

ADDENDUM TO AGENDA REPORT – PLANNING COMMISSION

For the meeting agenda of December 8, 2022

PUBLIC HEARING #1

Title:

Special Land Use Review – 317 North Lincoln Road – Gram’s Club (1st Addendum)

Background:

On Monday, December 5, 2022, a representative of Gram’s Club submitted a revised site plan including an ALTA/NSPS survey prepared by Davis-Wanic Land Surveyors P.C.

Attachments:

1. Staff Report (Rev. 1) – 317 North Lincoln Road – Gram’s Club
 - A. Cannabis Recall, Quarantine, and Destruction Plan
 - B. Litter and Waste Plan and Ventilation Plan
2. Drawings Sheet AS.1 Architectural Site Plan – Revised 12/05/2022
3. Drawings Sheet AS.2 Landscape Plan – Revised 12/05/2022
4. ALTA/NSPS Survey – 317 North Lincoln Road



STAFF REPORT (REV. 1) - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

1910 – Screening of Outdoor Storage.	Finding: Compliant
	Comments: New dumpster enclosure is shown in drawings.
1911 – Fences/Hedges.	Finding: Not Applicable
	Comments: None proposed.
1912 – Landscaping, Buffers, and Screening.	Finding: Compliant
	Comments: Proposed green space is calculated at appx. 21%, meeting the requirements of §1912.9.3. Minimum required trees are limited to 2, and applicant proposes 5 trees (Red Maple). 41 shrubs (Dwarf Burning Bush) are also proposed.
1913 – Alternative Buffer and Screening Requirements.	Finding: Not Applicable
	Comments: None proposed.
Special Land Use Review	
205.6.2. – Screening.	Finding: Further Discussion Recommended
	Comments: No screening proposed, but effects of light spillage, odor, and noise on adjacent properties will likely not exceed levels of the same from adjacent properties.
205.6.3. – Odor.	Finding: Compliant
	Comments: See Exhibit A for the “Litter and Waste Plan and Ventilation Plan” provided by applicant.
205.6.5. – Disposal.	Finding: Compliant
	Comments: See Exhibit A for the “Litter and Waste Plan and Ventilation Plan” and Exhibit B for the “Cannabis Recall, Quarantine, and Destruction Plan” documents provided by applicant.
205.6.7. – Signage.	Finding: Not Applicable
	Comments: No specific signage is proposed beyond a “NEW FASCIA LETTER SIGN - BY SIGN CO.” as noted on sheet AS.4, view EAST ELEVATION. Rough preliminary area is calculated to be 48 s.f., which would be compliant in this zone.
205.6.8. – Minimum Distancing Regulations.	Finding: Compliant
	Comments: Property is ±2155’ from the nearest K-12 school (750’ minimum) and ±755’ from the nearest property containing a one-family dwelling (100’ minimum).
205.6.9.1. – Product Visibility from Exterior.	Finding: Further Discussion Recommended
	Comments: Applicant states, “all marihuana products will be store [sic] in a vault or on display in the retail area where only customers with a valid photo ID are able to walk into but have no access to touch.” Product may be visible in the “Point of Sale” room from Lincoln Road, but height of display counters may be lower than window sills. Handling of product may also allow it to be seen from the exterior.
205.6.9.2. – On-Premises Consumption.	Finding: Compliant
	Comments: The applicant notes that “this information is stated in the business plan as well as the employee handbook which is to be attached in the marihuana business license application.”



STAFF REPORT (REV. 1) - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

205.6.9.3. – Surveillance Systems.	Finding: Compliant
	Comments: See notes and floor plan on sheet AS.3. of the architectural drawings.
205.6.9.4. – Separation of Public Space.	Finding: Compliant
	Comments: See notes and floor plan on sheet AS.3. of the architectural drawings.
205.6.9.5. – Drive-Through Windows.	Finding: Compliant
	Comments: No drive-thru proposed in drawings. Applicant’s provided materials also note that the business has no desire to engage in drive-thru sales.
205.6.9.6. – Alcohol and Tobacco Sales	Finding: Compliant
	Comments: The applicant notes that “this information is stated in the business plan as well as the employee handbook which is to be attached in the marihuana business license application.”
205.6.9.7. – Design Compatibility with Surroundings.	Finding: Compliant
	Comments: See architectural drawings.
205.6.9.8. – Minimum Building Articulation.	Finding: Compliant
	Comments: No building bays present. Requirements of 205.6.9.8.a. and 205.6.9.8.c. are satisfied, and 205.6.9.8.b. is not relevant.
205.6.9.9. – Facades.	Finding: Compliant
	Comments: See architectural drawings.
205.6.9.10. – Entrances.	Finding: Compliant
	Comments: See architectural drawings. Existing “arctic entry” is utilized as building entrance satisfactory to these requirements.
205.6.9.11. – Windows.	Finding: Compliant
	Comments: All windows are of clear glass and are noted as existing to remain.
205.6.9.12. – Awnings.	Finding: Not Applicable
	Comments: No awnings are proposed.
205.6.9.13. – Base and Top Treatments.	Finding: Compliant
	Comments: See architectural drawings.
205.6.9.14. – Architectural Encroachments.	Finding: Not Applicable
	Comments: No architectural encroachments are proposed.
205.6.10.1. – Growers: Odor Control Measures.	Finding: Not Applicable
	Comments: Not a grower.
205.6.10.2. – Growers: Cultivation Structure	Finding: Not Applicable
	Comments: Not a grower.



STAFF REPORT (REV. 1) - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

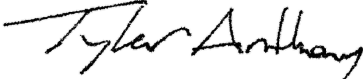
205.6.10.3. – Growers: Cultivation Impact on Sanitary Sewer.	Finding: Not Applicable
	Comments: Not a grower.
205.6.11.1. – Processors: Cultivation Impact on Sanitary Sewer.	Finding: Not Applicable
	Comments: Not a processor.
205.6.12.1. – Safety Compliance Facilities: Cultivation Impact on Sanitary Sewer.	Finding: Not Applicable
	Comments: Not a safety compliance facility.



STAFF REPORT (REV. 1) - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

Review Procedure	
1803.1.1.2. – Application	The applicant submitted the complete application and fee for site plan consideration on or prior to the 28-business day deadline.
	Finding: Compliant Date: 10/31/2022
1802.2. – Site Plan Diagram Requirements, 1803.1.1.3. – Official Review	A preliminary review was conducted by the Planning & Zoning Administrator for comments as to the proposed development’s conformance to all applicable standards and requirements
	Finding: Compliant Date: 11/3/2022
1803.1.1.3. – Official Review, 1905 – Administration, Duties, and Responsibilities	Plans were circulated to Department Heads for review on the listed date. No concerns or comments were expressed.
	Finding: Further Discussion Recommended Date: 11/17/2022
205.4. – Notices	All notification requirements of the Ordinance have been fulfilled as follows: <input checked="" type="checkbox"/> Daily Press Newspaper Publishing Date: 11/22/2022 <input checked="" type="checkbox"/> All neighbors within 300’ Postage Date: 11/21/2022 <input checked="" type="checkbox"/> City of Escanaba Website and Facebook Page Notice Date: 12/1/2022
	Finding: Compliant
1803.1.1.4. – Approval; Referral, 1803.3. – Site Plan Approval	Being deemed complete, the proposal is referred to the Planning Commission for approval/denial within 45 days of submission.
	Respectfully,  Tyler Anthony, Planning & Zoning Administrator
	Date: 12/6/2022

The Applicant (the “Company”) plans to own and operate a dispensary under the Michigan Regulation and Taxation of Marihuana Act (as amended from time to time, the “Michigan Act”) in the City of Escanaba (“facility” or “dispensary”). The Marihuana Regulatory Agency (the “Department”), or another Michigan department, may publish emergency, administrative or other rules with respect to the Michigan Act (as such rules may be updated, amended and restated from time to time and, together with the Michigan Act, the “Rules”). To the extent any item in this plan conflicts with the updated, amended and/or restated Rules or the updated, amended and/or restated Rules produce additional standards that conflict with this plan, the Company will promptly amend this plan to conform to the Rules.

This Recall, Quarantine and Destruction Plan details how the Company quarantines cannabis products in stock at the dispensary, recalls cannabis products that have already been sold and destroys cannabis products, in each context when appropriate.

I. Recall Plan

The recall policies and procedures discussed below apply in the event of (1) contamination/adulteration; (2) expiration of product; or (3) other circumstances rendering the marijuana unsafe/unfit for human consumption. The Company considers evidence of contamination and adulteration to be an adverse event warranting immediate and mandatory product recall. The Company treats expiration events as a voluntary recall. In both instances, the Company implements its Adverse Event and Recall Procedures (detailed below). The Company also engages in periodic mock recalls to gain experience in identifying the product involved, notifying those to whom the product was sold, and disposal of the recalled product.

The Inventory Tracking Systems (ITS) provides the means of documenting the chain of custody of cannabis products and of quickly executing product recalls. The traceability capabilities of the ITS allows all cannabis products the Company sells to be traced back to the original plant and to all of the nutrients and chemicals applied to that plant.

Complaint Procedures (Phase I). **Notwithstanding anything in this plan to the contrary, in accordance with the Michigan Act, the Company shall not allow the return of any cannabis products unless its return policy is approved in writing by the Department, and the Department expressly allows the Company to accept returns of cannabis products.** All cannabis products the Company sells are accompanied by instructions for engaging customers in the Company’s reporting procedures. Customers reporting adverse events or having any product

complaint are asked to complete the Customer Complaint Form (copied below). The Customer Complaint Form starts the Company's decision-making process as to whether an 'Adverse Event' has occurred and the subsequent determination as to whether a recall is unnecessary, advisable (voluntary) or required (mandatory) and whether any of the Company's marijuana poses a risk to public health and safety. The results of the Company's internal investigation are recorded in the Company's Complaint and Adverse Event Investigation Report.

The Customer Complaint Form is a self-assessment that asks customers to describe the reasons they were dissatisfied with the product, such as a simple wrong purchase, a product complaint, or an illness, or to state the nature of their complaint. On the form, among other items, the Company asks the customer(s) (i) specifically if the product made them sick, (ii) to report specific symptoms to gain a better understanding of the effect the product had on the customer, (iii) if they experienced physical harm, mental harm, or loss of function from use of the product and (iv) if they sought medical treatment and if they reported their symptoms to their certifying physician, each of which questions assists the Company in gauging how seriously the customer experienced the reported symptoms. Answers to these questions will direct the course of the Company's investigation and response and help the Company determine if an "Adverse Event" has occurred.

The Company contacts every customer who reports that they have experienced any physical harm, mental harm, or abnormal loss of function as a result of using any of the Company's products. This contact is made within 24 hours of the initial report of complaint from the dispensary. In addition to contacting the customer, the Company notifies within 24 hours of such initial report the Department, the Department of Agriculture, and the Department of Public Health by telephone and by email, as required under the Michigan Act, that they are investigating a potential issue—and will update the departments further with their findings. The Company attempts to interview the customer about the details of their experience and the severity of their symptoms to identify potential causes and distinguish between an individual reaction and a greater danger to public health.

Quarantine During Complaint. The Company quarantines all returned (if an approved return policy has been implemented) and recalled marijuana until the completion of the investigation and until a specific determination can be made that the marijuana is no longer required and may be disposed of according to the Company's rules related to waste disposal.

Quarantined marijuana is stored separately in the vault area and labeled “Quarantined – Do Not Package.”

Complaint Procedures (Phase II). If, after initial investigation and speaking to the purchasers in question, it appears there is a reasonable probability that use of the product will cause any adverse health consequences, then the Company will institute a recall and contact the Department, per Michigan Act, at a minimum within 24 hours of such determination. The determination of the extent of the recall (voluntary or mandatory) is made by the Company’s Compliance Committee, and must be accomplished immediately, and in no event longer than 48 hours from the initial notice from the dispensary. The Company’s Compliance Committee is comprised of managers at the highest level. The committee examines the investigations’ results and determines, based on their knowledge and experience, the nature and degree of threat to public health and safety.

The compliance committee is tasked with determining whether the product poses an *actual* and serious threat to public health and safety. If such a threat is posed, then a mandatory recall is warranted. Basis for a mandatory recall includes, without limitation, the following: Microbial contamination; salmonella; discovery of the use of a prohibited pesticide; and/or presence of adulterant, particulate, or foreign matter rendering the marijuana unsafe or unfit for human consumption. Product safety issues that do not pose any more than a mere potential risk to public health may, nonetheless, warrant a voluntary recall. Basis for a voluntary recall includes, without limitation, the following: Lack of quality assurance; product or packaging stability failure; improper dosing; incorrect labeling; undeclared product ingredients; and/or any other potential minor health risk.

Initial Product Recall Notice: Any product recall is overseen by a recall coordinator, who is normally the Company’s Director of Compliance. In the event of a recall, the recall coordinator will immediately notify the Department, the Department of Agriculture, and the Department of Public Health by telephone and by email dated the same day, as required under Michigan Act. The notice, at a minimum, states the affected product, the harvest and process lots of the product, an estimated number of customers affected, a timeline for identifying affected product, and what steps the Company has already undertaken within the Recall Communication Plan.

Identifying Product affected by recall: The Company utilizes its Inventory Tracking System (“ITS”) to identify and track the distribution of all products affected by the recall. The

Company identifies affected product through ITS reports showing each purchaser to whom affected product was sold and the date of sale. Dispensary agents will utilize their access within the ITS to determine the information of affected purchasers.

Quarantine During Recall: If there is any affected product remaining within the facility, the Company isolates the product in a separate storage container to prevent further distribution pending disposal. The Company does not dispose of any product that is subject to recall without first consulting the Department and coordinating the method of disposal.

Subsequent Recall Notice / Recall Communication Plan: At the same time the Company is isolating affected product within the facility, the Company deploys its Recall Communication Plan that provides notice to other licensees and, if the product has been sold, to purchasers. Notices will include sufficient identifying information about the affected product recalled, including batch numbers, to allow for ready identification of affected product. The following parties are notified:

(1) *Adult use cultivation center, craft grower, or infuser that manufactured the cannabis:*

Upon determining any recall is necessary, the Company immediately notifies the adult use cultivation center, craft grower, or infuser that manufactured the cannabis, including laboratories that may be in possession of affected product. The Company does this by telephone and email to preserve a record of the notification. The Company provides these licensees with the harvest and process lot identification numbers of affected product and works with them to determine the amount of product that has been distributed to customers and any amount that remains within their inventory.

(2) *Purchasers:* If able to, the Company will immediately notify all affected purchasers by both telephone and email of the affected product. Because the Michigan Act prohibits dispensaries from recording purchasers' information without their consent, in the event of a recall, it is not possible to contact each purchaser of a product. Therefore, the Company will pursue the following two methods to reach purchasers simultaneously in the event of a recall: (i) directly reach purchasers who have consented to have their information taken and recorded and (ii) publicize the recall by immediate press release through at least two (2) channels designed to generally reach residents in the areas where affected purchasers reside. Channels may include television, newspaper, radio, magazine, cannabis publications and other advertisements, the Company's website and other social media

accounts and other avenues the Company may determine from time to time can best reach purchasers of the dispensary.

Records of Investigations and Returns. The Company maintains written records of all product returns (if return is allowed) and the results of the investigations, including, without limitation: (1) description of product; (2) batch, lot or other ID number; (3) date of return or recall, as applicable; (4) name and address of customer and means by which the product came back to the dispensary; (5) reason for the product coming back to the dispensary; (6) results of any tests conducted on the product or related batches; (7) findings of the investigation and follow-up actions taken; (8) the ultimate disposition of the returned product, and the date of disposition; and (9) names of the quality control personnel who: (i) reviewed the reason for the product being returned; (ii) conducted the investigation, and (iii) reviewed and approved the findings and engaged in follow-up action of any of the investigations performed.

ITS Tracking and Recall Report: The Company's ITS will have a recall function that tracks the collection and destruction of recalled products. The Company generates a **Recall Report** that contains the following: (1) The total amount of marijuana subject to recall, including the types, final forms, harvest batch/harvest lot/process lot identification numbers, by date and time; (2) That total amount of recalled marijuana that was returned to the Company from other licensees, including types, forms, harvest batch/harvest lot/process lot identification numbers, by date and time; (3) The name of the Recall Coordinator; (4) From whom the recalled marijuana was received; (5) The means of transport of the recalled marijuana; (6) Reason for recall; (7) Number of recalled samples or test samples and types, including identification numbers, sent to approved laboratories, including the name and address of the laboratory, the dates of testing and the results by sample or test sample; (8) The manner of disposal, including: (a) Name of the individual overseeing the disposal of the recalled marijuana; (b) Method of disposal; (c) Date of disposal; and (d) Amount disposed of by types, forms, harvest batches, harvest lots and process lots; and (9) Any other information required by the Department.

Tracking Rate of Return after Recall: The Company tracks the total amount of affected product returned (**Rate of Recall Report**) as the result of recall efforts relative to the total amount of the affected product distributed. If the rate of compliance with the recall, which is measured solely by product returns, is found to be too low, then in consultation with the Department, the

Company will issue another round of notices and consider additional means of distributing notice to the public.

Disposal of Returned/Recalled Product: The affected product, after the applicable personnel follow the waste procedures discussed below, is then subject to the waste procedures within the ITS to move it from inventory to waste in the system. The Company will coordinate with the Department the disposal of recalled marijuana and store the product until the Company is authorized to dispose of it. Unless otherwise instructed, the Company will employ its normal waste procedures to the recalled marijuana, unless disposing of it in that manner would pose a risk to public health and safety. Those waste procedures are discussed in further detail below.

Mock Recall: To ensure recall procedures are effective, the Company tests them by performing a biannual mock recall. The Company hopes to be able to insert a mock SKU into the inventory tracking system and to dispense it to mock customers so that employees are able to obtain the full experience of a true recall. The Company shall work with customers to participate in this exercise to obtain the full experience of a mock recall throughout the supply chain.

II. Quarantine Plan

As stated above, the Company quarantines all marijuana that is being investigated and is the possible subject of a recall until the completion of the investigation and until a specific determination can be made that the marijuana is no longer required and may be disposed of according to the Company's rules related to waste disposal. Quarantined marijuana is stored separately in the vault area and labeled "Quarantined – Do Not Package." These products are stored in a manner sufficient to prevent cross-contamination in the facility pending disposal. In the event the Company does have a Department-sanctioned return policy and the Company receives cannabis products from a customer return that is not the result of any adverse effect of the cannabis product (e.g. the customer did not desire that particular product or the product became expired), such returned products, that are not subject to recall, are segregated from all other marijuana in the facility, pending disposal. In no event shall any of the aforementioned items be stored at the dispensary for more than 7 calendar days.

In addition to the items in the preceding paragraph, per 410 ILCS 705/15-80 of the Michigan Act, the Company stores containers storing cannabis that have been tampered with, damaged, or opened in the vault quarantined from other cannabis products until they are disposed

and also labels such items with the date opened. In no event does the Company store such items at the dispensary for more than 7 calendar days.

III. Destruction (Waste) Plan

Detailed in Exhibit H.

The Company collects, stores, transports, and destroys marijuana waste in compliance with all Rules and the Michigan Act. The Company stores marijuana waste in a manner designed to prevent unauthorized use, diversion, and cross-contamination. The Company destroys marijuana waste by rendering it unusable and unrecognizable prior to being transported from its facility. The following types of marijuana waste is destroyed in this manner: Unused, Surplus, Returned (as applicable), Recalled, Contaminated/Adulterated/Tampered, Damaged and Expired. The Company segregates marijuana waste from all other waste in the facility, including solid waste. All marijuana waste disposal activities are performed in full view of video surveillance cameras and are tracked within the Inventory Tracking System (ITS).

a. Waste Storage/Equipment – Applicable to All Waste

The Company securely stores all waste at locations both inside and outside of the facility in a manner designed to prevent cross-contamination and minimize safety hazards, odors, dust, unsightliness, and other nuisances. The Company refers to this area as the Marijuana Waste Storage Area. Outside, the Company utilizes a locked and enclosed dumpster adjacent to the facility to store waste.

The Company also stores waste in a way that does not create a risk of fire, explosion, or the accumulation of poisonous or otherwise harmful vapors or gases. The Company never mixes marijuana waste with hazardous waste.

Waste Storage Equipment: The equipment necessary for the storage of marijuana and other waste is 45 to 65-gallon waste containers. Waste equipment is operated in a manner to prevent the unintentional conveyance of waste outside the storage area. The containers in which the Company stores waste are:

1. Constructed to be easily handled for collection;
2. Constructed of rust resistant and corrosion resistant materials;
3. Equipped with a tight fit lid or cover;
4. Watertight, leak proof, insect proof and rodent proof; and
5. Clearly marked “Municipal Waste.”

Inspection/Cleaning of Storage Areas: All areas within the facility that contain marijuana are equipped with waste storage containers into which plant material and other debris is deposited (the “Marijuana Waste Storage Area”). The Marijuana Waste Storage Area, like all areas within the facility, is subject to routine inspection and cleaning for debris, insects, rodents, birds, contaminants, and adulterants. This area is to be inspected on a daily basis for cleanliness, such efforts being logged in the daily Waste Storage Area Inspection Log (copy of log available upon request and not included here due to page limitations). The discovery of any insects, rodents, or other pests will warrant immediate action and extermination through acceptable means. Unless there is a spill or other event requiring more frequent sanitation, the Company will clean and sanitize all areas where marijuana is stored, both inside and outside, on a weekly basis. Such cleaning is to be recorded on the weekly Waste Storage Area Cleaning Log. During the weekly cleaning, all debris is to be removed from the storage area, and surfaces are to be properly sanitized. The Company also cleans and sanitizes waste containers regularly.

b. Waste Disposal and Recycling – Solid Waste

The Company segregates non-marijuana solid waste from marijuana and marijuana products, and then minimizes and recycles such solid waste, if possible. All non-recyclable waste is stored in suitable waste containers as described above, at a suitable temperature prior to being placed in the secure dumpster outside. Waste within the facility is collected daily and transferred to the locked dumpster outside and never allowed to accumulate anywhere in the facility long enough to develop an odor or attract pests.

c. Waste Storage – Marijuana Waste

Inside the facility, pre-shredded marijuana waste is always stored separately to prevent cross-contamination. Within the vault on the premises, to the extent applicable, all marijuana destined to become waste is separated from useable marijuana. Floor and shelf markings in the vault area assist employees in making the important distinction between these two.

Once marijuana or marijuana products have been rendered unusable, properly accounted for in the inventory tracking system (ITS) as waste and such waste is “converted” as described below, the waste is either stored inside a locked trash container, as shown below, or transported outside to the larger waste storage area—the locked dumpster enclosed by a fence. The dumpster will be emptied by an authorized transporter of solid waste.

d. Process of Disposing of Marijuana Waste

All marijuana waste is converted into an unusable and unrecognizable form within the facility prior to disposal. The Company hopes to utilize a small commercial waste shredder for this purpose. All marijuana or marijuana products that must be converted may be shredded (as one form of conversion) and immediately mixed with other non-consumable solid waste to create an unusable, unrecognizable, and non-retrievable substance. The Michigan Act requires that the Company render waste unusable in accordance with 8 Ill. Adm. Code 1000.460, and such section does allow for the use of noncompostable materials to mix with the cannabis waste. However, the Company strives to use only compostable waste to mix with the cannabis products, which is the preferred mixing method per the Michigan Act. In that respect, the Company uses compostable materials in accordance with the Michigan Act, including, without limitation, one or more of the following: compostable yard waste; compostable paper waste; compostable cardboard waste; compostable food waste; or vegetable-based grease.

The resulting mixture is at least fifty (50%) percent non-marijuana waste by volume. Once “converted,” larger amounts of marijuana waste are taken directly to the locked dumpster outside. Smaller amounts may be stored in the Marijuana Waste Storage Area and labeled as ‘waste’ to await removal to the dumpster.

All marijuana waste is transported, to (i) in the case of compostable mixed waste, to a compost, anaerobic digester, or other facility with approval of the jurisdictional health department and (ii) in the case of noncompostable mixed waste, to a landfill, incinerator, or other facility with approval of the jurisdictional health department.

The Company strives to give the Department as much notice as possible prior to any disposal being performed. 8 Ill. Adm. Code 1000.460 mandates a 7 day notice period for cultivation centers. Though such notice period is not required for the Company, as a dispensary, it strives to achieve as much notice as possible to the Department while still complying with the provision of the Michigan Act that requires cannabis product destined for disposal not be stored for longer than 7 days at the facility.

e. Chemical and Hazardous Waste

The Company does not anticipate generating any chemical or hazardous waste other than household type cleaners/products, including, without limitation, Clorox Bleach, PineSol, AntiBacterial Softsoap Liquid Hand Soap, Ultra Dawn Dishwashing Liquid, Fantastik AntiBacterial Heavy Duty All Purpose Cleaner, Scrubbing Bubbles Toilet Cleaning Gel with

Hydrogen, Scrubbing Bubbles Multi Surface Bathroom Cleaner Foaming Disinfectant, Commercial Line Drano Max Gel Clog Remover and Windex Cleaner Original with Ammonia-D.

To the extent the Company does generate any chemical or hazardous waste that requires special handling, such waste will be managed in accordance with Federal and State law—i.e. stored in leach proof containers, appropriately marked and labeled, stored separately from other waste, and disposed of through appropriate transport and disposal means, if necessary.

f. ITS Entry / Records of Marijuana Waste

Before being rendered into waste, all waste and unusable product, cannabis concentrates and cannabis-infused products is weighed, recorded, and entered into the ITS, , in accordance with 410 ILCS 705/15-90 of the Michigan Act. Verification of this event shall be performed by an agent-in-charge and conducted in an area with video surveillance. Disposal records documenting all marijuana waste are retained within the ITS and will be accessible to the Department or law enforcement upon request. All non-ITS records of waste, whether in the Company's database or hard copies, will be maintained for a minimum of five (5) years, in accordance with 410 ILCS 705/15-90 of the Michigan Act. The detailed records of waste within the ITS show the source of the waste, weight of the waste, date of conversion, and employees who performed the conversion who are capable of supporting a Waste Report.

Litter and Waste Plan and Ventilation Plan

The Applicant (the “Company”), plans to own and operate a dispensary under the Michigan Regulation and Taxation of Marihuana Act (as amended from time to time, the “Michigan Act”) in the City of Escanaba (“facility” or “dispensary”). The Marihuana Regulatory Agency (the “Department”), or another Michigan department, may publish emergency, administrative or other rules with respect to the Michigan Act (as such rules may be updated, amended and restated from time to time and, together with the Michigan Act, the “Rules”). To the extent any item in this plan conflicts with the updated, amended and/or restated Rules or the updated, amended and/or restated Rules produce additional standards that conflict with this plan, the Company will promptly amend this plan to conform to the Rules.

I. Greening Procedures (Litter and Waste Mitigation)

The Company recognizes that it operates in a world facing various environmental challenges. The Company engages in various “greening” techniques to both inculcate the importance of environmental maintenance to its customers and employees and to do its part to reduce harmful environmental impact from its operations. For example, the Company segregates non-marijuana solid waste from marijuana and marijuana products, and then minimizes and recycles such solid waste. The Company instructs its employees that they may not dispose of recyclable material in the trash dumpster. All material that can be recycled must be recycled by dispensary staff.

For any employee lunches, the Company does not use bottled water, instead utilizing tap or filtered water to mitigate the amount of plastic waste. The Company’s policy is that lights must be kept off in the employee areas when not being utilized, and to the extent possible, the Company designs its facility so that motion sensors in each room trigger lights being on or off. The Company instructs its employees to have doors and windows be in the closed position at all times, except when such windows and doors are required to be opened for scheduled maintenance and/or operations. This policy is meant to reduce the escape of heat and/or air conditioning from the facility.

In terms of energy source, if available, the Company will utilize renewable energy sources and natural gas over a more carbon-intensive source such as coal, for its facility. Source of energy is subject to final site location and availability of such resources in the geographic region in question.

From a product perspective, marijuana is packaged in recyclable materials whenever possible, and the Company does not utilize plastic bags when dispensing marijuana. The Company encourages all of its employees to discuss greening ideas they may have during staff meeting, and the Company works hard to implement such ideas.

The environment, and the Company’s responsibility as a custodian for the environment, is very much a part of the core values of the Company. The Company works hard to instill this sense of responsibility for the environment in each and every employee who works at the facility.

II. Waste Procedures (Marijuana Waste and Non-Marijuana Waste)

Litter and Waste Plan and Ventilation Plan

The Company collects, stores, transports, and destroys marijuana waste in compliance with all Rules and the Michigan Act. The Company stores marijuana waste in a manner designed to prevent unauthorized use, diversion, and cross-contamination. The Company destroys marijuana waste by rendering it unusable and unrecognizable prior to being transported from its facility. The following types of marijuana waste is destroyed in this manner: Unused, Surplus, Returned (as applicable), Recalled, Contaminated/Adulterated/Tampered, Damaged and Expired. The Company segregates marijuana waste from all other waste in the facility, including solid waste. All marijuana waste disposal activities are performed in full view of video surveillance cameras and are tracked within the Inventory Tracking System (ITS).

a. Waste Storage/Equipment – Applicable to All Waste

The Company securely stores all waste at locations both inside and outside of the facility in a manner designed to prevent cross-contamination and minimize safety hazards, odors, dust, unsightliness, and other nuisances. The Company refers to this area as the Marijuana Waste Storage Area. Outside, the Company utilizes a locked and enclosed dumpster adjacent to the facility to store waste.

The Company also stores waste in a way that does not create a risk of fire, explosion, or the accumulation of poisonous or otherwise harmful vapors or gases. The Company never mixes marijuana waste with hazardous waste.

Waste Storage Equipment: The equipment necessary for the storage of marijuana and other waste is 45 to 65-gallon waste containers. Waste equipment is operated in a manner to prevent the unintentional conveyance of waste outside the storage area. The containers in which the Company stores waste are:

1. Constructed to be easily handled for collection;
2. Constructed of rust resistant and corrosion resistant materials;
3. Equipped with a tight fit lid or cover;
4. Watertight, leak proof, insect proof and rodent proof; and
5. Clearly marked “Municipal Waste.”

Inspection/Cleaning of Storage Areas: All areas within the facility that contain marijuana are equipped with waste storage containers into which plant material and other debris is deposited (the “Marijuana Waste Storage Area”). The Marijuana Waste Storage Area, like all areas within the facility, is subject to routine inspection and cleaning for debris, insects, rodents, birds,

Litter and Waste Plan and Ventilation Plan

contaminants, and adulterants. This area is to be inspected on a daily basis for cleanliness, such efforts being logged in the daily Waste Storage Area Inspection Log (copy of log available upon request and not included here due to page limitations). The discovery of any insects, rodents, or other pests will warrant immediate action and extermination through acceptable means. Unless there is a spill or other event requiring more frequent sanitation, the Company will clean and sanitize all areas where marijuana is stored, both inside and outside, on a weekly basis. Such cleaning is to be recorded on the weekly Waste Storage Area Cleaning Log. During the weekly cleaning, all debris is to be removed from the storage area, and surfaces are to be properly sanitized. The Company also cleans and sanitizes waste containers regularly.

b. Waste Disposal and Recycling – Solid Waste

The Company segregates non-marijuana solid waste from marijuana and marijuana products, and then minimizes and recycles such solid waste, if possible. All non-recyclable waste is stored in suitable waste containers as described above, at a suitable temperature prior to being placed in the secure dumpster outside. Waste within the facility is collected daily and transferred to the locked dumpster outside and never allowed to accumulate anywhere in the facility long enough to develop an odor or attract pests.

c. Waste Storage – Marijuana Waste

Inside the facility, pre-shredded marijuana waste is always stored separately to prevent cross-contamination. Within the vault on the premises, to the extent applicable, all marijuana destined to become waste is separated from useable marijuana. Floor and shelf markings in the vault area assist employees in making the important distinction between these two.

Once marijuana or marijuana products have been rendered unusable, properly accounted for in the inventory tracking system (ITS) as waste and such waste is “converted” as described below, the waste is either stored inside a locked trash container, as shown below, or transported outside to the larger waste storage area—the locked dumpster enclosed by a fence. The dumpster will be emptied by an authorized transporter of solid waste.

d. Process of Disposing of Marijuana Waste

All marijuana waste is converted into an unusable and unrecognizable form within the facility prior to disposal. The Company hopes to utilize a small commercial waste shredder for this purpose. All marijuana or marijuana products that must be converted may be shredded (as one form of conversion) and immediately mixed with other non-consumable solid waste to create

Litter and Waste Plan and Ventilation Plan

an unusable, unrecognizable, and non-retrievable substance. The Company strives to use only compostable waste to mix with the cannabis products. In that respect, the Company uses compostable materials, including, without limitation, one or more of the following: compostable yard waste; compostable paper waste; compostable cardboard waste; compostable food waste; or vegetable-based grease.

The resulting mixture is at least fifty (50%) percent non-marijuana waste by volume. Once “converted,” larger amounts of marijuana waste are taken directly to the locked dumpster outside. Smaller amounts may be stored in the marijuana waste storage area and labeled as ‘waste’ to await removal to the dumpster.

All marijuana waste is transported, to (i) in the case of compostable mixed waste, to a compost, anaerobic digester, or other facility with approval of the jurisdictional health department and (ii) in the case of noncompostable mixed waste, to a landfill, incinerator, or other facility with approval of the jurisdictional health department.

The Company strives to give the Department as much notice as possible prior to any disposal being performed.

e. Chemical and Hazardous Waste

The Company does not anticipate generating any chemical or hazardous waste other than household type cleaners/products, including, without limitation, Clorox Bleach, PineSol, AntiBacterial Softsoap Liquid Hand Soap, Ultra Dawn Dishwashing Liquid, Fantastik AntiBacterial Heavy Duty All Purpose Cleaner, Scrubbing Bubbles Toilet Cleaning Gel with Hydrogen, Scrubbing Bubbles Multi Surface Bathroom Cleaner Foaming Disinfectant, Commercial Line Drano Max Gel Clog Remover and Windex Cleaner Original with Ammonia-D.

To the extent the Company does generate any chemical or hazardous waste that requires special handling, such waste will be managed in accordance with Federal and State law—i.e. stored in leach proof containers, appropriately marked and labeled, stored separately from other waste, and disposed of through appropriate transport and disposal means, if necessary.

f. ITS Entry / Records of Marijuana Waste

Before being rendered into waste, all waste and unusable product, cannabis concentrates and cannabis-infused products is weighed, recorded, and entered into the ITS. Verification of this event shall be performed by an agent-in-charge and conducted in an area with video surveillance. Disposal records documenting all marijuana waste are retained within the ITS and will be

Litter and Waste Plan and Ventilation Plan

accessible to the Department or law enforcement upon request. All non-ITS records of waste, whether in the Company's database or hard copies, will be maintained for a minimum of five (5) years, in accordance with 410 ILCS 705/15-90 of the Michigan Act. The detailed records of waste within the ITS show the source of the waste, weight of the waste, date of conversion, and employees who performed the conversion who are capable of supporting a Waste Report.

III. Compliance with Environmental Laws

The Company complies with all applicable environmental laws, including, without limitation, the following items:

- 1) Any present and future federal, Illinois state and local laws, statutes, ordinances, rules, regulations and the like, as well as common law, relating to protection of human health or the environment, relating to Hazardous Substances and/or relating to liability for or costs of other actual or threatened danger to human health or the environment.
 - a. The term "**Hazardous Substances**" includes but is not limited to any and all substances (whether solid, liquid or gas) defined, listed, or otherwise classified as pollutants, hazardous wastes, hazardous substances, hazardous materials, extremely hazardous wastes, or words of similar meaning or regulatory effect under any present or future environmental law or that may have a negative impact on human health or the environment, including, but not limited to, microbial matter, petroleum and petroleum products, asbestos and asbestos-containing materials, polychlorinated biphenyls, lead, radon, radioactive materials, flammables and explosives, but excluding substances of kinds and in amounts ordinarily and customarily used or stored in properties similar to the facility for the purposes of cleaning or other maintenance or operations and otherwise in compliance with all environmental laws.
- 2) The Comprehensive Environmental Response, Compensation and Liability Act;
- 3) The Emergency Planning and Community Right-to-Know Act;
- 4) The Hazardous Substances Transportation Act;
- 5) The Resource Conservation and Recovery Act (including, but not limited to, Subtitle I relating to underground storage tanks);
- 6) The Solid Waste Disposal Act;
- 7) The Clean Water Act;
- 8) The Clean Air Act;
- 9) The Toxic Substances Control Act;
- 10) The Safe Drinking Water Act;
- 11) The Occupational Safety and Health Act;
- 12) The Federal Water Pollution Control Act;
- 13) The Federal Insecticide, Fungicide and Rodenticide Act;
- 14) The Endangered Species Act;
- 15) The National Environmental Policy Act;
- 16) The Oil Pollution Act of 1990; and
- 17) The River and Harbors Appropriation Act.

Litter and Waste Plan and Ventilation Plan

Other than cleaning supplies used in the ordinary course of business and which are permissible to be used on the facility pursuant to environmental laws, there will be no Hazardous Substances present on the facility at any time. Buthane, propane, methane and any other flammable material will never enter the facility.

IV. **Odor Impact and Ventilation System**

See also sheet MEP103 within Exhibit B attached hereto.

Marijuana odor emanating from a dispensary is a valid concern for the community and the Company's neighbors and tenants close to the facility. This Section details the measures the Company deploys to ensure that no offensive marijuana odor is emitted from the dispensary, the Company's response if odors do ever emanate and the Company's policies to ensure these odor measures remain effective over time.

The Company prevents its dispensary from causing any type of odor by engaging in the following activities:

1. Adequate design measures to seal the building;
2. Utilizing a heating, ventilation, and cooling (HVAC) System designed to move an appropriate amount of air (cfm) throughout the facility to disperse odors;
3. Using industry standard carbon filters throughout the facility, including:
 - a. Canned filters; and
 - b. Placing filters within the HVAC system designed to purify the air;
4. Training staff to engage in odor mitigation practices; and
5. An odor complaint tracking and response plan.

(i) Design Measures to Prevent Off Site Odors

The Company intends to renovate any facility in a manner that focuses on preventing all air leaks by properly enclosing the facility. The Company will weather strip all exterior door frames and windows, seal any cracks on the outside of the building, while making such repairs in compliance with all building rules and regulations, and caulk all cracks on the inside of the building. The Company will also engage a building inspector to locate all possible sources of air leaks; this will ensure that the completed building adequately addresses all possible odor concerns.

For interior rooms where marijuana is stored, the Company will seal the room by caulking all plug outlets, doorways and anything else that could leak air. The Company will have periodic inspections to ensure all openings remain sealed and air-tight.

(ii) Appropriately Sized and Maintained HVAC System

The Company will install an appropriately sized HVAC system and a sufficient number of filters to handle the proper movement of air (cfm) throughout the facility to prevent the stagnation of air. Additionally, the Company will install larger exhaust ducts within all rooms where marijuana is stores to create the proper amount of air flow to inhibit odors from accumulating.

Litter and Waste Plan and Ventilation Plan

The Company will deploy a maintenance schedule to ensure service on its odor mitigation systems, and to optimize performance, including the inspection and changing of carbon filters as needed, to ensure such filters do not fail and/or get clogged. The Company may also install a negative pressure system to control odor distribution so that the odors within rooms where marijuana is stored stays contained and does not escape through access doors due to employee and customer traffic.

(iii) Use of Activated Carbon Filters

Carbon filtration is known in the cannabis industry to be very effective at controlling marijuana odors. The Company will install activated carbon air filters, which remove 99.5% of all odors and other airborne particles, and which are further described below.

Canister Carbon Absorbers. Carbon filtration units, sometime referred to as “carbon cans,” are placed throughout the facility to help control odors. Carbon cans have a pre-filter to capture dust particles and an in-line fan to move air through the enclosed carbon filtration system.

Carbon Filtration within HVAC System. Carbon filters will be installed within the HVAC system, and at all points of exhaust. The Company utilizes Phresh Inline Filters for this purpose. This involves forcing the air circulating within the HVAC system through an activated carbon filter. Additionally, carbon filters, in an amount suitable for the designed space of the provisioning center, will be installed within the HVAC’s exhaust fan. Interior air is forced through the filter to “scrub” the air of any marijuana odor that passes over them, thus creating odorless air.

Proper Maintenance of Carbon Filtration. As filters age and the activated carbon becomes clogged with impurities, it becomes less effective. As such, the Company will develop a maintenance schedule to inspect the carbon filters regularly and to replace them per the manufacturer’s recommendation. Additionally, to ensure that proper air flows through the carbon filters, the dust collector “sock” device associated with the filter will also be monitored and changed regularly, per the manufacturer’s recommendation.

There is no bright line metric that identifies the specific volumes of activated carbon needed per volume of exhaust air leaving a facility to stop offensive odors from escaping. Internally, the Company plans to perform a field olfactometry calculation that calculates a Dilution to Threshold (D/T) ratio in the following manner: $D/T = \text{Volume of Carbon-Filtered Air} / \text{Volume of Odorous Air}$. The Company will strive to achieve a seven on such calculation and will install and deploy sufficient Phresh Filters to achieve such threshold.

(iv) Staff Training Staff to Engage in Odor Mitigating Practices

The Company will train its employees in odor mitigation practices to further the effectiveness of these odor prevention and mitigation techniques. The Company will train

Litter and Waste Plan and Ventilation Plan

employees to (i) keep doors and windows closed at all times to prevent escaping odors, (ii) continually check the air exhaust and filtration systems to ensure the same are running at all times as required and (iii) alert management of any marijuana odors that are detectable from the parking lot as they enter the facility daily.

(v) Evaluating the Effectiveness of Odor Control Measures

Once per week, the Company will engage in an odor analysis to determine the effectiveness of its odor control measures. An employee, before starting the work day, will walk the outer perimeter of the property line and the immediate exterior of the facility to assign a grade to the air quality using the following simple scale for odor intensity:

- 0 - No odor, or no odor of the designated component (no marijuana smell);
- 1 - Threshold level of the component (slight marijuana smell);
- 2 - Definite odor of the component (clear and identifiable smell of marijuana);
- 3 - Strong odor of the component (strong marijuana smell); or
- 4 - Overpowering odor of the component (overpowering marijuana smell).

Any score above a 0 will be considered a failing score which requires examination of Company odor control measures and implementation of an *immediate* response. This weekly exercise will result in records of these activities, and the Company's responses, if applicable. The Company will maintain these records and provide them to the local municipality or the state upon request.

The Company intends to engage the services of a professional industrial hygienist and/or environmental engineer to perform an indoor air quality testing once the dispensary is fully operational to ensure the facility does not have contaminated indoor air that may cause offensive odors to emanate from the facility's exterior.

The Company anticipates having an open and friendly relationship with neighboring businesses and surrounding residences and community organizations. As such, complaints of neighbors and the public will also be used as a tool to determine the effectiveness of the Company's Odor Control Program.

The Company anticipates that these odor control measures will be more than sufficient to keep any odors from emanating from the facility. The Company will consider these measures a failure should even a single complaint be registered. If the Company does ever receive a complaint which cannot be remedied by this Plan, the Company will engage the services of a certified industrial hygienist to provide an independent analysis of the Company's odor control devices and to recommend improvements until the problems are identified and remedied.

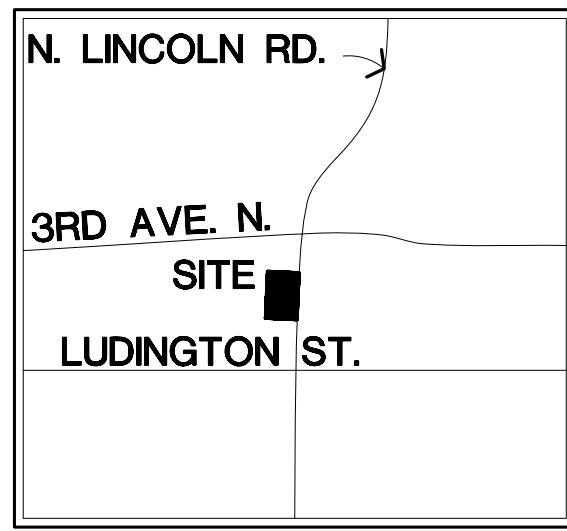
The Company will track complaints made directly to the Company and any that have been made to the applicable local municipality. The Company will also track the response measures

Litter and Waste Plan and Ventilation Plan

taken and the resolution of each complaint. These records will be made available for inspection by the local municipality and the Department, upon demand.

NOTES:

1. PROPOSED SITE IS LOCATED IN AREA PERMITTED BY THE ZONING ORDINANCE.
2. THE PROPOSED USE DOES NOT REQUIRE ANY ZONING MAP AMENDMENTS OR VARIANCES AT THE TIME OF APPLICATION.



PROJECT ADDRESS:
317 NORTH LINCOLN ROAD
ESCANABA, MICHIGAN 49829



PROPOSED ADULT USE RETAILER

THE CITY OF ESCANABA, MICHIGAN

APPLICANT:

BRIAN TOMA
800 NORTH OLD WOODWARD AVENUE, SUITE 100
BIRMINGHAM, MICHIGAN 48009
(586) 222-2232

INDEX OF DRAWINGS

- AS.1 ARCHITECTURAL SITE PLAN
- AS.2 LANDSCAPE PLAN
- AS.3 FLOOR PLAN
- AS.4 EXTERIOR ELEVATIONS
- AS.5 EXTERIOR ELEVATIONS

SITE DATA:

ZONED: E (COMMERCIAL)
SIZE: 13,502 SF. = 0.31 ACRE

BUILDING DATA:

PROVISIONING CENTER (MERCANTILE): 2,836 SF. (GROSS)
2,268 SF. (USEABLE @ 80%)

BUILDING TO SITE RATIO:

BUILDING AT GRADE: 2,836 SF. (GROSS)
SITE: 13,502 SF. = 0.31 ACRE
BUILDING RATIO: 21.00%

PARKING DATA

PARKING REQUIREMENTS:
ONE PARKING SPACE PER 150 SF. (GROSS)
TOTAL REQUIRED: 2,836 SF. / 200 = 14 SPACES
TOTAL PROVIDED: 15 SPACES

HANDICAP PARKING:

REQUIRED: 1 SPACES
PROVIDED: 2 SPACES

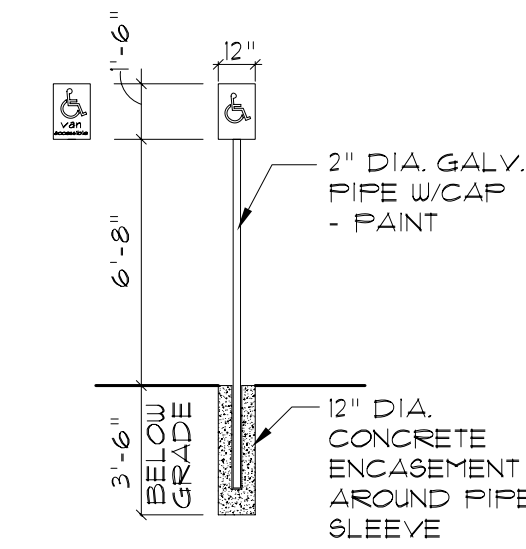
PROPERTY DESCRIPTION: (AS PROVIDED BY WESTCOR TITLE INSURANCE COMPANY PER TITLE COMMITMENT NO. LIB179896 COMMITMENT DATE NOVEMBER 18, 2022 AT 8:00 AM.)

The land referred to in this Commitment is located in the City of Escanaba, County of Delta, State of Michigan, and described as follows:

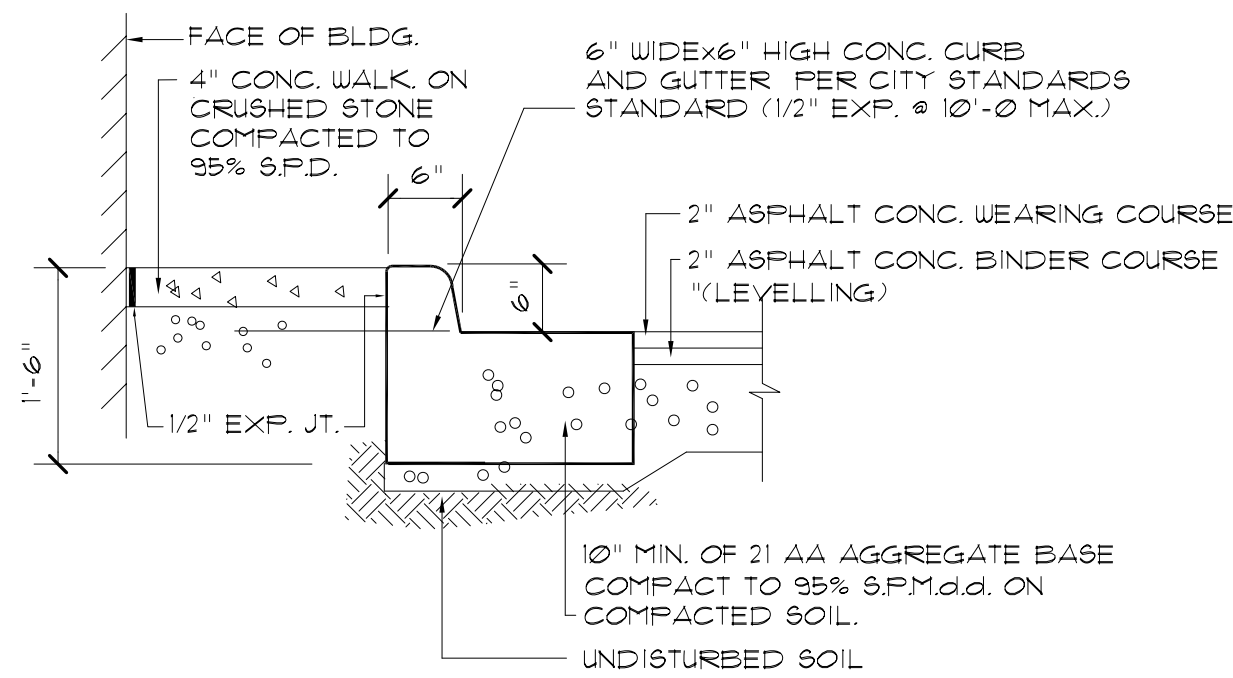
Lot(s) 12, Block 8, City Center Addition No. 3 to the City of Escanaba, according to the recorded Plat thereof, as recorded in Liber B of Plat(s), Page 62, Delta County Records.

AND

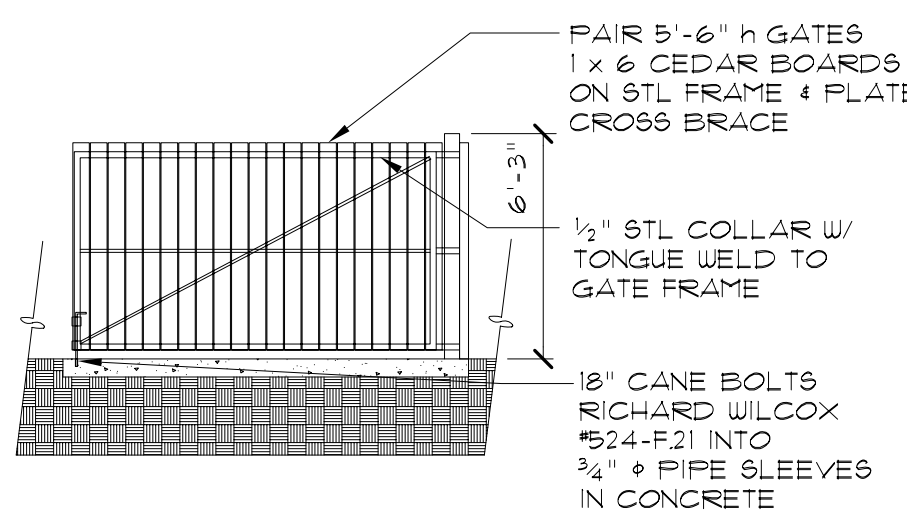
The South 1/2 of vacated Third Avenue North, lying adjacent to Lot 12, Block 8, City Center Addition No. 3, and the East 1/2 of the vacated alley in Block 8 lying adjacent to Lot 12 of Block 8 of City Center Addition No. 3.



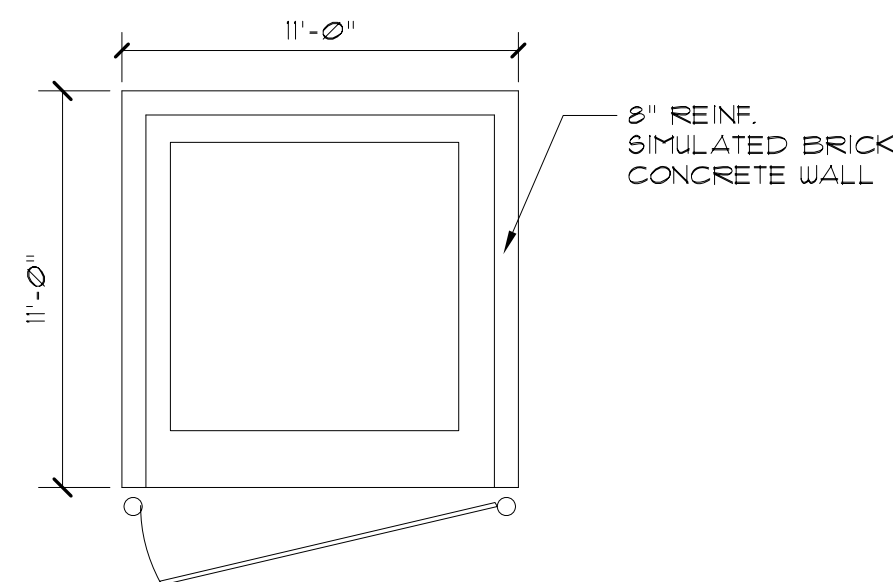
B.F. PARKING SIGN
NO SCALE



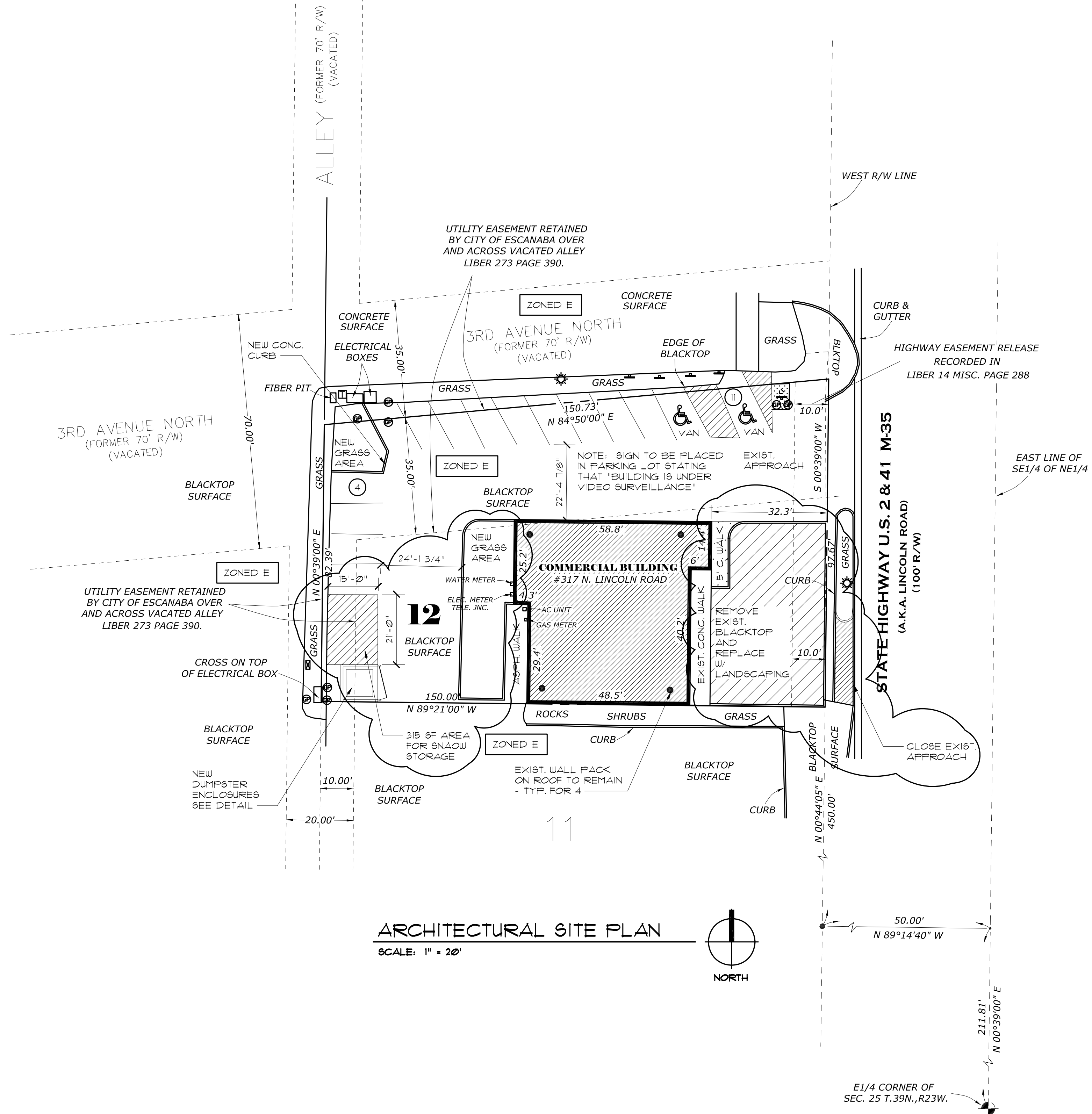
ASPHALT PAVT. / CURB DETAIL / CONC. SIDEWALK
NO SCALE



DUMPSTER GATE DETAIL
NO SCALE



DUMPSTER ENCLOSURE PLAN
NO SCALE



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

Z A
D B

31313 NORTHWESTERN HWY., SUITE 104
FARMINGTON HILLS, MICHIGAN 48334
OFFICE - 248-767-6928
FAX - 248-564-5277



PROJECT:
PROPOSED RETAILER
317 NORTH LINCOLN ROAD
ESCANABA, MICHIGAN 49829

ISSUED FOR:
PERMIT
10-26-2022
REVISED
12-05-2022 PR. CTY.

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
22-070

SHEET NO.
AS.1



PROJECT:
PROPOSED RETAILER
317 NORTH LINCOLN ROAD
ESCANABA, MICHIGAN 49829

ISSUED FOR:
PERMIT
10-26-2022
REVISED
12-05-2022 PR. CTY.

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
22-070
SHEET NO.

LANDSCAPE NOTES:

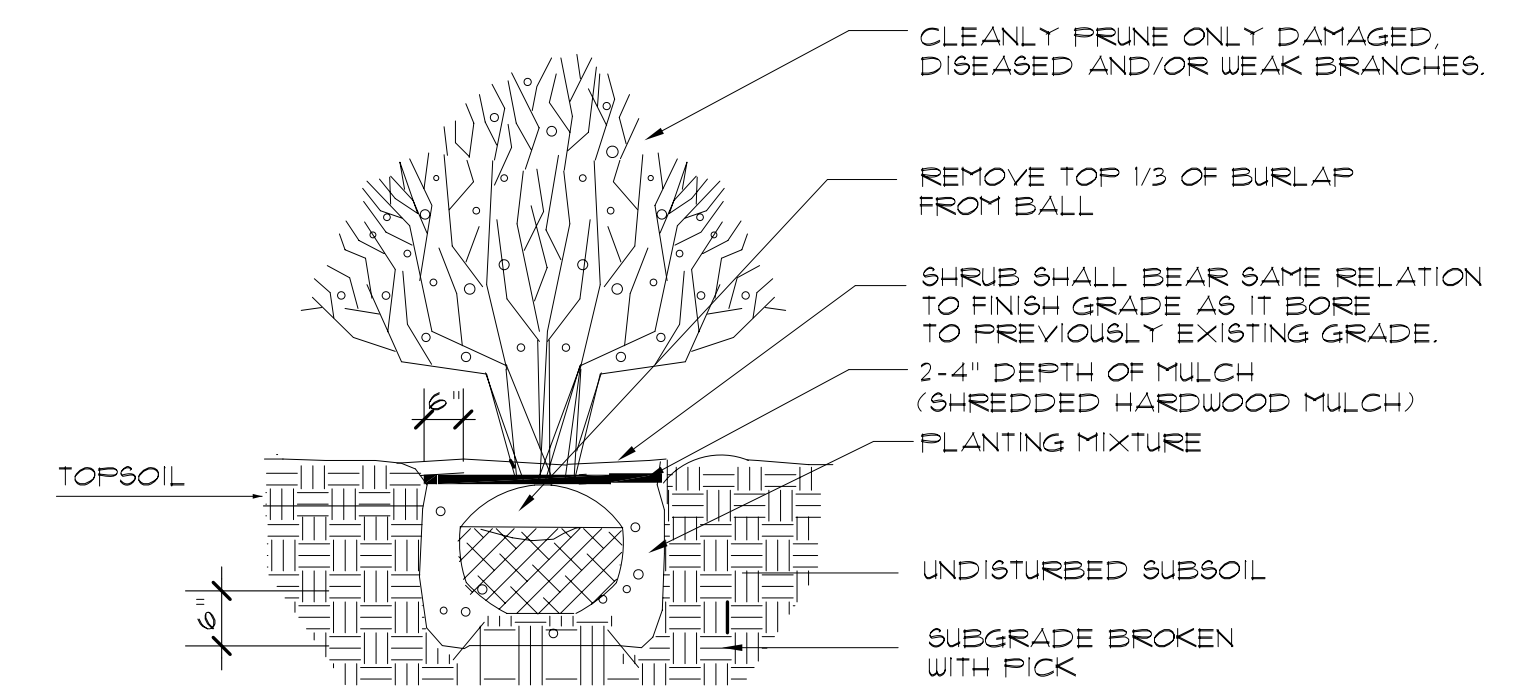
- OWNER/CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SCREENING REQUIREMENTS OF CITY OF ESCANABA, REFER TO THE CITY OF ESCANABA ZONING ORDINANCE
- INSTALL 4" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS/BEDS AND TREE SAUCERS (NO POLY-FILM)
- OWNER/CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE. OWNER/CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- OWNER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- OWNER/CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. OWNER/CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
- OWNER/CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PROPOSED TREES OVER 2" CAL. SHALL BE GUYED/STAKED SECURE. SEE EVERGREEN TREE PLANTING/GUYING DETAIL, OR DECIDUOUS TREES PLANTING/STAKING DETAIL WHERE APPLICABLE.
- ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. OWNER/CONTRACTOR SHALL INSURE THAT PROPOSED PLANT MATERIAL IS RESISTANT TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- OWNER/CONTRACTOR MUST INSTALL AND UNDERGROUND IRRIGATION SYSTEM.

PLANT MATERIAL LIST

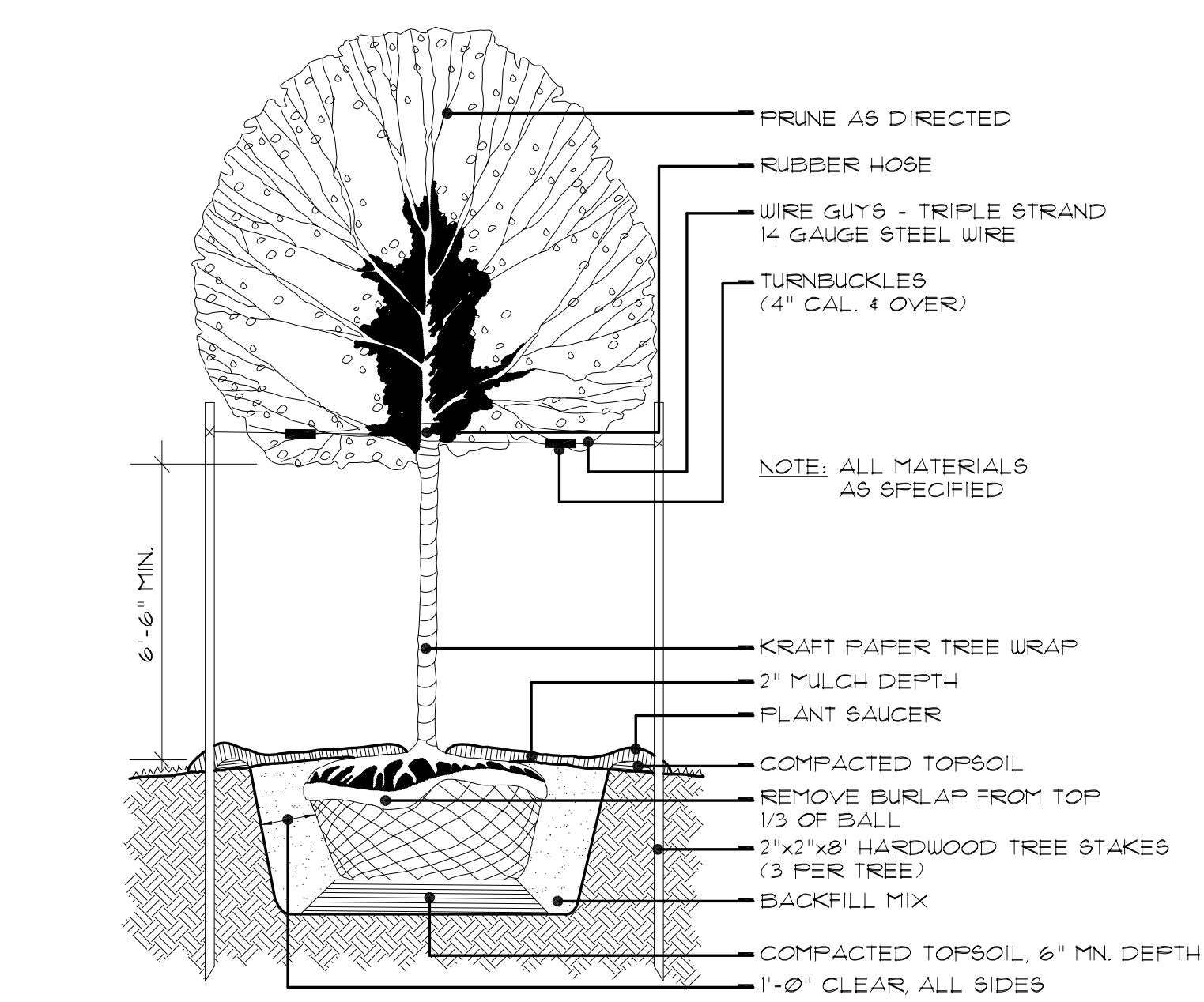
PLANT	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
1	5	ACER RUBRUM	RED MAPLE	2" CAL./B.4B.
2	41	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	2" HIGH - 2'-2 1/2" B.B.

LANDSCAPING:

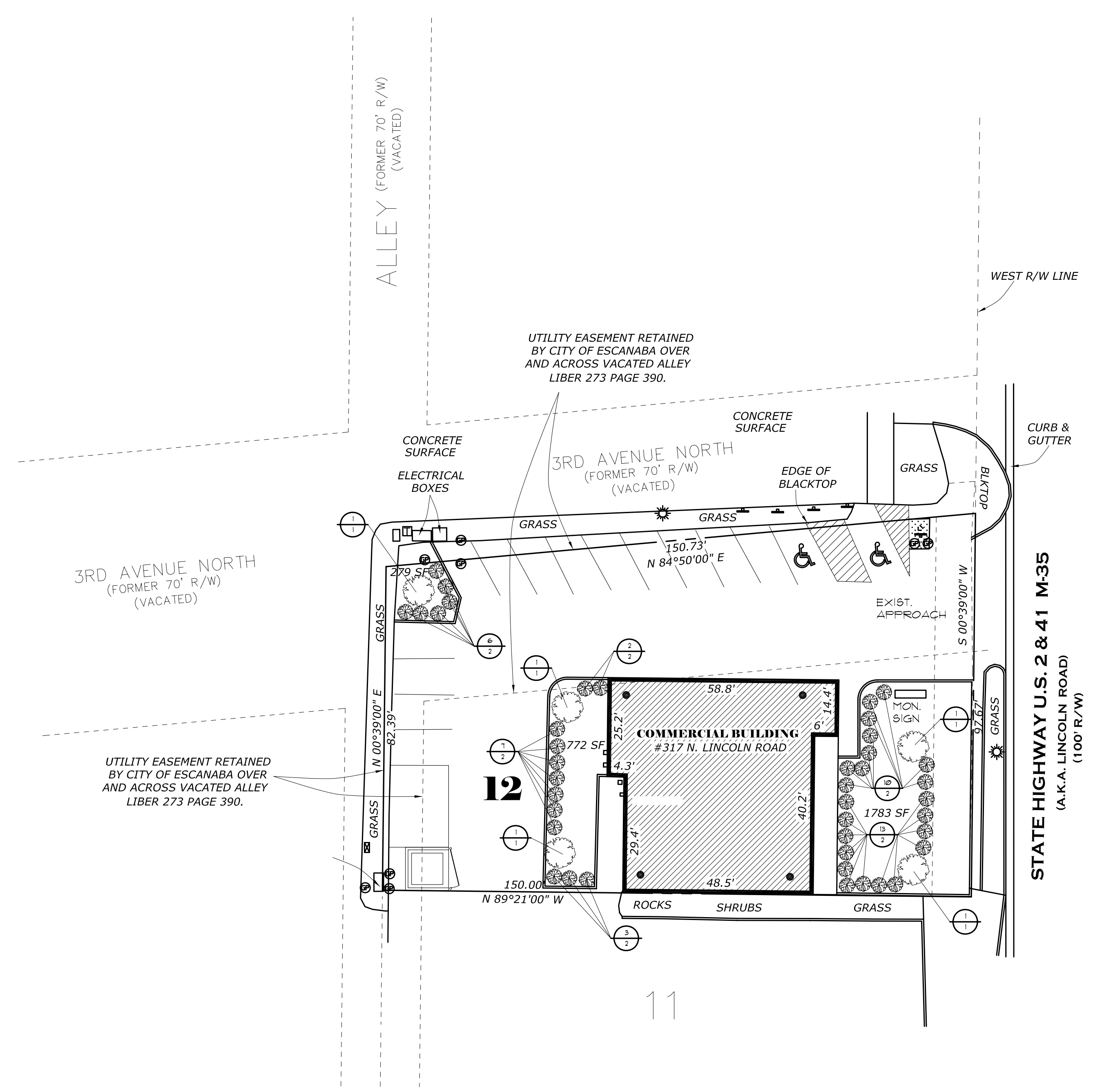
REQUIRED: 20% OF TOTAL SITE
TOTAL SITE = 19,502 SF. x .2 = 2,700.4 SF
PROVIDED: 2,834 SF. - OK



2
LS-1
SHRUB PLANTING DETAIL
NO SCALE



1
LS-1
DECIDUOUS TREE PLANTING DETAIL
NO SCALE



LANDSCAPE PLAN
SCALE: 1" = 20'
NORTH

ALTA/NSPS Survey of Lot 12 & S1/2 Vacated 3rd Ave & E1/2 Vacated Alley of Block 8 of City Center Addition No. 3 City of Escanaba Delta County, Michigan

PROPERTY DESCRIPTION: (AS PROVIDED BY WESTCOR TITLE INSURANCE COMPANY PER TITLE COMMITMENT NO. LIB179896 COMMITMENT DATE NOVEMBER 18, 2022 AT 8:00 AM.)

The land referred to in this Commitment is located in the City of Escanaba, County of Delta, State of Michigan, and described as follows:

Lot(s) 12, Block 8, City Center Addition No. 3 to the City of Escanaba, according to the recorded Plat thereof, as recorded in Liber B of Plat(s), Page 62, Delta County Records.

AND

The South 1/2 of vacated Third Avenue North, lying adjacent to Lot 12, Block 8, City Center Addition No. 3, and the East 1/2 of the vacated alley in Block 8 lying adjacent to Lot 12 of Block 8 of City Center Addition No. 3.

I, TERENCE S. WANIC, BEING A PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, CERTIFIES TO ZA DESIGN BUILD, LLC., LIBERTY TITLE AGENCY AND WESTCOR LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6, 7(a), 7(b)(1), 7(b)(2), 8, 9, 14, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2022.

PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY PER TITLE COMMITMENT LIB179896. COMMITMENT DATED NOVEMBER 18, 2022 AT 8:00 AM.

TITLE EXCEPTIONS SCHEDULE B, PART I

Items 1 THRU 10 are not survey related, therefore not plottable.

TITLE EXCEPTIONS SCHEDULE B, PART II

Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, AND 15 are not survey related, therefore not plottable.

Item 10: Is as platted.

Item 11: Describes additional right-of-way acquired by Highway Dept. to create current highway right-of-way and is as platted.

Item 12: Is as platted.

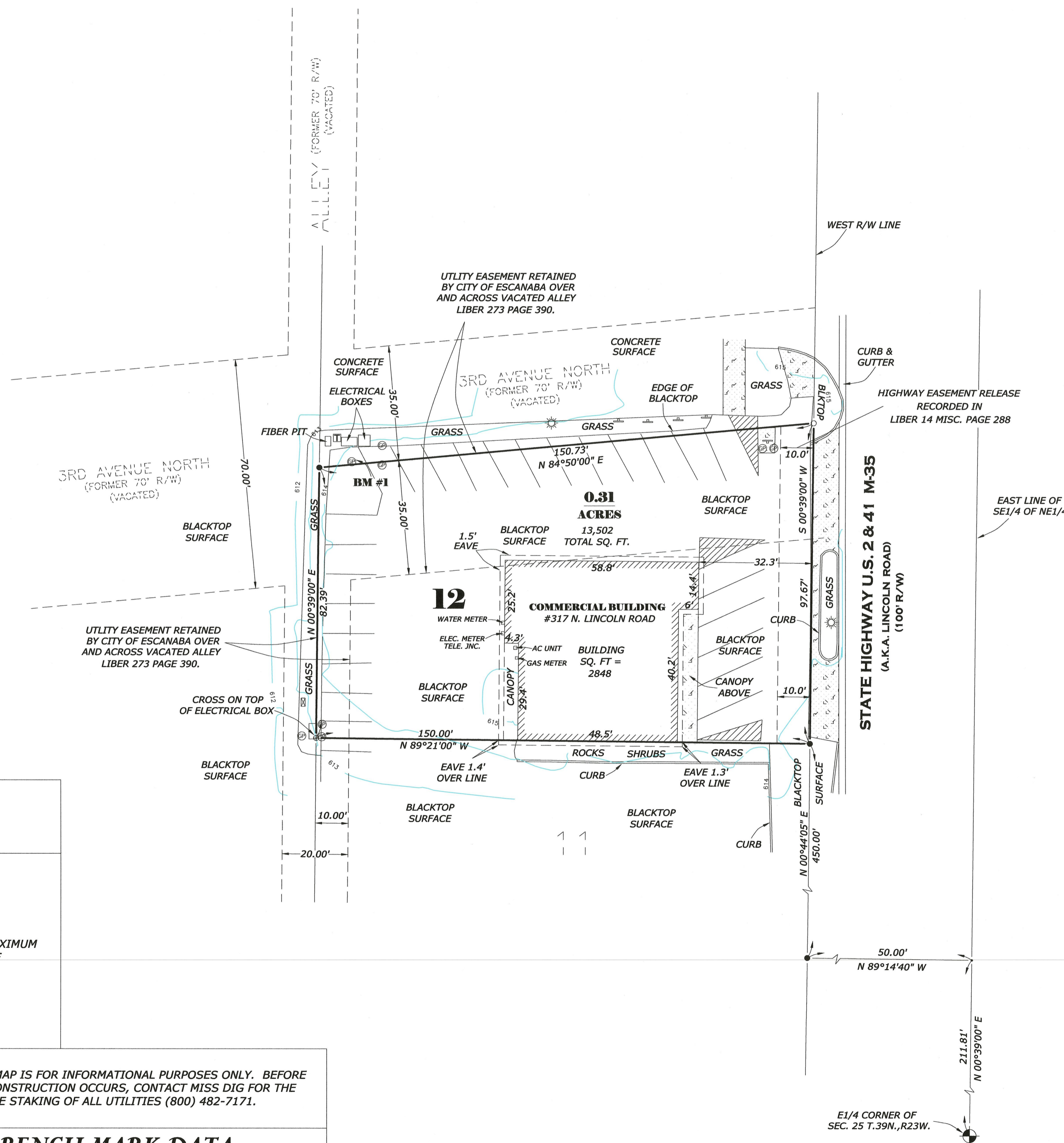
Terence S. Wanic 11/30/22
TERENCE S. WANIC DATE
MICHIGAN PROFESSIONAL LAND SURVEYOR NO. 4001044296



LEGEND

- - - INDICATES A LINE NOT DRAWN TO SCALE
- ⊕ INDICATES A CHISEL CROSS IN CONCRETE
- INDICATES IRON MONUMENTS SET
- INDICATES IRON MONUMENTS FOUND
- ⊞ INDICATES A SIGN
- ⊞ INDICATES A TELEPHONE JUNCTION BOX
- ⊞ INDICATES A LIGHT / POLE
- ⊞ INDICATES A UTILITY POLE
- ⊞ INDICATES A WATER VALVE
- HYD ⊕ INDICATES A HYDRANT
- MH ⊕ INDICATES A MAN HOLE
- ⊞ INDICATES A GUARD POST
- ⊞ INDICATES A MAILBOX
- W — INDICATES A WATERMAIN
- E — UNDERGROUND POWER
- OHP — OVERHEAD POWER / CABLE
- G — UNDERGROUND GAS LINE
- T — UNDERGROUND TELEPHONE
- SS — SANITARY SEWER LINE
- GUY — GUY WIRE
- S — STORM LINE
- ⊞ INDICATES CONCRETE SURFACE

RAMS WANIC LAND SURVEYORS, P.C.		1410 Ludington Street Escanaba, Michigan 49829 Phone (906) 786-1755, Fax 786-6487
JOB NUMBER	SAYKLLY'S ALTA - 22J	
SURVEY FOR	ZA DESIGN BUILD, LLC.	
SUBJECT	ALTA/NSPS SURVEY	
DATE OF SURVEY	NOVEMBER 28, 2022	
DATE OF MAPPING	NOVEMBER 30, 2022	



CITY OF ESCANABA FLOOD ZONE

COMMUNITY # 260061, COMMUNITY NAME: CITY OF ESCANABA, PANEL: 0641, SUFFIX C, EFFECTIVE DATE: 06/08/1998.
PANEL INDICATES SUBJECT PROPERTY IS IN ZONE X:
(ZONE X - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN)

CITY OF ESCANABA SET BACK AND BUILDING RESTRICTIONS

ZONING DISTRICT - "E" COMMERCIAL

The Commercial District is for the purpose of accommodating offices, retail and related services.

CONTACT:
CITY MANAGER
410 LUDINGTON ST.
ESCANABA, MI. 49829
(906) 786-0240
<https://www.escanaba.org/planning/page/zoning-ordinance>

HEIGHT - 70.0'
SIDE - 0.0'
FRONT - 0.0'
REAR - 25.0'
FLOOR SPACE - 85% OF LOT SIZE MAXIMUM
PARKING SPACES - REFER TO CITY OF ESCANABA ZONING ORDINANCE CHAPTER 17

AS PROVIDED BY THE CITY OF ESCANABA 11/29/2022

SURVEY NOTES:

1. THERE IS NO CURRENT EARTH MOVING, CONSTRUCTION, OR BUILDING ADDITION.
2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAYS.
3. THERE HAS BEEN NO DELINEATION OF WETLANDS ON SUBJECT PROPERTY.
4. THERE ARE NO DEFINED HANDICAP PARKING SPACES.
5. PARKING LOT ENCRONES ONTO ADJOINING PARCEL TO NORTH.
6. ELEVATIONS ARE IN NGVD 29 DATUM.
7. VERTICAL RELIEF DETERMINED BY GROUND SURVEY.
8. CONTOUR INTERVAL IS 1.0 FEET.
9. HORIZONTAL COORDINATES ARE ASSUMED (LOCAL SITE).
10. BUILDING EAVE ENCRONES ONTO ADJOINING PARCEL TO SOUTH.

NOTE: THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. BEFORE ANY CONSTRUCTION OCCURS, CONTACT MISS DIG FOR THE ON-SITE STAKING OF ALL UTILITIES (800) 482-7171.

NOTE: THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. BEFORE ANY CONSTRUCTION OCCURS, CONTACT MISS DIG FOR THE ON-SITE STAKING OF ALL UTILITIES (800) 482-7171.

BENCH MARK DATA

BM #1 - PK NAIL IN NE FACE OF WOOD GUARD POST - ELEVATION = 614.65' (NGVD 29 DATUM)
REFERENCE BENCHMARK C&GS MONUMENT C205 - ELEVATION = 606.65' (NGVD 29 DATUM)

CONTACTS

CITY OF ESCANABA WATER & ELECTRIC (906) 786-3291	AT&T (Telephone) (800) 660-3000	CITY OF ESCANABA OFFICE 906-786-0240
SPECTRUM / CHARTER COMMUNICATIONS (833) 267-6094	DTE ENERGY (906) 786-5651	CITY OF ESCANABA ENGINEERING 906-789-3795