



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6450

Planning Commission Agenda
October 16, 2024

- I. Call to Order 5:30 pm**
 - A. Pledge of Allegiance
 - B. Roll Call

- II. Public Comment**
Any agenda item – 3 min. limit

- III. Consent Items**
 - A. Approval of agenda
 - B. Approval of Planning Commission 7/17/2024 minutes

- IV. Site Plan Review**
 - A. Three Meadows North – Final Plans
 - B. Lifeways Office Building – 3310 Beck Rd.

- V. Old Business**
 - A. Traffic Calming Plans

- VI. New Business**

- VII. Zoning Administrator Report**
 - A. 36-411 – Schedule of Regulations
 - B. 36-168 – Fence

- VIII. Commissioners’ Comments**

- IX. Public Comment**
Any Commission related item – 3 min. limit

- X. Adjournment**
Next meeting: **Wednesday, November 20, 2024 at 5:30 pm**

Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
July 17, 2024
5:30 pm

I. Call to Order

Meeting opened at 5:30 pm followed by the Pledge of Allegiance, and Roll Call.

II. Members Present

- A. Members Present: Commissioner Roma Rogers, Vice Chair Kerry Laycock, Chairman Eric Moore, Commissioner Matt Kniffen, Commissioner William Morrisey, Commissioner Elias McConnell
- B. Public Present: Zoning Administrator Alan Beeker
- C. Members Absent: Secretary Jacob Bruns

III. Public Comment

No public comment.

IV. Consent Agenda and Minutes

Motion to approve the Consent agenda as presented made by Vice Chair Laycock seconded by Commission Morrisey motion approved unanimously.

V. Public Hearing

- A. Capital Improvement Plan – The ordinance has been reviewed by the Planning Commission. At the June meeting, the Commission set a public hearing for the July meeting.
 - There was no public present so the Chair bypassed the public comment period.

Vice Chair Laycock moved to recommend to Council for adoption. Commissioner McConnell supported, motion passed unanimously.

VI. Old Business

Sec. 26-9 – Special condition signs.

- The Commission had a lengthy discussion regarding billboards and lighted signage
- Commissioner McConnell helped the Commission understand the terminology used in digital sign descriptions
- Commissioner Kniffen would still like to eliminate billboards from the ordinance
- Commissioners McConnell and Kniffen would like to increase the limitation area for billboards along M-99, north of Fayette St. to the city limits.

- Vice Chair Laycock was opposed to that
- Chair Moore asked if the Commission was fixing something that was not an issue.
- Vice Chair reminded the PC of the responsibility and purpose of the Commission. He is concerned with amending the ordinance to only narrow the control of billboards, attacking something that does not have a clear mandate.
- Commissioner Morrissey suggested that a Commissioner ask Council for some guidance.

VII. New Business

No new business.

VIII. Zoning Administrator Report

- Gave a brief overview and discussion of the Keefer House Hotel project.

IX. Commissioners' Comments

- No commissioner comments.

X. Public Comment

No public comment.

XI. Adjournment

Commissioner Laycock moved to adjourn the meeting, Commissioner Morrissey seconded. Motion passed unanimously. Meeting adjourned at 6:25 pm.

XII. Next meeting: August 21, 2024 at 5:30 pm.



TO: Planning Commission

FROM: Zoning Administrator

DATE: October 16, 2024

RE: Three Meadows North Final Plan

Background: in accordance with the condominium ordinance, the developers for Three Meadows North is submitting the final plan for review and recommendation to Council for final approval. The site review notes are included. The City Attorney has reviewed the Master Deed and has approve it.

Green Development Ventures, LLC
2186 East Centre Avenue
Portage, MI 49002

September 5, 2024

Mr. Alan Beeker, Zoning Administrator
Planning and Zoning Department
City of Hillsdale
97 N. Broad Street
Hillsdale, Michigan 49242

Re: Final Review of Three Meadows North Site Condominium Subdivision, 300 Hidden Meadows Drive – 22.64 Acres (Parcel #30-006-327-351-01)

Dear Alan,

Attached please find the Final Site Condominium Subdivision Application for Three Meadows North project at 300 Hidden Meadows Drive (Parcel #30-006-327-351-01). The application packet includes the following documents:

- Commercial Site Plan Review Application – Final Site Condominium Subdivision
- Project Summary Narrative – Three Meadows North Site Condominium Subdivision
- Site Plan Review Fee Check (\$400)
- Final Site Condominium Drawings (two 24” by 36” sets and ten 11” by 17” sets)
- Storm Water Drainage Calculations
- Sample Portfolio of Homes – Three Meadows North Site Condominium Subdivision
- DRAFT Master Deed, Exhibit A Condominium Bylaws and Exhibit D Value Chart

We look forward to continued discussions of this project with the City and request that the Final Site Condominium Review be scheduled for the October 16, 2024 Planning Commission meeting.

If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,



Michael West, AICP
Land Planning Manager
Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002
(269) 365-8548
mwest@allenedwin.com



COMMERCIAL SITE PLAN REVIEW APPLICATION

Applicant Name Green Development Ventures, LLC

Address 2186 East Centre Avenue
Portage, Michigan 49002
* purchase agreement with Hilldale EDC (3/27/23)

Daytime Phone (269) 365-8548

Evening Phone ()

Property Address if other than above 300 Hidden Meadows Drive
Parcel #30-006-327-351-01

22.64 Acres

Three Meadows North Site Condo Subdivision
(Final Site Condominium Review)

Agent Name Michael West, Land Planning Manager

Address Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002

Daytime Phone (269) 365-8548

Evening Phone ()

Zoning R-1 Project Estimate _____

Applicant Signature  Date 5/22/24

Meeting Date October 16, 2024 Planning Commission

For projects requiring Planning Commission approval, all Site Plan Materials must be submitted along with a completed application and appropriate fees a minimum of 10 days prior to the next scheduled Planning Commission meeting.

Please submit to: **City of Hillsdale**
Planning and Zoning Department
97 North Broad Street
Hillsdale, Michigan 49242
p. – 517.437.6449

Three Meadows North Site Condominium Subdivision

Final Review

Project Summary Narrative

September 5, 2024

Project Objectives

The purpose and objective of the Three Meadows North Site Condominium Subdivision project is to provide much needed quality residential housing opportunities in a desirable location within the City of Hillsdale. The Three Meadows North project proposes a total of 61 single family residential homes on 22.4 acres located north and west of Hidden Meadows Drive (PPN 30-006-327-351-01). Construction of this new single family subdivision will enhance local property values and the overall community by providing much needed and quality housing options to current and future residents.

Preliminary Review/Approval

At the June 19, 2024 meeting, the Planning Commission approved the Preliminary Review of the Three Meadows North site condominium subdivision. Pursuant to Section 18-179, the site condominium plans have now been prepared and submitted for Final Review by the Planning Commission.

Site Condominium Subdivision/Major Project Elements

The Preliminary Site Condominium submittal of Three Meadows North has incorporated the applicable requirements outlined in Division 6, Condominiums. Major project elements of this single family residential subdivision are summarized below.

- Residential Components/Phasing. The Three Meadows North Site Condominium Subdivision proposes a total of 61 single family homes sites on 22.4 acres with an overall development density of 2.7 units/per acre constructed in two development phases. Phase 1 will include 31 units and a northerly extension of Hidden Meadows Drive, along with a new public street (Wildflower Drive), along the northern and eastern portions of the property with construction anticipated to commence in Spring 2025. Phase 2 will include the remaining 30 units and a northerly extension of Windswept Lane with connection to Wildflower Drive, with construction anticipated to commence Spring 2026.

Single family homes within the Three Meadows North subdivision will include a mixture of ranch, two-story and bi-level homes ranging between 1,600-2,200 square feet in size with individual floor plans ranging from 3-5 bedrooms, 2-3 bathrooms and an attached 2-car garage. Home values are anticipated to range from the upper \$200s to the upper \$300s.

- Minimum Lot Sizes and Building Setbacks. The subject property is zoned R-1, One Family Residential which establishes the following minimum lot size/width and building setbacks standards:

Lot Size/Width: 8,400 square feet/70 feet wide

Front Setback: 25 feet

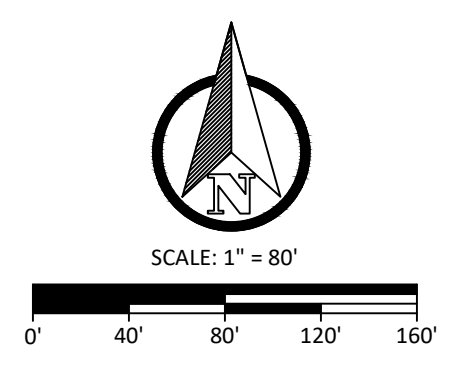
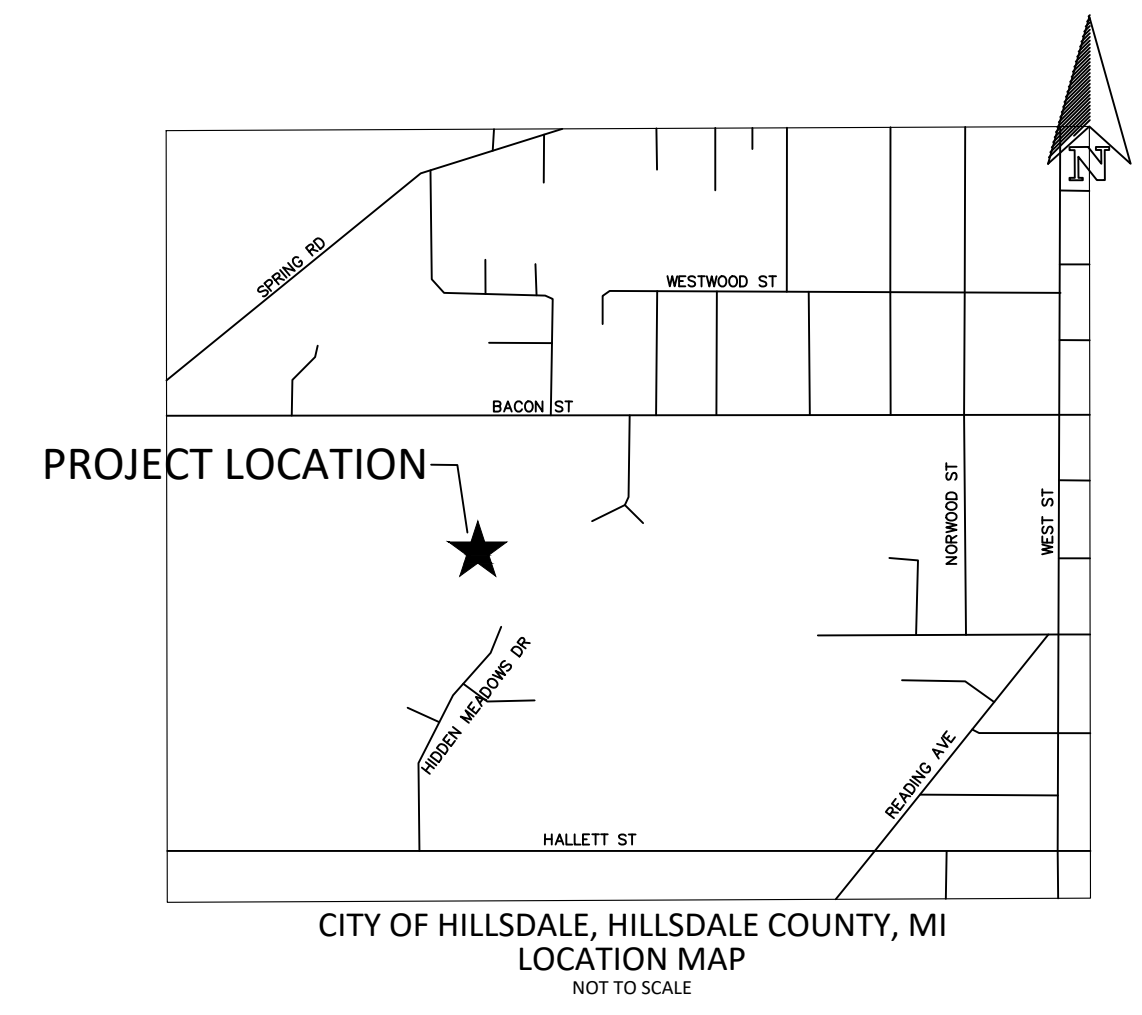
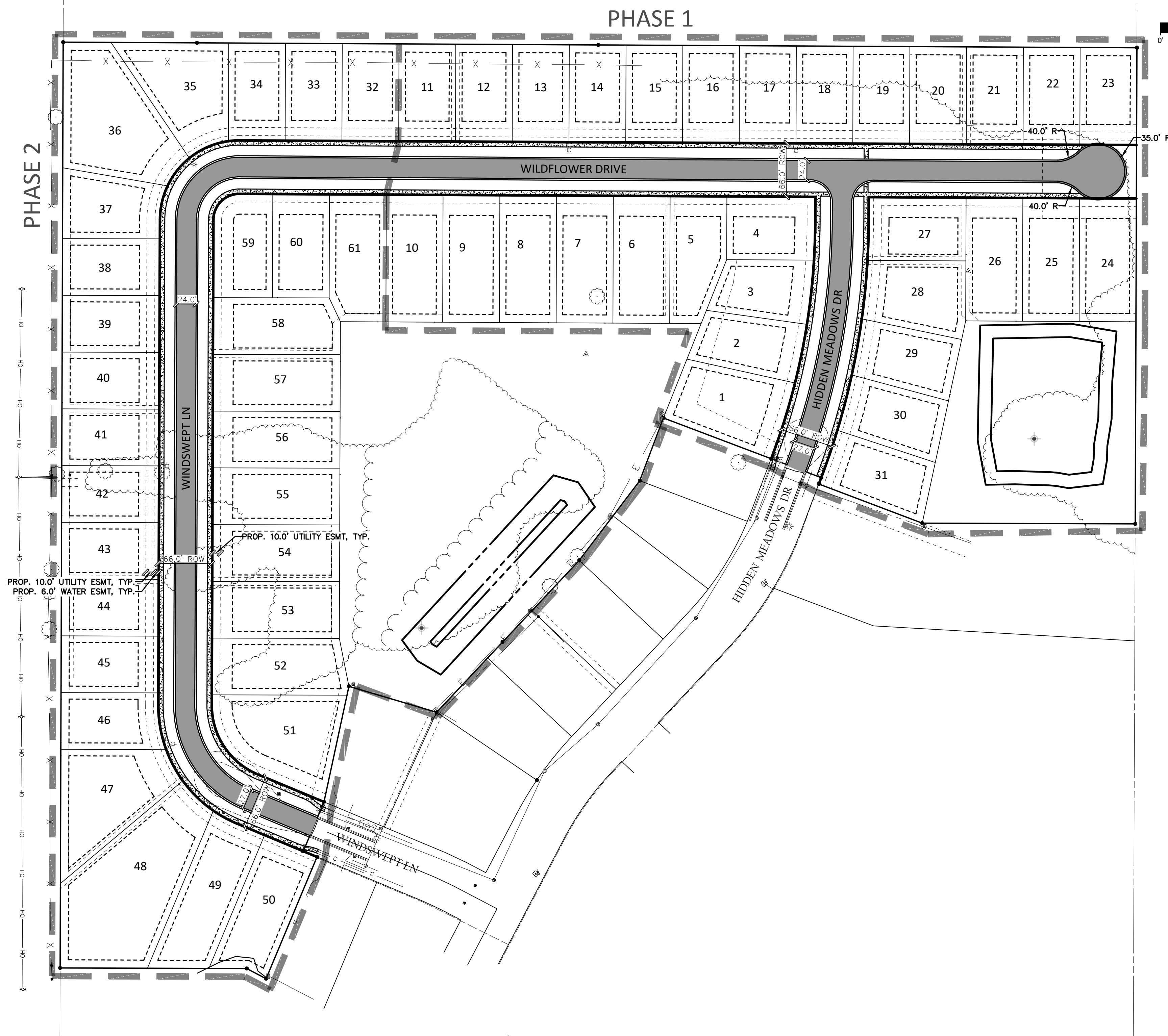
Rear Setback: 10 feet

Side Setback: 8 feet

- Access, Utilities and Storm Water Management. Access to the Three Meadows North subdivision will be provided through public street extensions from Hidden Meadows Drive and Windswept Lane, and creation of a new public street (Wildflower Drive). Municipal water and sanitary sewer will serve the project, along with private franchise utilities. Storm water from the subdivision will be collected and conveyed to storm water infiltration basins located within the southeast corner of the site and within the central portion of the site.
- Site Condominium Governing Documents. The Three Meadows North project will be subdivided as a Site Condominium Subdivision and will be governed by a Master Deed and Condominium Bylaws. A Homeowner's Association (HOA) will be established with a scope of authority that includes architectural review, storm water basin management, community upkeep, and financial management. Each homeowner will pay a nominal annual fee for general operations and maintenance of the site condominium subdivision.

CITY OF HILLSDALE HILLSDALE COUNTY, MICHIGAN

THREE MEADOWS NORTH SITE CONDOMINIUM

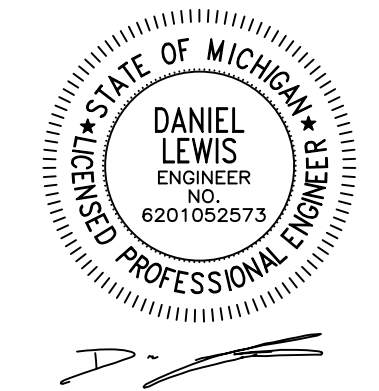


PLAN INDEX	
SHEET No.	DESCRIPTION
COVER	TITLE SHEET
C100	BOUNDARY SURVEY
C200	EXISTING CONDITIONS & DEMO PLAN
C300	SITE PLAN
C400	GRADING PLAN
C500	WINDSWEPT PLAN & PROFILE 1
C501	WINDSWEPT PLAN & PROFILE 2
C502	HIDDEN MEADOWS PLAN & PROFILE
C600	INTERSECTION DETAILS
C601	PROJECT DETAILS

- SITE NOTES:**
1. PARCEL NUMBER: 006-327-351-01
 2. SITE AREA: TOTAL = 22.64 ACRES
 3. PROPERTY ZONED: R-1
 4. ROADS = PUBLIC
 5. DRAINAGE
 - 5.1. STORM PIPE = PUBLIC
 - 5.2. STORM PONDS = PRIVATE
 6. SANITARY SEWER = PUBLIC
 7. WATER = PUBLIC
 8. STREET LIGHTING - SHALL MEET CITY OF HILLSDALE STANDARDS
 9. NO FLOODPLAIN EXISTS ON PROPERTY
 10. NO WETLANDS EXIST ON PROPERTY
 11. HEIGHTS OF ALL BUILDINGS TO BE MAXIMUM OF 35'
 12. ROAD NAMES TO BE APPROVED BY HILLSDALE COUNTY PLANNING
 13. SIDEWALKS TO BE A MINIMUM OF 5 FT IN WIDTH
 14. MINIMUM LOT REQUIREMENTS:
 - 14.1. MINIMUM LOT AREA: 8,400 SQ FT
 - 14.2. MINIMUM LOT FRONTAGE: 70 FT
 - 14.3. MINIMUM FRONT YARD SETBACK: 25 FT
 - 14.4. MINIMUM REAR YARD SETBACK: 10 FT
 - 14.5. MINIMUM SIDE YARD SETBACK: 8 FT
 15. PROJECT TO BE CONSTRUCTED IN TWO PHASES.
 16. PUBLIC WATER CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF HILLSDALE
 17. DENSITY CALCULATION TOTAL ACREAGE 22.64 ACRES - PROPOSED 61 UNITS (0.37/ACRES)
 18. OPEN SPACE REQUIREMENTS = N/A, PROVIDED 4.76 ACRES (21.0%)

OWNER
ALLEN EDWIN HOMES
2186 E. CENTRE STREET
PORTAGE, MI 49002
CHRIS KOHANE
(616) 878-1748 (447)
CKOHANE@ALLENEDWIN.COM

DESIGN ENGINEER
VK CIVIL
4664 CAMPUS DR., STE 111
KALAMAZOO, MI 49008
DAN LEWIS, P.E.
269-697-7120
DAN@VKCIVIL.COM



Know what's below.
Call before you dig.

NOTE:
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NO.	DATE	REVISION	BY
1	5/17/2024	PRELIMINARY PLAN	NEF
2	5/24/2024	PRELIMINARY PLAN SUBMITTAL	JTR
3	8/12/2024	50% STEP 2 DRAWINGS	NEF
4	8/26/2024	100% STEP 2 DRAWINGS	NEF
5	8/28/2024	REVISED PHASE LINE	NEF

CITY OF HILLSDALE
HILLSDALE COUNTY, MICHIGAN
**THREE MEADOWS NORTH
COVER SHEET**

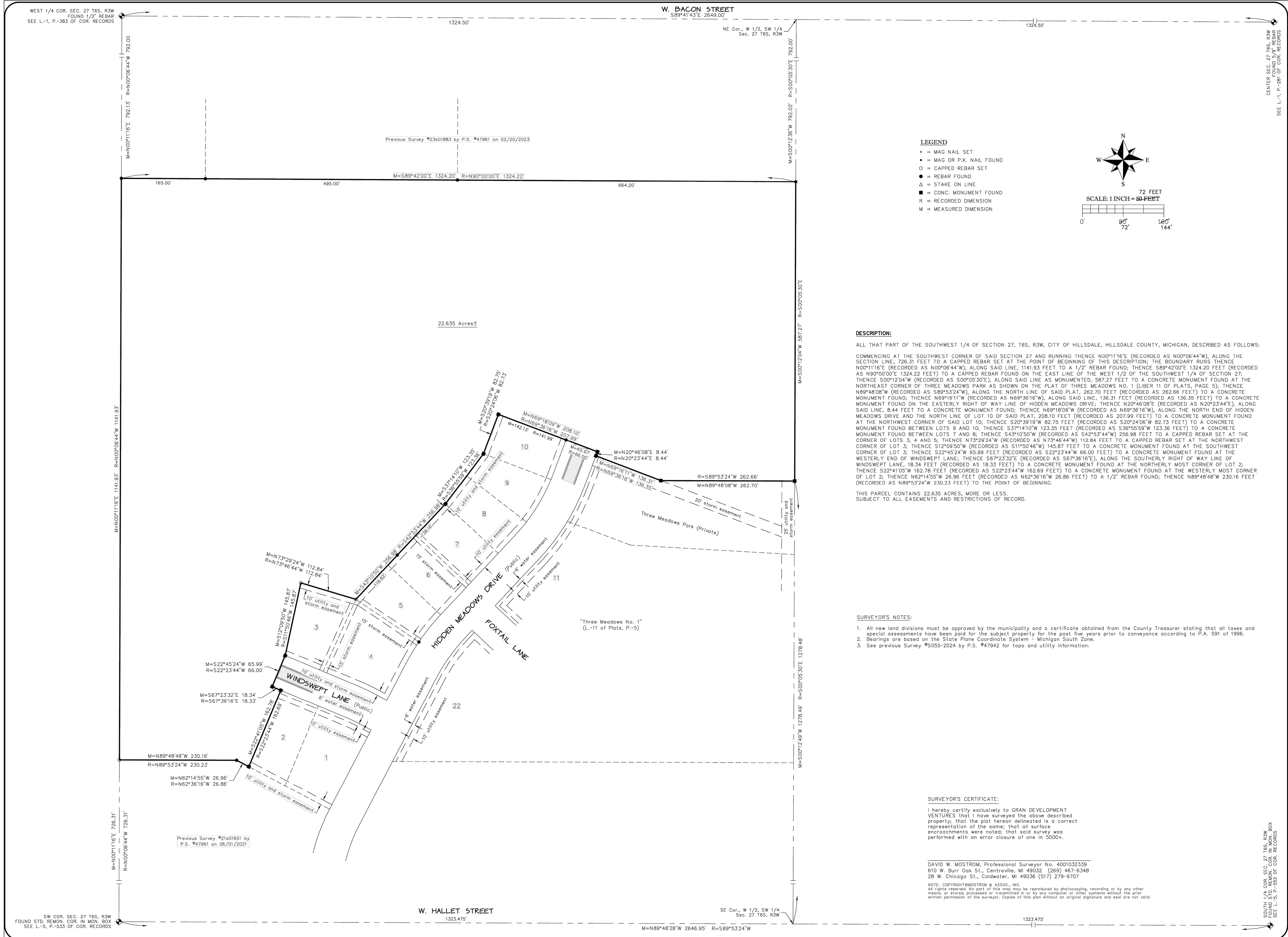


Vriesman & Korhorn

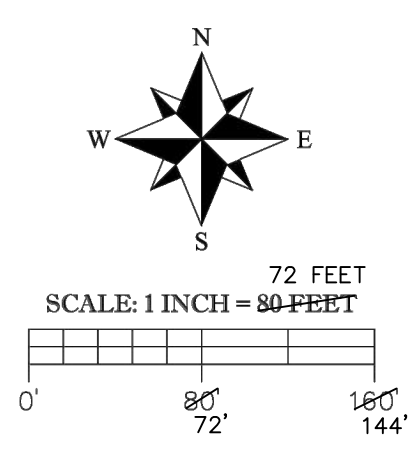
Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO. 1353
CHECKED GPW
Sheet No. COVER

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- LEGEND**
- = MAG NAIL SET
 - = MAG OR P.K. NAIL FOUND
 - = CAPPED REBAR SET
 - = REBAR FOUND
 - △ = STAKE ON LINE
 - = CONC. MONUMENT FOUND
 - R = RECORDED DIMENSION
 - M = MEASURED DIMENSION



DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27, T6S, R3W, CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE N00°11'16" (RECORDED AS N00°06'44"W), ALONG THE SECTION LINE, 726.31 FEET TO A CAPPED REBAR SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N00°11'16" (RECORDED AS N00°06'44"W), ALONG SAID LINE, 1141.93 FEET TO A 1/2" REBAR FOUND; THENCE S89°42'00"E 1324.20 FEET (RECORDED AS N89°00'00"E 1324.22 FEET) TO A CAPPED REBAR FOUND ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE S00°12'04"W (RECORDED AS S00°05'30"E), ALONG SAID LINE AS MONUMENTED, 587.27 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THREE MEADOWS PARK AS SHOWN ON THE PLAT OF THREE MEADOWS NO. 1 (LIBER 11 OF PLATS, PAGE 5); THENCE N89°48'08"W (RECORDED AS S89°53'24"W), ALONG THE NORTH LINE OF SAID PLAT, 262.70 FEET (RECORDED AS 262.66 FEET) TO A CONCRETE MONUMENT FOUND; THENCE N69°16'11"W (RECORDED AS N69°36'16"W), ALONG SAID LINE, 136.31 FEET (RECORDED AS 136.35 FEET) TO A CONCRETE MONUMENT FOUND ON THE EASTERLY RIGHT OF WAY LINE OF HIDDEN MEADOWS DRIVE; THENCE N20°46'08"E (RECORDED AS N20°23'44"E), ALONG SAID LINE, 8.44 FEET TO A CONCRETE MONUMENT FOUND; THENCE N69°18'09"W (RECORDED AS S69°36'16"W), ALONG THE NORTH END OF HIDDEN MEADOWS DRIVE AND THE NORTH LINE OF LOT 10 OF SAID PLAT, 208.10 FEET (RECORDED AS 207.89 FEET) TO A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE S20°39'19"W 82.75 FEET (RECORDED AS S20°24'06"W 82.73 FEET) TO A CONCRETE MONUMENT FOUND BETWEEN LOTS 9 AND 10; THENCE S37°14'10"W 123.35 FEET (RECORDED AS S38°55'59"W 123.36 FEET) TO A CONCRETE MONUMENT FOUND BETWEEN LOTS 7 AND 8; THENCE S43°10'50"W (RECORDED AS S42°53'44"W) 236.98 FEET TO A CAPPED REBAR SET AT THE CORNER OF LOTS 3, 4 AND 5; THENCE N73°29'24"W (RECORDED AS N73°46'44"W) 112.84 FEET TO A CAPPED REBAR SET AT THE NORTHWEST CORNER OF LOT 3; THENCE S12°09'50"W (RECORDED AS S11°50'46"W) 145.87 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 3; THENCE S22°45'24"W 65.99 FEET (RECORDED AS S22°23'44"W 66.00 FEET) TO A CONCRETE MONUMENT FOUND AT THE WESTERLY END OF WINDSWEPT LANE; THENCE S67°23'32"E (RECORDED AS S67°36'16"E), ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WINDSWEPT LANE, 18.34 FEET (RECORDED AS 18.33 FEET) TO A CONCRETE MONUMENT FOUND AT THE NORTHERLY MOST CORNER OF LOT 2; THENCE S22°41'05"W 162.78 FEET (RECORDED AS S22°23'44"W 162.89 FEET) TO A CONCRETE MONUMENT FOUND AT THE WESTERLY MOST CORNER OF LOT 2; THENCE N62°14'55"W 26.96 FEET (RECORDED AS N62°36'16"W 26.86 FEET) TO A 1/2" REBAR FOUND; THENCE N89°48'48"W 230.16 FEET (RECORDED AS N89°53'24"W 230.23 FEET) TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 22.635 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES:

- All new land divisions must be approved by the municipality and a certificate obtained from the County Treasurer stating that all taxes and special assessments have been paid for the subject property for the past five years prior to conveyance according to P.A. 591 of 1996.
- Bearings are based on the State Plane Coordinate System Michigan South Zone.
- See previous Survey #5055-2024 by P.S. #47962 for topo and utility information.

SURVEYOR'S CERTIFICATE:

I hereby certify exclusively to GRAN DEVELOPMENT VENTURES that I have surveyed the above described property; that the plat hereon delineated is a correct representation of the same; that all surface encroachments were noted; that said survey was performed with an error closure of one in 5000+.

DAVID W. MOSTROM, Professional Surveyor No. 4001032339
 610 W. Burr Oak St., Centreville, MI 49032 (269) 467-6348
 28 W. Chicago St., Coldwater, MI 49036 (517) 279-9707

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REVISIONS

Plat of Survey for
Gran Development Ventures
 Located in Section 27, T6S, R3W,
 City of Hillsdale, Hillsdale County, Michigan

MOSTROM & ASSOC., INC.
 610 W. Burr Oak St.
 Centreville, Michigan 49032
 Phone: (269) 467-6348
 www.mostromsurvey.com

DRAWN BY:
MCR

DATE:
June 25, 2024

SCALE:
1" = 80' 72"

CADFILE NO.:
30825.dwg

SURVEY NO.:
HILLS-30825

SHEET 1 OF 1

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CITY OF HILLSDALE
 HILLSDALE COUNTY, MICHIGAN

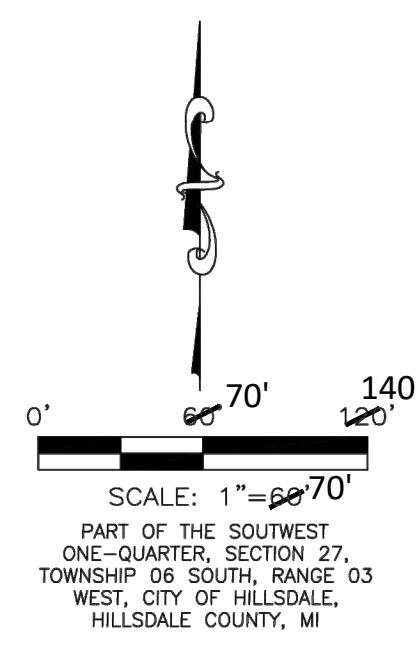
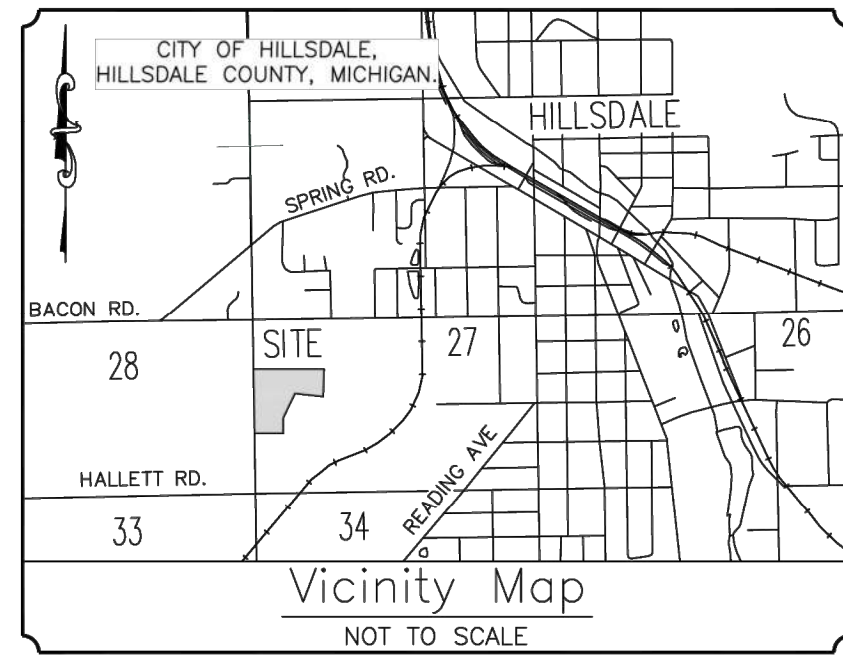
**THREE MEADOWS NORTH
 BOUNDARY SURVEY**

Vriesman & Korhorn
 CIVIL

Byron Center, MI (616) 277-2185
 Kalamazoo, MI (269) 697-7120

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FILE NO.	1353
CHECKED	GPW
Sheet No.	C100



BENCHMARKS

ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS REFERENCING GRS80/GEOD18 TO DETERMINE ELEVATIONS IN THE NAVD88 VERTICAL DATUM.

BENCHMARK NO. 1
NORTHEAST FLANGE BOLT ON HYDRANT WITH "BURY" TAG ON THE EAST SIDE OF HIDDEN MEADOWS DRIVE NORTH OF FOXTAIL LANE
ELEVATION: 1147.72 (NAVD88 DATUM).

BENCHMARK NO. 2
NORTHEAST FLANGE BOLT ON HYDRANT WITH "BURY" TAG ON THE EAST SIDE OF HIDDEN MEADOWS DRIVE AT THE INTERSECTION WITH WINDSWEEP LANE
ELEVATION: 1156.91 (NAVD88 DATUM).

BENCHMARK NO. 3
TOP OF STEEL BAR IN CONCRETE AT THE SOUTHWEST CORNER OF WINDSWEEP LANE ON THE BOUNDARY OF THREE MEADOWS NO. 1 SUBDIVISION
ELEVATION: 1161.30 (NAVD88 DATUM).

CONTROL POINTS (CP)

CONTROL POINT NO. 86753
5/8" BAR WITH NO TRAVERSE CAP LOCATED IN NORTHWEST OF LOT 10, THREE MEADOWS NO. 1 SUBDIVISION.
N: 152019.022, E: 13046567.221
ELEVATION: 1166.61 (NAVD88 DATUM).

CONTROL POINT 1236
1/2" STEEL BAR IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF WINDSWEEP DRIVE WEST OF LOT 2, THREE MEADOWS NO. 1 SUBDIVISION.
N: 151405.822, E: 13046218.805
ELEVATION: 1161.30 (NAVD88 DATUM).

GENERAL NOTES

- THIS DOCUMENT IS A TOPOGRAPHIC SURVEY ONLY AND MUST NOT BE USED TO CONVEY TITLE OR DETERMINE TITLE LINES. THIS DRAWING IS NOT A CERTIFIED SURVEY BUT IS COMPILED FROM EXISTING FIELD SURVEY DATA.
- UTILITY LINES SHOWN WERE BASED ON PLANS PROVIDED UNDER A MISS DIG DEMAC TICKET NO. 2024042601797.
- DIMENSIONS SHOWN ARE IN INTERNATIONAL FEET AND DECIMALS THEREOF.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREIN IS AN EXPRESSION OF A PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OR LEGAL OPINION.
- LOT LINES AND PARCEL LINES SHOWN ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY.

FEMA 100 YEAR FLOODPLAIN

BY GRAPHIC PLOTTING ONLY, THIS PARCEL IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 26059C0167D WHICH BEARS AN EFFECTIVE DATE OF 2/19/2014.

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND/OR EXISTING DRAWINGS AS PROVIDED BY THE FACILITY OWNER. THE UNDERGROUND UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES ON OR NEAR THE SURVEYED PARCEL, EITHER IN SERVICE OR ABANDONED. THE LOCATION OF BURIED UTILITIES ARE SHOWN TO INDICATE THAT A UTILITY EXISTS, BUT MAY REQUIRE SUB-SURFACE INVESTIGATION TO DETERMINE THE EXACT LOCATION.

LEGEND

- | | | |
|-----------------------|-------------------------------|-----------------------|
| Power Pole | Flag Pole | Storm Manhole |
| Power Pole w/ Light | Sign (As Noted) | Storm Catchbasin |
| Light Pole | Well Head | Deciduous Tree |
| Telephone Pole | Satellite Dish | Coniferous Tree |
| Guy Wire | Tower | Sanitary Manhole |
| Transformer | Water Valve | Sanitary Clean Out |
| Electric Manhole | Fire Hydrant | Gas Valve |
| Telephone Manhole | Water Manhole | Gas Manhole |
| Telephone Pedestal | Water Meter Pit | Gas Meter |
| Electric Meter | Water Meter | Gas Marker |
| Cable Box | Indicates Handicapped Parking | Section Corner |
| Air Conditioner Unit | Set 5/8" Bar & Cap | Found Corner Monument |
| Easement Identifier | Parking Count | Monitoring Well |
| Distance not to scale | Mailbox | |

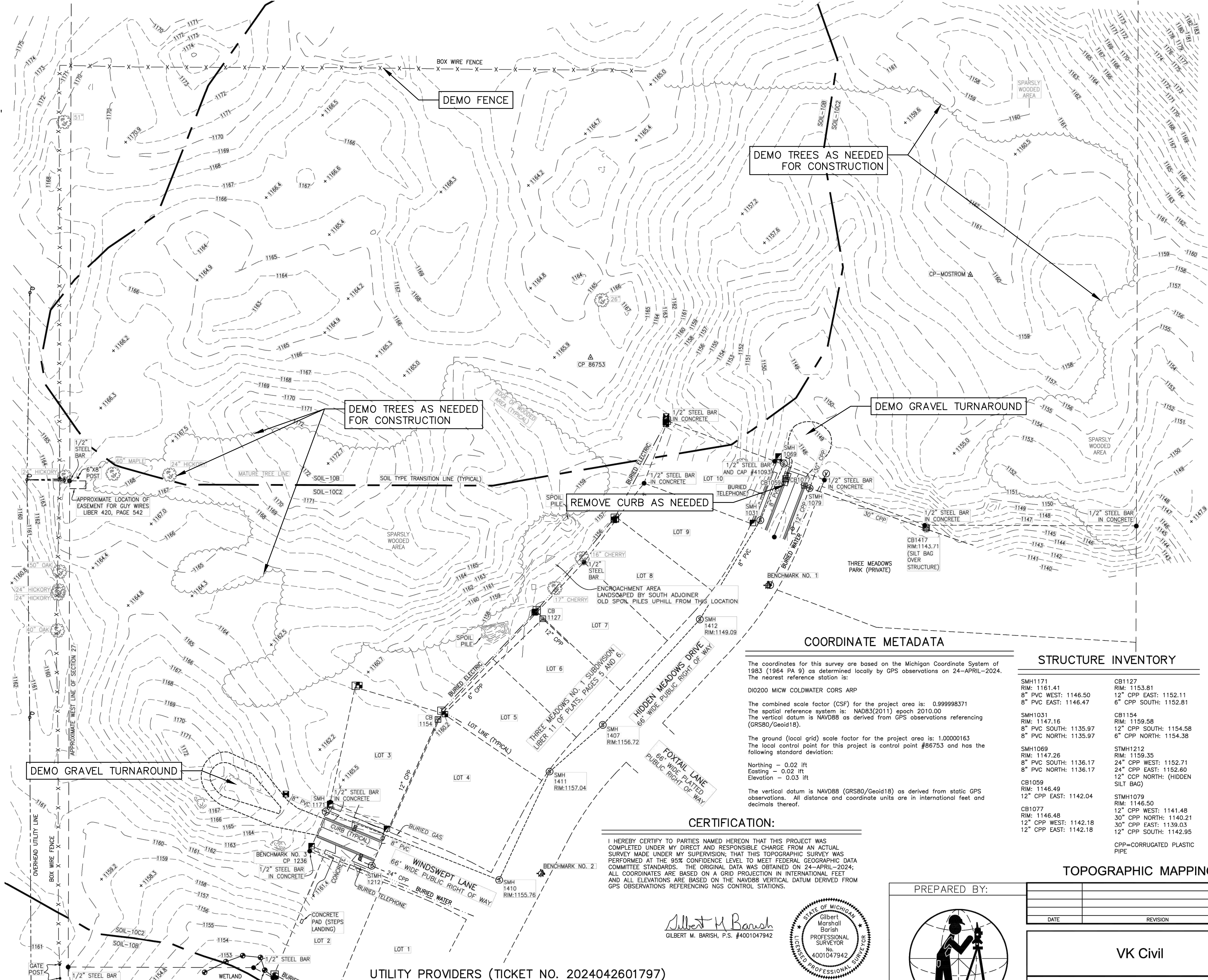
ABBREVIATIONS

- | | | |
|----------------|-----------------------|-----------------------|
| R = RECORDED | T-N = TOWN - NORTH | AVE. = AVENUE |
| M = MEASURED | R-E = RANGE - EAST | BLVD. = BOULEVARD |
| C = CALCULATED | SQ. FT. = SQUARE FEET | CT. = COURT |
| N = NORTH | NE = NORTHEAST | RD. = ROAD |
| E = EAST | SE = SOUTHEAST | ST. = STREET |
| S = SOUTH | SW = SOUTHWEST | PIN = PARCEL |
| W = WEST | NW = NORTHWEST | IDENTIFICATION NUMBER |

USDA NRCS SOIL KEY

SOIL-10B HILLSDALE-RIDDLES COMPLEX, 2 TO 6 PERCENT SLOPES.

SOIL-10C2 HILLSDALE-RIDDLES COMPLEX, 6 TO 12 PERCENT SLOPES.



COORDINATE METADATA

The coordinates for this survey are based on the Michigan Coordinate System of 1983 (1964 PA 9) as determined locally by GPS observations on 24-APRIL-2024. The nearest reference station is: DIO200 MICW COLDWATER CORS ARP. The combined scale factor (CSF) for the project area is: 0.999998371. The spatial reference system is: NAD83(2011) epoch 2010.00. The vertical datum is NAVD88 as derived from GPS observations referencing (GRS80/Geoid18). The ground (local grid) scale factor for the project area is: 1.00000163. The local control point for this project is control point #86753 and has the following standard deviation: Northing = 0.02 ft, Easting = 0.02 ft, Elevation = 0.03 ft. The vertical datum is NAVD88 (GRS80/Geoid18) as derived from static GPS observations. All distance and coordinate units are in international feet and decimals thereof.

STRUCTURE INVENTORY

SMH1171 RM: 1161.41 8" PVC WEST: 1146.50 8" PVC SOUTH: 1146.47	CB1127 RM: 1153.81 12" CPP EAST: 1152.11 6" CPP SOUTH: 1152.81
SMH1031 RM: 1147.16 8" PVC SOUTH: 1135.97 8" PVC NORTH: 1135.97	CB1154 RM: 1159.58 12" CPP SOUTH: 1154.58 6" CPP NORTH: 1154.38
SMH1069 RM: 1147.26 8" PVC SOUTH: 1136.17 8" PVC NORTH: 1136.17	STMH1212 RM: 1159.35 24" CPP WEST: 1152.71 24" CPP EAST: 1152.60 12" CPP NORTH: (HIDDEN SILT BAG)
CB1059 RM: 1146.49 12" CPP EAST: 1142.04	STMH1078 RM: 1148.50 12" CPP WEST: 1141.48 30" CPP NORTH: 1140.21 12" CPP WEST: 1142.18 12" CPP SOUTH: 1142.95
CB1077 RM: 1146.48 30" CPP EAST: 1139.03 12" CPP EAST: 1142.18	CPP-CORRUGATED PLASTIC PIPE

CERTIFICATION:

I HEREBY CERTIFY TO PARTIES NAMED HEREON THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS. THE ORIGINAL DATA WAS OBTAINED ON 24-APRIL-2024. ALL COORDINATES ARE BASED ON A GRID PROJECTION IN INTERNATIONAL FEET AND ALL ELEVATIONS ARE BASED ON THE NAVD88 VERTICAL DATUM DERIVED FROM GPS OBSERVATIONS REFERENCING NGS CONTROL STATIONS.

Gilbert M. Barish
GILBERT M. BARISH, P.S. #4001047942



UTILITY PROVIDERS (TICKET NO. 2024042601797)

Station Code	Authority Name	Phone	Status
ATTD	AT&T TELEPHONE	6168812268	Notification Sent
COMCAST	COMCAST CABLE TV	8559628525	Notification Sent
CONV4CTV	EVERSTREAM FIBER OPTICS	3175086537	Notification Sent
HILLSDBL	HILLSDALE BOARD OF PUBLIC UTILITIES ELECTRIC	5176104827	Notification Sent
HILLSDBTR	HILLSDALE BOARD OF PUBLIC UTILITIES POTABLE WATER	5176104827	Notification Sent
HILLSDBANN	HILLSDALE BOARD OF PUBLIC UTILITIES SANITARY SEWER	5176104827	Notification Sent
HILLSDBSTRM	HILLSDALE BOARD OF PUBLIC UTILITIES STORMSEWER	5176104827	Notification Sent
HDCD	HILLSDALE COUNTY DRAIN COMMISSION STORM SEWER	5174374181	Notification Sent
MGU88	MICHIGAN GAS UTILITIES GAS	2696052193	Notification Sent

This Survey is solely for the benefit of the parties set forth in the Surveyor's Certification. Geodetic Designs Incorporated disclaims any duty or obligation towards any party that is not identified in the Surveyor's Certification. Geodetic Designs Incorporated will not include the providers of any third party reports in the Surveyor's Certification. © Geodetic Designs Inc. 2024, all rights reserved.

PREPARED BY:



GEODETIC DESIGNS, INC.
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (313) 908-0008
FAX: (313) 908-0009
WWW.GEODETICDESIGNS.COM

TOPOGRAPHIC MAPPING

DATE	REVISION	BY

VK Civil

Vacant Land Hillsdale, MI
Tax No. 006-327-351-01

DATE: 24-APRIL-2024 SCALE: 1" = 60'
DRAWN BY: GB JOB NUMBER: 5055-2024
CHECKED BY: JC SHEET 1 OF 1

NO.	DATE	REVISION	BY
1	5/17/2024	PRELIMINARY PLAN	NEF
2	5/24/2024	PRELIMINARY PLAN SUBMITTAL	JTR
3	8/12/2024	50% STEP 2 DRAWINGS	NEF
4	8/26/2024	100% STEP 2 DRAWINGS	NEF
5	8/28/2024	REVISED PHASE LINE	NEF

CITY OF HILLSDALE
HILLSDALE COUNTY, MICHIGAN

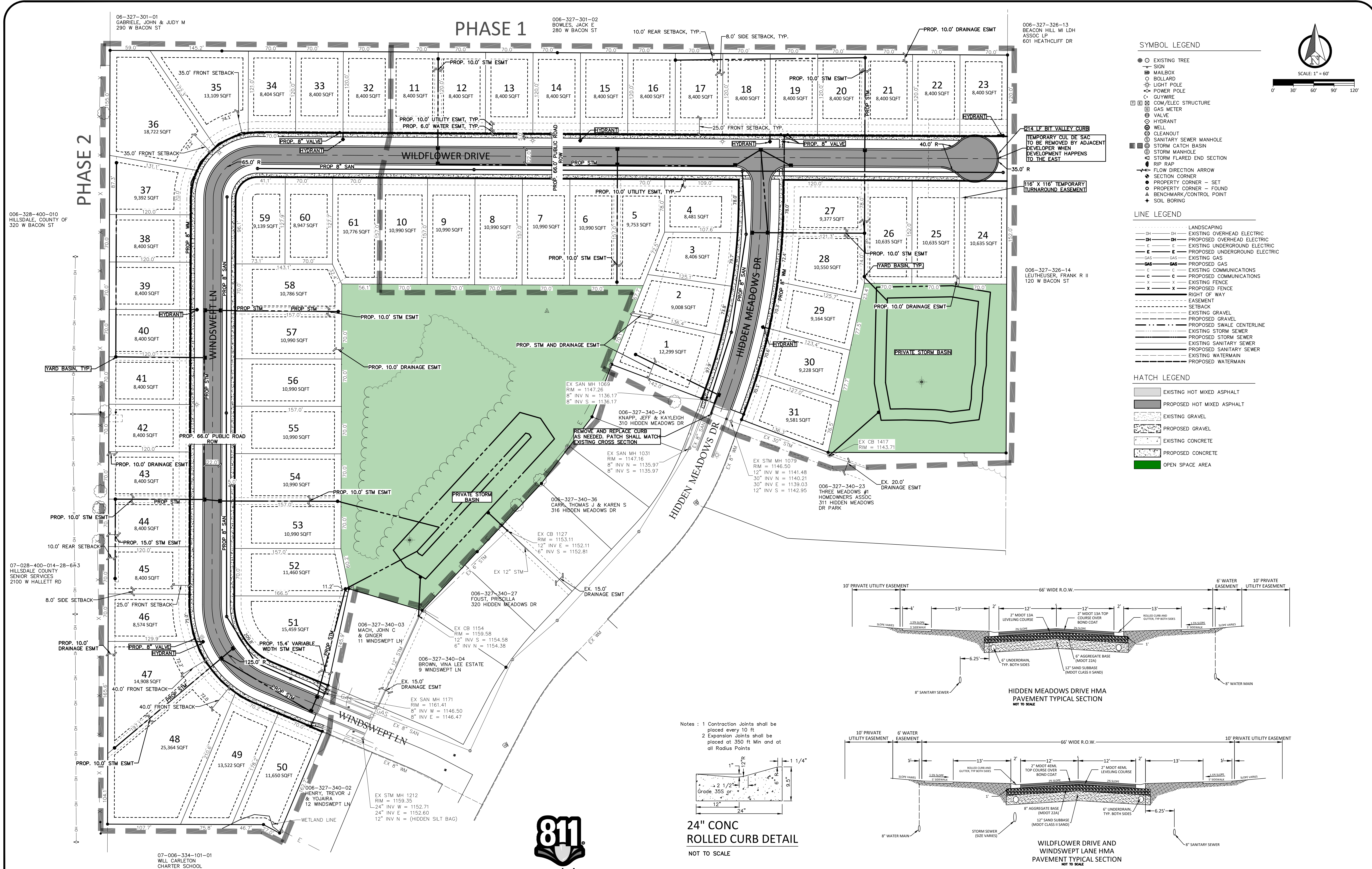
THREE MEADOWS NORTH
EXISTING CONDITIONS & DEMO PLAN



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Kalamazoo, MI (269) 697-7120

FILE NO. 1353
CHECKED GPW
Sheet No. C200

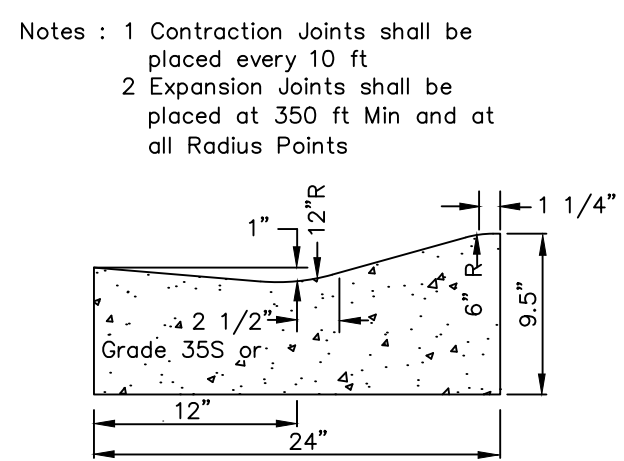
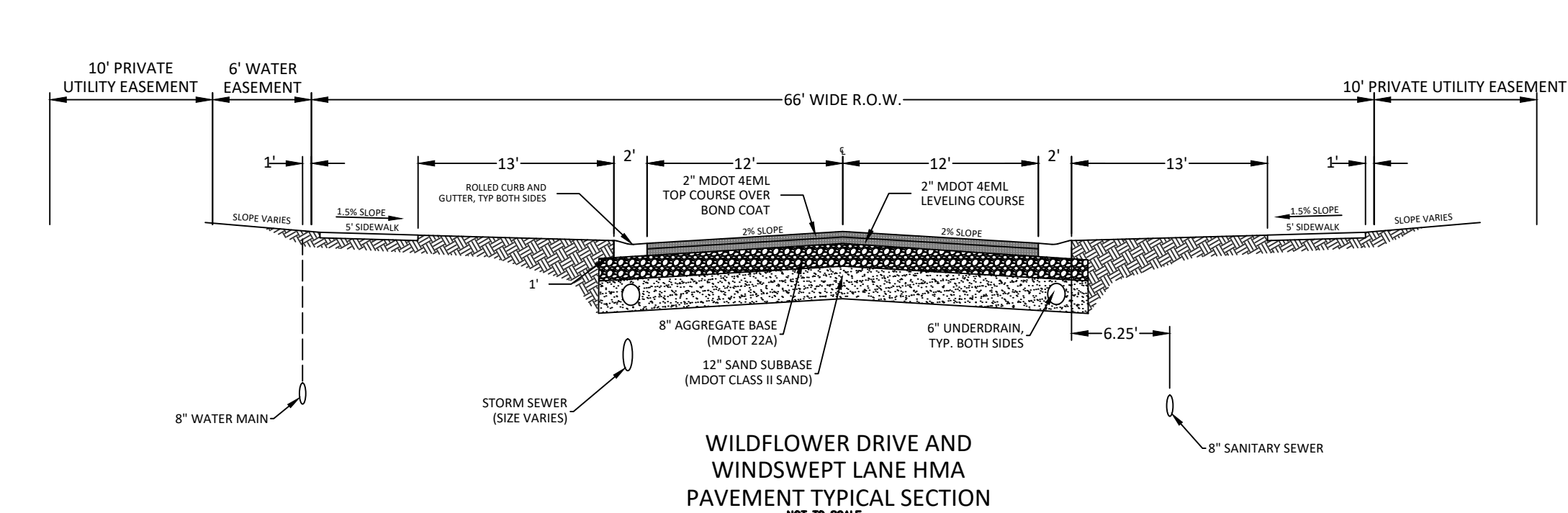
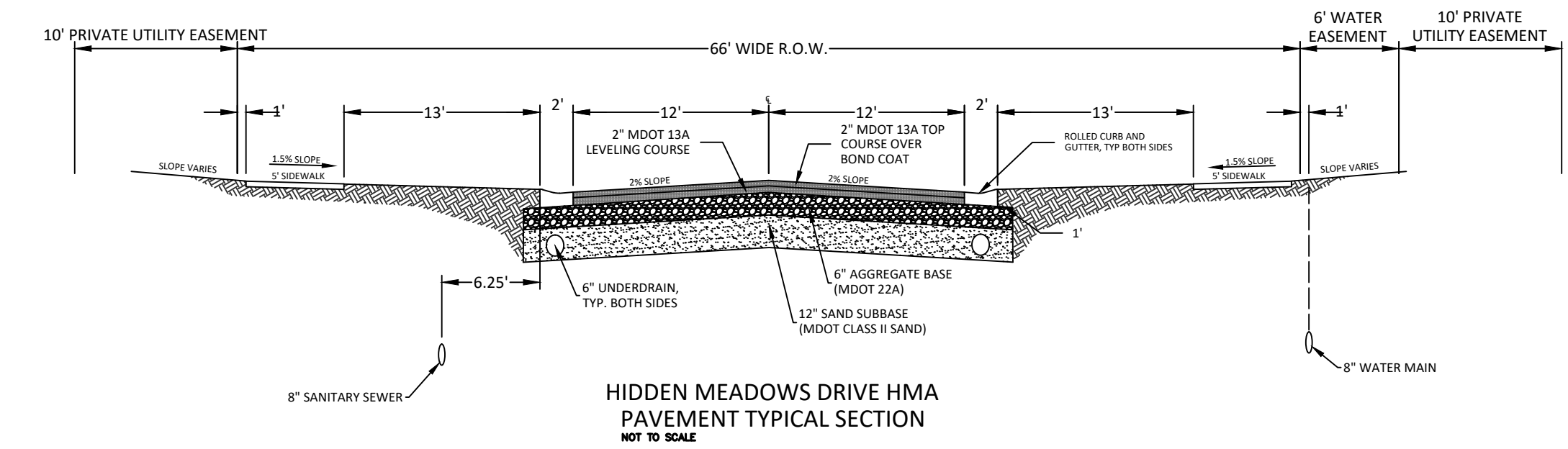
www.VKcivil.com



- SYMBOL LEGEND**
- EXISTING TREE
 - MAILBOX
 - BOLLARD
 - ✕ LIGHT POLE
 - ✕ POWER POLE
 - GUY WIRE
 - COM/ELEC STRUCTURE
 - GAS METER
 - VALVE
 - HYDRANT
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - STORM CATCH BASIN
 - STORM MANHOLE
 - STORM FLARED END SECTION
 - RIP RAP
 - FLOW DIRECTION ARROW
 - ◆ SECTION CORNER
 - PROPERTY CORNER - SET
 - PROPERTY CORNER - FOUND
 - ▲ BENCHMARK/CONTROL POINT
 - ⊕ SOIL BORING

- LINE LEGEND**
- LANDSCAPING
 - EXISTING OVERHEAD ELECTRIC
 - PROPOSED OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED UNDERGROUND ELECTRIC
 - EXISTING GAS
 - PROPOSED GAS
 - EXISTING COMMUNICATIONS
 - PROPOSED COMMUNICATIONS
 - EXISTING FENCE
 - PROPOSED FENCE
 - RIGHT OF WAY
 - EASEMENT
 - SETBACK
 - EXISTING GRAVEL
 - PROPOSED GRAVEL
 - PROPOSED SWALE CENTERLINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN

- HATCH LEGEND**
- EXISTING HOT MIXED ASPHALT
 - PROPOSED HOT MIXED ASPHALT
 - EXISTING GRAVEL
 - PROPOSED GRAVEL
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - OPEN SPACE AREA



24" CONC ROLLED CURB DETAIL
NOT TO SCALE

Notes: 1. Contraction Joints shall be placed every 10 ft.
2. Expansion Joints shall be placed at 350 ft Min and at all Radius Points.



Know what's below.
Call before you dig.

NOTE:
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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4	8/26/2024	100% STEP 2 DRAWINGS	NEF
5	8/28/2024	REVISED PHASE LINE	NEF

CITY OF HILLSDALE
HILLSDALE COUNTY, MICHIGAN
THREE MEADOWS NORTH
SITE PLAN

Vriesman & Korhorn
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Kalamazoo, MI (269) 697-7120

FILE NO. 1353
CHECKED GPW
Sheet No. C300

06-327-301-01
GABRIELE, JOHN & JUDY M
290 W BACON ST

006-327-301-02
BOWLES, JACK E
280 W BACON ST

006-327-326-13
BEACON HILL MI LDH
ASSOC LP
601 HEATHCLIFF DR

006-328-400-010
HILLSDALE, COUNTY OF
320 W BACON ST

006-327-340-24
KNAPP, JEFF & KAYLEIGH
310 HIDDEN MEADOWS DR

006-327-340-23
THREE MEADOWS #1
HOMEOWNERS ASSOC
311 HIDDEN MEADOWS
DR PARK

006-327-340-36
CARK, THOMAS J & KAREN S
316 HIDDEN MEADOWS DR

006-327-340-27
FOUST, PRISCILLA
320 HIDDEN MEADOWS DR

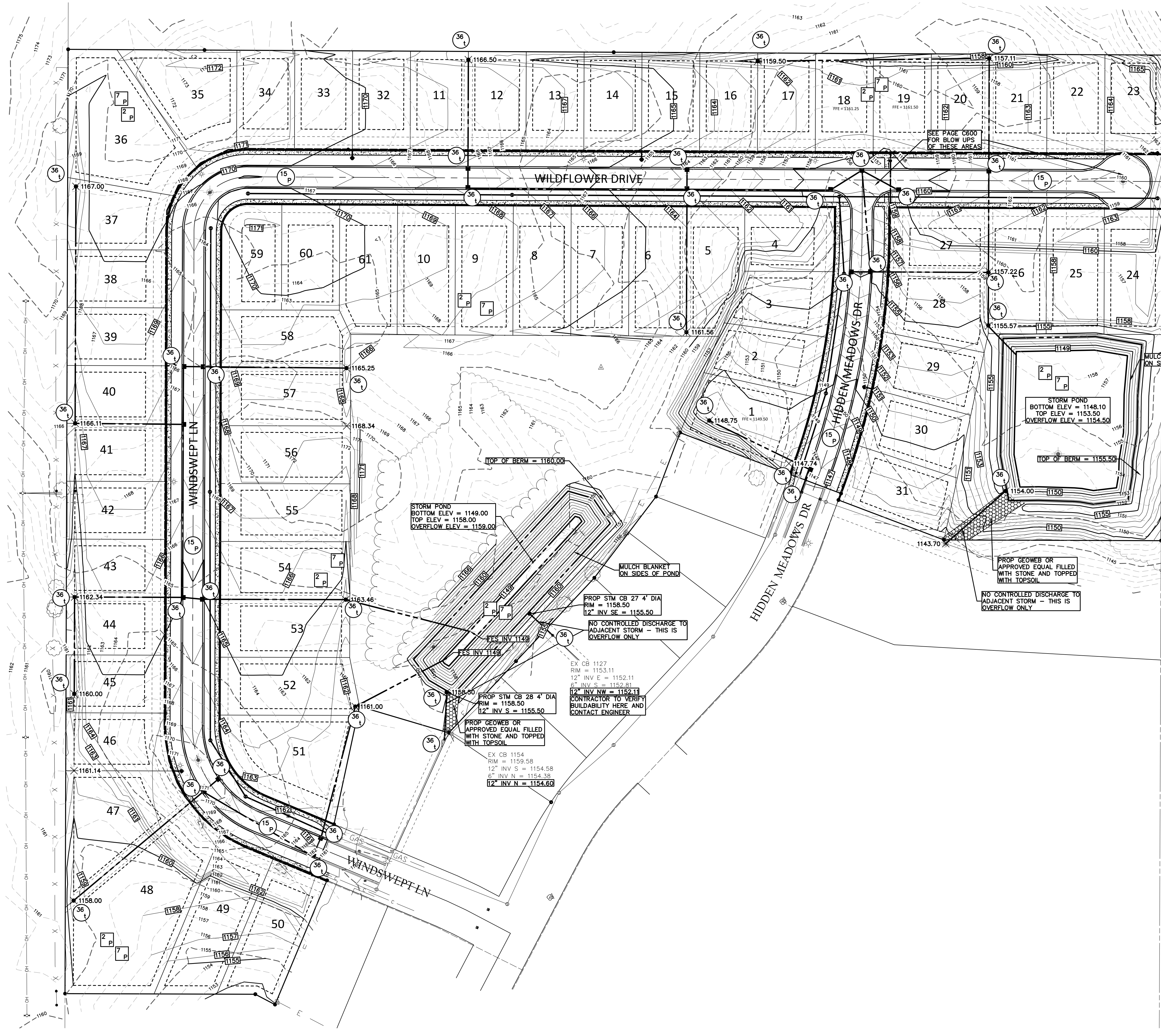
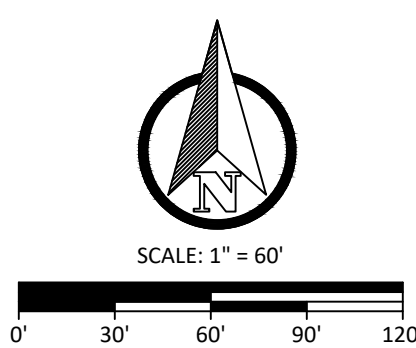
006-327-340-03
MACH, JOHN C
& GINGER
11 WINDSWEEP LN

006-327-340-04
BROWN, VINA LEE ESTATE
9 WINDSWEEP LN

006-327-340-02
HENRY, TREVOR J
& YOJAIRA
12 WINDSWEEP LN

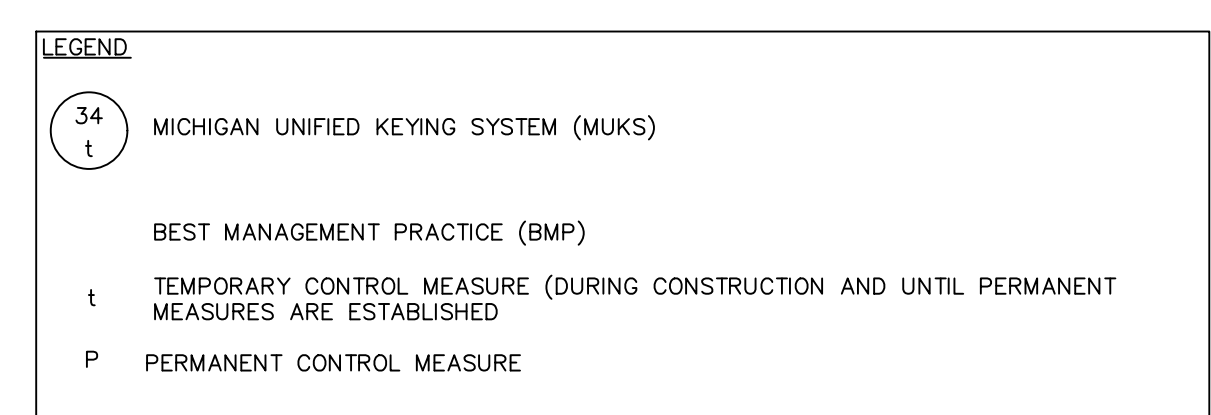
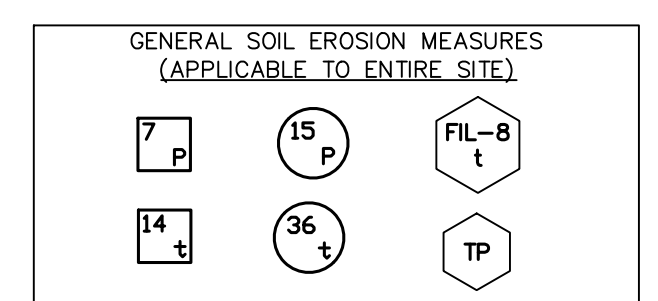
07-028-400-014-28-65-3
HILLSDALE COUNTY
SENIOR SERVICES
2100 W HALLETT RD

07-006-334-101-01
WILL CARLETON
CHARTER SCHOOL
120 W HALLETT RD



CONTROL MEASURE KEY

- SELECTIVE GRADING & SHAPING, PERMANENT
- HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
- PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES.
- SEDIMENT BASIN BMP EXHIBIT 2, SEDIMENT BASIN, TEMPORARY REQUIRED FOR DE-WATERING ACTIVITIES, SEVERE SLOPES, AND LARGE DISTURBED AREAS.
- SILTSACK, TEMPORARY, TYPICAL AT ALL CATCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
- CULVERT SEDIMENT TRAP, TEMPORARY. TYPICAL AT ALL STORM OUTLETS AND STREAMS DISTURBED BY CONSTRUCTION ACTIVITIES
- FILTER BMP EXHIBIT 8A, SILT FENCE, TEMPORARY. TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT UNITS.
- TREE PROTECTION. INCLUDES TUNNELING UNDER TREES. TYPICAL FOR ALL TREES ENCOUNTERED UNLESS TREE REMOVAL IS DIRECTED BY THE ENGINEER.
- DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MIN. OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.



NOTE:
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES NEEDED DURING TYPICAL CONSTRUCTION ACTIVITIES. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED DUE TO CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.



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CITY OF HILLSDALE
HILLSDALE COUNTY, MICHIGAN
**THREE MEADOWS NORTH
GRADING PLAN**



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FILE NO. 1353
CHECKED GPW
Sheet No. C400



Three Meadows North Subdivision Sample Portfolio of Homes

May 22, 2024

**The following plans represent a sample set of homes which
may be constructed within the Three Meadows North Subdivision**

Integrity 1610 – 1,607 Square Foot Ranch

Integrity 1750 – 1,736 Square Foot Bi-Level

Integrity 1810 – 1,822 Square Foot Two-Story

Integrity 1830 – 1,830 Square Foot Two-Story

Integrity 2060 – 2,060 Square Foot Bi-Level

Integrity 2,280 – 2,278 Square Foot Two-Story

integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-3 car attached garage



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Elevation A1

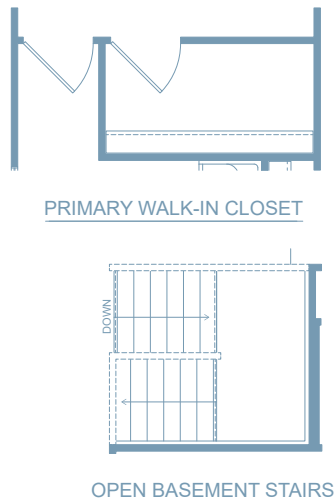
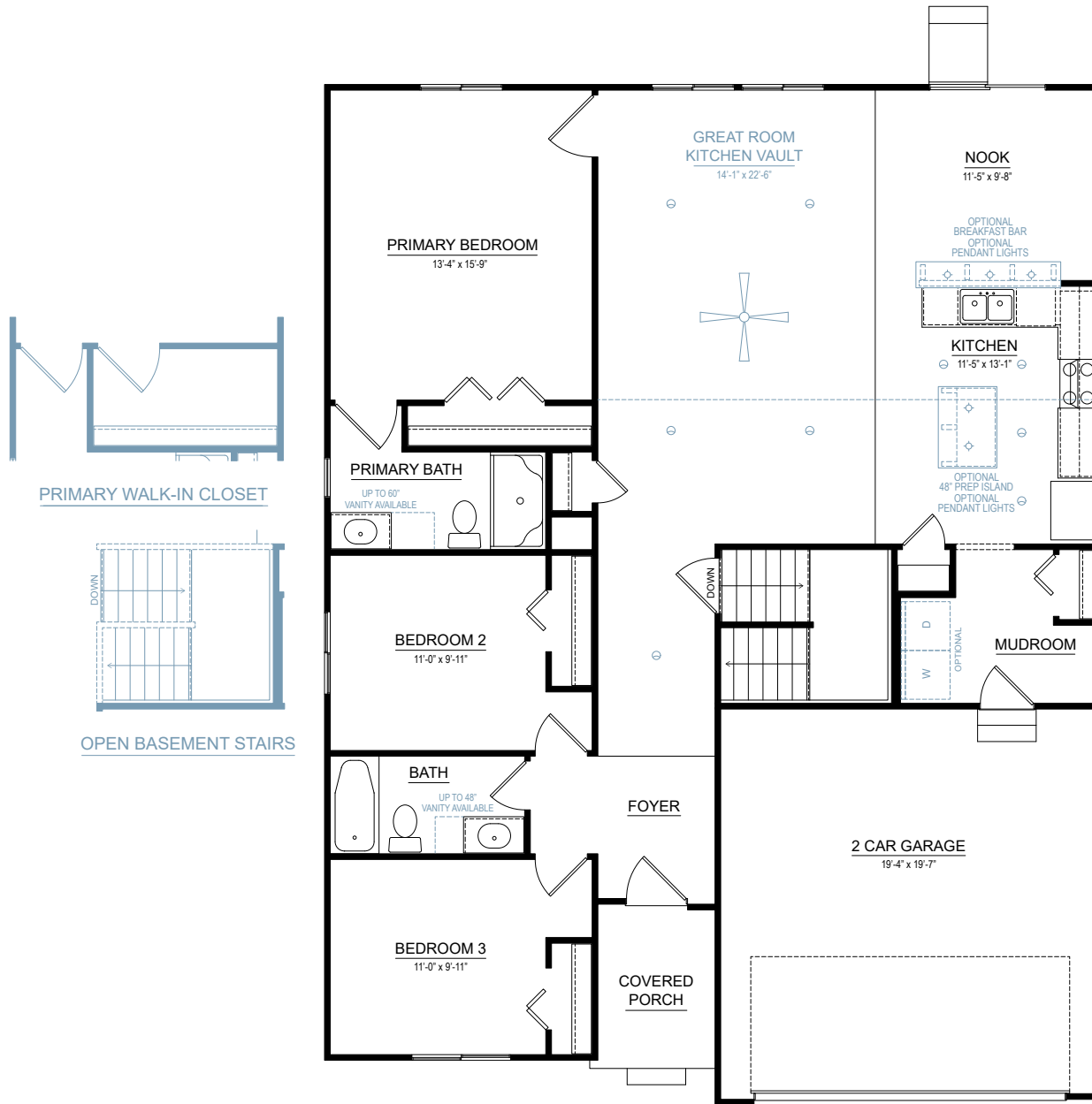


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR

integrity 1750

1,736 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1



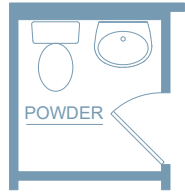
Elevation A2



Elevation A3

Elevation A

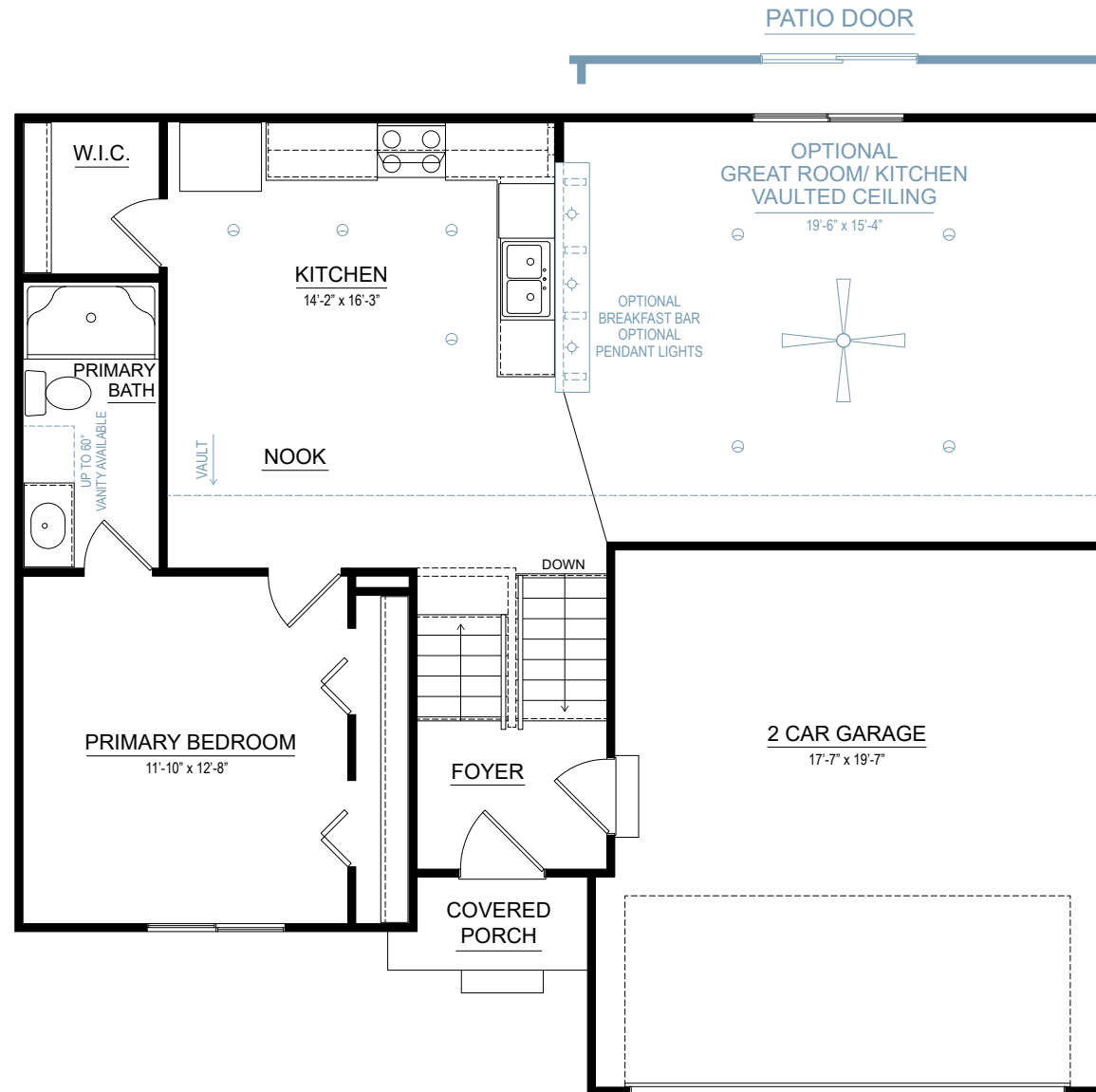
SMART SPACE
POWDER ROOM



SMART SPACE
PANTRY

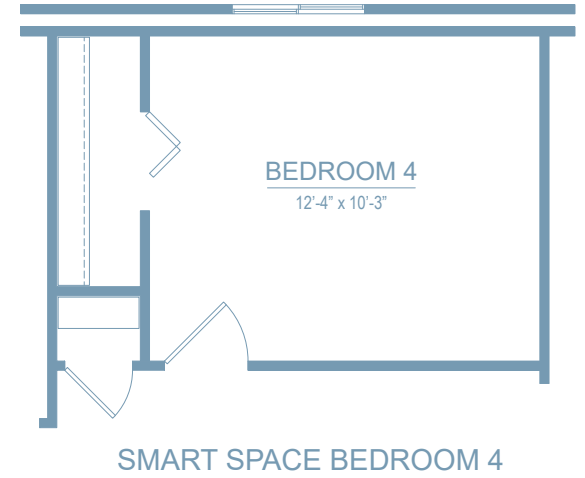
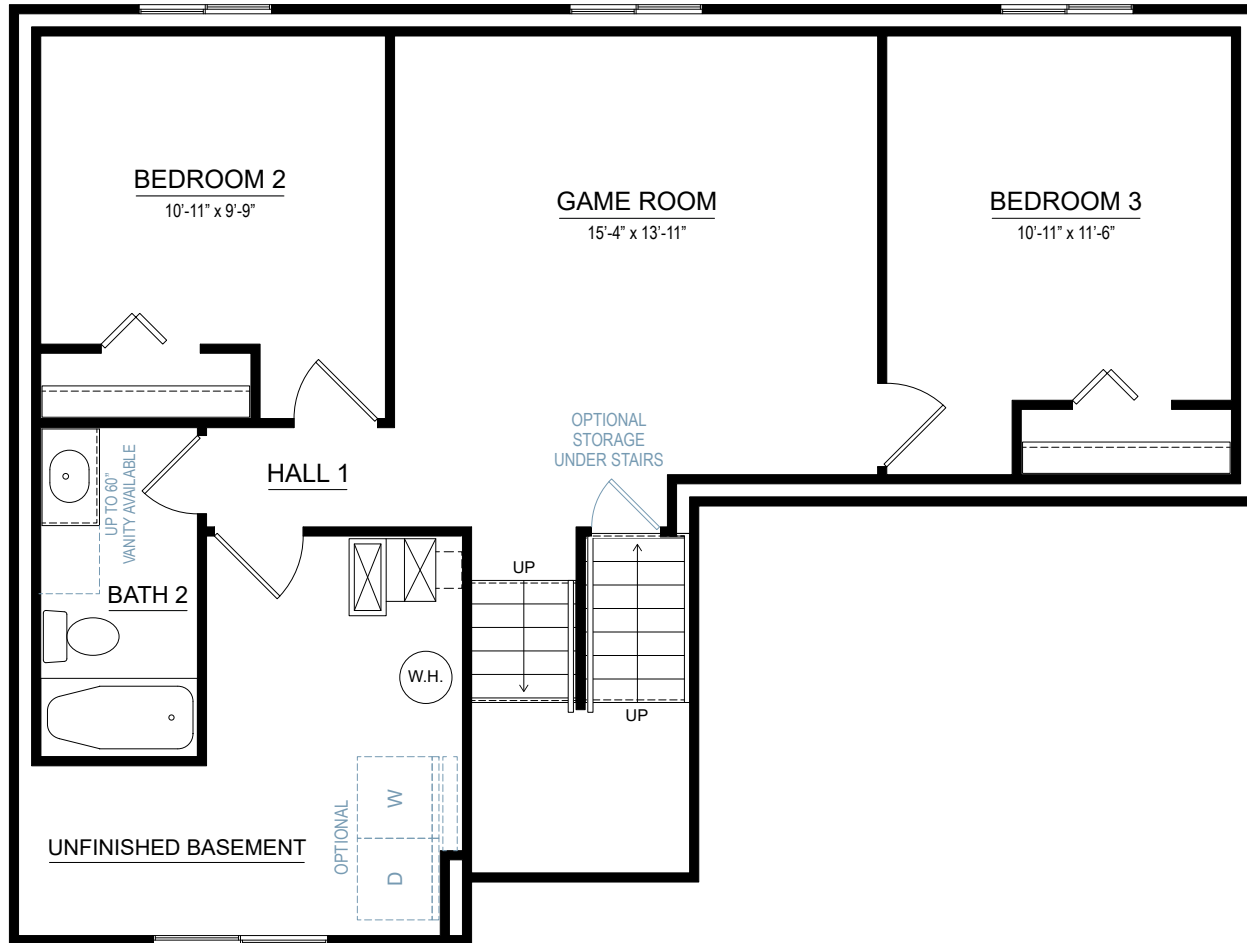


PRIMARY TUB/
SHOWER



FIRST FLOOR

WALKOUT PATIO DOOR



LOWER LEVEL

integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

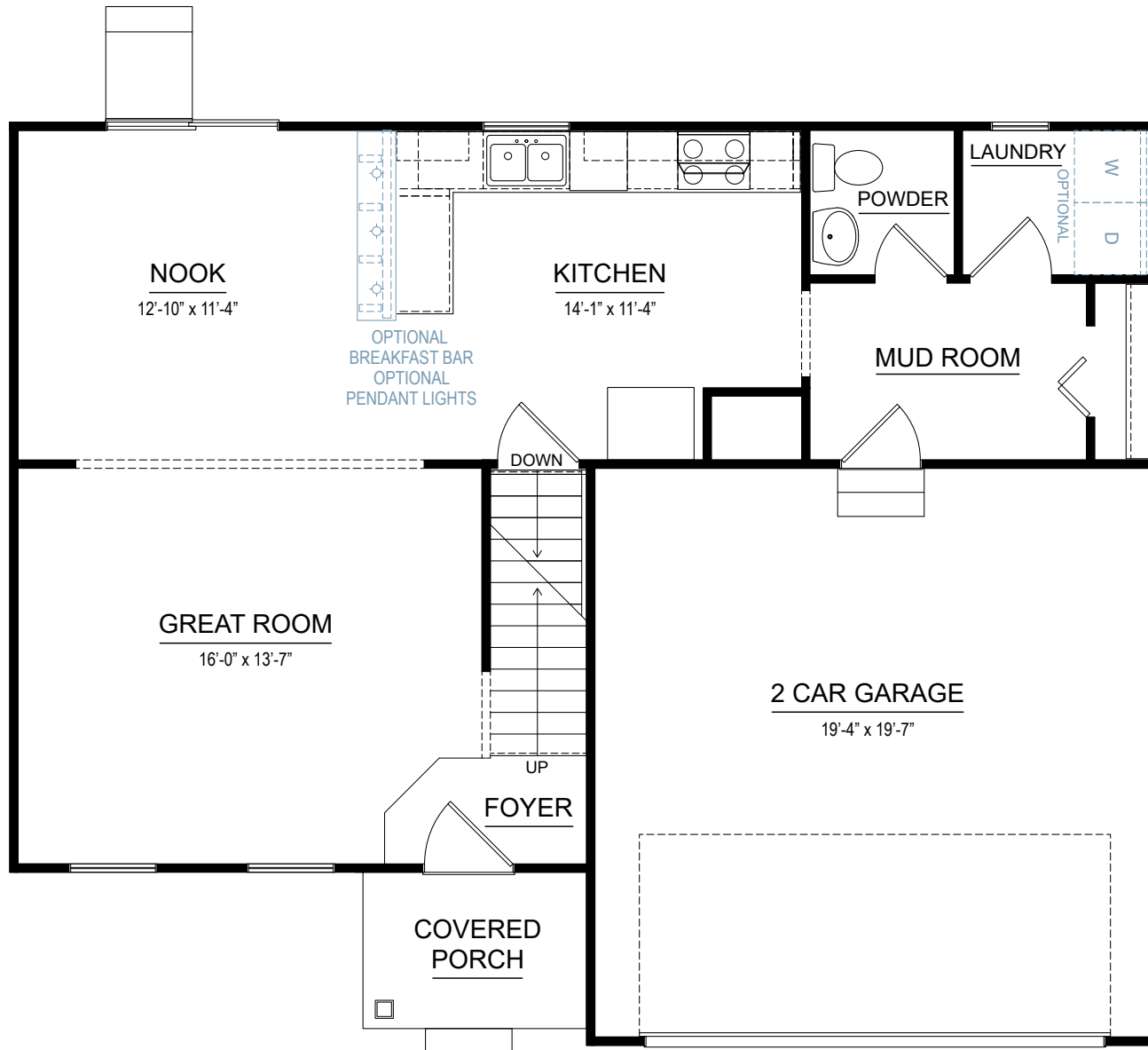


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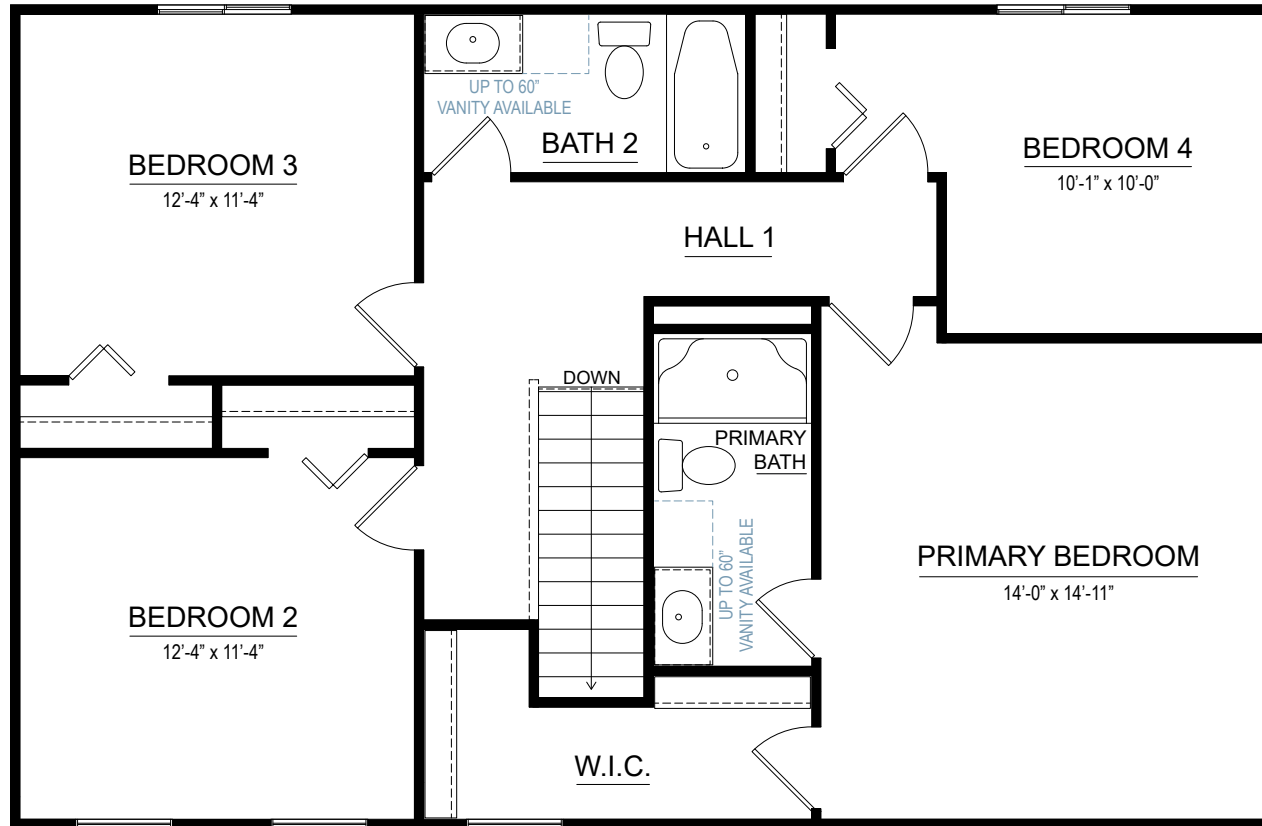


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR

integrity 1830

1,830 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

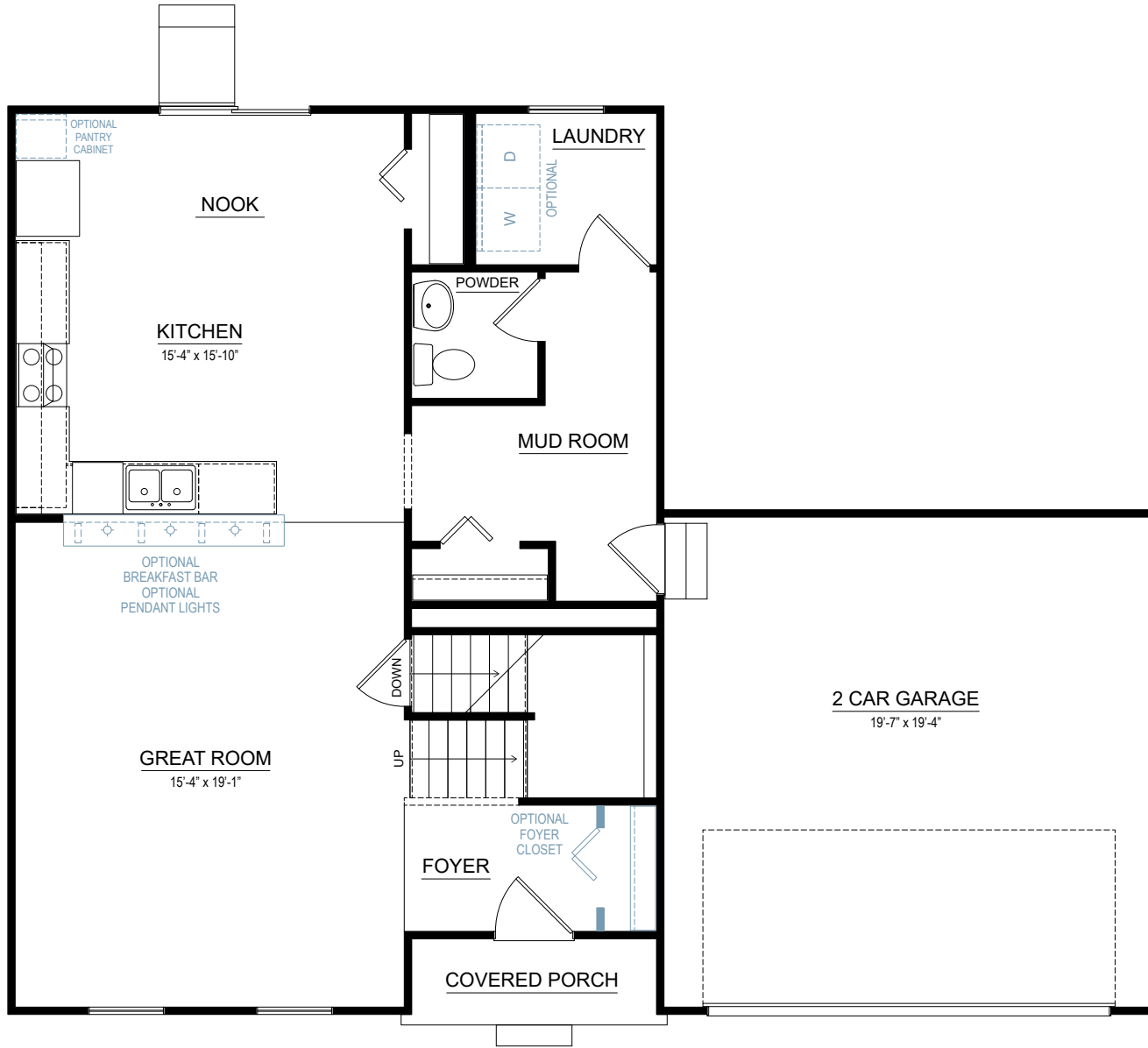


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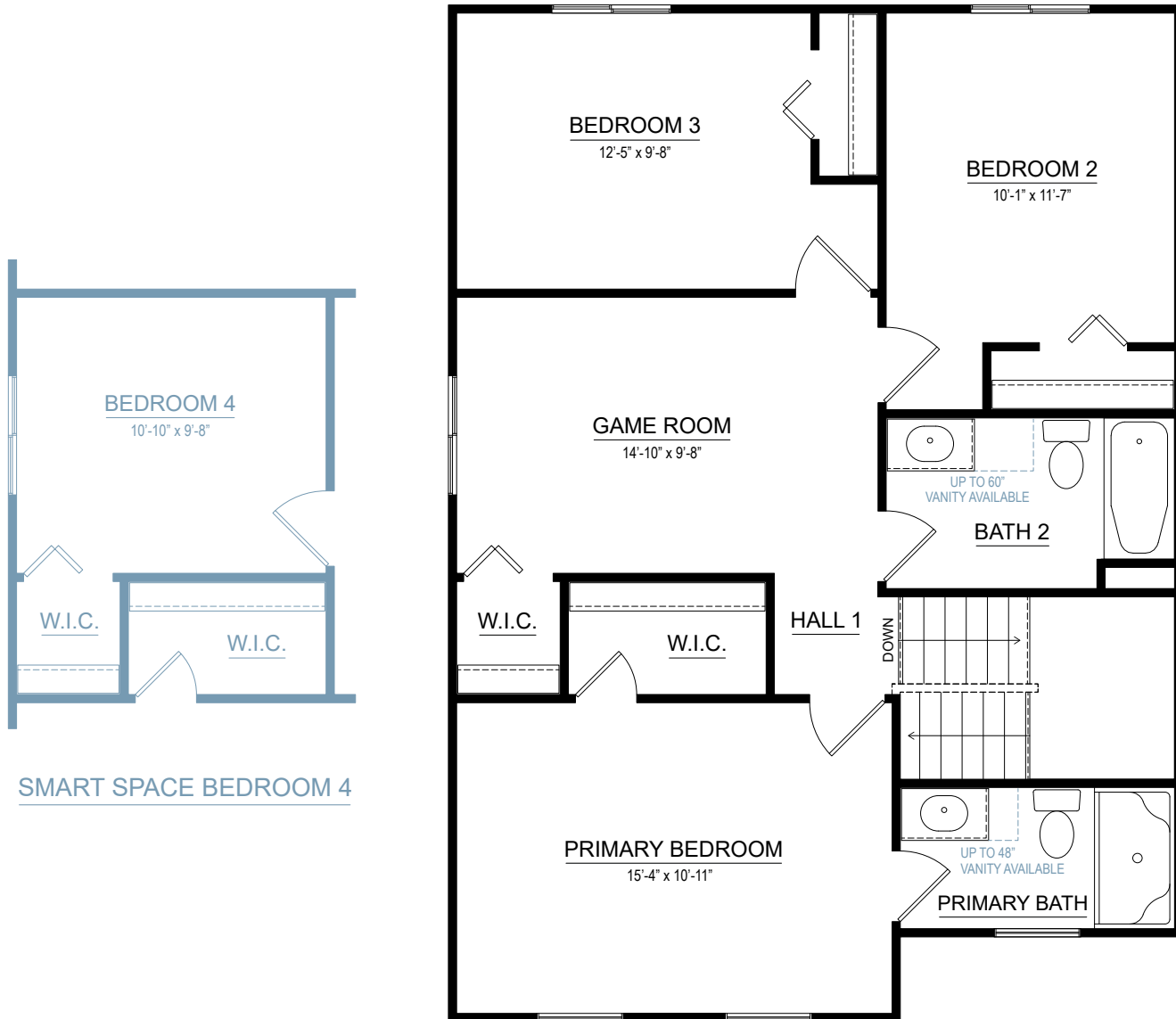


Elevation A3

Elevation A



FIRST FLOOR



SMART SPACE BEDROOM 4

SECOND FLOOR

integrity 2060

2,060 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1

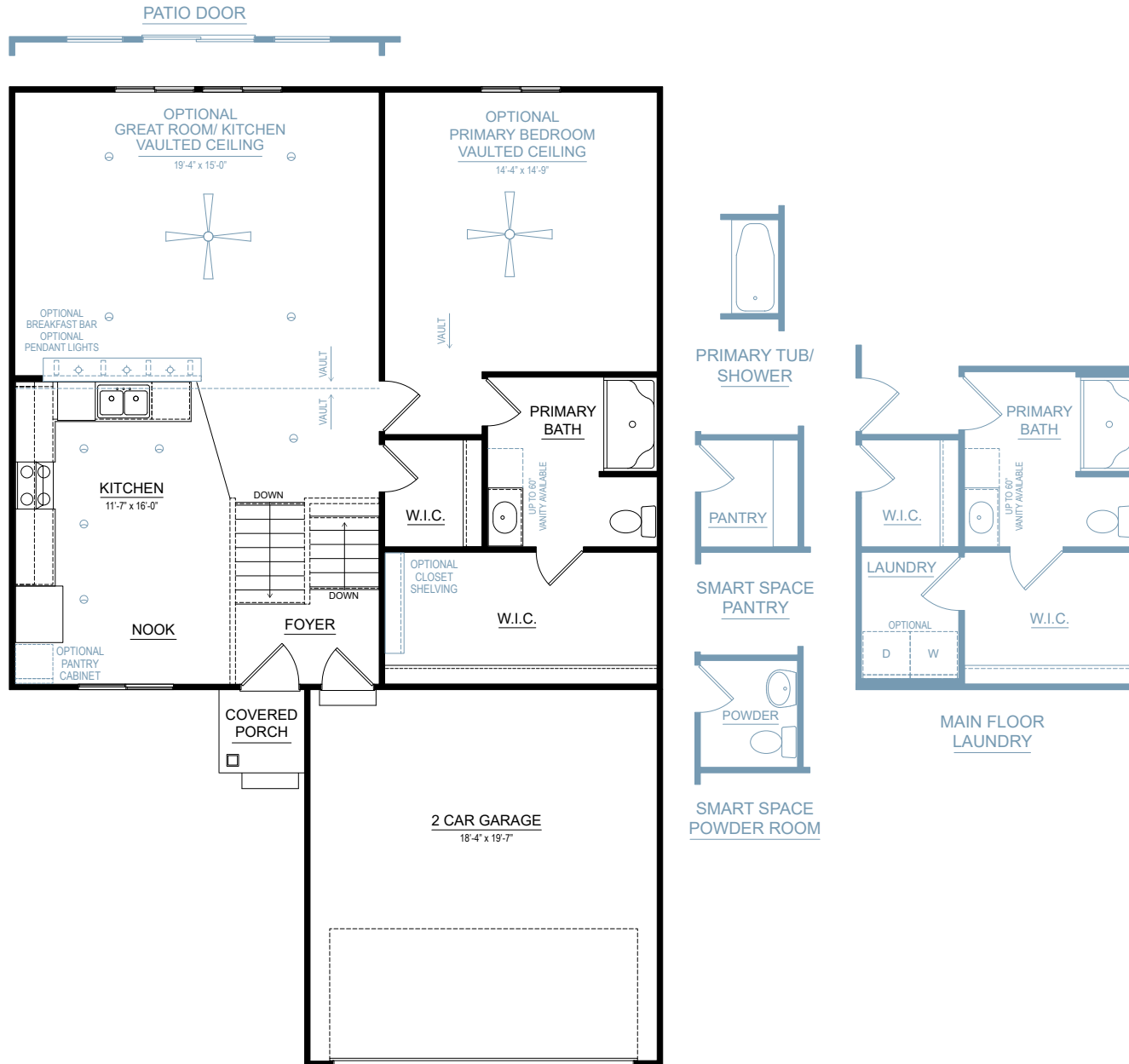


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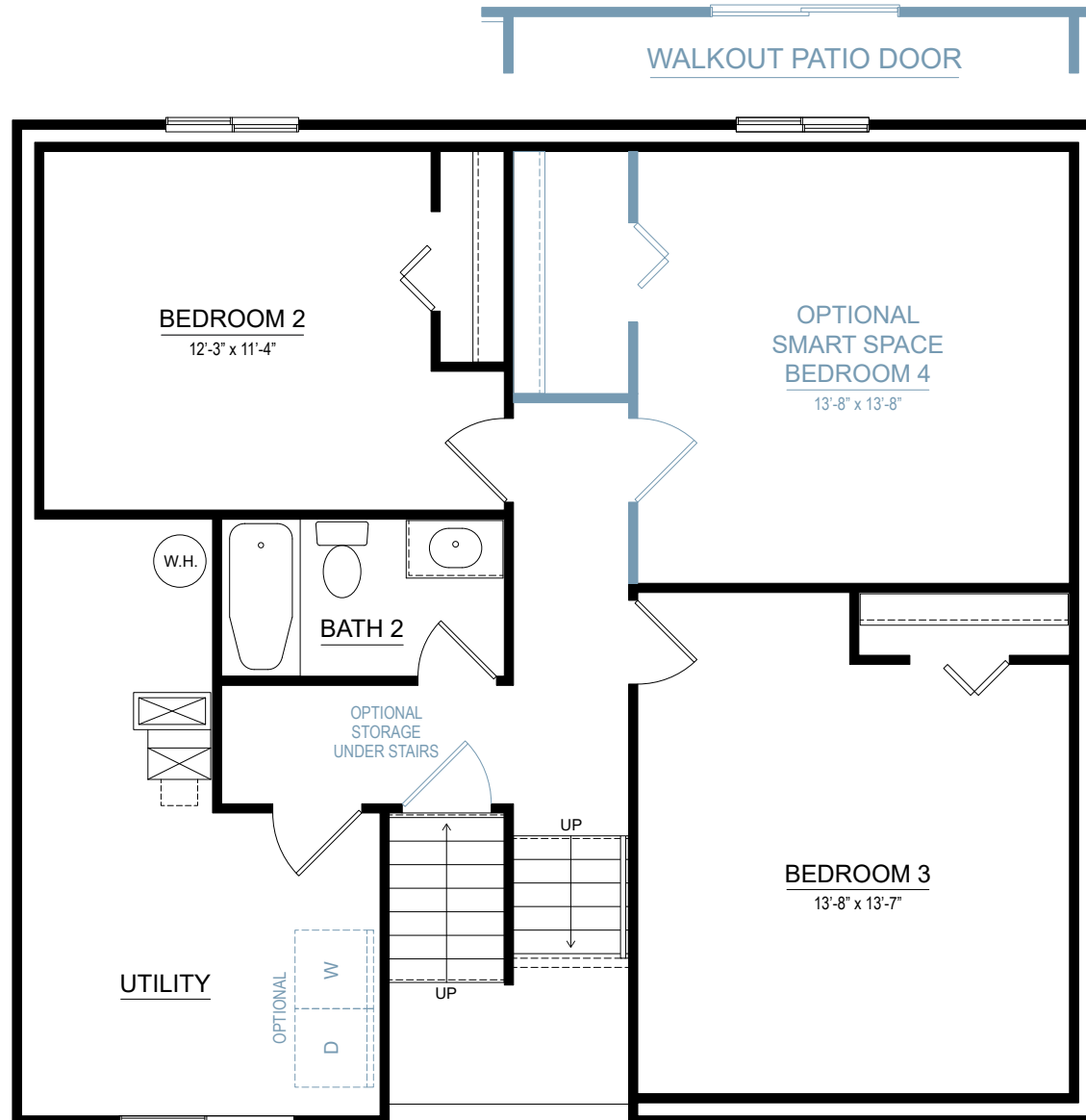
Elevation A3

Elevation A



FIRST FLOOR





LOWER LEVEL

integrity 2280

2,278 SF

3-6 bedrooms

2.5-4 bathrooms

2-3 car attached garage



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Elevation A1

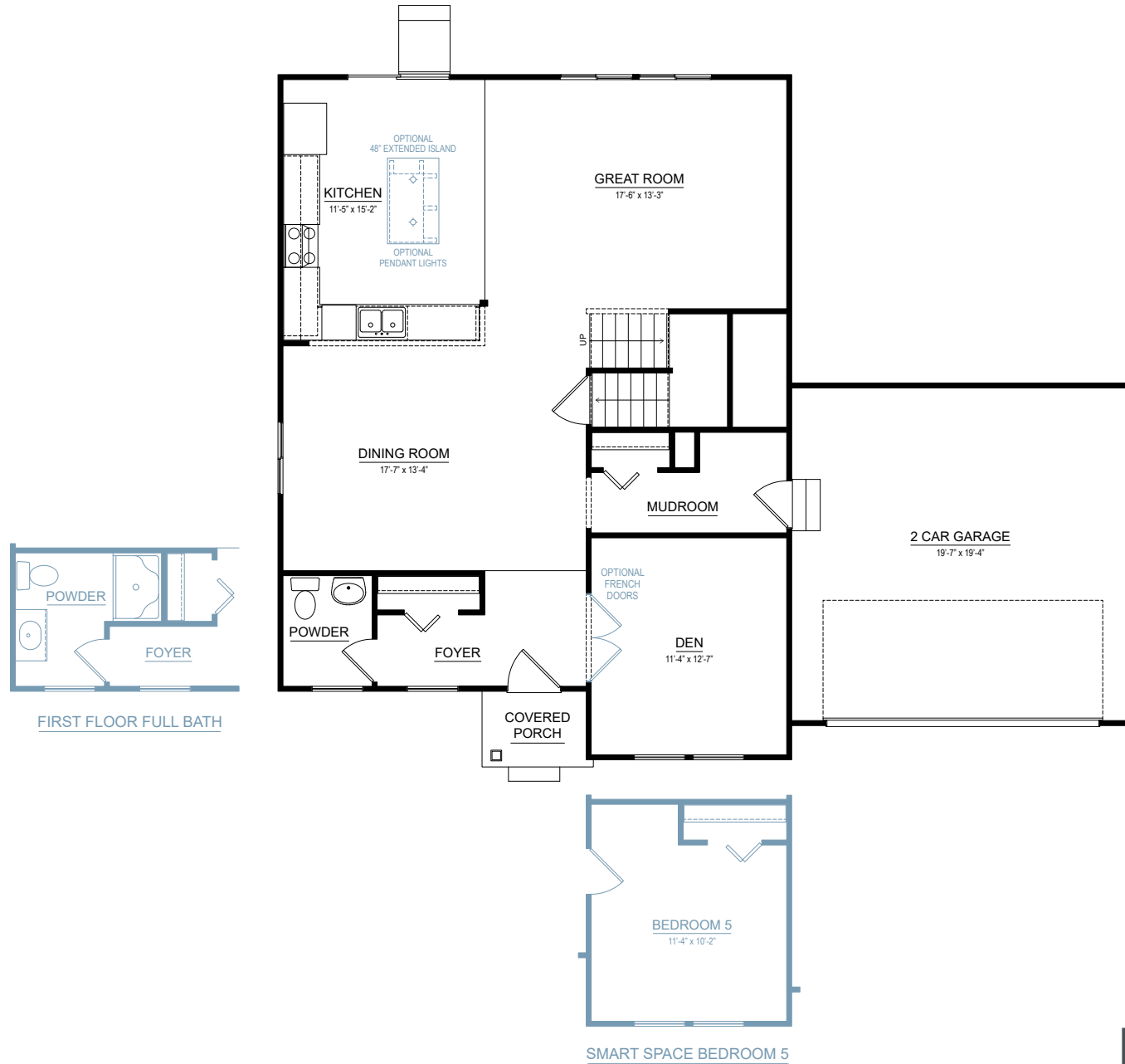


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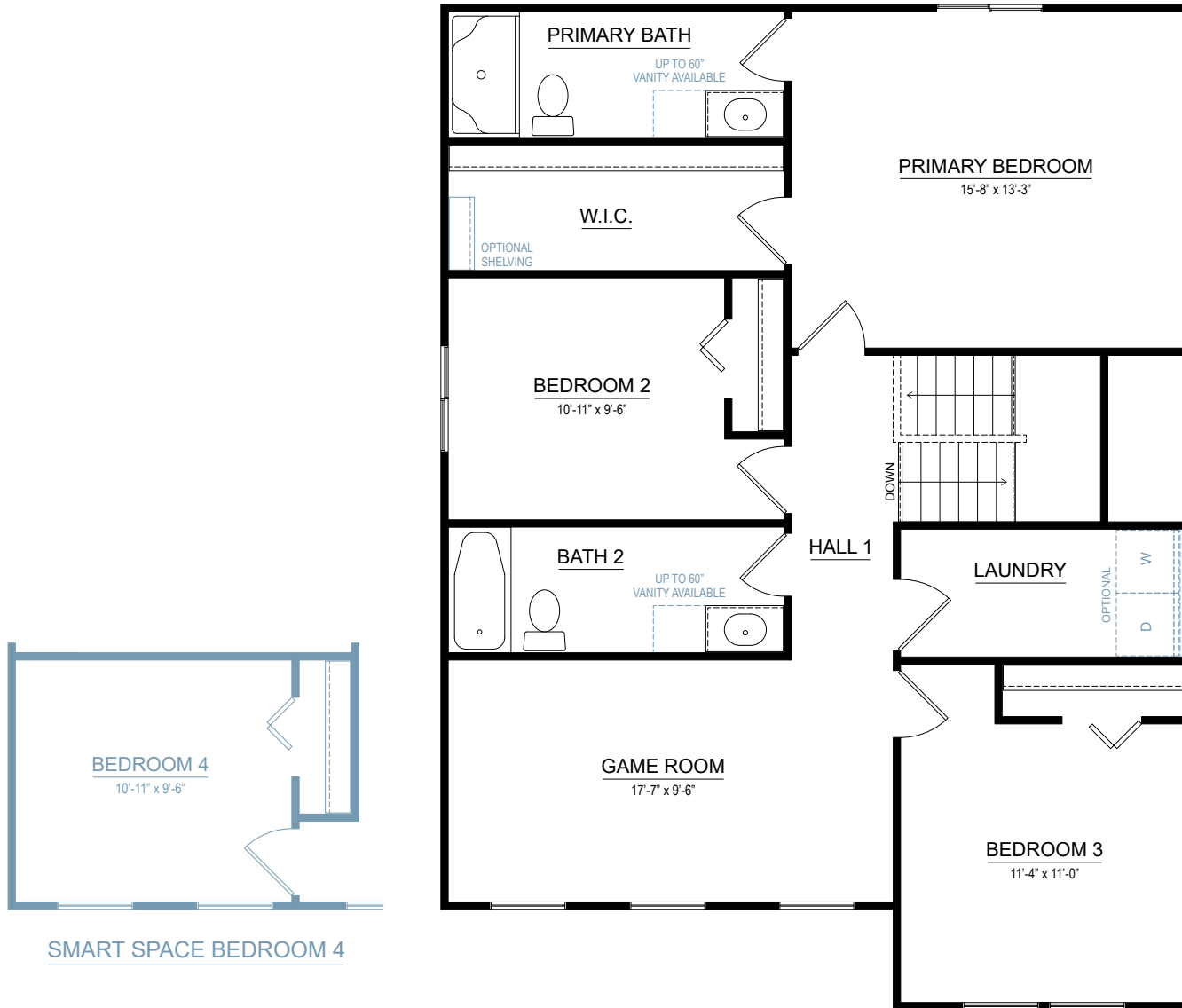


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR

October 8, 2024

Plans for the final submission of the proposed site condominium development located at 300 Hidden Meadows Drive, to be known as Three Meadows North were reviewed by the City Dept. Heads via email. Their comments are as follows:

Sent to: Jason Blake (Dept. of Public Services), Alan Beeker (Planning & Zoning), Eric Sheffer (Board of Public Utilities Electric), Dan Poole (Fire Department), Sam Fry (Economic Development), Scott Hephner (Public Safety), Kristin Bauer (City Engineer), Jeff Gier (Board of Public Utilities Water & Wastewater), Dan Lewis (Project Engineer), Chris Kohane (Project Developer), Mike West (Project Developer)

Public Safety

- No issues.

Board of Public Utilities

- Electrical:
 - Beginning electrical design.
- Water
 - No issues.
- Sanitary
 - No issues.

City Engineer

- Require calculations for how long a 25 year storm will be held before complete infiltration. Concerned over the length water will be held for drowning issues as well as mosquito breeding.
- Planning on fencing the basins for safety reasons?

Public Services

- Boring sample information for subbase design.
- The City will need a centerline description that is tied to the section corner, formal survey, as a requirement to add the proposed streets into the city street system (ACT 51).
- Survey and stake property corners at Right-of-Way
- Plans still propose a 22' back of curb for street. 28" back of curb will be required. (Pavement typical cross-sections do show 28' Back of Curb, notes on streets don't match cross-section widths)
- Plans still propose rolled curb. MDOT F4 curb will be required.
- ADA Ramp details for sidewalk crosswalks
- Any traffic regulation signage for Hidden Meadows Dr. @ Wildflower Dr.?
- Hidden Meadows Drive, Windswept and Wildflower Dr., - Hot Mixed asphalt, Utilize MDOT 5EL for top and 4EL for base/level course.

Planning/Zoning

- The Planning Commission will review the final submittal subdivision drawings at the regular October meeting. The Planning Commission will recommend approval or denial to the City Council.



ALAN C. BEEKER
ZONING ADMINISTRATOR
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6449 FAX: (517) 437-6450

The Planning Commission will review the drawings for preliminary approval at the regular meeting which will be held on October 16, 2024 at 5:30 pm. The location will be at City Hall, 97 N. Broad St. in the 3rd Floor Council Chambers.



TO: Planning Commission

FROM: Zoning Administrator

DATE: October 16, 2024

RE: 3310 Beck Rd

Background: Lifeways is proposing a new 28,200 s.f. medical office building to be located at 3310 Beck Rd. The project has been reviewed by the City Department Heads. The plans and staff notes are included. Please make certain you visit the site.



CHECKED: [Signature] ASR

Table with 3 columns: No., DATE, BY

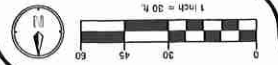
Table with 3 columns: No., ISSUED FOR, DATE, BY

EXISTING CONDITIONS AND DEMO LIFEWAYS HILLSDALE COVALLE GROUP 3310 BECK ROAD SECTION 16, T06S, R03W

SHEET TITLE: PROJECT: CLIENT: SITE ADDRESS: SITE SECTION:

JOB NUMBER: 24089020 DATE: 08/16/2024

SHEET NUMBER: C1.0

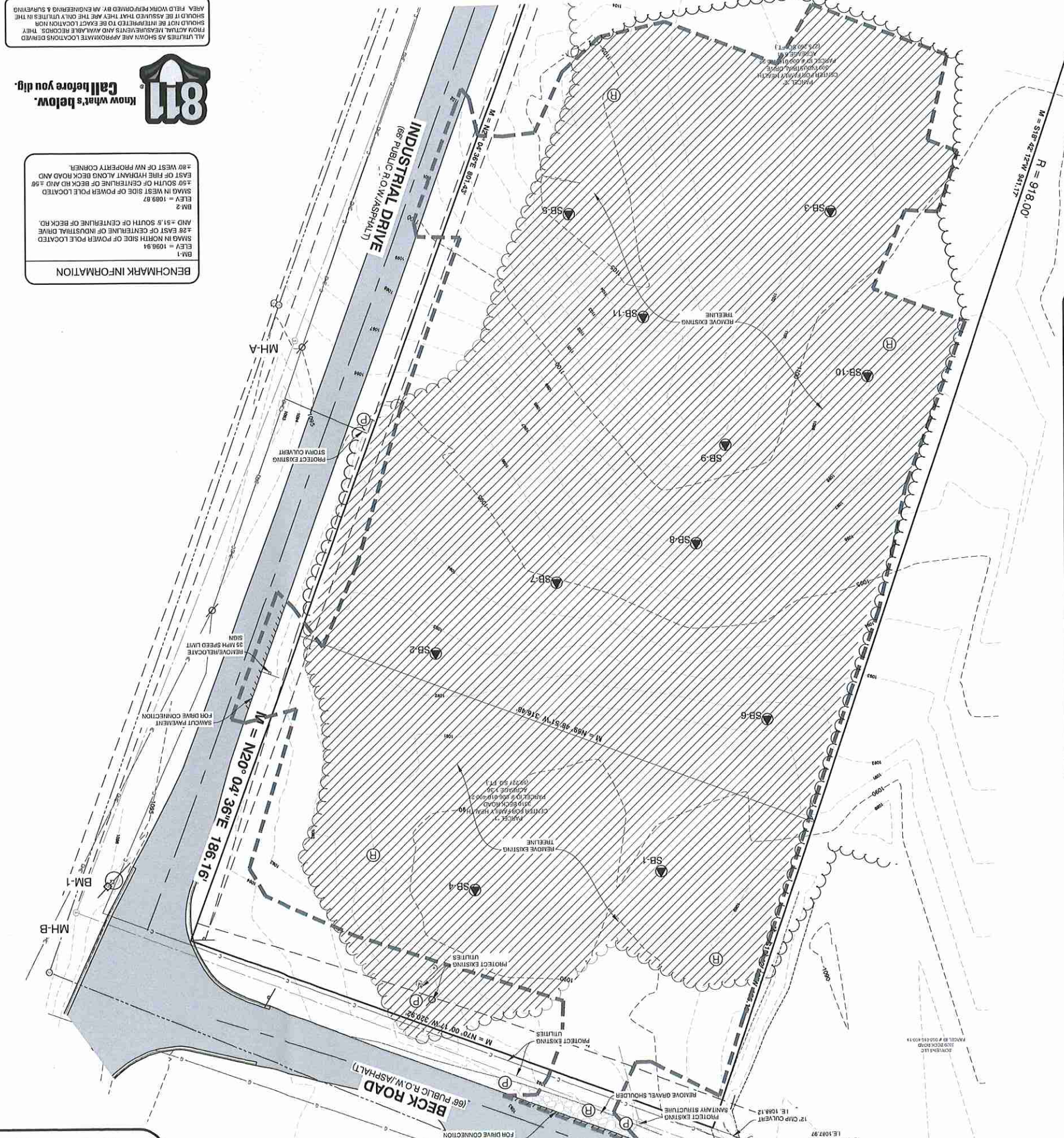


- DEMOLITION NOTES: 1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION... 11. SAWCUT ALL CURBS, SIDEWALK AND PAVEMENTS PRIOR TO REMOVAL...

SOIL BORING DATA table with columns for SOIL BORING #, SURFACE ELEVATION, ENCOUNTERED AT, TOPSOIL, WATER ELEVATION, GROUND WATER, END OF BORING

EXISTING SANITARY STRUCTURE INFORMATION table listing structure types (MH-A, MH-B, MH-C) and materials (DIA CONC, STRUCTURE, SW PVC, etc.)

LEGEND table defining symbols for PAVEMENT REMOVAL, BUILDING REMOVAL, UTILITY LINE REMOVAL, TREE REMOVAL, REMOVE, PROTECT, LIMITS OF CONSTRUCTION, CURB & GUTTER REMOVAL



BENCHMARK INFORMATION: BM-1 = 1096.94, BM-2 = 1099.87



BENCHMARK INFORMATION: BM-1 = 1096.94, BM-2 = 1099.87

ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS...

PLANS PREPARED BY:



AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
10000 W. 130th Ave., Suite 100
Broomfield, CO 80020
www.ar-engineering.com

DRAWN:	ssp
CHECKED:	ASR

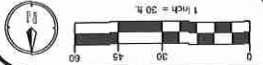
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SITE LAYOUT
LIFEWAYS HILLSDALE
COVALLE GROUP
3310 BECK ROAD
SECTION 16, T06S, R03W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER: 24089020
DATE: 08/16/2024

SHEET NUMBER: C2.0

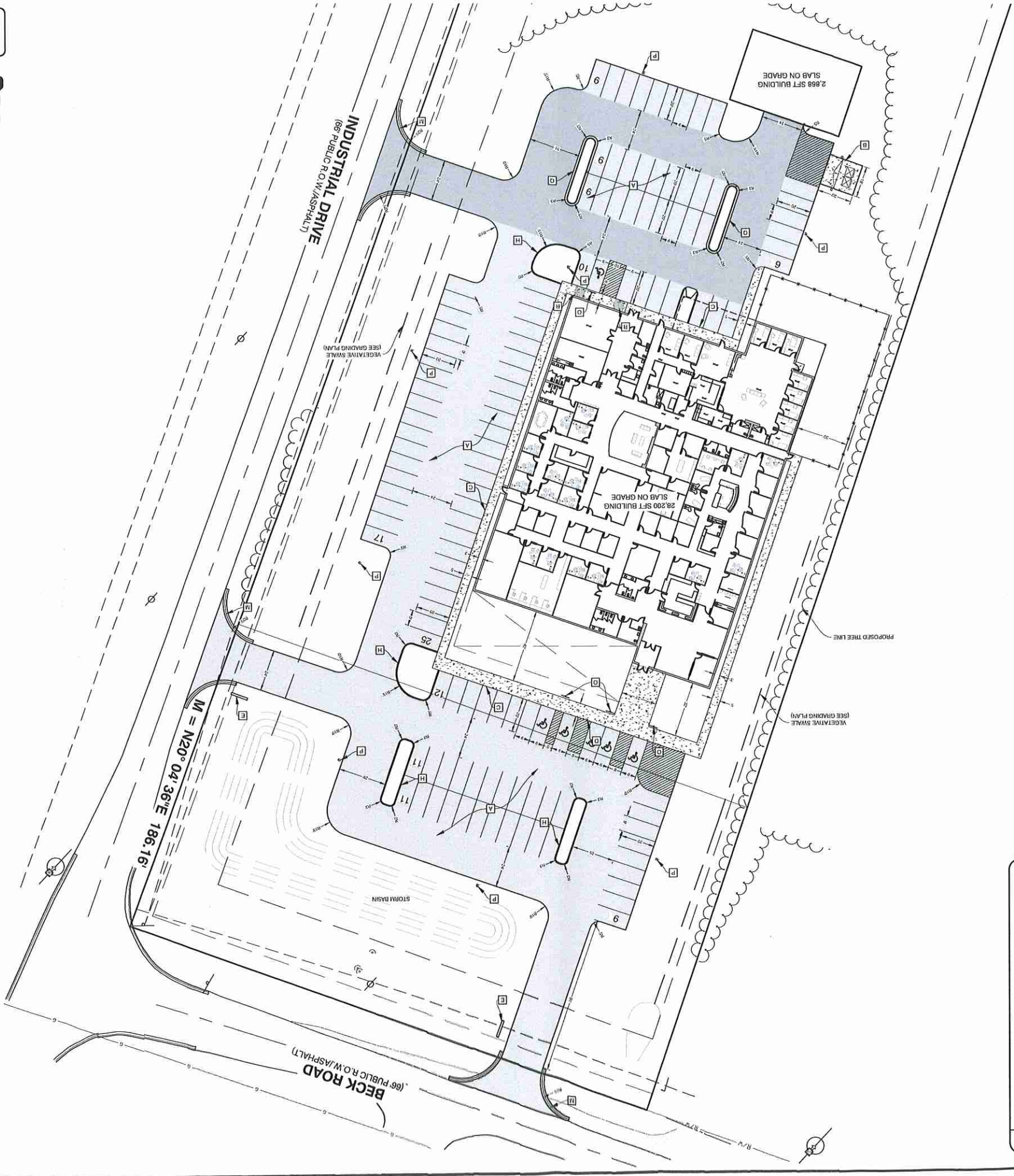


BENCHMARK INFORMATION

BM-1 = 1098.94
SMAJ IN NORTH SIDE OF POWER POLE LOCATED
EAST OF CENTRALLINE OF INDUSTRIAL DRIVE
AND -51.5 SOUTH OF CENTRALLINE OF BECK RD.

BM-2 = 1098.87
SMAJ IN WEST SIDE OF POWER POLE LOCATED
±50' SOUTH OF CENTRALLINE OF BECK RD AND
±50' EAST OF FINE HYDRANT ALONG BECK ROAD AND
±80' WEST OF NW PROPERTY CORNER.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND MAKE NO CROSS. THEY SHOULD NOT BE INTERFERED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AN ENGINEERING & SURVEYING



SITE DATA

1. PROPERTY INFORMATION:
PARCEL #: 30-006-016-400-21
REQUIRED = (1) PARKING SPACE PER (220) SF. OF FLOOR AREA.
128 = 26,200 SF / 220 = 119 =

2. ZONING:
REAR = N/A
SIDES = N/A
FRONT = 40'
SETBACKS

3. SETBACKS

4. PARKING:
PROVIDED = STANDARD 9'X20' SPACES = 122
BARBER FREE SPACES = 5
TOTAL PROVIDED = 128

5. BUILDING:
HILLSDALE, MI 49242
COVALLE GROUP ARCHITECTS
2018 4TH STREET
JACKSON, MI 49209
(917) 740-5003

6. LOT:
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: B-3 GENERAL BUSINESS
SOUTH: H-1 LIGHT INDUSTRIAL
EAST: B-3 GENERAL BUSINESS
WEST: H-1 LIGHT INDUSTRIAL
PROPOSED LAND USE = MEDICAL CLINIC
PERMITTED USE IN BUSINESS DISTRICT

7. LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.

8. STORM WATER DETENTION REQUIRED:
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STORM WATER GUIDELINES.

LEGEND

[Pattern]	CONCRETE PAVEMENT AND SIDEWALK
[Pattern]	HEAVY DUTY PAVEMENT (SEE DETAIL ON CS.0)
[Pattern]	LIGHT DUTY PAVEMENT (SEE DETAIL ON CS.0)

- SITE PLAN NOTES**
- A BITUMINOUS PAVEMENT (SEE DETAIL SHEET).
 - B 20'x18' (MIN.) CONCRETE DUMPS/FAD (PROVIDE 18' X 12' DUMPS/FAD ENCLASURE AREA FOR (2) STD DUMPS/FAD (SEE DETAIL SHEET)).
 - C INTEGRAL CURB/WALK (SEE DETAIL SHEET).
 - D AT GRADE RAMP (SEE GRADING PLAN).
 - E PROPOSED LIGHTED Pylon SIGN W/ UNDERGROUND ELECTRICAL.
 - F PROPOSED BUILDING SIGN.
 - G BOLLARDS - (6) TOTAL.
 - H MOTOR 'E'Z CONCRETE CURB AND GUTTER, (DETAIL SHEET CS.0).
 - I DOWNSPOUT (TRP).
 - J 3" PVC CONDUIT FOR IRRIGATION LINE.
 - K 4" BLACK COATED VINYL CHAINLINK FENCE.
 - L CANOPY.
 - M MOTOR 'B'Z MODIFIED CURB AND GUTTER, (SEE DETAIL SHEET CS.0).
 - N 8' TALL VINYL SCREENING FENCE.
 - O ADA SIGNAGE (SEE DETAIL SHEET CS.0).
 - P LIGHT POLE, (SEE PHOTOGRAPHIC PLAN).
 - Q MOTOR 'F' CURB AND GUTTER, (SEE DETAIL SHEET CS.0).
 - R ADA RAMP.

- GENERAL NOTES**
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDSIGN MAY OCCUR.
 3. ALL CURB RADI AND DIMENSIONS ARE TO FACE OF CURB CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
 4. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

SHEET NUMBER
C3.0

JOB NUMBER
24089020

DATE
08/16/2024

SHEET TITLE
UTILITY PLAN

PROJECT:
LIFEWAYS HILLSDALE

CLIENT:
COVALLE GROUP

SITE ADDRESS:
**3310 BECK ROAD
SECTION 16, T06S, R03W**

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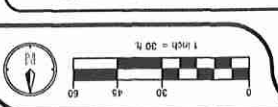
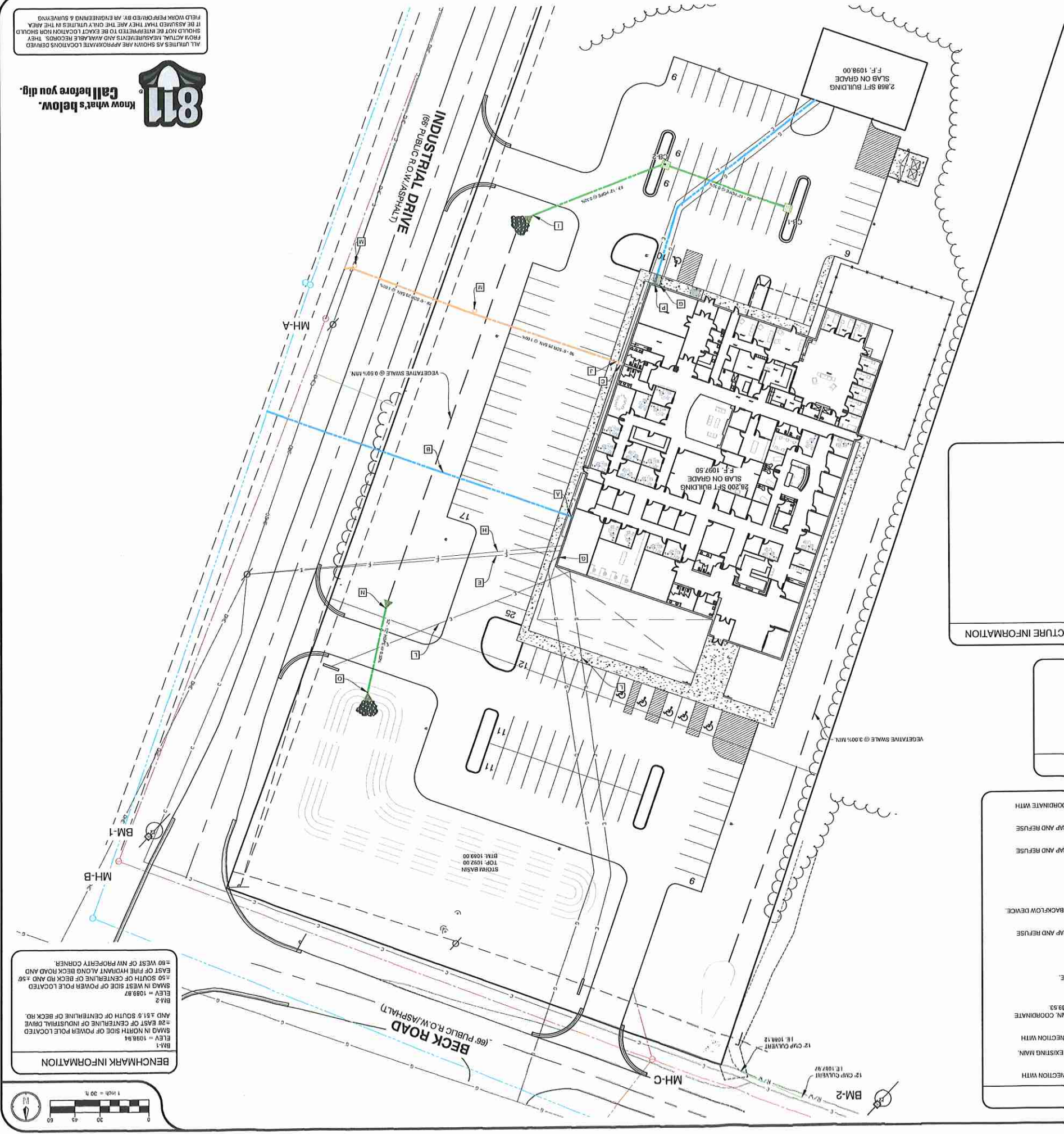
PLANS PREPARED BY:	CHECKED:	DATE:
AR ENGINEERING	ASR	

AR ENGINEERING
Civil Engineering & Surveying
4200 W. Lincoln Ave.
Suite 1000
Lincoln Park, IL 60466
www.ar-engineering.com

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND MAKE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AN ENGINEERING & SURVEYING



Know what's below.
Call before you dig.



BENCHMARK INFORMATION

BM-1
ELEV = 1098.94
±20' EAST OF CENTERLINE OF INDUSTRIAL DRIVE AND ±51.0' SOUTH OF CENTERLINE OF BECK RD.

BM-2
ELEV = 1098.97
±80' WEST OF PROPERTY CORNER, ±50' EAST OF THE HORIZONTAL BECK ROAD AND ±50' SOUTH OF CENTERLINE OF BECK RD AND ±56' EAST OF CENTERLINE OF INDUSTRIAL DRIVE

±80' WEST OF PROPERTY CORNER.

EXISTING SANITARY STRUCTURE INFORMATION

MH-4 DIA CONC. STRUCTURE
RIM: 1087.66
SE 10' PVC: 1029.11
NW 10' PVC: 1029.16

MH-3 DIA CONC. STRUCTURE
RIM: 1087.66
SE 10' PVC: 1029.11
NW 10' PVC: 1029.16

MH-2 DIA CONC. STRUCTURE
RIM: 1087.66
SE 10' PVC: 1029.11
NW 10' PVC: 1029.16

MH-1 DIA CONC. STRUCTURE
RIM: 1087.66
SE 10' PVC: 1029.11
NW 10' PVC: 1029.16

STORM STRUCTURE DATA

CB-1, 2 DIA. E/WV 2005
RIM = 1095.53
12' HDPE E
1092.93

CB-2, 4 DIA. E/WV 5109
RIM = 1095.67
12' HDPE W
1092.69

MH = 1095.67
1092.69

* ALL STRUCTURES HAVE 2 SUMPS

UTILITY PLAN NOTES

A WATER SERVICE, COORDINATE CONNECTION WITH PLUMBING PLANS.

B 18" LF. 1" PE SERVICE, CONNECT TO EXISTING M.N., PLUMBING PLANS, IE 1991.32.

C SEWER LAYER, COORDINATE CONNECTION WITH PLUMBING PLANS, IE 1991.32.

D CONNECT TO EXISTING SANITARY M.N., COORDINATE WITH CITY OF HILLSDALE, IE 1093.53.

E ELECTRIC METER AND SERVICE.

F SANITARY SEWER PIPE MAY BE PVC SDR 3034 MATERIAL.

G GAS METER AND SERVICE.

H ALL WATER SERVICE LINES SHALL BE 1" PE AND SHALL BE BROUGHT TO WITHIN 5' OF BUILDING, WITH COMPRESSION FITTINGS OR MECHANICAL FITTINGS OTHER THAN FLARED ENDS.

I PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXHON PIPE MUST BE PROTECTED WITH 2' RIGID INSULATION BOARD ON THE TOP AND SIDES.

J TWO-WAY CLEANOUT, SCHEDULE 40 BACKFLOW DEVICE. SCREEN, IE. [1092.42].

K PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXHON PIPE MUST BE PROTECTED WITH 2' RIGID INSULATION BOARD ON THE TOP AND SIDES.

L CONDUIT FOR ELECTRIC TO SIGN.

M SANITARY CLEAN OUT.

N 12" FLARED END SECTION WITH RIP RAP AND REFUSE SCREEN, IE. 1091.25.

O 12" FLARED END SECTION WITH RIP RAP AND REFUSE SCREEN, IE. 1091.09.

P MFP PLAN. 3/4" PE WATER SERVICE TO BARN, COORDINATE WITH

SITE MATERIALS & CONSTRUCTION NOTES

1. SOILS EXPOSED IN THE BASE OF ALL SANITARY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST FURTHER EROSION BY DRIVING SAND OR GRAVEL FROM DISTANCE AND FREEING SURFACE WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POOL. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY AND FINISHED SURFACE WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POOL.

2. REMOVE ALL SUBGRADE MATERIAL THAT MAY BE SOFTENED BY HUMIDITY, FREEZING, OR ADEQUATELY PROTECTED.

3. STORM SEWER SHALL BE CONSTRUCTED WITH SMOOTH INTERIOR WALL. BR 40S ON EQUAL LEAKING GAS SHOWY. STORM SEWER & LEACHING BASINS ARE TO BE WRAPPED WITH FILTER FABRIC. LEACHING GAS SHOWY. STORM SEWER & LEACHING BASINS ARE TO BE WRAPPED WITH FILTER FABRIC.

4. SANITARY SEWER PIPE MAY BE PVC SDR 3034 MATERIAL.

5. ALL WATER SERVICE LINES SHALL BE 1" PE AND SHALL BE BROUGHT TO WITHIN 5' OF BUILDING, WITH COMPRESSION FITTINGS OR MECHANICAL FITTINGS OTHER THAN FLARED ENDS.

6. PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXHON PIPE MUST BE PROTECTED WITH 2' RIGID INSULATION BOARD ON THE TOP AND SIDES.

7. PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXHON PIPE MUST BE PROTECTED WITH 2' RIGID INSULATION BOARD ON THE TOP AND SIDES.

8. MAINTAIN A FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.

9. THE CONTRACTOR SHALL INSTALL A PESTEXIM FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.

10. EXHON CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE LINESTONE AGGREGATE AND SHALL HAVE 1.5% AIR ENTRAINMENT WITH A BROOM FINISH.

11. EXPANSION JOINTS IN CONCRETE PRECAST AND WALLS SHALL BE 12" ASPHALT IMPREGNATED FULL DEPTH 4" C MAXIMUM & AT SIDEWALK INTERSECTIONS, CRACK CONTROL, SCORING AT SIDEWALK WIDTH DIMENSION AND @ 10' O.C. IN DRIVES.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.

2. ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICAL ENGINEER AND SHALL BE PERFORMED ACCORDING TO THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN.

3. ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER LOCK HEALTH DEPARTMENT, FINISH AND LABOR TO PROVIDE A FULL WORKING SYSTEM ACCORDING TO THE INTERNATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.

4. ALL MECHANICAL WORK SHALL BE PERFORMED ACCORDING TO THE INTERNATIONAL MECHANICAL PLUMBING AND HEATING ENGINEERING SOCIETY (IMPEH) MECHANICAL AND ELECTRICAL PLUMBING AND HEATING ENGINEERING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LABOR TO PROVIDE A FULL WORKING SYSTEM.

5. ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.

6. WATER SERVICE PRESSURE TESTING AND CHLORINATION SHALL BE PER EAGLE AND CITY OF HILLSDALE REQUIREMENTS.

7. SANITARY SEWER INSTALLATION AND TESTING MUST MEET THE REQUIREMENTS OF CITY OF HILLSDALE AND EAGLE.

8. ALL REGULATOR SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).

9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK.

10. CONTACT MISS DIG #11 AT 1-800-482-2717 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE MISS DIG ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.

11. ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION, AND AT THE CONTRACTOR'S EXPENSE. IF ANY ELEMENTS OF THE SANITARY SEWER SYSTEM ARE DAMAGED AND NEED REPAIRING, IT MUST MEET CITY OF HILLSDALE SPECIFICATIONS.

12. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER PAD PER THE UTILITY COMPANY SPECIFICATIONS.

13. THE TELEPHONE UTILITY COMPANY SHALL PROVIDE UNDERGROUND TELEPHONE TO THE BUILDING AT THE OWNERS EXPENSE.

14. REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL REQUIREMENTS FOR SITE LIGHTING & SITE DETAILS SHEETS FOR THE FUTURE AND 3 POLE SPECIFICATIONS.

15. DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR. THE APPROPRIATE UTILITY PRIOR TO PERMITS, ELECTRIC, AND CABLE TELEVISION CONDUITS WITH CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ON-SITE.

16. CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ON-SITE.

17. CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION.

18. THE CONTRACTOR IS TO PROVIDE THE WATER SERVICE PIPING FROM THE BUILDING TO THE EXISTING MAIN. THE CONTRACTOR SHALL MAKE THE CONNECTION TO THE SHUT OFF VALVE. THE CONTRACTOR SHALL COORDINATE SERVICES WITH THE UTILITY.

19. CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ON-SITE.

20. MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT. STORM STRUCTURES MUST HAVE A SUMP OF TWO FEET. ALL WATER MAIN TO HAVE A BURIAL DEPTH AS REQUIRED BY EAGLE FOR THE SPECIFIC REGION OF WORK IN HILLSDALE COUNTY.

21. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.

22. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT.

23. ASPECTS OF THE MOUNT DRIVE PERMITS, RESPECTIVELY.

24. DRIVEWAY LAYOUT AND CONNECTION TO BECK RD AND INDUSTRIAL DRIVE SHALL COMPLY WITH ALL SPLAYS.

25. GEOTECHNICAL FABRIC SHALL BE PLACED UNDER ALL APPLICATIONS OF RIP RAP OUTFALLS AND

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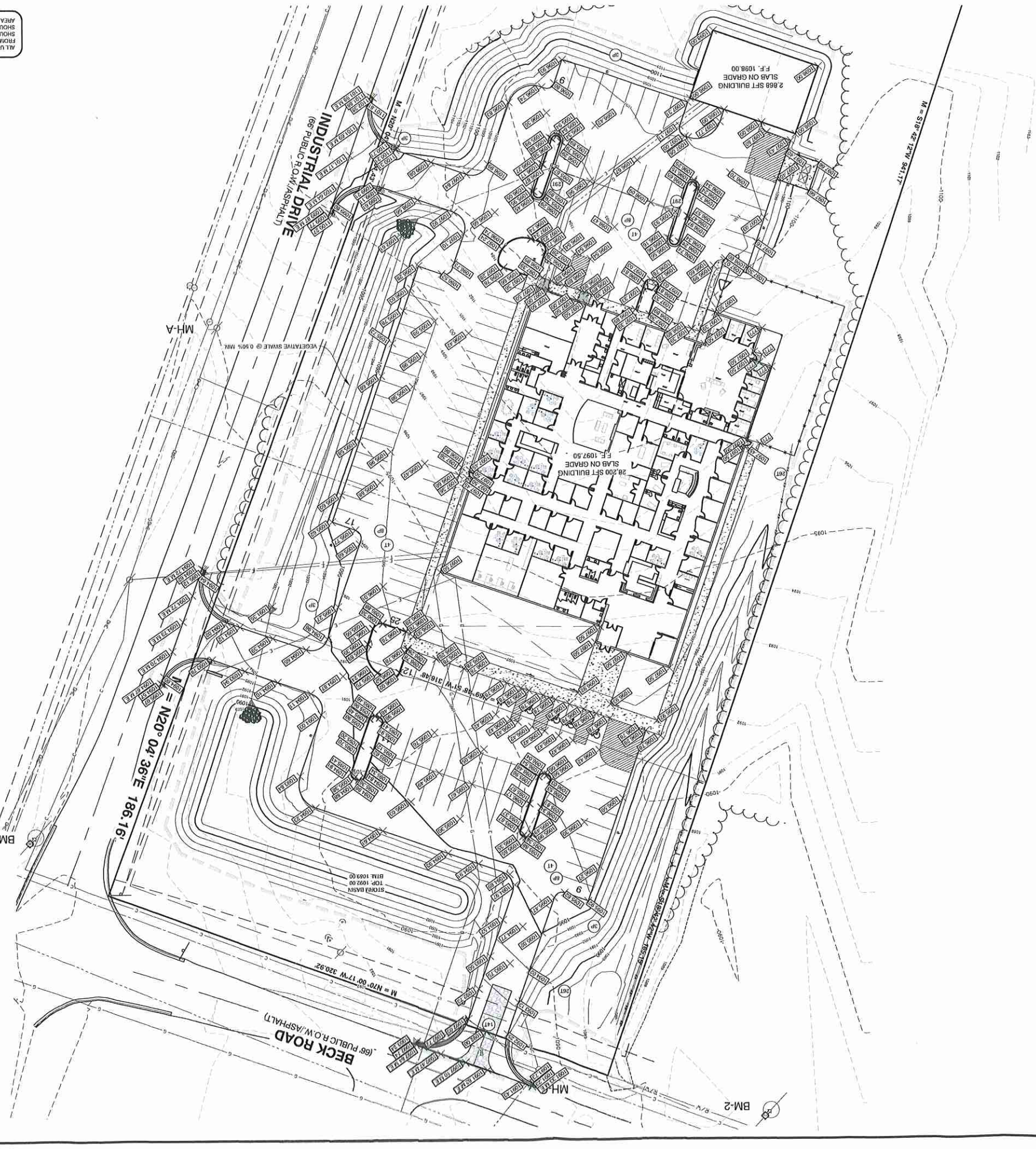
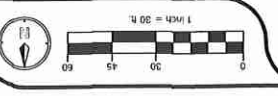
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AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
10000 RIVERVIEW BLVD. SUITE 1000
MADISON, WISCONSIN 53718
WWW.ARENGINEERING.COM

ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR AREA. FIELD WORK PERFORMED BY AN ENGINEERING & SURVEYING FIRM.



BENCHMARK INFORMATION
BM-1 = 1098.94
ELEV. IN NORTH SIDE OF POWER POLE LOCATED ±20' EAST OF CENTERLINE OF INDUSTRIAL DRIVE
BM-2 = 1098.87
ELEV. IN WEST SIDE OF POWER POLE LOCATED ±50' SOUTH OF CENTERLINE OF BECK ROAD AND ±20' EAST OF HYDRANT ALONG BECK ROAD AND ±80' WEST OF NW PROPERTY CORNER.



LEGEND

- SILT FENCE
- LIMITS OF CONSTRUCTION

SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDT-EGLE, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A SOIL EROSION PERMIT FROM THE GOVERNING AUTHORITY AND A PERMIT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A PERMIT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A PERMIT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A PERMIT OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
3. CONTRACT MISS DIG #11 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE MISS DIG ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
4. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
5. MATCH EXISTING GRADES AROUND PERMITS WITH SLOPES AS SHOWN.
6. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
7. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
8. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT PREPARED BY AN ENGINEERING & SURVEYING FIRM.
9. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
11. ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLENKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

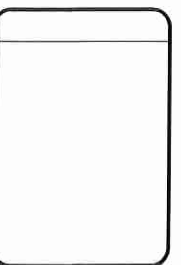
GRADING NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
2. DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 12" WIDE, 6" DEEP, AND CONSIST OF 2" AGGREGATE.
3. DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTIGUOUS ELEVATION.
4. DENOTES SILT PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTING AND FILTERING OF SILT LAIDEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.
5. DENOTES MULCH BLENKETS ON MATING. SHALL BE NORTH AMERICAN GREEN D5150, OR APPROVED EQUAL. MULCH BLENKETS SHALL BE PLACED ON ALL 1:3 SLOPES OR GREATER, IN AND AROUND DITCH BOTTOMS WHERE THERE IS NO BISSWALE BY CONTRACTOR RESPONSIBLE FOR RESTORING THAT AREA.

DETAIL PLAN
LIFEWAYS HILLSDALE
COVALLE GROUP
3310 BECK ROAD
SECTION 16, T06S, R03W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

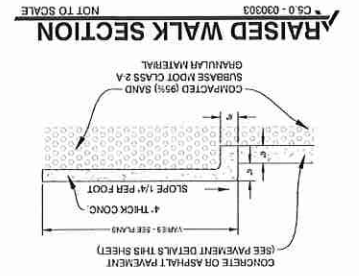
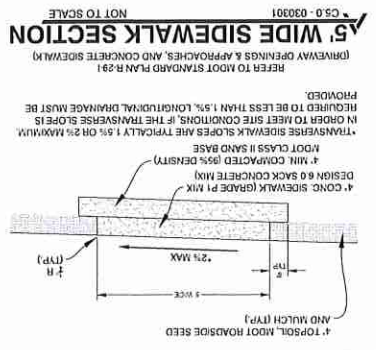
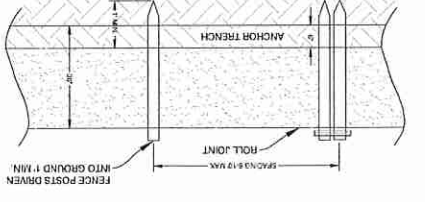
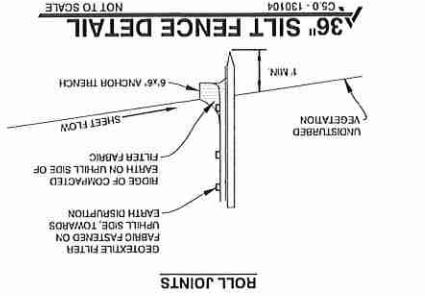
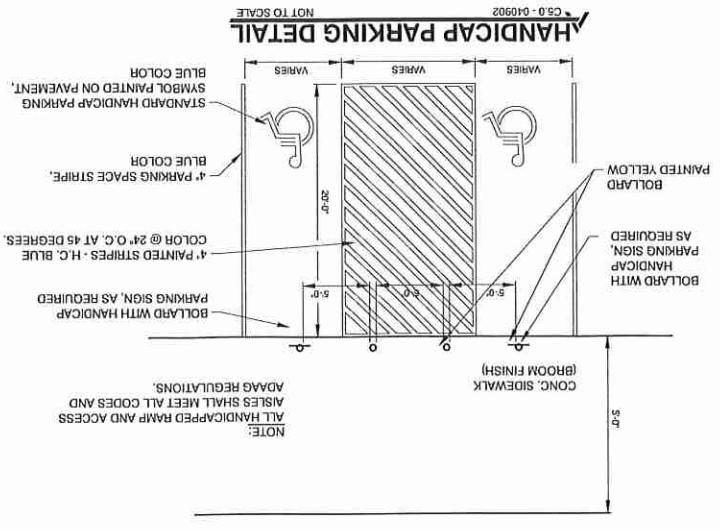
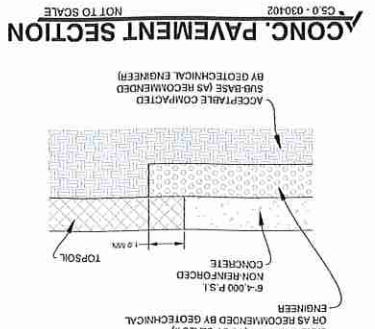
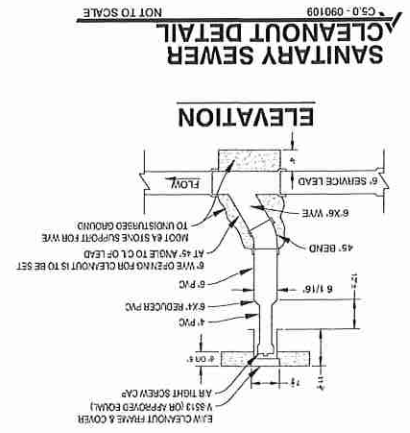
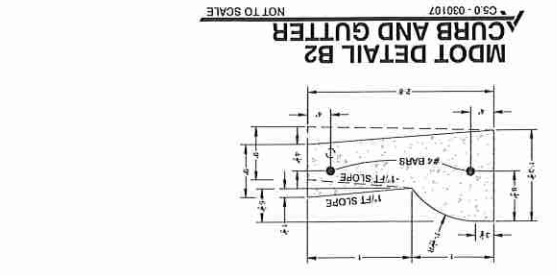
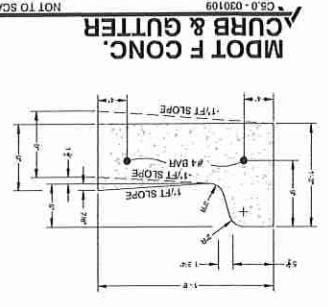
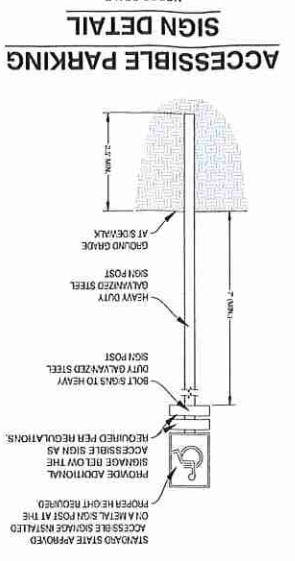
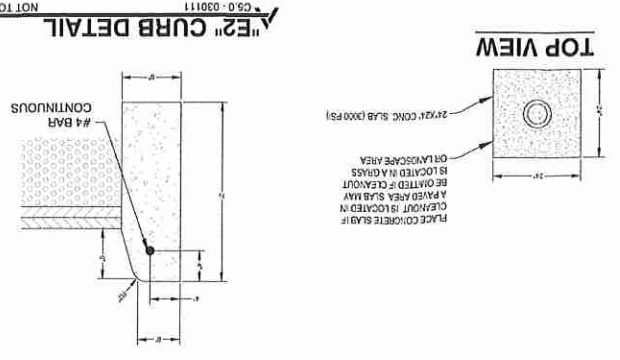
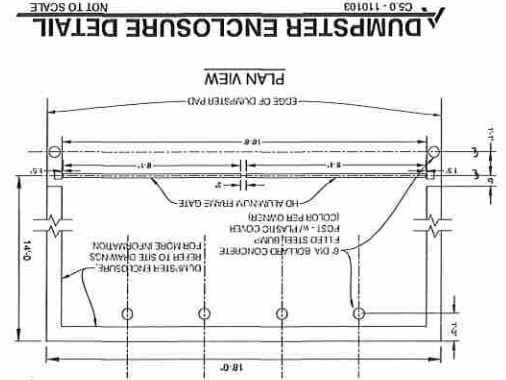
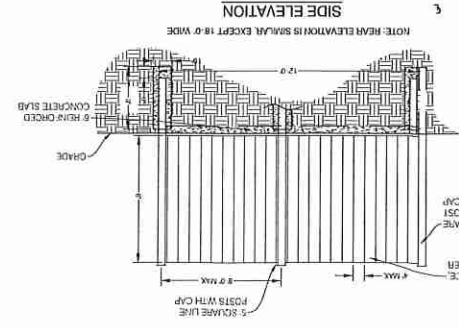
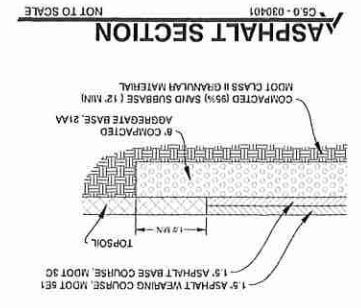
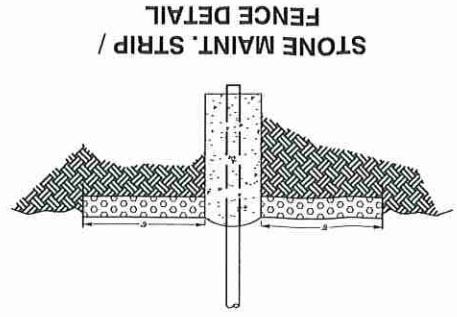
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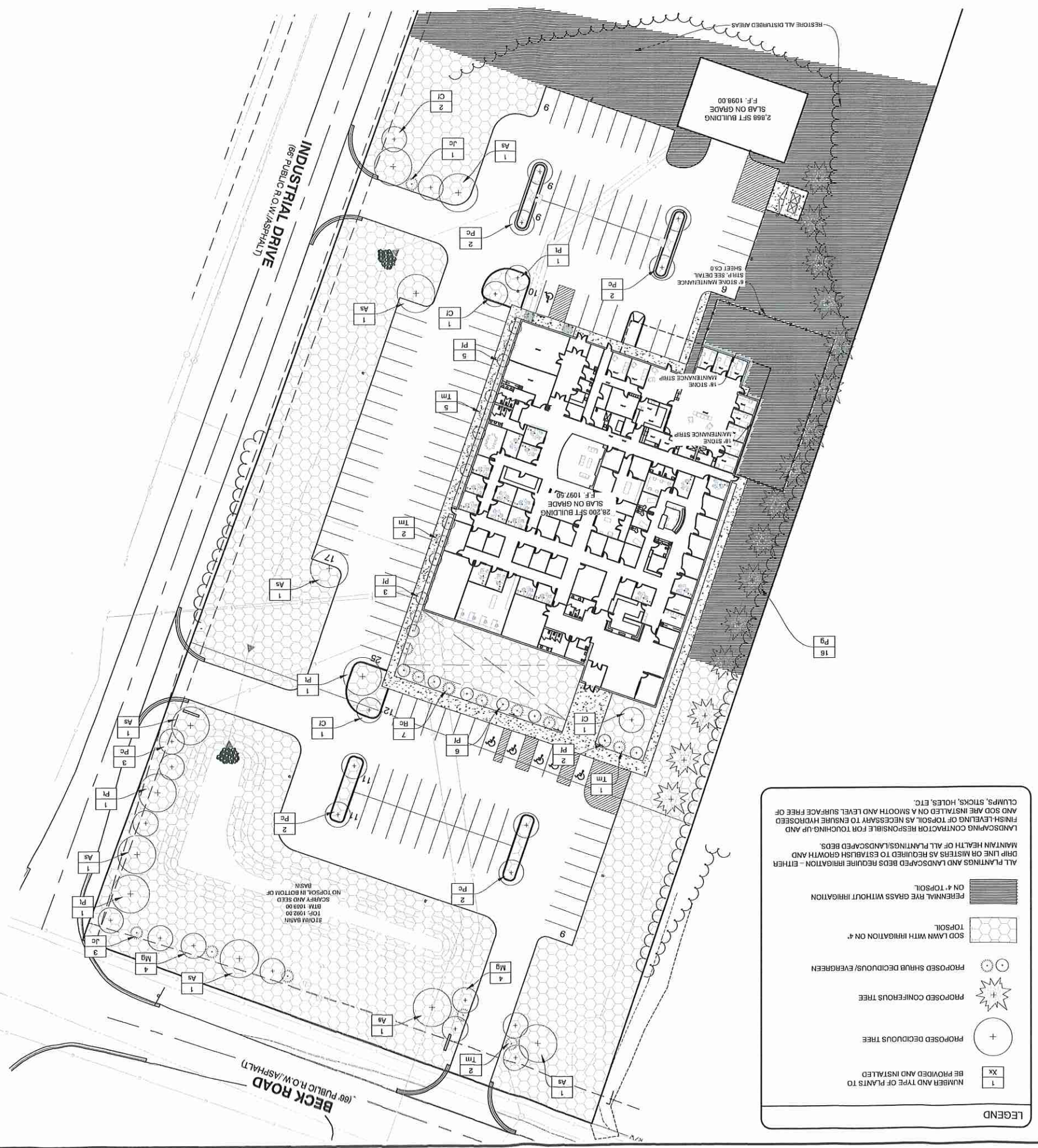
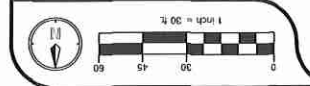
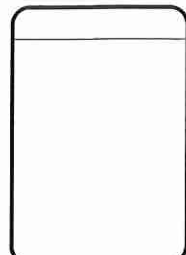
PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING

DRAWN: asp
CHECKED: asr



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LEGEND

	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	PROPOSED SHRUB DECIDUOUS/EVERGREEN
	SOD LAWN WITH IRRIGATION ON 4"
	PERENNIAL RYE GRASS WITHOUT IRRIGATION

1 NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED
2 ALL LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 3-4 LB/SY/1000 SFT.
3 FABRICATED SECTIONS OF STANDARD LENGTHS, WITH LISTS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
4 PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXHIBIT PLANTS INDICATED. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, WEEDING, AND STAKING ACCORDING TO ANSI Z60.1 STANDARDS.
5 MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, WEEDING, AND STAKING ACCORDING TO ANSI Z60.1 STANDARDS.
6 REPAIR AND REPAIR AREAS TO PRODUCE A UNIFORM, SMOOTH LAWN.
7 AREAS AND REPAIR AREAS TO PRODUCE A UNIFORM, SMOOTH LAWN.
8 REPAIR AND REPAIR AREAS TO PRODUCE A UNIFORM, SMOOTH LAWN.
9 ESTABLISH LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED.
10 FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
11 MAINTAIN TREES AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTRATING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, LIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTLE TO PROPER GRADES. TRIMMING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTLE TO PROPER GRADES.
12 ALL PLANTINGS AND LANDSCAPED BEDS REQUIRE IRRIGATION - EITHER ON VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
13 MAINTAIN HEALTH OF ALL PLANTINGS. LANDSCAPED BEDS. REPAIR AND REPAIR AREAS TO PRODUCE A UNIFORM, SMOOTH LAWN.
14 FINISH LEVELING OF TOPSOIL, AS NECESSARY TO ENSURE SURFACE FREE OF CLUMPS, STICKS, HOLES, ETC.
15 LANDSCAPING CONTRACTOR RESPONSIBLE FOR TOUCHING UP AND FINISH LEVELING OF TOPSOIL, AS NECESSARY TO ENSURE SURFACE FREE OF CLUMPS, STICKS, HOLES, ETC.
16 FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL. COMPLETION MUST BE MAINTAINED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. MAINTAIN HEALTH OF ALL PLANTINGS. LANDSCAPED BEDS.

LANDSCAPING NOTES

1. INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO DRIVING CONSTRUCTION.
2. ALL LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 3-4 LB/SY/1000 SFT.
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13. MAINTAIN HEALTH OF ALL PLANTINGS. LANDSCAPED BEDS.
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CONSTRUCTION CONTINUED ON SHEET L1.1 - 170103 (SEE CROSSING TO THE BOUNDARY THROUGH THE SHARED PROPERTY LINE TO THE SOUTHWEST CORNER OF THE BOUNDARY LINE)

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LANDSCAPE DETAILS
LIFEWAYS HILLSDALE
COVALLE GROUP
3310 BECK ROAD
SECTION 16, T06S, R03W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER 24089020

DATE 08/16/2024

SHEET NUMBER L1.1

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Aa	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B&B	
Mg	Magnolia grandiflora	Magnolia	2" Cal.	B&B	
Mt	Pinus strobus	Flowering Pines	2" Cal.	B&B	
Pg	Picea canadensis	Black Hills Spruce	2" Cal.	B&B	
Pc	Pyrus calleryana	Flowering Pear	2" Cal.	B&B	
Cf	Cornus florida	Flowering Dogwood	2" Cal.	B&B	

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Rc	Rhus coriaria	Sunac	24" Ht.	3-5 gallon cont.	
Tm	Toxus x media 'Everlow'	Everlow Yew	24" spread	B&B or Cont.	
Pf	Potentilla fruticosa	Potentilla	36" Ht.	3-5 gallon cont.	
Jc	Juniper communis	Common Juniper	24" Ht.	3-5 gallon cont.	

LANDSCAPE REQUIREMENTS

"PLANT MATERIALS EXISTING ON THE SITE PRIOR TO DEVELOPMENT MAY BE INCLUDED AS PART OF THE REQUIREMENT
FOR PERMITTED AND SPECIAL USES IN 3.
A MINIMUM OF 15% OF THE SITE SHALL BE IN LANDSCAPED OPEN SPACE WITH 1 EVERGREEN TREE OR SHRUB FOR EVERY 1,000 SQ FT PLUS 1 DECIDUOUS TREE FOR EVERY 2,000 SQ FT.
28,767,000 = 287 - 29 EVERGREEN TREES/SHRUBS
191,892 SQ FT (SITE) * .15 = 28,767 SFT
REQUIRED. 191,892 SFT (SITE) * .15 = 28,767 SFT

30% OF THE REQUIRED OPEN SPACE SHALL BE BETWEEN THE BUILDING AND THE ROADWAY BUILDINGS ON CORNER LOTS SHALL HAVE 60% OF THE REQUIRED OPEN SPACE BETWEEN THE BUILDING AND ROADWAY
REQUIRED. 28,762 SFT * .30 = 8,629 SFT
PROVIDED:

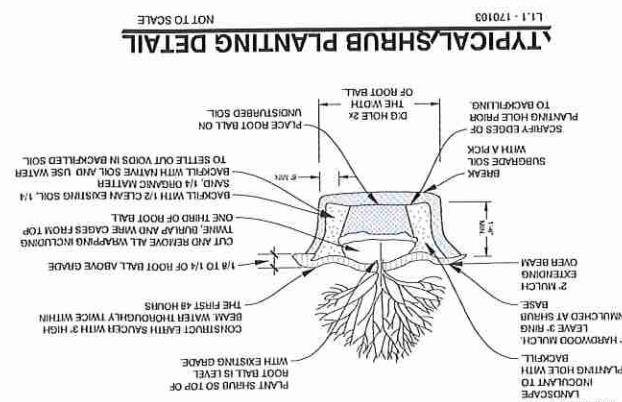
GREENBELT BETWEEN LAND USES
NOT REQUIRED
LANDSCAPED AREAS SHALL BE REQUIRED AT THE PERIMETER OF PARKING LOTS OF 16 SPACES OR GREATER.

STIPS OF 10 OR MORE CONTIGUOUS SPACES MAY BE ALLOWED BY APPROVAL, PROVIDING EACH END OF THE ROW HAS A MINIMUM OF 25 FT OF LANDSCAPED OPEN SPACE. CONCRETE CURBING THERE SHALL BE A MINIMUM OF 1 TREE FOR EVERY 16 PARKING SPACES. REQUIRED. 6 ROWS OF 10+ SPACES = 300 SFT MIN OF LANDSCAPED AREA
THIRTEEN (13) SPACES (60) SPACES * .8 = 9 TREES
PROVIDED. 2,812 SFT OF LANDSCAPED AREA (63 LOTS)

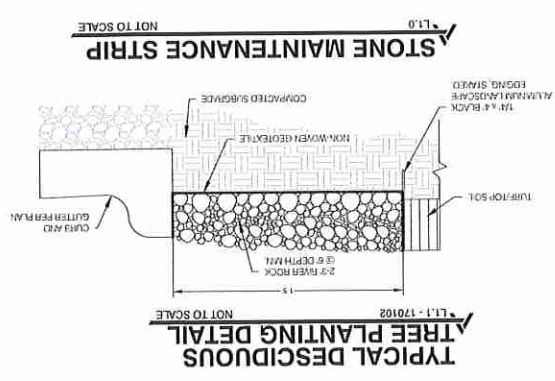
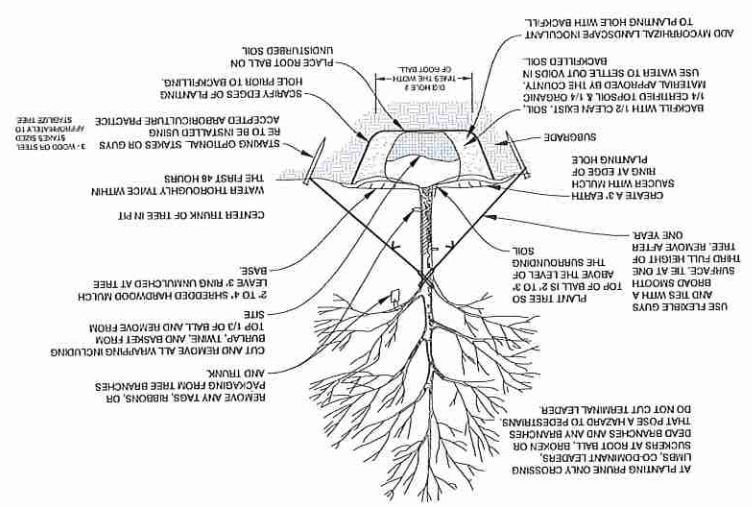
MINIMUM 3' WIDE LANDSCAPE STRIPS (UNOBSTRUCTED BY VEHICLE OVERHANGS) SHALL BE PROVIDED BETWEEN PAVED PARKING SURFACES AND BUILDINGS, FENCES, AND PROPERTY LINES WHEREVER POSSIBLE. TREES AND SHRUBS SHALL BE PLANTED CLEAR OF THE VEHICLE OVERHANG AREAS.
PROVIDED. 3' LANDSCAPE STRIP BETWEEN SIDEWALK AND BUILDING, 1' TREE, 31 SHRUBS.
ALL PARKING LOT SURFACES NOT NEEDED FOR INGRESS OR EGRESS PARKING OR DRIVEWAYS SHALL BE LANDSCAPED.

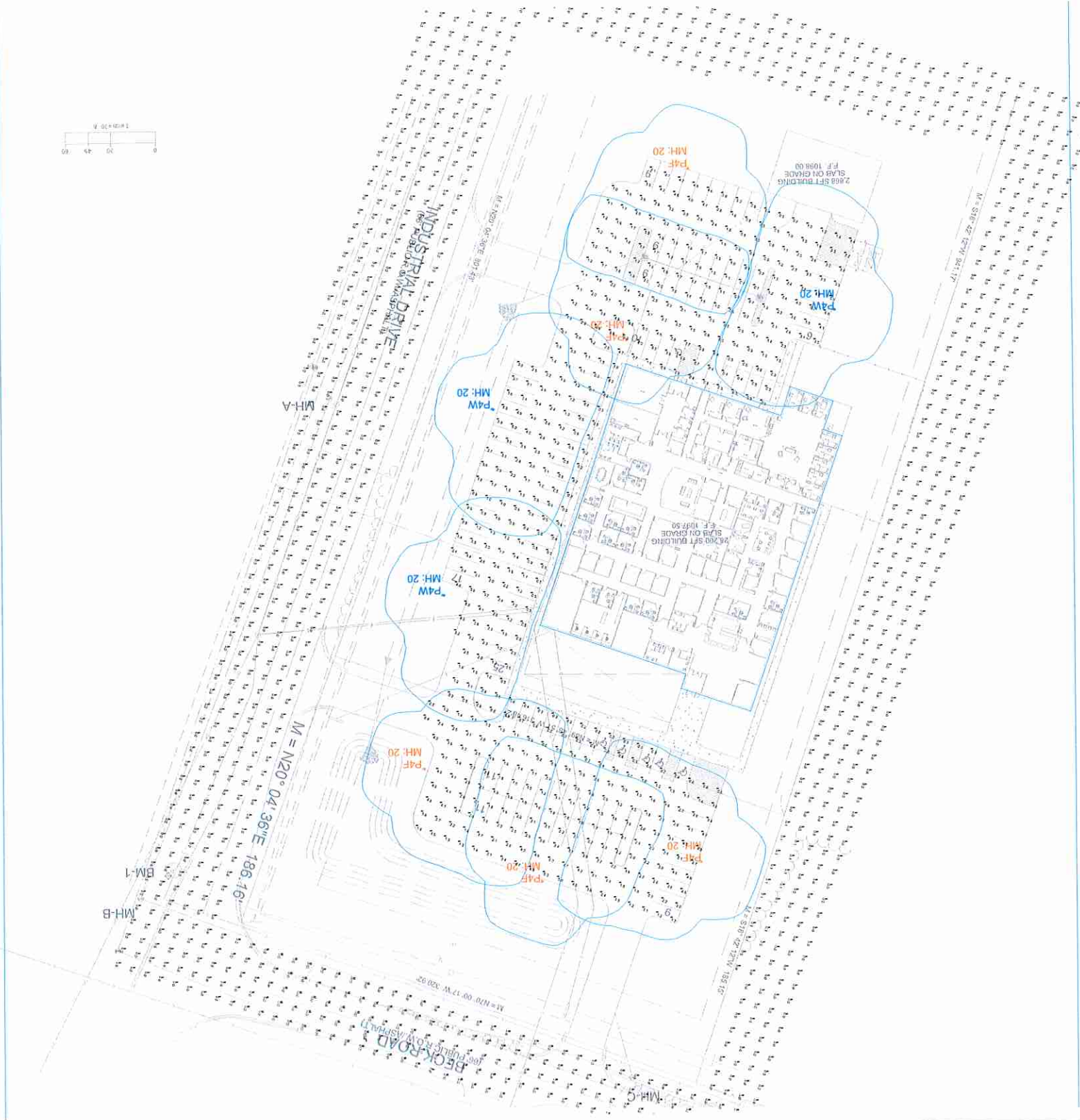
FRONT YARD LANDSCAPING
A GREENBELT WITH THE MINIMUM WIDTH DETERMINED BY THE FRONT YARD SETBACK OF ITS ZONING CLASSIFICATION SHALL BE LOCATED BETWEEN THE ADJUTING ROW OF A PUBLIC STREET, FREWAY, OR MAJOR THOROUGHFARE, AND SHALL BE LANDSCAPED PER THE REQUIREMENTS IN SECTION 16.11. EVERGREEN TREE OR SHRUB 1000 SFT. 1.1 SMALL OR LARGE DECIDUOUS TREE/2000 SFT APPLICABLE TO ZONING CLASSIFICATION ACCESS WAYS FROM PUBLIC ROW THROUGH REQUIRED GREENBELTS SHALL BE PERMITTED
REQUIRED. AREA 1 - 2,621 SFT MIN. = 2.6 - 2.6 EVERGREEN TREES/SHRUBS
2,621,000 = 2621
AREA 2 - 13,247,1000 = 13.2 - 13.2 EVERGREEN TREES/SHRUBS
13,247,1000 = 13247
AREA 3 - 18,254,1000 = 18.2 - 18.2 EVERGREEN TREES/SHRUBS
18,254,1000 = 18254
AREA 4 - 3,239,1000 = 3.2 - 3.2 DECIDUOUS TREES
3,239,1000 = 3239

PROVIDED: AREA 1 : 3 SHRUBS, 1 TREE
AREA 2 : 10 SHRUBS, 6 TREES
AREA 3 : EXISTING TREE LINE
AREA 4 : 3 SHRUBS, 2 TREES
SITE LANDSCAPING TO ANY LANDSCAPE GREENBELT AND/OR PARKING LOT LANDSCAPING REQUIRED BY REQUIRED LANDSCAPE AREA, BUT SHALL NOT EXCEED 5% OF THE SITE AREA.
OR FRONT YARD AREAS IN FRONT OR SIDE YARDS, MAY BE INCLUDED AS PORTION OF THE LANDSCAPED AREAS USED FOR DRAINAGE PURPOSES SUCH AS UTILITY DRAINAGE COURSES THIS SECTION, 10% OF THE SITE AREA EXCLUDING EXISTING THROUGHFARE ROW SHALL BE REQUIRED LANDSCAPE AREA, BUT SHALL NOT EXCEED 5% OF THE SITE AREA.



NOTE:
STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISPOSITION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.





PHOTOMETRIC PLAN

SCALE: NTS

SHEET

1

SALES ADDRESS		LIFEWAYS	
DATE	DESIGNER	DATE	DESIGNER
9.5.2024	J YONKERS	9.5.2024	J YONKERS
DATE	DESIGNER	DATE	DESIGNER
B LOCK	J YONKERS	B LOCK	J YONKERS
DATE	DESIGNER	DATE	DESIGNER
9.5.2024	J YONKERS	9.5.2024	J YONKERS
DATE	DESIGNER	DATE	DESIGNER
XX	J YONKERS	XX	J YONKERS
DATE	DESIGNER	DATE	DESIGNER
XX	J YONKERS	XX	J YONKERS



DESIGNED FOR:
 CTA LIGHTING & CONTROLS
 908C West River Center Dr
 Comstock Park, MI 49321
 616.647.2400
 www.cta-lc.com





Calculation Summary

Scenario: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.96	6.0	0.2	9.80	30.00

NOTES:
- CALC AT GRADE

Luminaire Schedule

Scenario: GEN

SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	3	P4W	Single	0.921	COOPER - MCGRAW-EDISON	GALN-SA3C-740-U-T4W	20	POLE	480	21003
	5	P4F	Single	0.921	COOPER - MCGRAW-EDISON	GALN-SA3C-740-U-T4FT	20	POLE	800	20941

SCHEDULES

SCALE: NTS

SHEET

2

REVISIONS

DATE	NAME
XX	XX

DESIGNER J YONKERS
DATE 9.5.2024
SALES B LOCK

LIFFEWAYS

ADDRESS



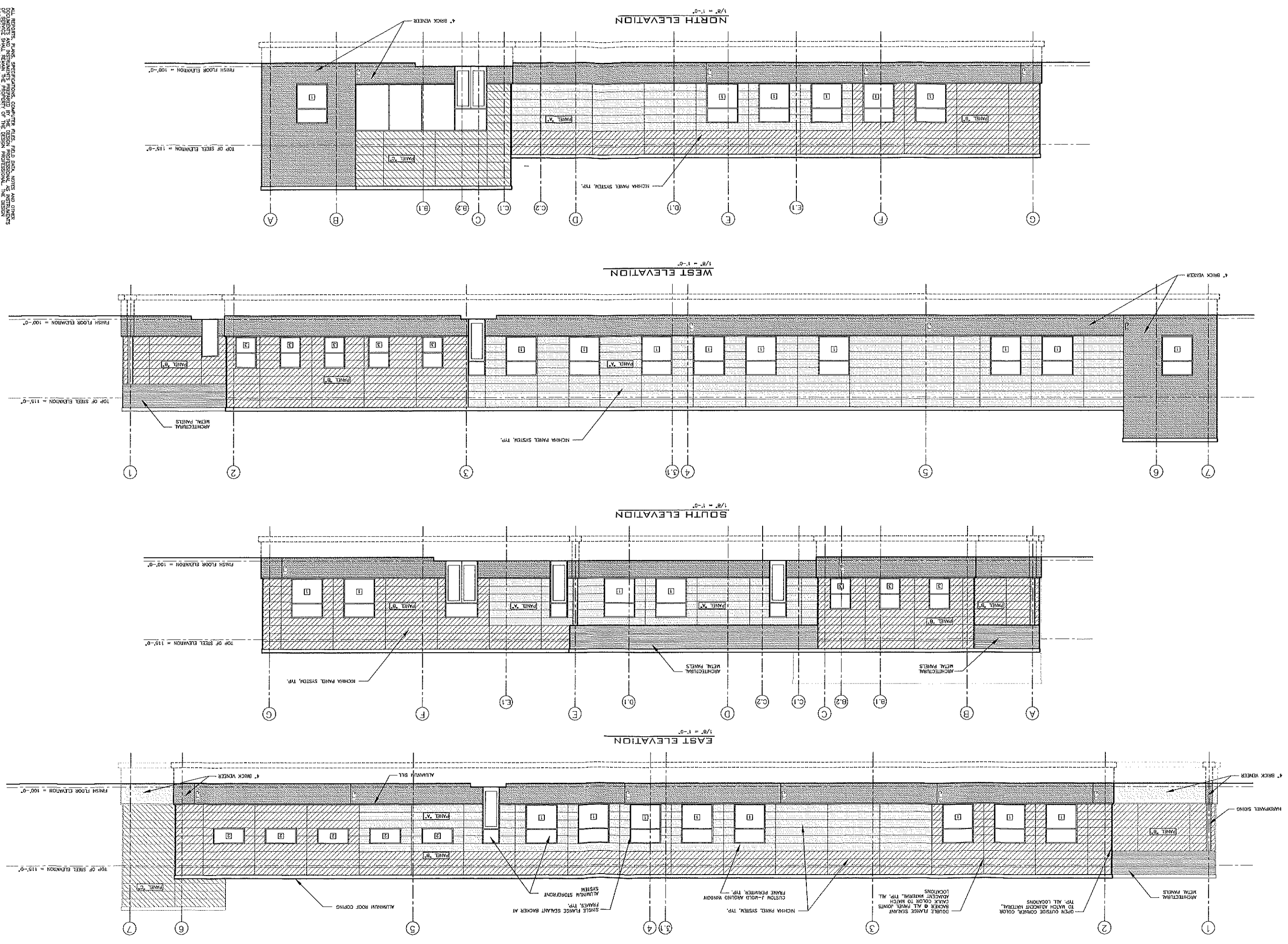
DESIGNED FOR:

908C West River Center Dr
Comstock Park, MI 49321
616.647.2400
www.cta-lc.com



DATE	REVISIONS	APP'D
7-20-21	ISSUED FOR BIDS	J.C.

ALL REPORTS, PLANS, SPECIFICATIONS, CONTRACTS, PERMITS, PHOTO DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE DESIGN PROFESSIONAL, AS INSTRUMENTS OF SERVICE, SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THESE INSTRUMENTS INCLUDING THE COPYRIGHT THEREON.



October 7, 2024

Plans for the proposed Lifeways Office Building located at 3310 Beck Rd. were reviewed by the City Dept. Heads on October 7, 2024. Their comments are as follows:

Present: Jason Blake (Dept. of Public Services), Alan Beeker (Planning & Zoning), Eric Sheffer (Board of Public Utilities), Jake Hammel (Board of Public Utilities), Dan Poole (Fire Department), Scott Hephner (Police Department), Brandon Janes (Technical Services)

Public Safety

- Will the building require fire suppression? If so, the FD requests a 2½" FDC and be relocated on the building to be closest to an access drive.

Board of Public Utilities

- Electrical:
 - Requested electrical load calculations.
 - Transformer location
- Water
 - No issues.
- Sanitary
 - No issues.

City Engineer

- Storm water calculations and final storm water control design on site plan.
- Requested copies of approvals from MDOT, County Road Commission, and County Building Dept. prior to final City approvals.

Public Services

- Requested that the proposed drive approach on Industrial Drive closest to Beck Rd. be moved south so that it is a min. of 200' from the intersection.
- Install a culvert under the proposed southern drive approach on Industrial Dr.
- Include curb pans along both Industrial Drive approaches.
- MDOT is requiring the removal of the proposed drive on Beck Rd.

Planning/Zoning

- Requested that land combination forms be submitted.
- Will there be signage on the site?
- Are any of the rooms for overnight treatment?
- The Planning Commission will review the drawings at the regular October meeting.

The Planning Commission will review the drawings for final approval at the regular meeting which will be held on October 16, 2024 at 5:30 pm. The location will be at City Hall, 97 N. Broad St. in the 3rd Floor Council Chambers.



TO: Planning Commission

FROM: Zoning Administrator

DATE: October 16, 2024

RE: M-99 Traffic Calming Plan

Background: As part of Michigan Department of Transportation (MDOT) Transportation Alternative Program (TAP) Grant, the City is required to submit proposed plans for the Traffic Calming (Road Diet) of M-99. The plans submitted to the MDOT are included in your packet for informational purposes.

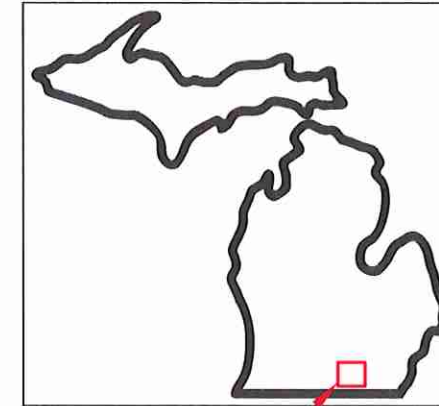


Know what's below.
Call before you dig.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL DIAL 1-800-482-7171 OR 811 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO THE BEGINNING OF EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED.

CITY OF HILLSDALE

2026 M-99 Traffic Calming Project



SITE LOCATION



LOCATION MAP

The City of
HILLSDALE

Family • Tradition • Opportunity

97 N BROAD/45 MONROE ST.
HILLSDALE, MI 49242

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

COVER SHEET

SCALE

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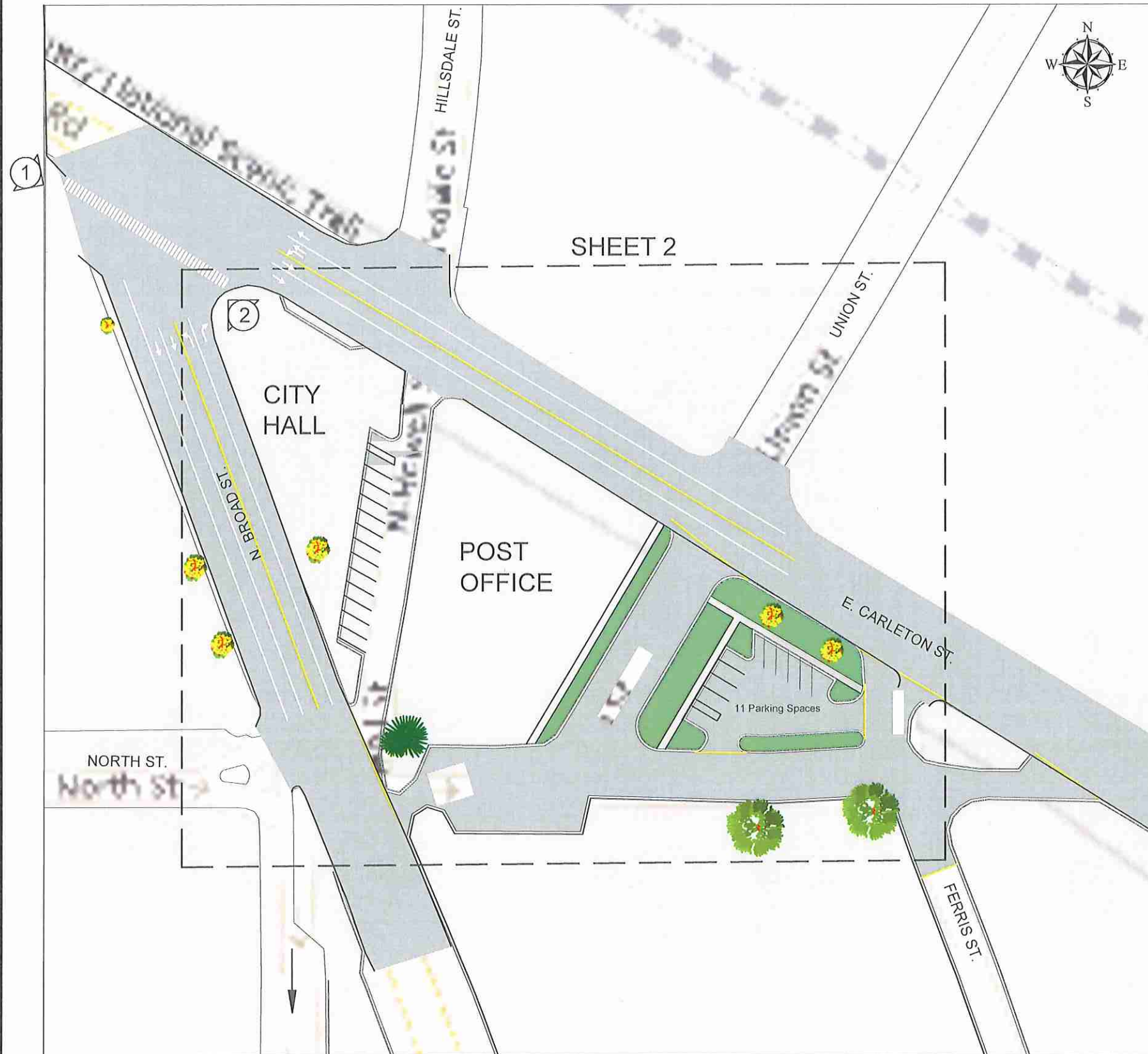
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PHOTOGRAPH 1



PHOTOGRAPH 2



EXISTING LAYOUT

KEY	
	GRASS
	SIDEWALK
	PHOTO TAG

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

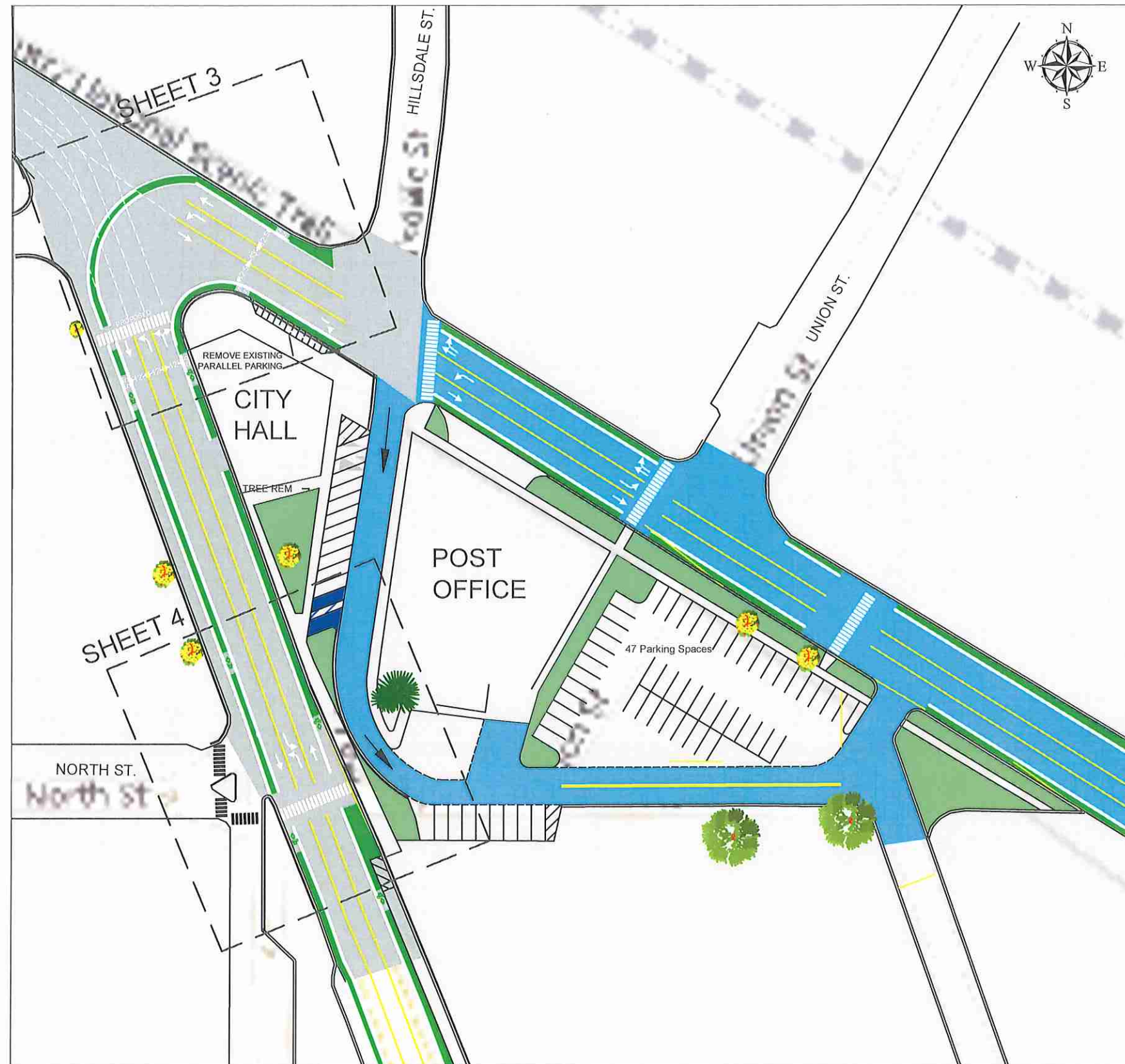
CITY HALL INTERSECTION AND NORTH ST. LOT

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KEY	
	TAP GRANT FUNDING
	CITY FUNDING

PROPOSED LAYOUT

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

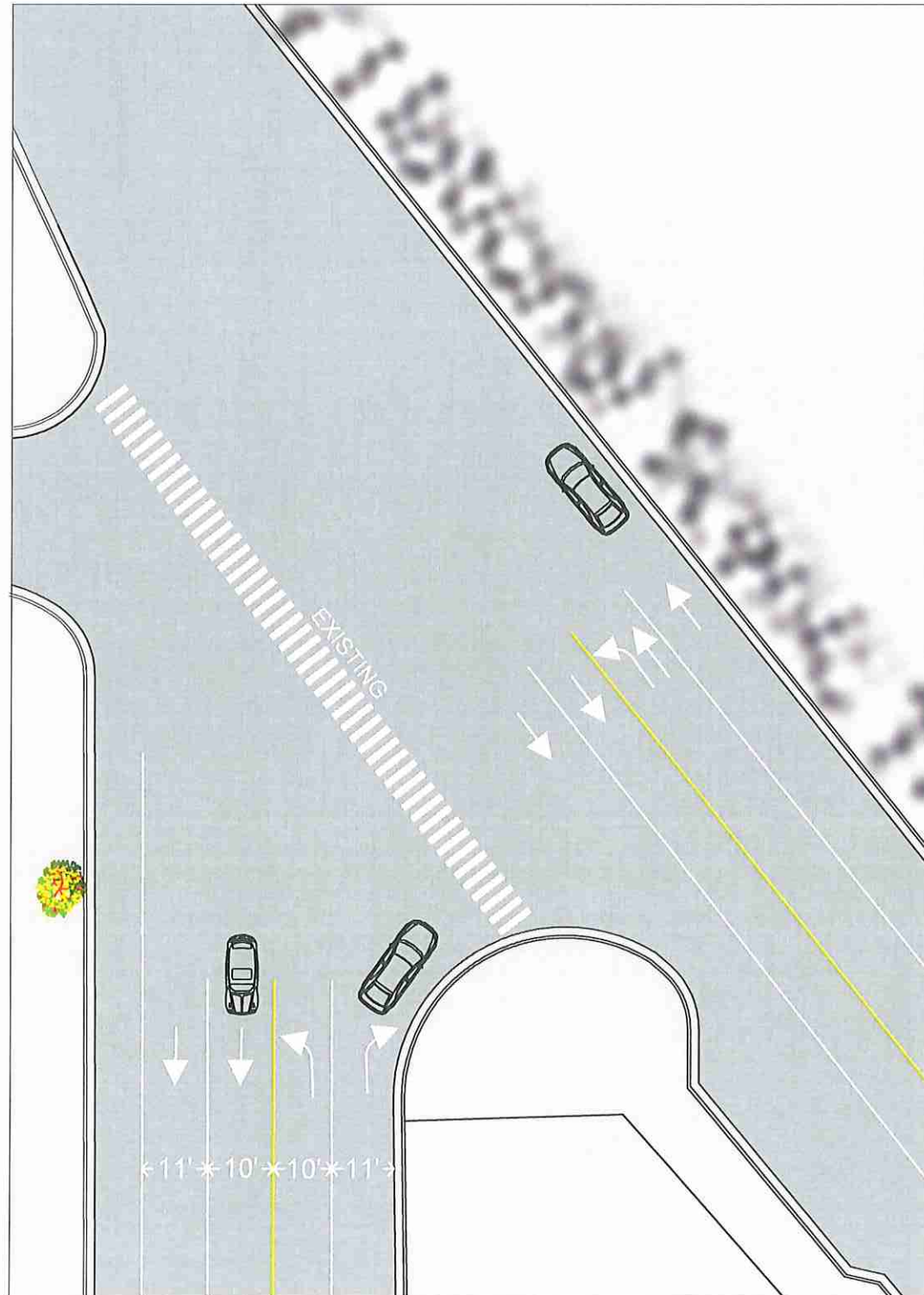
CITY HALL INTERSECTION AND NORTH ST. LOT

SCALE

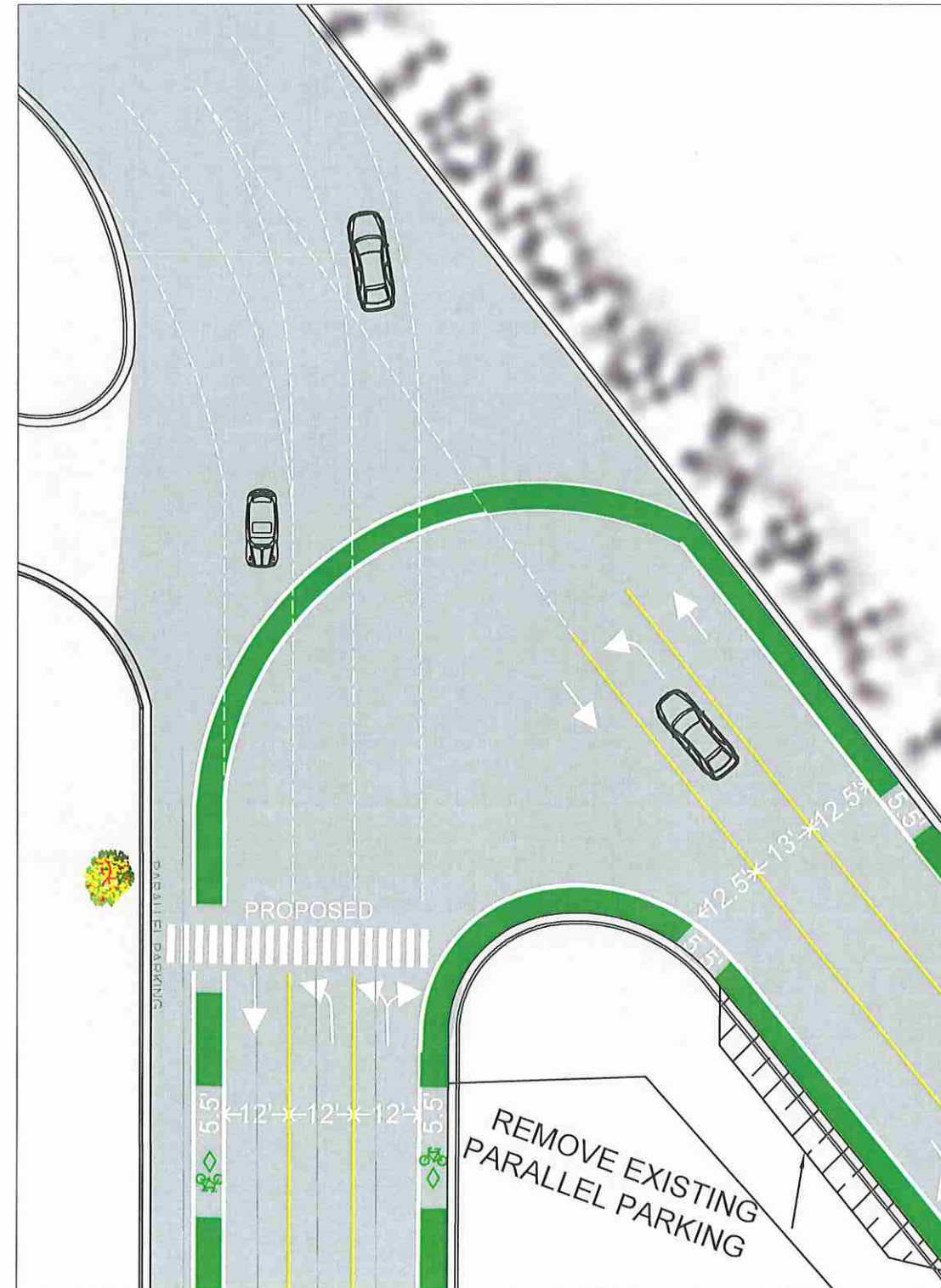
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EXISTING LAYOUT



PROPOSED LAYOUT

EXISTING CROSS WALK IS 130'
PROPOSED CROSS WALK IS 60'

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

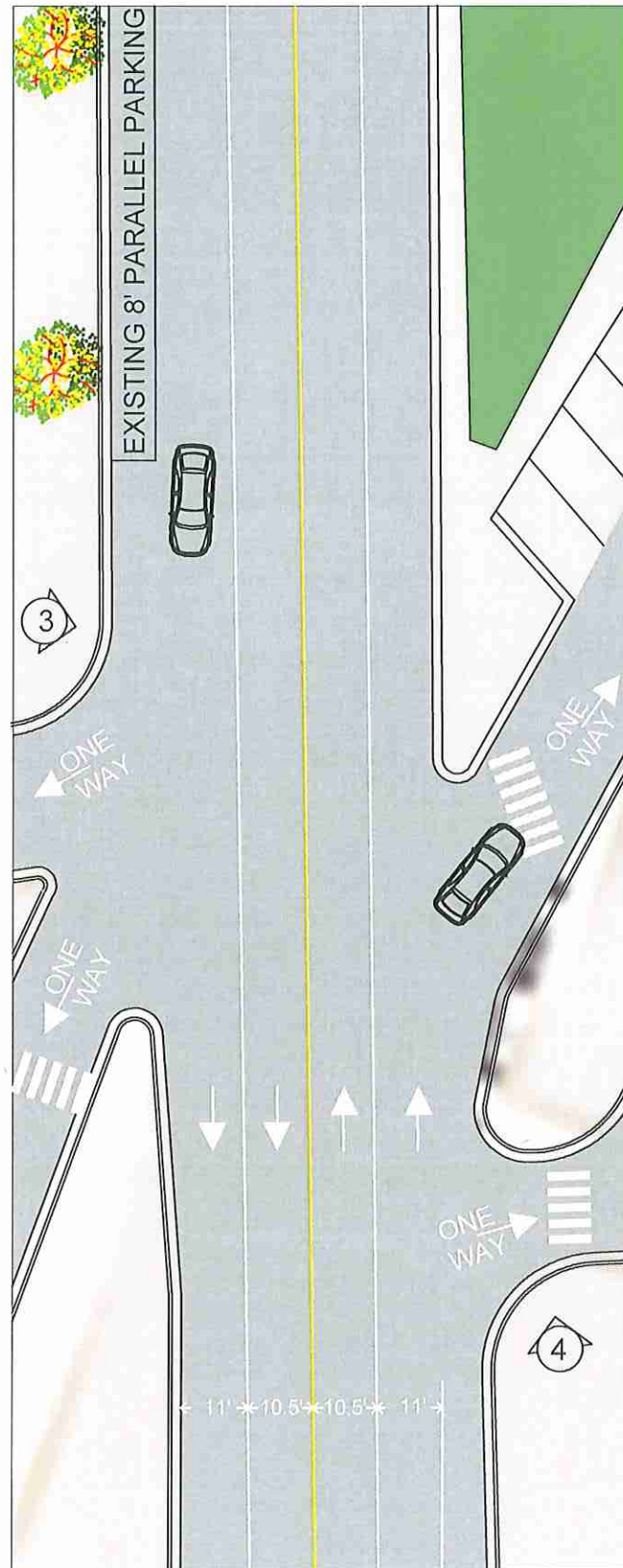
BROAD ST AND CARELTON RD INTERSECTION

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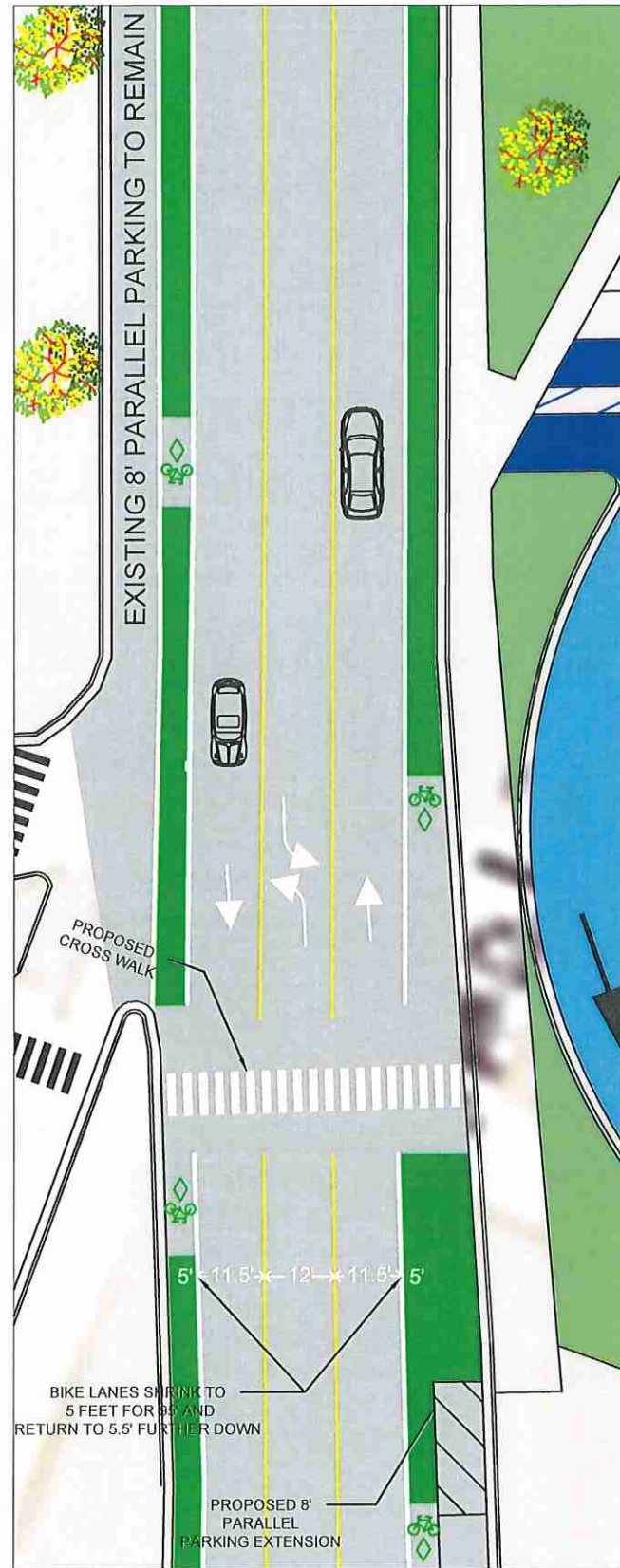
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EXISTING LAYOUT



PROPOSED LAYOUT

BOTH ONE WAY ACCESSES TO BE CLOSED FROM BROAD ST. (M-99)



PHOTOGRAPH 3



PHOTOGRAPH 4

KEY	
	TAP GRANT FUNDING
	CITY FUNDING
	PHOTO TAG

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

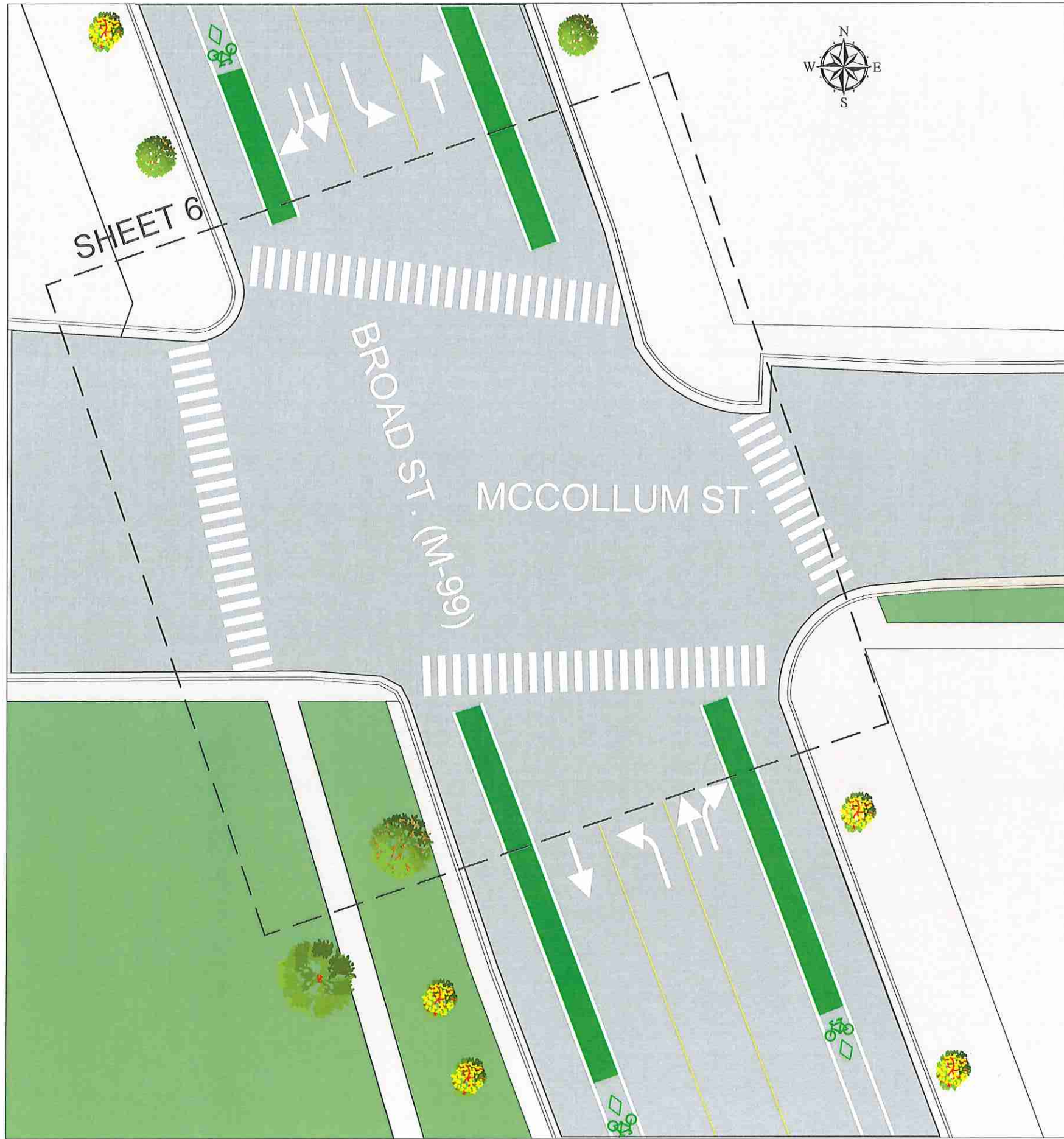
BROAD ST AND NORTH ST INTERSECTION

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CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

MCCOLLUM ST. INTERSECTION

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CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

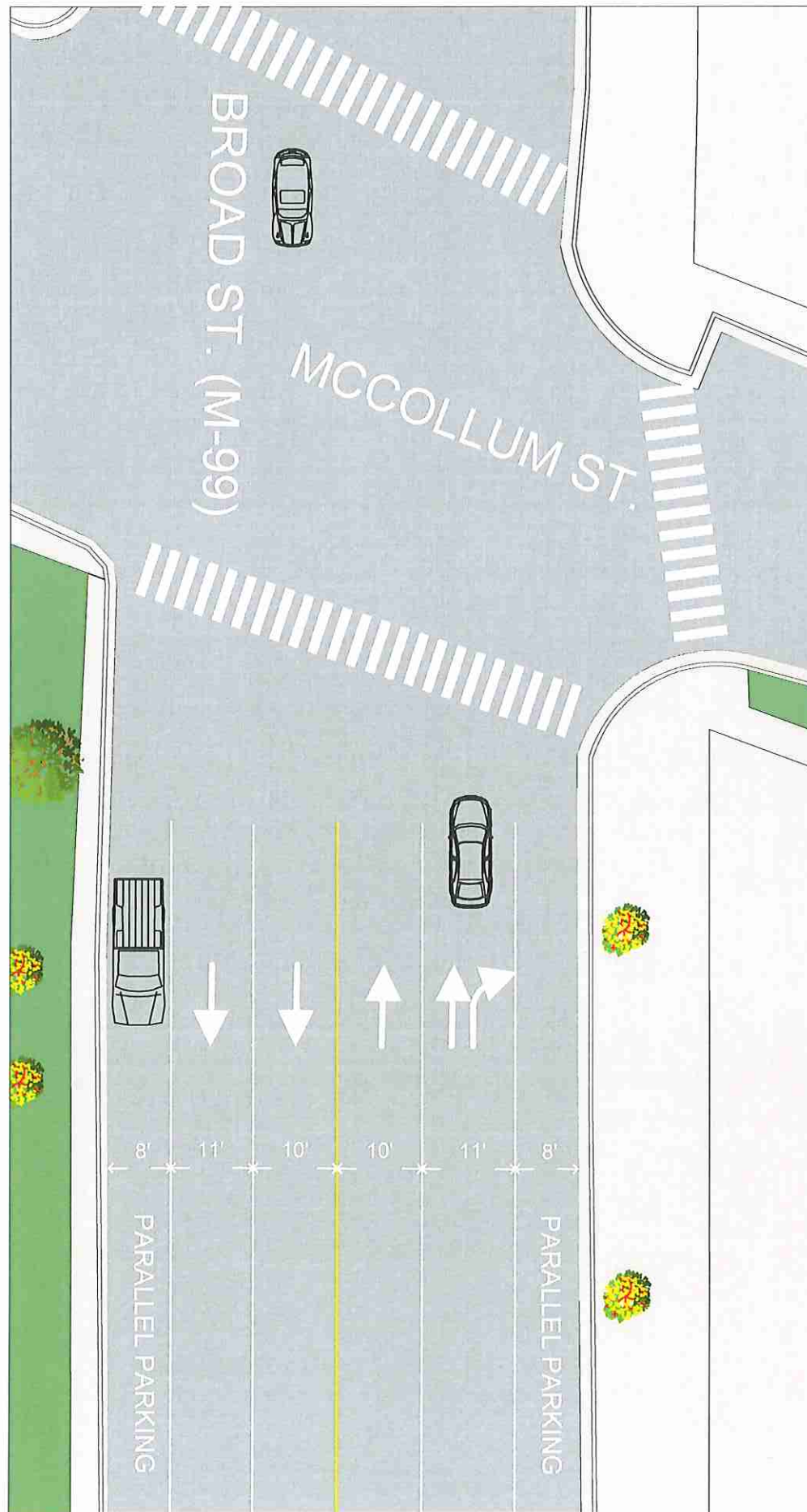
MCCULLUM ST. INTERSECTION

SCALE

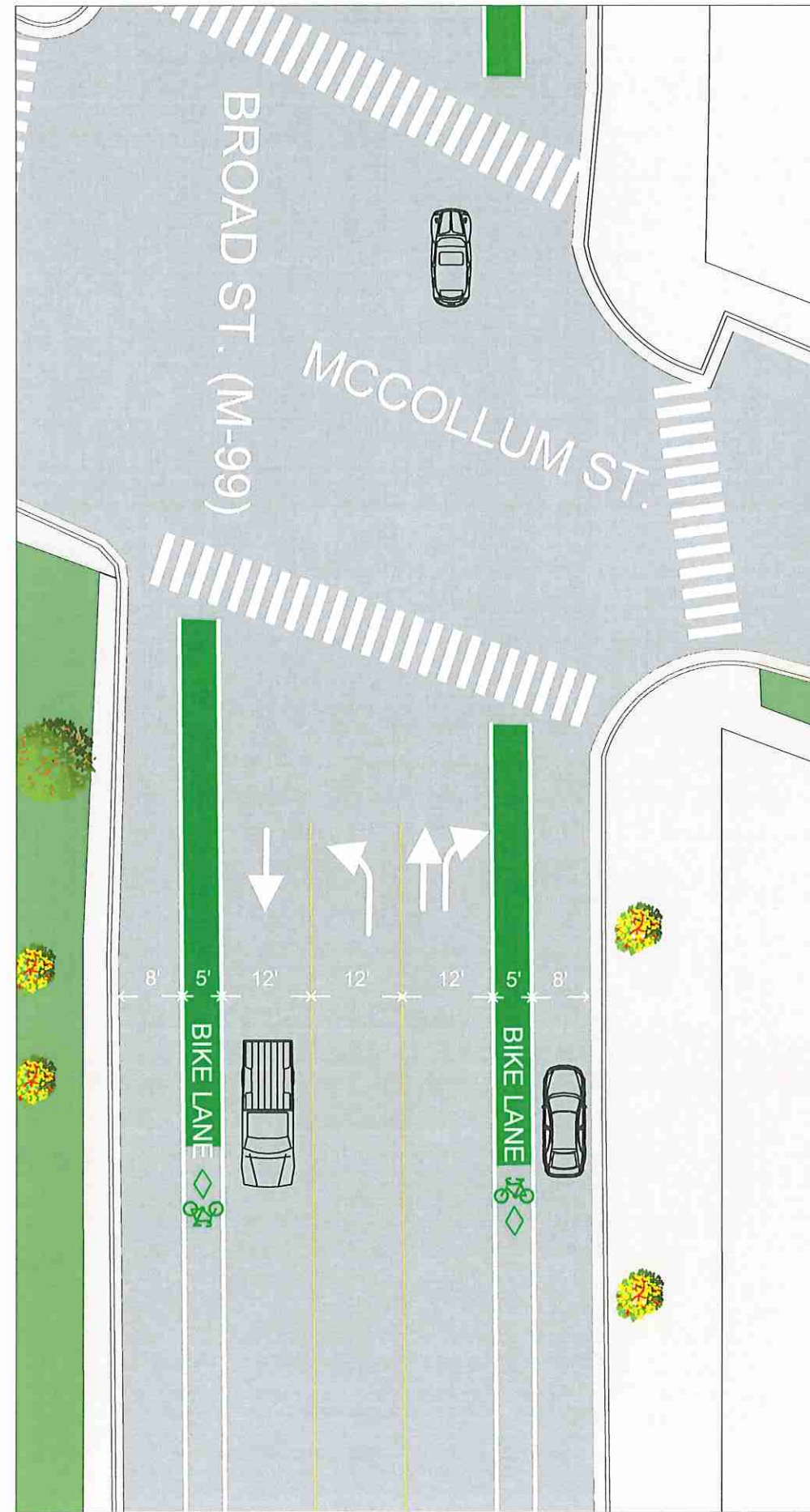
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DRAWING NO.

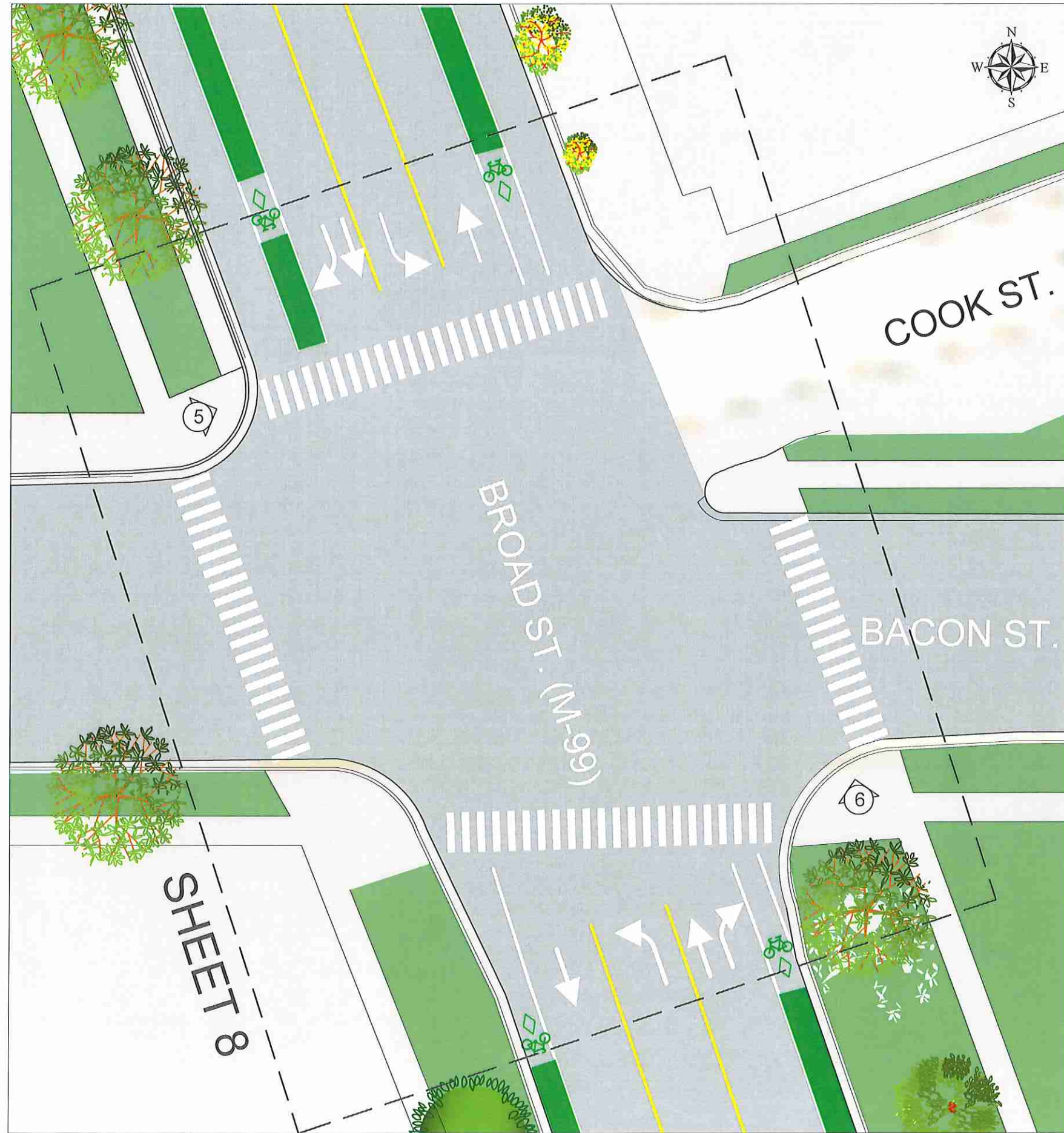
6



EXISTING LAYOUT






PROPOSED LAYOUT



PHOTOGRAPH 5



PHOTOGRAPH 6

KEY	
	GRASS
	SIDEWALK
	PHOTO TAG

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

BACON ST. INTERSECTION

SCALE

	NAME	DATE
DESIGNED	AB	09/24/24
DRAWN		
CHECKED		

DRAWING NO.

7

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

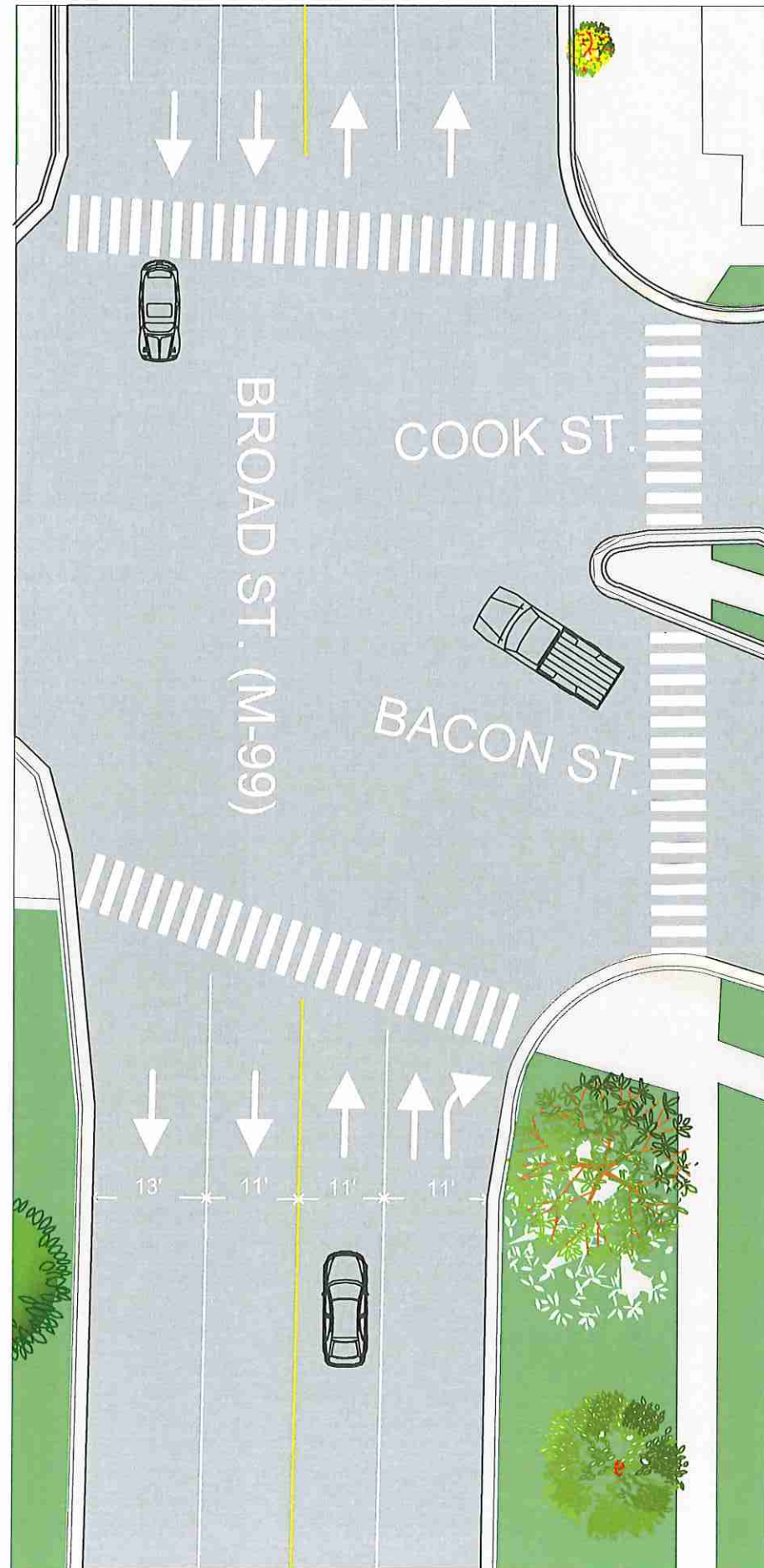
BACON ST. INTERSECTION

SCALE

	NAME	DATE
DESIGNED	AB	09/24/24
DRAWN		
CHECKED		

DRAWING NO.

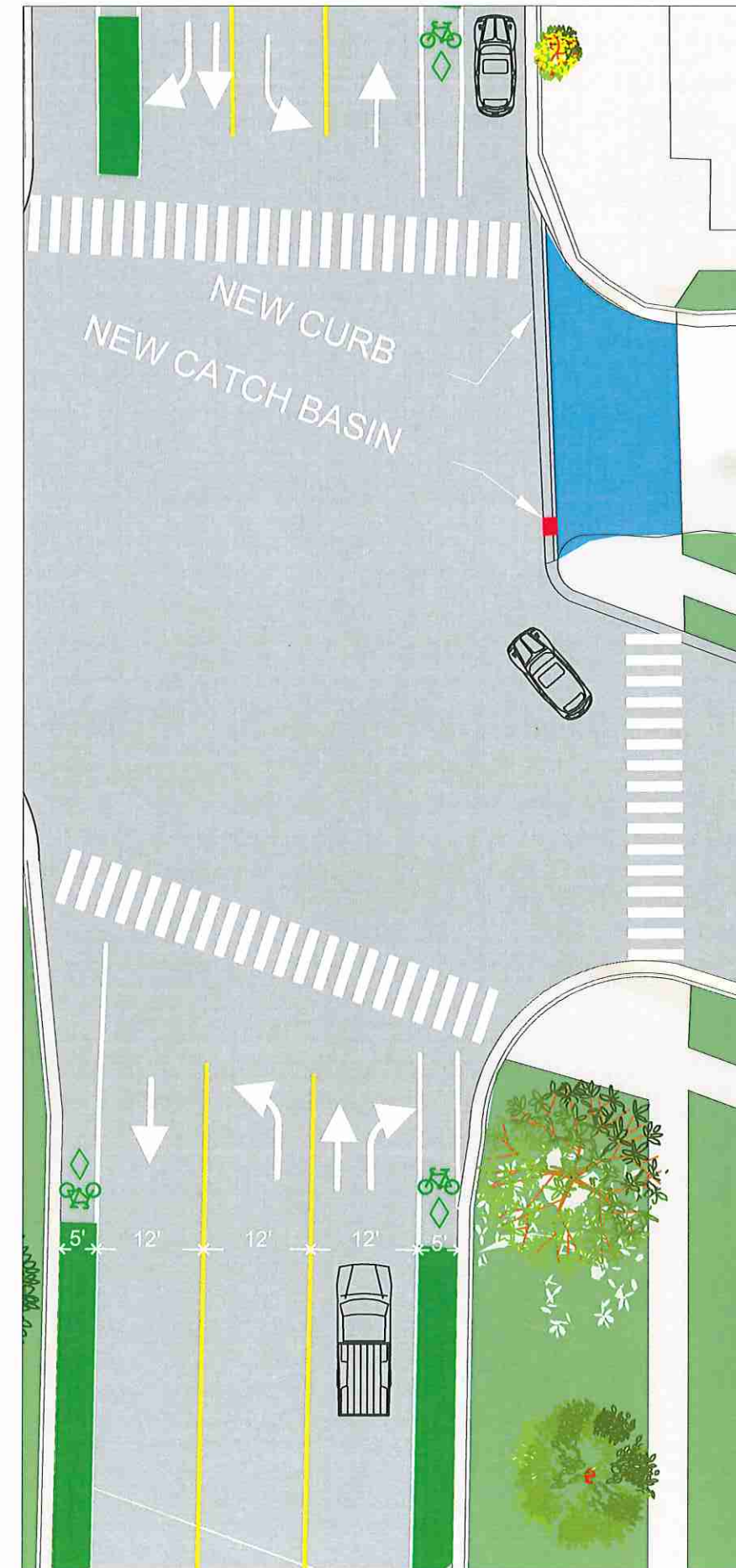
8



EXISTING LAYOUT

ABANDON
COOK ST.
ACCESS
FROM BROAD
ST. (M-99)

KEY	
	TAP GRANT FUNDING
	CITY FUNDING



PROPOSED LAYOUT

97 N BROAD/45 MONROE ST.
HILLSDALE, MI 49242

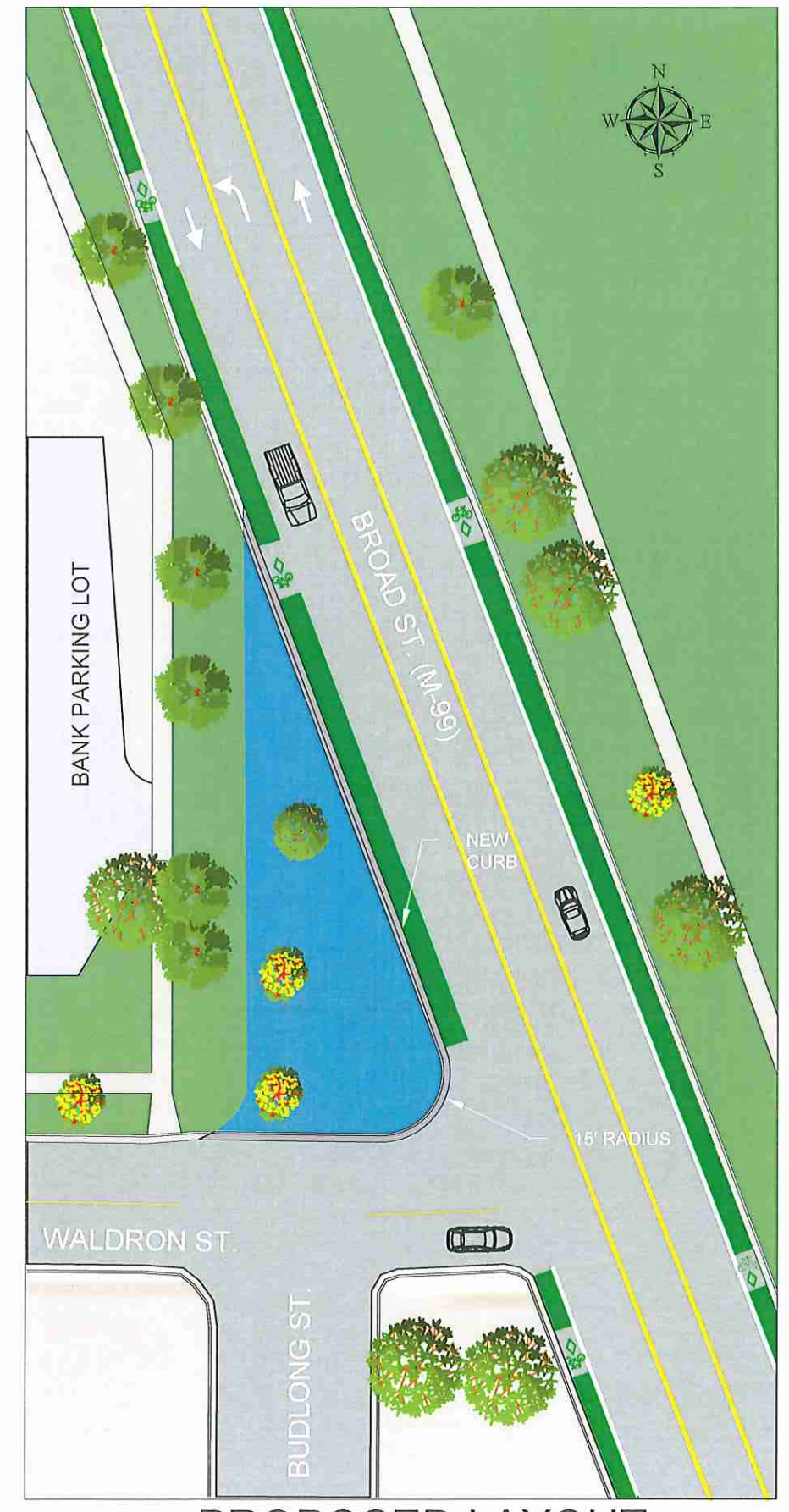
CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT
WALDRON ST. INTERSECTION

SCALE

	NAME	DATE
DESIGNED	AB	09/24/24
DRAWN		
CHECKED		

DRAWING NO.

9



PROPOSED LAYOUT



PHOTOGRAPH 7



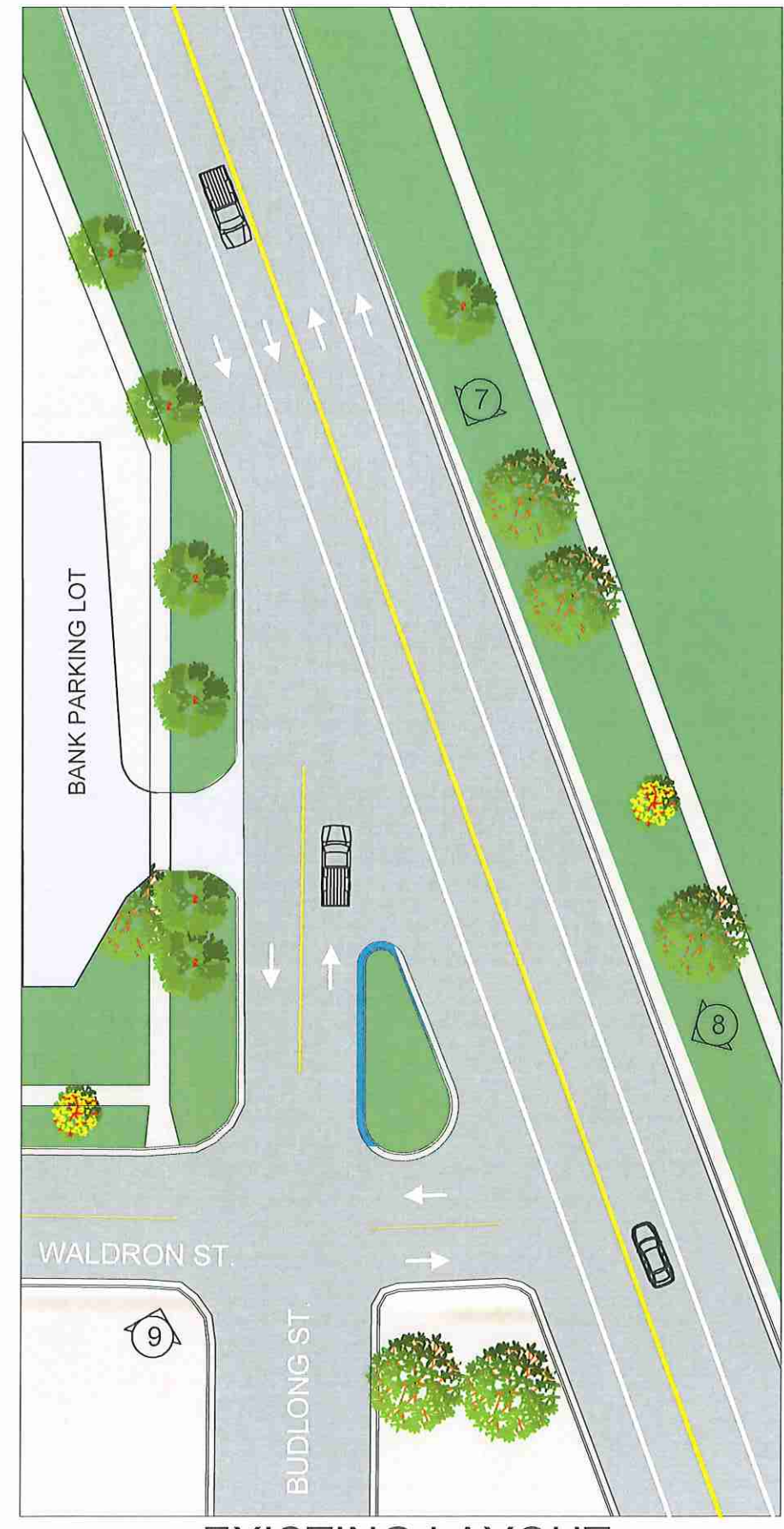
PHOTOGRAPH 8



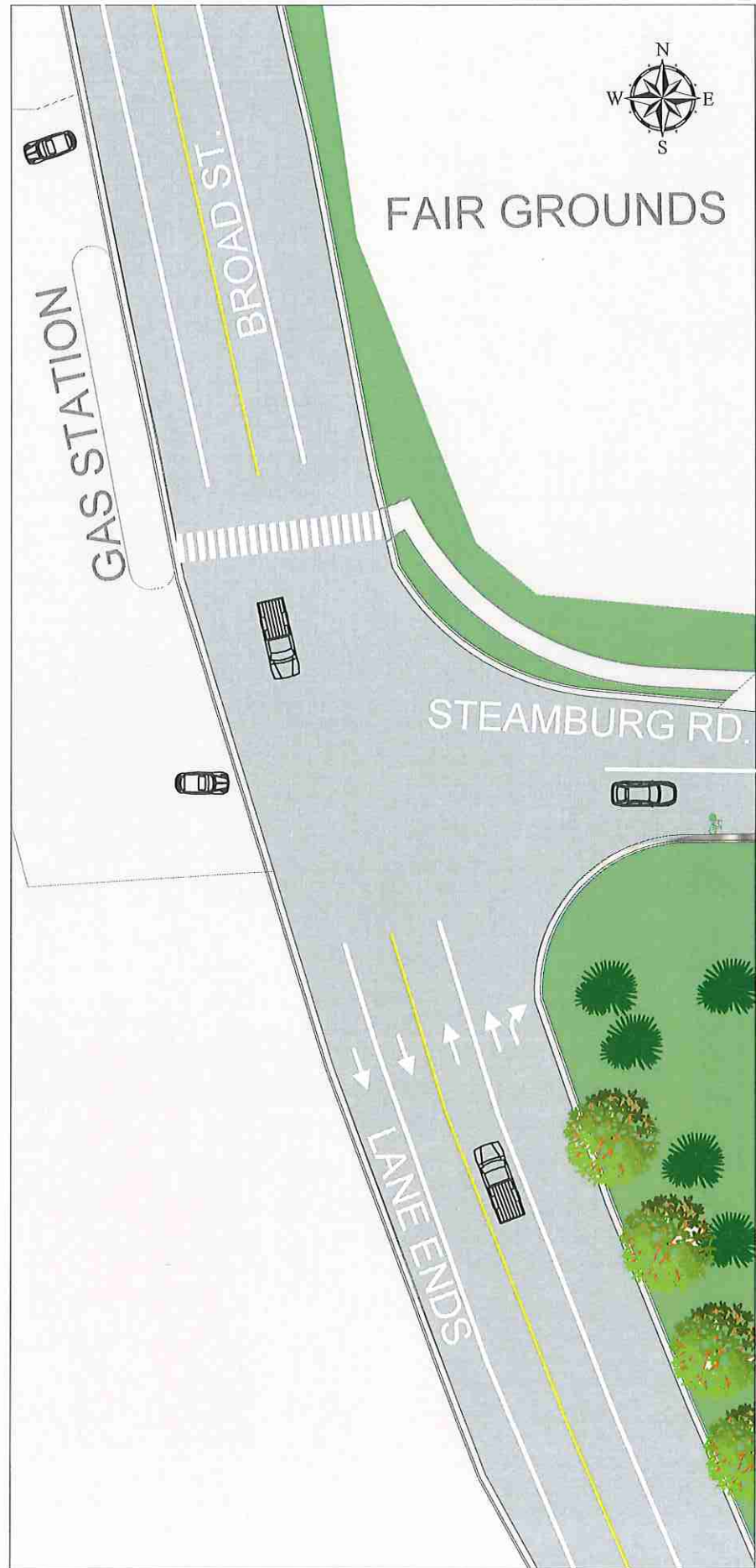
PHOTOGRAPH 9

KEY

- TAP GRANT FUNDING
- CITY FUNDING
- 1 PHOTO TAG



EXISTING LAYOUT



EXISTING LAYOUT



PROPOSED LAYOUT

CITY OF HILLSDALE
HILLSDALE, MI
2026 M-99 TRAFFIC CALMING PROJECT

STEAMBURG RD. INTERSECTION

SCALE

	NAME	DATE
DESIGNED	AB	09/24/24
DRAWN		
CHECKED		

DRAWING NO.

10