

June 2, 2023

City of Marshall  
323 W Michigan Ave.  
Marshall, MI 49068

Attention: Eric Zuzga  
Director of Community Services

Re: 1st Site Plan Review – Comments for BlueOval Battery Park Michigan

Dear Mr. Zuzga:

Wade Trim received comments on May 5, 2023 in response to our 1<sup>st</sup> Site Plan Submittal made to the City of Marshall on April 25, 2023. All comments were reviewed on May 19<sup>th</sup> in the Site Plan Meeting. Since that time a number of items have been progressed and included in our Revised Site Plans, posted June 2, 2023. Please see the below comments that have been captured in the revised plans and how these were addressed.

Numbering of the comments below matches the numbers they were on the original comment responses from the city on May 5<sup>th</sup>. Wade Trim responses in *blue*.

**Progressive AE**  
**Provided by Tim Bradshaw, Mike Oezer, and Suzanne Schultz**

2. Site Plan

- j. Delineate gated areas accessible only to Ford versus areas open to the public. How will emergency services get past gated areas when necessary?

*Employee access from the parking lots has been updated to reflect three access points along the southern face of the building. The Ford security fence has been called out on the plans and noted emergency vehicle gates. Refer to sheets C2.0, C2.3, and C2.4.*

- m. iii. Provide drainage details of the bioretention areas in the parking lot area. Are these areas intended to contribute to site infiltration?

1. 3" mulch is proposed in the bioretention areas. Our experience is during heavy rain events these bioretention areas fill with water and the mulch floats leading to a clogged outlet control structure and potential flooding issues. Please address this concern.

*The 3" mulch was removed and replaced with a seed mix with a soil erosion control blanket. Maintenance for this will be included in the site maintenance plan. This update is included on the Bioretention Outlet Detail on L1.2.*

3. Utilities

- a. Water  
i. Where are the 2 Ford fire water tanks? Label.

*The Ford Fire Water Tanks, as well as the fire pump house, are now labeled on C3.4.*

iii. Is there a redundant public supply WM on the south side of Michigan Ave?

*The Ring Road potable water loop has a redundant dual feed from the City of Marshall Pump House. The first feed comes from the east along C Drive (on sheet C3.4) and the second comes from the north off Michigan Avenue (on sheet C3.2). Both lines route back to the City booster station /pump house. A note has been added to C3.2 to identify the redundant main.*

6. Landscape

- a. More clearly define the planted greenbelt buffer on the landscape plan. Is this a grassed area? What species of street trees will be planted 80' on center? Is there a standard species variability?

*The typical berm cross section detail has been revised to include planting type and spacing. Refer to detail on sheet C5.0.*

**Stantec Comments**

Provided by Eric Humesky, PE

1. The narrative states that the Ford domestic water main will serve the fire water main, however the fire water main appears to connect to both the Ford domestic and the public water main. Clarification should be provided. It appears the connection to the public main will be a redundant connection with a check valve so that water can only enter the fire main. If so, will this need a meter?

*Two meters are provided to the site from the City public water and Ford domestic water main. The fire main will not directly connect to the City public water main. The fire stub location was revised to eliminate visual confusion on the plans to separate from the potable. This can be seen on C3.4.*

**City of Marshall**

Provided by Eric Zuzga

1. Please add lot coverage to setback table on C2.0

*Table on C2.0 now includes lot coverage.*

2. Add language to photometric plan for light measurement at property line

*Revised photometric plan provided indicates over spill area at property line and foot-candle readings to show no impact to adjacent properties.*

3. Show existing and proposed elevations for buffer from neighborhood south of river, Michigan Avenue, and the east and west sides of property.

*Renderings from Michigan Ave added as supplemental visual showing line of sight into site at different maturation levels.*

4. Need to address chemical containment and stormwater impact on Kalamazoo River.

*It is acknowledged that chemical containment areas will not drain to the storm sewers but be collected in a separate chemical sewer for containment and discharge to the sanitary sewer system, following any industrial pre-treatment if it is required. Details will be provided as development of these areas is progressed.*

Very truly yours,

Wade Trim Associates, Inc.

Erich Smith, PE  
Vice President

EVS, SWD, MK  
WAB200401H - Blue Oval Battery Park MI

09 - Document Delivery\9.2 - Ford Scope\Submitted-To\Permits\Marshall\20230425 - Site Plan\1st Submittal Comments\Response to Comments Letter\_1st Submittal

cc: Derek Perry, Marguerite Davenport, Martin Erskine, Joshua Lankerd, William Dopp, Kevin Maynard