

FINAL PLANS FOR ALL SEASONS

120 WATER WORKS AVENUE
CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN

GENERAL NOTES

SIDEWALK
N/A

PHASES

NO PHASES - PLEASE SEE NOTES ON PROSPED PLAN SHEET FOR DETAILS

STANDARD PLANS

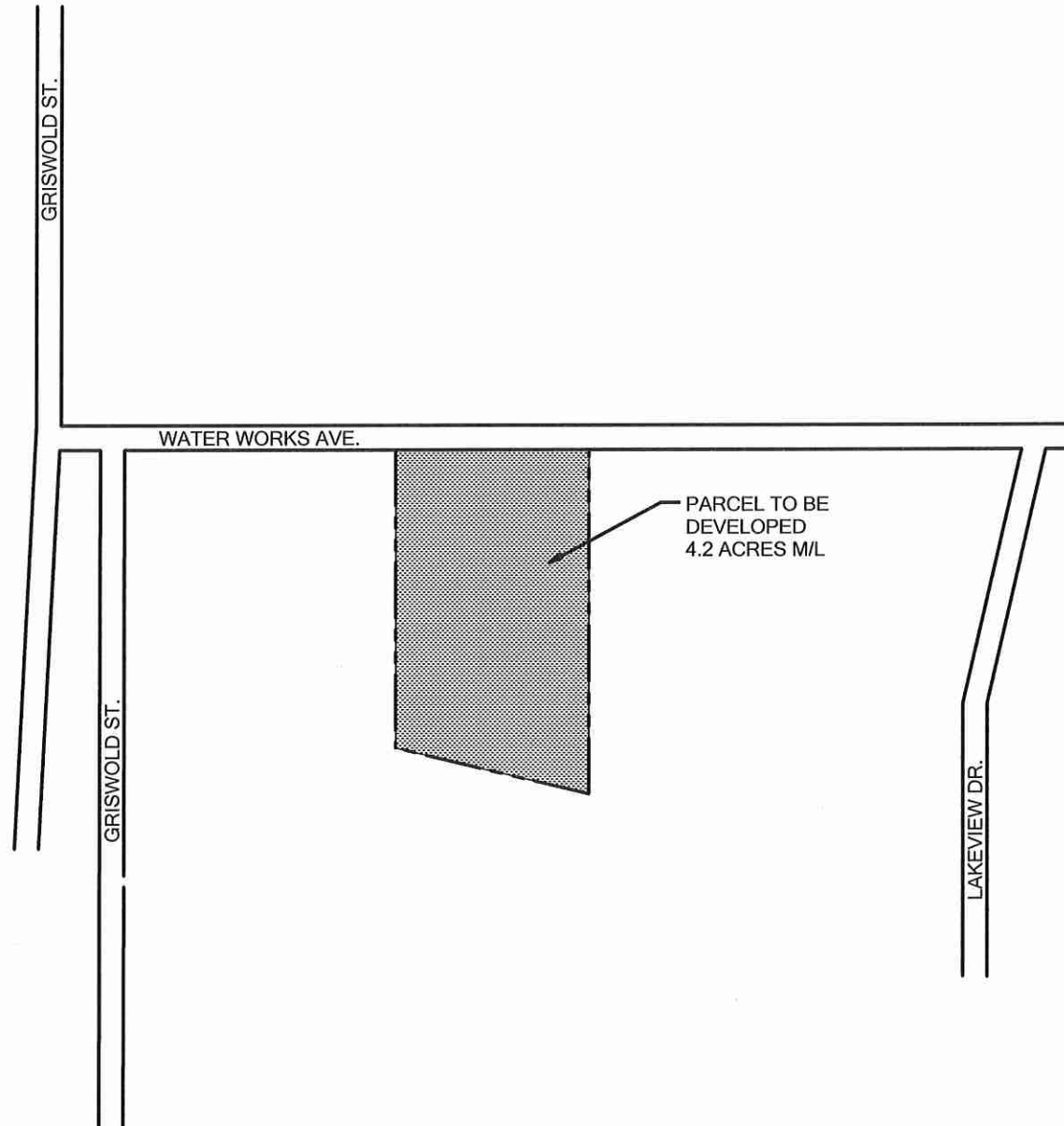
MDOT R-29-1
(DRIVEWAY OPENING & APPROACHES,
AND CONCRETE SIDEWALK)

ZONING DISTRICT

PRD PLANNED REDEVELOPMENT DISTRICT

ADA COMPLIANCE

ALL BUILDINGS WILL BE EXCLUSIVELY USED
FOR SELF STORAGE PURPOSES ONLY.
BUSINESS OFFICE WILL BE OFF-SITE.



SHEET INDEX

SHEET 1	EXISTING SITE
SHEET 2	PROPOSED SITE
SHEET 3	PLAN
SHEET 4	DRAINAGE DESIGN

2015 MICHIGAN BUILDING CODE

SECTION	TITLE	
311	STORAGE GROUP, S-2	
602, 603	CONSTRUCTION TYPE, V-B	
OCCUPANT LOAD, TABLE 1004.1.2		
SPACE	AREA/LOADING	OCCUPANTS
FACILITY (ACTUAL)	2400/300	8
DESIGN LOADS		
BASIC WIND SPEED: 90 MPH		
SNOW: GROUND (Pg) = 20 psf; ROOF (Pf) = 20 psf		
ROOF: LL = 20 psf; DL = 9 psf		
SOIL BEARING CAPACITY (ASSUMED) = 2000 psf		
HEIGHT	ALLOWED	SECTION 503 & 506.2
	2 STORY	10' EAVE HEIGHT
AREA	ALLOWED	
	13,500	
	ACTUAL	
	2,400	



Excavators, landscapers,
farmers, homeowners, and
contractors can contact us
7 days a week - 24 hours a
day! Before you dig contact
MISS DIG 811- IT IS THE LAW!

REVISIONS

DATE	DESCRIPTION

PLAN PREPARATION

DRAWN BY	DATE
R.J.J.	12.14.21

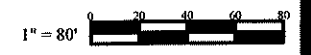
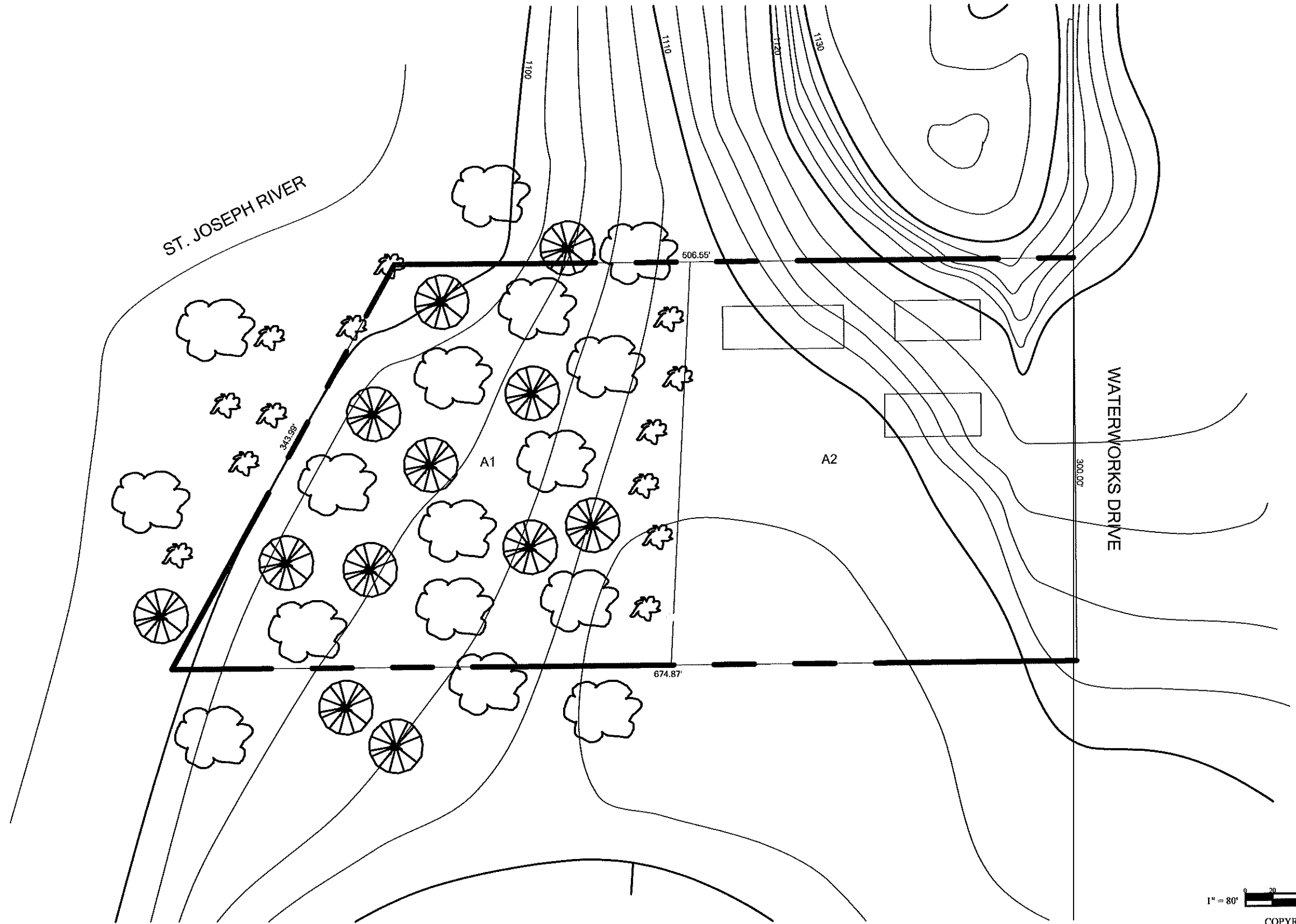
TITLE SHEET

ALL SEASONS
STORAGE FACILITY



ST. JOSEPH RIVER

DRAINAGE AREA SUMMARY
TOTAL AREA - 4.2 AC
A1 2.0 AC
A2 2.2 AC



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PROPERTY DESCRIPTION

COMMENCING FROM THE N¼ COR SEC 35 THENCE S89 DEG 27 MIN 20 SEC W 6 FT TO CENTERLINE GRISWOLD ST THENCE S00 DEG 34 MIN 20 SEC E ALONG SAID CENTERLINE 1950.5 FT TO CENTERLINE WATERWORKS AVE. THENCE N89 DEG 33 MIN E ALONG SAID CENTERLINE 553 FT THENCE S00 DEG 27 MIN E 33 FT FOR POB THENCE N89 DEG 33 MIN E 300 FT THENCE S00 DEG 27 MIN E 674.87 FT THENCE N61 DEG 09 MIN 17 SEC W 343.99 FT THENCE N00 DEG 27 MIN W 506.55 FT TO POB ALSO ALL LAND BETWEEN SOUTHERLY EXT EAST AND WEST BOUNDARIES ABOVE DESC AND ST JOSEPH RIVER MILL RACE 4.2 ACRES +/- UNPLATTED SEC 35 T6S R3W FOURTH WARD

ALL SEASONS 120 WATERWORKS DRIVE HILLSDALE, MICHIGAN 49242		
JENKINS ENGINEERING LLC		
5160 BARKER ROAD JONESVILLE, MICHIGAN 49250 TEL. 517.212.0405	DRAWING TITLE EXISTING JOB NUMBER 2103	PLAN SHEET 1 of 1 DATE 10/26/21



DEVELOPMENT NARRATIVE

THE INITIAL PLAN FOR THIS SITE IS TO CONSTRUCT BUILDINGS 1-6. AS THOSE BUILDINGS REACH STORAGE CAPACITY, THE ORIGINAL EXISTING STORAGE BUILDINGS WILL BE REMOVED. FOLLOWING REMOVAL BUILDINGS 7-10 WILL BE CONSTRUCTED. CLEARING AND GRADING AND CONSTRUCTION OF BUILDINGS 11-20 WILL FOLLOW THE ORDER AS SHOWN IN THIS PLAN. FULL BUILD-OUT WILL PROGRESS ONE BUILDING AT A TIME AND WILL ONLY OCCUR AS CUSTOMER DEMANDS REQUIRE ADDITIONAL STORAGE.

DRIVE OPENING SPECIFICATIONS

ALIGN OPENING TO WATER WORKS DRIVE WITH MAIN DRIVE BETWEEN BUILDINGS AND DRIVE TO HAVE MDOT, DETAIL M OPENING

SOIL EROSION AND SEDIMENTATION CONTROL

SILT FENCE SHALL BE USED FOR SOIL EROSION DURING PERIODS OF TIME WHEN GRADE IS BEING EXCAVATED AND SHALL REMAIN IN PLACE UNTIL FINISH GRADE OF LIMESTONE IS PLACED.

FENCING

CHAIN LINK FENCE TO BE INSTALLED AROUND PERIMETER UPON COMPLETION OF ALL STORAGE BUILDINGS.

DRAINAGE NOTE AND INFORMATION

SOUTHERLY TRIANGULAR END OF PROPERTY TO REMAIN UNDEVELOPED. MATURE TREES TO REMAIN IN PLACE AND DEEP ROOTED PLANTINGS SHALL BE ESTABLISHED IN THE UNDEVELOPED AREA AND ALONG THE LIMESTONE EDGE.

DRAINAGE INFORMATION - POST DEVELOPMENT

ROOF SURFACE	48,000 SQ. FT. (1.1 AC)
LIME STONE DRIVE	114,092 SQ. FT. (2.6 AC)
GRASS/TREES/PLANS	20,860 SQ. FT. (0.5 AC)

NOTES:

TEMPORARY MEASURES FOR COLLECTING WASTE AND REFUSE WILL BE SUPPLIED BY CONTRACTOR DURING CONSTRUCTION OF ALL STORAGE BUILDINGS.

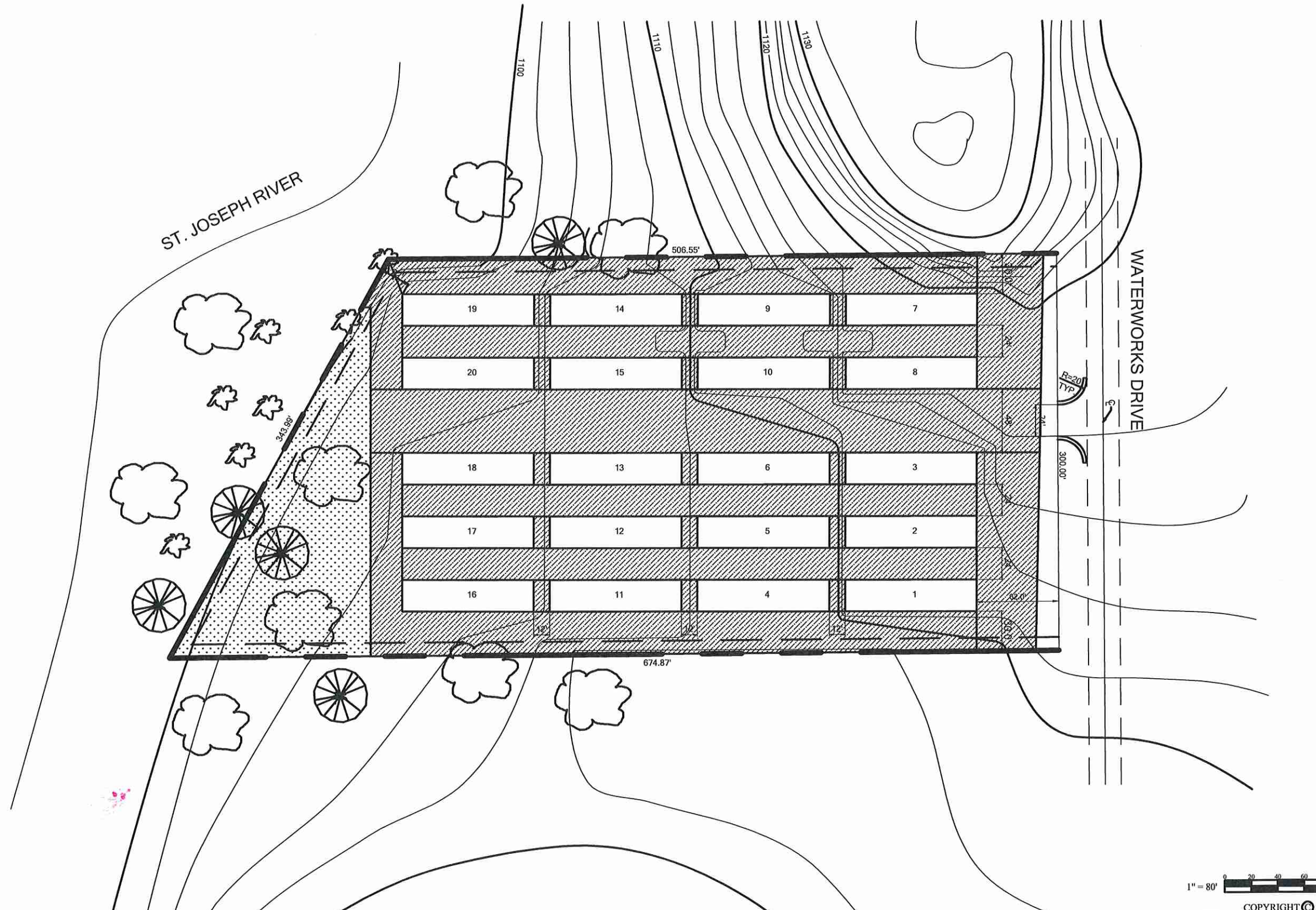
THERE IS NO PLAN FOR ELECTRICAL POWER TO BE INSTALLED; CONSEQUENTLY, NO EXTERIOR LIGHTING WILL BE SUPPLIED.

LEGEND

- LIMESTONE SURFACE
- GRASS

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ALL SEASONS
120 WATERWORKS DRIVE
HILLSDALE, MICHIGAN 49242

JENKINS ENGINEERING LLC

5160 BARKER ROAD JONESVILLE, MICHIGAN 49250	DRAWING TITLE PROPOSED	PLAN SHEET 2 OF 3
TEL. 517.212.0405	JOB NUMBER 2103	DATE 12/14/21

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