE 12" S 894.39
IE 12" N/S/E 894.39

CB#15A (4' DIA)
RIM 898.65
IE 12" W/E 894.65

LB#15B (2' DIA)
RIM 899.00
IE 12" W 896.00

LB#16 (2' DIA)
RIM 897.50
IE 15" N 894.25

LB#17 (2' DIA)
RIM 905.00
IE 6" W 902.00
IE 12" N 902.00

YD#17A
RIM 908.75
IE 6" E 905.75

CB#18 (4' DIA)
RIM 905.70
IE 12" S 901.48
IE 6" E 901.75

YD#18A
RIM 906.00
IE 6" W/N 901.95

YD#18B
RIM 905.75
IE 6" S 902.75

ST#19 (4' DIA)
RIM 903.50
IE 12" S/E 898.17
IE 6" NE 898.92

CB#19A (4' DIA)
RIM 902.55
IE 12" W 898.55

YD#19B
RIM 901.75
IE 6" SW 899.25

CB#20 (4' DIA)
RIM 901.50
IE 12" S 897.17
IE 15" N 897.17
IE 6" E 898.00

YD#20A
RIM 901.75
IE 6" N/W 898.75

CB#21 (4' DIA)
RIM 901.55
IE 15" N/S 896.31
IE 6" SE 898.05

YD#21A
RIM 901.50
IE 6" NW 898.50

CB#22 (4' DIA)
RIM 901.50
IE 12" N 897.50
IE 6" W 898.00

YD#22A
RIM 901.75
IE 6" S/E 898.31

YD#22B
RIM 901.50
IE 6" N 899.00

LB#24 (2' DIA)
RIM 898.50
IE 12" 896.00

CB#25 (4' DIA)
RIM 906.00
IE 12" SW 902.00

LB#26 (2' DIA)
RIM 905.00
IE 12"NE/SW 901.00

CB#27 (4' DIA)
RIM 904.50
IE 12" NE/W/S 900.23

LB#27A (2' DIA)
RIM 905.50
IE 12"W/S 900.61
IE 6" W 901.81

LB#27B (2' DIA)
RIM 904.00
IE 12"N 901.00

YD#27C
RIM 905.75
IE 6" E/W 902.23

YD#27D
RIM 905.75
IE 6" 902.75

CB#28 (4' DIA)
RIM 903.80
IE 12" N/E 899.44

CB#29 (4' DIA)
RIM 903.30
IE 12" S 898.67
IE 15" N 898.67

ST#30 (4' DIA)
RIM 902.00
IE 12" E 896.59
IE 15" S 896.59
IE 18" W 895.59
IE 6" NE 897.73

CB#30A (4' DIA)
RIM 901.00
IE 12" W 897.00
IE 6" N 897.00

YD#30B
RIM 900.50
IE 6" S/E 897.50

YD#30C
RIM 901.50
IE 6" W 898.50

YD#30D
RIM 900.50
IE 6" SW 898.00

CB#31 (4' DIA)
RIM 900.25
IE 12" N 896.84
IE 6" E 896.84

YD#31A
RIM 900.50
IE 6" 897.50

CB#32 (4' DIA)
RIM 900.25
IE 12" N/S 896.52
IE 6" NE 896.75

YD#32A
RIM 900.25
IE 6" SW 897.25

CB#33 (4' DIA)
RIM 900.25
IE 12" N 896.25
IE 6" W 896.64

YD#33A
RIM 900.50
IE 6" E/S 896.80

YD#33B
RIM 900.50
IE 6" N 897.50

CB#34 (4' DIA)
RIM 900.35
IE 12" S/NW 895.93

LB#35 (2' DIA)
RIM 900.25
IE 12" SE/NW 895.81

LB#36 (4' DIA)
RIM 903.00
IE 18" N/S 898.70
IE 6" E 999.70

YD#36A
RIM 903.75
IE 6" W/S 899.95

YD#36B
RIM 903.75
IE 6" N 900.75

LB#37 (4' DIA)
RIM 903.50
IE 18" SE 900.00
IE 12" E 900.00

LB#37A (4' DIA)
RIM 907.00
IE 18" NW/E 902.50

LB#37B (4' DIA)
RIM 908.60
IE 18" NW/E 904.00

LB#38 (4' DIA)
RIM 904.50
IE 12" W 900.75

CB#39 (4' DIA)
RIM 903.50
IE 12" N 899.50
IE 6" W 900.00

YD#39A
RIM 903.75
IE 6" E/S 900.30

YD#39B
RIM 903.75
IE 6" N 901.00

CB#40 (4' DIA)
RIM 903.45
IE 12" S/NW 899.10
IE 6" W 899.95

YD#40A
RIM 903.75
IE 6" E 900.75

CB#41 (4' DIA)
RIM 900.10
IE 18" E/W 894.10
IE 12" SE 896.10

ST#41A (4' DIA)
RIM 901.60
IE 18" N/S 897.10

CB#42 (4' DIA)
RIM 902.35
IE 12" N/S 898.35

CB#43 (4' DIA)
RIM 904.45
IE 12" N/S 900.45

CB#44 (4' DIA)
RIM 905.30
IE 12" N 901.30
IE 6" E 901.80

YD#44A
RIM 905.00
IE 6" W 892.10

CB#45 (4' DIA)
RIM 907.40
IE 15" NW/E 901.36

ST#46 (4' DIA)
RIM 906.75
IE 15" W/NE 901.02

LB#47 (2' DIA)
RIM 905.50
IE 15" SW/NE 900.71

ST#48 (4' DIA)
RIM 904.25
IE 15" SW/NE 898.54

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE

- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- G = GAS LINE
- TU = UNDERGROUND TELEVISION
- C = UNDERGROUND ELECTRIC
- EU = OVERHEAD WIRES
- EOW = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK

- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
REGISTERED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

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MILLBROOK

OVERALL GRADING PLAN - EAST

SCALE: 1"= 100'	DESIGNER: AJP / APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP / JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT	SHEET #: C5.01

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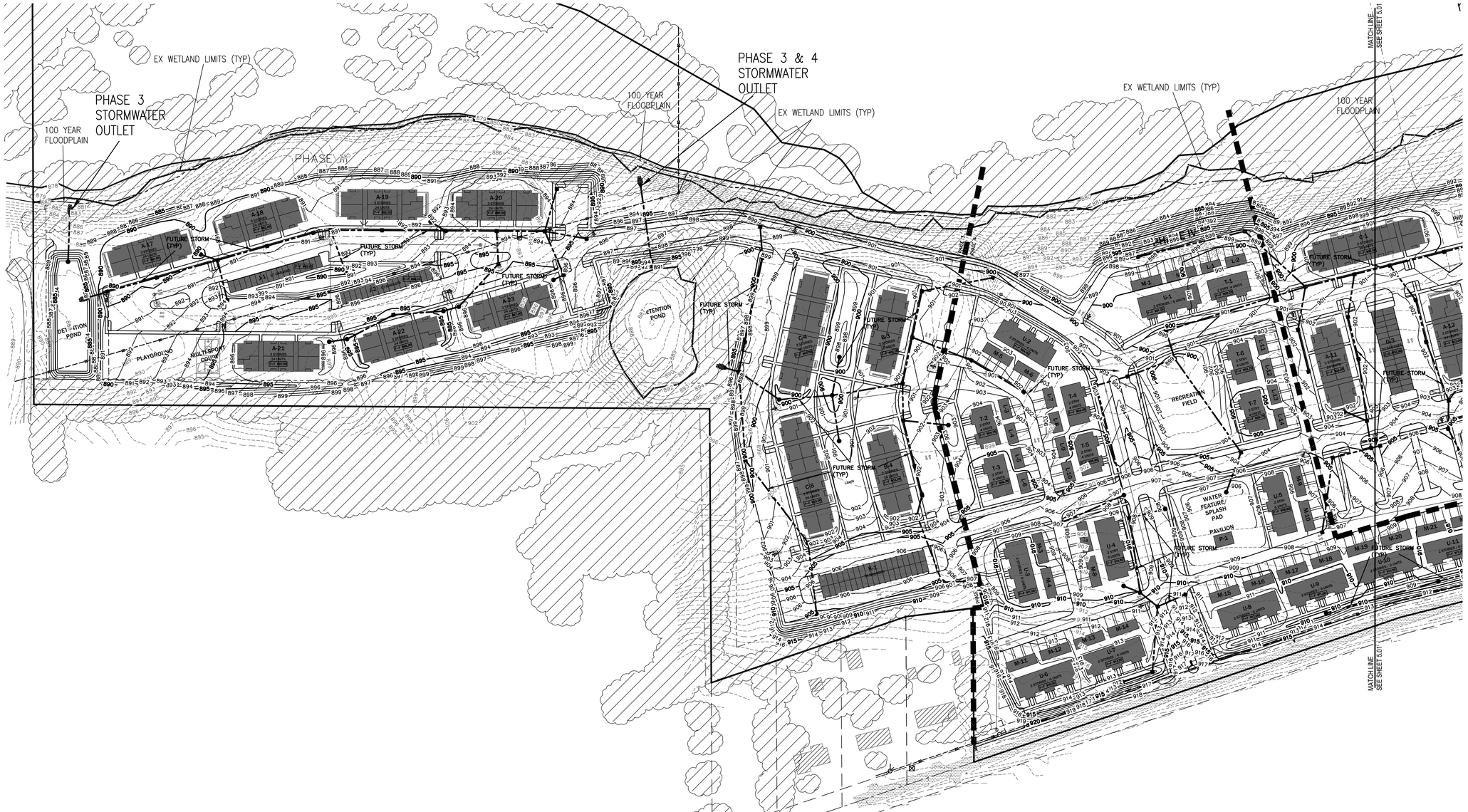
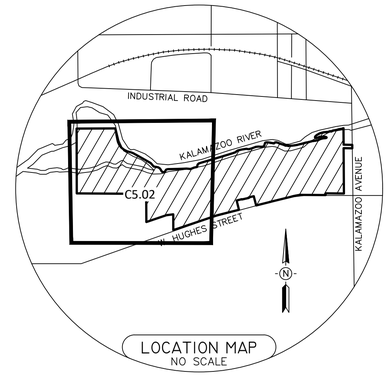
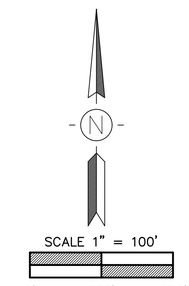
MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN







LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- ▲T/C 800.00 = PROPOSED TOP OF CURB ELEV.
- G = GAS LINE
- TU = UNDERGROUND TELEVISION
- C = UNDERGROUND ELECTRIC
- EU = UNDERGROUND ELECTRIC
- EO = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- 4880 = EXISTING SPOT ELEVATION
- 860 = EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
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MILLBROOK

OVERALL GRADING PLAN – WEST

SCALE: 1"= 100'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C5.02

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EX. SEWER INVENTORIES

CATCH BASIN #100
RIM= 911.14
12" NE 905.74

CATCH BASIN #101
RIM= 911.07
12" S 905.67

CATCH BASIN #102
RIM= 910.94
12" E 907.29

CATCH BASIN #103
RIM= 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM= 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM= 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM= 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM= 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM= 912.00
12" S 907.30

STORM MANHOLE #109
RIM= 912.37
12" S 907.87

STORM MANHOLE #110
RIM= 912.33
12" SW 908.23

CATCH BASIN #111
RIM= 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM= 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM= 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM= 897.99
12" SW 894.69

CATCH BASIN #115
RIM= 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM= 897.97

SANITARY MANHOLE #200
RIM= 912.01
8" N 903.57
8" E PLUG
8" S 903.68

SANITARY MANHOLE #201
RIM= 911.60
12" N 900.05
8" W 900.27
12" S 900.15

SANITARY MANHOLE #202
RIM= 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM= 912.54
8" N 904.84
8" S 904.94

SANITARY MANHOLE #204
RIM= 911.17
8" N 901.55
8" S 901.66

SANITARY MANHOLE #205
RIM= 908.69
8" N 899.12
8" S 899.17

SANITARY MANHOLE #206
RIM= 898.80
12" N 888.82
8" S 888.96

SANITARY MANHOLE #207
RIM= 898.48
12" N 888.15
12" S 888.26
8" W 889.08
8" E 888.98

PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:
(appearing on this sheet)

LB#11 (2' DIA)
RIM 909.50
IE 12" W 907.50

CB#12 (4' DIA)
RIM 911.72
IE 12" E/W 906.54

CB#13 (4' DIA)
RIM 911.72
IE 12" N/E 906.31

CB#14 (4' DIA)
RIM 903.85
IE 12" NW/S/E 899.72

CB#14A (4' DIA)
RIM 903.85
IE 12" W 899.85

CB#15 (4' DIA)
RIM 898.65
IE 12" S 894.39
IE 12" N/S/E 894.39

CB#15A (4' DIA)
RIM 898.65
IE 12" W/E 894.65

LB#15B (2' DIA)
RIM 899.00
IE 12" W 896.00

LB#16 (2' DIA)
RIM 897.50
IE 15" N 894.25

LB#1 (2' DIA)
RIM 898.00
IE 12" N 895.00

CB#2 (4' DIA)
RIM 897.50
IE 12" W/S 893.50

CB#3 (4' DIA)
RIM 897.75
IE 15" E 891.41
IE 12" S 892.36
IE 24" W 891.41

CB#4 (4' DIA)
RIM 899.30
IE 24" E/W 890.98
IE 15" S 893.13

CB#5 (4' DIA)
RIM 900.00
IE 24" E 890.33
IE 30" W 890.33
IE 6" N 896.50
IE 12" S 895.66

LEGEND

- EXT. CONTOURS
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- EXT. STORM SEWER
- EXT. ELEVATIONS
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- PROPOSED SANITARY SEWER
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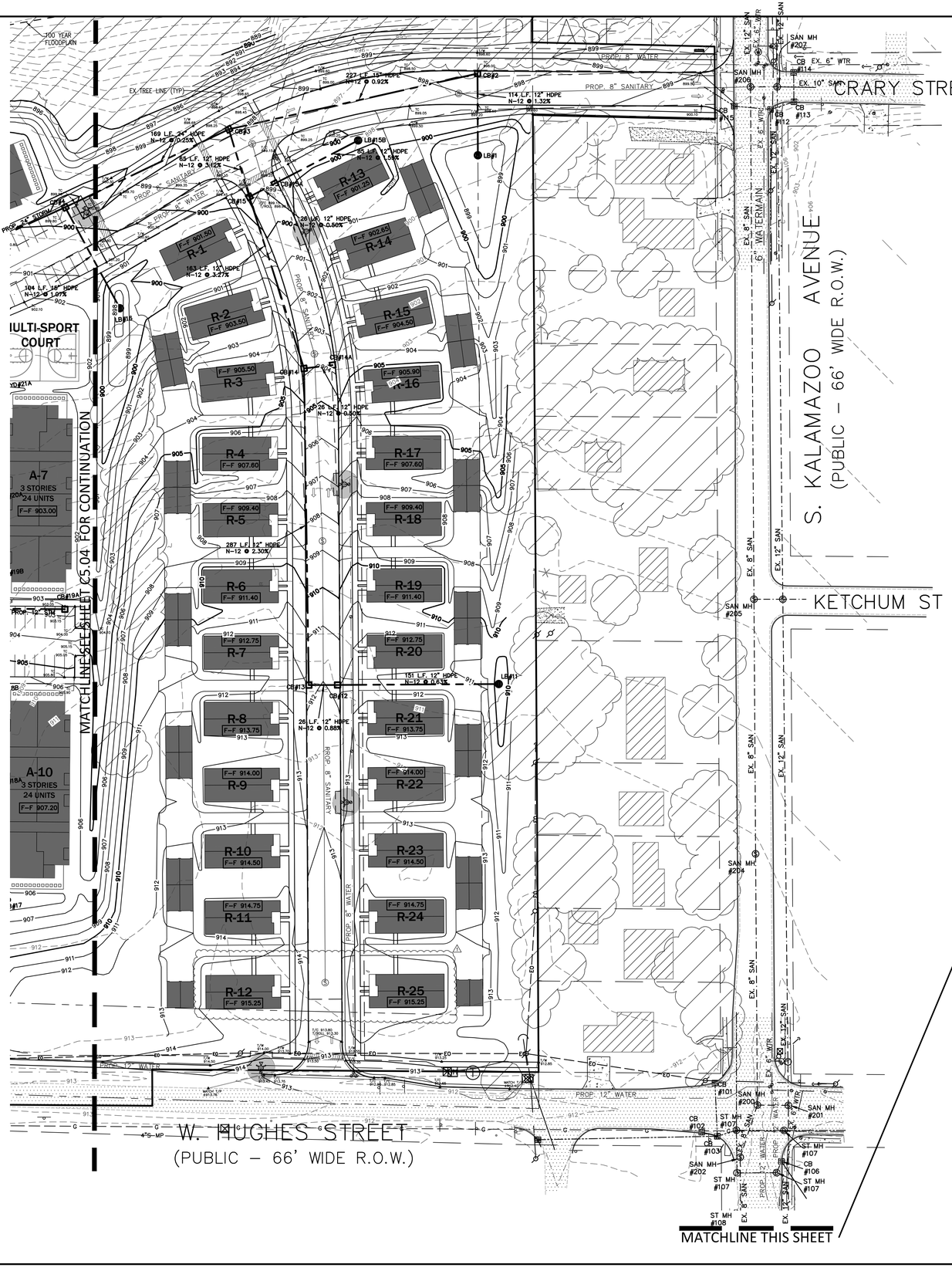
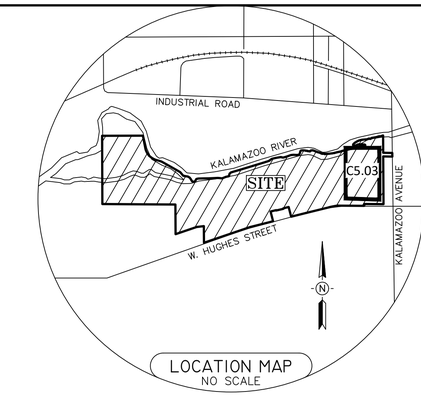
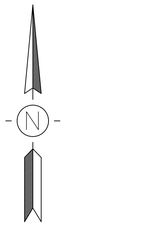
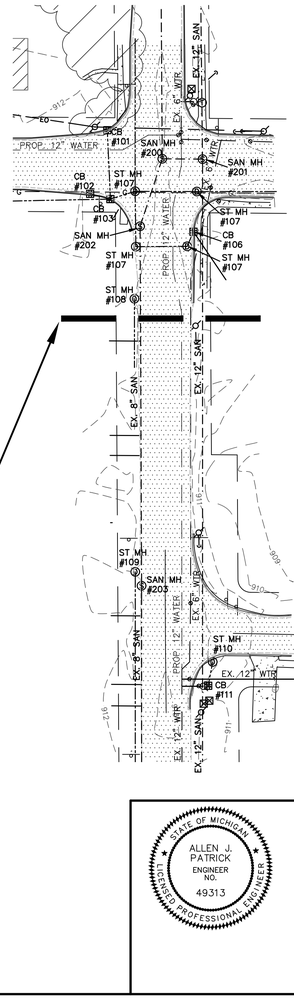
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- 4860 = EXISTING SPOT ELEVATION
- 860 = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST









W. HUGHES STREET
(PUBLIC – 66' WIDE R.O.W.)

102189.TOP

ALLEN J. PATRICK
ENGINEER
NO. 49313
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW re-RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

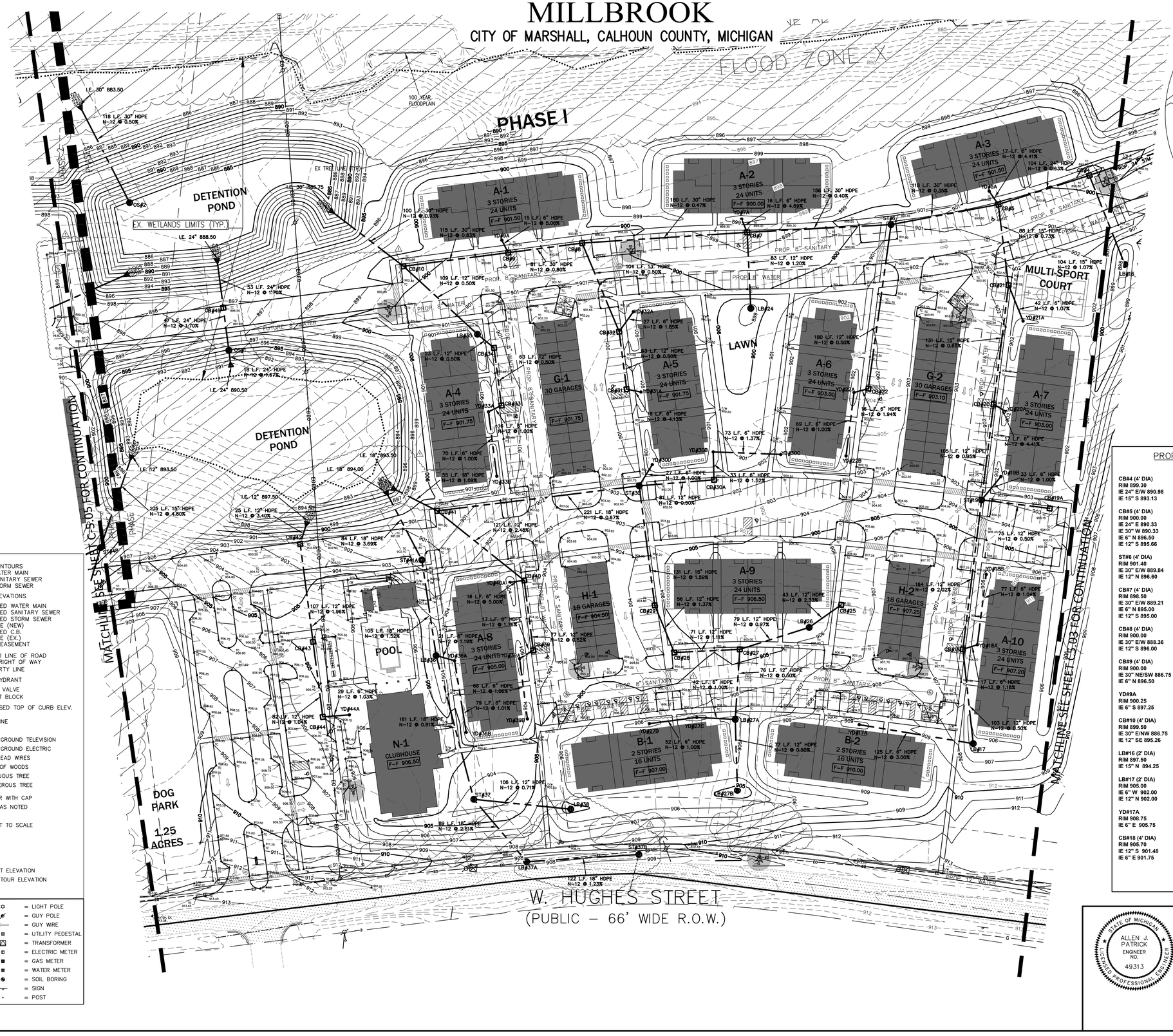
MILLBROOK
STORM & GRADING – PHASE 1 EAST

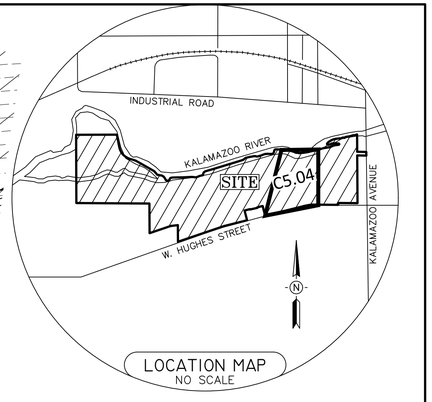
SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C5.03

N:\101\101596\dwg_DwgSet\C-101596_16-22-GRADING.DWG, 11/17/2025 3:43:09 PM, AJPatrick

MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN





LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- G = GAS LINE
- TU
- C = UNDERGROUND TELEVISION
- CU = UNDERGROUND ELECTRIC
- CO = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- 860 = EXISTING SPOT ELEVATION
- 860 = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:

(appearing on this sheet)

CB#4 (4' DIA)
RIM 899.30
IE 24" E/W 890.98
IE 15" S 893.13

CB#5 (4' DIA)
RIM 900.00
IE 24" E 890.33
IE 30" W 890.33
IE 6" N 896.50
IE 12" S 895.66

ST#6 (4' DIA)
RIM 901.40
IE 30" E/W 889.84
IE 12" N 896.60

CB#7 (4' DIA)
RIM 898.50
IE 30" E/W 889.21
IE 6" N 895.00
IE 12" S 895.00

CB#8 (4' DIA)
RIM 900.00
IE 30" E/W 888.36
IE 12" S 896.00

CB#9 (4' DIA)
RIM 900.00
IE 30" NE/SW 886.75
IE 6" N 896.50

YD#9A
RIM 900.25
IE 6" S 897.25

CB#10 (4' DIA)
RIM 899.50
IE 30" E/NW 886.75
IE 12" SE 895.26

LB#16 (2' DIA)
RIM 897.50
IE 15" N 894.25

LB#17 (2' DIA)
RIM 905.00
IE 6" W 902.00
IE 12" N 902.00

YD#17A
RIM 908.75
IE 6" E 905.75

CB#18 (4' DIA)
RIM 905.70
IE 12" S 901.48
IE 6" E 901.75

YD#18A
RIM 906.00
IE 6" W/N 901.95

YD#18B
RIM 905.75
IE 6" S 902.75

ST#19 (4' DIA)
RIM 903.50
IE 12" S/E 898.17
IE 6" NE 898.92

CB#19A (4' DIA)
RIM 902.55
IE 12" W 898.55

YD#19B
RIM 901.75
IE 6" SW 899.25

CB#20 (4' DIA)
RIM 901.50
IE 12" S 897.17
IE 15" N 897.17
IE 6" E 898.00

YD#20A
RIM 901.75
IE 6" N/W 898.75

YD#21A
RIM 901.50
IE 6" NW 898.50

CB#22 (4' DIA)
RIM 901.50
IE 12" N 897.50
IE 6" W 898.00

YD#22A
RIM 901.75
IE 6" S/E 898.31

YD#22B
RIM 901.50
IE 6" N 899.00

LB#24 (2' DIA)
RIM 898.50
IE 12" 896.00

CB#25 (4' DIA)
RIM 906.00
IE 12" SW 902.00

LB#26 (2' DIA)
RIM 905.00
IE 12"W/E/SW 901.00

CB#27 (4' DIA)
RIM 904.50
IE 12" NE/W/S 900.23

LB#27A (2' DIA)
RIM 905.50
IE 12"N/S 900.61
IE 6" W 901.81

LB#27B (2' DIA)
RIM 904.00
IE 12"N 901.00

YD#27C
RIM 905.75
IE 6" E/W 902.23

YD#27D
RIM 905.75
IE 6" 902.75

CB#28 (4' DIA)
RIM 903.80
IE 12" N/E 899.44

CB#29 (4' DIA)
RIM 903.30
IE 12" S 898.67
IE 15" N 898.67

ST#30 (4' DIA)
RIM 902.00
IE 12" E 896.59
IE 15" S 896.59
IE 18" W 895.59
IE 6" NE 897.73

CB#30A (4' DIA)
RIM 901.00
IE 12" W 897.00
IE 6" N 897.00

YD#30B
RIM 900.50
IE 6" S/E 897.50

YD#30C
RIM 901.50
IE 6" W 898.50

YD#30D
RIM 900.50
IE 6" SW 898.00

CB#31 (4' DIA)
RIM 900.25
IE 12" N 896.84
IE 6" E 896.84

YD#31A
RIM 900.50
IE 6" 897.50

CB#32 (4' DIA)
RIM 900.25
IE 6" SW 897.25

CB#33 (4' DIA)
RIM 900.25
IE 12" N 896.25
IE 6" W 896.64

YD#33A
RIM 900.50
IE 6" E/S 896.80

YD#33B
RIM 900.50
IE 6" N 897.50

CB#34 (4' DIA)
RIM 900.35
IE 12" S/NW 895.93

LB#35 (2' DIA)
RIM 900.25
IE 12" SE/NW 895.81

LB#36 (4' DIA)
RIM 903.00
IE 18" N/S 898.70
IE 6" E 999.70

YD#36A
RIM 903.75
IE 6" W/S 899.95

YD#36B
RIM 903.75
IE 6" N 900.75

LB#37 (4' DIA)
RIM 903.50
IE 18" SE 900.00
IE 12" E 900.00

CB#37A (4' DIA)
RIM 907.00
IE 18" NW/E 902.50

LB#37B (4' DIA)
RIM 908.60
IE 18" NW/E 904.00

LB#38 (4' DIA)
RIM 904.50
IE 12" W 900.75

YD#39A
RIM 903.75
IE 6" E/S 900.30

YD#39B
RIM 903.75
IE 6" N 901.00

CB#40 (4' DIA)
RIM 903.45
IE 12" S/NW 899.10
IE 6" W 899.95

CB#41 (4' DIA)
RIM 900.10
IE 18" E/W 894.10
IE 12" SE 896.10

ST#41A (4' DIA)
RIM 901.60
IE 18" N/S 897.10

CB#42 (4' DIA)
RIM 902.35
IE 12" N/S 898.35

CB#43 (4' DIA)
RIM 904.45
IE 12" N/S 900.45

CB#44 (4' DIA)
RIM 905.30
IE 12" N 901.30
IE 6" E 901.80

YD#44A
RIM 905.00
IE 6" W 892.10

CB#45 (4' DIA)
RIM 907.40
IE 15" NW/E 901.36

ST#46 (4' DIA)
RIM 906.75
IE 15" W/NE 901.02

LB#47 (2' DIA)
RIM 905.50
IE 15" SW/NE 900.71

ST#48 (4' DIA)
RIM 904.25
IE 15" SW/NE 898.54

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER
NO. 49313
LICENSED PROFESSIONAL ENGINEER

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW w RESUBMITTAL

MILLBROOK

STORM & GRADING – PHASE 1 WEST

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C5.04

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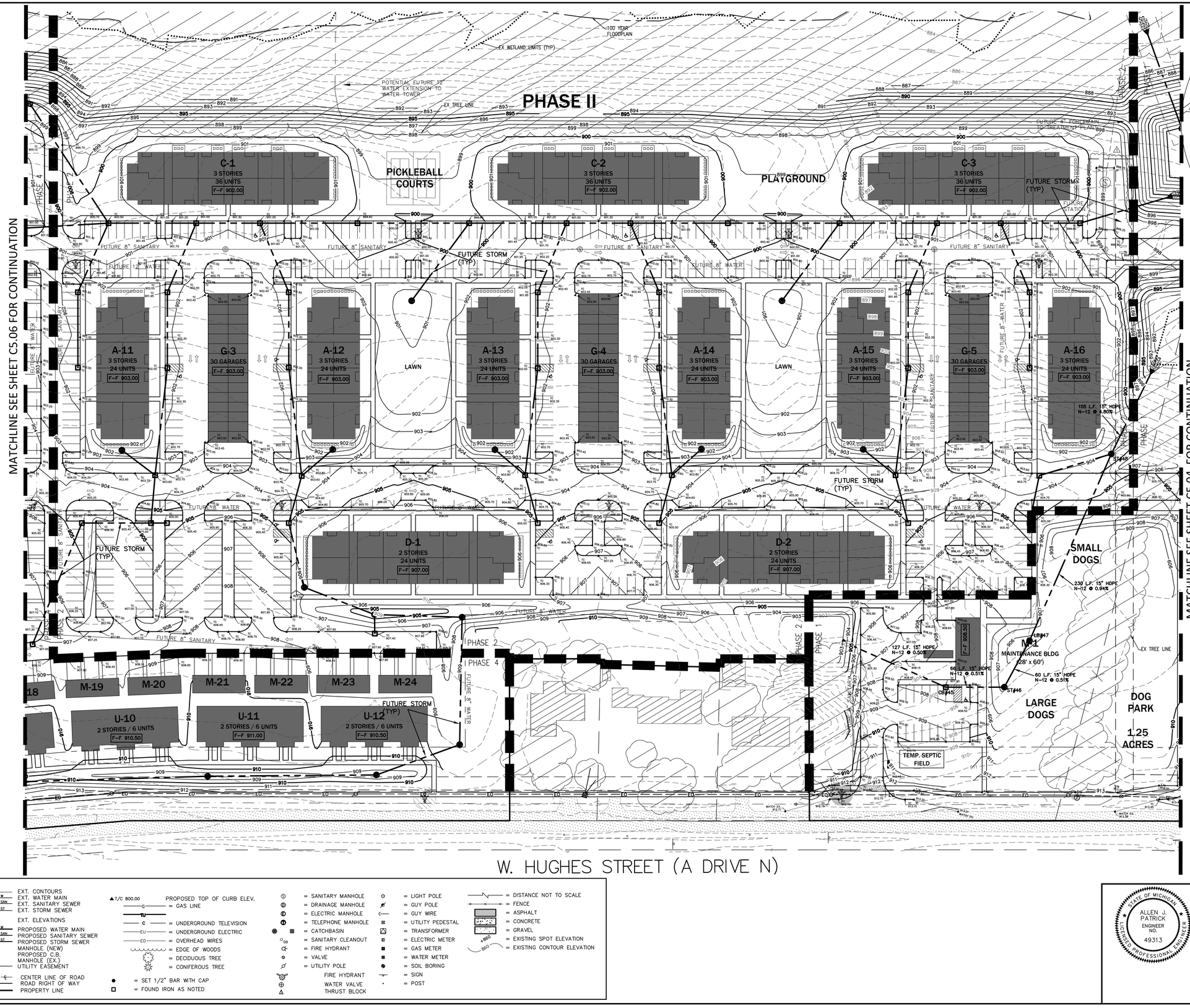

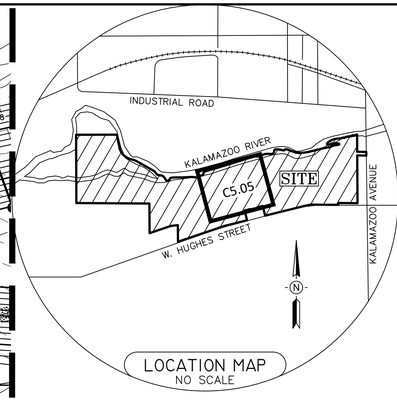

LOCATION MAP
NO SCALE

N

SCALE 1" = 50'

0' 50' 100' 150'

PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:
(appearing on this sheet)

CB#45 (4' DIA)
RIM 907.40
IE 15" NW/E 901.36

ST#46 (4' DIA)
RIM 906.75
IE 15" W/NE 901.02

LB#47 (2' DIA)
RIM 905.50
IE 15" SW/NE 900.71

ST#48 (4' DIA)
RIM 904.25
IE 15" SW/NE 898.54

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- T/C 800.00 = PROPOSED TOP OF CURB ELEV.
- G = GAS LINE
- U = UNDERGROUND TELEVISION
- EU = UNDERGROUND ELECTRIC
- EO = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
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- = VALVE
- = UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- = LIGHT POLE
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- = GUY WIRE
- = UTILITY PEDESTAL
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- = SOIL BORING
- = SIGN
- = POST
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
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PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
STORM & GRADING – PHASE 2

SCALE: 1"= 50'	DESIGNER: AJP / APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP / JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT	SHEET #: C5.05

102189.TOP

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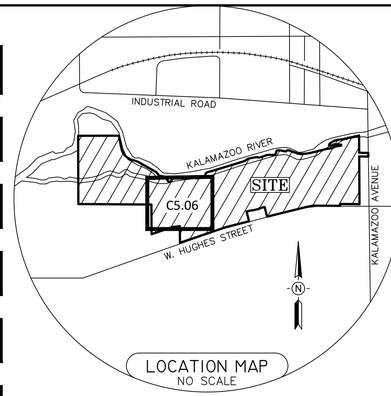
MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN



SCALE 1" = 50'

0' 50' 100' 150'

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- = GAS LINE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
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- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
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- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
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Marshall Office
Ph. 269-781-9800

MILLBROOK
STORM & GRADING - PHASE 3 & 4

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C5.06

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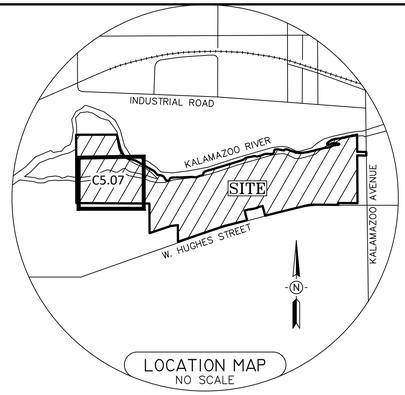
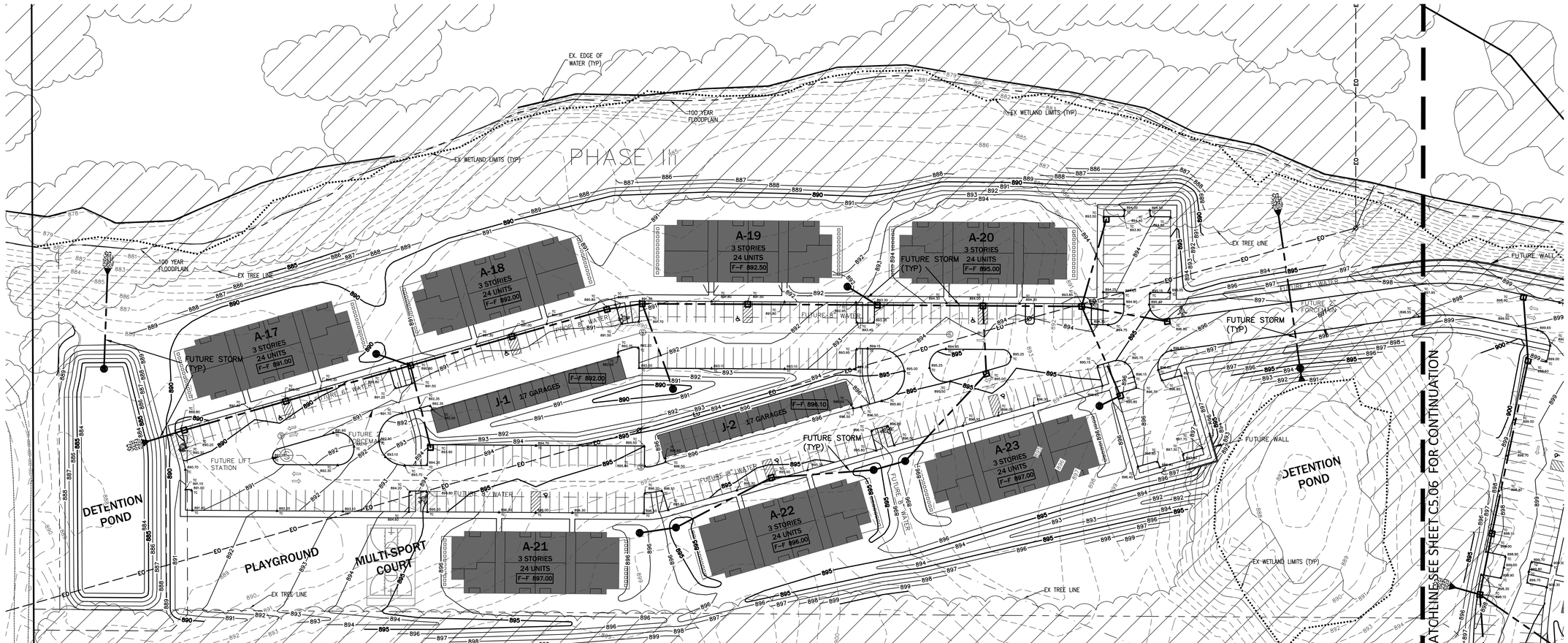
MILLBROOK

CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN



LOCATION MAP
NO SCALE



LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
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- UTILITY EASEMENT
- CENTER LINE OF ROAD
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- EU = UNDERGROUND ELECTRIC
- EO = OVERHEAD WIRES
- EDGE OF WOODS
- DECIDUOUS TREE
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- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOIL BORING
- = SIGN
- = POST
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- 880 = EXISTING SPOT ELEVATION
- 880 = EXISTING CONTOUR ELEVATION

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER
NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

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PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
STORM & GRADING - PHASE 3

SCALE: 1"= 50'	DESIGNER: AJP	APPROVED BY: AJP	
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596	
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C5.07	

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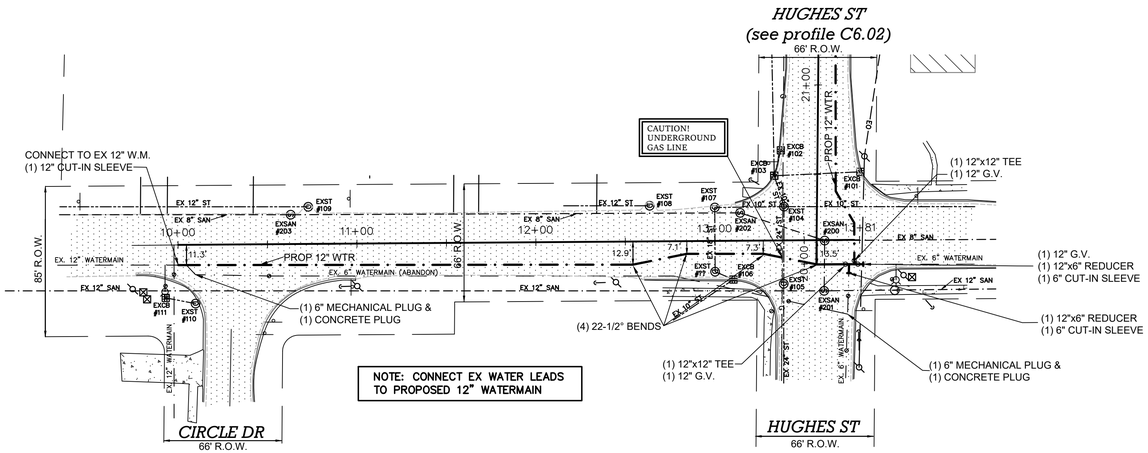
SANITARY SEWERS
1. All sanitary sewer construction shall comply with the Standards and Specifications as attached and be subject to City of Marshall inspection and approval.
2. All pipe to be laid with the aid of laser equipment.
3. Trench width shall be maintained to a point at least 12" above the top of the pipe to insure bedding conditions
4. All sanitary leads shall be 4" PVC SDR 35, installed at a minimum slope of 1%.

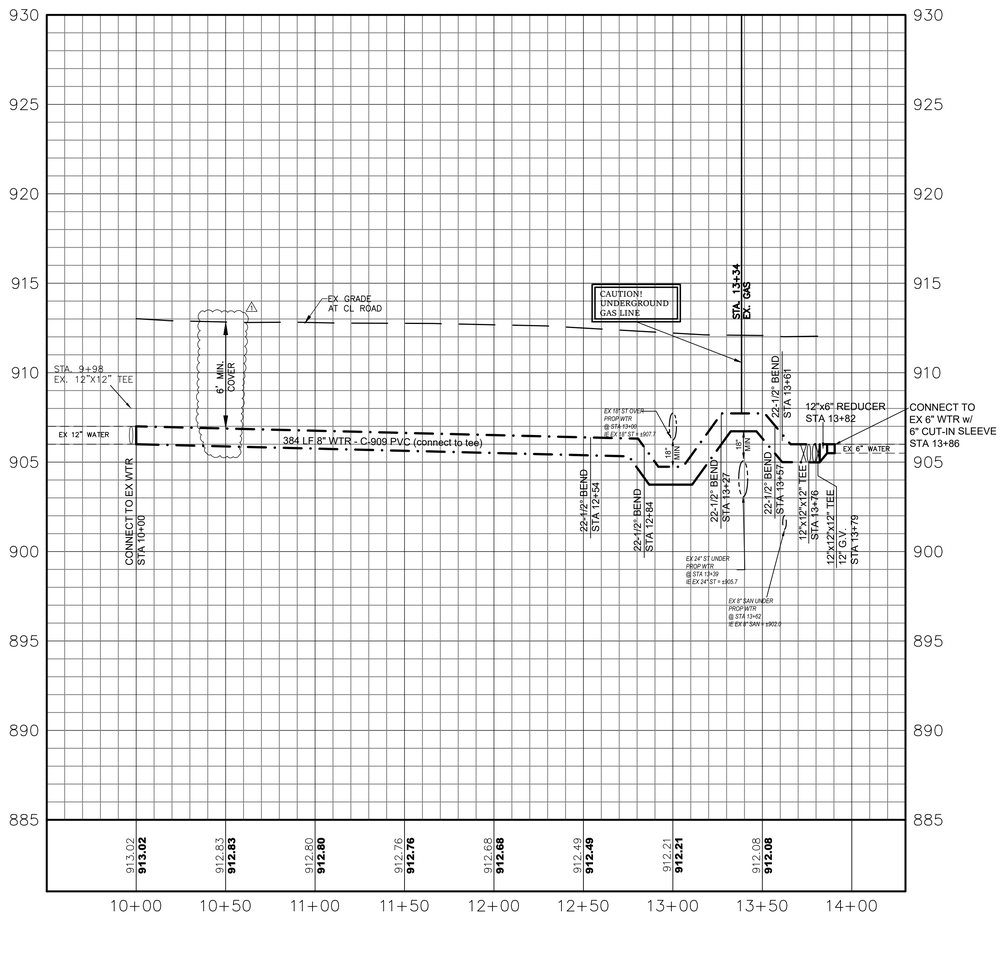
STORM SEWER
1. All storm sewer construction shall comply with the requirements of the City of Marshall and shall be subject to their inspection and approval.
2. All storm sewer for roof drains or landscape drainage 10" and smaller shall be PVC SDR 35. All joints shall be "0" ring water-tight.
3. All storm sewer 12" and larger shall be reinforced concrete, C76-CL III or as designated on the plans.
4. All pipe to be laid with the aid of laser equipment.
5. All catch basins and yard drains shall have a two foot deep sump.
6. All storm sewer manholes & catch basins to be 4' diameter precast concrete structures unless otherwise noted.

WATER SYSTEM
1. All water system construction shall comply with the Construction Standards of City of Marshall and shall be subject to the inspection and approval of the City.
2. All water service leads shall be Type 'K' copper with compression type fittings and have a tracer wire attached conforming to City of Marshall Specifications.
3. All water mains shall have a minimum of 10 feet of horizontal separation from sewers and minimum of 18 inches of vertical separation where water main and sewer lines cross.
4. All taps to existing mains shall be live taps.

STREETS
1. All public street construction and construction within an existing or proposed public R.O.W. shall comply with the requirements of the City of Marshall and be subject to their inspection and approval.
2. All disturbed areas between the curb and the road right of way shall be covered with 3" of top soil, seeded and mulched unless otherwise noted.

S. KALAMAZOO AVENUE





PLAN VIEW
SCALE 1" = 40'
0' 40' 80'

EX STRUCTURE INVENTORY:

CATCH BASIN #100
RIM- 911.14
12" NE 905.74

CATCH BASIN #101
RIM- 911.07
12" S 905.67

CATCH BASIN #102
RIM- 910.94
12" E 907.29

CATCH BASIN #103
RIM- 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM- 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM- 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM- 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM- 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM- 912.00
12" S 907.30

STORM MANHOLE #109
RIM- 912.37
12" S 907.87

STORM MANHOLE #110
RIM- 912.33
12" SW 908.23

CATCH BASIN #111
RIM- 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM- 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM- 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM- 897.99
12" SW 894.69

CATCH BASIN #115
RIM- 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM- 897.97

SANITARY MANHOLE #200
RIM- 912.01
10" N 903.57
8" E PLUG
10" S 903.68

SANITARY MANHOLE #201
RIM- 911.60
18" N 900.05
8" W 900.27
18" S 900.15

SANITARY MANHOLE #202
RIM- 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM- 912.54
8" N 904.84
8" S 904.94

SANITARY MANHOLE #204
RIM- 911.17
12" N 901.55
10" S 901.66

SANITARY MANHOLE #205
RIM- 908.69
12" N 899.12
12" S 899.17

SANITARY MANHOLE #206
RIM- 898.80
12" N 888.82
12" S 888.96

SANITARY MANHOLE #207
RIM- 898.48
12" N 888.15
12" S 888.26
10" W 889.08
10" E 888.98

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
KALAMAZOO AVE - WATER PROFILE

SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.01

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SANITARY SEWERS
1. All sanitary sewer construction shall comply with the Standards and Specifications as attached and be subject to City of Marshall inspection and approval.
2. All pipe to be laid with the aid of laser equipment.
3. Trench width shall be maintained to a point at least 12" above the top of the pipe to insure bedding conditions
4. All sanitary leads shall be 4" PVC SDR 35, installed at a minimum slope of 1%.

STORM SEWER
1. All storm sewer construction shall comply with the requirements of the City of Marshall and shall be subject to their inspection and approval.
2. All storm sewer for roof drains or landscape drainage 10" and smaller shall be PVC SDR 35. All joints shall be "0" ring water-tight.
3. All storm sewer 12" and larger shall be reinforced concrete, C76-CL III or as designated on the plans.
4. All pipe to be laid with the aid of laser equipment.
5. All catch basins and yard drains shall have a two foot deep sump.
6. All storm sewer manholes & catch basins to be 4' diameter precast concrete structures unless otherwise noted.

WATER SYSTEM
1. All water system construction shall comply with the Construction Standards of City of Marshall and shall be subject to the inspection and approval of the City.
2. All water service leads shall be Type 'K' copper with compression type fittings and have a tracer wire attached conforming to City of Marshall Specifications.
3. All water mains shall have a minimum of 10 feet of horizontal separation from sewers and minimum of 18 inches of vertical separation where water main and sewer lines cross.
4. All taps to existing mains shall be live taps.

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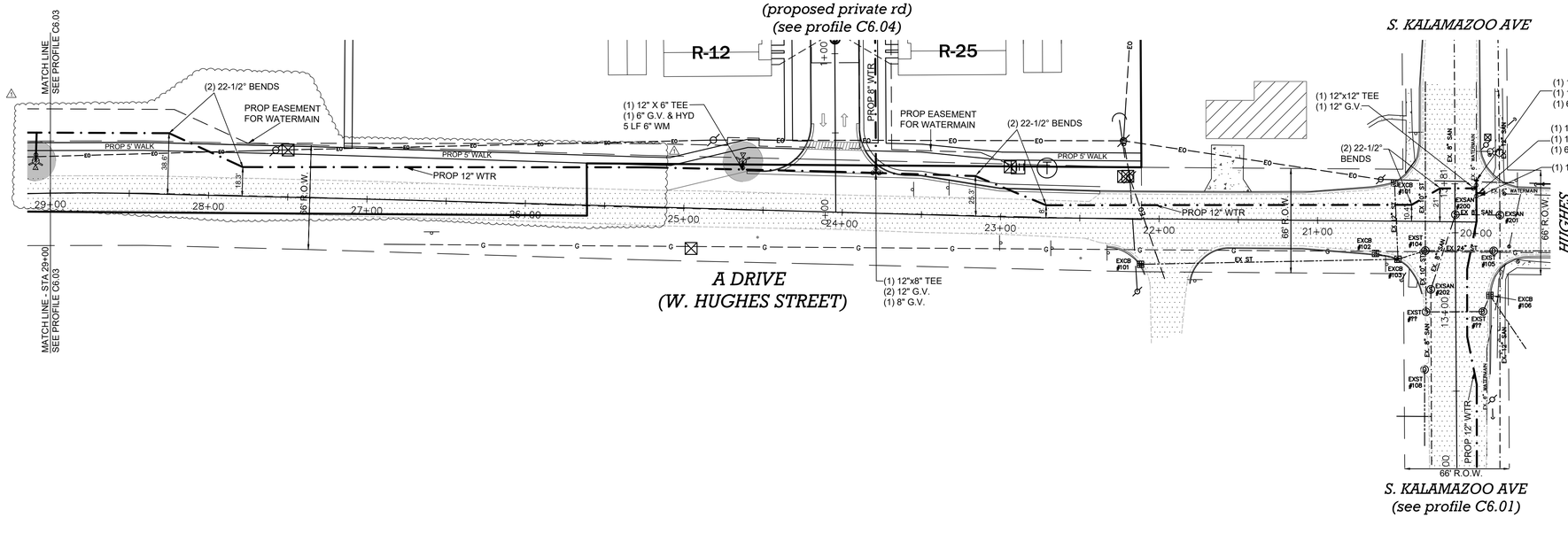
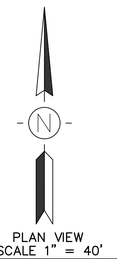
1. All public street construction and construction within an existing or proposed public R.O.W. shall comply with the requirements of the City of Marshall and be subject to their inspection and approval.
2. All disturbed areas between the curb and the road right of way shall be covered with 3" of top soil, seeded and mulched unless otherwise noted.





EX STRUCTURE INVENTORY:

CATCH BASIN #100
RIM= 911.14
12" NE 905.74

CATCH BASIN #101
RIM= 911.07
12" S 905.67

CATCH BASIN #102
RIM= 910.94
12" E 907.29

CATCH BASIN #103
RIM= 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM= 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM= 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM= 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM= 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM= 912.00
12" S 907.30

STORM MANHOLE #109
RIM= 912.37
12" S 907.87

STORM MANHOLE #110
RIM= 912.33
12" SW 908.23

CATCH BASIN #111
RIM= 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM= 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM= 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM= 897.99
12" SW 894.69

CATCH BASIN #115
RIM= 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM= 897.97

SANITARY MANHOLE #200
RIM= 912.01
10" N 903.57
8" E PLUG
10" S 903.68

SANITARY MANHOLE #201
RIM= 911.60
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RIM= 912.54
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RIM= 908.69
12" N 899.12
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SANITARY MANHOLE #206
RIM= 898.80
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12" S 888.96

SANITARY MANHOLE #207
RIM= 898.48
12" N 888.15
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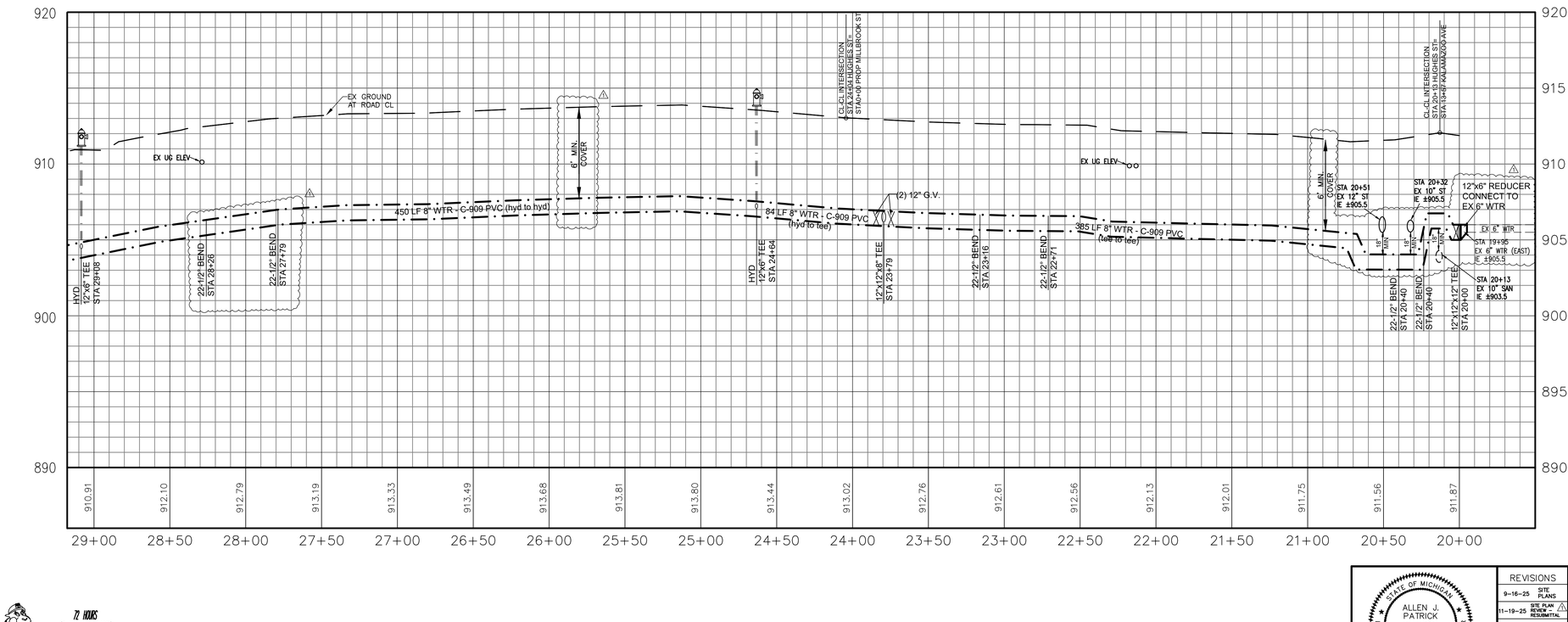

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
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- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL-FREE)

102189.TOP

STATE OF MICHIGAN — ALLEN J. PATRICK — ENGINEER NO. 49313 — LICENSED PROFESSIONAL ENGINEER

REVISIONS	
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
W HUGHES ST - WATER PROFILE

SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.02

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SANITARY SEWERS
1. All sanitary sewer construction shall comply with the Standards and Specifications as attached and be subject to City of Marshall inspection and approval.
2. All pipe to be laid with the aid of laser equipment.
3. Trench width shall be maintained to a point at least 12" above the top of the pipe to insure bedding conditions
4. All sanitary leads shall be 4" PVC SDR 35, installed at a minimum slope of 1%.

STORM SEWER
1. All storm sewer construction shall comply with the requirements of the City of Marshall and shall be subject to their inspection and approval.
2. All storm sewer for roof drains or landscape drainage 10" and smaller shall be PVC SDR 35. All joints shall be "O" ring water-tight.
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5. All catch basins and yard drains shall have a two foot deep sump.
6. All storm sewer manholes & catch basins to be 4' diameter precast concrete structures unless otherwise noted.

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CATCH BASIN #100
RIM– 911.14
12" NE 905.74

CATCH BASIN #101
RIM– 911.07
12" S 905.67

CATCH BASIN #102
RIM– 910.94
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CATCH BASIN #103
RIM– 911.22
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STORM MANHOLE #105
RIM– 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM– 911.69
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18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM– 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM– 912.00
12" S 907.30

STORM MANHOLE #109
RIM– 912.37
12" S 907.87

STORM MANHOLE #110
RIM– 912.33
12" SW 908.23

CATCH BASIN #111
RIM– 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM– 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM– 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM– 897.99
12" SW 894.69

CATCH BASIN #115
RIM– 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM– 897.97

SANITARY MANHOLE #200
RIM– 912.01
10" N 903.57
8" E PLUG
10" S 903.68

SANITARY MANHOLE #201
RIM– 911.60
18" N 900.05
8" W 900.27
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SANITARY MANHOLE #202
RIM– 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM– 912.54
8" N 904.84
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SANITARY MANHOLE #204
RIM– 911.17
12" N 901.55
10" S 901.66

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12" N 899.12
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SANITARY MANHOLE #206
RIM– 898.80
12" N 888.82
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SANITARY MANHOLE #207
RIM– 898.48
12" N 888.15
12" S 888.26
10" W 889.08
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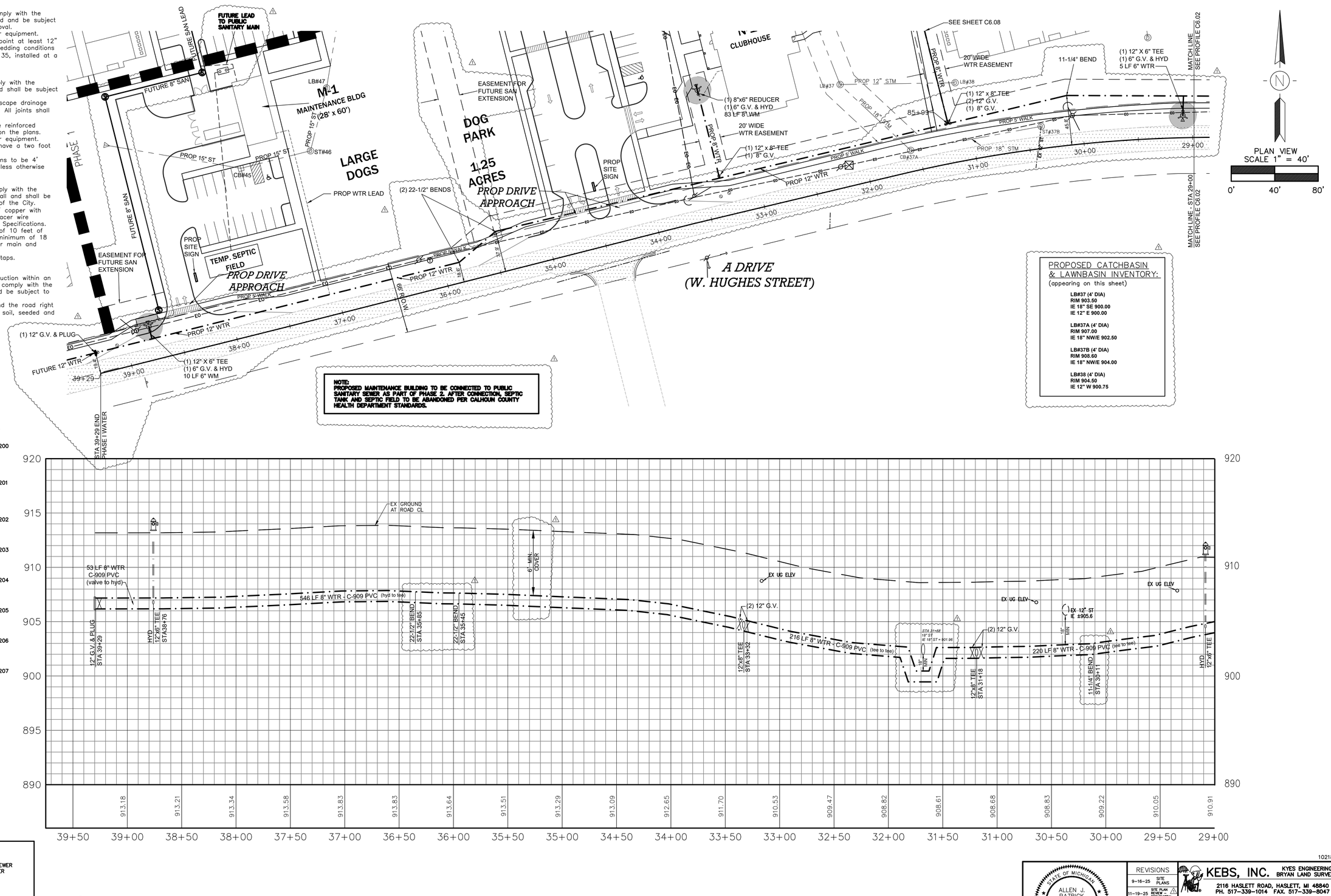

NOTE:
PROPOSED MAINTENANCE BUILDING TO BE CONNECTED TO PUBLIC SANITARY SEWER AS PART OF PHASE 2. AFTER CONNECTION, SEPTIC TANK AND SEPTIC FIELD TO BE ABANDONED PER CALHOUN COUNTY HEALTH DEPARTMENT STANDARDS.

PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:
(appearing on this sheet)

LB#37 (4' DIA)
RIM 903.50
IE 18" SE 900.00
IE 12" E 900.00

LB#37A (4' DIA)
RIM 907.00
IE 18" NW/E 902.50

LB#37B (4' DIA)
RIM 908.60
IE 18" NW/E 904.00

LB#38 (4' DIA)
RIM 904.50
IE 12" W 900.75

PLAN VIEW
SCALE 1" = 40'
0' 40' 80'

LEGEND

PROPOSED WATER MAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED HYDRANT
PROPOSED GATE VALVE
PROPOSED SAN. M.H.
PROPOSED STORM M.H.
PROPOSED C.B.
PROPOSED GRADES
PROPOSED FIRST FLOOR ELEV.
▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
DENOTES S.E.S.C. KEYING SYSTEM

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW — RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
W HUGHES ST – WATER PROFILE

SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.03

N:\101\101596\dwg_DwgSet\C-101596_23-25-PROFILES.dwg, 11/17/2025 3:48:56 PM, AJPatrick

SANITARY SEWERS
1. All sanitary sewer construction shall comply with the Standards and Specifications as attached and be subject to City of Marshall inspection and approval.
2. All pipe to be laid with the aid of laser equipment.
3. Trench width shall be maintained to a point at least 12" above the top of the pipe to insure bedding conditions
4. All sanitary leads shall be 4" PVC SDR 35, installed at a minimum slope of 1%.

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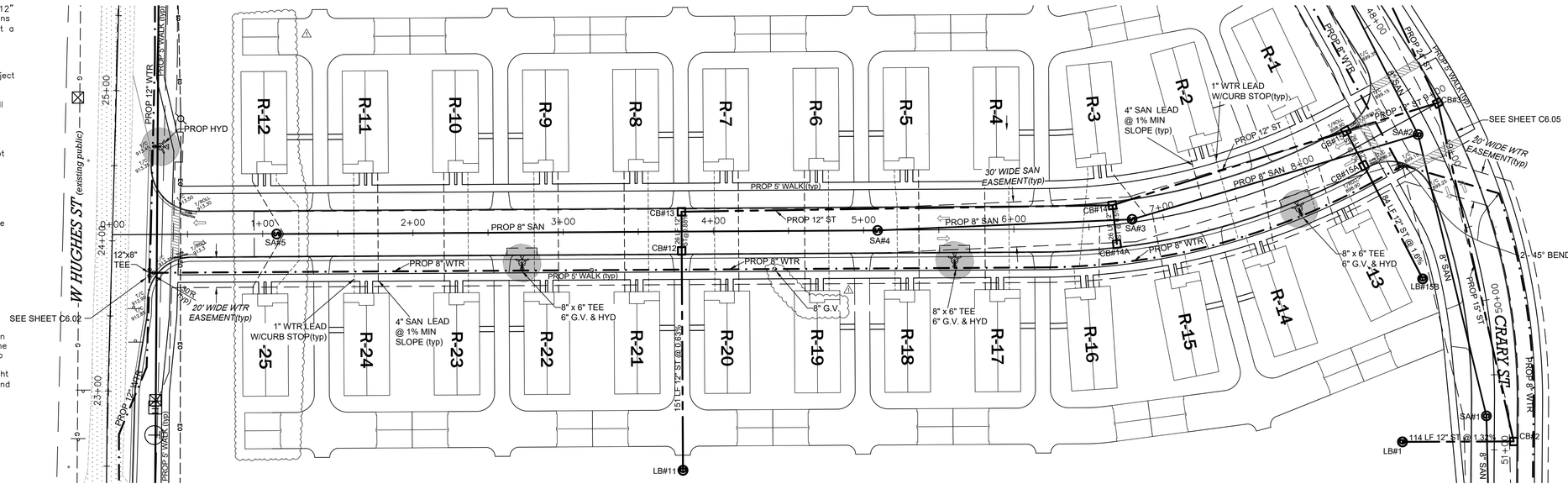
MILLBROOK STREET
PRIVATE ROAD 30' F-F
T/C GRADE = 0.07' BELOW CL



PLAN VIEW
SCALE 1" = 40'
0' 40' 80' 120'

PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:
(appearing on this sheet)

LB#11 (2' DIA)
RIM 909.50
IE 12" W 907.50

LB#1 (2' DIA)
RIM 898.00
IE 12" N 895.00

CB#12 (4' DIA)
RIM 911.72
IE 12" E/W 906.54

CB#2 (4' DIA)
RIM 897.50
IE 12" W/S 893.50

CB#13 (4' DIA)
RIM 911.72
IE 12" N/E 906.31

CB#3 (4' DIA)
RIM 897.75
IE 15" E 891.41
IE 12" S 892.36
IE 24" W 891.41

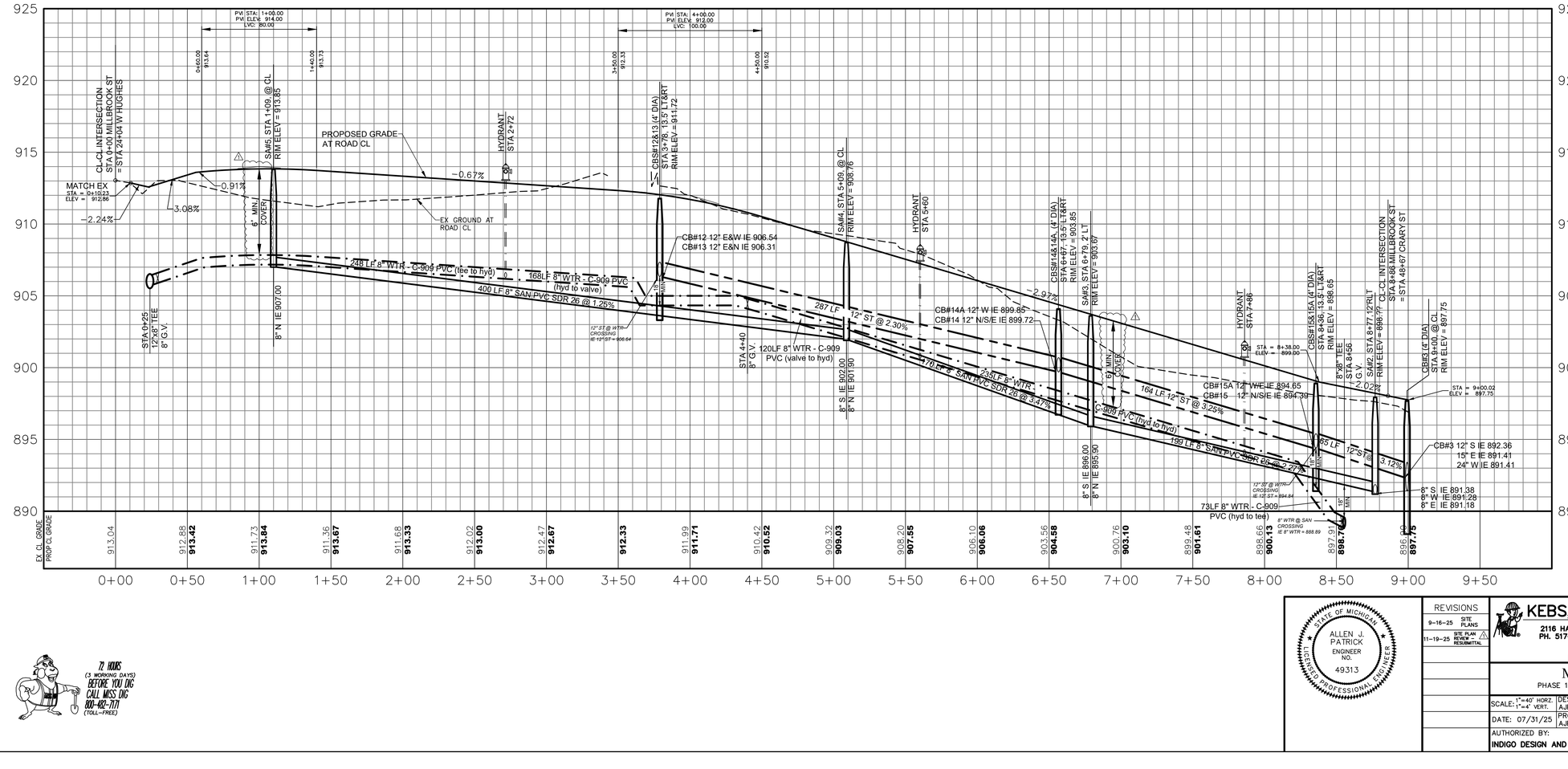
CB#14 (4' DIA)
RIM 903.85
IE 12" NW/S/E 899.72

CB#14A (4' DIA)
RIM 903.85
IE 12" W 899.85

CB#15 (4' DIA)
RIM 898.65
IE 12" S 894.39
IE 12" N/S/E 894.39

CB#15A (4' DIA)
RIM 898.65
IE 12" W/E 894.65

LB#15B (2' DIA)
RIM 899.00
IE 12" W 896.00



102189.TOP

LEGEND
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- 800 PROPOSED GRADES
- F-F 800.00 PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
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- DENOTES S.E.S.C. KEYING SYSTEM

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ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

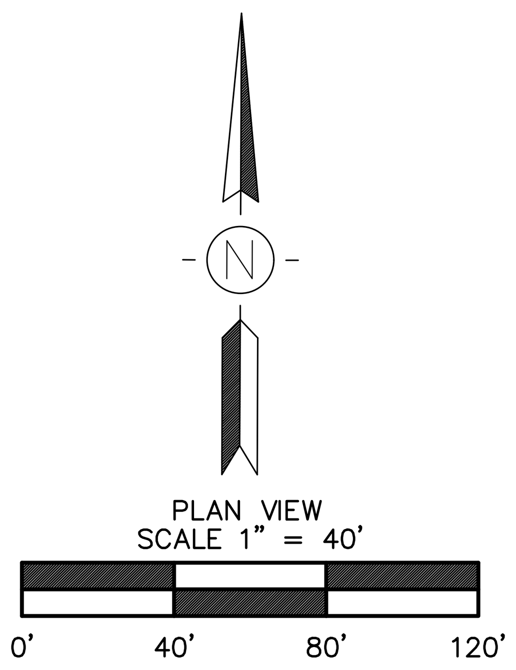
REVISIONS	
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

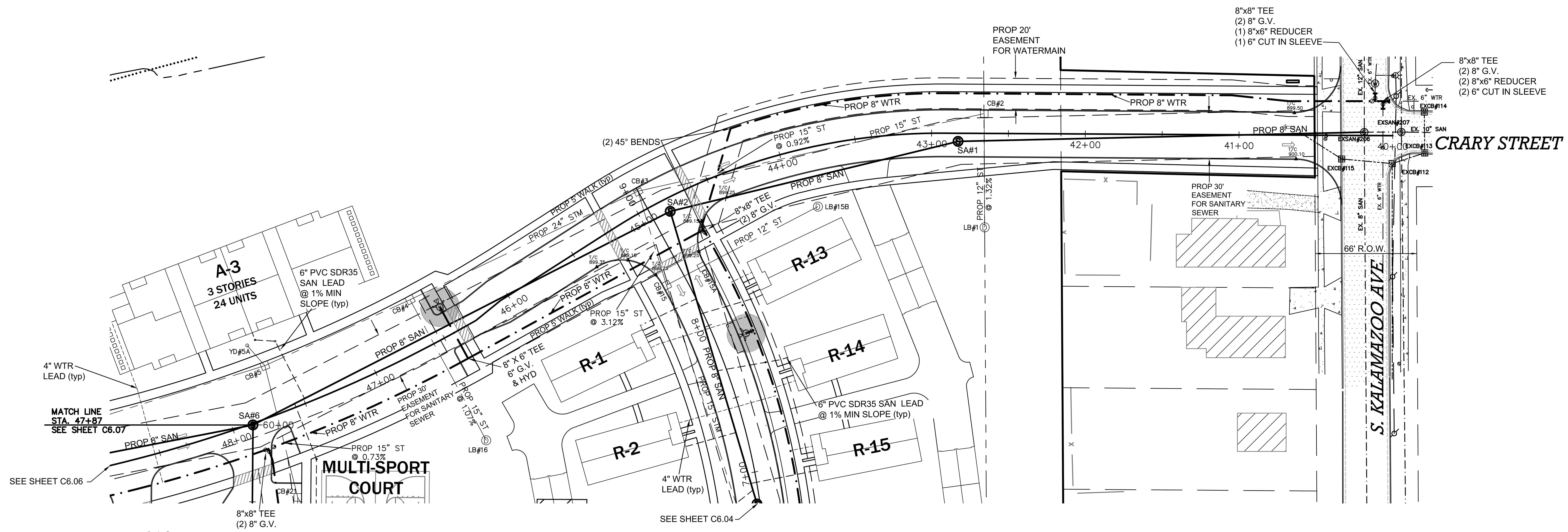
KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

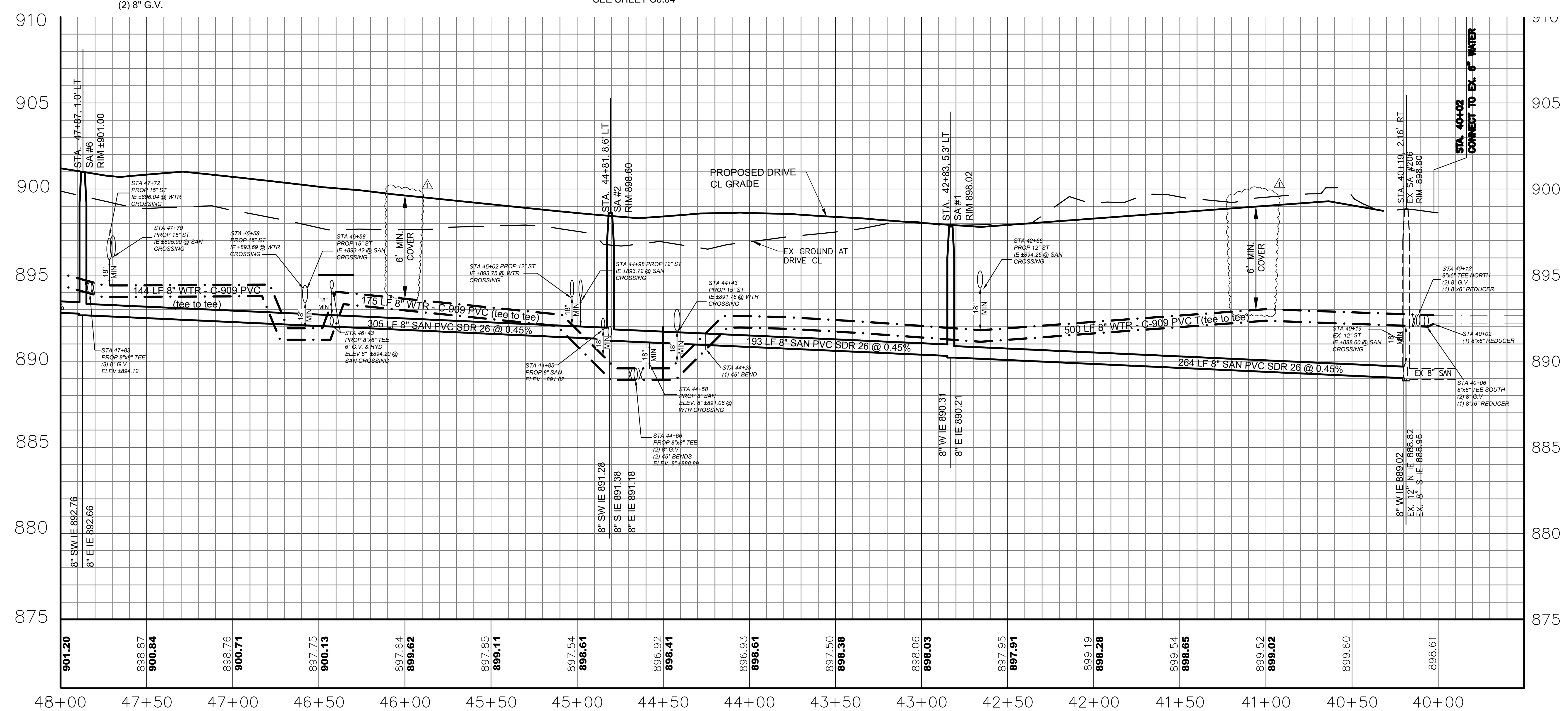
MILLBROOK
PHASE 1 - ROAD & UTILITY PROFILE

SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.04

N:\101\101596\dwgs_DwgSet\C-101596_26-PROFILE.dwg, 11/17/2025 3:50:30 PM, AJPatrick







PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:
(appearing on this sheet)

LB#1 (2' DIA)
RIM 898.00
IE 12" N 895.00

CB#2 (4' DIA)
RIM 897.50
IE 12" W/S 893.50

CB#3 (4' DIA)
RIM 897.75
IE 15" E 891.41
IE 12" S 892.36
IE 24" W 891.41

CB#4 (4' DIA)
RIM 899.30
IE 24" E/W 890.98
IE 15" S 893.13

CB#5 (4' DIA)
RIM 900.00
IE 24" E 890.33
IE 30" W 890.33
IE 6" N 896.50
IE 12" S 895.66

CB#15 (4' DIA)
RIM 898.65
IE 12" S 894.39
IE 12" N/S/E 894.39

CB#15A (4' DIA)
RIM 898.65
IE 12" W/E 894.65

LB#15B (2' DIA)
RIM 899.00
IE 12" W 896.00

LB#16 (2' DIA)
RIM 897.50
IE 15" N 894.25

CB#21 (4' DIA)
RIM 901.55
IE 15" N/S 896.31

EX STRUCTURE INVENTORY:

CATCH BASIN #100
RIM– 911.14
12" NE 905.74

CATCH BASIN #101
RIM– 911.07
12" S 905.67

CATCH BASIN #102
RIM– 910.94
12" E 907.29

CATCH BASIN #103
RIM– 911.22
12" W 907.02
10" NE 905.47
12" SW 905.47
12" N 905.42

STORM MANHOLE #104
RIM– 911.73
10" N 905.32
24" SE 905.41
10" S 905.34
10" SW 905.57

STORM MANHOLE #105
RIM– 911.62
24" NW 904.90
24" E 903.11

CATCH BASIN #106
RIM– 911.69
6" NE 908.79
18" SW 907.69
10" SE 907.99

STORM MANHOLE #107
RIM– 911.88
18" NE 907.64
18" SW 907.44

STORM MANHOLE #108
RIM– 912.00
12" S 907.30

STORM MANHOLE #109
RIM– 912.37
12" S 907.87

STORM MANHOLE #110
RIM– 912.33
12" SW 908.23

CATCH BASIN #111
RIM– 910.74
BOTTOM 909.24

CATCH BASIN #112
RIM– 898.70
6" S 895.70
8" NW 894.60
8" NE 894.90

CATCH BASIN #113
RIM– 897.88
8" SW 895.03
12" NE 894.98

CATCH BASIN #114
RIM– 897.99
12" SW 894.69

CATCH BASIN #115
RIM– 898.90
8" SE 894.35
8" NW 894.25

STORM MANHOLE #116
RIM– 897.97

SANITARY MANHOLE #200
RIM– 912.01
10" N 903.57
8" E PLUG
10" S 903.68

SANITARY MANHOLE #201
RIM– 911.60
18" N 900.05
8" W 900.27
18" S 900.15

SANITARY MANHOLE #202
RIM– 911.84
8" N 903.89
8" S 903.85

SANITARY MANHOLE #203
RIM– 912.54
8" N 904.84
8" S 904.94

SANITARY MANHOLE #204
RIM– 911.17
12" N 901.55
10" S 901.66

SANITARY MANHOLE #205
RIM– 908.69
12" N 899.12
12" S 899.17

SANITARY MANHOLE #206
RIM– 898.80
12" N 888.82
12" S 888.96

SANITARY MANHOLE #207
RIM– 898.48
12" N 888.15
12" S 888.26
10" W 889.08
10" E 888.98

SANITARY SEWERS
1. All sanitary sewer construction shall comply with the Standards and Specifications as attached and be subject to City of Marshall inspection and approval.
2. All pipe to be laid with the aid of laser equipment.
3. Trench width shall be maintained to a point at least 12" above the top of the pipe to insure bedding conditions
4. All sanitary leads shall be 4" PVC SDR 35, installed at a minimum slope of 1%.

STORM SEWER
1. All storm sewer construction shall comply with the requirements of the City of Marshall and shall be subject to their inspection and approval.
2. All storm sewer for roof drains or landscape drainage 10" and smaller shall be PVC SDR 35. All joints shall be "O" ring water–tight.
3. All storm sewer 12" and larger shall be reinforced concrete, C76–CL III or as designated on the plans.
4. All pipe to be laid with the aid of laser equipment.
5. All catch basins and yard drains shall have a two foot deep sump.
6. All storm sewer manholes & catch basins to be 4' diameter precast concrete structures unless otherwise noted.

WATER SYSTEM
1. All water system construction shall comply with the Construction Standards of City of Marshall and shall be subject to the inspection and approval of the City.
2. All water service leads shall be Type 'K' copper with compression type fittings and have a tracer wire attached conforming to City of Marshall Specifications.
3. All water mains shall have a minimum of 10 feet of horizontal separation from sewers and minimum of 18 inches of vertical separation where water main and sewer lines cross.
4. All taps to existing mains shall be live taps.

STREETS
1. All public street construction and construction within an existing or proposed public R.O.W. shall comply with the requirements of the City of Marshall and be subject to their inspection and approval.
2. All disturbed areas between the curb and the road right of way shall be covered with 3" of top soil, seeded and mulched unless otherwise noted.

LEGEND

Symbol	Description
— · — · —	PROPOSED WATER MAIN
———	PROPOSED SANITARY SEWER
— — —	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
800	PROPOSED GRADES
F-F 800.00	PROPOSED FIRST FLOOR ELEV.
▲T/C 800.00	PROPOSED TOP OF CURB ELEV.
▲T/G 800.00	PROPOSED TOP OF GROUND ELEV.
▲T/P 800.00	PROPOSED TOP OF PAV'T ELEV.
▲T/W 800.00	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
9–16–25	SITE PLANS
11–19–25	SITE PLAN REVIEW – RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517–339–1014 FAX. 517–339–8047
Marshall Office
Ph. 269–781–9800

MILLBROOK
PHASE 1 – SANITARY & WATER PROFILE

SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.05

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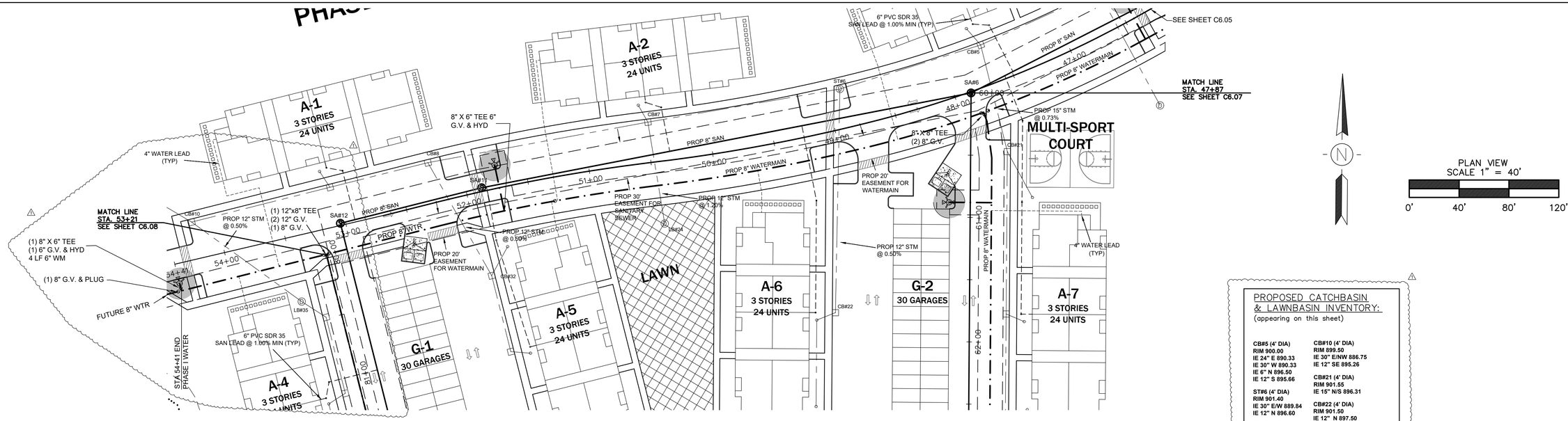


PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:
(appearing on this sheet)

CB#5 (4' DIA)
RIM 900.00
IE 24" E 890.33
IE 30" W 890.33
IE 6" N 896.50
IE 12" S 895.66

ST#6 (4' DIA)
RIM 901.40
IE 30" E/W 889.84
IE 12" N 896.60

CB#7 (4' DIA)
RIM 898.50
IE 30" E/W 889.21
IE 6" N 895.00
IE 12" S 895.00

CB#8 (4' DIA)
RIM 900.00
IE 30" E/W 888.36
IE 12" S 896.00

CB#10 (4' DIA)
RIM 899.50
IE 30" E/NW 886.75
IE 12" SE 895.26

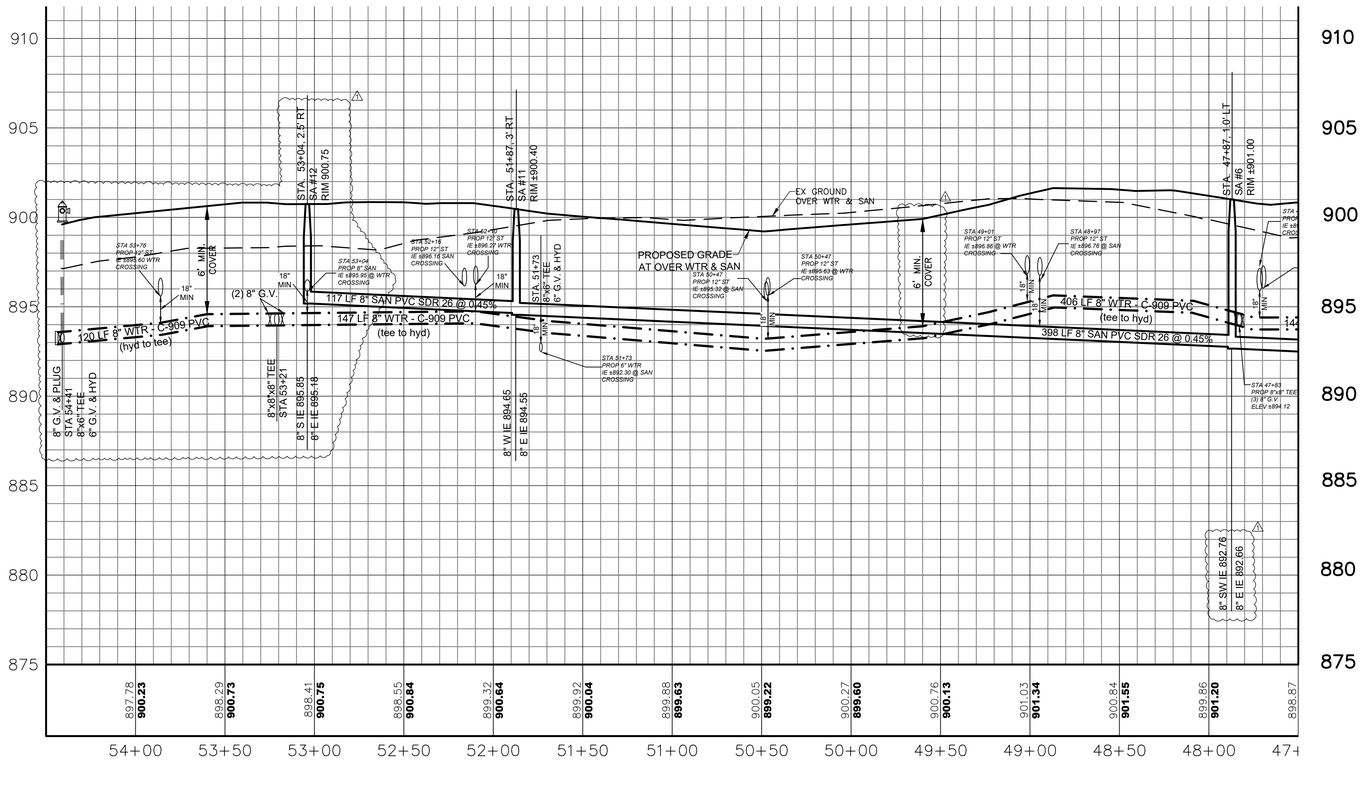
CB#21 (4' DIA)
RIM 901.55
IE 15" N/S 896.31

CB#22 (4' DIA)
RIM 901.50
IE 12" N 897.50
IE 6" W 898.00

CB#32 (4' DIA)
RIM 900.25
IE 12" N/S 896.52
IE 6" NE 896.75

LB#35 (2' DIA)
RIM 900.25
IE 12" SE/NW 895.81

PLAN VIEW
SCALE 1" = 40'
0' 40' 80' 120'



SANITARY SEWERS
1. All sanitary sewer construction shall comply with the Standards and Specifications as attached and be subject to City of Marshall inspection and approval.
2. All pipe to be laid with the aid of laser equipment.
3. Trench width shall be maintained to a point at least 12" above the top of the pipe to insure bedding conditions
4. All sanitary leads shall be 4" PVC SDR 35, installed at a minimum slope of 1%.

STORM SEWER
1. All storm sewer construction shall comply with the requirements of the City of Marshall and shall be subject to their inspection and approval.
2. All storm sewer for roof drains or landscape drainage 10" and smaller shall be PVC SDR 35. All joints shall be "O" ring water-tight.
3. All storm sewer 12" and larger shall be reinforced concrete, C76-CL III or as designated on the plans.
4. All pipe to be laid with the aid of laser equipment.
5. All catch basins and yard drains shall have a two foot deep sump.
6. All storm sewer manholes & catch basins to be 4' diameter precast concrete structures unless otherwise noted.

WATER SYSTEM
1. All water system construction shall comply with the Construction Standards of City of Marshall and shall be subject to the inspection and approval of the City.
2. All water service leads shall be Type 'K' copper with compression type fittings and have a tracer wire attached conforming to City of Marshall Specifications.
3. All water mains shall have a minimum of 10 feet of horizontal separation from sewers and minimum of 18 inches of vertical separation where water main and sewer lines cross.
4. All taps to existing mains shall be live taps.

STREETS
1. All public street construction and construction within an existing or proposed public R.O.W. shall comply with the requirements of the City of Marshall and be subject to their inspection and approval.
2. All disturbed areas between the curb and the road right of way shall be covered with 3" of top soil, seeded and mulched unless otherwise noted.

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- 800 PROPOSED GRADES
- F-F 800.00 PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAV'T ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- PROPOSED S.E.S.C. KEYING SYSTEM

102189.TOP

ALLEN J. PATRICK
ENGINEER NO. 49313
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL ⚠1

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

MILLBROOK
PHASE 1 – SANITARY & WATER PROFILE

SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.06

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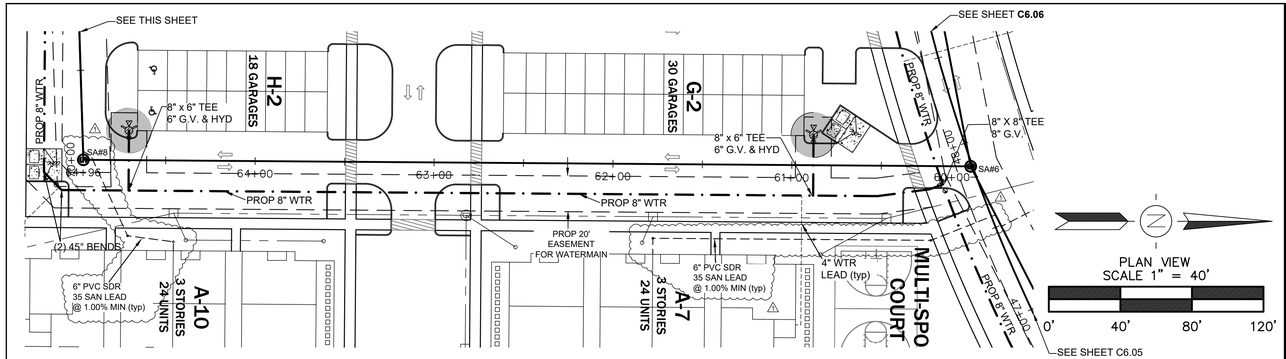

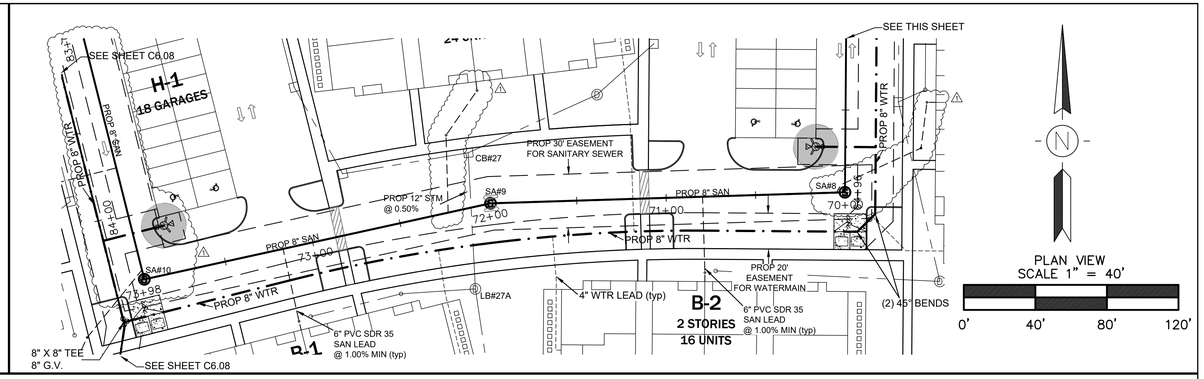

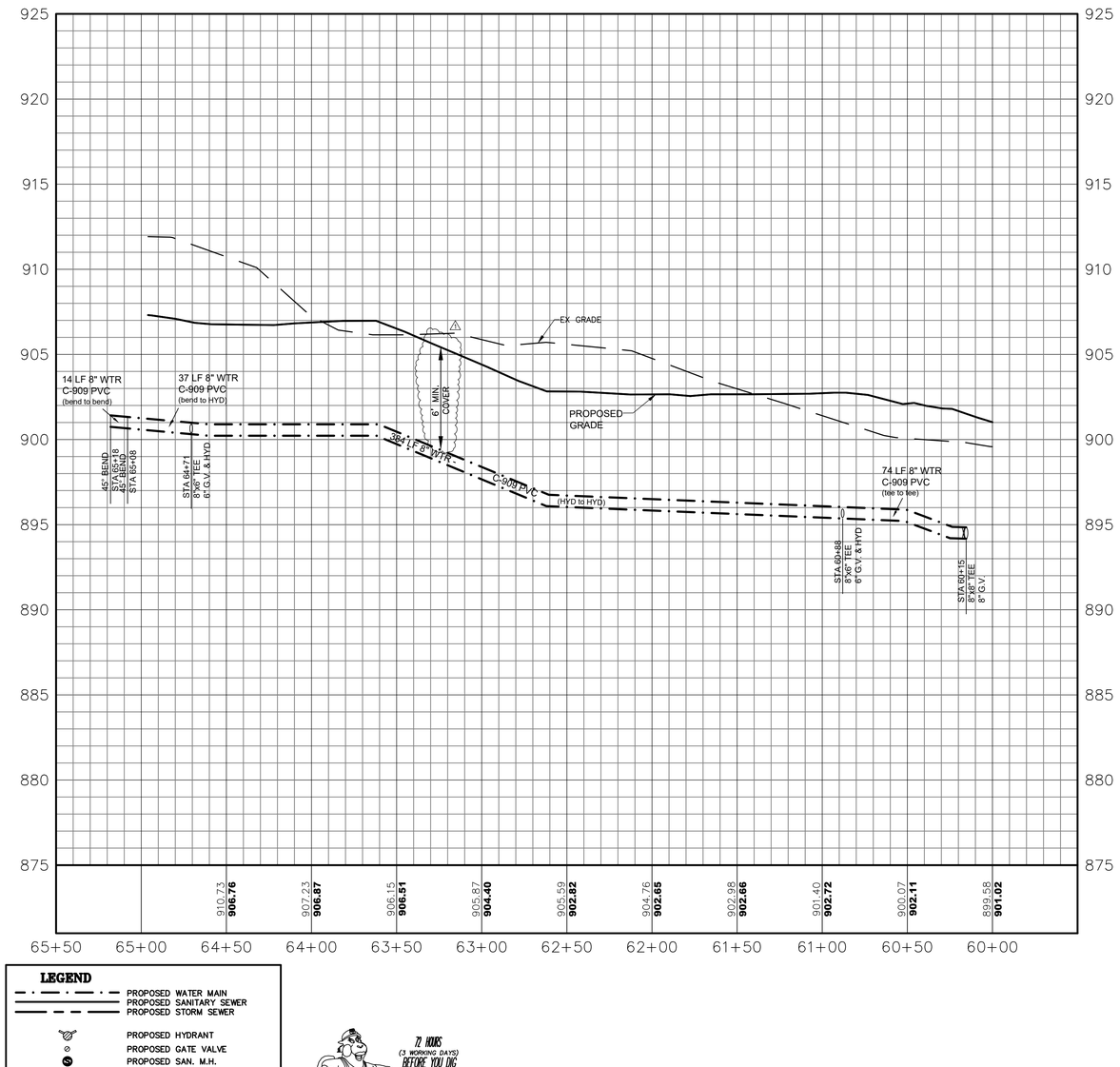

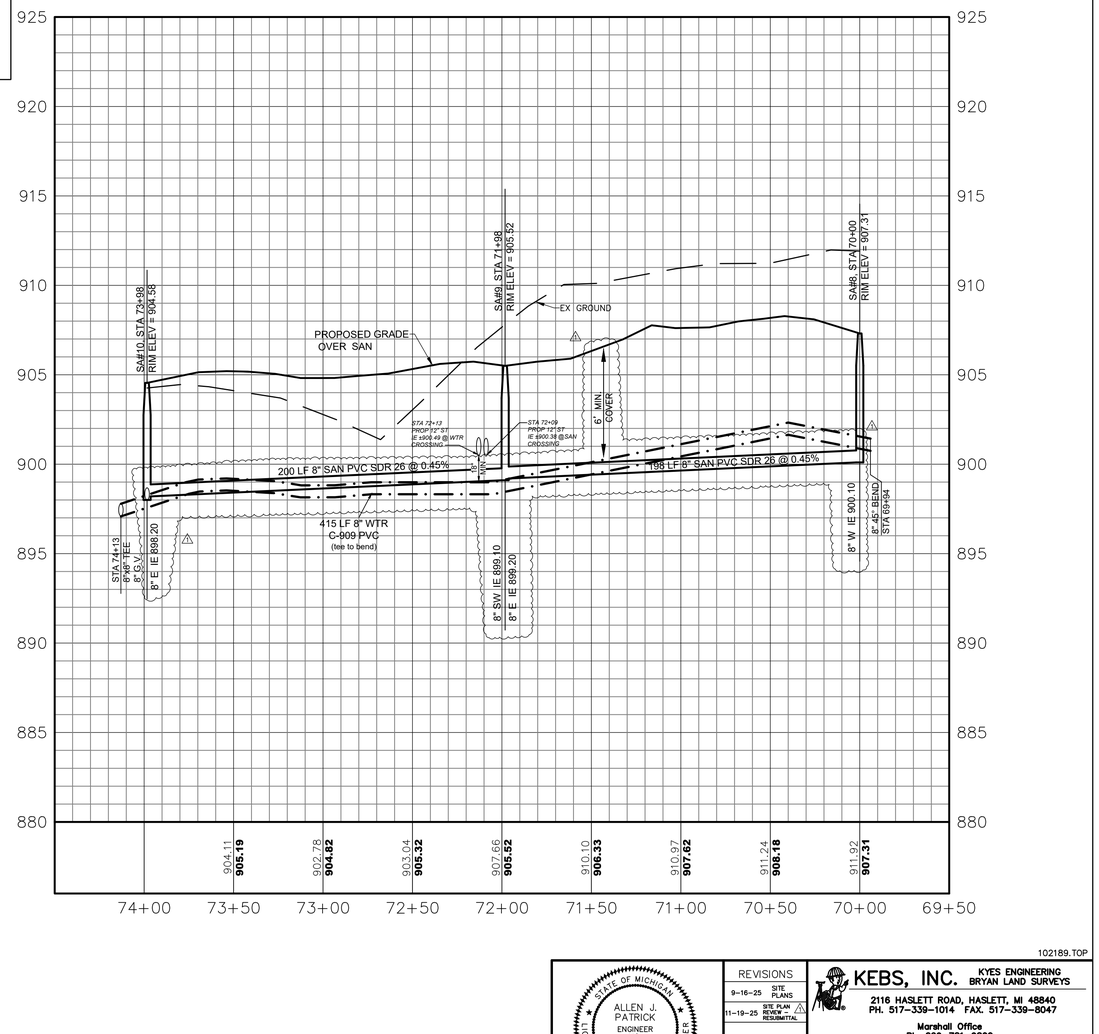

PROPOSED STORM STRUCTURE INVENTORY:
(appearing on this sheet)

CB#27 (4' DIA)
RIM 904.50
IE 12" NE/W/S 900.23

LB#27A (2' DIA)
RIM 905.50
IE 12"N/S 900.61
IE 6" W 901.81

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES (800.00)
- PROPOSED FIRST FLOOR ELEV. (F-F 800.00)
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
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LICENSED PROFESSIONAL ENGINEER

REVISIONS	
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11-19-25	SITE PLAN REVIEW RESUBMITTAL

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MILLBROOK
PHASE 1 – SANITARY & WATER PROFILE

SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.07

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SANITARY SEWERS
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2. All pipe to be laid with the aid of laser equipment.
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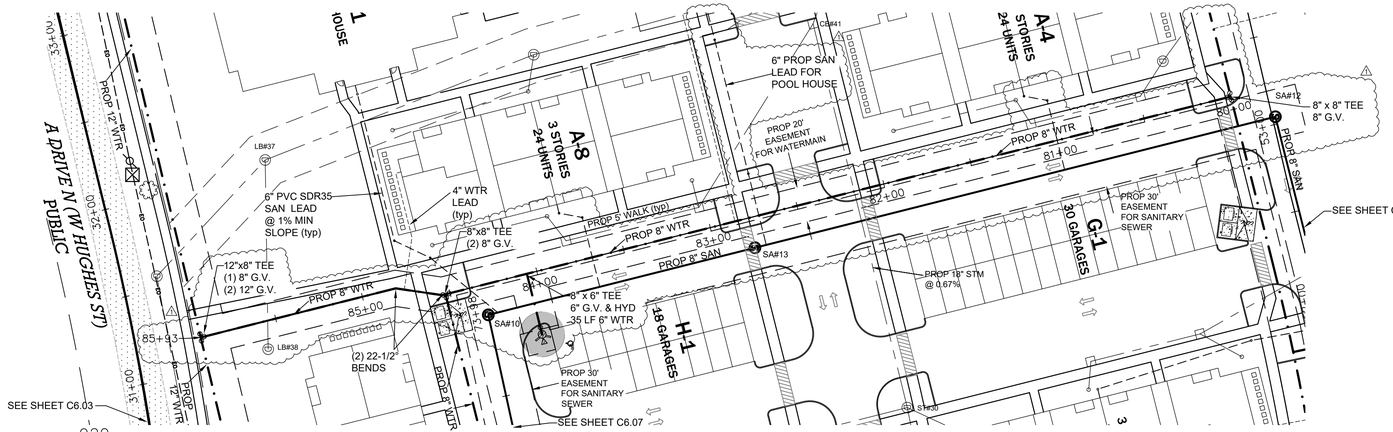

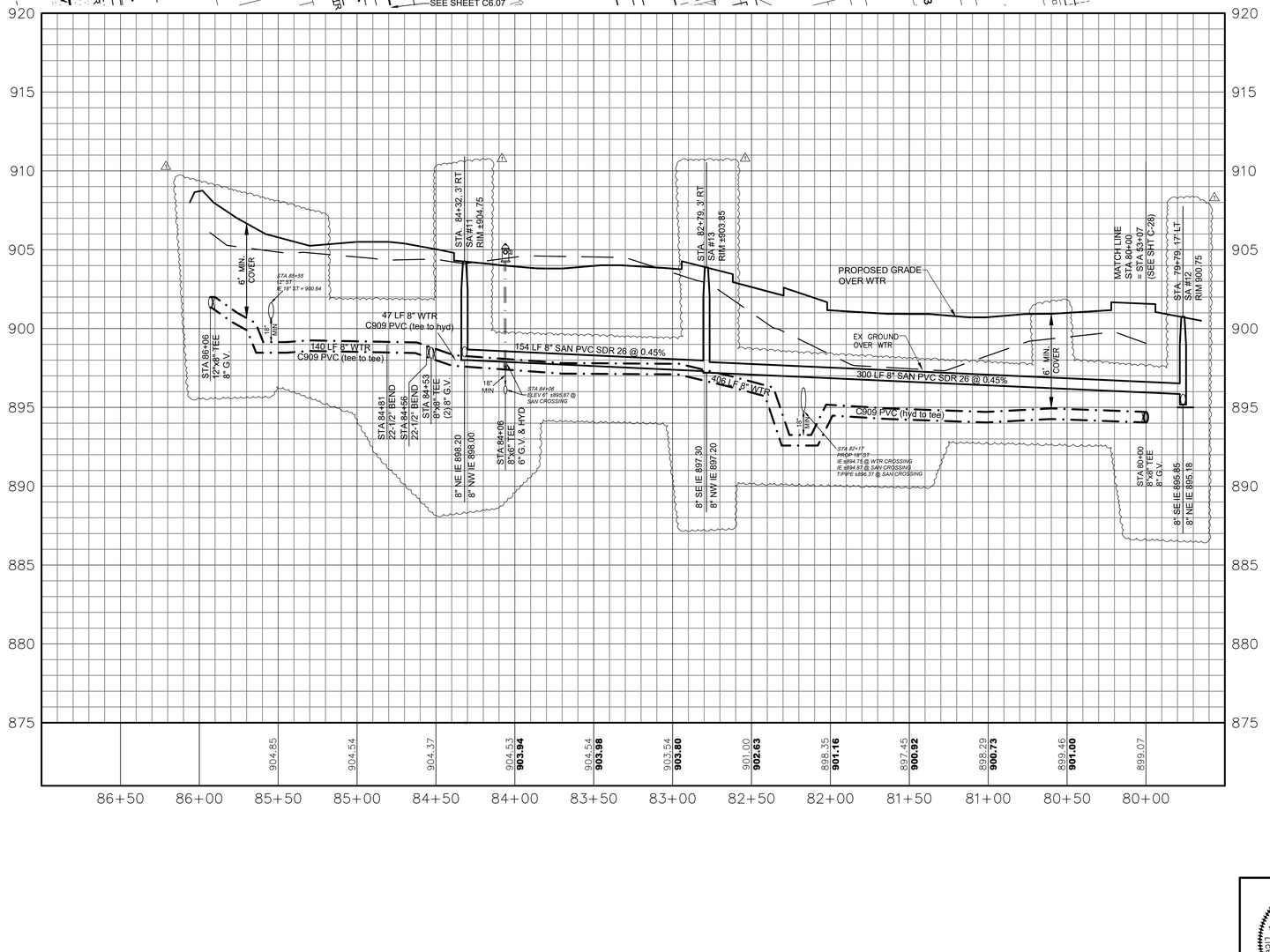

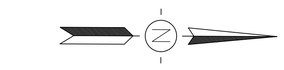

PROPOSED CATCHBASIN & LAWNBASIN INVENTORY:
(appearing on this sheet)

ST#30 (4' DIA)
RIM 902.00
IE 12" E 896.59
IE 15" S 896.59
IE 18" W 895.59
IE 6" NE 897.73

LB#37 (4' DIA)
RIM 903.50
IE 18" SE 900.00
IE 12" E 900.00

LB#38 (4' DIA)
RIM 904.50
IE 12" W 900.75

CB#41 (4' DIA)
RIM 900.10
IE 18" E/W 894.10
IE 12" SE 896.10

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

102189.TOP

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER
NO. 49313
REGISTERED PROFESSIONAL ENGINEER

REVISIONS	
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

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SCALE: 1"=40' HORZ. 1"=4' VERT.	DESIGNER: AJP	APPROVED BY: AJP
DATE: 07/31/25	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C6.08

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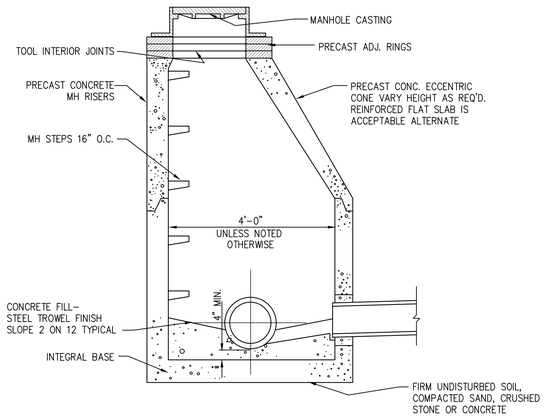
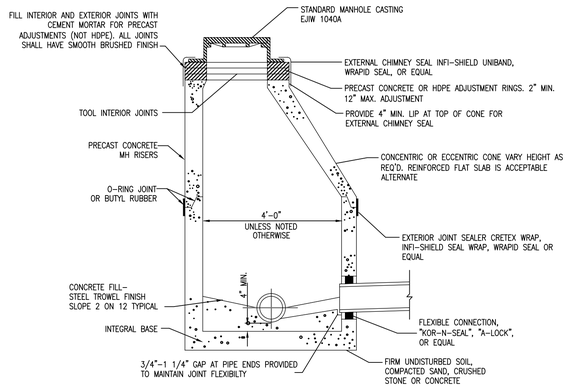
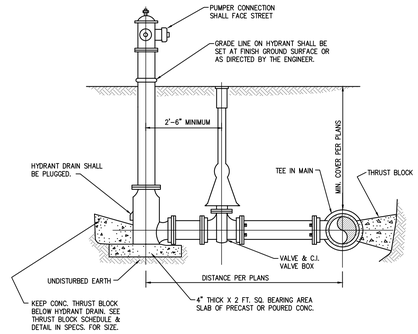




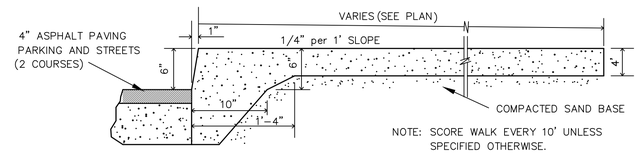
STANDARD SANITARY MANHOLE

NO SCALE



STANDARD HYDRANT ASSEMBLY DETAIL

NO SCALE



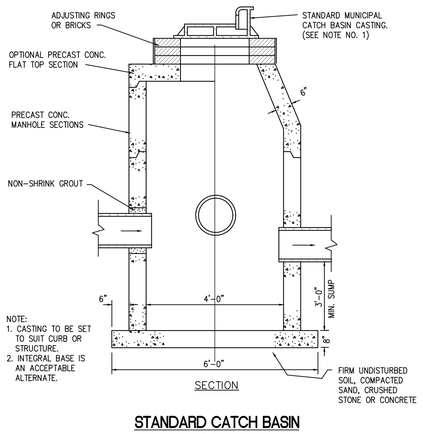
NOTE: SCORE WALK EVERY 10' UNLESS SPECIFIED OTHERWISE. PROVIDE EXPANSION JOINTS AS INDICATED ON ARCHITECTURAL SPECIFICATIONS.

INTEGRAL SIDEWALK AND CURB DETAIL

NO SCALE

STANDARD STORM MANHOLE

NO SCALE

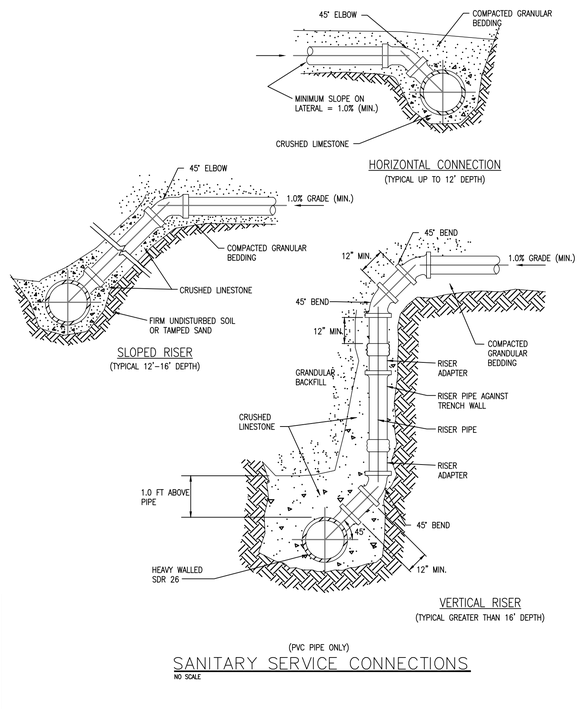


NOTE:
1. CASTING TO BE SET TO SUIT CURB OR STRUCTURE.
2. INTEGRAL BASE IS AN ACCEPTABLE ALTERNATE.

SECTION

STANDARD CATCH BASIN

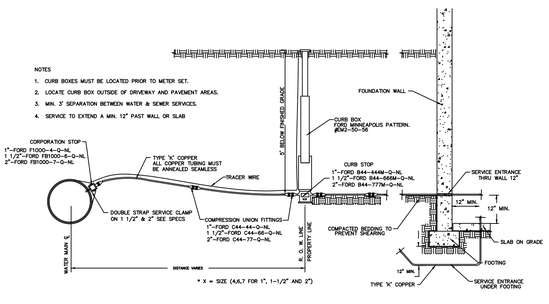
NO SCALE



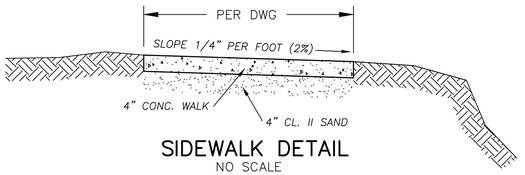
(PVC PIPE ONLY)

SANITARY SERVICE CONNECTIONS

NO SCALE

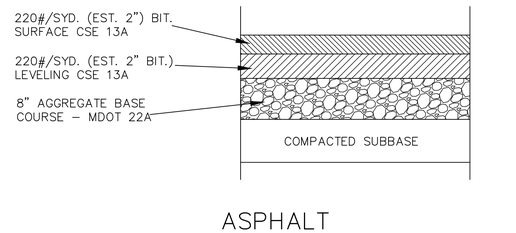


TYPICAL WATER SERVICE CROSS SECTION

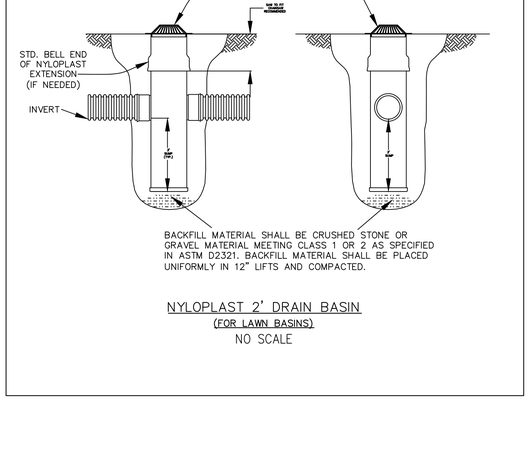


SIDEWALK DETAIL

NO SCALE



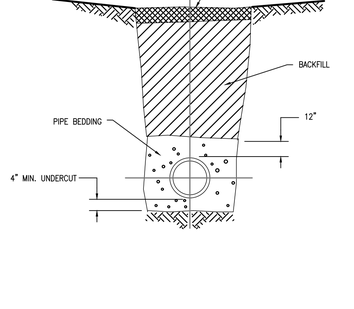
ASPHALT PAVEMENT SECTION



NYLOPLAST 2' DRAIN BASIN

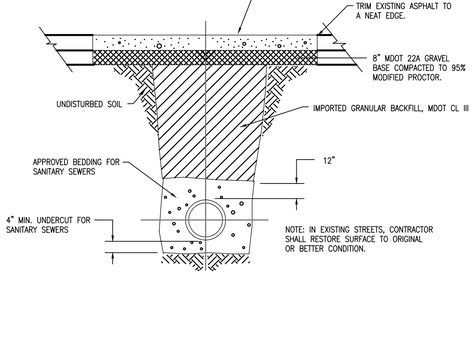
(FOR LAWN BASINS)

NO SCALE



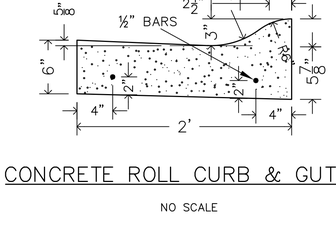
NORMAL TRENCH BACKFILL

NO SCALE



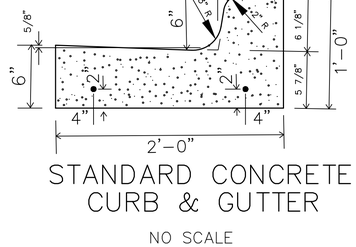
TRENCH BACKFILL UNDER ROADWAY

NO SCALE



CONCRETE ROLL CURB & GUTTER

NO SCALE



STANDARD CONCRETE CURB & GUTTER

NO SCALE

102189.TOP

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
2-28-25	PRELIM PLANS
9-16-25	SITE PLANS

MILLBROOK

CONSTRUCTION DETAILS & SPECS

SCALE: 1"= N/A	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C7.01

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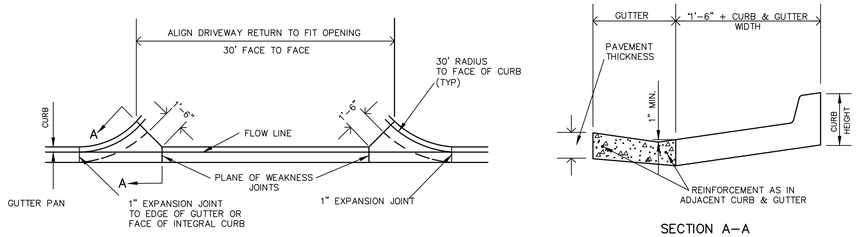
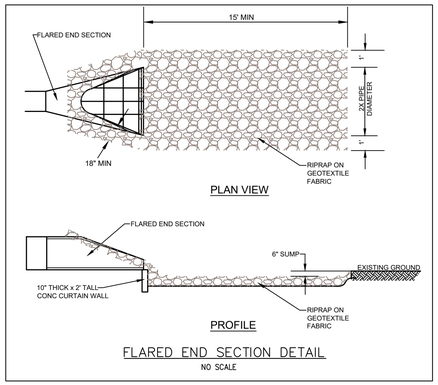


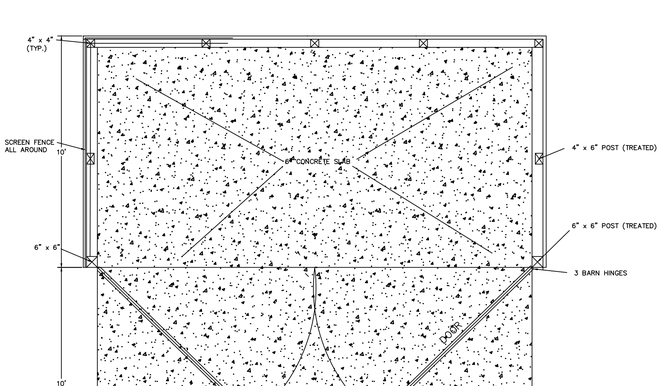
CONCRETE DRIVEWAY OPENING – DETAIL M

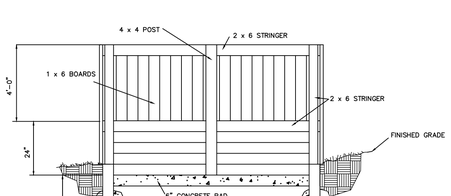
NO SCALE



FLARED END SECTION DETAIL

NO SCALE





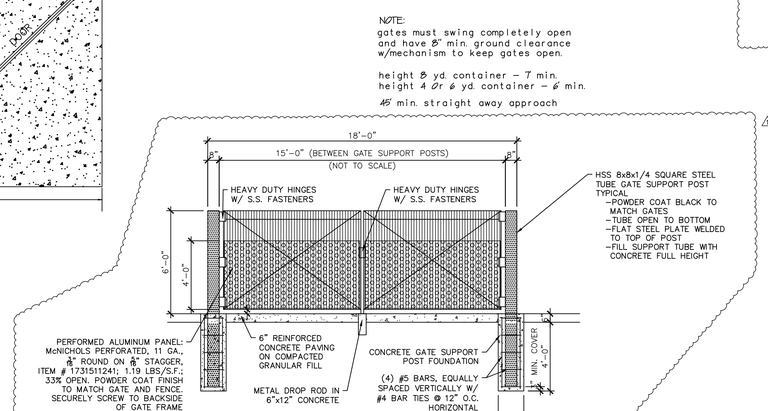
SOLID WASTE STATION

NO SCALE

NOTE:
gates must swing completely open and have 8' min. ground clearance w/mechanism to keep gates open.

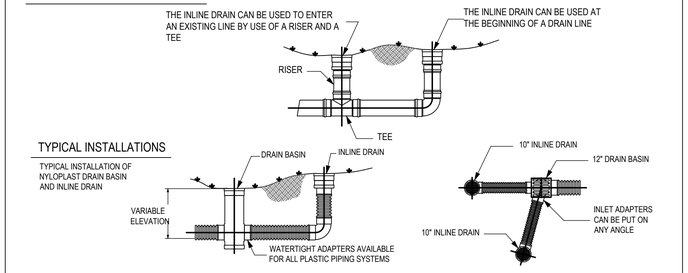
height 8 yd. container – 7' min.
height 4 or 6 yd. container – 6' min.

45' min. straight away approach

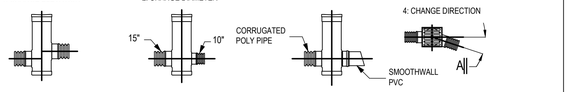


NOTES:
1. GATES, HARDWARE AND FASTENERS, AS WELL AS STRUCTURAL COMPONENTS, SHALL BE FABRICATED BU ULTRA ALUMINUM MANUFACTURING; HOWELL, MI. PROVIDE DETAILED SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN STATE OF MICHIGAN.
2. GATE PANELS SHALL BE BASED ON UAF 201 FLAT TOP FENCING, 1.5" SPACING, INDUSTRIAL GARDE, POWDER COATED: 'BLACK'.

WHEN ARE INLINE DRAINS USED?



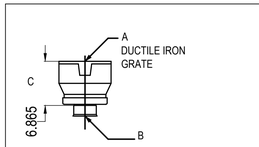
WHEN ARE DRAIN BASINS USED?

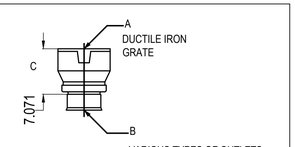


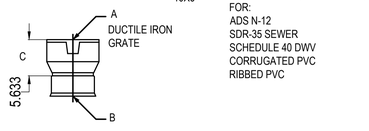
AVAILABLE IN SIZES 8" THROUGH 30".
ADAPT TO PIPE SIZES 4" THROUGH 30".

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY AWA DATE 10AUG00 APPD BY CJA DATE 10AUG00 DWG SIZE A	MATERIAL PROJECT NO./NAME DRAIN BASIN / INLINE DRAIN SCALE 1:90 SHEET 1 OF 1	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com TITLE 8" - 30" TYPICAL INSTALLATION OPTIONS DWG NO. 7001-110-042 REV B

NYLOPLAST INLINE DRAINS
(FOR YARD DRAINS)







A	B	C
10"	4"	8.75
10"	6"	8.75
10"	8"	6.50

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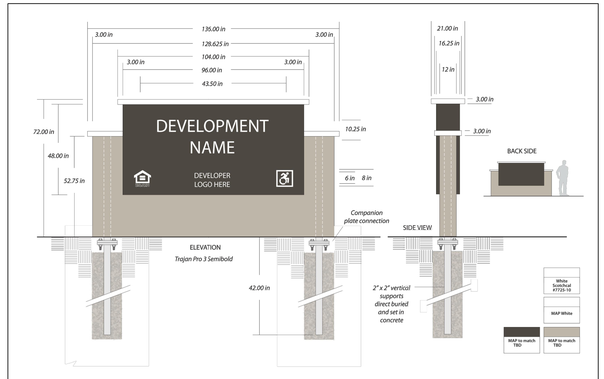
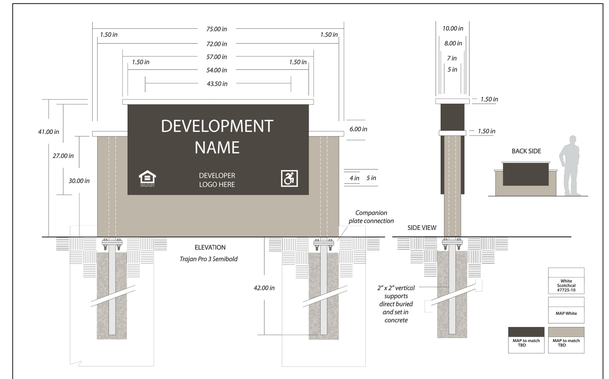


A DRIVE MONUMENT SIGN

NO SCALE



KALAMAZOO MONUMENT SIGN

NO SCALE

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS	
9-16-25	SITE PLANS
11-19-25	SITE PLAN REVIEW RESUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9500

MILLBROOK
CONSTRUCTION DETAILS & SPECS

SCALE: 1"= N/A	DESIGNER: AJP	APPROVED BY: AJP
DATE: 11-4-24	PROJECT MGR. AJP	JOB #: E-101596
AUTHORIZED BY: INDIGO DESIGN AND DEVELOPMENT		SHEET #: C7.02

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GENERAL ELECTRICAL NOTES:

1. EXECUTE THE WORK REQUIRED IN A MANNER EVIDENCED AS THE "BEST TRADE PRACTICES" CONTRIBUTING TO EFFICIENCY OF OPERATION, MINIMUM MAINTENANCE, ACCESSIBILITY AND AESTHETICS OF THE INSTALLATION.

2. MECHANICAL AND ELECTRICAL PLANS ARE DIAGRAMMATIC IN NATURE, INTENDED TO INDICATE DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE TO COORDINATE SPECIFIC LOCATIONS OF ITEMS AND ADJUST AS REQUIRED TO ACCOMMODATE CODE REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND THE WORK OF OTHER TRADES.

3. MECHANICAL AND ELECTRICAL INFORMATION IS PRESENTED ON AN X-REFERENCED BACKGROUND PLAN. IN CASE OF CONFLICT BETWEEN BACKGROUND PLAN AND ARCHITECTURAL FLOOR PLAN, ARCHITECTURAL FLOOR PLAN SHALL GOVERN.

4. RUN ALL PIPING, CONDUIT, ETC. CONCEALED IN WALLS WHENEVER POSSIBLE AND AVOID EXPOSED INSTALLATION UNLESS SPECIFICALLY REQUIRED (TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS). IN ANY LOCATIONS WHERE CONCEALMENT IS NOT POSSIBLE, CONTACT ENGINEER PRIOR TO INSTALLATION FOR PERMISSION FROM ENGINEER.

5. THE ENGINEER WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. ENGINEER IS NOT RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; AND WILL NOT BE RESPONSIBLE FOR CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THOSE DOCUMENTS PREPARED BY THE ENGINEER.

6. ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH CURRENT CODES, INCLUDING: MICHIGAN BUILDING CODE, MICHIGAN PLUMBING CODE, MICHIGAN MECHANICAL CODE, NATIONAL ELECTRICAL CODE (NEC), MICHIGAN BUILDING REHABILITATION CODE (WHEN APPLICABLE), NFPA CODES, LIFE SAFETY CODE (WHEN APPLICABLE), AMERICANS WITH DISABILITIES ACT (ADA), MICHIGAN BARRIER FREE CODES, MICHIGAN ENERGY CODE, MICHIGAN DEPARTMENT OF PUBLIC HEALTH CODES (WHEN APPLICABLE), AND ALL OTHER LOCAL, STATE, AND FEDERAL APPLICABLE CODES. THE CONTRACTOR SHALL UTILIZE THE LATEST ADOPTED EDITIONS OF ALL CODES.

7. IF BIDDING CONTRACTOR WOULD LIKE TO SUBSTITUTE ANY SPECIFIED ELECTRICAL DEVICES, LIGHT FIXTURES, CONTROLLERS, PANELS, DISCONNECTS, VFD'S, ELEC. GEAR, ETC., THEY MUST PROVIDE SUBMITTAL TYPE DRAWINGS TO THE ENGINEER A MINIMUM OF 7 DAYS PRIOR TO BIDDING THE PROJECT. IF THESE APPROVAL DRAWINGS ARE NOT SUBMITTED AND APPROVED, THE SPECIFIED EQUIPMENT MUST BE USED - NO EXCEPTIONS.

8. EQUIPMENT AND MATERIALS SHALL BE UL APPROVED AND SPECIFICATION GRADE.

9. ELECTRICAL CONTRACTORS SHALL SECURE PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES AND PAY ALL FEES AND EXPENSES IN CONNECTION THEREWITH AS A PART OF THEIR WORK UNDER THIS CONTRACT.

10. UPON COMPLETION OF WORK, FURNISH OWNER CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM AUTHORITIES HAVING JURISDICTION.

11. ALL CONDUCTORS SHALL BEAR IDENTIFICATION AS TO SIZE AND TYPE OF INSULATION AND SHALL BE EQUIPPED WITH WIRE MARKERS INDICATING THE CIRCUIT NUMBER, WIRE NUMBER AND/OR PHASE LETTER.

12. IDENTIFY ELECTRICAL EQUIPMENT WITH THE NAME OF THE EQUIPMENT, THE EQUIPMENT CONTROLLED, OR THE SYSTEM INVOLVED. DISCONNECT SWITCHES AND MOTOR STARTERS SHALL HAVE NAMEPLATES TO INDICATE THE EQUIPMENT THEY CONTROL. ALL ELECTRICAL EQUIPMENT POWER PANELS SHALL HAVE NAMEPLATES DESIGNATING THEIR NAMES AND VOLTAGE RATING, SUCH AS LP-A, 120/208 VOLT, 3 PHASE, 4 WIRE. NAMEPLATES SHALL BE ENGRAVED THREE-LAYER PLASTIC, BLACK LETTERS ON WHITE BACKGROUND FOR NORMAL POWER AND WHITE LETTERS ON RED BACKGROUND FOR EMERGENCY/STANDBY POWER PANELS AND ASSOCIATED EQUIPMENT. NO HANDWRITTEN OR PRINTED LABELING WILL BE ACCEPTED AS FINAL RECORD UPON PROJECT COMPLETION. NAMEPLATES SHALL BE A MINIMUM OF 1" X 3", OR AS NOTED ON NAMEPLATE SCHEDULE IF THERE IS ONE ON DRAWINGS. AS A TEXT SIZE MINIMUM:

    A. SWITCHBOARD OR PANELBOARD MAINS: 1" HIGH

    B. SWITCHBOARD OR PANELBOARD BRANCHES: ½" HIGH

    C. STARTERS/DISCONNECTS: ½" HIGH

    D. MANUAL MOTOR STARTERS: ¼" HIGH

13. PANEL SCHEDULES SHALL BE TYPEWRITTEN AND INSTALLED FOR EVERY PANEL, BE IT NEW OR EXISTING. FOR EXISTING PANELS, CIRCUITRY SHALL BE VERIFIED PRIOR TO UPDATING PANEL SCHEDULE. HANDWRITTEN SCHEDULES, AND/OR CROSSED OFF EXISTING SCHEDULES ARE NOT ACCEPTABLE.

14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR (1) YEAR FROM PROJECT COMPLETION UNLESS A FURTHER GUARANTEE IS NOTED ELSEWHERE.

15. ALL SWITCHES, RECEPTACLES, SMALL MANUAL MOTOR STARTERS, OR TOGGLE SWITCHES SHALL HAVE THE CIRCUIT NUMBER IDENTIFIED ON THE DEVICE COVER PLATE USING CLEAR ADHESIVE TAPE LABELS WITH ¼" HIGH PRINTED BLOCK CHARACTERS IN BLACK. NO HANDWRITTEN LABELS WILL BE ACCEPTED AS FINAL RECORD.

16. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH CONDITIONS OF WHICH WILL AFFECT THE WORK HE IS TO PERFORM. THE SUBMISSION OF A PROPOSAL BY THIS CONTRACTOR SHALL BE CONCLUSIVE EVIDENCE THAT THIS CONTRACTOR HAS VISITED THE SITE AND HAS GIVEN PROPER CONSIDERATION AND EVALUATION OF THESE CONDITIONS IN THE PREPARATION OF HIS PROPOSAL. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON HIS BEHALF FOR EXTRA EXPENSE INCURRED DUE TO FAILURE OR NEGLECT ON HIS PART TO MAKE THIS VISIT AND EXAMINATION.

17. WHERE ACTIVE SEWERS, GAS, ELECTRIC, OR OTHER SERVICES ARE ENCOUNTERED DURING THE PERFORMANCE OF THIS CONTRACT, THE CONTRACTOR SHALL PROTECT, BRACE AND SUPPORT THEM AS REQUIRED. DO NOT PREVENT, INTERRUPT OR DISTURB OPERATION OF EXISTING SERVICES THAT ARE TO REMAIN. RELOCATE EXISTING SERVICES IF/AS REQUIRED.

18. THE CONTRACTOR SHALL CHECK THE UTILITY COMPANIES AND MUNICIPAL AGENCIES FOR EXACT LOCATIONS OF SERVICES WHICH THEY MAY EXPECT TO ENCOUNTER.

19. IN GENERAL, MOUNTING HEIGHTS ABOVE FINISHED FLOOR TO THE CENTERLINE OF BOXES AND EQUIPMENT SHALL BE AS PER AMERICANS WITH DISABILITIES ACT, AND MICHIGAN BARRIER FREE CODES.

20. WORK SHALL BE PERFORMED BY SKILLED MECHANICS WELL VERSED IN THEIR PARTICULAR TRADES.

21. RESPONSIBILITY FOR CARE AND PROTECTION OF ELECTRICAL WORK RESTS WITH THE CONTRACTOR UNTIL IS HAS BEEN TESTED AND ACCEPTED.

22. CONTRACTOR IS TO CHECK DOOR SWINGS WITH ARCHITECTURAL PLANS AND MOUNT LIGHT SWITCHES, CONTROLS, ETC., ACCORDINGLY. VERIFY WITH LATEST ARCHITECTURAL DRAWINGS.

23. ELECTRICAL EQUIPMENT SHALL BE SQUARE D, SIEMENS, EATON, G.E. OR MATCH EXISTING.

24. DISCONNECT SWITCHES SHALL BE NEMA HEAVY DUTY, FUSIBLE OR NON-FUSIBLE AS NOTED ON PLANS, WITH A NEMA 3R ENCLOSURE WHEN MOUNTED OUTDOORS.

25. THE NEUTRAL CONDUCTOR OF THE WIRING SYSTEM TOGETHER WITH THE CONDUIT SYSTEM AND SERVICE EQUIPMENT SHALL BE GROUNDED AND SIZED PER NEC ARTICLE 250 – SEE DETAIL ON DRAWINGS ALSO.

26. HOLES THROUGH WALLS OR PARTITIONS REQUIRED FOR ELECTRICAL WORK SHALL BE NEATLY CUT TO SIZE. CONDUITS PENATRATING OUTSIDE WALLS SHALL BE SEALED ACCORDINGLY, UNDERGROUND CONDUITS SHALL HAVE LINK SEALS. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE-STOPPED BY APPROVED METHODS AND MATERIALS. NO BEAMS OR OTHER STRUCTURAL MEMBERS SHALL BE DRILLED, BURNED, OR CUT.

27. LOCATIONS OF WIRING DEVICES SUCH AS LIGHT SWITCHES, DUPLEX RECEPTACLES, THERMOSTATS, ETC., SHALL BE COORDINATED WITH OTHER TRADES.

28. IN GENERAL, ALL MOTORS ARE FURNISHED AND INSTALLED UNDER THE MECHANICAL SECTION OF THE SPECIFICATIONS. ALL STARTERS, FUSED SWITCHES, SAFETY SWITCHES, INCLUDING ALL POWER WIRING SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.

29. OUTLET BOXES IN THE SAME WALL BUT SERVING DIFFERENT ROOMS SHALL BE AT LEAST 4" APART TO MINIMIZE NOISE TRANSMISSION. WHEN LOCATED ON FIRE WALLS, THEY SHALL BE 24" APART.

30. LIGHTING AND CONTROL WIRING SHALL BE TESTED FOR SHORTS AND OPENS AND SHALL BE GIVEN A COMPLETE OPERATIONAL TEST.

31. THE CONTRACTOR SHALL TEST ALL CIRCUITS AS SOON AS CONDUCTORS ARE INSTALLED AND MAKE FINAL TESTS WHEN ALL WORK IS COMPLETE. IF CIRCUITS ARE NOT PROPERLY CONTROLLED AND INSULATED AT TIME OF EACH FINAL TEST, THE NECESSARY REPAIRS AND TESTS SHALL BE MADE AT THE CONTRACTORS EXPENSE.

32. ELECTRICAL EQUIPMENT SHALL MEET INSTALLATION STANDARDS PROVIDED IN NEC ARTICLE 110. COORDINATE LOCATIONS OF M.E.P. ITEMS WITH CONTRACTORS PRIOR TO CONSTRUCTION TO ASSURE THAT CLEARANCES ARE MET. LACK OF COORDINATION BETWEEN CONTRACTORS WILL NOT RESULT IN EXTRA MONIES AWARDED FOR RELOCATION OF M.E.P. ITEMS.

33. CHECK FINAL LOCATIONS OF LIGHT FIXTURES AND CEILING ELECTRICAL ITEMS WITH GRILLES AND REGISTERS, CAMERAS, FANS, SPRINKLER HEADS, ETC. COORDINATE WITH RESPECTIVE CONTRACTORS PRIOR TO INSTALLATION. NO MONIES WILL BE AWARDED TO CONTRACTORS HAVING TO RELOCATE ITEMS DUE TO LACK OF COORDINATION BETWEEN CONTRACTORS. MECHANICAL AND ELECTRICAL PLANS SHOW SCHEMATIC LOCATIONS ONLY – REFERENCE ARCHITECTURAL REFLECTIVE CEILING PLANS.

34. ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

35. CONTRACTOR SHALL MAINTAIN AND KEEP AN UP-TO-DATE SET OF DRAWINGS REFLECTING "AS BUILT" CONDITIONS OF THEIR WORK. CONTRACTOR SHALL INDICATE EXACT DIMENSIONS AND ELEVATIONS FOR ALL UNDERGROUND AND/OR CONCEALED WORK. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL DELIVER TO THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR THE AS-BUILT DRAWINGS. AS BUILT DRAWINGS MUST BE IN THE POSSESSION OF THE C.M. OR G.C. PRIOR TO FINAL PAYMENT TO THE E.C.

36. THE WIRING METHOD(S) USED SHALL BE SUITABLE FOR THE INSTALLATION AND USE IN CONFORMITY WITH THE PROVISIONS PROVIDED BY THE NEC, LISTED OR LABELED EQUIPMENT SHALL BE USED OR INSTALLED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING. REFER TO NEC, SECTION 110.3(A) AND (B).

37. THE MAIN SERVICE DISCONNECTS SHALL BE IDENTIFIED AS THE MAIN SERVICE DISCONNECTION MEANS PER NEC 2023, ARTICLE 230.70(B).

38. CONTRACTOR SHALL CHECK ELECTRICAL FLOOR PLANS FOR "ISLAND" TYPE ELECTRICAL OUTLETS AND INSTALL UNDER-FLOOR CONDUITS AND WIRING ACCORDINGLY. SEE PLANS.

39. ARC-FLASH HAZARD WARNING SHALL BE PROVIDED AT ALL ELECTRICAL PANELS PER NEC 2023, SECTION 110.16

40. FIRST CLASS WORKABLE SYSTEMS SHALL BE PROVIDED BY THE CONTRACTOR. IF, IN THE OPINION OF THE CONTRACTOR, CHANGES IN THE DRAWINGS OR SPECIFICATIONS ARE REQUIRED TO PRODUCE FIRST-CLASS WORKABLE SYSTEMS, CONTRACTOR SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. IT THE CONTRACTOR FAILS TO MAKE SUCH A REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED FOR FAILURE TO PROVIDE FIRST-CLASS WORKABLE SYSTEMS. ENGINEER HAS THE FINAL SAY AS TO WHAT IS CONSIDERED "FIRST CLASS WORKABLE SYSTEMS".

41. SHOP DRAWINGS ARE TO BE THOROUGHLY CHECKED (AND NOTED SO ON FRONT COVER) BY THE CONTRACTOR PRIOR TO SUBMITTING THEM TO THE ARCHITECT/ENGINEER. REVIEW BY THE ENGINEER, SHALL NOT BE CONSTRUED AS A COMPLETE CHECK, BUT ONLY THAT THE GENERAL METHOD OF CONSTRUCTION AND DETAILING IS SATISFACTORY. REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS WHICH MAY EXIST. SHOP DRAWINGS ARE TO BE SUBMITTED VIA INTERNET IN PDF FORM. NO HARD COPIES WILL BE ACCEPTED. IF E.C. DOES NOT REVIEW DRAWINGS AND NOTES SAME ON FRONT COVER PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER, THEY WILL BE REJECTED.

42. ELECTRICAL CONTRACTOR IS TO REFER TO THE TEMPERATURE CONTROL SECTION OF THE SPECIFICATIONS AND THE MECHANICAL EQUIPMENT SCHEDULE FOR DEFINITION OF WHICH TRADES ARE RESPONSIBLE FOR HVAC INTERLOCKS AND OPERATIONAL SWITCHES.

43. ALL ROOF EQUIPMENT THAT HAS POWER TO IT MUST BE PROVIDED WITH A DUPLEX RECEPTACLE (WP AND GFI) WITHIN 25 FEET OF THE UNIT. MOUNT RECEPTACLES ON HOUSING, CIRCUIT WITH NEARBY RECEPTACLES BELOW, AND NOT WITH ROOF UNIT PER NEC NOTE: ROOF RECEPTACLES MAY OR MAY NOT BE SHOWN ON PLANS

44. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO CHECK THE RELATED MECHANICAL/KITCHEN/ REFRIGERATION/ELEVATOR/ETC. DRAWINGS TO SEE WHAT DISCONNECT SWITCHES/STARTERS/RELAYS/ETC. ARE PACKAGED IN BY THE SPECIFIC EQUIPMENT SUPPLIERS. IF NONE ARE SPECIFICALLY NOTED THE E.C. IS RESPONSIBLE TO PROVIDE AND INSTALL AS REQUIRED FOR SEQUENCES OF OPERATION. E.C. IS TO REVIEW MECHANICAL/KITCHEN/REFRIGERATION/ELEVATOR/ETC. SEQUENCES OF OPERATION, FOUND IN SECTIONS OF THE DRAWINGS AND SPECIFICATIONS OTHER THAN THE ELECTRICAL SECTIONS FOR SAID SEQUENCES. DISCONNECT SWITCHES/STARTERS/RELAYS/ETC. MAY OR MAY NOT BE SHOWN ON THE ELECTRICAL DRAWINGS.

45. MANUALS: PER MICHIGAN ENERGY CODES (SPECIFICALLY ASHRAE 90.1 STANDARDS), CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

    A. SUBMITTAL DATA FOR ALL ELECTRICAL EQUIPMENT CLEARLY STATING EQUIPMENT RATING, EXACTLY WHAT MODELS, ACCESSORIES, OPTIONS ARE INSTALLED.

    B. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.

    C. NAMES AND ADDRESSES AND PHONE NUMBERS/EMAIL ADDRESSES FOR AT LEAST ONE QUALIFIED SERVICE AGENCY FOR EACH PIECE OF EQUIPMENT. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.

46. WIRING TO BE MINIMUM #12 (FOR RUNS OVER 100 FEET, MINIMUM #10).

47. ALL EQUIPMENT INSTALLED AS PART OF THIS PROJECT SHALL BE NEW, REFURBISHED EQUIPMENT MAY BE USED WHERE NEC ALLOWS.

48. CONTRACTOR IS RESPONSIBLE TO PERFORM THE SHORT CIRCUIT STUDY FOR THE PROJECT AND THAT ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED TO MEET THOSE REQUIREMENTS.

49. ALL ABOVE GROUND WIRING TO BE INSTALLED IN EMT (THINWALL CONDUIT) UNLESS ROMEX IS EXPLICITLY ALLOWED.

50. OCCUPANCY AND TOGGLE SWITCHES AS WELL AS RECEPTACLES SHALL BE SPECIFICATION GRADE, COLOR TO BE CHOSEN BY ARCHITECT DURING SHOP DRAWING STAGE.

51. DEVICE PLATES FOR SWITCHES, RECEPTACLES, TELEPHONE, COMPUTER, ETC., SHALL BE AS MANUFACTURED PASS AND SEYMOUR, HUBBELL, OR BRYANT. THEY SHALL BE 0.040" THICK BRUSHED STAINLESS STEEL UNLESS NOTED OTHERWISE. FOR EXISTING PROJECTS, COVER PLATES SHALL MATCH OTHERS IN THE AREA UNLESS NOTED OTHERWISE.

52. ALL BUSSING AND WIRING TO BE COPPER. NO ALUMINUM IS ALLOWED ON THIS PROJECT.

53. ALL NEW ELECTRICAL DEVICES AND ASSOCIATED OUTLET BOXES SHALL BE FLUSH MOUNTED UNLESS NOTED OTHERWISE. ALL CONDUIT AND WIRING SHALL BE CONCEALED. SURFACE RACEWAY AND ASSOCIATED BOXES SHALL ONLY BE PERMITTED WHERE NOTED AND SHALL BE DISCUSSED WITH C.M. OR G.C. PRIOR TO INSTALLATION.

54. CONNECT ALL EMERGENCY AND EXIT BATTERY PACKS TO NEARBY LIGHTING CIRCUITS AHEAD OF SWITCHES PER NEC SO EMERGENCY/EXIT LIGHTS OPERATE ON LOSS OF POWER.

55. ELECTRICAL CONTRACTOR SHALL "RING OUT" ALL CIRCUITS IN EXISTING PANELBOARDS AFFECTED BY THE WORK OF THIS PROJECT AND PROVIDE UPDATED TYPED PANELBOARD DIRECTORIES. PROVIDE BLANK COVERS WHERE BREAKERS HAVE BEEN REMOVED.

END OF ELECTRICAL NOTES

ABBREVIATIONS

"	INCHES
#	NUMBER
'	FEET
1P	1 POLE (2P, 3P, 4P, ETC.)
@	AT
A	AMPERE
A.F.F.	ABOVE FINISHED FLOOR
ACLG	ABOVE CEILING
ACT	ABOVE COUNTER
ADO	AUTOMATIC DOOR OPENER
AF	AMP FRAME
AFCI	ARC FAULT COMBINATION CIRCUIT INTERRUPTER
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE
AMPL	AMPLIFIER
ANNUN	ANNUNCIATOR
APPROX	APPROXIMATELY
AQ-STAT	AQUA-STAT
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
B.F.	BOTTLE FILLER
B.M.S.	BUILDING MANAGEMENT SYSTEM
BATT	BATTERY
BLDG	BUILDING
C.	CONDUIT
CAB	CABINET
CAT	CATALOG
CAT6	CATEGORY 6 CABLING
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CONNECTED LOAD
COF	COFFEE MAKER
COMB	COMBINATION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUATION, CONTINUOUS
CONTR	CONTRACTOR
CP	CIRCULATING PUMP
CT	CURRENT TRANSOFORMER
CTR	CENTER
CU	COPPER
DCP	DOMESTIC WATER CIRCULATING PUMP
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DL	DEMAND LOAD
DN	DOWN
DPR	DAMPER
DS	DISCONNECT SWITCH
DWG	DRAWING
E.C.	ELECTRICAL CONTRACTOR
E.T.R.	EXISTING TO REMAIN
ELEC	ELECTRICAL
ELEV	ELEVATOR
ELU	EMERGENCY LIGHTING UNIT
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EP	ELECTRIC PNEUMATIC
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FABP	FIRE ALARM BOOSTER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FASP	FIRE ALARM SLAVE PANEL
FCU	FAN COIL UNIT
FIXT	FIXTURE
FLR	FLOOR
FU	FUSE
FUDS	FUSED DISCONNECT SWITCH
G.C.	GENERAL CONTRACTOR
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
GRS	GALVANIZED RIGID STEEL (CONDUIT)
GYP	GYPSUM BOARD
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING
HOA	HAND-OFF-AUTO SWITCH
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HTR	HEATER
HV	HIGH VOLTAGE
I/W	INTERLOCK WITH
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IR	INFRARED
J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT- AMPERE RECTIVE
KW	KILOWATT
KWC	KILOWATT CONNECTED
KWD	KILOWATT DEMAND
KWH	KILOWATT HOUR
LOC	LOCATE OR LOCATION
LP	LIGHTNING PEOTECTION
LT	LIGHT
LTG	LIGHTING
LTNG	LIGHTNING
LV	LOW VOLTAGE
M.C.	MECHANICAL CONTRACTOR
M.E.P.	MECHANICAL ELECTRICAL PLUMBING
M/C	MOMENTARY CONTACT
MAGS	MAGNETIC STARTER
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MCP	MAIN CIRCUIT BREAKER
MDC	MAIN DISRIBUTION CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MFS	MAIN FUSED DISCONNECT SWITCH
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSBD	MAIN SWITCHBOARD
MSP	MOTOR STARTER PANELBOARD
MT	MOUNT
MT.C	EMPTY CONDUIT
MTR	MOTOR, MOTORIZED
MTS	MANUAL TRANSFER SWITCH
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELEC MFGR'S ASSOCIATION
NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NPF	NORMAL POWER FACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
OL	OVERLOADS
P	PLATE
PA	PUBLIC ADDRESS
PB	PULL BOX OR PUSHBUTTON
PE	PNEUMATIC ELECTRIC
PED	PEDESTAL
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QUAN	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
REX	REMOVE EXISTING
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
S/N	SOLID NEUTRAL
S/S	STOP/START PUSHBUTTONS
SC	SURFACE CONDUIT
SEC	SECONDARY
SHT	SHEET
SIM	SIMILAR
SP	SPARE
SPEC	SPECIFICATION
SPKR	SPEAKER
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
SSW	SELECTOR SWITCH
STA	STATION
STD	STANDARD
SURF	SURFACE MOUNTED
SW	SWITCH
SWBD	SWITCHBOARD
SWL	SWITCH WITH LIGHTS
SYM	SYMMETRICAL
SYS	SYSTEM
T-STAT	THERMOSTAT
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TERM	TERMINAL
TL	TWIST LOCK
TR	TAMPER RESISTANT
TTC	TELEPHONE TERMINAL CABINET
TV	TELEVISION
TVTC	TELEVISION TERMINAL CABINET
TYP	TYPICAL
UC	UNDER COUNTER
UCR	UNDER COUNTER REFRIGERATOR
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UT	UNDERGROUND TELEPHONE
UTIL	UTILITY
UV	UNIT VENTILATOR
V	VOLT
VA	VOLT-AMPERES
VDT	VIDEO DISPLAY TERMINAL
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
VOL	VOLUME
W	WATT
W.G.	WIRE GUARD
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
℄	CENTER LINE
∠	ANGLE
▲	DELTA

KTS ENGINEERING GROUP

491 E. WRIGHT AVE.
SHEPHERD, MI 48883
(989) 567-1100
info@ktsengineeringgroup.com

PROJECT NAME:
Millbrook Phase 1

PROJECT ADDRESS:
Marshall, MI

SEAL:

DRAWING TITLE:
ELECTRICAL ABBREVIATIONS, LEGENDS & NOTES

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO	DATE	REVISION
1	09.05.25	SITE SUBMITTAL
2	11.17.25	SITE SUBMITTAL

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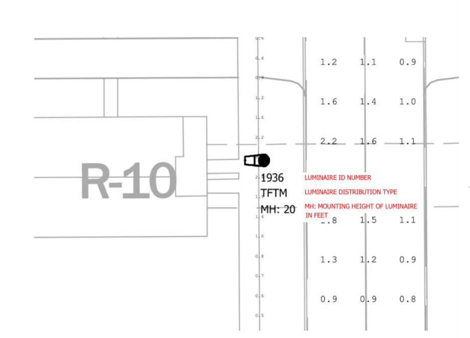
DRAWN BY: AAZ
DATE: 11.17.25
CHECKED BY: KTS

SHEET NUMBER:
EC-100

JOB NUMBER:
25-0279

LUMINAIRE LEGEND



SITE LIGHTING PLAN - PHASE 1
1" = 80'-0"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	T1S@90 Type I Short	2 @ 90 degrees	DSX0 LED P1 40K 70CRI T1S HS	1.000	4697	33.21	66.42
	16	T1S Type I Short	Single	DSX0 LED P1 40K 70CRI T1S HS	1.000	4697	33.21	531.36
	3	T4LG Type IV Low Glare	Single	DSX0 LED P2 40K 70CRI T4LG POLE LIGHT	1.000	5705	45.14	135.42
	53	TFTM Forward Throw Medium	Single	DSX0 LED P3 40K 70CRI TFTM EGS POLE LIGHT	1.000	7928	68.95	3654.35
	5	T3M Type III Medium	Single	DSX0 LED P3 40K 70CRI T3M EGS POLE LIGHT	1.000	5761	68.95	344.75

Luminaire Location Summary

LumNo	Label	Orient	Tilt	Insertion Point X	Insertion Point Y	Insertion Point Z (Pole Height)
1252	T3M Type III Medium	284.093	0	12961120.709	278270.979	20
1712	TFTM Forward Throw Medium	13.306	0	12961159.305	278178.221	20
1717	TFTM Forward Throw Medium	13.306	0	12961190.007	278072.055	20
1722	TFTM Forward Throw Medium	13.306	0	12961215.323	277965.008	20
1780	T3M Type III Medium	283.875	0	12961180.329	278557.174	20
1782	T3M Type III Medium	284.084	0	12961237.238	278300.272	20
1783	T3M Type III Medium	284.091	0	12961353.629	278329.481	20
1828	TFTM Forward Throw Medium	284.667	0	12961451.43	278372.952	20
1830	TFTM Forward Throw Medium	92.545	0	12962053.348	278368.876	20
1836	TFTM Forward Throw Medium	0.345	0	12961858.068	278305.518	20
1838	TFTM Forward Throw Medium	193.507	0	12961676.726	278284.448	20
1840	TFTM Forward Throw Medium	359.374	0	12961855.128	278591.39	20
1841	TFTM Forward Throw Medium	1.625	0	12961857.065	278497.399	20
1843	TFTM Forward Throw Medium	179.851	0	12962018.738	278589.417	20
1844	TFTM Forward Throw Medium	179.851	0	12962018.479	278489.418	20
1845	TFTM Forward Throw Medium	14.007	0	12961452.959	278523.732	20
1846	TFTM Forward Throw Medium	14.007	0	12961477.163	278426.705	20
1847	TFTM Forward Throw Medium	194.337	0	12961608.633	278563.312	20
1848	TFTM Forward Throw Medium	194.337	0	12961633.395	278466.426	20
1849	T3M Type III Medium	283.81	0	12961074.703	278528.736	20
1850	TFTM Forward Throw Medium	103.512	0	12961620.905	278142.292	20
1880	T4LG Type IV Low Glare	13.537	0	12960896.189	278030.292	20
1890	T1S Type I Short	179.379	0	12962015.47	278123.956	20
1892	T1S Type I Short	104.037	0	12961526.045	278108.054	20
1894	T1S Type I Short	103.231	0	12961074.031	278202.92	20
1896	T1S Type I Short	193.62	0	12961013.482	278129.781	20
1922	TFTM Forward Throw Medium	203.962	0	12962325.942	278744.443	20
1931	TFTM Forward Throw Medium	180.258	0	12962350.153	278531.492	20
1932	TFTM Forward Throw Medium	180.258	0	12962351.153	278323.12	20
1933	TFTM Forward Throw Medium	180.258	0	12962352.068	278119.255	20
1934	TFTM Forward Throw Medium	3.013	0	12962274.361	278634.24	20
1935	TFTM Forward Throw Medium	0.079	0	12962283.719	278424.012	20
1936	TFTM Forward Throw Medium	0.079	0	12962284.783	278220.736	20
1937	T4LG Type IV Low Glare	270	0	12961937.769	278448.206	20
1942	T1S Type I Short	194.364	0	12961441.08	278241.624	20
1943	T1S Type I Short	194.364	0	12961467.438	278143.584	20
1944	T1S Type I Short	194.364	0	12961492.62	278045.511	20
1946	T1S Type I Short	106.44	0	12961288.173	278252.424	20
1947	T1S Type I Short	104.036	0	12961375.986	278275.891	20
1948	T4LG Type IV Low Glare	287.071	0	12961565.545	278401.481	20
1950	TFTM Forward Throw Medium	101.821	0	12960951.058	277899.723	20
1951	T1S Type I Short	194.162	0	12960877.357	277974.29	20
1952	T1S Type I Short	9.903	0	12961684.297	278578.491	20
1953	T1S Type I Short	12.528	0	12961706.087	278489.823	20
1954	T1S Type I Short	183.652	0	12961779.878	278590.32	20
1955	T1S Type I Short	180	0	12961781.809	278499.037	20
1956	TFTM Forward Throw Medium	18.887	0	12961293.5	278038.864	20
1957	TFTM Forward Throw Medium	9.637	0	12961264.885	278152.832	20
1959	T1S@90 Type I Short	176.399	0	12960981.65	278046.306	20
1960	T1S Type I Short	195.046	0	12961016.5	277911.978	20
1961	TFTM Forward Throw Medium	294.291	0	12962021.884	278783.384	20
1962	TFTM Forward Throw Medium	289.833	0	12961943.043	278751.72	20
1963	TFTM Forward Throw Medium	277.982	0	12961758.086	278710.57	20
1964	TFTM Forward Throw Medium	277.282	0	12961673.793	278699.67	20
1965	TFTM Forward Throw Medium	283.212	0	12961503.237	278663.523	20
1968	TFTM Forward Throw Medium	282.821	0	12961588.256	278684.86	20
1970	TFTM Forward Throw Medium	282.491	0	12961858.53	278730.044	20
1971	TFTM Forward Throw Medium	284.137	0	12961420.592	278644.098	20
1972	TFTM Forward Throw Medium	284.137	0	12961336.227	278622.849	20
1973	TFTM Forward Throw Medium	284.137	0	12961256.823	278577.226	20
1977	TFTM Forward Throw Medium	93.434	0	12961845.107	278181.925	20
1980	TFTM Forward Throw Medium	90	0	12961947.265	278182.73	20
1981	TFTM Forward Throw Medium	14.337	0	12961518.925	278263.77	20
1982	TFTM Forward Throw Medium	14.337	0	12961544.183	278164.947	20
1983	TFTM Forward Throw Medium	179.853	0	12962016.114	278324.014	20
1984	TFTM Forward Throw Medium	179.853	0	12962015.853	278222.014	20
1985	TFTM Forward Throw Medium	100.785	0	12961720.301	278167.011	20
1986	TFTM Forward Throw Medium	95.199	0	12961782.063	278176.186	20
1987	TFTM Forward Throw Medium	279.82	0	12961682.509	278428.597	20
1988	TFTM Forward Throw Medium	273.968	0	12961749.566	278439.851	20
1989	TFTM Forward Throw Medium	276.34	0	12961817.308	278445.62	20
1990	TFTM Forward Throw Medium	302.314	0	12962114.405	278824.29	20
1991	TFTM Forward Throw Medium	299.197	0	12962198.109	278877.151	20
1992	TFTM Forward Throw Medium	288.915	0	12962287.569	278919.061	20
1993	TFTM Forward Throw Medium	276.689	0	12962384.444	278938.398	20
1994	TFTM Forward Throw Medium	269.429	0	12962483.192	278942.037	20
1995	TFTM Forward Throw Medium	269.429	0	12962582.187	278941.052	20
2046	T1S Type I Short	194.364	0	12961577.667	278063.913	20

Calculation Summary

Label	Units	Avg	Max	Min	Max/Min	Avg/Min
A1 PARKING & ROADWAY	Fc	1.12	2.6	0.3	8.67	3.73
A10 H2 PARKING	Fc	1.20	2.8	0.4	7.00	3.00
A2 PARKING & ROADWAY	Fc	1.01	2.4	0.4	6.00	2.53
A3 PARKING & ROADWAY	Fc	0.99	2.5	0.2	12.50	4.95
A4 A8 PARKING	Fc	1.02	2.6	0.3	8.67	3.40
A4 G1 PARKING	Fc	1.08	2.5	0.3	8.33	3.60
A5 A6 A9 PARKING & ROADWAY	Fc	1.24	2.8	0.3	9.33	4.13
A5 G1 PARKING	Fc	1.08	2.5	0.4	6.25	2.70
A6 G2 PARKING	Fc	0.97	2.4	0.3	8.00	3.23
A7 A10 PARKING	Fc	1.05	2.5	0.5	5.00	2.10
A7 G2 PARKING	Fc	0.87	2.5	0.1	25.00	8.70
A8 H1 PARKING	Fc	1.15	2.7	0.6	4.50	1.92
A9 B1 B2 PARKING	Fc	1.39	2.6	0.5	5.20	2.78
A9 H1 PARKING	Fc	1.01	2.4	0.2	12.00	5.05
A9 H2 PARKING	Fc	1.01	2.6	0.2	13.00	5.05
B1 PARKING & ROADWAY	Fc	1.28	2.9	0.6	4.83	2.13
B2 PARKING & ROADWAY	Fc	1.30	2.9	0.6	4.83	2.17
EAST DOUBLE CROSSING	Fc	0.44	1.3	0.2	6.50	2.20
EAST DUPLEX STREET	Fc	0.93	2.3	0.1	23.00	9.30
EAST ENTRANCE ROADWAY	Fc	1.03	2.1	0.1	21.00	10.30
MAINTENANCE PARKING & RECEIVING	Fc	1.02	4.3	0.1	43.00	10.20
NORTHWEST DRIVE	Fc	1.24	2.6	0.5	5.20	2.48
POOL CLUBHOUSE PARKING	Fc	1.09	2.6	0.3	8.67	3.63
Property Line south at east entrance	Fc	N.A.	0.6	0.1	N.A.	N.A.
R1 R12 WALKWAY	Fc	0.55	2.5	0.1	25.00	5.50
R13 R25 WALKWAY	Fc	0.72	2.4	0.1	24.00	7.20
SOUTH ENTRY	Fc	0.36	0.7	0.1	7.00	3.60
SOUTH EXIT	Fc	1.06	2.5	0.4	6.25	2.65
SOUTH ROADWAY	Fc	1.25	2.3	0.5	4.60	2.50
WALK WAY B1 TO ROAD	Fc	1.04	1.9	0.3	6.33	3.47
WALKWAY A1 A2 A3	Fc	1.32	2.5	0.1	25.00	13.20
WALKWAY A10 S	Fc	1.20	2.5	0.1	25.00	12.00
WALKWAY A4 E	Fc	1.27	2.5	0.5	5.00	2.54
WALKWAY A5 A6	Fc	0.46	0.9	0.3	3.00	1.53
WALKWAY A5 A6 S	Fc	1.29	2.7	0.3	9.00	4.30
WALKWAY A5 E	Fc	1.14	2.8	0.5	5.60	2.28
WALKWAY A5 W	Fc	1.31	2.5	0.5	5.00	2.62
WALKWAY A6 E	Fc	1.27	2.5	0.3	8.33	4.23
WALKWAY A6 W	Fc	1.30	3.1	0.5	6.20	2.60
WALKWAY A7	Fc	0.88	2.4	0.1	24.00	8.80
WALKWAY A7 A10	Fc	0.59	2.5	0.1	25.00	5.90
WALKWAY A8 E	Fc	1.40	2.6	0.4	6.50	3.50
WALKWAY A8 N	Fc	0.44	0.9	0.2	4.50	2.20
WALKWAY A8 TO ROADWAY	Fc	0.92	2.7	0.3	9.00	3.07
WALKWAY A9 N	Fc	0.35	0.5	0.2	2.50	1.75
WALKWAY A9 S	Fc	0.72	2.5	0.2	12.50	3.60
WALKWAY DOG PARK E & N	Fc	1.00	5.3	0.1	53.00	10.00
WALKWAY E ENTRANCE	Fc	1.17	2.5	0.1	25.00	11.70
WALKWAY MAINTENANCE	Fc	1.32	6.0	0.2	30.00	6.60
WALKWAY NORTHWEST DRIVE	Fc	0.65	1.4	0.2	7.00	3.25
WALKWAY POOL CLUBHOUSE	Fc	0.66	3.8	0.1	38.00	6.60
WEST DOUBLE CROSSING	Fc	0.44	1.6	0.2	8.00	2.20

KTS ENGINEERING GROUP

491 E. WRIGHT AVE.
SHEPHERD, MI 48883
(989) 567-1100
info@ktsengineeringgroup.com

PROJECT NAME:
Millbrook Phase 1

PROJECT ADDRESS:
Marshall, MI

SEAL:

DRAWING TITLE:
SITE LIGHTING PLAN

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO	DATE	REVISION
1	09.05.25	SITE SUBMITTAL
2	11.17.25	SITE SUBMITTAL

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DRAWN BY: AAZ
DATE: 11.17.25
CHECKED BY: KTS

SHEET NUMBER:
ES-101

JOB NUMBER:
25-0279

D-Series Size 0
LED Area Luminaire

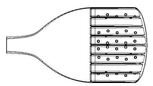
Catalog Number: DSX0-P2

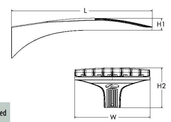
Notes:

Type: AREA SITE LIGHTING TYPES T1S, T2M, T3M & TFTM

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)





Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics
P1, P2, P3, P4, P5, P6, P7

Rotated optics
P10[1], P11[1], P12[1], P13[1]

Color temperature[2] (this section 70CRI only)

30K	3000K
40K	4000K
50K	5000K
27K	2700K
30K	3000K
35K	3500K
40K	4000K
50K	5000K

Color Rendering Index[3]

70CRI	
70CRI	
70CRI	
80CRI	
80CRI	
80CRI	
80CRI	

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare[3]
T4M	Type IV medium
T4LG	Type IV low glare[3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control[3]
BLC4	Type IV backlight control[3]
LCCO	Left corner cutoff[3]
RCCO	Right corner cutoff[3]

Voltage

MVOLT	(120V-277V)[4]
HVOLT	(347V-480V)[5,6]
XVOLT	(277V-480V)[5,24]
120	[16,24]
208	[16,24]
240	[16,24]
277	[16,24]
347	[16,24]
480	[16,24]

Mounting

Shipped included

SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5	Square pole mounting (#5 drilling, 3" min. SQ pole)[9]
RPA5	Round pole mounting (#5 drilling, 3" min. RND pole)[9]
SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA	Wall bracket[10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,12,18,19]
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,18,19]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,19]
PER7	Seven-pin receptacle only (controls ordered separate)[14,19]
FAO	Field adjustable output[11,19]
BL30	Bi-level switched dimming, 30%[15,19]
BL50	Bi-level switched dimming, 50%[15,19]
DMG	0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]

Other options

Shipped installed

HS	Houseside shield (black finish standard)[20]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[21]
HA	50°C ambient operation[22]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[24]
DF	Double fuse (208, 240, 480V)[24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

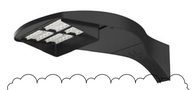
Accessories

Ordered and shipped separately.

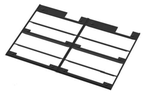
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[23]
DSHORT SBK	Shorting cap[23]
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI: 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



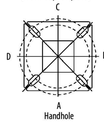
External Glare Shield (EGSR)



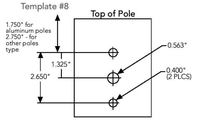
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

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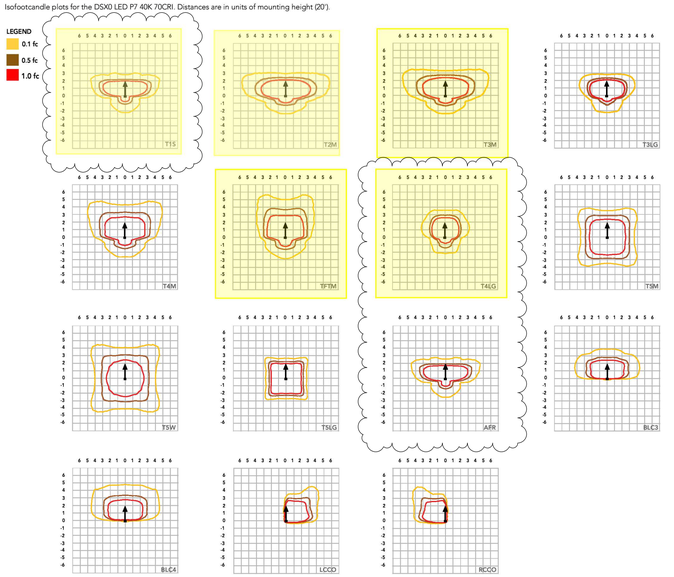
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').



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1 ES-102 LIGHTING SPECIFICATIONS
NOT TO SCALE

KTS ENGINEERING GROUP

491 E. WRIGHT AVE.
SHEPHERD, MI 48883
(989) 567-1100
info@ktsengineeringgroup.com

PROJECT NAME:
Millbrook Phase 1

PROJECT ADDRESS:
Marshall, MI

SEAL:

DRAWING TITLE:
LIGHTING SPECIFICATIONS

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO	DATE	REVISION
1	09.05.25	SITE SUBMITTAL
2	11.17.25	SITE SUBMITTAL

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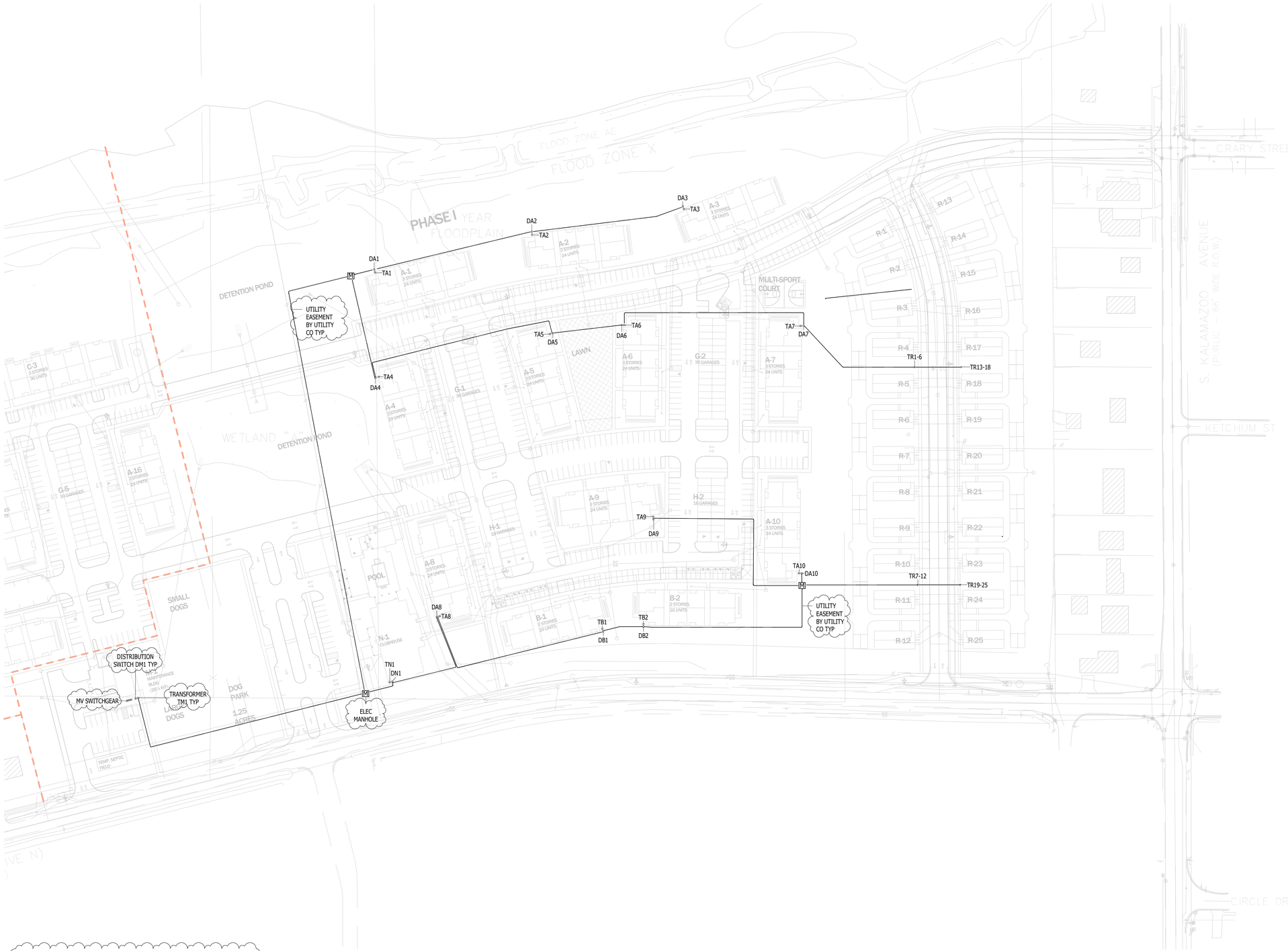
JOB NUMBER:
25-0279



SITE ELECTRICAL PLAN - PHASE 1

1" = 80'-0"

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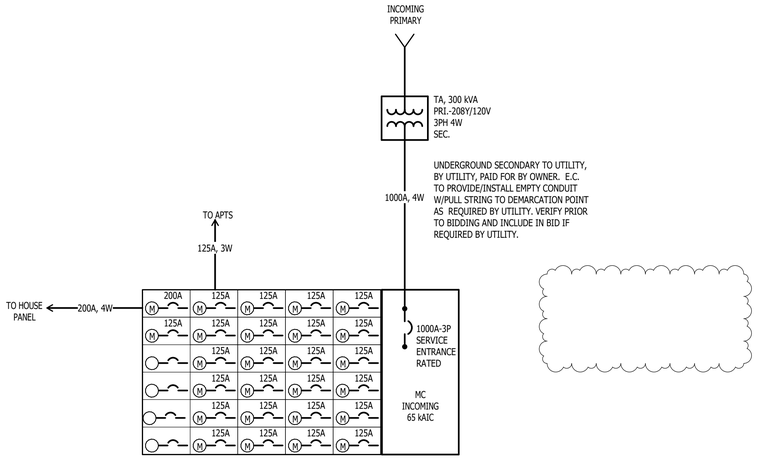
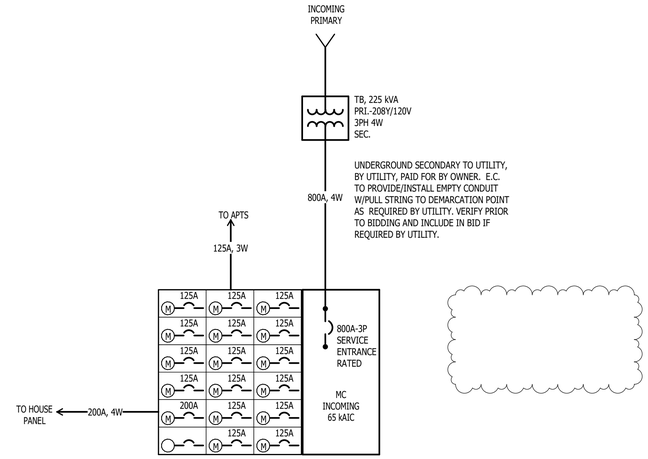
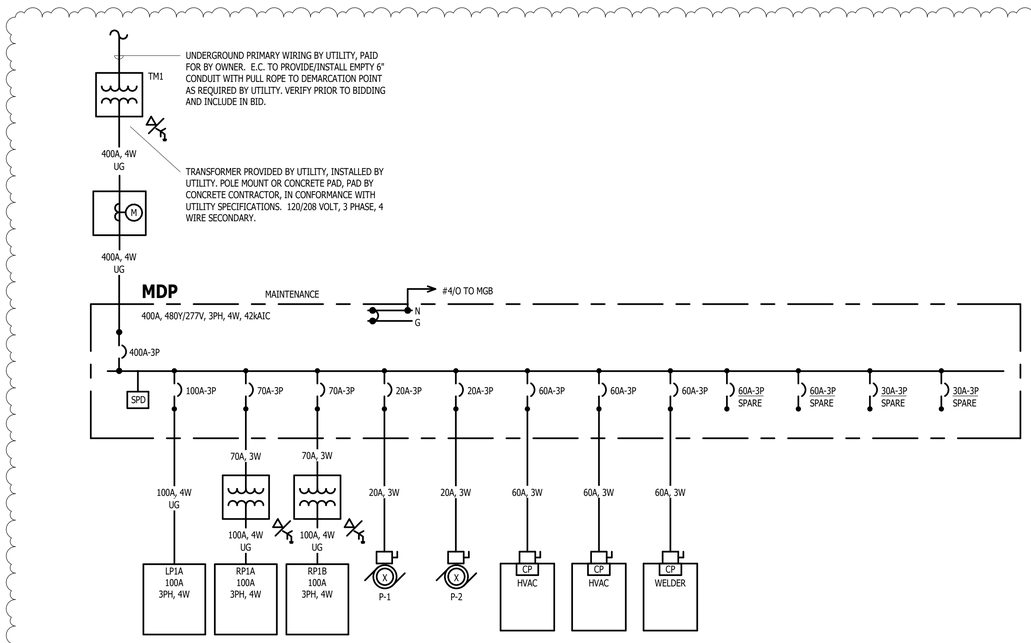


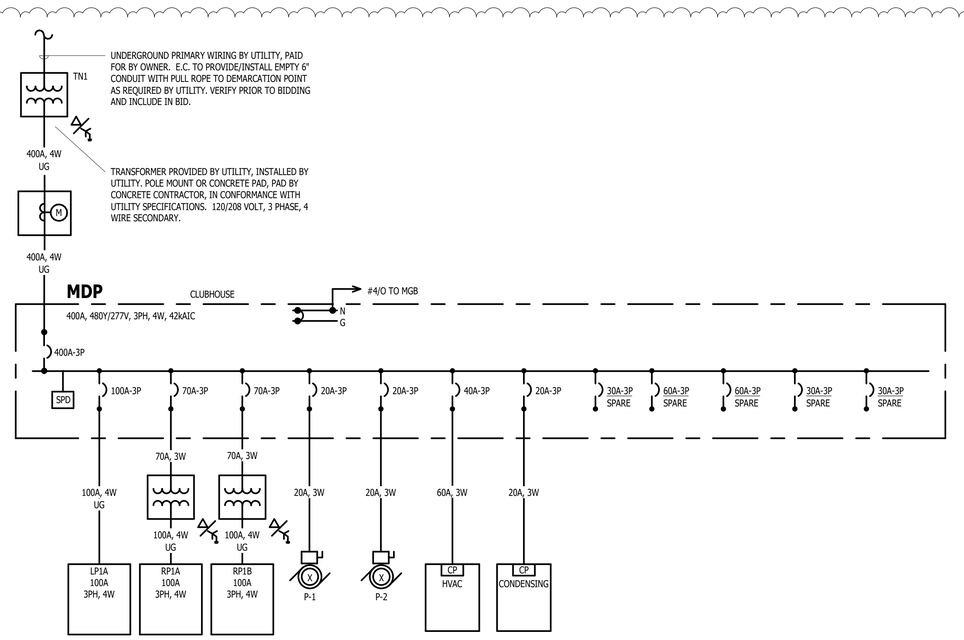
1 E-701 ONE LINE DIAGRAM - TYPE A BUILDING
NOT TO SCALE



2 E-701 ONE LINE DIAGRAM - TYPE B BUILDING
NOT TO SCALE



3 E-701 ONE LINE DIAGRAM - MAINTENANCE
NOT TO SCALE



4 E-701 ONE LINE DIAGRAM - POOL/CLUBHOUSE
NOT TO SCALE

FEEDER SCHEDULE (COPPER)1

TAG	CONDUCTORS	EQUIPMENT GROUND	CONDUIT
60A, 3W	3#6	#10	1"
70A, 3W	3#4	#8	1"
125A, 3W	3#1	#6	1½"
200A, 4W	4#3/0	#6	2"
400A, 4W	4#500	#2	4"
800A, 4W	2 X (4 #500)	2 X #1/0	(2) 4"
1000A, 4W	3 X (4 #500)	3 X #2/0	(3) 4"

TOTAL UNIT DEMAND (VA): 1,660,482
TOTAL HOUSE PANEL DEMAND (VA): 348,480
TOTAL MAINT. BLDG. DEMAND (VA): 120,350
TOTAL CLUBHOUSE DEMAND (VA): 95,000

TOTAL PHASE I DEMAND (VA): 2,224,312
TOTAL PHASE I DEMAND @ 12.4 kV (AMPS): 103
TOTAL WITH FUTURE GROWTH @ 12.4 kV (AMPS): 129

5 E-701 BUILDING AND UNIT LOAD SUMMARY - PHASE 1
NOT TO SCALE

KTS ENGINEERING GROUP

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SHEPHERD, MI 48883
(989) 567-1100
info@ktsengineeringgroup.com

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ELECTRICAL ONE LINE

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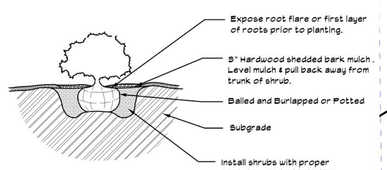
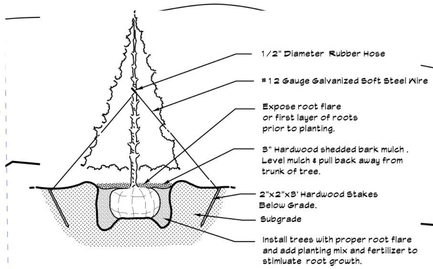
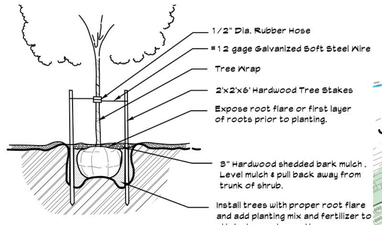


Shrub Planting Detail



Evergreen Planting Detail-5' and Taller



Deciduous Trees 3" Caliper and Smaller

Tree Symbol Legend

- Deciduous Trees for Parking Requirements
- Deciduous Trees for Interior Requirements
- Ornamental DeciduousTrees for Interior Requirements
- Existing Trees
- Deciduous Trees for Front Yard Requirements
- Evergreen Trees for Interior Requirements

FLOOD ZONE AE

FLOOD ZONE X

PHASE I

100 YEAR FLOODPLAIN

S. KALAMAZOO AVENUE (PUBLIC - 66' WIDE R.O.W.)

W. HUGHES STREET (A DRIVE N) (PUBLIC - 66' WIDE R.O.W.)

Note: See sheet L101 & L102 for buildings A, B & C detailed landscape plan

811 Know what's below. Call before you dig.

Notes:

1. All landscaping shall be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller then specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
2. All plantings shall be mulched with 3" shredded premium hardwood bark mulch. Trees in lawn areas shall receive a 6' diameter bark ring 3" deep.
3. The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burlap. Remove excess soil on the top of the root ball to expose the root flare or first layer of roots prior to planting. Use a wire cutter to make 3–5 cuts in the wire basket to allow roots to grow through.
4. When planting trees in the lawn area or on the berm the existing soil within a 10 foot diameter shall be loosened by tilling or similar and amended with composted manure or peat at a depth of 6–12".
5. Planting areas shall be edged with a aluminum edging to define a border for the shedded bark mulch.
6. Parking islands shall be back filled with at least 24" of topsoil. Amend the topsoil with composted manure and mix into the topsoil at a depth of 6–12". Any aggregate or stone from the construction of the parking lot shall be removed prior to backfill.
7. Lawn areas shall recieve at least 4" of topsoil and hydroseeded. Check with specifications for topsoil availability or contact project manager. Topsoil for lawns shall be appropriate for growing and sustaining a healthy lawn. All lawns shall be hydroseeded with a seed blend consisting of 30% Kentucky Bluegrass, 20% Perennial Ryegrass, 10% Hard Fescue, 20% Creeping Red Fescue and 20% Chewings Fescue.
8. All lawn and shrub bed areas shall be watered by an automatic irrigation system. The irrigation system shall be designed and installed by the Landscape Contractor. Shrub areas shall be irrigated with drip irrigation.
9. Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and provide 1" of water per week during the growing season.
10. Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

North

Landscape Plan (scale: 1"= 60')

0 30' 60' 90' 120'

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DeStigter Architecture
18 DOOSBORO SW | GRAND RAPIDS | MI 49503 | 616.459.5820 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:
Design Scapes
Residential and Commercial Landscape Design
7351 - 40th Avenue Pudenville, Michigan 49424
616-457-3529

STATE OF MICHIGAN
JOYCE E. WEISE
LANDSCAPE ARCHITECT
No. 1202
REGISTERED LANDSCAPE ARCHITECT

Landscape Plan Drawn By:
Joyce E. Weise PLA, ASLA

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

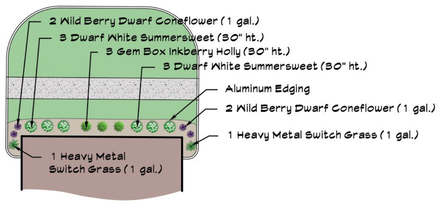
MARK:	DATE:	ISSUED FOR:
	11/17/25	SITE PLAN REVIEW - RESUBMITTAL
	09/22/25	REVIEW
	09/05/25	REVIEW
	08/12/25	REVIEW

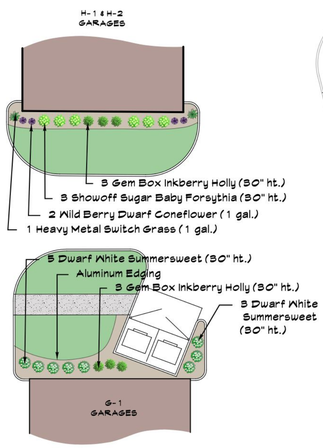
SHEET TITLE

Site Landscape Plan

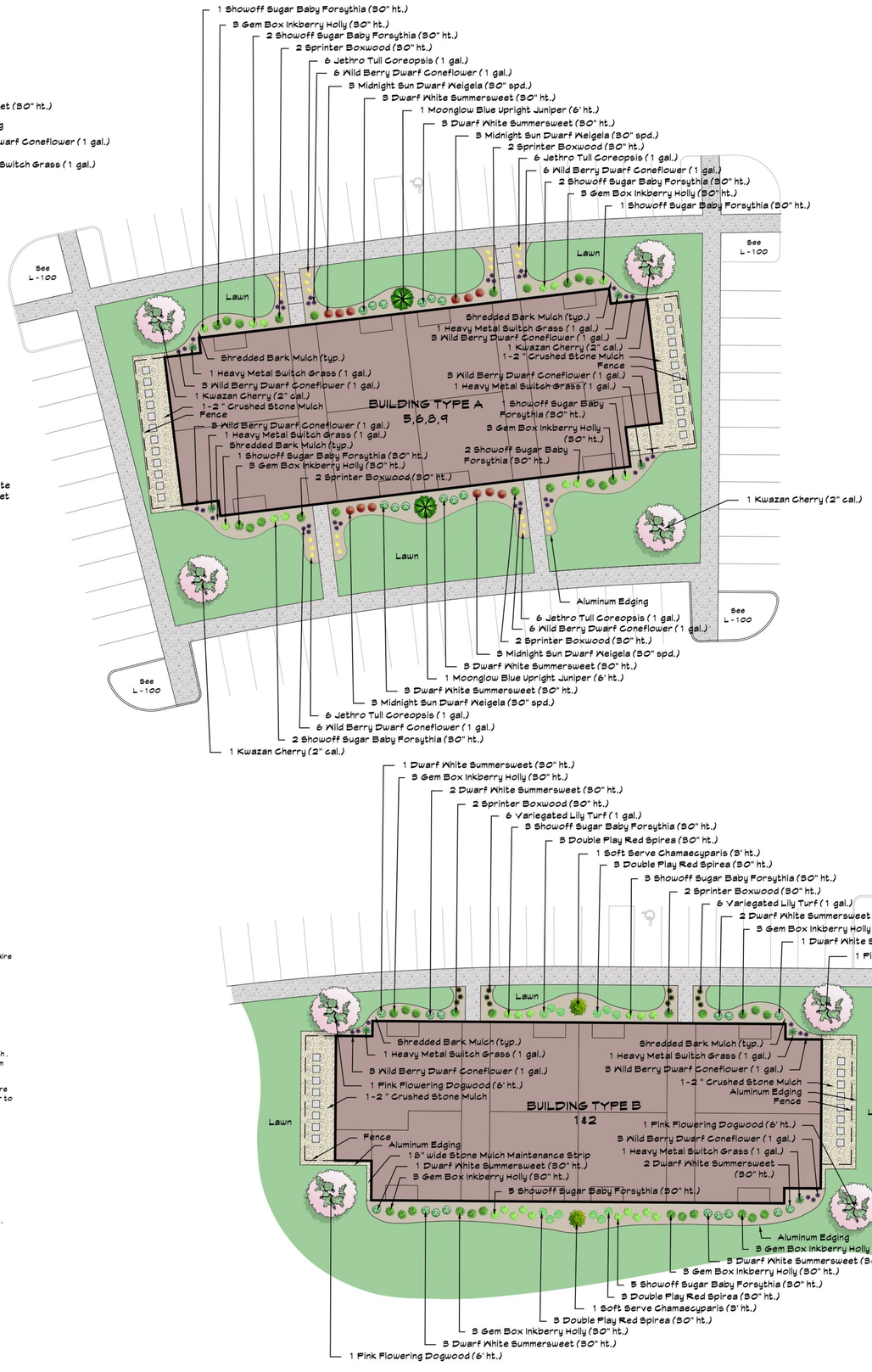
DRAWING NO.

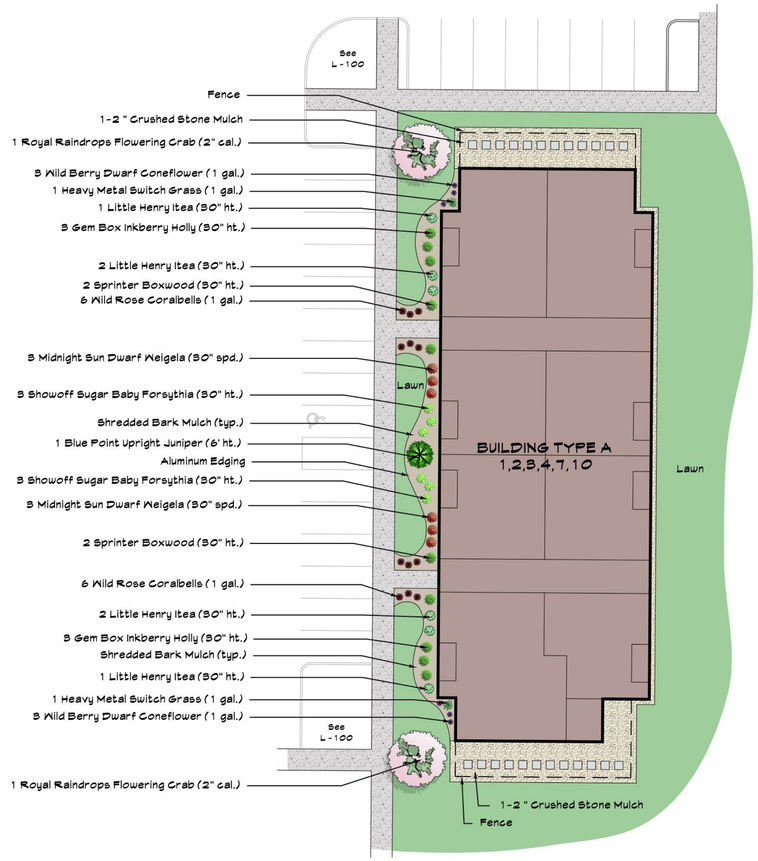
L-100

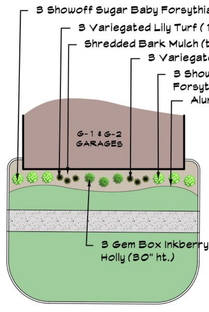


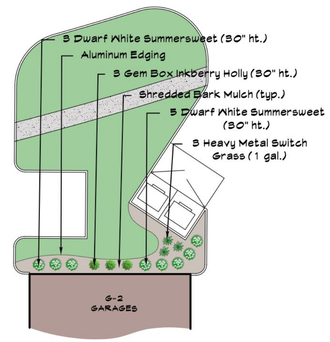


Garage Landscape Detail

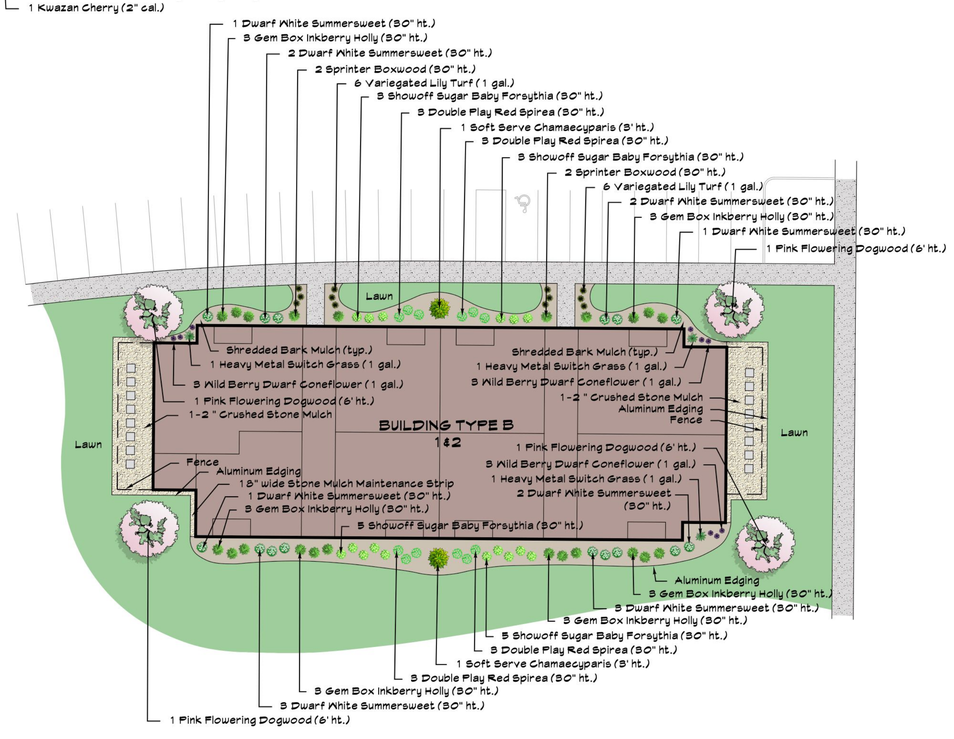








Garage Landscape Detail

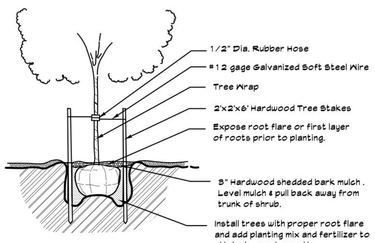


Building Type A & B Detailed Landscape Plan

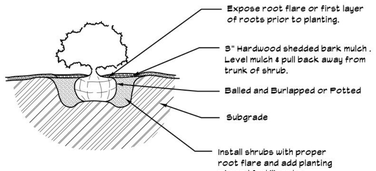
Tree Symbol Legend

Ornamental DeciduousTrees for Interior Requirements

Narrow Evergreen Tree for Interior Requirements



Deciduous Trees 3" Caliper and Smaller



Shrub Planting Detail

Landscape Plan (scale: 1"=20')

0 10' 20' 30' 40'

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Notes:

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2. All plantings shall be mulched with 3" shredded premium hardwood bark mulch. Trees in lawn areas shall receive a 6' diameter bark ring 3" deep.
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5. Planting areas shall be edged with aluminum edging to define a border for the shedded bark mulch and stone mulch as labeled on the building landscape detail plan.
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7. Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

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DeStigter Architecture
18 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.459.5600 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANTS:
DESIGN SCAPES
Residential and Commercial Landscape Design
7381 40th Avenue Hudsonville, Michigan 49426
616.662.9505

STATE OF MICHIGAN
JOYCE E. WEISE
LANDSCAPE ARCHITECT
No. 1202
REGISTERED LANDSCAPE ARCHITECT
Landscape Plan Drawn By:
Joyce E. Weise PLA, ASLA

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
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920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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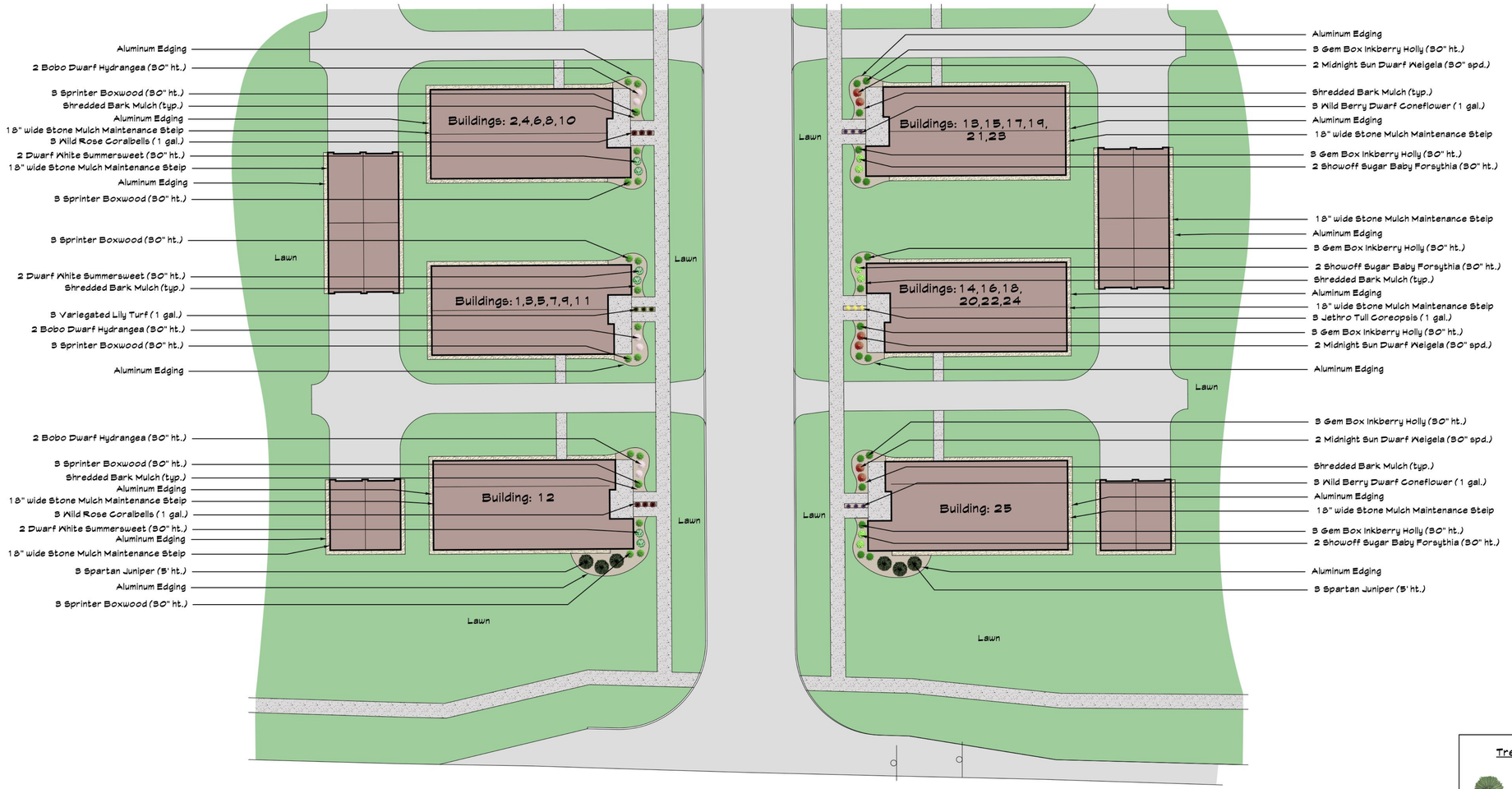
	09/22/25	REVIEW
	08/15/25	PRELIMINARY REVIEW

SHEET TITLE

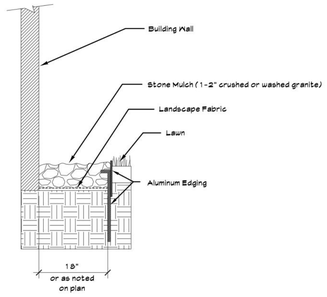
Landscape Detail Plan
Buildings A&B

DRAWING NO.

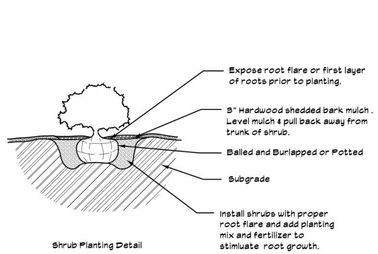
L-101



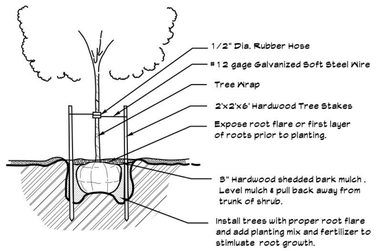
Building Type C Detailed Landscape Plan



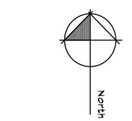
Maintenance Strip Detail



Shrub Planting Detail



Deciduous Trees 3" Caliper and Smaller



Landscape Plan
(scale: 1"=20')

0 10' 20' 30' 40'

Tree Symbol Legend

Evergreen Trees for Interior Requirements

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18 DOGWOOD SW | GRAND RAPIDS | MI 49503 | 616.459.5600 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:
DESIGN SCAPES
Residential and Commercial Landscape Design
7387 - 40th Avenue Hudsonville, Michigan 49426
616.662.9504

STATE OF MICHIGAN
JOYCE E WEISE
LANDSCAPE ARCHITECT
No. 1202
REGISTERED LANDSCAPE ARCHITECT

Landscape Plan Drawn By:
Joyce E. Weise PLA, ASLA

MILLBROOK
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MARSHALL, MI 49068

DEVELOPER:
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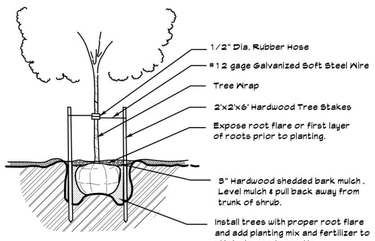
	09/22/25	REVIEW
	08/15/25	PRELIMINARY REVIEW

SHEET TITLE

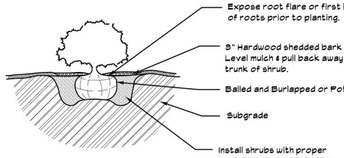
Landscape Detail Plan
Buildings C

DRAWING NO.

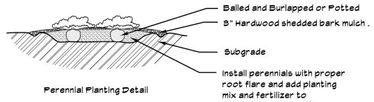
L-102



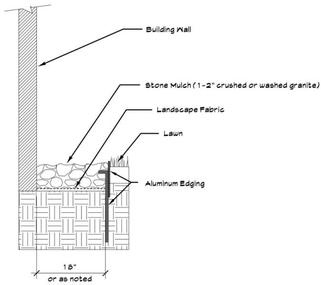
Deciduous Trees 3" Caliper and Smaller



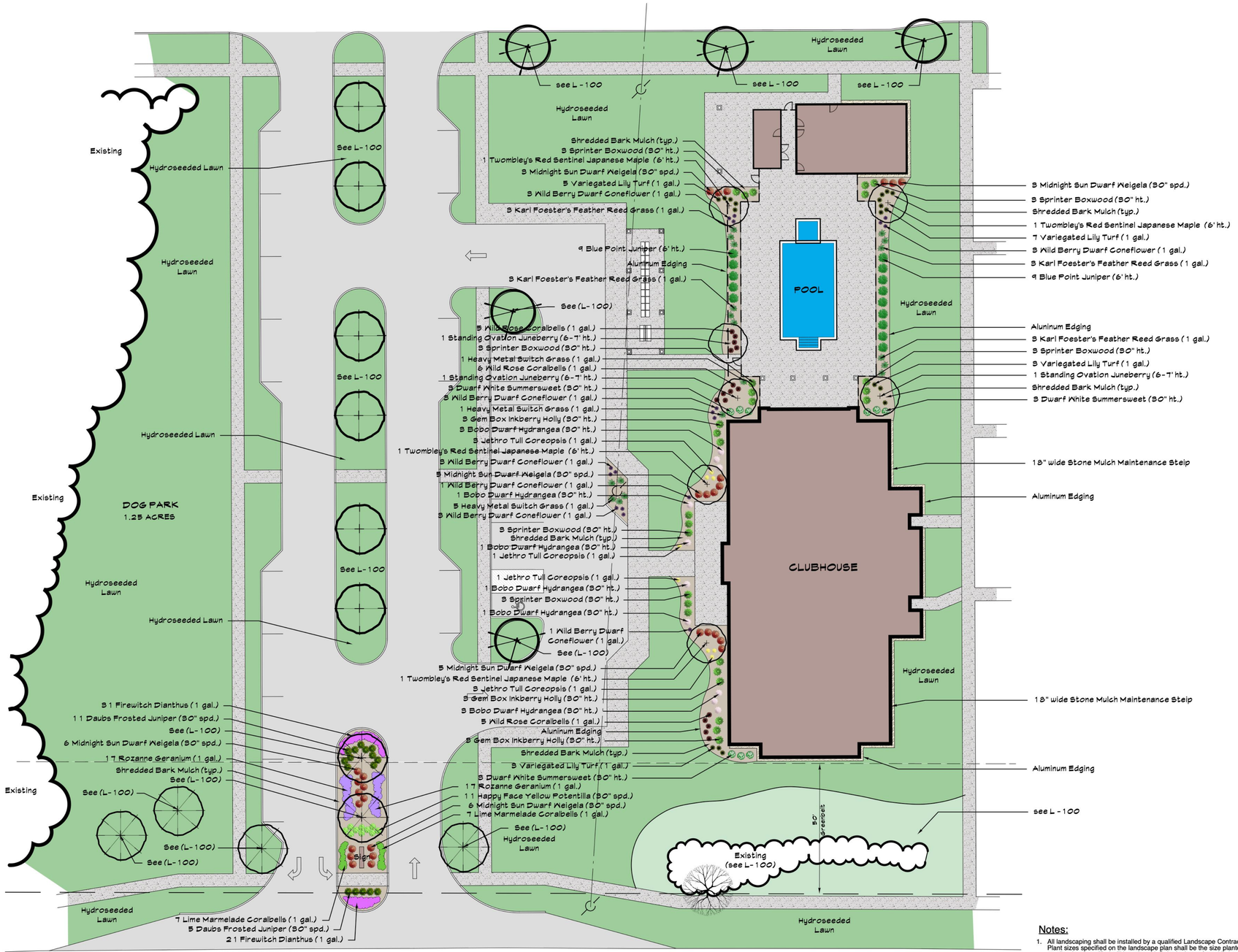
Shrub Planting Detail



Perennial Planting Detail



Maintenance Strip Detail



Tree Symbol Legend

- Deciduous Trees for Parking Requirements
- Deciduous Trees for Interior Requirements
- Ornamental DeciduousTrees for Interior Requirements
- Existing Trees
- Deciduous Trees for Front Yard Requirements
- Narrow Evergreen Trees for Interior Requirements

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Landscape Plan
(scale: 1"=20')

0 10' 20' 50' 40'

North

811 Know what's below. Call before you dig.

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	09/22/25	REVIEW
	09/05/25	REVIEW

SHEET TITLE

Site Landscape Plan
Club House & Dog Park

DRAWING NO.

L-103

Ordinance Calculations

Article 5.15 Landscaping and Screening Standards

6. Interior Landscaping: interior landscaping area exclusive of any other required landscaping shall be provided, consisting of at least 5% of total lot area.

Required: One deciduous, ornamental tree or evergreen tree per 400 sq. ft. of required interior landscaping. One shrub per 250 sq. ft. of interior landscaping.
Trees: (66,842.56/400) 167 Trees
Shrubs: (66,842.56/250) 268 Shrubs

Provided: Based on 66,841.56 sq. ft. (1,336,83 1.2 x 5%) of interior landscape area.
Trees: (66,842.56/400) 177 Trees
Shrubs: (66,842.56/250) 1428 Shrubs

7. Parking Lot Landscaping:

A. Perimeter screening: Off-street parking area shall be effectively screened from a residential district or street right-of-way.
Provided: 30" tall evergreen shrub screen

B iii. Landscaping within parking lots: One deciduous canopy tree per 10 spaces
Required: Based on 472 spaces/10 = 47.2
Provided: Based on 472 spaces/10 = 48

8a. Greenbelt:

A greenbelt, minumum width of 10' wide, shall be provided and contain one deciduous tree and four shrubs per 40 ln. ft. of street frontage.

Required based on 1678 ln. ft. /40 = 41.95: 41. 95 trees and 167.8 shrubs.

Provided: 43 trees (31 proposed trees and 12 existing tree credits), existing vegetation and a proposed prairie style meadow.

Tree List

Total	Common Name	Latin Name	Planted Size	Sheet	Ordinance	Ordinance Proposed Quantity
12	Sunburst Honey Locust	Gleditsia triacanthos 'Suncole'	2 1/2" cal.	L-100	7. B iii Parking	12 for parking
21	Ginkgo Tree	Ginkgo biloba	2 1/2" cal.	L-100	7. B iii Parking	21 for parking
15	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	2 1/2" cal.	L-100	7. B iii Parking	15 for parking
						48 total trees for parking
7	Black Gum	Nyssa sylvatica	2 1/2" cal.	L-100	6. Interior land.	7 for interior landscaping
9	Red Oak	Quercus rubra	2 1/2" cal.	L-100	6. Interior land.	9 for interior landscaping
6	Crimson Sunset Maple	Acer truncatum x A. platanoides	2 1/2" cal.	L-100	6. Interior land.	6 for interior landscaping
4	Greenspire Linden	Tilia cordata 'Greenspire'	2 1/2" cal.	L-100	6. Interior land.	4 for interior landscaping
7	Redpointe Maple	Acer rubrum 'Frank Jr.'	2 1/2" cal.	L-100	6. Interior land.	7 for interior landscaping
8	Douglas Fir	Pseudotsuga menziesii	6' Height	L-100	6. Interior land.	8 for interior landscaping
20	Black Hills Spruce	Picea glauca var. densata	6' Height	L-100	6. Interior land.	20 for interior landscaping
19	Vanderwolf Pine	Pinus flexilis 'Vanderwolf'	6' Height	L-100	6. Interior land.	19 for interior landscaping
28	Royal Raindrops Flowering Crab	Malus 'Royal Raindrops'	2" cal.	L-100	6. Interior land.	16+12 for interior landscaping
16	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	2 1/2" cal.	L-101	6. Interior land.	16 for interior landscaping
8	Pink Flowering Dogwood	Cornus floribunda 'rubra'	2" cal.	L-101	6. Interior land.	8 for interior landscaping
4	Tuombly's Red Japanese Maple	Acer palmatum 'Tuombly's Red Sentinel'	2" cal.	L-103	6. Interior land.	4 for interior landscaping
3	Standing Ovation Juneberry	Amelanchier alnifolia 'Obelisk'	2" cal.	L-103	6. Interior land.	3 for interior landscaping
6	Spartan Juniper	Juniperus Chinensis 'Spartan'	6' Height	L-102	6. Interior land.	6 for interior landscaping
24	Blue Point Juniper	Juniperus chinensis 'Blue Point'	6' Height	L-103	6. Interior land.	18+6 for interior landscaping
8	Moonglow Blue Upright Juniper	Juniperus scopulorum 'Moonglow'	6' height	L-101	6. Interior land.	8 for interior landscaping
						177 total trees for interior land.
10	Redpointe Maple	Acer rubrum 'Frank Jr.'	2 1/2" cal.	L-100	8a. Frontage	10 for frontage landscaping
10	Pyramidal European Hornbeam	Carpinus betulus 'Fastigata'	2 1/2" cal.	L-100	8a. Frontage	10 for frontage landscaping
5	Greenspire Linden	Tilia cordata 'Greenspire'	2 1/2" cal.	L-100	8a. Frontage	5 for frontage landscaping
6	Crimson Sunset Maple	Acer truncatum x A. platanoides	2 1/2" cal.	L-100	8a. Frontage	6 for frontage landscaping
2	Existing Trees		48" cal.	L-100	8a. Frontage	6 for frontage landscaping
3	Existing Trees		12" cal.	L-100	8a. Frontage	6 for frontage landscaping
						43 total trees for frontage land.

(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)

Shub List

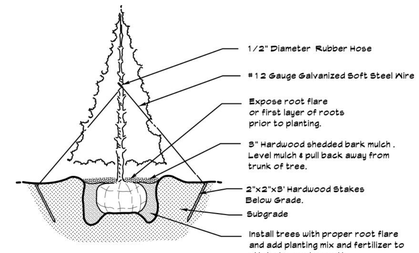
Total	Common Name	Latin Name	Planted Size	Sheet	Ordinance	Ordinance Proposed Quantity
26	Gem Box Inkberry Holly	Ilex glabra 'Gem Box'	30" ht.	L-100	7. B iii Parking	26 for parking screening
8	Moonglow Blue Upright Juniper	Juniperus scopulorum 'Moonglow'	5' height	L-101	6. Interior land.	8 for interior landscaping
212	Show Off Forsythia	Forsythia x intermedia 'Show Off'	30" ht.	L-101&102	6. Interior land.	48+36+32+18+78 for interior land
138	Gem Box Inkberry Holly	Ilex glabra 'Gem Box'	30" ht.	L-101	6. Interior land.	48+36+36+18 for interior land
301	Sprinter Boxwood	Buxus microphylla 'Bulthouse'	30" ht.	L-101/102/103	6. Interior land.	32+24+8+216+21 for interior land
190	Midnight Sun Dwarf Weigela	Weigela florida 'Verweig9'	30" ht.	L-101/102/103	6. Interior land.	48+36+78+28 for interior land
166	Dwarf White Summersweet	Clethra alnifolia 'Hummingbird'	30" ht.	L-101/102/103	6. Interior land.	48+15+22+72+9 for interior land
36	Little Henry Itea	Itea virginica 'Sprich'	30" ht.	L-101	6. Interior land.	36 for interior landscaping
4	Soft Serve Chamacyparis	Chamacyparis pisifera	5' height	L-101	6. Interior land.	4 for interior landscaping
24	Double Play Red Spirea	Spirea japonica 'Double Play Red'	30" ht.	L-101	6. Interior land.	24 for interior landscaping
82	Bobo Dwarf Hydrangea	Hydrangea paniculata 'Bobo'	30" ht.	L-102&103	6. Interior land.	72+10 for interior landscaping
240	Gem Box Inkberry Holly	Ilex glabra 'Gem Box'	30" ht.	L-102&103	6. Interior land.	234+6 for interior landscaping
16	Doubs Frosted Juniper	Juniperus chinensus 'Doubs Frosted'	30" ht.	L-103	6. Interior land.	16 for interior landscaping
11	Happy Place Yellow Potentilla	Potentilla fruticosa 'Happy Place'	30" ht.	L-103	6. Interior land.	11 for interior landscaping
						1428 total shrubs for interior land

(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)

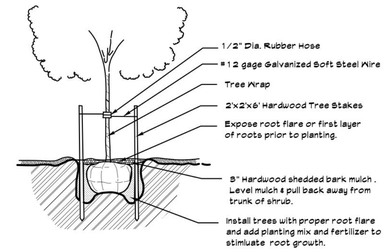
Perennial List

Quantity	Common Name	Latin Name	Planted Size
48	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	1 gal.
223	Wildberry Dwarf Cone Flower	Echinacea purpurea 'Pow Wow Wildberry'	1 gal.
104	Jethro Tull Coreopsis	Coreopsis 'Jethro Tull'	1 gal.
88	Wild Rose Coral Bells	Heuchera x 'Wild Rose'	1 gal.
54	Variegated Lily Turf	Lirope 'Silvery Sunproof'	1 gal.
14	Lime Marmelade Coral Bells	Heuchera x 'Lime Marmelade'	1 gal.
52	Firewitch Dianthus	Dianthus gratianapolitanus 'Feueuhexe'	1 gal.
34	Rozanne Geranium	Geranium 'Rozanne'	1 gal.
12	Karl Foerster's Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 gal.

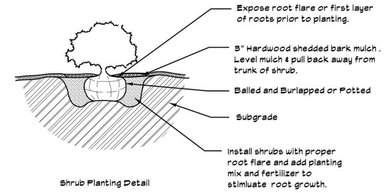
(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)



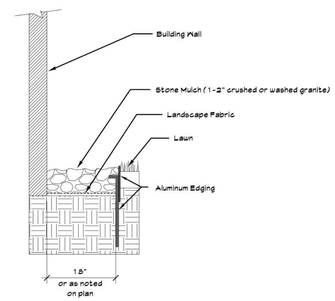
Evergreen Planting Detail-5' and Taller



Deciduous Trees 3" Caliper and Smaller



Shrub Planting Detail



Maintenance Strip Detail

Notes:

1. All landscaping shall be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller then specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
2. All plantings shall be mulched with 3" shredded premium hardwood bark mulch. Trees in lawn areas shall receive a 6' diameter bark ring 3" deep.
3. The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burlap. Remove excess soil on the top of the root ball to expose the root flare or first layer of roots prior to planting. Use a wire cutter to make 3–5 cuts in the wire basket to allow roots to grow through.
4. When planting trees in the lawn area or on the berm the existing soil within a 10 foot diameter shall be loosened by tilling or similar and amended with composted manure or peat at a depth of 6–12".
5. Planting areas shall be edged with aluminum edging to define a border for the shedded bark mulch and stone mulch as labeled on the building landscape detail plan.
6. Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and provide 1" of water per week during the growing season.
7. Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

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DeStigter Architecture
18 DOCDROCH SW | GRAND RAPIDS | MI 49503 | 616.459.5800 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANTS:
DESIGN SCAPES
Residential and Commercial Landscape Design
7351 - 40th Avenue Hudsonville, Michigan 49426
616-662-8908

STATE OF MICHIGAN
JOYCE E WEISE
LANDSCAPE ARCHITECT
No. 1202
REGISTERED LANDSCAPE ARCHITECT

Landscape Plan Drawn By:
Joyce E. Weise PLA, ASLA

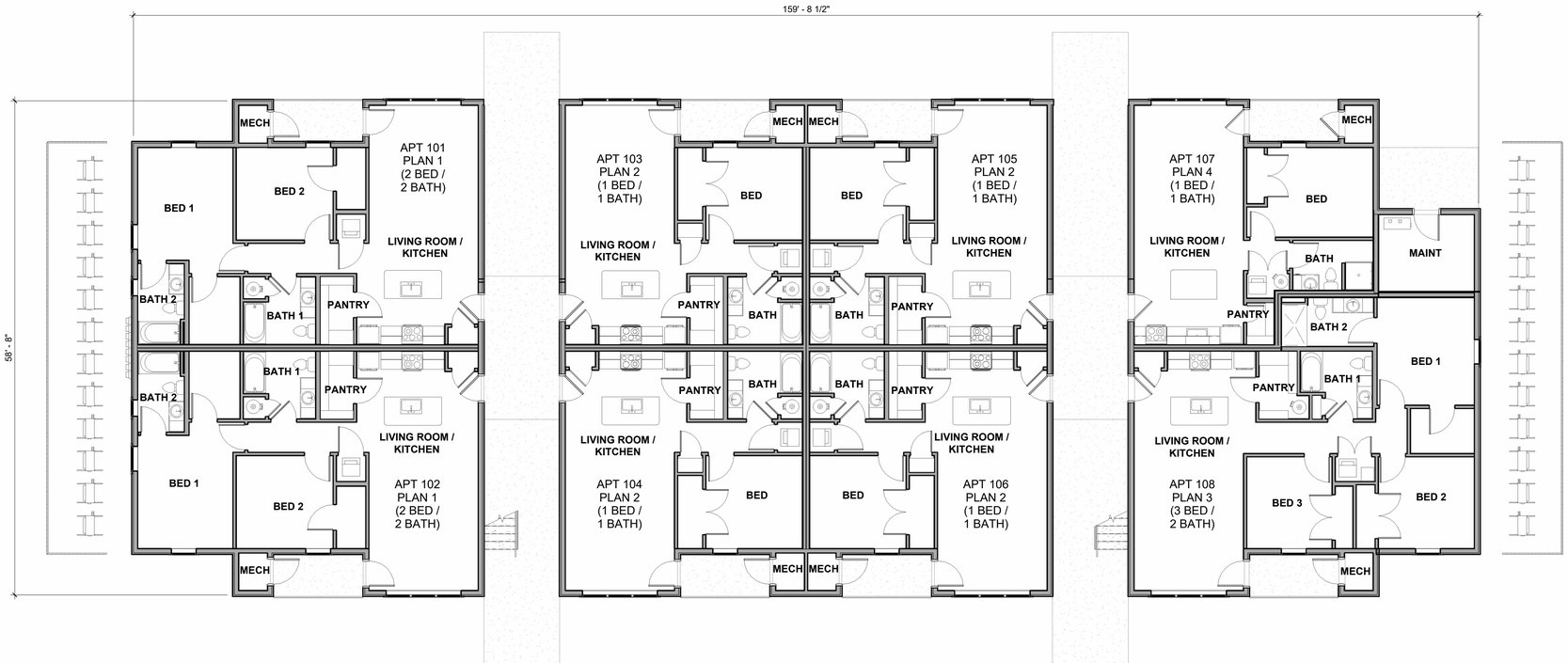
MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
	11/17/25	SITE PLAN REVIEW - RESUBMITTAL
	09/22/25	REVIEW
	08/15/25	PRELIMINARY REVIEW

SHEET TITLE
Plant Lists & Details

DRAWING NO.
L-104



1 1ST FLOOR - OVERALL - Bldg A
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG A - 1ST FLOOR					
Name	Qty.	1 Bedroom	2 Bedroom	3 Bedroom	Area
Corridor 1	1	No	No	No	526 SF
Corridor 2	1	No	No	No	526 SF
MAINT.	1	No	No	No	126 SF
Plan 1	2	No	Yes	No	2354 SF
Plan 2	4	Yes	No	No	3466 SF
Plan 3	1	No	No	Yes	1331 SF
Plan 4	1	Yes	No	No	801 SF
Grand total: 11					9129 SF

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59 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5500 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

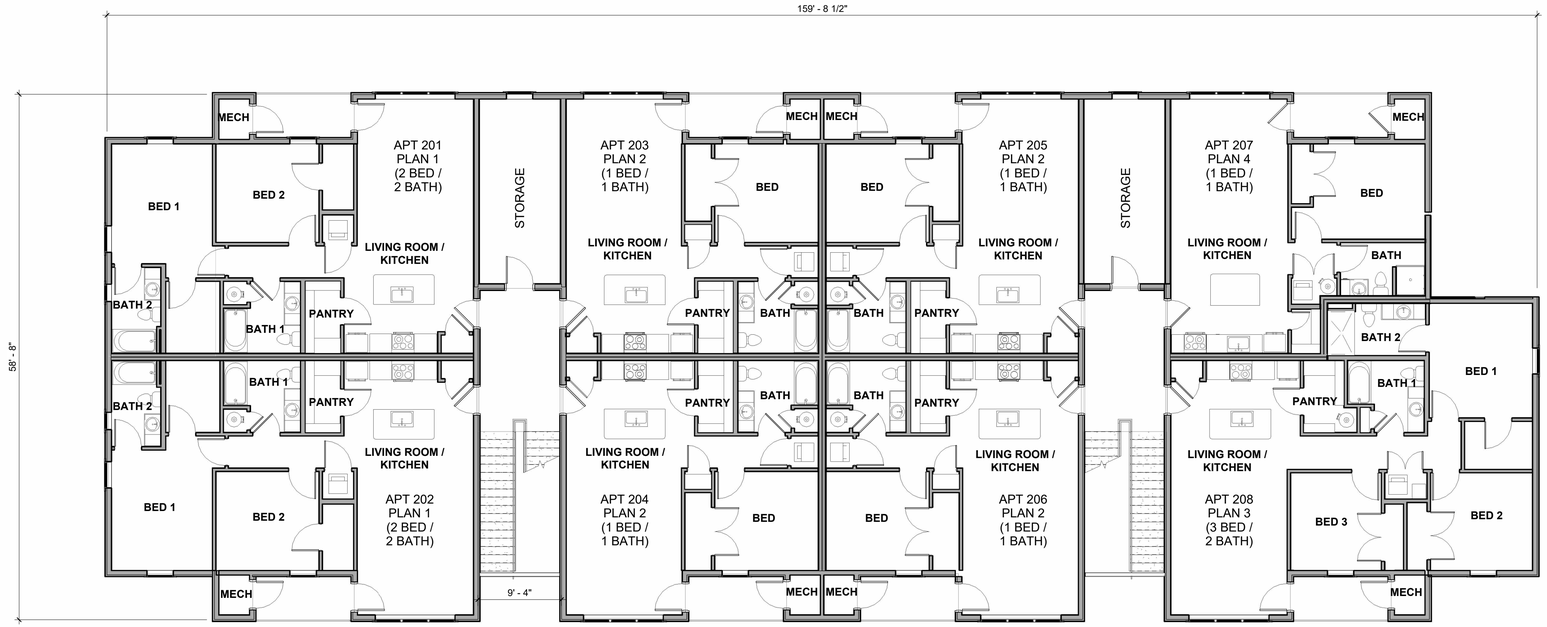
MARK:	DATE:	ISSUED FOR:
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

FIRST FLOOR PLAN - BLDG A - OVERALL

DRAWING NO.

A-101-A



1 2ND FLOOR - OVERALL - Bldg A
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG A - 2ND FLOOR

Name	Qty.	1 Bedroom	2 Bedroom	3 Bedroom	Area
Plan 1	2	No	Yes	No	2345 SF
Plan 2	4	Yes	No	No	3449 SF
Plan 3	1	No	No	Yes	1334 SF
Plan 4	1	Yes	No	No	797 SF
Stair 1	1	No	No	No	285 SF
Stair 2	1	No	No	No	285 SF
Storage	2	No	No	No	428 SF
Grand total: 12					8922 SF

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CONSULTANT:

SEAL:

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NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

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GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
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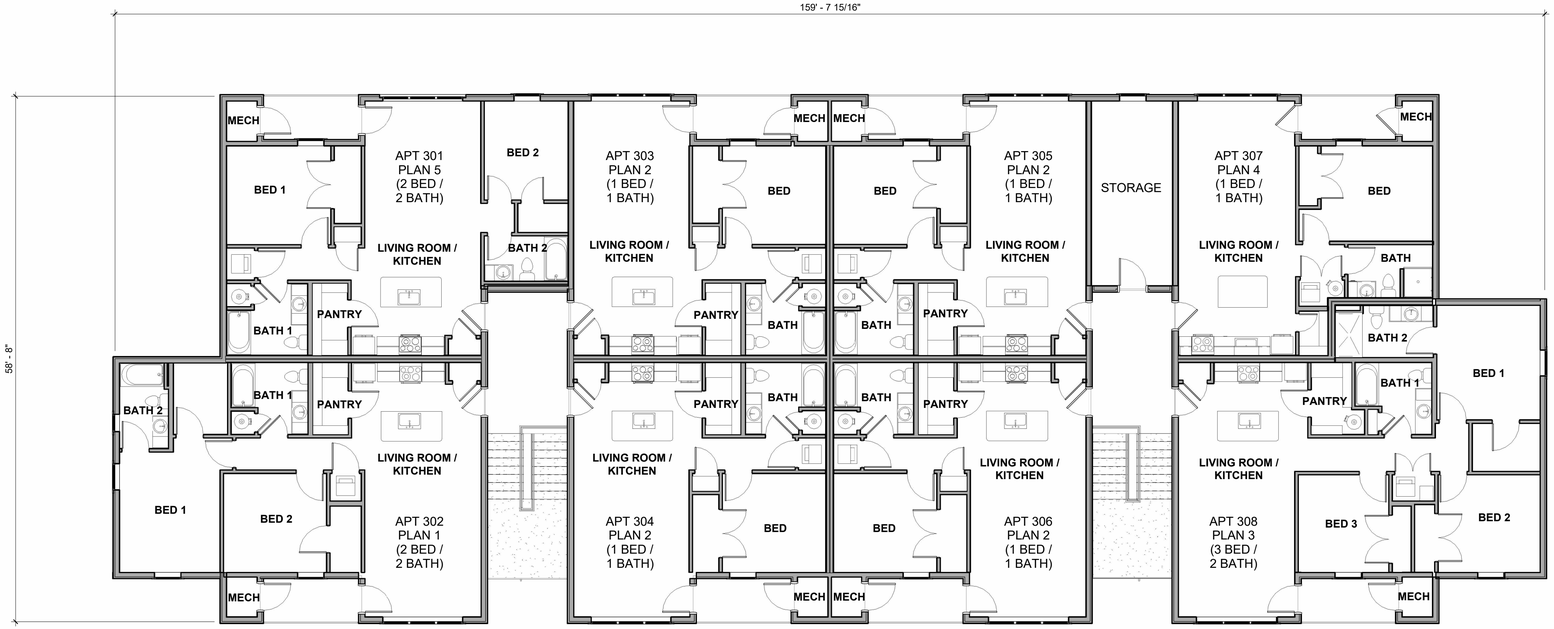
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

SECOND FLOOR PLAN - BLDG A - OVERALL

DRAWING NO.

A-102-A



1 3RD FLOOR - OVERALL - Bldg A
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG A - 3RD FLOOR					
Name	Qty.	1 Bedroom	2 Bedroom	3 Bedroom	Area
Plan 1	1	No	Yes	No	1180 SF
Plan 2	4	Yes	No	No	3448 SF
Plan 3	1	No	No	Yes	1334 SF
Plan 4	1	Yes	No	No	796 SF
Plan 5	1	No	Yes	No	1088 SF
Stair 1	1	No	No	No	285 SF
Stair 2	1	No	No	No	285 SF
Storage	1	No	No	No	214 SF
Grand total: 11					8631 SF

DeStigter Architecture
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CONSULTANT:

SEAL:

MILLBROOK
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MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE
THIRD FLOOR PLAN - BLDG A - OVERALL

DRAWING NO.
A-103-A

Keynote Legend	
Key Value	Keynote Text
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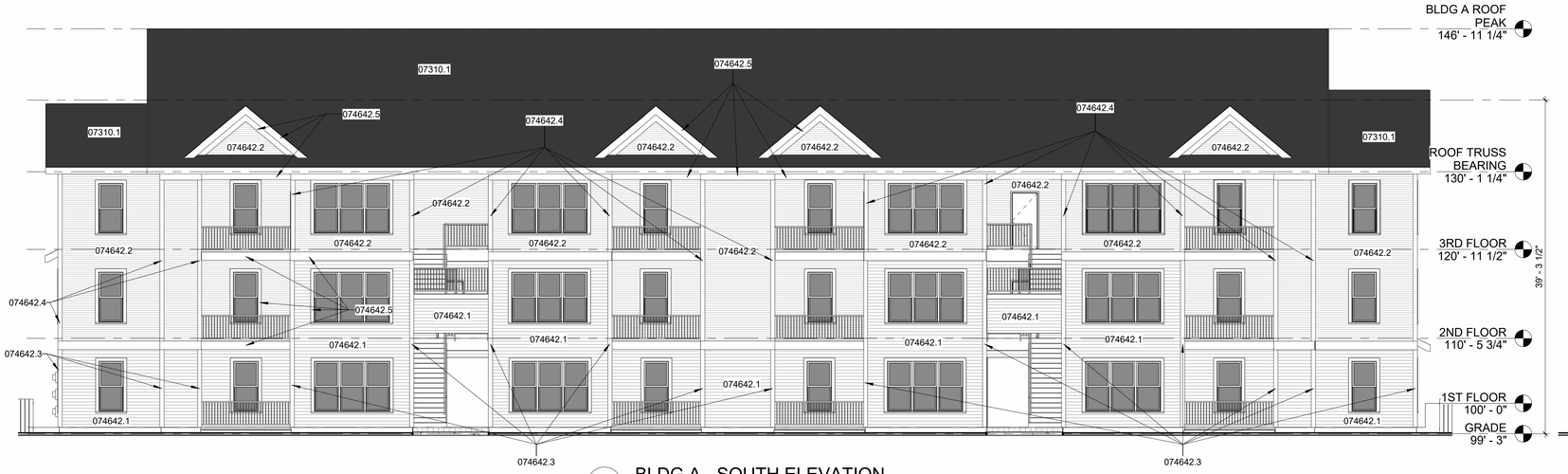
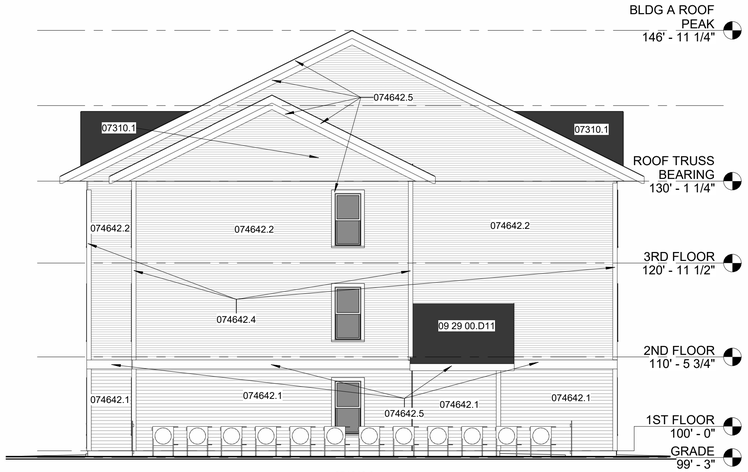
07310.1	Asphalt Shingles
074642.1	Vinyl Siding - 4" Clapboard - Color 1
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.3	LP Trim - Color 1
074642.4	LP Trim - Color 2
074642.5	LP Trim - Color 3

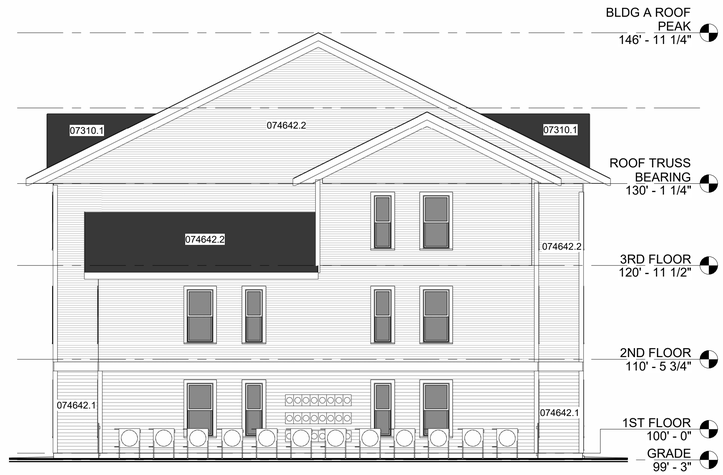


4 BLDG A - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG A - EAST ELEVATION
1/8" = 1'-0"

2 BLDG A - NORTH ELEVATION
1/8" = 1'-0"



1 BLDG A - WEST ELEVATION
1/8" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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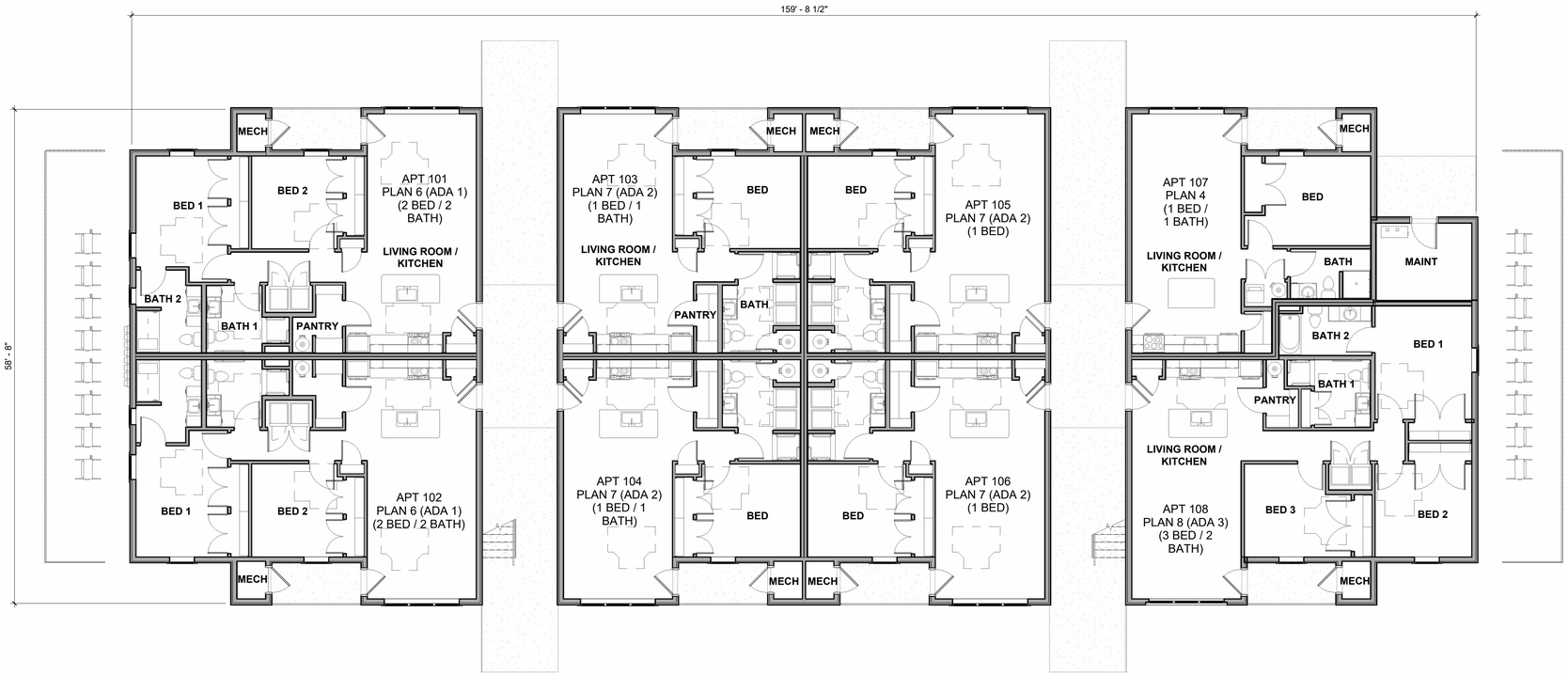
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

EXTERIOR ELEVATIONS - BLDG A

DRAWING NO.

A-201-A



1 1ST FLOOR - OVERALL - Bldg B
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG B - 1ST FLOOR

Name	Qty.	1 Bedroom	2 Bedroom	3 Bedroom	Area
Corridor 1	1	No	No	No	526 SF
Corridor 2	1	No	No	No	526 SF
MAINT.	1	No	No	No	126 SF
Plan 4	1	Yes	No	No	801 SF
Plan 6 (ADA 1)	2	No	Yes	No	2354 SF
Plan 7 (ADA 2)	4	Yes	No	No	3466 SF
Plan 8 (ADA 3)	1	No	No	Yes	1331 SF
Grand total: 11					9129 SF

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MILLBROOK
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MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
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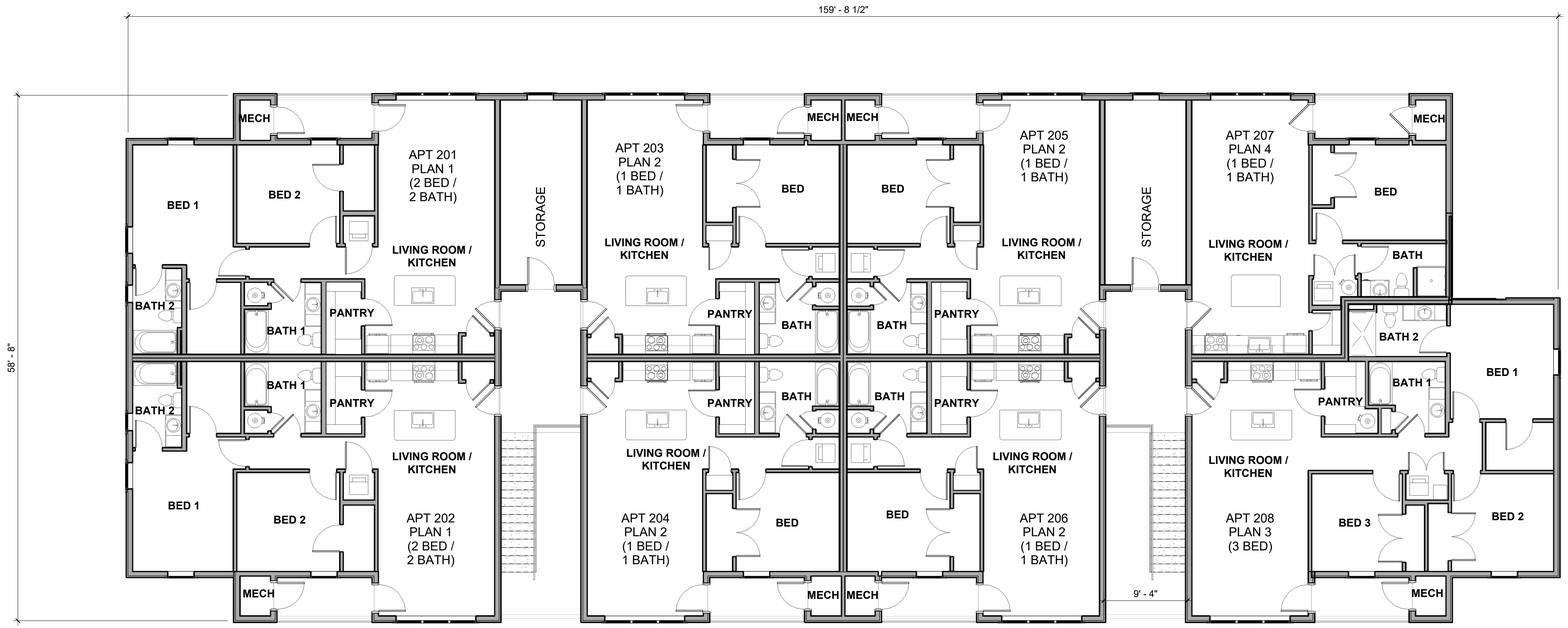
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE
FIRST FLOOR PLAN - BLDG B - OVERALL

DRAWING NO.
A-101-B



1 2ND FLOOR - OVERALL - Bldg B
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG B - 2ND FLOOR

Name	Qty.	1 Bedroom	2 Bedroom	3 Bedroom	Area
Plan 1	2	No	Yes	No	2345 SF
Plan 2	4	Yes	No	No	3448 SF
Plan 3	1	No	No	Yes	1335 SF
Plan 4	1	Yes	No	No	796 SF
Stair 1	1	No	No	No	285 SF
Stair 2	1	No	No	No	285 SF
Storage	2	No	No	No	422 SF
Grand total: 12					8915 SF

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CONSULTANT:

SEAL:

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NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

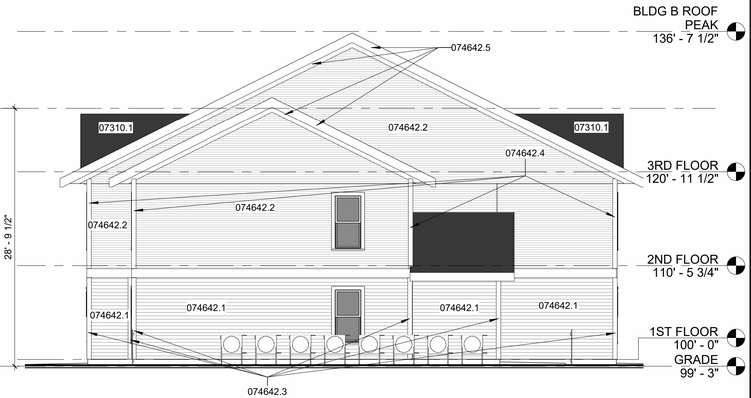
MARK:	DATE:	ISSUED FOR:
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE
SECOND FLOOR PLAN - BLDG B - OVERALL

DRAWING NO.
A-102-B

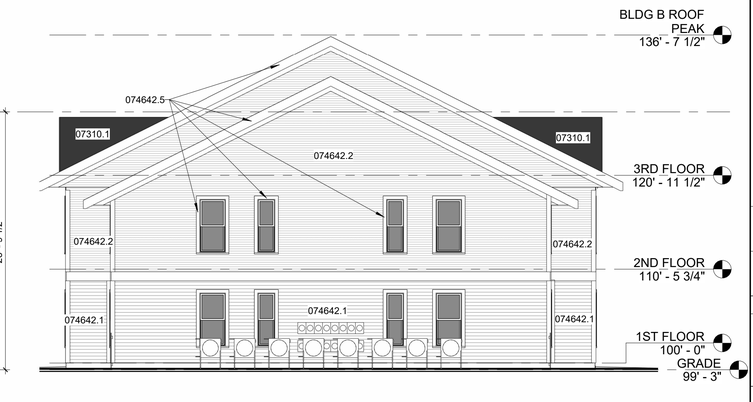
Keynote Legend	
Key Value	Keynote Text
09 29 00.D11	
07310.1	Asphalt Shingles
074642.1	Vinyl Siding - 4" Clapboard - Color 1
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.3	LP Trim - Color 1
074642.4	LP Trim - Color 2
074642.5	LP Trim - Color 3

4 BLDG B - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG B - EAST ELEVATION
1/8" = 1'-0"

2 BLDG B - NORTH ELEVATION
1/8" = 1'-0"



1 BLDG B - WEST ELEVATION
1/8" = 1'-0"

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59 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5820 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:

SEAL:

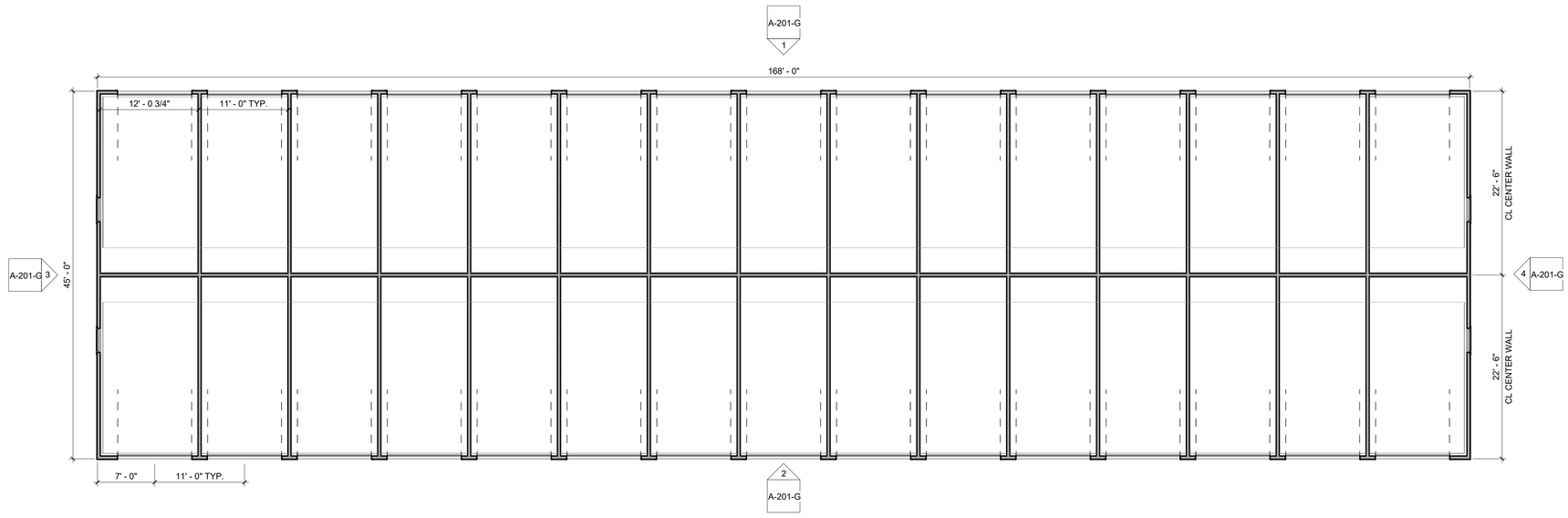
MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG B

DRAWING NO.
A-201-B



1 FLOOR PLAN - BLDG G
1/8" = 1'-0"

Bldg G Area			
Name	Qty	Typ. Stall Area	Bldg Area
STANDARD STALL	30	252 SF	7559.19 SF

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MARSHALL, MI 49068

DEVELOPER:
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MARK:	DATE:	ISSUED FOR:
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

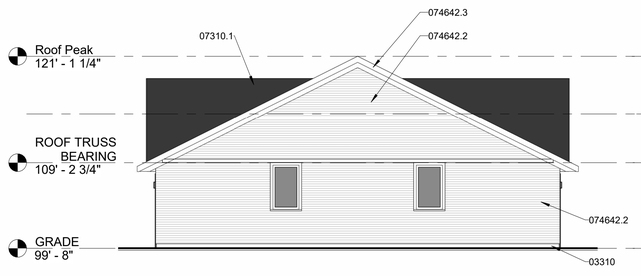
SHEET TITLE

FLOOR PLAN - BLDG G

DRAWING NO.

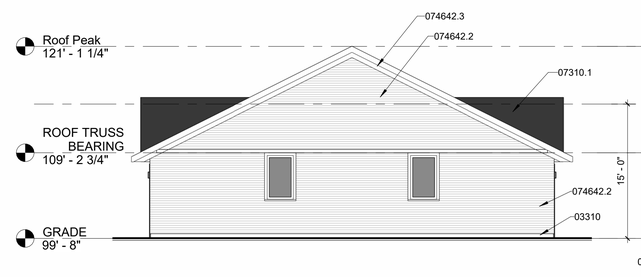
A-101-G

Exterior Elevation Notes	
Keynote #	Keynote Text
03310	Structural Concrete
07310.1	Asphalt Shingles
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.3	LP Trim - Color 1



4 SOUTH ELEVATION - BLDG G
1/8" = 1'-0"

2 WEST ELEVATION - BLDG G
1/8" = 1'-0"



3 NORTH ELEVATION - BLDG G
1/8" = 1'-0"

1 EAST ELEVATION - BLDG G
1/8" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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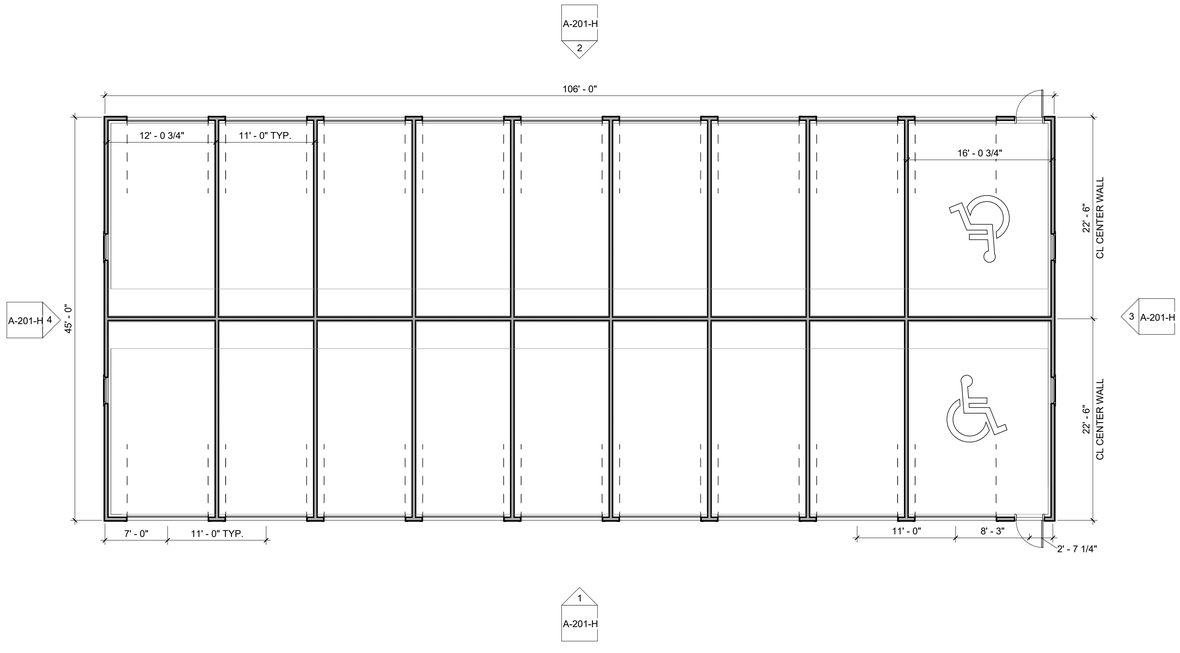
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

EXTERIOR ELEVATIONS - BLDG G

DRAWING NO.

A-201-G



1 FLOOR PLAN - BLDG H
1/8" = 1'-0"

Bldg H Area			
Name	Qty	Typ. Stall Area	Bldg Area
ADA STALL	2	365 SF	731.22 SF
STANDARD STALL	16	252 SF	4028.39 SF
Grand total: 18			4759.6 SF

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920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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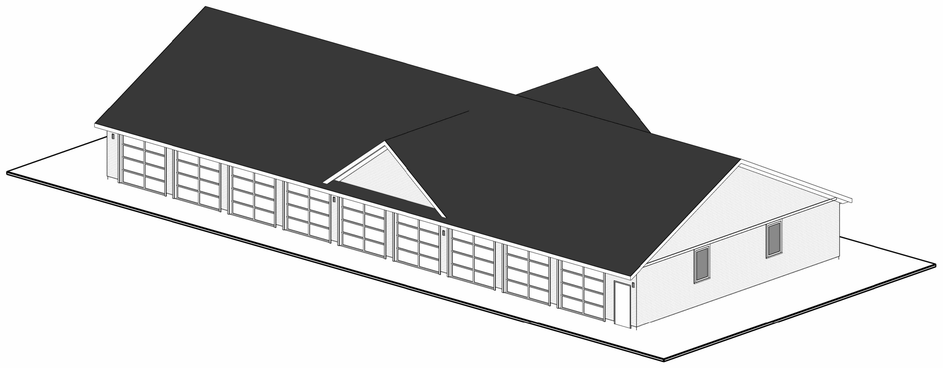
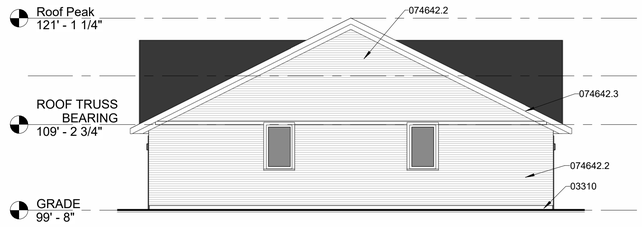
SHEET TITLE
FLOOR PLAN - BLDG H

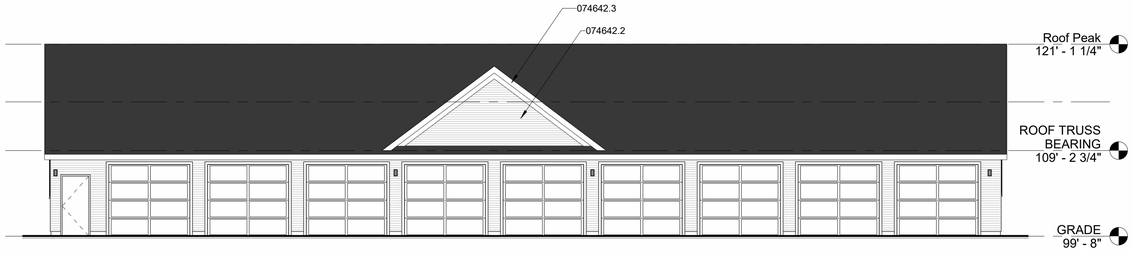
DRAWING NO.
A-101-H



Exterior Elevation Notes	
Keynote #	Keynote Text
03310	Structural Concrete
07310.1	Asphalt Shingles
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.3	LP Trim - Color 1

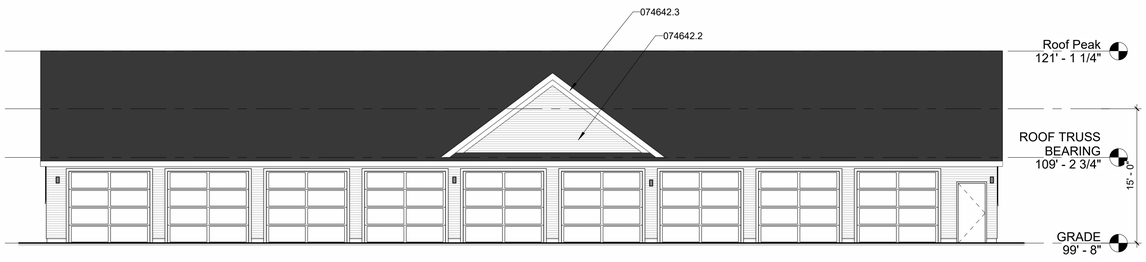


4 NORTH ELEVATION - BLDG H
1/8" = 1'-0"



2 EAST ELEVATION - BLDG H
1/8" = 1'-0"

3 SOUTH ELEVATION - BLDG H
1/8" = 1'-0"



1 WEST ELEVATION - BLDG H
1/8" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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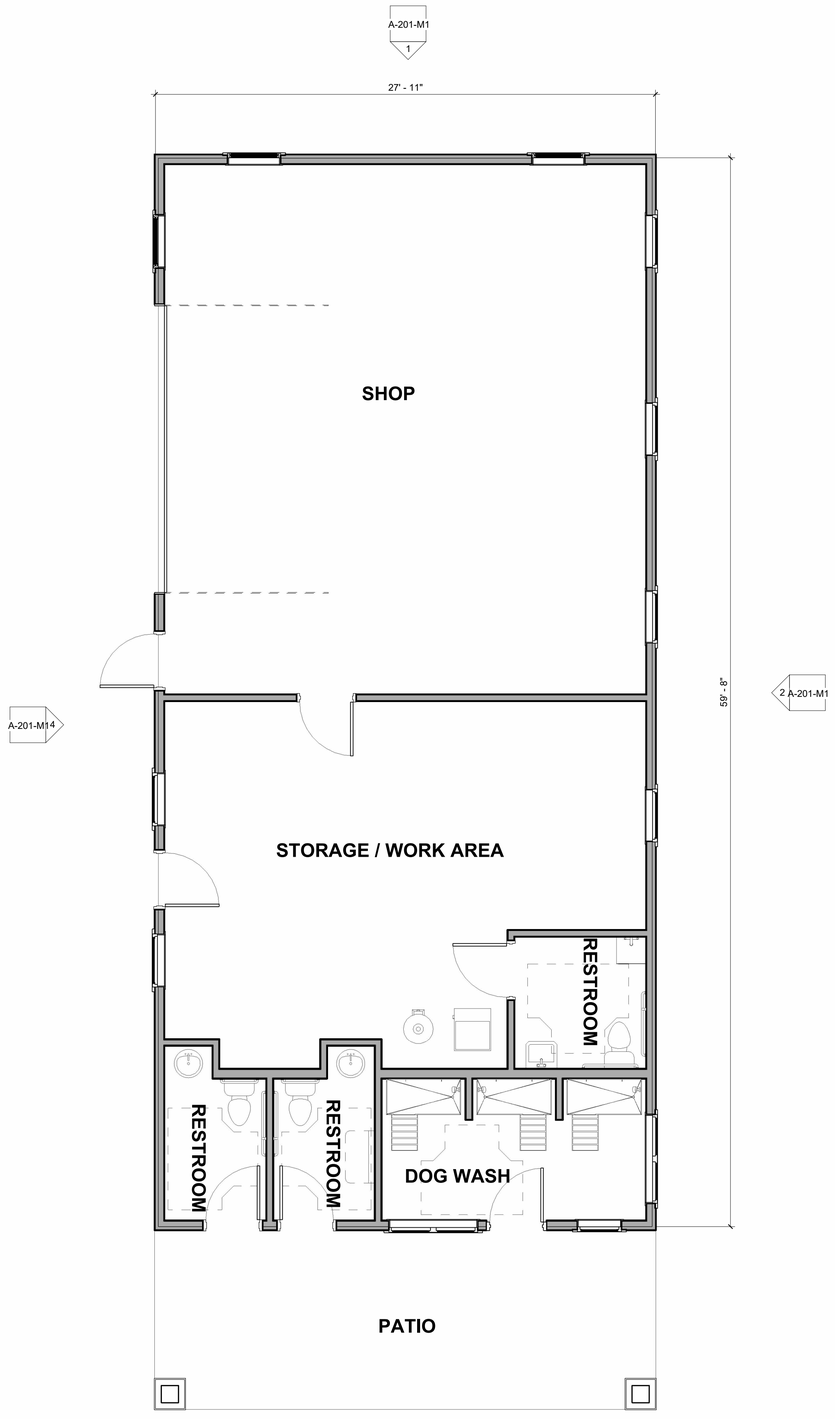
SHEET TITLE

EXTERIOR ELEVATIONS - BLDG H

DRAWING NO.

A-201-H



1 1ST FLOOR - BLDG M1 - OVERALL
1/4" = 1'-0"

Area Schedule	
Name	Area
Shop	850 SF
Storage / Work	513 SF
Restroom 1	64 SF
Restroom 2	62 SF
Restroom 3	58 SF
Dog Wash	135 SF
Grand total: 6	1682 SF

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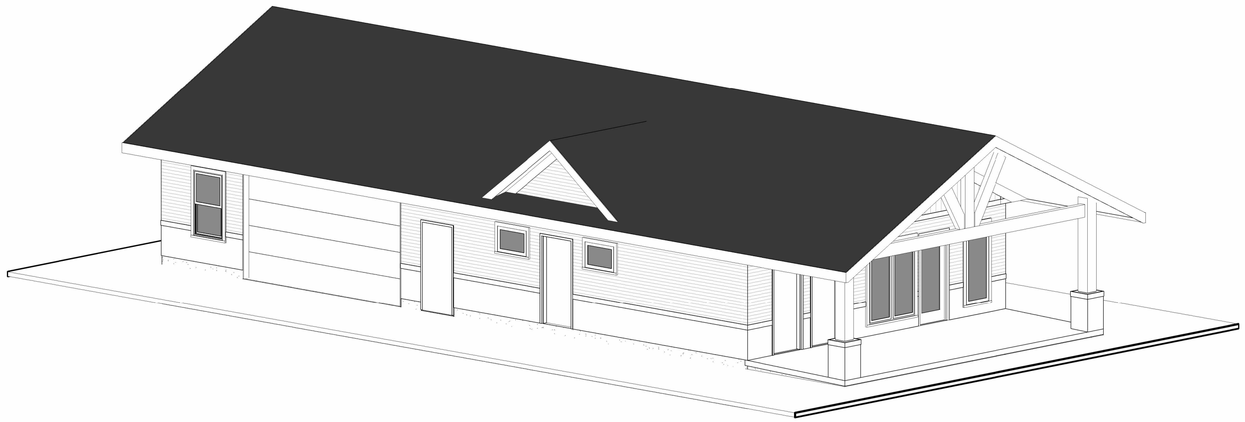
SHEET TITLE

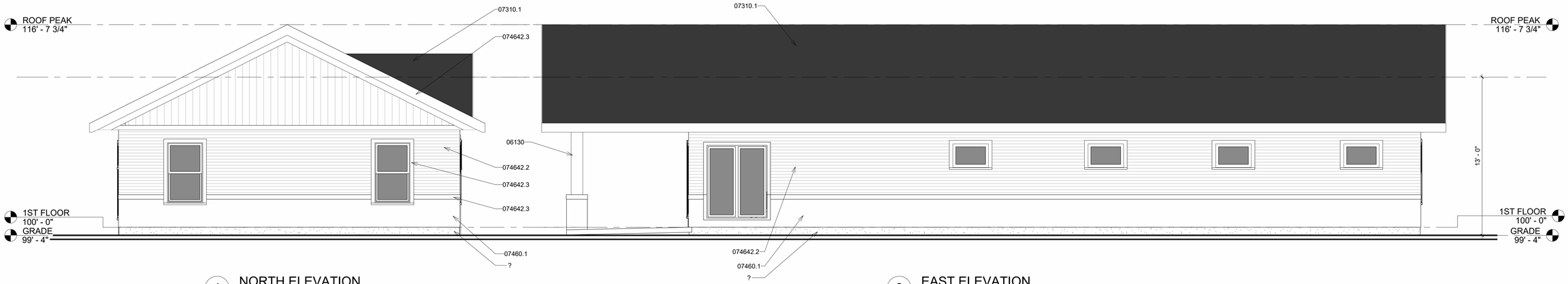
FIRST FLOOR PLAN - BLDG M1 - OVERALL

DRAWING NO.

A-101-M1

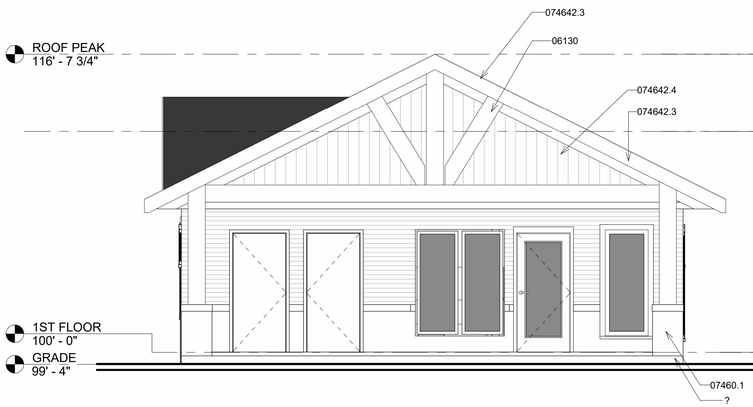
Elevation Notes	
Keynote #	Keynote Text
06130	Heavy Timber Construction
07310.1	Asphalt Shingles
07460.1	Stone or Masonry Wainscotting
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.3	LP Trim - Color 1
074642.4	LP Trim - Color 2





1 NORTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

4 WEST ELEVATION
1/4" = 1'-0"

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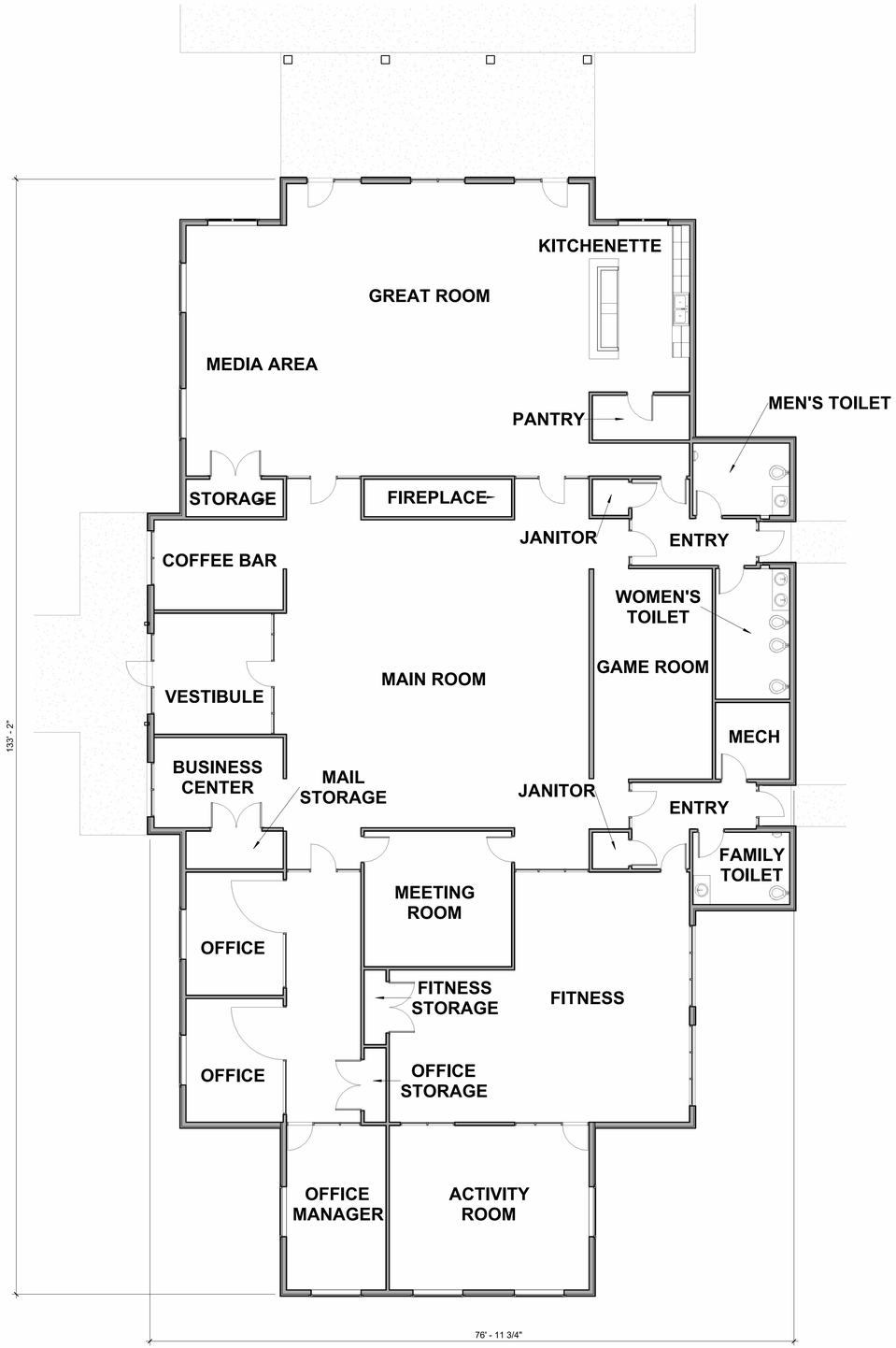
SHEET TITLE

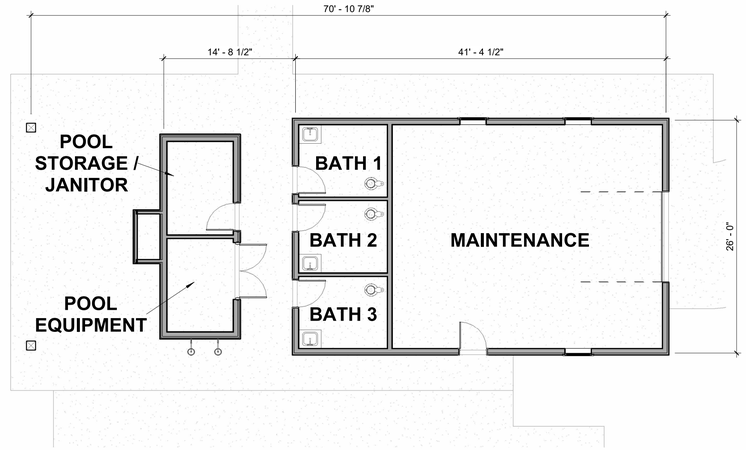
EXTERIOR ELEVATIONS - BLDG M1

DRAWING NO.

A-201-M1



1 1ST FLOOR - CLUBHOUSE
1/8" = 1'-0"



2 1ST FLOOR - POOL HOUSE
1/8" = 1'-0"

Poolhouse Room Schedule		
Name	Qty.	Area
BATH 1	1	80 SF
BATH 2	1	80 SF
BATH 3	1	80 SF
MAINTENANCE	1	754 SF
POOL EQUIPMENT	1	77 SF
POOL STORAGE / JANITOR	1	77 SF
Grand total: 6		1148 SF

Clubhouse Room Schedule		
Name	Qty.	Area
ACTIVITY ROOM	1	468 SF
BUSINESS CENTER	1	169 SF
COFFEE BAR	1	169 SF
ENTRY	2	233 SF
FAMILY TOILET	1	100 SF
FIREPLACE	1	79 SF
FITNESS	1	900 SF
FITNESS STORAGE	1	23 SF
GAME ROOM	1	405 SF
GREAT ROOM	1	1308 SF
JANITOR	2	38 SF
KITCHENETTE	1	233 SF
LEASING WAITING AREA	1	266 SF
MAIL STORAGE	1	52 SF
MAIN ROOM	1	1527 SF
MECH	1	82 SF
MEDIA AREA	1	359 SF
MEETING ROOM	1	285 SF
MEN'S TOILET	1	100 SF
OFFICE	2	342 SF
OFFICE MANAGER	1	233 SF
OFFICE STORAGE	1	23 SF
PANTRY	1	62 SF
STORAGE	1	52 SF
VESTIBULE	1	207 SF
WOMEN'S TOILET	1	139 SF
Grand total: 29		7855 SF

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CONSULTANT:

SEAL:

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MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
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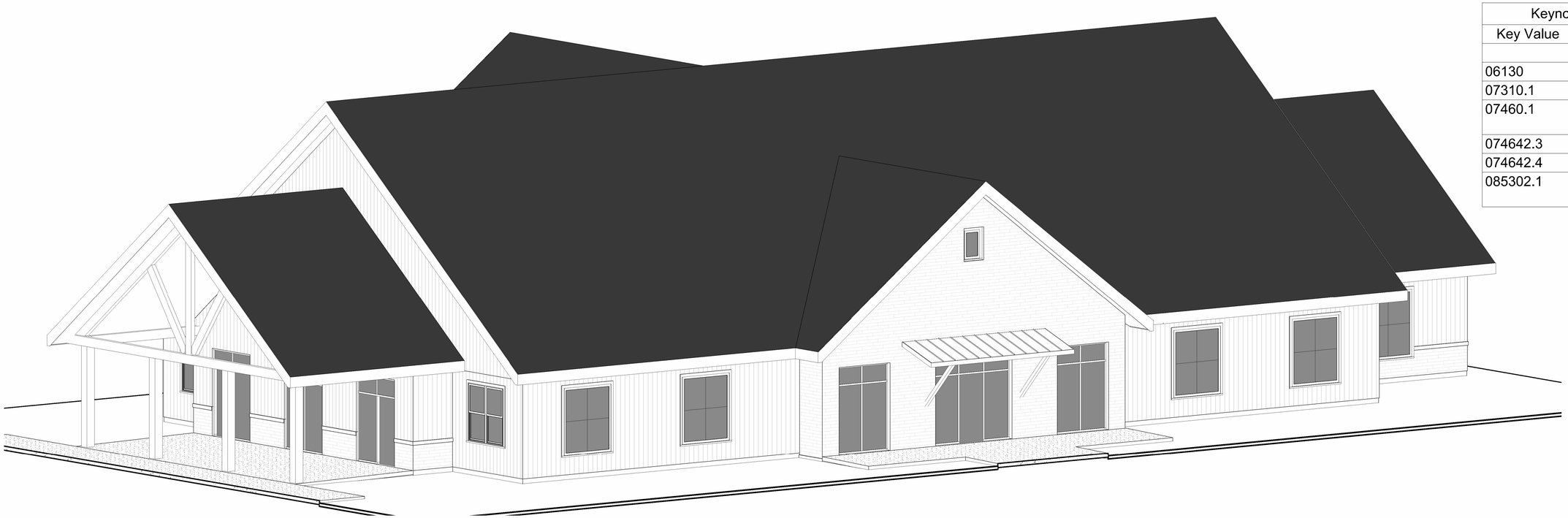
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

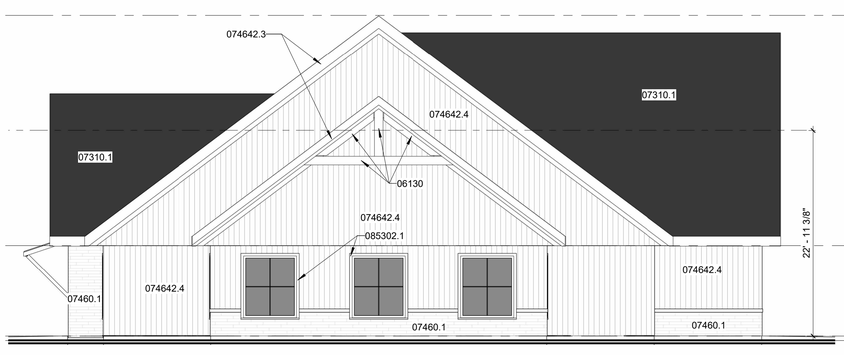
FIRST FLOOR PLAN - BLDG N1 (CLUBHOUSE) - OVERALL

DRAWING NO.

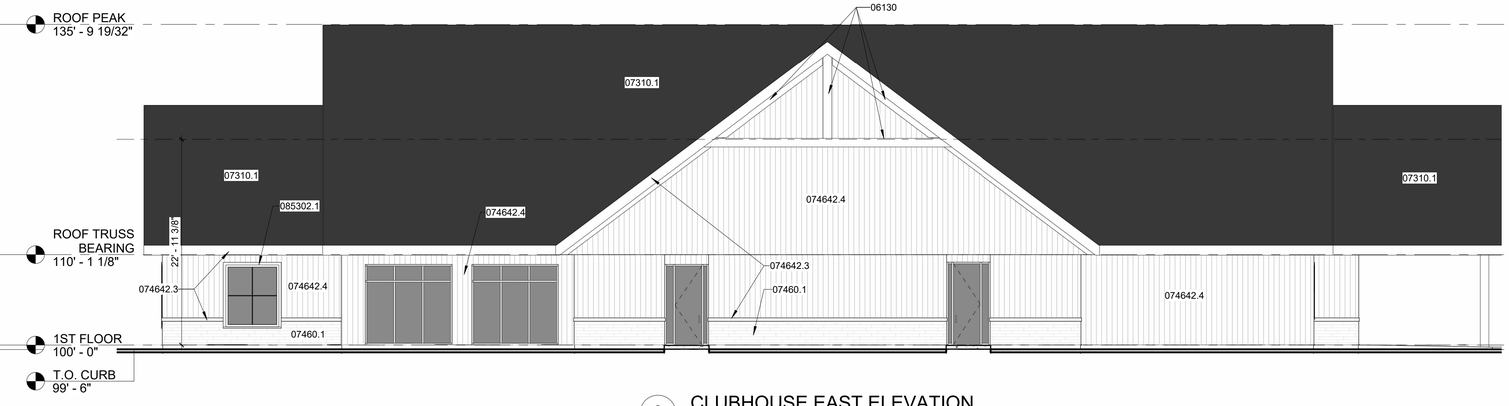
A-101-N



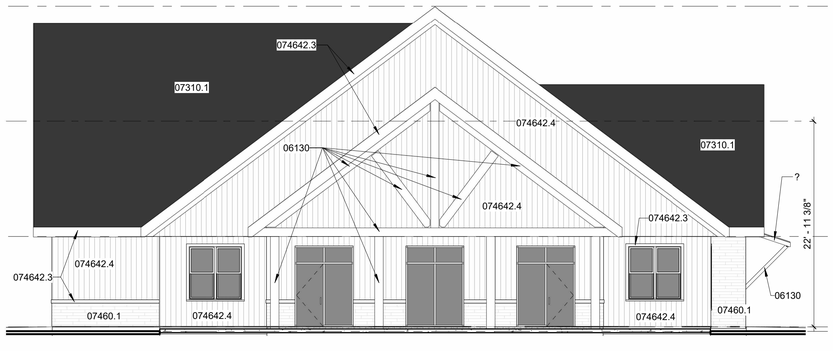
Keynote Legend - Clubhouse	
Key Value	Keynote Text
06130	Heavy Timber Construction
07310.1	Asphalt Shingles
07460.1	Stone or Masonry Wainscotting
074642.3	LP Trim - Color 1
074642.4	LP Trim - Color 2
085302.1	Vinyl Window Exterior Finish - Color 1



4 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"

1 CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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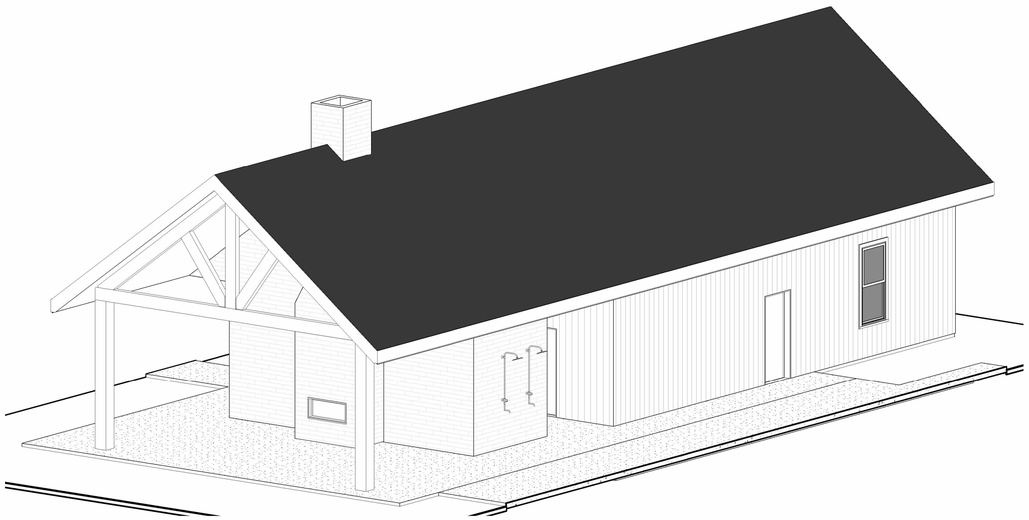
SHEET TITLE

EXTERIOR ELEVATIONS - BLDG N1 (CLUBHOUSE)

DRAWING NO.

A-201-N



Material Keynote Legend	
Key Value	Keynote Text
06130	Heavy Timber Construction
07310.1	Asphalt Shingles
07460.1	Stone or Masonry Wainscotting
074642.3	LP Trim - Color 1
074642.4	LP Trim - Color 2
074642.5	LP Trim - Color 3
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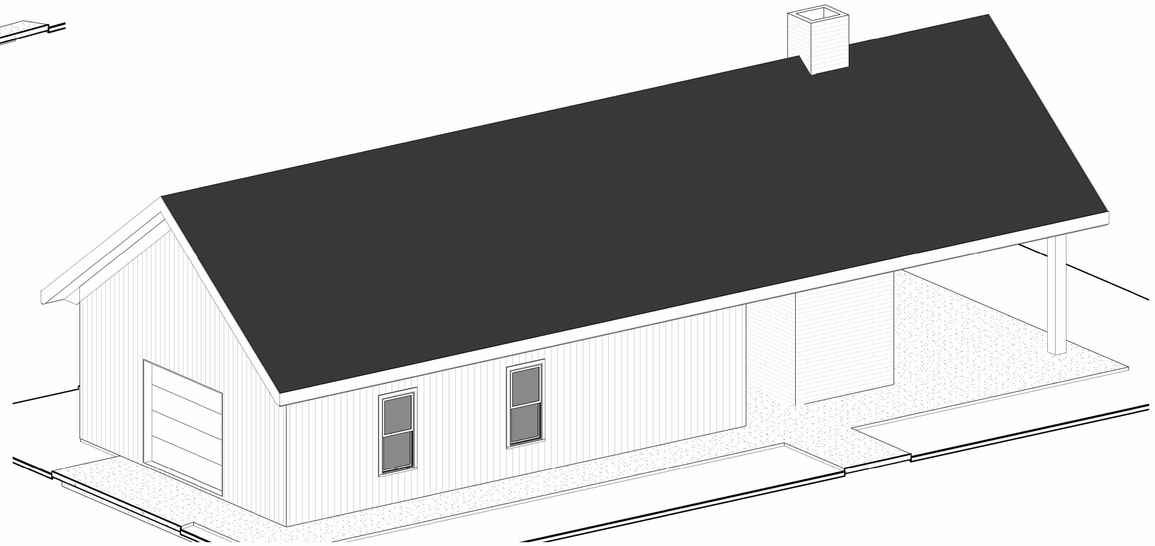
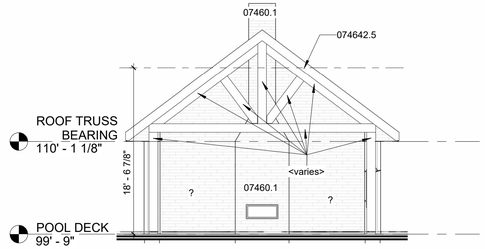
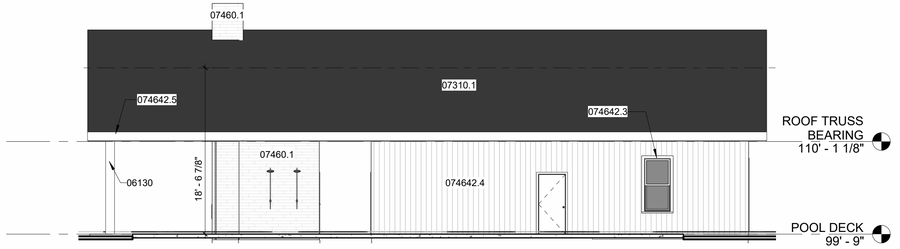
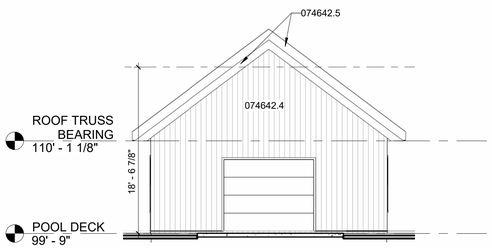




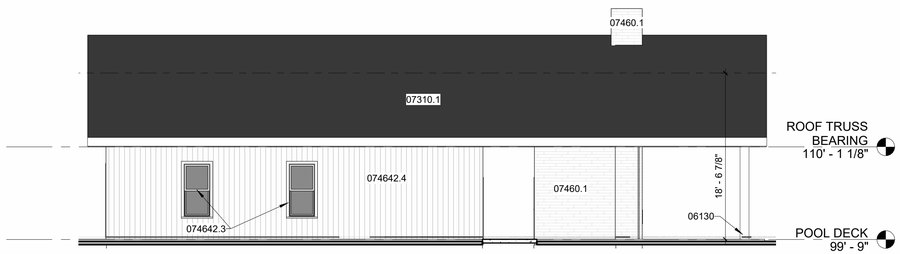
4 POOL HOUSE WEST ELEVATION
1/8" = 1'-0"



2 POOL HOUSE SOUTH ELEVATION
1/8" = 1'-0"



3 POOL HOUSE EAST ELEVATION
1/8" = 1'-0"



1 POOL HOUSE NORTH ELEVATION
1/8" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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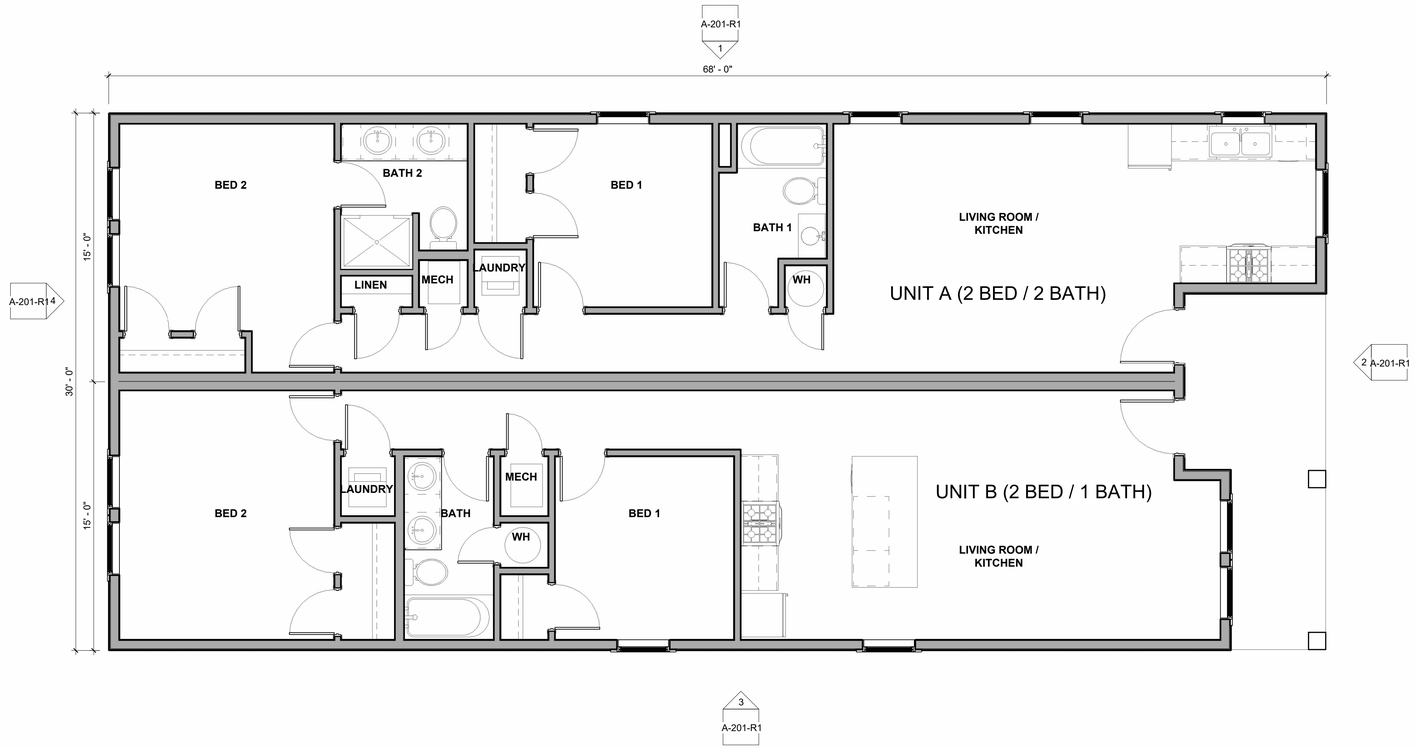
EXTERIOR ELEVATIONS - BLDG N2 (POOLHOUSE)

DRAWING NO.

A-202-N



1 1ST FLOOR - OVERALL - R1
1/4" = 1'-0"

BLDG R1 - UNIT A - ROOM SCHEDULE	
NAME	Area
BATH 1	51 SF
BATH 2	54 SF
BED 1	125 SF
BED 2	167 SF
LAUNDRY	10 SF
LINEN	7 SF
LIVING ROOM / KITCHEN	426 SF
MECH	7 SF
WH	5 SF
Grand total	853 SF

BLDG R1 - UNIT B - ROOM SCHEDULE	
NAME	Area
BATH	51 SF
BED 1	115 SF
BED 2	190 SF
LAUNDRY	11 SF
LIVING ROOM / KITCHEN	434 SF
MECH	10 SF
WH	7 SF
Grand total	818 SF

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
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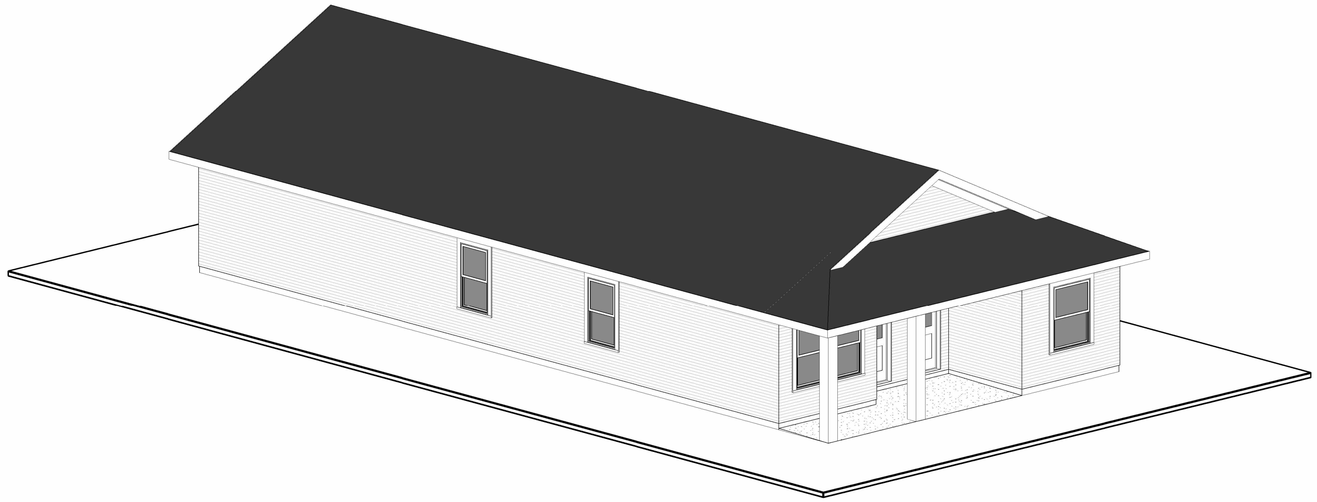
SHEET TITLE

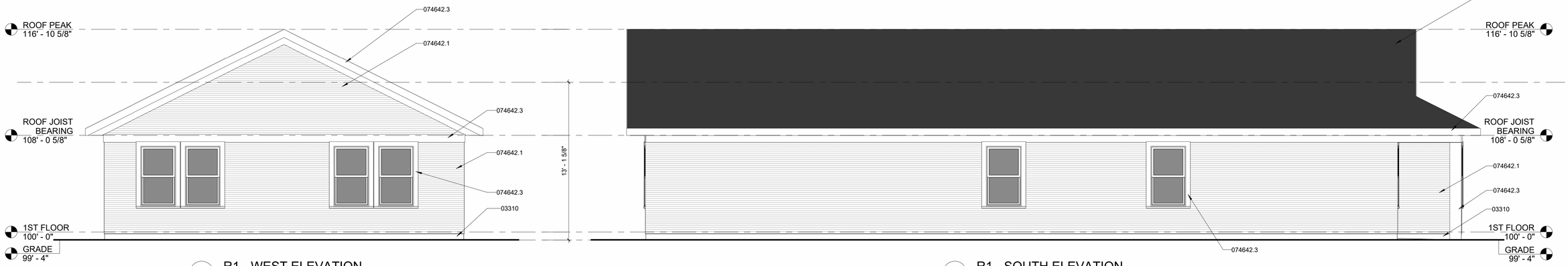
FLOOR PLAN - BLDG R1 - OVERALL

DRAWING NO.

A-101-R1

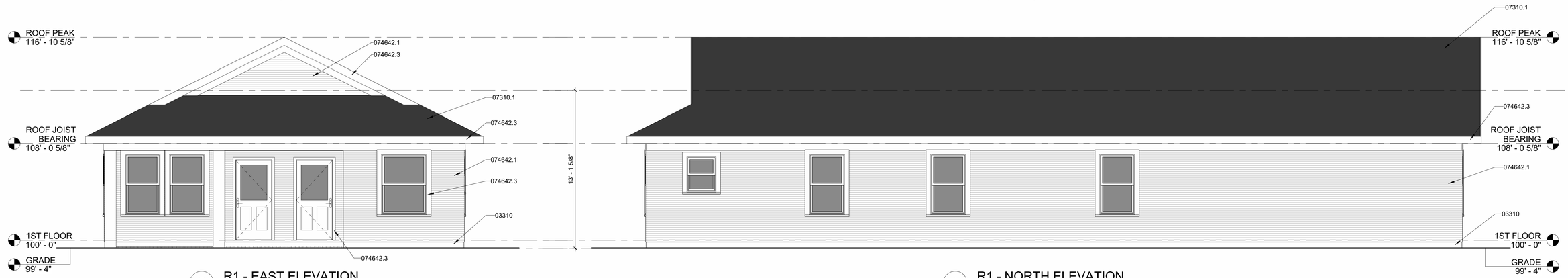
EXTERIOR ELEVATION NOTES	
Key Value	Keynote Text
03310	Structural Concrete
07310.1	Asphalt Shingles
074642.1	Vinyl Siding - 4" Clapboard - Color 1
074642.3	LP Trim - Color 1





4 R1 - WEST ELEVATION
1/4" = 1'-0"

3 R1 - SOUTH ELEVATION
1/4" = 1'-0"



2 R1 - EAST ELEVATION
1/4" = 1'-0"

1 R1 - NORTH ELEVATION
1/4" = 1'-0"

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SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
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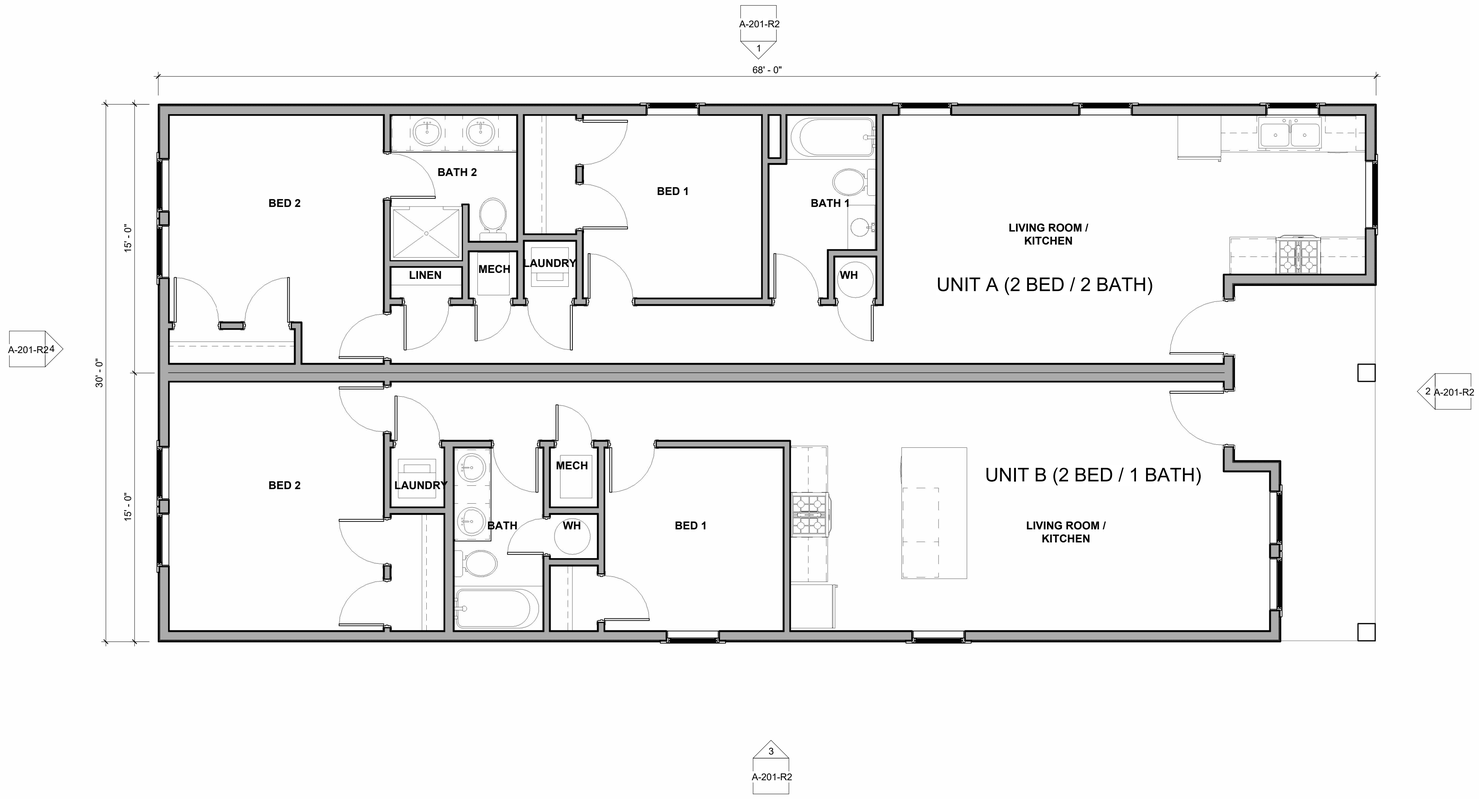
SHEET TITLE

EXTERIOR ELEVATION - BLDG R1

DRAWING NO.

A-201-R1



1 1ST FLOOR - OVERALL - R2
1/4" = 1'-0"

BLDG R2 - UNIT A - ROOM SCHEDULE	
NAME	Area
BATH 1	51 SF
BATH 2	54 SF
BED 1	125 SF
BED 2	167 SF
LAUNDRY	10 SF
LINEN	7 SF
LIVING ROOM / KITCHEN	426 SF
MECH	7 SF
WH	5 SF
Grand total	853 SF

BLDG R2 - UNIT B - ROOM SCHEDULE	
NAME	Area
BATH	51 SF
BED 1	115 SF
BED 2	190 SF
LAUNDRY	11 SF
LIVING ROOM / KITCHEN	434 SF
MECH	10 SF
WH	7 SF
Grand total	818 SF

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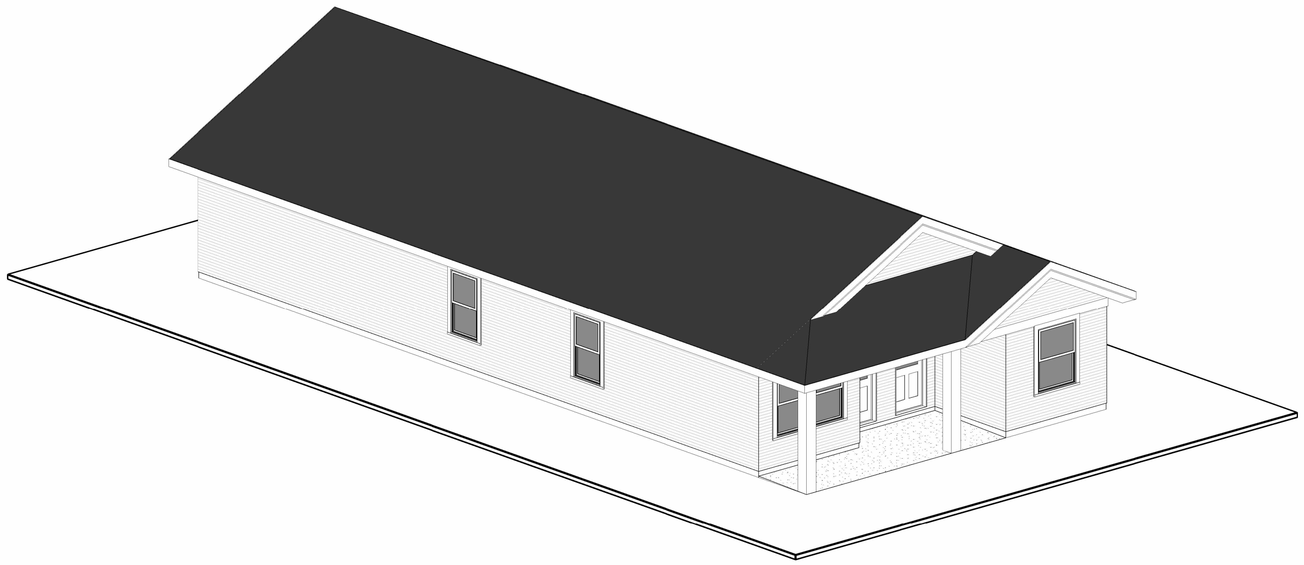
SHEET TITLE

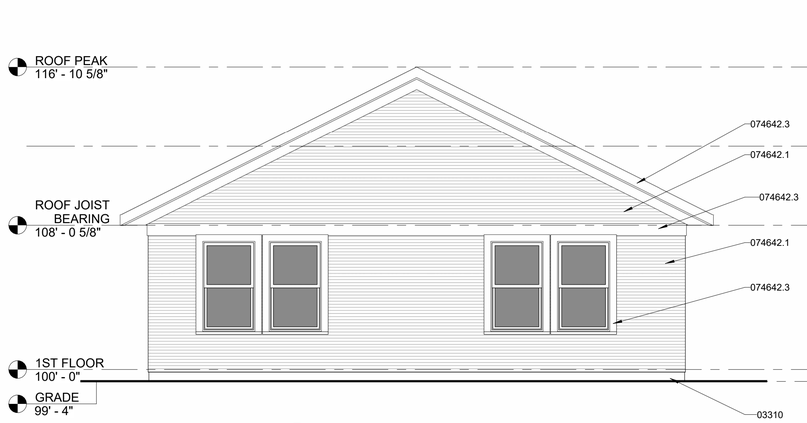
FLOOR PLAN - BLDG R2 - OVERALL

DRAWING NO.

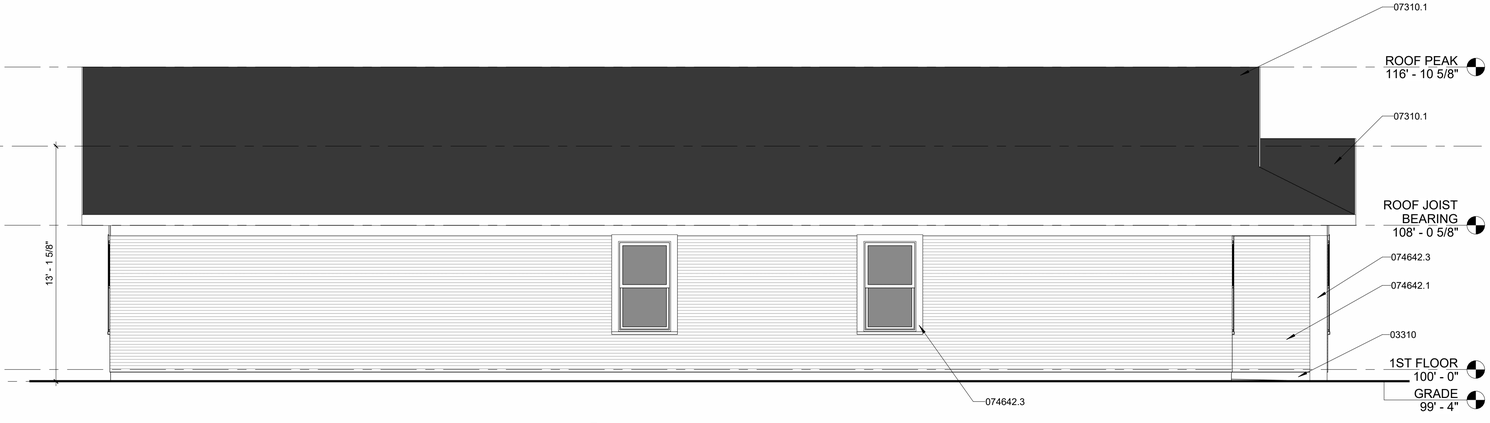
A-101-R2

EXTERIOR ELEVATION NOTES	
Key Value	Keynote Text
03310	Structural Concrete
07310.1	Asphalt Shingles
074642.1	Vinyl Siding - 4" Clapboard - Color 1
074642.3	LP Trim - Color 1



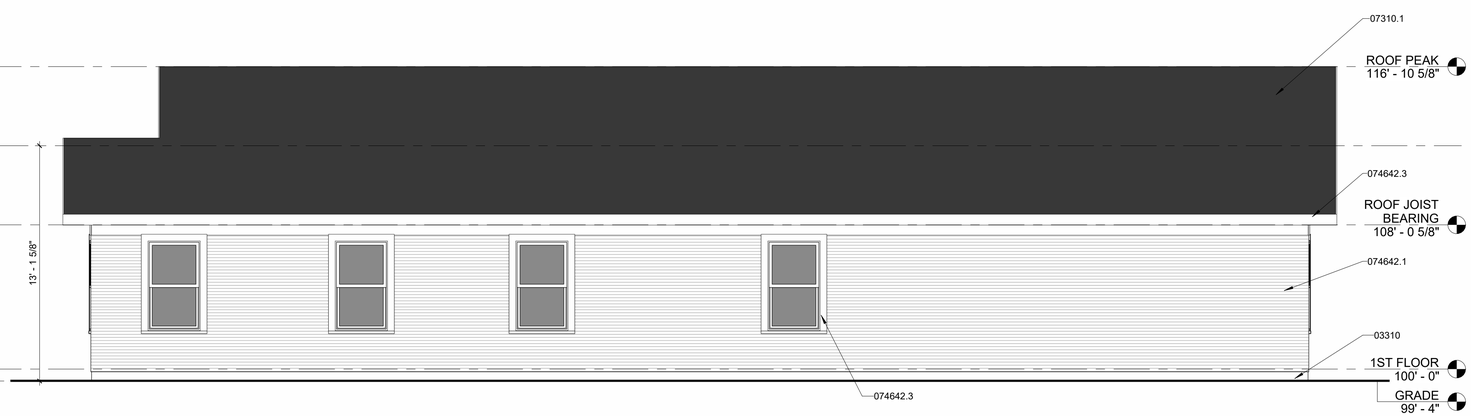


4 R2 - WEST ELEVATION
1/4" = 1'-0"



3 R2 - SOUTH ELEVATION
1/4" = 1'-0"

2 R2 - EAST ELEVATION
1/4" = 1'-0"



1 R2 - NORTH ELEVATION
1/4" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

EXTERIOR ELEVATION - BLDG R2

DRAWING NO.

A-201-R2

1 1ST FLOOR - OVERALL - R3
1/4" = 1'-0"

BLDG R3 - UNIT A - ROOM SCHEDULE	
NAME	Area
BATH 1	51 SF
BATH 2	54 SF
BED 1	125 SF
BED 2	167 SF
LAUNDRY	10 SF
LINEN	7 SF
LIVING ROOM / KITCHEN	426 SF
MECH	7 SF
WH	5 SF
Grand total	853 SF

BLDG R3 - UNIT B - ROOM SCHEDULE	
NAME	Area
BATH	51 SF
BED 1	115 SF
BED 2	190 SF
LAUNDRY	11 SF
LIVING ROOM / KITCHEN	434 SF
MECH	10 SF
WH	7 SF
Grand total	818 SF

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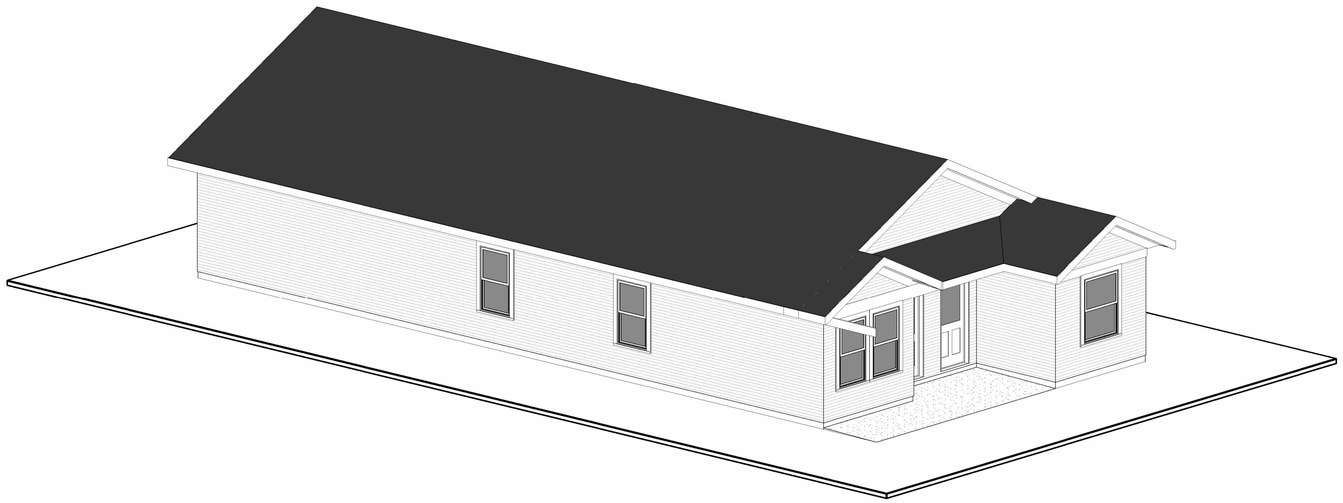
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE

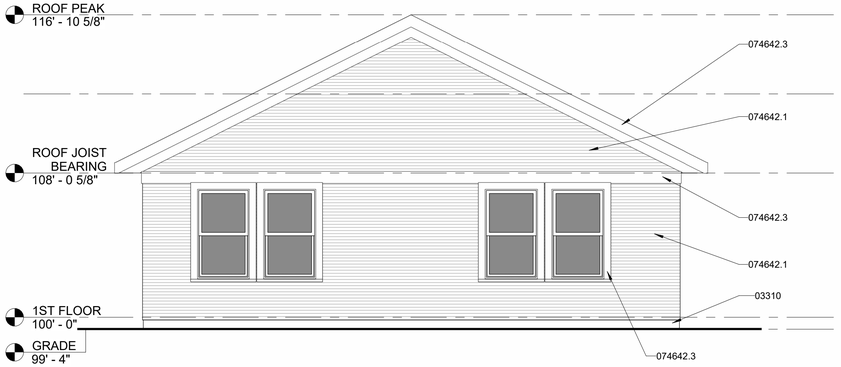
FLOOR PLAN - BLDG R3 - OVERALL

DRAWING NO.

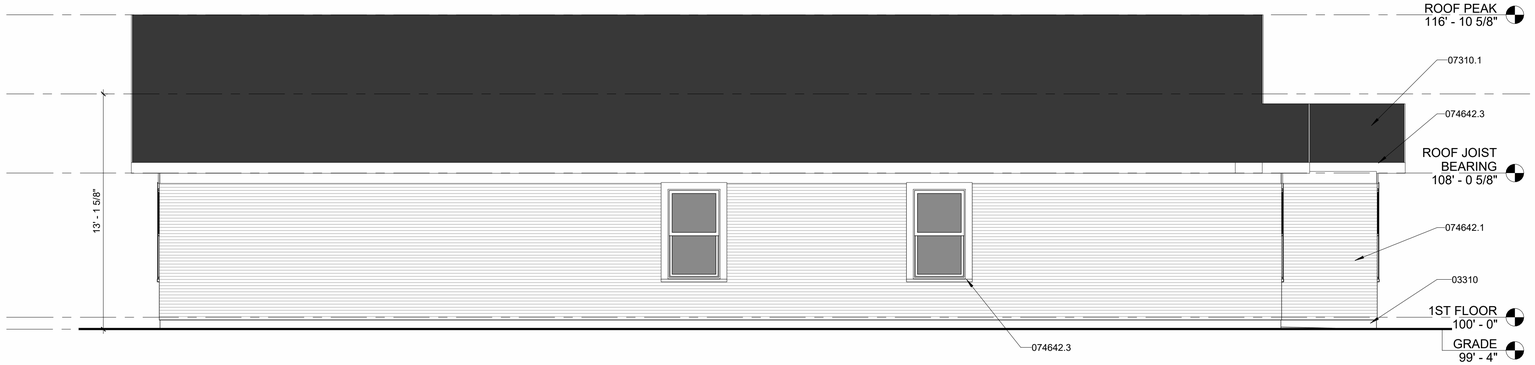
A-101-R3



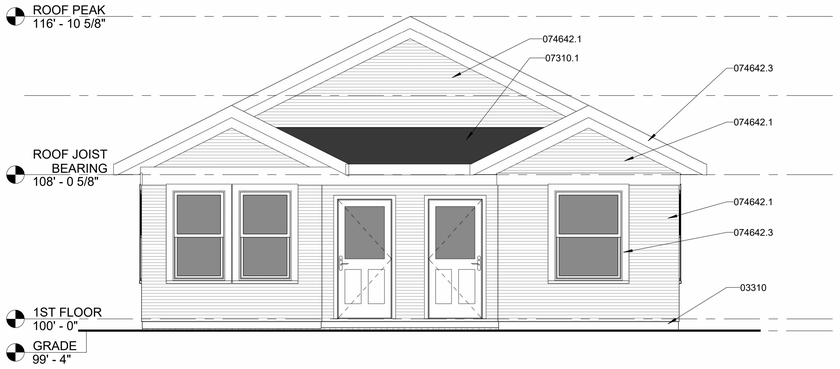
EXTERIOR ELEVATION NOTES	
Key Value	Keynote Text
03310	Structural Concrete
07310.1	Asphalt Shingles
074642.1	Vinyl Siding - 4" Clapboard - Color 1
074642.3	LP Trim - Color 1



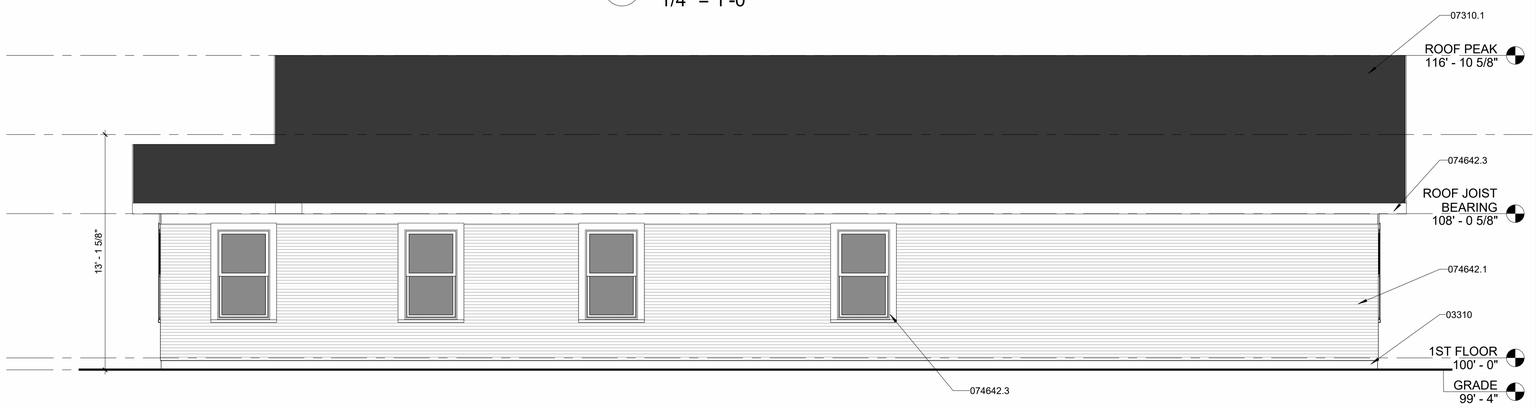
4 R3 - WEST ELEVATION
1/4" = 1'-0"



3 R3 - SOUTH ELEVATION
1/4" = 1'-0"



2 R3 - EAST ELEVATION
1/4" = 1'-0"



1 R3 - NORTH ELEVATION
1/4" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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	07/24/25	PRELIMINARY REVIEW

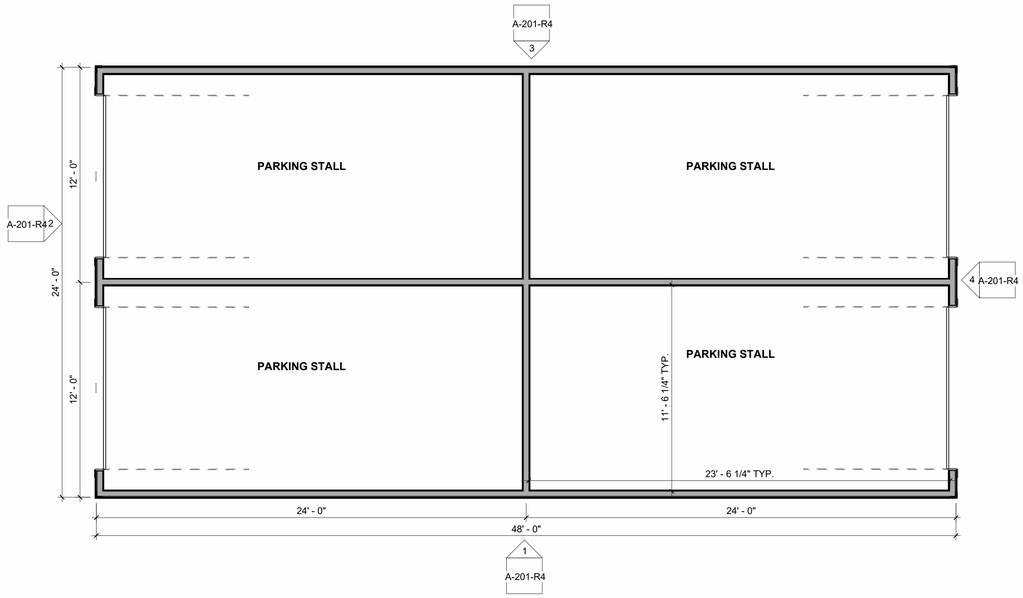
SHEET TITLE

EXTERIOR ELEVATION - BLDG R3

DRAWING NO.

A-201-R3

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW



1 1ST FLOOR
1/4" = 1'-0"

DUPLEX GARAGE		
NAME	Count	Area
PARKING STALL	4	267 SF

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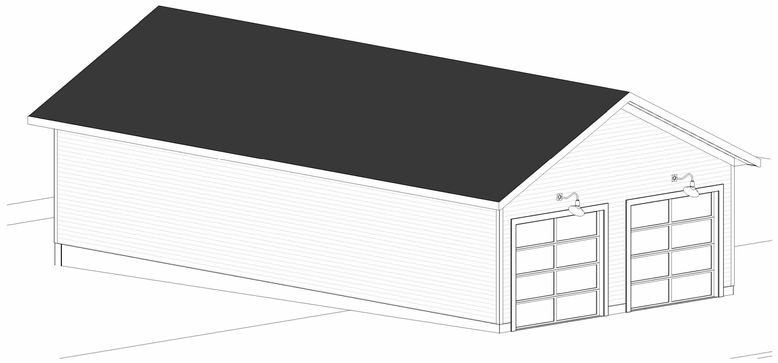
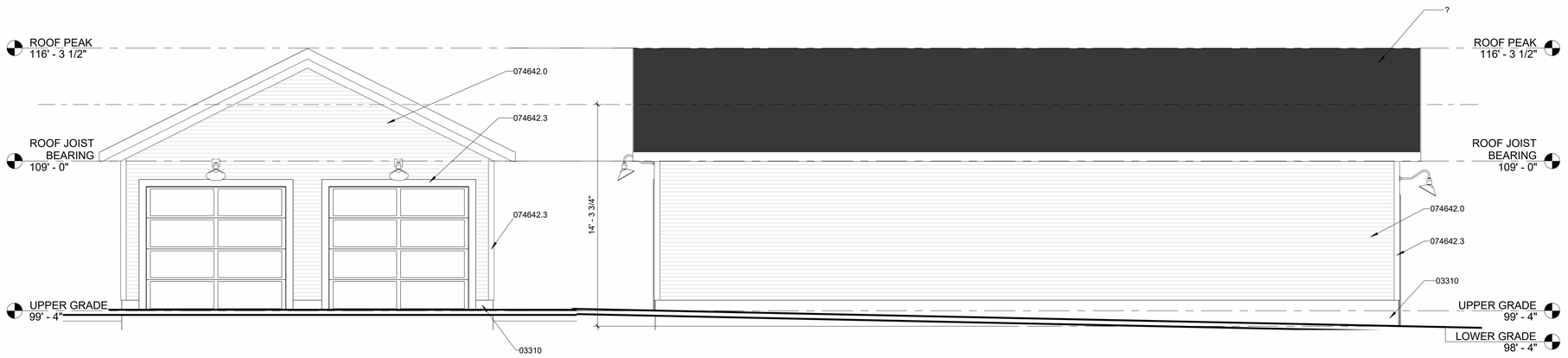
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE
FIRST FLOOR PLAN - BLDG R4 - OVERALL

DRAWING NO.
A-101-R4



EXTERIOR ELEVATION NOTES	
Key Value	Keynote Text
03310	Structural Concrete
074642.0	Vinyl Siding - Style & Color TBD
074642.3	LP Trim - Color 1



4 SOUTH ELEVATION
1/4" = 1'-0"

3 EAST ELEVATION
1/4" = 1'-0"

2 NORTH ELEVATION
1/4" = 1'-0"

1 WEST ELEVATION
1/4" = 1'-0"

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MARSHALL, MI 49068

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920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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	07/24/25	PRELIMINARY REVIEW

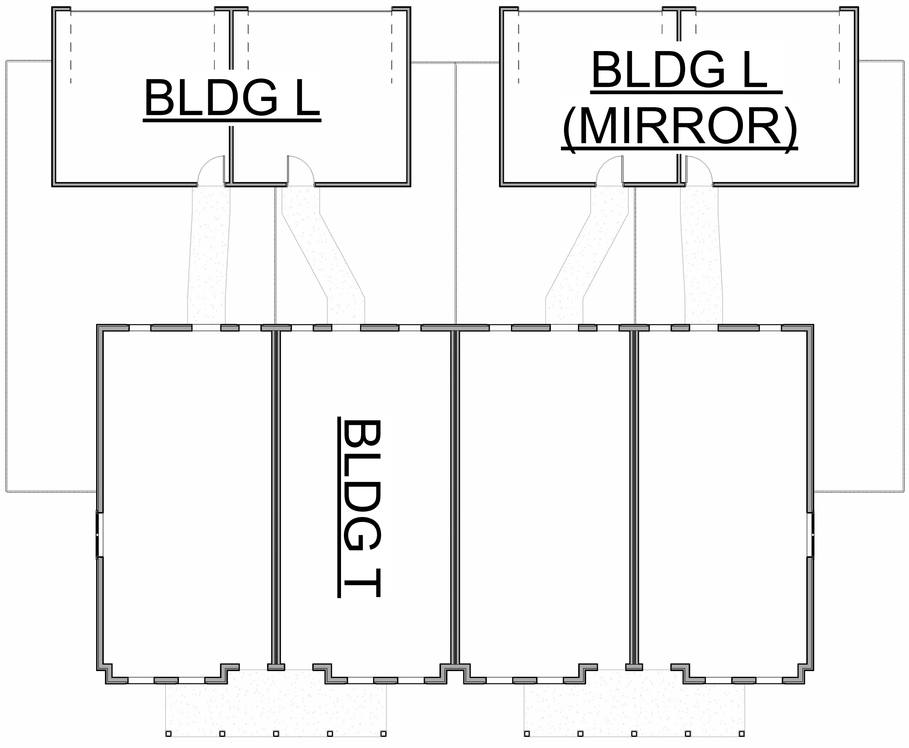
SHEET TITLE

EXTERIOR ELEVATIONS - BLDG R4

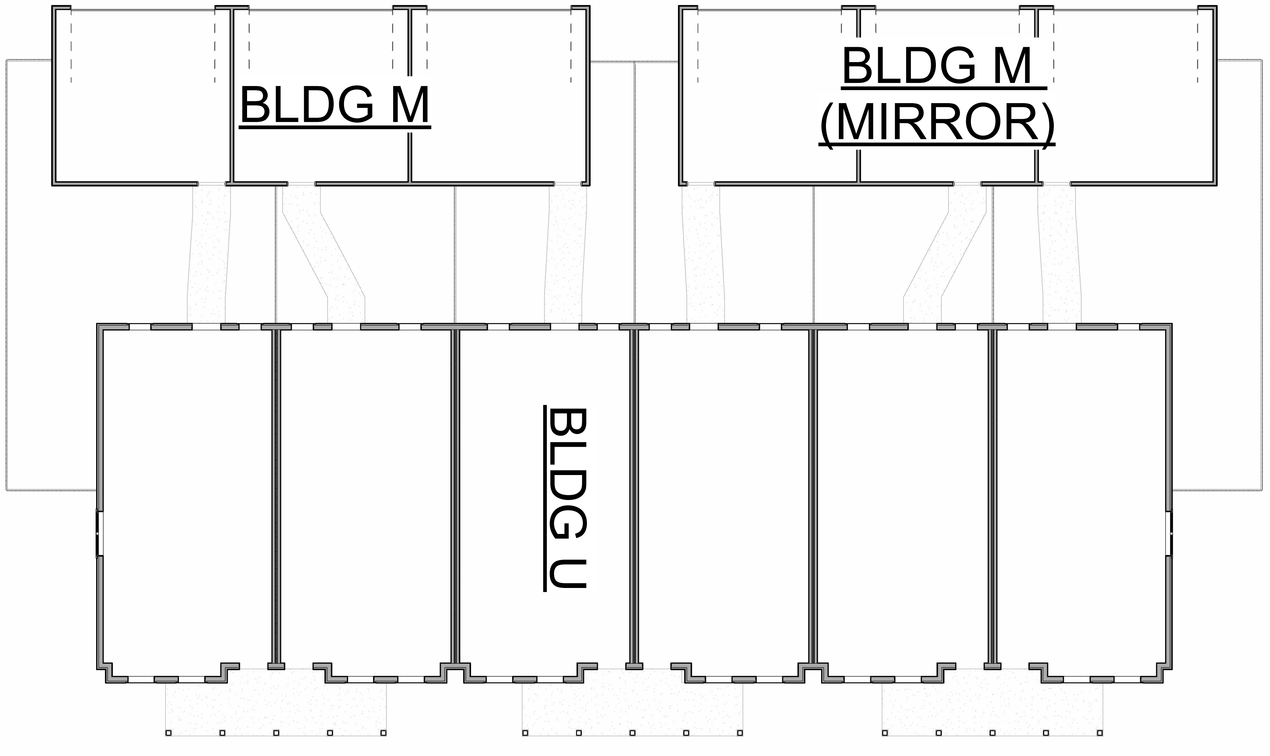
DRAWING NO.

A-201-R4

1 4-UNIT TOWNHOUSE LAYOUT
1/8" = 1'-0"



2 6-UNIT TOWNHOUSE LAYOUT
1/8" = 1'-0"



DRAWING NO. A-100

SHEET TITLE: TOWNHOUSE LAYOUTS

MARK:	DATE:	ISSUED FOR:
	07/24/25	PRELIMINARY REVIEW

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MARSHALL, MI 49068

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GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
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SEAL:

CONSULTANT:

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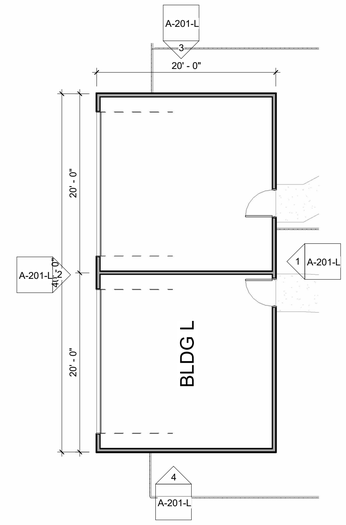

1 1ST FLOOR - BLDG L - OVERALL
1/8" = 1'-0"

BLDG L AREA	
Name	Area
BLDG L	806 SF

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MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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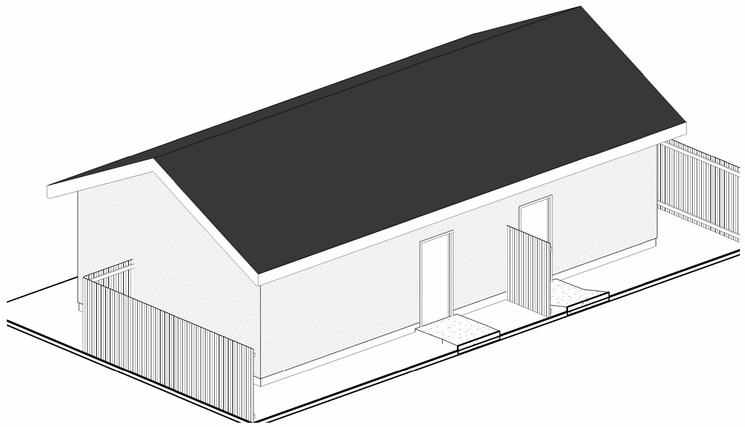
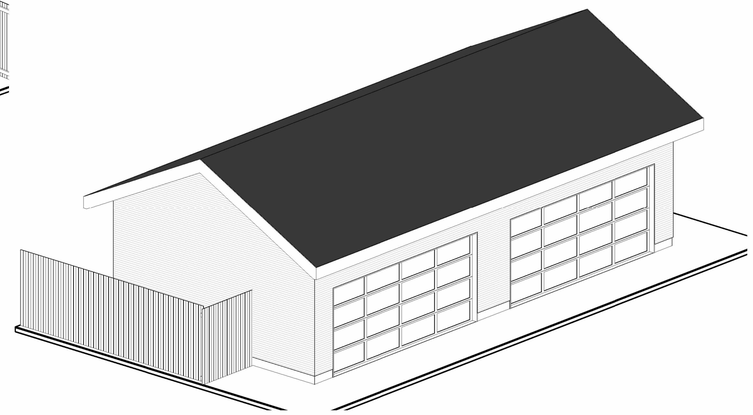
SHEET TITLE

1ST FLOOR PLAN - BLDG L - OVERALL

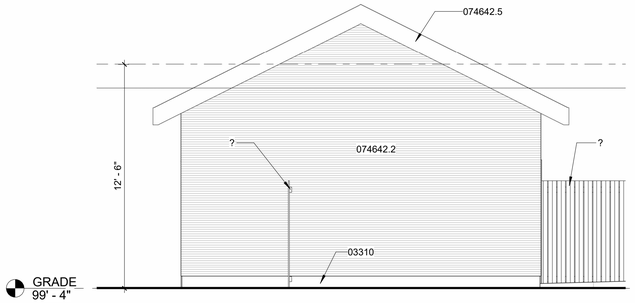
DRAWING NO.

A-101-L

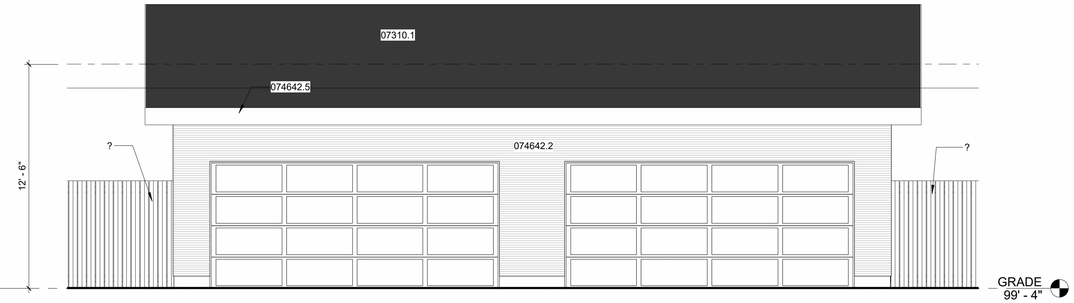




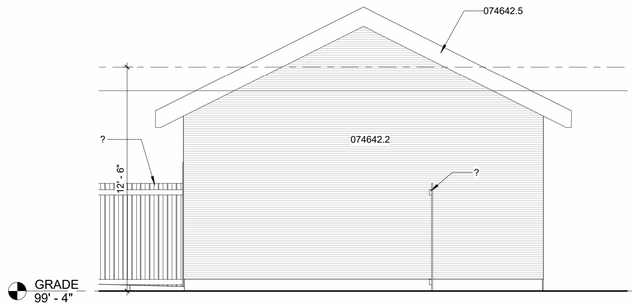
Keynote Legend	
Key Value	Keynote Text
03310	Structural Concrete
07310.1	Asphalt Shingles
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.5	LP Trim - Color 3



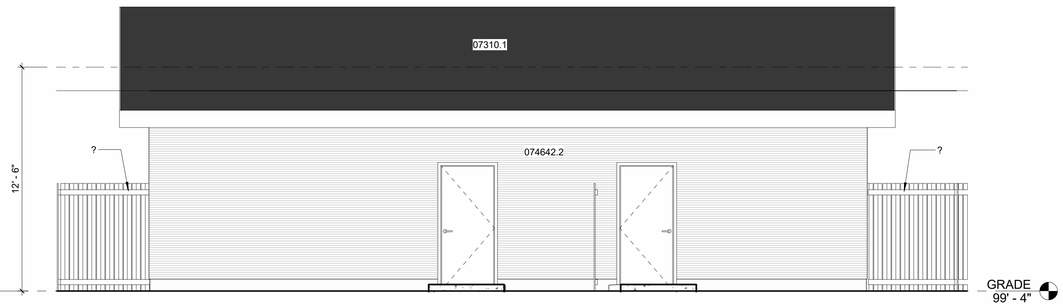
4 BLDG L - SOUTH ELEVATION
1/4" = 1'-0"



2 BLDG L - WEST ELEVATION
1/4" = 1'-0"



3 BLDG L - NORTH ELEVATION
1/4" = 1'-0"



1 BLDG L - EAST ELEVATION
1/4" = 1'-0"

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CONSULTANT:

SEAL:

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MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

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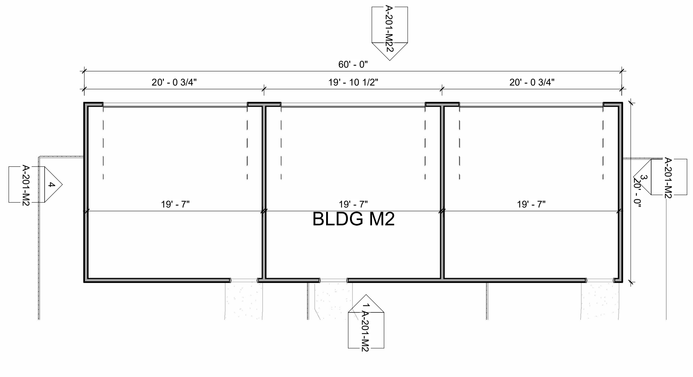
SHEET TITLE

EXTERIOR ELEVATIONS - BLDG L

DRAWING NO.

A-201-L



1 1ST FLOOR - BLDG M2 - OVERALL
1/8" = 1'-0"

BLDG M2 AREA	
Name	Area
BLDG M2	1208 SF

SHEET TITLE			MILLBROOK NEW CONSTRUCTION | PHASE I MARSHALL, MI 49068
1ST FLOOR PLAN, BLDG M2 - OVERALL			
	MARK:	DATE:	ISSUED FOR:
		9/16/25	SITE PLAN APPROVAL
		07/24/25	PRELIMINARY REVIEW
DRAWING NO.			DEVELOPER: GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT 920 CHERRY ST SE | GRAND RAPIDS | MI 49506
A-101-M2			SEAL:

CONSULTANT:

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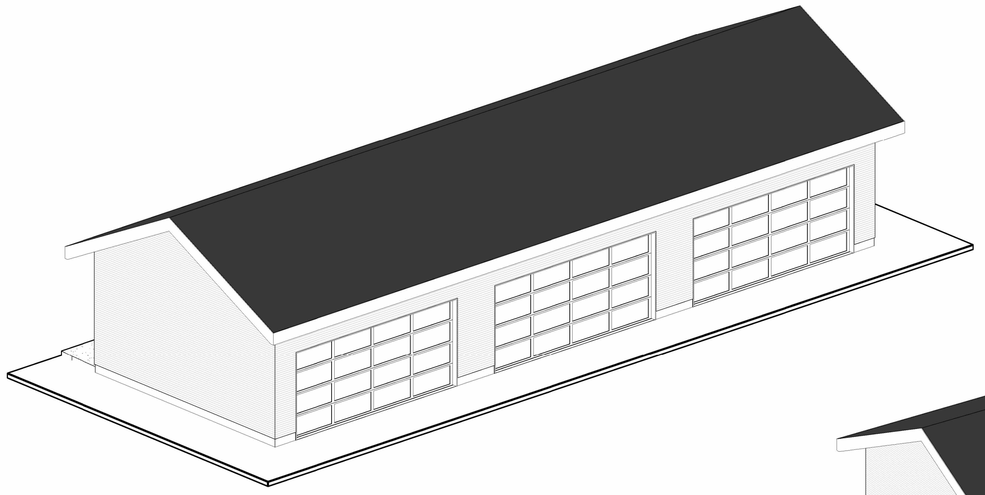
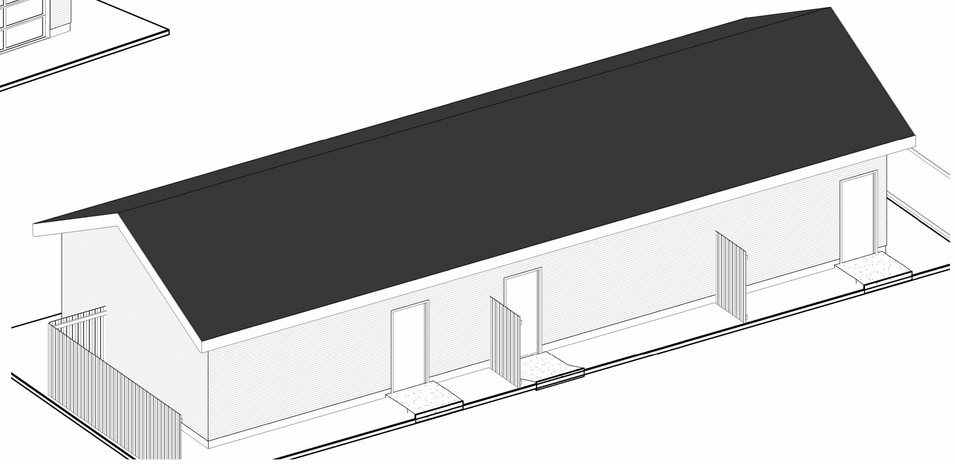
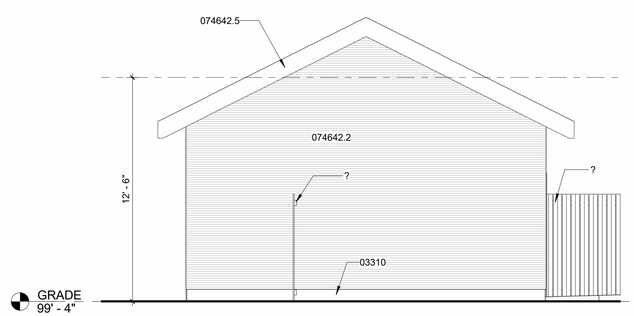
18 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5620 | NFO@DESTIGTERARCHITECTURE.COM

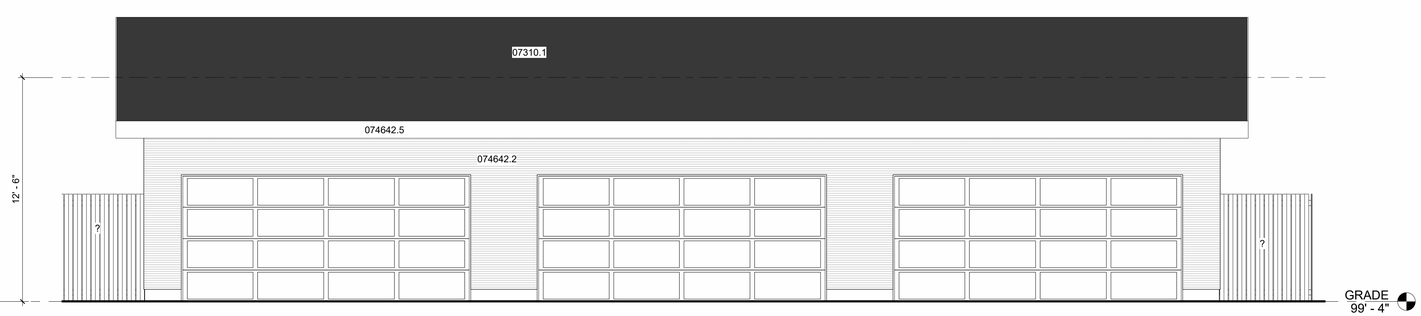
Keynote Legend	
Key Value	Keynote Text
03310	Structural Concrete
07310.1	Asphalt Shingles
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.5	LP Trim - Color 3



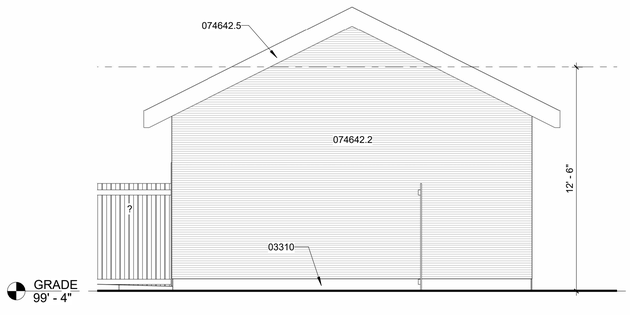




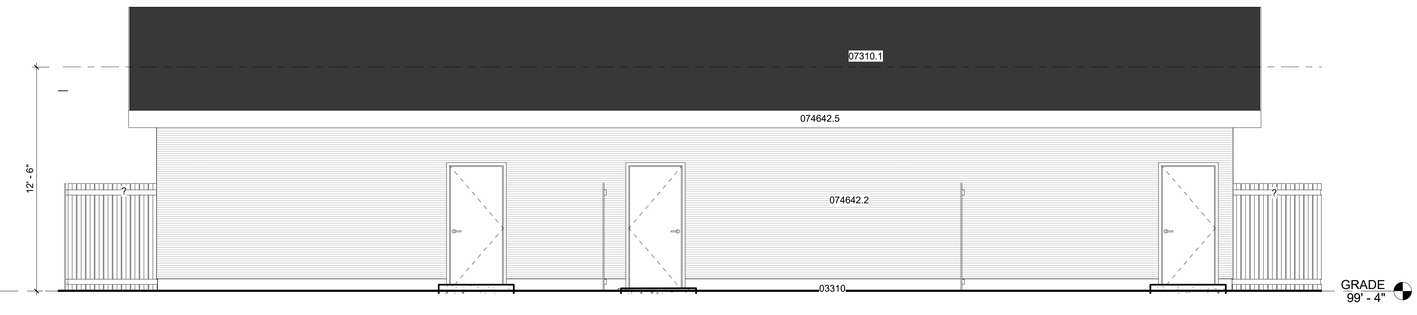
4 BLDG M2 - SOUTH ELEVATION
1/4" = 1'-0"



2 BLDG M2 - WEST ELEVATION
1/4" = 1'-0"



3 BLDG M2 - NORTH ELEVATION
1/4" = 1'-0"



1 BLDG M2 - EAST ELEVATION
1/4" = 1'-0"

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CONSULTANT:

SEAL:

MILLBROOK
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MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
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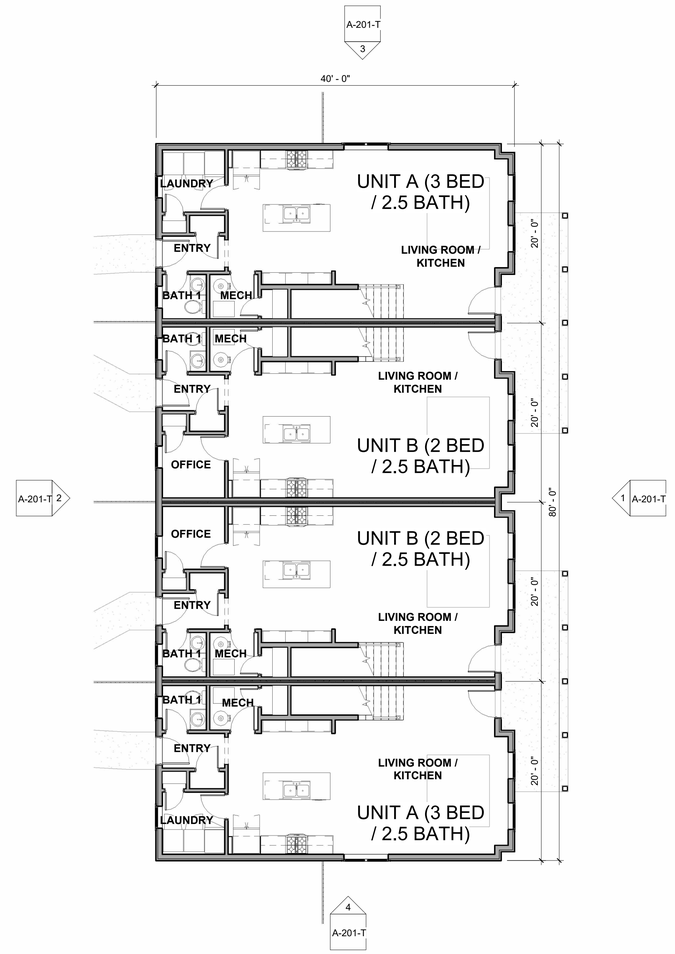
SHEET TITLE

EXTERIOR ELEVATIONS - BLDG M2

DRAWING NO.

A-201-M2



1 1ST FLOOR - BLDG T - OVERALL
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG T - 1ST FLOOR	
Name	Area
BLDG T	3174 SF

BLDG T - UNIT A TYP. - 1ST FLOOR - ROOM SCHEDULE	
Name	Area
BATH 1	24 SF
ENTRY	37 SF
LAUNDRY	55 SF
LIVING ROOM / KITCHEN	537 SF
MECH	38 SF
	691 SF

BLDG T - UNIT B TYP. - 1ST FLOOR - ROOM SCHEDULE	
Name	Area
BATH 1	24 SF
ENTRY	38 SF
LIVING ROOM / KITCHEN	542 SF
MECH	38 SF
OFFICE	56 SF
	699 SF

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DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

MARK:	DATE:	ISSUED FOR:
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	07/24/25	PRELIMINARY REVIEW

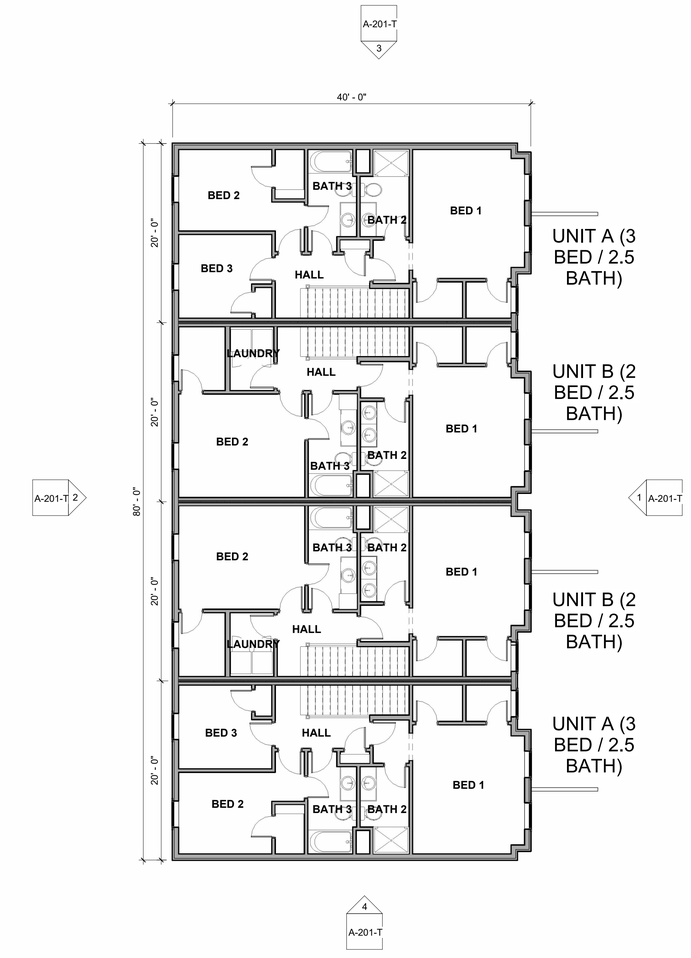
SHEET TITLE
1ST FLOOR PLAN - BLDG T - OVERALL

DRAWING NO.
A-101-T

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX



1 2ND FLOOR - BLDG T - OVERALL
1/8" = 1'-0"

BLDG T - 2ND FLOOR	
Name	Area
BLDG T	3174 SF

BLDG T - UNIT A TYP. - 2ND FLOOR - ROOM...	
Name	Area
BATH 2	51 SF
BATH 3	57 SF
BED 1	250 SF
BED 2	135 SF
BED 3	97 SF
HALL	90 SF
LINEN	4 SF
	684 SF

BLDG T - UNIT B TYP. - 2ND FLOOR - ROOM...	
Name	Area
BATH 2	56 SF
BATH 3	63 SF
BED 1	255 SF
BED 2	203 SF
HALL	85 SF
LAUNDRY	36 SF
	697 SF

DeStigter Architecture
59 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5820 | INFO@DESTIGTERARCHITECTURE.COM

CONSULTANT:

SEAL:

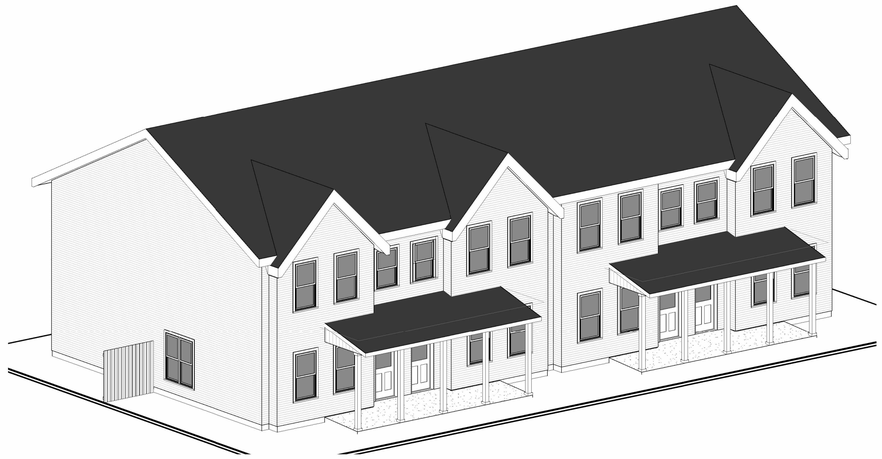
MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

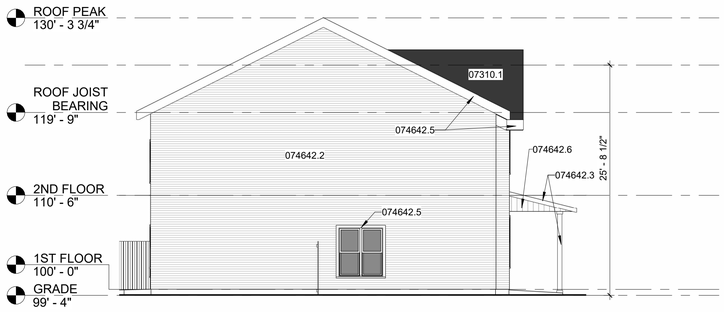
MARK:	DATE:	ISSUED FOR:
	9/16/25	SITE PLAN APPROVAL
	07/24/25	PRELIMINARY REVIEW

SHEET TITLE
2ND FLOOR PLAN - BLDG T - OVERALL

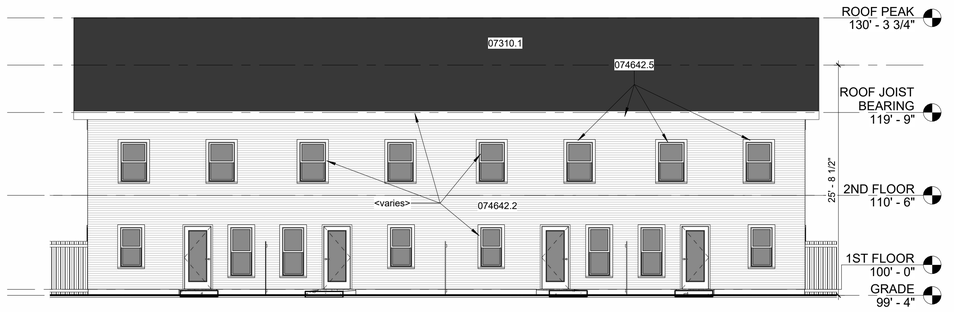
DRAWING NO.
A-102-T



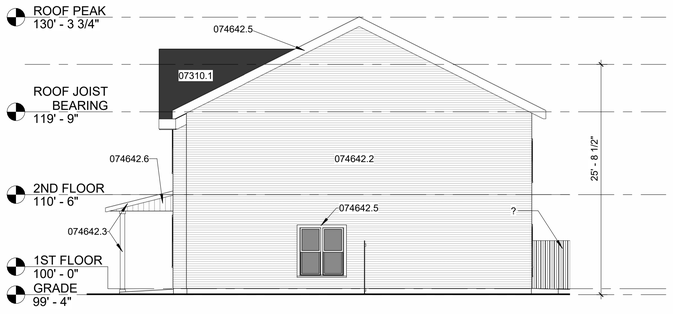
Keynote Legend	
Key Value	Keynote Text
07310.1	Asphalt Shingles
074642.2	Vinyl Siding - 3" Clapboard - Color 2
074642.3	LP Trim - Color 1
074642.5	LP Trim - Color 3
074642.6	Vinyl Siding - 7" Board & Batten - Color 1
<varies>	



4 BLDG T - SOUTH ELEVATION
1/8" = 1'-0"



2 BLDG T - WEST ELEVATION
1/8" = 1'-0"



3 BLDG T - NORTH ELEVATION
1/8" = 1'-0"

1 BLDG T - EAST ELEVATION
1/8" = 1'-0"

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59 GOODRICH SW | GRAND RAPIDS | MI 49503 | 616.458.5500 | INFO@DESTIGTERARCHITECTURE.COM

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SEAL:

MILLBROOK
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MARSHALL, MI 49068

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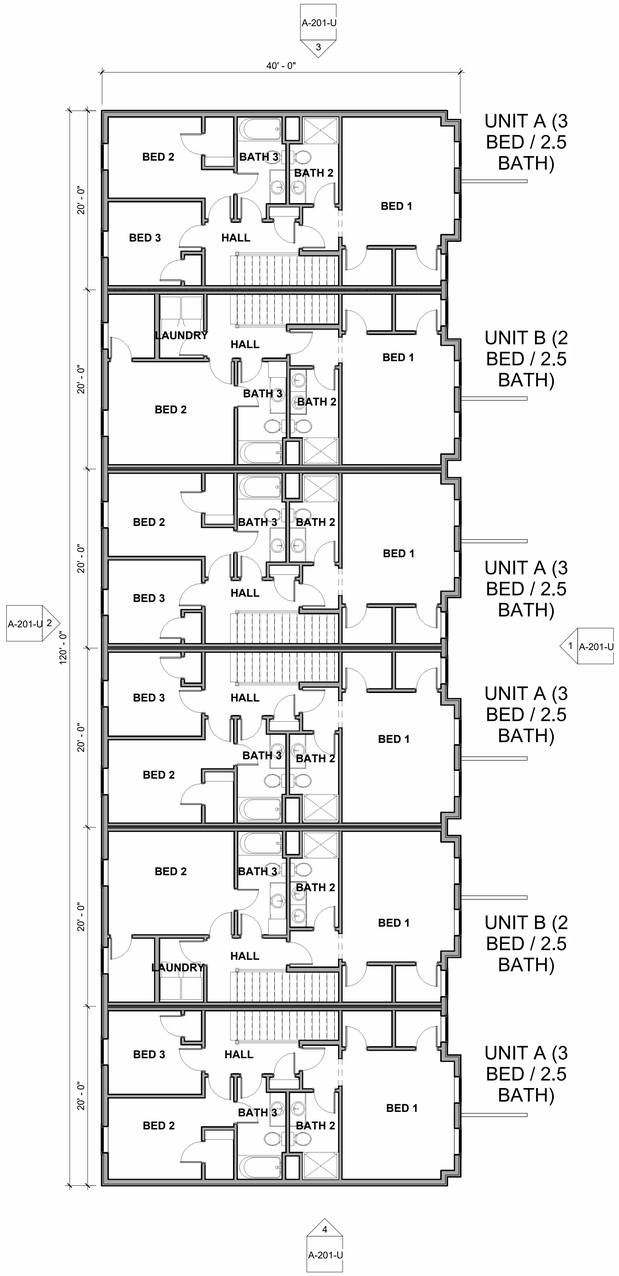
SHEET TITLE

EXTERIOR ELEVATIONS - BLDG T

DRAWING NO.

A-201-T



1 2ND FLOOR - BLDG U - OVERALL
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG U - 2ND FLOOR	
Name	Area
BLDG U	4743 SF

BLDG U - UNIT B TYP. - 2ND FLOOR - ROOM SCHEDULE	
Name	Area
BATH 2	56 SF
BATH 3	63 SF
BED 1	255 SF
BED 2	203 SF
HALL	85 SF
LAUNDRY	36 SF
	697 SF

BLDG U - UNIT A TYP. - 2ND FLOOR - ROOM SCHEDULE	
Name	Area
BATH 2	51 SF
BATH 3	57 SF
BED 1	250 SF
BED 2	135 SF
BED 3	97 SF
HALL	90 SF
LINEN	4 SF
	684 SF

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MARSHALL, MI 49068

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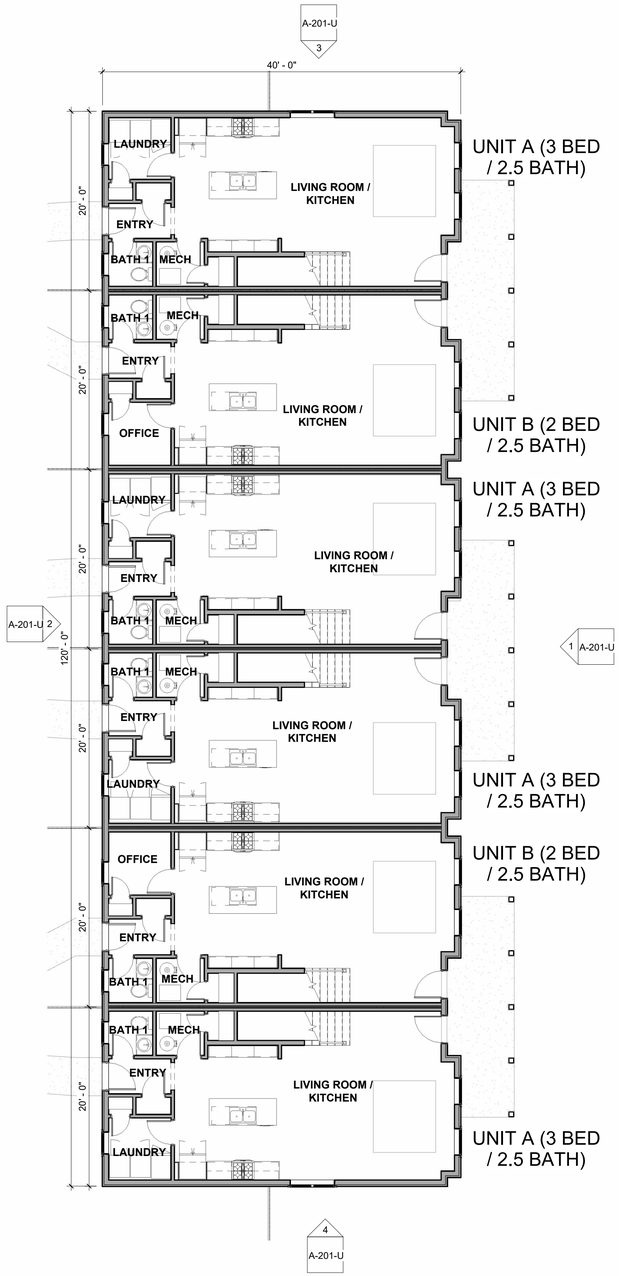
SHEET TITLE
2ND FLOOR PLAN - BLDG U - OVERALL

DRAWING NO.
A-102-U



1 1ST FLOOR - BLDG U - OVERALL
1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO STUD FACE U.N.O.
2. DOOR / WINDOW DIMENSIONS ARE TO CENTERLINE OF DOOR/WINDOW

FLOOR PLAN LEGEND

SYMBOL	MEANING
	FIRE EXTINGUISHER & RECESSED CABINET
	CORNER GUARD
	BIKE HOOK
	MATCH LINE
	ITEM BELOW
	ITEM ABOVE
	SHELVES IN CLOSET - SEE INTERIOR ELEVATIONS
	ROD AND SHELF IN CLOSET - SEE INTERIOR ELEVATIONS
	CABINETS ABOVE SHOW AS HALF TONE
00	WALL TYPE
000 A	DOOR NUMBER
	DIMENSIONING START POINT
	DRYER BOX
	WASHER BOX

BLDG U - 1ST FLOOR	
Name	Area
BLDG U	4744 SF

BLDG U - UNIT A TYP. - 1ST FLOOR - ROOM SCHEDULE	
Name	Area
BATH 1	24 SF
ENTRY	37 SF
LAUNDRY	55 SF
LIVING ROOM / KITCHEN	537 SF
MECH	38 SF
	691 SF

BLDG U - UNIT B TYP. - 1ST FLOOR - ROOM SCHEDULE	
Name	Area
BATH 1	24 SF
ENTRY	38 SF
LIVING ROOM / KITCHEN	542 SF
MECH	38 SF
OFFICE	56 SF
	699 SF

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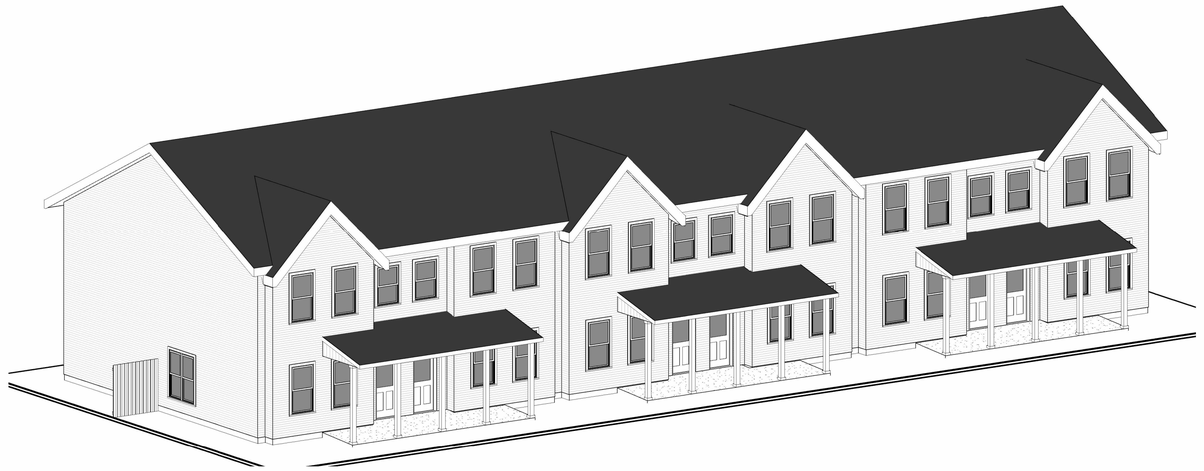
SHEET TITLE

1ST FLOOR PLAN - BLDG U - OVERALL

DRAWING NO.

A-101-U



4 BLDG U - SOUTH ELEVATION
1/8" = 1'-0"

2 BLDG U - WEST ELEVATION
1/8" = 1'-0"

3 BLDG U - NORTH ELEVATION
1/8" = 1'-0"

1 BLDG U - EAST ELEVATION
1/8" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS - BLDG U

DRAWING NO.

A-201-U