

Planning Commission

Larry Fox, Chairperson Michael Mitchell, Vice-Chairperson Tom Murphy, Secretary Summer L. McMullen, Trustee Sue Grissim, Commissioner Jim Mayer, Commissioner Matthew Eckman, Commissioner

Planning Commission Meeting Agenda Hartland Township Hall Thursday, August 24, 2023 7:00 PM

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Approval of the Agenda
- Approval of Meeting Minutes

 <u>a.</u> Planning Commission Meeting Minutes of July 27, 2023
- 6. Call to Public
- 7. Old and New Business
 - a. Site Plan #23-009 Climate controlled self-storage facility Planned Development (PD) Concept Plan
- 8. Call to Public
- 9. Planner's Report
- 10. Committee Reports
- 11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION DRAFT MEETING MINUTES

July 27, 2023-7:00 PM

1. <u>Call to Order:</u> Chair Fox called the meeting to order at 7:00 p.m.

2. <u>Pledge of Allegiance:</u>

<u>Roll Call and Recognition of Visitors:</u> Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Mitchell, Murphy

Absent – None

4. <u>Approval of the Meeting Agenda:</u> A Motion to approve the July 27, 2023 Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.

5. <u>Approval of Meeting Minutes:</u>

a. Planning Commission Meeting Minutes of June 22, 2023

A Motion to approve the Planning Commission Meeting Minutes of June 22, 2023 was made by Commissioner Grissim and seconded by Commissioner McMullen. Motion carried unanimously.

6. <u>Call to the Public:</u>

None

7. Old and New Business

a. Site Plan #23-007 Redwood Living Planned Development Phase 2 – Concept Plan

Director Langer gave an overview of the scope and location of the request stating the following:

- Located east of US 23 and south of M-59, in the northwest portion of the Hartland Glen Golf Course, west of Redwood Phase 1.
- Proposing 130 single-story, multi-unit apartment buildings on 28.71 acres.
- The Planned Development process is three steps: Conceptual, Preliminary and Final heard before both the Planning Commission and the Township Board.
- Request for Phase 2 is in the Conceptual review process for comments only, no decision.
- Preliminary phase is a much more detailed plan review with a Public Hearing.
- The Final phase is Master Deeds and easements.

Ian Graham, P.E., Civil Engineer with Bergmann Associates representing the Applicant, Redwood Living, introduced himself and stated the following:

- Here for Phase 2, proposing similar units, similar design.
- 4.5 units per acre with this concept.
- Phase 1 is under construction.

Chair Fox addressed the following items mentioned in the staff memorandum dated July 20, 2023.

Proposed Density

Director Langer stated Phase 1 density was 5.42 so they needed the bonus density; with 4.5 dwelling units per acre in Phase 2 they do not need the bonus density. This Special Planning Area allows for higher density in the northern portion of the development, 5 dwelling units per acre to 3 dwelling units per acre at the southern portion of the development.

Commissioner Mitchell asked about the extended garage option. The Applicant stated they have the option of adding four (4) feet of depth to the garage in order to park a truck. Commissioner Mitchell replied the reason for the question was to ensure that a visitor will have enough room to park in the driveway of those units. The Applicant stated the driveway length will stay the same, the rear of the building shifts farther back to accommodate the extra length.

Commissioner Murphy asked if a sidewalk is planned. The Applicant confirmed it is. Commissioner Murphy asked if the driveways will be 25 in length from the edge of the sidewalk. The Applicant stated they will.

Chair Fox asked if generally the driveway, sidewalks and roads will be the same as Phase 1 except for the configuration of the road? The Applicant stated they are.

Commissioner Grissim asked about the comment in the staff memorandum " If Phase 2 uses this same design, it is unlikely the private roads will meet the requirements of Section 5.23." Director Langer explained the Private Road Standards outlined in Section 5.23 of the Zoning Ordinance limit the length of a private road and has standards for the width; however, the Applicant has already discussed this with the Fire Department and the previous Township Engineer; and, as long as there is no on-street parking, they had no issues. The Township now has a new Engineering company, and this was their comment, but it is essentially the same as what has already been approved for this development.

Design Details

Chair Fox asked if the Design Details, siding, shingles, will remain the same so that the change from Phase 1 to Phase 2 not be noticeable. The Applicant confirmed they are the same.

Open Space

Chair Fox encouraged the Applicant to meet the percentage.

Landscaping

Chair Fox stated Phase 1 has enhanced Landscaping and asked if they intend to keep the same program. The Applicant stated they do.

Recognizable Benefits

Director Langer stated the following:

- a Recognizable Benefit is a requirement of the Planned Development process as the Township is forgoing all of its regular regulations to allow for a specific project.
- At this point in the Concept Plan, there has not been much information shared as to what Recognizable Benefits are being proposed.

• Staff is mentioning this as it will be something that must be addressed at the Preliminary Phase of review.

Commissioner Grissim asked what they were for Phase 1. Director Langer replied Redwood was a keystone project for the extension of water down M-59, but he cannot recall anything other than that. It is a good question.

Commissioner Mayer asked about required on-street parking. Director Langer explained the Zoning Ordinance does not require any on-street parking; the driveways will suffice and comply. The developer has added some guest parking spaces. The width of the road is a concern for the Fire Department if there is on-street parking. During Phase 1, this was discussed so the developer has added some guest parking. Also, the owner of Hartland Glen Golf Course was in attendance and offered the clubhouse for such events. The Director stated he does not have any details for that offer. The Applicant confirmed on-street parking is not permitted in their developments and it is policed regularly. Also, the sidewalk cannot be blocked. Commissioner Murphy asked how that would be managed. The Applicant stated Redwood has on-site staff monitoring those and other items. They would try to get the vehicle moved, if unsuccessful, call the authorities.

The Planning Commission briefly discussed the process for parking enforcement.

Planning Commission Comments

Commissioner Grissim commented the following:

- Following through with what was previously decided.
- Worked well with the Township.
- The Township asked for some extras, and they were provided.
- The Applicant has stated they intend to continue with that process.
- She is happy with the continuation of the project.

Commissioner Mayer commented that this proposal matches with what was approved in Phase 1. He is looking forward to the recognizable benefits to the community that will be proposed with Phase 2.

Commissioner Mitchell commented he concurs. If Phase 2 is replicating all that was agreed upon for Phase 1, especially with the exterior materials, he has no issues. He is also looking forward to seeing what recognizable benefits will be offered.

Commissioner Murphy commented he agrees with the other commissioners; Phase 2 is a duplication of Phase 1 so there is not much to say. He too is looking forward to seeing the recognizable benefits.

Commissioner Eckman commented it is a nice looking project, he is proponent of apartments, and it is good to see more housing options in Hartland. He also stated he likes the two-car garages.

Commissioner McMullen had no comments.

Chair Fox commented he supports the project as long as it is, as best it can be, a copy of Phase 1. With all the work that went into that, if they propose to do it again, we support it.

8. <u>Call to the Public:</u>

None

9. Planner Report:

Director Langer shared the Township Manager, Robert West, has submitted his resignation.

10. <u>Committee Reports:</u>

None

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Eckman. Motion carried unanimously. The meeting was adjourned at approximately 7:24 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By:	Troy Langer, Planning Director					
Subject:	Site Plan #23-009 Concept Plan	Climate controlled self-storage facility Planned Development (PD)				
Date:	August 17, 2023					

Recommended Action

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Department should provide comments to the applicant about the proposed climate controlled self-storage facility Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

Discussion

Applicant: Joe Qonja

Site Description

The proposed planned development (PD) is shown north of Highland Road, west of US-23, and located between Best Western of Hartland motel and Arby's restaurant. The subject parcel, zoned GC (General Commercial), is approximately 1.21 acres in size and is undeveloped (Parcel ID #4708-21-300-039). As a side note, the submitted plans incorrectly state the Parcel ID number as 4708-21-300-033 and should be revised on the next set of plans.

Arby's restaurant is to the south (10099 Highland Road) and is zoned GC. To the north, is the Best Western of Hartland (10087 Highland Road) which is also zoned GC. Southwest of the subject site is Chase Bank which is zoned PD (Planned Development).

Public access to the proposed development is via an existing service drive which commences from Highland Road on the south, travels north to the Best Western motel, then turns west to connect to Old US-23. Currently Arby's restaurant has access from the service drive via two (2) driveways as does Best Western. A vacant parcel is situated west of Best Western and north of the service drive. Township records are not clear as to who has legal access to the service drive. The applicant should due their due diligence to provide documentation that legal access will be available to the subject property via the existing service drive.

Site History

SUP #183 (Best Western Motel 1984)

The subject property for the climate controlled self-storage facility was originally part of a larger parcel that included the Best Western motel. SUP #183 for the Best Western motel was approved by the Township Board on August 21, 1984. The plan showed two (2) phases for the development of the site that included two (2) motel buildings, a separate motel office building, restaurant, donut shop, and associated parking areas.

SP/PD #23-009 Climate Controlled Self-Storage Concept Plan August 17, 2023 Page 2

Land Use Permit #1433 (1985)

Land Use Permit #1433 was approved on January 24, 1985, for the construction of the motel building, in its current location. It is unclear if the separate motel office building and pool were also approved under this permit.

Metes and Bounds Land Division Application #771 (2007)

The Planning Commission approved M & B Land Division Application #771 on June 28, 2007. This was a request to split the existing parcel into two (2) parcels, that included Parcel A (1.54 acres vacant land, NW corner of the site, adjacent to Old US-23) and Parcel B (3.95 acres, with motel buildings, paved parking areas, and undeveloped land to the south). A thirty (30) foot wide easement is shown on Parcel A and Parcel B, for ingress, egress, and public utilities. The easement connects to Old US-23 on the west and Highland Road to the south. The document was recorded in 2007.

Land Division Application #840 (2014)

This was a request to split Parcel B (3.95 acres) into two (2) parcels. Parcel B1 (2.72 acres) includes the existing motel building, office/indoor pool building, and parking area. Parcel B2 (1.21 acres) is the site of the proposed climate controlled self-storage PD. The 2014 recorded survey for the land division, for Parcel B1, shows a 30-foot-wide segment of land that appears to be the approximate location of the north-south portion of the ingress-egress easement described in the 2007 recorded document. However, a legal description of the 30-wide easement is not provided on this survey.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

Proposed Concept Plan

A. General

The applicant has submitted a Concept Plan for a 3-story, climate controlled self-storage facility, to be developed as a planned development. The property is currently zoned GC (General Commercial) which does not allow for a self-storage facility or mini warehouse use. The LI (Light Industrial) zoning district is the only district where mini warehouses are allowed as a Principal Permitted Use or Special Land Use.

Section 2.265 (Definitions) defines a warehouse as follows:

A building used primarily for storage of goods and materials.

A mini warehouse facility typically consists of single-story buildings with multiple storage units per building, and drive aisles around the buildings. The storage unit/building may or may not be climate controlled. Each storage unit is typically accessed directly from a garage door (drive-up storage unit). Separate standards for Mini Warehouses are found in Section 4.35.

The proposed self-storage facility consists of one, 3-story building that is climate controlled, and has driveup storage units that are accessed from the north side of the building. Staff presumes additional storage units are accessed from inside the building on the second and third floors. Specific zoning standards are not provided for this type of facility. The Planning Commission should evaluate the proposed use and determine if the standards in Section 4.35 (Mini Warehouses) would apply.

The subject parcel is approximately 1.21 acres. Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land. The Township Board, upon recommendation from the Planning Commission may permit a smaller Planned Development subject to meeting the requirements in Section 3.1.18.B.ii, such as the project offers unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development. The applicant is to submit a letter to the Township requesting a waiver of the minimum Planned Development size requirements and explaining the basis for the request. A waiver request was not submitted with this application but would be required for the Preliminary Site Plan application; however, the Planning Commission should identify any concerns they may have at this time.

Regarding the site layout for the proposed facility, the building is positioned in the center of the site. The plan shows three (3) driveways to the site from the existing service drive. The southern driveway provides ingress to the site and is one-way (west to east). The internal drive wraps around the building on the east and north, with an egress driveway on the north. The center driveway is the exit point from the building. Vehicular access into the building is via a garage door on the east side of the building. Drive-up storage units on the first floor are shown on the plan. The exit point is on the west side of the building, with a driveway connection to the service drive. The drive lane width varies from sixteen (16) feet on the south side of the building, to twenty-four (24) feet on the east and north sides of the building. The outer edge of the paved drive lane has a mountable curb, and an approximate 2-foot-wide grass paver area for fire access, as was requested by the Township Fire Department.

Four (4) parking spaces are shown on the east side of the building. One (1) space is barrier-free parking. The parking formula listed on the plan appears to be for Light Industrial Manufacturing (from Section 5.8.4.H.), however staff is not sure this parking standard is applicable. The applicant should provide information on typical parking needs for a similar facility for the Planning Commission to consider.

The total square footage of the 3-story, climate-controlled building is approximately 64,000 square feet. The first floor is 18,600 square feet excluding the access drive that runs through the center of the first floor. The second and third floors are each 22,800 square feet. A concept plan for the first floor is in the plan set. Floor plans for the second and third floors were not provided, which shows twenty (20) drive-up storage units on the north side of the building. Each storage unit is accessed via a garage door, on the north side of the building. Each storage unit is approximately ten (10) feet by thirty (30) feet in size. It should be noted that the elevation drawing of the north façade shows eighteen (18) garage doors for the drive-up storage units.

The building elevations note that the primary façade materials consist of three (3) masonry products labeled as Masonry A, B, and C. Prefab composite panels are used as accent features on the building. Specific product information was not provided. Additional product information and a sample board of façade materials will be required with the next application.

The building height is 43'-0" for the 3-story building. This height exceeds the maximum allowed height of thirty-five (35) feet in a Planned Development. A waiver request to exceed the maximum building height is required from the applicant, with an explanation of the reasons for the height deviation. This would be required as part of the Preliminary Site Plan application.

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The plans list building setbacks as required for GC (General Commercial) zoning, and parking setbacks per the Zoning Ordinance. Section 3.1.18.C.vi.a. (PD section) provides the minimum yard setbacks for a planned development. Further discussion on this will occur as part of the Preliminary Site Plan application. Municipal water and sanitary sewer will be required for this development.

Stormwater management plans show an underground detention area on the south side of the building. Additional details may be required with the next application.

Section 3.1.18.E. has specific requirements for information to be included within a planned development Concept Plan submittal. Based on the submitted plans, the Planning Department feels the information provided is sufficient to consider complete.

B. Proposed Density (Not applicable)

C. Public Road Access

As noted previously, public access to the subject site is via the existing service drive which runs along the west side of the subject site. Staff is unaware of an easement for the service drive and if access to the subject site is allowed. An easement and agreement should be considered, with draft documents to be submitted with the Preliminary Site Plan application. The Livingston County Road Commission (LCRC) and Michigan Department of Transportation (MDOT) may have comments during the Preliminary review.

D. Traffic Generation

The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary Site Plan submittal.

E. Internal Vehicular/Pedestrian Circulation

The proposed development is accessed from the existing service drive. Internally a looped circulation system is shown, with one-way vehicle traffic around the building. The entry point to the building for vehicles is on the east side of the building, and exiting occurs on the west side of the building. Five-foot wide sidewalks are shown adjacent to the parking spaces.

F. Utilities

The applicant will need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REU)'s for this development.

G. Design Details

A Pattern Book with specific design details was not submitted with the Concept Plan, although elevation drawings were submitted. Floor plans for each floor should be submitted with the Preliminary Site Plan application. The building elevations should include a chart listing the façade materials and percentage of each material, for every elevation.

H. Open Space

Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. In this case, a minimum of 25% open space is required in the GC zoning district. The plans do not show areas designated as open space and it is unlikely the site could provide 25% open space. Nonetheless, an Open Space plan will be required as part of the Preliminary Site Plan submittal. A waiver may be required.

I. Landscaping

A landscape plan was submitted. Generally, the plan shows landscaping around the perimeter of the site, between the drive lane and the property lines. A detailed review will occur as part of the Preliminary Site Plan application. To be noted, seven (7) canopy trees exist along the western property line and consideration could be given to preserving some of the trees, which could count toward required landscaping along the site in that area.

J. Dumpster and Enclosure

A dumpster and enclosure were not shown on the plans but should be if proposed.

K. Exterior Lighting

A lighting plan was provided and will be reviewed in detail as part of Preliminary Site Plan application. Specification sheets for all light fixtures should be submitted at that time.

Recognizable Benefits

One of the eligibility criteria for a planned development is that it "shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning." It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

Other

The Preliminary Site Plan will include more details with respect to traffic impacts, lighting, open space plan, building façade materials (percentages, sample products), and applicable waiver requests. It would be in the Applicant's best interest to provide a summary of design details (amenities, open space, and façade materials) as part of the Preliminary Site Plan.

Hartland Township DPW Review

The Director of the Public Works Department has provided comments in the letter dated August 10, 2023.

Hartland Township Engineer's Review (SDA)

The Township Engineer (SDA) has provided comments in the letter dated October 22, 2022.

Hartland Deerfield Fire Authority Review

Comments on the project are provided in the review letter dated June 20, 2023.

Attachments:

- 1. Township DPW review letter 08.10.2023 PDF version
- 2. Township Engineer (SDA) review letter 10.22.2022 PDF version
- 3. Hartland Deerfield Fire Authority review letter 06.20.2023 PDF version
- 4. Building elevations dated 06.15.2023 PDF version
- 5. Concept plans dated 05.16.2023 PDF version

CC:

SDA, Twp Engineer (via email)M. Luce, Twp DPW Director (via email)A. Carroll, Hartland FD Fire Chief (via email)

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T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2023 Planning Commission Activity\Site Plan Applications\SP PD #23-009 Climate Control Storage PD Concept Plan\Staff reports\SP PD #23-009 Climate controlled self storage PD Concept Plan PC 08.17.2023.docx

DEPARTMENT OF PUBLIC WORKS



Michael Luce, Public Works Director 2655 Clark Road Hartland MI 48353 Phone: (810) 632-7498

TO:	Planning Department
DATE:	8/10/2023
DEVELOPMENT NAME:	Self Storage
PIN#:	4708-21-300-039
APPLICATION #:	23-009
REVIEW TYPE:	Site Plan

The Department of Public Works (DPW) has reviewed the site plans for the proposed Self Storage facility. This proposed 64,200 square foot storage facility would require 6.42 Water and 6.42 Sewer REUs. Parcel 4708-21-300-039 does not have any REUs assigned to it.

	Sewer REUs	Water REUs
Owned	0	0
Required	6.42	6.42
# REUs Needed	6.42	6.42
Cost Each	\$9,439.20	\$5,816.01
Total Due Each	\$60,599.66 \$37,338.78	
TOTAL REU COST	\$97,93	38.44

Public Works approves the above plans subject to applicant securing the required number of REUs and the inclusion of the following details on the site plans and construction plans:

- 1. All review is subject to approval and must comply with the Livingston County Drain Commission standards.
- 2. All Utility easements noted as public as well as a monitoring manhole if so, required by the Livingston County Drain Commission
- 3. Notes to indicate that all existing utility infrastructure within the development envelope will be required to be upgraded to the current design and engineering standards.

Prior to interior construction, applicant will be required to purchase a water meter from the Township. Please contact the Public Works Department (810-632-7498) to purchase the water meter.

Please feel free to contact me with any further questions or comments regarding this matter and thank you for your time.

uce

Michael Luce Public Works Director



October 24, 2022

Mr. Troy Langer Planning Director Hartland Township 2655 Clark Road Hartland, Michigan 48353

Re: Concept Review for 10087 Highland Rd – Retail and Self-Storage Developments SD Job#HL22122

Dear Mr. Langer:

A. <u>General</u>

The sites are located north of Highland Road between N Old US Hwy 23 and US-23 on either side of the existing Best Western motel (10087 Highland Road). The proposed retail development west of the motel is at the site of an existing gravel parking lot and the proposed self-storage development south of the motel is an existing vacant lot. The parcels are:

- Parcel ID 08-21-300-033 = retail site west of motel
- Parcel ID 08-21-200-039 = self-storage site south of motel

Both sites are located on individual tax parcels.

B. <u>Water Main</u>

The township records show that there is an existing 8-inch diameter water main along the private road from Old US-23 immediately adjacent to both parcels to a dead end with hydrant at the parcel south of the motel. Motels continuously use enough water to maintain water quality at a dead end, however the proposed use as a self-storage facility at the parcel to the south may not allow enough water use to maintain water quality for the site. Tapping the existing main west of the motel connection or constructing a water main from the dead end to the existing main in Highland Road may be required by the Township for adequate flow to maintain water quality for the self-storage property.

C. Sanitary Sewer

Based on the property description, it is assumed that a private sanitary sewer from the Best Western motel exists within the private road that extends from Highland Road to the motel property. The developer will need to either enter into a shared-use agreement with the Best Western property owner to use this existing sewer or construct a new sewer with private easement to the Livingston Regional Drain sewer along the north side of Highland Road. The capacity of this existing sewer, if used, will need to be sufficient to handle the proposed REU's produced by the proposed developments.

SPALDING DEDECKER

Engineering & Surveying Excellence since 1954

D. Storm Drainage

There appears to also be an existing storm sewer within the private road that extends from Highland Road to the motel property. Storm manholes can be seen along this private road, however we are unable to find any further information regarding the sewer. It is possible that the developer may be able to enter into a shared-use agreement with the Best Western property owner to use this storm sewer. If this sewer is to be used, a capacity study will be necessary and onsite flow restriction may be required for both developments. Otherwise, the developer must construct a new storm sewer with private easement to an existing storm sewer subject to approval by the Livingston Regional Drain Commissioner sewer where available.

E. Site Paving

The proposed site plan for the retail development shows a single two-way commercial-width driveway with two-way traffic loop around the multi-unit building. The private road along the property appears to be part of the parcel. The developer will need to confirm ownership. There is an existing sidewalk along the east side Old US-23 which terminates short of the private road. It is recommended that a sidewalk be constructed along the front of the proposed retail development with ramp opposite the existing walk which should be extended by the Township in the future.

The proposed site plan for the self-storage development shows one-way driveways on both sides of the property frontage forming a one-way counterclockwise traffic loop around the building. Based on the property description, the Best Western motel owns the private road that extends to Highland Road, therefore the developer will need to enter into a shared-use agreement with the Best Western property owner to use this property for access and egress.

Concept Review

It is recommended that the developer looks further into access to storm and sanitary sewers, and use of the private road owned by Best Western as soon as possible as this may pose issues moving forward if agreements with the motel owner cannot me made. Future reviews will provide detailed analysis of the proposed improvements. Let us know what you think and if you have any questions or concerns.

Thank you,

SPALDING DEDECKER ASSOCIATES, INC.

Al Loebach, PE Senior Municipal Engineer

HARTLAND DEERFIELD FIRE AUTHORITY



HARTLAND AREA FIRE DEPT.

3205 Hartland Road Hartland, MI. 48353-1825 *Voice*: (810) 632-7676 *E-Mail*: firemarshal@hartlandareafire.com

June 20, 2023

- To: Hartland Township Planning Commission Attn: Zoning Department
- Re: Self-Storage Facility Highland Road, Hartland MI 48353 (Between Best Western & Arby's)

This office has reviewed the Self-Storage Facility Site Plan dated May 16, 2023.

We have the following comments regarding the proposed facility.

- 1. Ensure turning radius is a minimum of fifty feet.
- 2. One driveway has a usable width of twenty-six feet for aerial apparatus placement.
- 3. Supra Box installed on the exterior of the building for access into individual units. Fire Department to provide order form.
- 4. Due to the potential unknown of items to be stored within the facility, it is highly recommended the entire structure be suppressed according to International Fire Code 2012 Chapter 9.
- 5. The structure will possess off-site monitoring for fire according to International Fire Code 2012 Chapter 9.

Any revised drawings affecting the Fire Department must be submitted for review.

Genbehanke

Jon Dehanke Captain / Fire Inspector







-STONE SILL



EAST ELEVATION SCALE: 1/8"= 1'-0"

SCALE: 1/8"= 1'-0"



PROJECT:

HARTLAND STORAGE

HIGHLAND RD HARTLAND TWP

BUILDING ELEVATIONS

THE

RON JONA

COLLABORATIVE

1066 COMMERCE STREET BIRMINGHAM MI. 48009 C.248.789.2001 O.248.254.3834

VIVID DESIGN STUDIO



- DATE: ISSUE:
- 6.15.23 BUILDING ELEVATIONS 7.18.23 Municipal Review







SOUTH ELEVATION SCALE: 1/8"= 1'-0"

NORTH ELEVATION SCALE: 1/8"= 1'-0"

PRELIMINARY SITE DEVELOPMENT PLANS FOR **HIGHLAND ROAD** PLANNED DEVELOPMENT



LOCATION MAP SCALE: I" = 2,000'±



AERIAL MAP SCALE: |" = 150'±

PROPERTY DESCRIPTION:

PARCEL NUMBER 4708-21-300-033, V/L OLD US 23 FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO 673673, DATED 10-31-2014

THE LAND REFERRED TO IN THIS POLICY, SITUATED IN THE COUNTY OF LIVINGSTON, TOWNSHIP OF HARTLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 3 NORTH, RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 02 MINUTES 00 SECONDS WEST, 883.73 FEET; THENCE NORTH 03 DEGREES 42 MINTUES 00 SECONDS WEST, 485.76 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 00 SECONDS WEST, 205.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 47 MINUTES 00 SECONDS WEST 147.00 FEET TO THE EASTERLY RIGHT OF WAY OF OLD US 23; THENCE NORTH 03 DEGREES 38 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY, 300.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 57 SECONDS EAST, 259.73 FEET; THENCE SOUTH 01 DEGREE 02 MINUTES 28 SECONDS WEST, 159.15 FEET; THENCE SOUTH 34 DEGREES 16 MINUTES 20 SECONDS WEST, 161.31 FEET TO THE POINT OF BEGINNING.



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

PROPOSED SELF-STORAGE FACILITY

PARCEL ID: 4708-21-300-033 HIGHLAND ROAD (M-59) (VACANT LAND) HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



SCALE: |" = 150'±

PLANS PREPARED BY:



Detroit, MI · New York, NY · Boston, MA Princeton, NJ \cdot Tampa, FL \cdot Rutherford, NJ www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115

PLAN REFERENCE MATERIALS:

I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS **INCLUDING, BUT NOT LIMITED TO:** BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED **BY FENTON LAND SURVEYING & ENGINEERING, INC.**

- DATED 02/27/2023
- ARCHITECTURAL PLANS PREPARED BY RON JONA AERIAL MAP OBTAINED FROM NEARMAP 09/28/2022 LOCATION MAP OBTAINED FROM USGS ONLINE MAPPER 03/07/2023
- 2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS **RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND** REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

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TITLE								
DRAW	DRAWING:							

OWNER / DEVELOPER

V/L HIGHLAND ROAD 087 HIGHLAND ROAD HARTLAND, MI 48353 248-712-3300 JOE@ONQCRE.COM

ARCHITECT

RON JONA 248-357-3600 **RJONA@RONJONA.COM**

SURVEYOR

FENTON LAND SURVEYING & ENGINEERING, INC 14165 FENTON ROAD SUITE 101A ENTON. MI 48430 810-354-8115 INFO@FENTONLSE.COM

SHEET INDEX					
DRAWING TITLE	SHEET #				
COVER SHEET	C-1				
SITE PLAN	C-2				
GRADING PLAN	C-3				
STORMWATER MANAGEMENT PLAN	C-4				
UTILITY PLAN	C-5				
LIGHTING PLAN	C-6				
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ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
BOUNDARY & TOPOGRAPHICAL SURVEY	I OF 2



LAND USE AND ZONING								
	PID: 4708-21-300-033							
EXISTIN	G: GENERAL COMMERC	CIAL (GC)						
PROPOSEI	D: PLANNED DEVELOP	MENT (PD)						
PROPOSED USE								
WAREHOUSE (SELF STORAGE) PERMITTED USE								
ZONING REQUIREMENT	REQUIRED (GC)	REQUIRED (PD)	PROPOSED					
MINIMUM LOT AREA	40,000 SF	N/A	52,775 SF (1.2 AC)					
MINIMUM LOT WIDTH	120 FT	N/A	180.0 FT					
MAXIMUM LOT COVERAGE	75% (39,581 SF)	75% (39,581 SF) ⁽¹⁾	78% (41,284 SF) (W)					
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)	35 FT	35 FT (3 STORIES)					
MINIMUM FRONT YARD SETBACK	50 FT	50 FT	30.0 FT (W)					
MINIMUM SIDE YARD SETBACK	15 FT	20 FT	32.0 FT					
MINIMUM REAR YARD SETBACK	80 FT ⁽²⁾	20 FT ⁽²⁾	41.1 FT					
MINIMUM FRONT PARKING SETBACK	25 FT	25 FT	> 25.0 FT					
MINIMUM SIDE/REAR PARKING SETBACK	10 FT	10 FT	10.0 FT					
INTERNAL ROADWAY GREENBELT	I5 FT	15 FT	30.0 FT					

AT MINIMUM, THE PLANNED DEVELOPMENT SHALL PROVIDE OPEN SPACE CONSISTENT WITH THE

OFF-STREET PARKING REQUIREMENT							
CODE SECTION	REQUIRED	PROPO					
§ 5.8.4.H	WAREHOUSING:	4 SPAC					
	I SPACES PER 500 SF GROSS FLOOR AREA, PLUS I SPACE PER EACH 350 SF OFFICE/SALES SPACE						
	(59,472 SF)(1 SPACE/500 SF) = 119 SPACES						
§ 5.8.5.D	90° PARKING:	10 FT X					
<	10 FT X 20 FT W/ 24 FT AISLE W/ 24						
		210N					



GENERAL NOTES

- I. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND
- METHODS OF CONSTRUCTION. 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
- 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET. 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN
- ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE
- PROCUREMENT OF STREET OPENING PERMITS. 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.







:T12022)DET-220363-ONQ COMMERCIAL REAL ESTATE-10087 HIGHLAND ROAD, HARTLAND, MI/CADD/PLOT/PUD DEVELOPMENT/SDP-03-GRAD.D



GRADING NOTES

- I. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- 2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
- CURB GUTTER: 0.50%
 CONCRETE SURFACES: 1.00%
- ASPHALT SURFACES: 1.00%
 A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
- 6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

- I. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING
- SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE
- ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¹/₄ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¹/₄ INCHES AND ¹/₂ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¹/₄ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN I UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- 9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.



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					PROPOSED SELF-S I OKAGE FACILIT			HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN
OF MICH JOINTHAMPREID JOINTHAMPREID COOKSEY ENGINEER HIGHIGAM LICENSE NOVE OF STORE LICENSED PROFESSIONAL ENGINEER STOREFIELD engineering & design SCALE: I'' = 20' PROJECT ID: DET-220363								
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DRAINAGE AND UTILITY NOTES

- I. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
- CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
 THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES
- IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
 4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY
- DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK. EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

EXCENTION, SOLETINELANATION, AND DEWATERING NOTES

- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION, THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
 THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL
- EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD. 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR
- ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION. 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN
- EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
 THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED

PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

DISPOSAL.

- PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
 THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL,
- 2. THE CONTRACTOR SHALL MAKE EVERT EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
- 3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
- 4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
- 5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
- 6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
- 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

- I. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S
- SPECIFICATIONS. 2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
- NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.







ET12022/DET-220363-ONQ COMMERCIAL REAL ESTATE-10087 HIGHLAND ROAD, HARTLAND, MI/CADD/PLOT/PUD DEVELOPMENT/SDP-05-UTIL



DRAINAGE AND UTILITY NOTES

- I. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF
- THE PROPOSED WORK DURING CONSTRUCTION.
 A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE
- AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO
- CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
 THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING
- COMPLETION OF WORK. 10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

GRAPHIC SCALE IN FEET I" = 20'





0ET-220363-ONQ COMMERCIAL REAL ESTATE-10087 HIGHLAND ROAD, HARTLAND, MI/CADD/PLOT/PUD DEVELOPMENTISDP

PROPOSE	D		
0.7 FC			
3.4 FC			
5 FC			
9.8 FC		SYMBOL	DESCRIPTION
25 FT			PROPERTY LINE
		A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
CS		+X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
UM	MAXIMUM		
С	9.8 FC		
с	0.7 FC		

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GENERAL LIGHTING NOTES

- I. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS
- ONLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LO FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 LIGHT EMITTING DIODES (LED): 0.90
 HIGH PRESSURE SODIUM: 0.72
- METAL HALIDE: 0.72
 THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION,
- OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS. 5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

GRAPHIC SCALE IN FEET I" = 20'

NO		D FOR C	CONS	0 05/16/2023 ECM / JRC FOR CLIENT REVIEW	SUE DATE BY DESCRIPTION
	STONEFIE engineering & design	Detroit, MI · New York, NY · Boston, M/	Princeton, NJ • 1 ampa, FL • Kutnerrord, N www.stonefieldeng.com	407 Shelhv Suite 200 Detroit MI 48226	Phone 248.247.1115
PRELIMINARY SITE PLANS	HIGHLAND ROAD		PROPOSED SELF-STORAGE FACILITY	PARCEL ID: 4708-21-300-033 HIGHI AND ROAD (M-59) (VACANT LOT)	HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN
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SCALE: I" = 20' PROJECT ID: DET-220363					
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CODE SECTION	REQUIRED	PROPOSED
	PD LANDSCAPE REQUIRMENTS	
§ 3.1.18.C.vi.e.(2)	ADJACENT TO ROADS: I TREE PER 40 LF; I ORNAMENTAL	
	TREES: $(180 \text{ FT}) * (1 \text{ TREE } / 30 \text{ FT FRONTAGE}) = 6 \text{ TREES}$	6 TREES
	ORNAMENTAL TREES: (180 FT) * (1 TREE / 100 FT FRONTAGE)	
	= 2 TREES	
	SHRUBS: (180 FT) * (8 PER 40 FT FRONTAGE) = 2 TREES	2 TREES
§ 3.1.18.C.vi.e.(3)	BERM REQUIRED WHEREVER FRONT, SIDE, OR REAR YARDS ABUT ROW USED FOR PARKING. MIN HEIGHT: 3 FT	3 FT
	TRASH SCREENING	
§ 5.7.5	TRASH ENCLOSURES SHALL BE SCREENED WITH PLANTINGS	COMPLIES
	GENERAL LANDSCAPING REQUIREMENTS	
§ 5.11.2.A.i.	ALL UNPAVED PORTIONS OF THE SITE SHALL BE PLANTED WITH GRASS, GROUNDCOVER OR SHRUBBERY	COMPLIES
§ 5.11.2.B.i.	IN ADDITION TO THE MINIMUM NUMBER OF TREES AND SHRUBS REQUIRED, ADDITIONAL TREES AND SHRUBS COMPRISING 25% OF THE MINIMUM REQUIRED SHALL BE PROVIDED TO FURTHER ENHANCE THE SITE'S OVERALL LANDSCAPING	
	(226 TREES/SHRUBS REQUIRED) * (0.25) = 283 TREES/SHRUBS	103 PLANTS (V
	GREENBELT REQUIREMENTS	
§ 5.11.2.C.i.	A GREENBELT SHALL BE PLANTED ALONG ANY R.O.W. WITHIN THE FIRST 30 FT OF THE PROPERTY	COMPLIES
§ 5.11.2.C.i.a.	MINIMUM WIDTH SHALL BE 20 FT	38.68 FT
§ 5.11.2.C.i.b.	I TREE FOR EVERY 30 LF OF FRONTAGE	
	(180 FT) * (1 TREE / 30 FT FRONTAGE) = 6 TREES	6 TREES
§ 5.11.2.C.i.c.	3 ORNAMENTAL TREES FOR THE INITIAL 40 LF OF FRONTAGE, AND I ORNAMENTAL TREE FOR EVERY 20 LF OF ADDITIONAL FRONTAGE	
	3 TREES + (140 FT * 1 TREE / 20 FT FRONTAGE) = 10 TREES	10 TREES
§ 5.11.2.C.ii	THE GREENBELT SHALL BE PLANTED WITH GRASS,	COMPLIES
	A MINIMUM 15 FT WIDE LANDSCAPE AREA SHALL BE PROVIDED ALONG THE LENGTH OF INTERNAL ROADWAYS PROVIDING SHARED ACCESS TO THE SITE	12.48 FT (W)
	(99 FT) * (1 TREE / 30 FT FRONTAGE) = 4 TREES	4 TREES
§ 5.11.2.D.i.a.	THE LENGTH OF THE PLANTING AREA SHALL EQUAL MINIMUM 60% OF FRONT AND SIDES OF THE BUILDING LENGTH ALONG THE FRONT AND SIDES OF BUILDINGS THAT FACE A ROAD OR IS ADJACENT TO A PARKING LOT	
	(596 FT) * (0.60) = 358 LF REQUIRED LANDSCAPE AREA	0.0 FT (W)
§ 5.11.2.D.i.b.	PLANTING AREAS SHALL BE MINIMUM 8 FT WIDE WHEN ADJACENT TO THE BUILDING	DOES NOT COMPLY (W)
§ 5.11.2.D.i.c.	I ORNAMENTAL TREE FOR EVERY 30 FT OF BUILDING LENGTH	
	(596 FT) * (1 TREE / 30 FT FRONTAGE) = 20 TREES	0 TREES (VV)
	8 SMALL SHRUBS FOR EVERY 30 FT OF BUILDING LENGTH	
	(596 FT) * (8 SHRUBS / 30 FT FRONTAGE) = 158 SHRUBS	0 SHRUBS (VV)
§ 5.11.2.E.ii.a.	PERIMETER PARKING LOT LANDSCAPING PARKING LOTS SHALL BE SCREENED OR BUFFERED FROM THE	COMPLIES
§ 5.11.2.E.ii.a.(2)	EVERGREEN HEDGEROW MINIMUM 3 FT HIGH SHALL BE PROVIDED	COMPLIES
§ 5.11.2.E.ii.b.	PERIMETER AREAS NOT VISIBLE FROM A PUBLIC ROAD SHALL BE LANDSCAPED WITH MINIMUM I TREE FOR EVERY 30 FT	
	(581 FT) * (1 TREE / 30 FT) = 20 TREES WHEN CANOPY TREES ARE USED, UNDERSTORY SHRUBS ARE REQUIRED TO BUFFER/SCREEN THE PARKING LOT	20 TREES COMPLIES
§ 5.11.2.G.ii	BUFFER REQUIREMENTS GROUND MOUNTED EQUIPMENT SHALL BE SCREENED ON AT LEAST 3 SIDES	COMPLIES
§ 5.11.3.C.i.	PLANT DIVERSITY TREE SPECIES SHALL BE REQUIRED TO MEET THE LEVEL OF DIVERSITY BASED ON THEIR OF LANTITY:	
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Know what's **below Call** before you dig.

LANDSCAPING NOTES

- I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS
- INDICATED OTHERWISE WITHIN THE PLAN SET.
 THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
 THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO I FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING ADDACE AREAS.

GRAPHIC SCALE IN FEET I" = 20'





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- 9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS. 10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

FIXTURE 'A' SPECIFICATIONS

TOP SOIL PROPOSED FULL DEPTH ASPHALT EXISTING GRADE -PROPOSED/EXISTING PAVEMENT BACKFILL WITH SUITABLE EXCAVATED MATERIAL. MATERIAL TO BE COMPACTED THOROUGHLY. COMPACTION AND MATERIAL SHALL MEET ALL APPLICABLE SEE NOTE **REGULATIONS.** WARNING TAPE WITH METALLIC LOCATOR STRIP TO BE INSTALLED WITH ELECTRIC CONDUIT ONLY – 6" THICK, APPROVED CLEAN CRUSHED STONE (WATER AND SEWER SERVICE ONLY) 190x PROPOSED UTILITY LINE 3' PLUS UTILITY DIAMETER UTILITY TRENCH DETAIL NOTE: NOT TO SCALE MINIMUM PIPE COVER SHALL BE AS FOLLOW: • ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY • GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY SEWER SERVICE - 36" MINIMUM WATER SERVICE - 48" MINIMUM 3

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	STODNEFIEL Bagineering & design Petroit, MI • New York, NY • Boston, MA Princeton, NJ • Tampa, FL • Rutherford, NJ www.stonefieldeng.com 607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115						
PRELIMINARY SITE PLANS	HIGHLAND ROAD	PLANNED DEVELOPMENT				PARCEL ID: 4708-21-300-033	HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN
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<u> </u>	EX GAS/ELEC METER		EX ASPH AREAS
			EX CONC AREAS

PROPERTY DESCRIPTION

PARCEL NUMBER 4708-21-300-039, V/L HIGHLAND ROAD QUIT CLAIM DEED, BOOK 2014R-022364, DATED 08-11-2014

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF HARTLAND. COUNTY OF LIVINGSTON. AND STATE OF MICHIGAN, TO-WIT:

LAND IN THE SW 1/4 SECTION 21, T.3N., R.6E., HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT, DISTANT S89°02'00"W, 883.73 FEET AND N03°42'00"W, 126.89 FEET AND N03°42'00"W, 232.24 FEET AND N86°21'50"E, 30.01 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE NO3°42'00"W, 180.00 FEET; THENCE N86°21'50"E, 294.49 FEET; THENCE 180.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT ALONG HIGHWAY US-23, HAVING A RADIUS OF 1273.14 FEET, CENTRAL ANGLE OF 08º06'47" AND A CHORD BEARING AND DISTANCE OF S01º31'16"E, 180.12 FEET; THENCE S86º21'50"W, 287.64 FEET TO THE POINT OF BEGINNING. CONTAINING 1.21 ACRES.

EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT HARTLAND TOWNSHIP ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED GC (GENERAL COMMERCIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT AREA = WITHOUT SEWER = 40,000 SF, WITH SEWER = 20,000 SF 2) MINIMUM LOT WIDTH = 120 FEET
- 3) FRONT SETBACK = 50 FEET
- 4) SIDE SETBACK = 15 FEET
- 5) REAR SETBACK = WITHOUT SEWER = 0 FEET, WITH SEWER 40 FEET 6) MAXIMUM BUILDING HEIGHT = 35 FEET (2.5 STORIES) 7) MAXIMUM LOT COVERAGE (PRINCIPLE STRUCTURE) = 75 PERCENT

FLOOD PLAIN NOTE:

THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26093C0219D WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 17, 2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK: NOVEMBER 28, 2022.

- 2. THE BEARINGS ARE RELATIVE TO THE DESCRIPTION, AS PROVIDED BY CLIENT.
- 3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

4. REFERENCED SURVEY BY BOSS ENGINEERING, JOB NO 88593-B, DATED 09-26-89 AND A SURVEY BY MASON BROWNS ASSOCIATES, LLC, JOB NO 13-018A.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISIONS DRN. BY:

DSN BY:

CHK'D BY:

APPR BY: J.P.W.

02.07.2023

J.R.B.

J.P.W.

D.S.S. 11.30.2022

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REVISIONS DRN. BY:

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02.22.2023

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