

## AGENDA

**City Planning Commission**  
**April 15, 2026, 5:30 PM**  
**Council Chambers – Hillsdale City Hall**

- I. Call to Order**
  - a. Pledge of Allegiance
  - b. Roll Call
  
- II. Public Comment (Agenda items only)**
  
- III. Consent Agenda**
  - a. Approval of Agenda
  - b. Review and Approval of Draft Minutes
    - i. March 18, 2026
  
- IV. Public Hearing**
  - a. None
  
- V. Consideration of Applications**
  - a. Commercial Site Plan Review – 3741 W Carleton Rd
  - b. Industrial Site Plan Review – 240 Uran St
  
- VI. Old Business**
  - a. 2026 Capital Improvement Plan Update
  
- VII. New Business**
  - a. None
  
- VIII. Staff Report**
  
- IX. Public Comment (Commission-related items)**
  
- X. Commissioner Comments**
  
- XI. Adjournment**
  - a. Next Meeting: May 20, 2026 at 5:30 PM

**City Planning Commission**  
**March 18, 2026, 5:30 PM**  
**Minutes**

**Roll Call**

Chairman Laycock – Absent (Prearranged)  
Commissioner Shelley – Absent (No Prior Notice)  
All other commissioners present and on-time.

No members of the public were present.

**Public Comment**

No Public Comment

**Consent Agenda**

Approval of Agenda

- Commissioner Winter moved to amend the agenda to add a discussion of proposed amended language of sections I-III of the Bylaws to New Business. Commissioner Coykendall seconded. All in favor.
- Commissioner Morrisey moved to amend the proposed minutes for February 18 to remove the adjective “vague” from the description of a public comment. Seconded by Coykendall. All in favor.
- Commissioner Winter moved to approve the Consent Agenda as amended. Seconded by Commissioner Morrisey. All in favor.

**Public Hearing: Capital Improvement Plan**

- No members of the public were present to comment on the proposed CIP.
- There was a discussion between the Commission and Staff members Fry and Smith about individual line items on the CIP, a possible new ranking system, as well as the purpose of the CIP.
- The Staff was requesting the PC to rank the proposed capital improvement projects according to a certain set of criteria provided and give a prioritization of the various projects to help guide council in making budgetary decisions.
- Commissioners Coykendall and Kniffin raised questions about the expertise and preparedness of the PC to offer such evaluations without hearing from representatives of the various departments.
- There was an extensive discussion about the ranking system itself and how it might be modified to best suit the City’s needs and the PC’s capacities.
- The Commission recommended that each department, but especially the BPU departments, provide an internal prioritization of their desired projects as well as a brief description of each project and the circumstances surrounding the need for the expenditure.
- Commissioner Winter moved to table the public hearing until April. Seconded by Commissioner Kelemen. All in favor.

**Old Business**

- Attendance Policy – Modified Language
  - The Commission was generally in favor of the edits proposed by Chairman Laycock. It was agreed that once the entirety of the bylaws had been reviewed, there would be a final opportunity to review for minor edits/tweaks before proposing the changes to Council.

**New Business**

- Commissioner Winter brought proposed edits to sections I-III of the Bylaws. He introduced the proposed changes and then there was a brief discussion before agreeing to delay further discussion until a later point.

**Staff Report**

- Zoning Administrator Smith mentioned that Markethouse has officially closed its doors after many years in business.

**Public Comment**

- No Public Comment.

**Commissioner Comments**

- Commissioner Kniffin initiated a brief discussion about the electronic billboards on 99.

**Adjournment**

- Commissioner Winter moved to adjourn. Seconded by Kelemen. All in favor.



**To:** Planning Commission  
**From:** Zoning Administrator  
**Date:** April 15, 2026  
**Re:** Commercial Site Plan Review – Culver’s Hillsdale

**Background:**

On March 25, 2026, Kimley-Horn of Michigan, Inc. (Engineer), on behalf of McCON Building Corporation (Developer/Owner), submitted a commercial site plan application set for the proposed Culver’s Hillsdale located at 3741 W Carleton Rd, Hillsdale, MI 49242.

A preliminary site plan review took place on March 31, 2026. The report from that meeting is enclosed.

*Please Note: To save space in the digital packet, a few pages from the site plan have been included. Kimley-Horn supplied physical packets for the Commission. They will be presented to Commission members prior to the start of the meeting by the Zoning Administrator.*

April 1, 2026

**Re:** Preliminary Site Plan Review  
March 31, 2026, 11:00 AM  
Council Chambers – Hillsdale City Hall  
97 N Broad St, Hillsdale, MI 49242

**Project:** PZ2026-009  
3741 W CARLETON RD  
NEW ~ 4,703 SF RESTAURANT – CULVER’S HILLSDALE, MI

**Present:** Rob Stiverson (City Engineer), Jason Blake (Director of Public Services), Mark Becker (Water & Sewer Operator), Sam Fry (Assistant City Manager), Kristopher Joswiak (Chief of Police and Fire), Mark Hawkins (Deputy Fire Chief), Randy Borders (Line Leader, Electric), Eric Sheffer (Line Foreman, Electric), Tyler Smith (Kimley-Horn of Michigan, virtual), Chris McGuire (McCON Building Corporation, telephonically), Emily Bublitz (McCON Building Corporation, virtual), Adam Kerian (McCON Building Corporation, virtual), and Olivia Smith (Zoning Administrator)

Below are a list of items following the preliminary review of the plans submitted for the proposed Culver’s Hillsdale located at 3741 W Carleton Rd, Hillsdale, MI 49242.

**Department of Public Services (DPS)**

- Meet MDOT drainage standards per *Jackson TCS Urban Drainage Design Checklist for Jackson, Hillsdale, and Lenawee Counties* (enclosed)
- Complete MDOT Form 2484 (enclosed)
- Receive required MDOT permits
  - DPS will be the local point of contact and will conduct inspections on behalf of MDOT
- Once MDOT permits are obtained, Right-Of-Way permit from DPS may be obtained
- Provide a pedestrian detour for the bike path during construction
- Submit a traffic control plan to DPS following MDOT approval

**Engineering**

- Believes Stormwater Management Calculations are conservative. Specifically, the following rates found on C5.2:
  - $I_{100} = 9.21$  in/hr
    - Believes the rate could fall between 5.5 – 6 in/hour and allow the infiltration basin to be approximately 30% smaller
  - $K_{sat} = 5.00$  in/hr
    - Staff is aware of the note on the site plan regarding infiltration testing and updated numbers following the testing

### Public Safety

- Specifications for the Fire Department's largest truck:
  - 2003 E-One Ladder 100' Cyclone GVWR 75,500
    - Bumper-to-Bumper Distance: 42'
    - Center of Rear Axle to Center of Front Axle: 22'10"
    - Width: 8'8"
    - Turn Radius: 35'– 40'
- Knoxbox required

### Board of Public Utilities (BPU)

- No concerns

### Zoning

- Ordinance deadlines to be aware of:
  - Sec. 36-36(7), "*Voiding of zoning compliance permit: Any zoning compliance permit granted under this section shall become null and void and fees forfeited unless construction and/or use completed within 365 days of the date of issuance.* A zoning compliance permit shall be renewable upon reapplication and upon payment of the fee, subject however, to the provisions of all ordinances in effect at the time of renewal."
  - Sec. 36-630, "The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have surfacing in accordance with specifications listed in division 2, [sections 36-601](#) and department of public services specifications. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward a building. **The parking area shall be surfaced within one year of the date the permit is issued.**"

The City Planning Commission will review the site plan for final approval at their April 15, 2026 regular meeting. The meeting will be held at 5:30 PM in the Hillsdale City Hall Chambers (3<sup>rd</sup> Floor) – 97 N Broad St, Hillsdale, MI 49242.



# COMMERCIAL SITE PLAN REVIEW APPLICATION

**McCon Building Corp**

Applicant Name Chris McGuire

Address 1209 Joseph St, Dodgeville, WI 53533

Daytime Phone ( 608 ) 930-7011

Evening Phone ( 608 ) 287-4545

Property Address if other than above 3741 3887 W Carleton Rd, Hillsdale, MI 49242

006-016-100-30

Agent Name Kimley-Horn of Michigan, Inc.

Address 3000 Town Center, Suite 2600, Southfield, MI 48075

Daytime Phone ( 313 ) 548-7062

Evening Phone ( )

Zoning B-3 Project Estimate \$2,450,000

Applicant Signature  Date 3/17/2026

Meeting Date TBD - April 15th

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



**PROJECT TEAM**

DEVELOPER/OWNER  
MCCON BUILDING CORP.  
1209 JOSEPH ST  
DODGEVILLE, WI 53533  
CONTACT: CHRIS MCGUIRE

LANDSCAPE ARCHITECT  
KIMLEY-HORN OF MICHIGAN, INC.  
3000 TOWN CENTER, SUITE 2600  
SOUTHFIELD, MI 48075  
TEL: (313) 572-1560  
CONTACT: AUTUMN MCNINCH

CIVIL ENGINEER  
KIMLEY-HORN OF MICHIGAN, INC.  
3000 TOWN CENTER, SUITE 2600  
SOUTHFIELD, MI 48075  
TEL: (313) 548-7062  
CONTACT: TYLER SMITH, P.E.

LAND SURVEYOR  
SAM  
2810 DEXTER DRIVE  
ELKHART, IN 46514  
TEL: (574) 266-1010  
CONTACT: MIKEL CURRIER

**UTILITY AND GOVERNING AGENCY CONTACTS**

FIRE DEPARTMENT  
CITY OF HILLSDALE FIRE DEPARTMENT  
FIRE CHIEF  
TEL: (517) 437-6451  
CONTACT: SCOTT HEPHNER

ROADWAY AUTHORITY  
HILLSDALE COUNTY ROAD COMMISSION  
1919 HUDSON ROAD, HILLSDALE,  
MI 49242  
TEL: (517) 437-4458

TELEPHONE  
ADVANCED COMMUNICATIONS  
AND DATA (ACD)  
1800 N GRAND RIVER AVE, LANSING,  
MI 48906  
TEL: (517) 999-9999

WATER & SANITARY SEWER SERVICE  
CITY OF HILLSDALE BOARD OF PUBLIC  
UTILITIES  
45 MONROE ST, HILLSDALE, MI 49242  
TEL: (517) 437-3387

POWER COMPANY  
CITY OF HILLSDALE BOARD OF PUBLIC  
UTILITIES  
45 MONROE ST, HILLSDALE, MI 49242  
TEL: (517) 437-3387

ZONING / PLANNING  
CITY OF HILLSDALE  
ZONING ADMINISTRATOR  
TEL: (517) 437-6449  
CONTACT: OLIVIA SMITH

STORM SEWER SERVICE  
HILLSDALE COUNTY DRAIN COMMISSION  
33 MCCOLLUM ST, ROOM 110, HILLSDALE,  
MI 49242  
TEL: (517) 437-4181

NATURAL GAS COMPANY  
MICHIGAN GAS UTILITIES CORPORATION  
899 S TELEGRAPH ROAD, MONROE,  
MI 48161  
TEL: (800) 401-6402

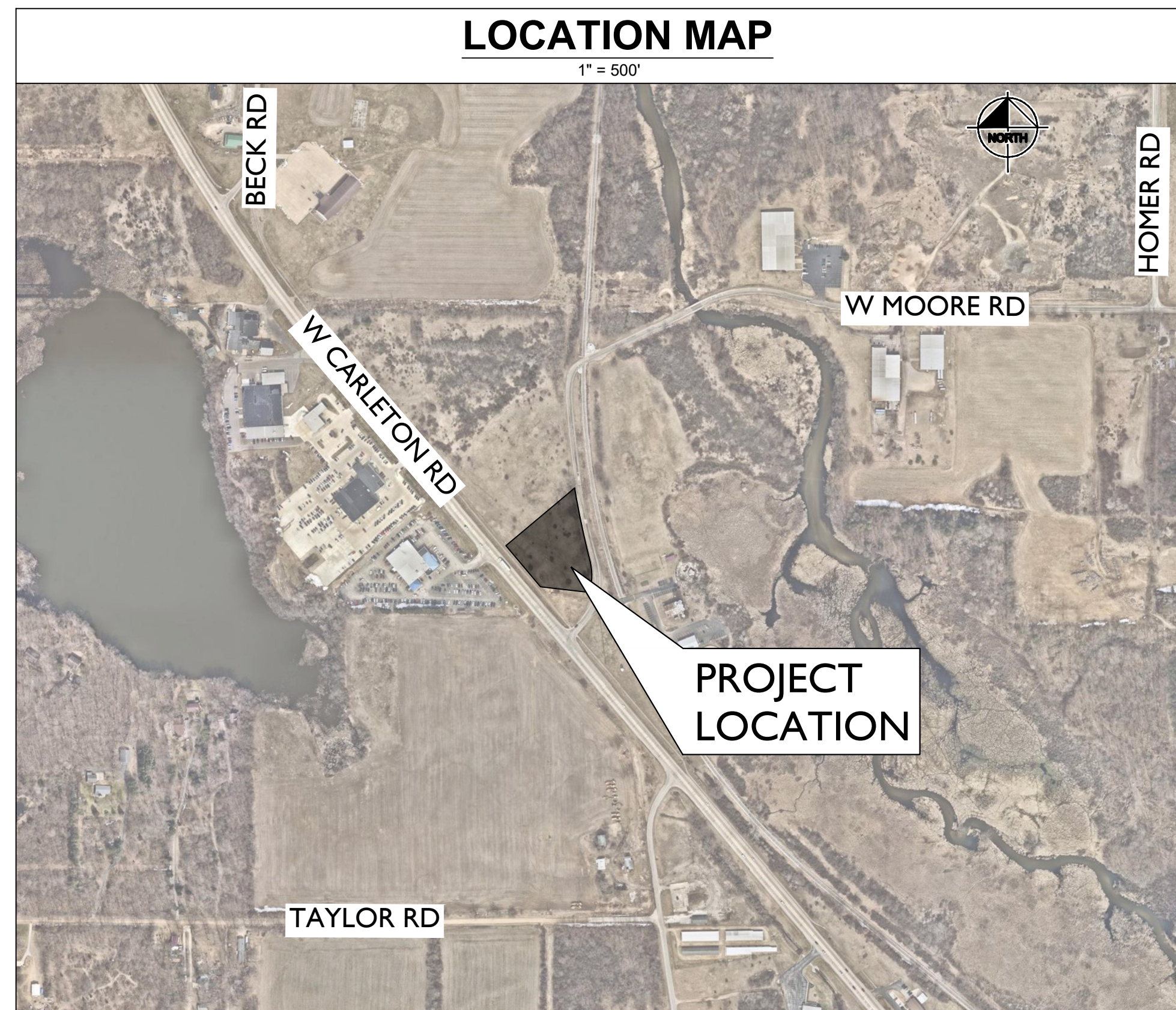
MDOT  
UNIVERSITY REGION  
4701 W MICHIGAN AVE, JACKSON,  
MI 49201  
TEL: (517) 750-0401

**LEGAL DESCRIPTION**

LAND IN THE CITY OF HILLSDALE, COUNTY OF HILLSDALE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 6 SOUTH, RANGE 3 WEST, CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN, SAID POINT DISTANT 2613.53 FEET S 89° 53' 21" W TO THE NORTHWEST 1/4 OF SAID SECTION 16;  
THENCE N 89° 52' 01" E 105.15 FEET TO A POINT ON THE WESTERLY LINE OF HILLSDALE COUNTY RAILROAD (49.5-FOOT WIDE 1/2 RIGHT-OF-WAY), SAID POINT DISTANT 2503.54 FEET N 89° 52' 01" E TO THE NORTHEAST CORNER OF SAID SECTION 16;  
THENCE S 02° 36' 14" W (RECORDED AS S 02° 39' 18" W) 294.94 FEET ALONG SAID WESTERLY LINE OF HILLSDALE COUNTY RAILROAD TO A POINT ON THE NOMINAL CENTERLINE OF WEST MOORE ROAD (33-FOOT WIDE 1/2 RIGHT-OF-WAY);  
THENCE ALONG THE NOMINAL CENTERLINE OF WEST MOORE ROAD (33-FOOT WIDE 1/2 RIGHT-OF-WAY) THE FOLLOWING FOUR COURSES:  
1) SOUTHERLY 66.37 FEET ALONG THE ARC OF A 182.71 FOOT RADIUS CURVE THE LEFT, THROUGH A210 CENTRAL ANGLE OF 20° 48' 49" AND HAVING A CHORD BEARING S 07° 44' 06" W 66.01 FEET,  
2) SOUTHERLY 433.70 FEET ALONG THE ARC OF A 3679.51 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06° 54' 33" AND HAVING A CHORD BEARING S 06° 07' 35" E 443.44 FEET TO THE PLACE OF BEGINNING,  
3) CONTINUING SOUTHERLY 320.78 FEET ALONG THE ARC OF A 3679.51 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04° 59' 42" AND HAVING A CHORD BEARING S 12° 04' 42" E 320.68 FEET AND  
4) SOUTHERLY 140.31 FEET (RECORDED AS 140.69 FEET) ALONG THE ARC OF A 270.55 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29° 42' 51" (RECORDED AS 29° 47' 38") AND HAVING A CHORD BEARING S 00° 05' 56" W 138.74 FEET (RECORDED AS S 00° 19' 15" W 139.11 FEET);  
THENCE N 83° 37' 54" W (RECORDED AS N 83° 39' 40" W) 214.13 FEET TO THE EASTERLY LINE OF WEST CARLETON ROAD a.k.a. M-99 (75-FOOT WIDE 1/2 RIGHT-OF-WAY);  
THENCE N 40° 16' 15" W 232.66 FEET ALONG SAID EASTERLY LINE OF WEST CARLETON ROAD;  
THENCE N 49° 43' 45" E 388.39 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 16, TOWN 6 SOUTH, RANGE 3 WEST, CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN, CONTAINING 2.234 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33 FEET THEREOF, AS OCCUPIED BY WEST MOORE ROAD (33-FOOT WIDE 1/2 RIGHT-OF-WAY), ALSO SUBJECT TO AND TOGETHER WITH ALL EASEMENT AND RESTRICTIONS OF RECORD, IF ANY.

# FINAL ENGINEERING PLANS FOR CULVER'S HILLSDALE

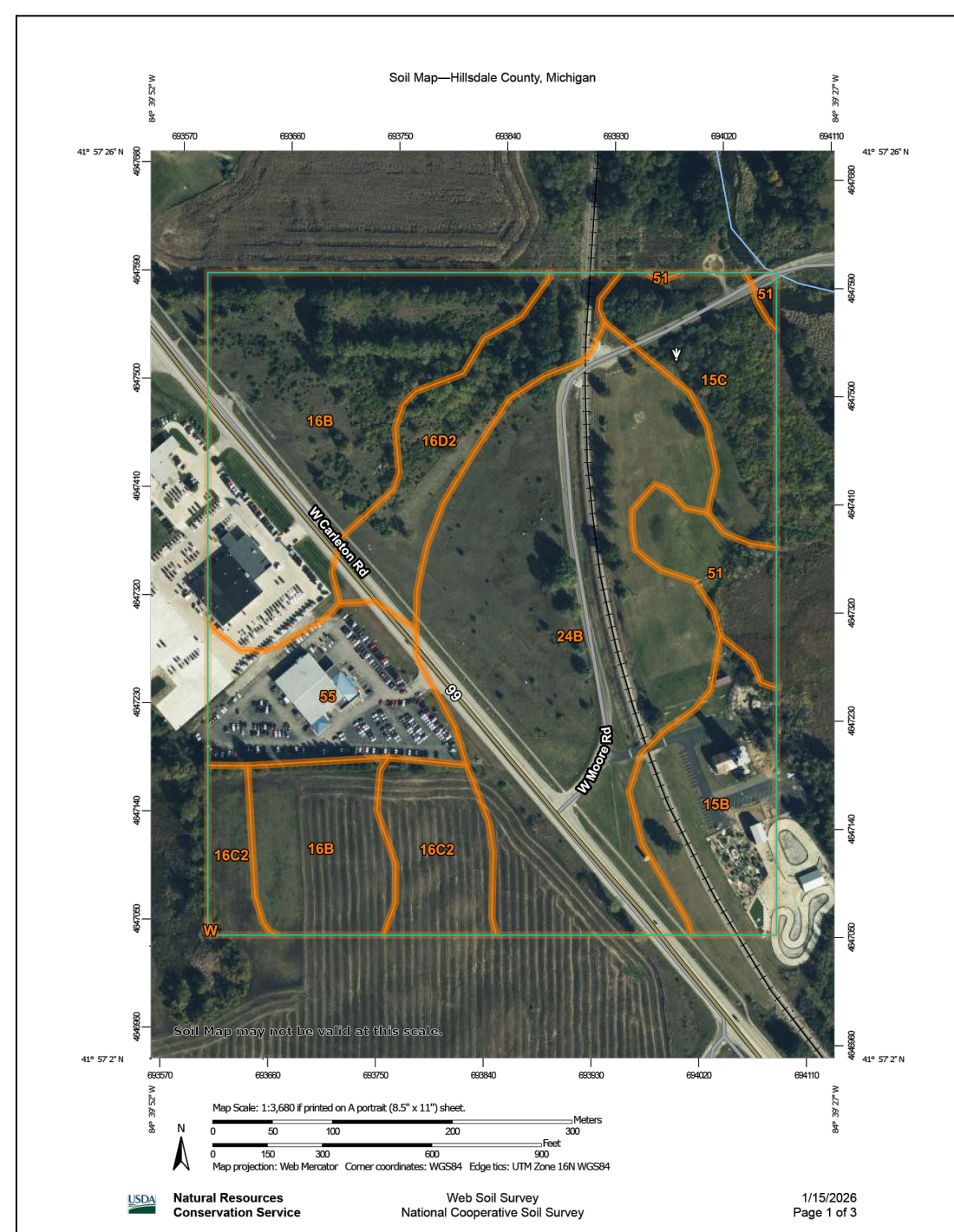
## 3741 W CARLETON RD HILLSDALE, MI 49242



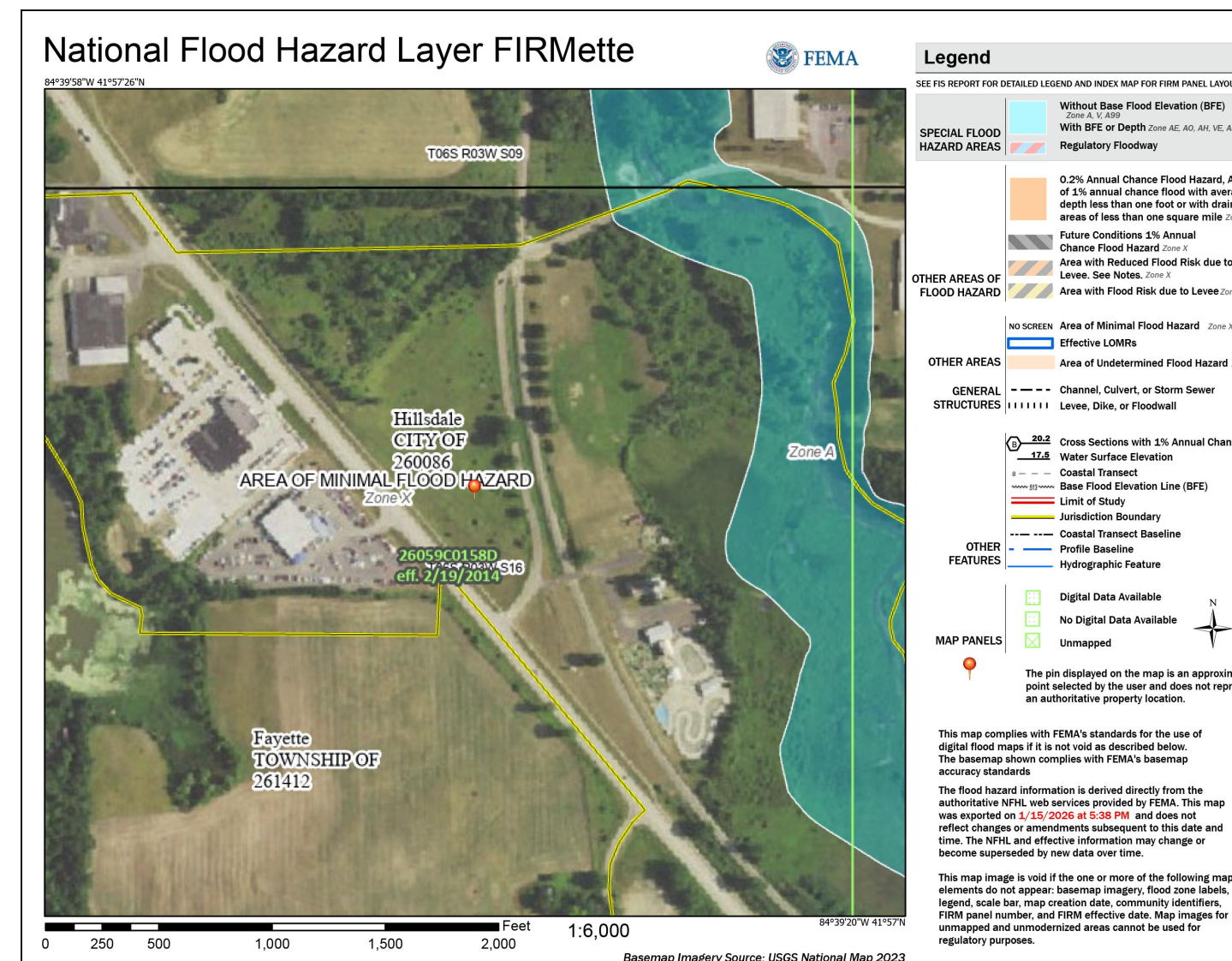
**PROJECT NARRATIVE**

CONSTRUCTION OF A ±4,703 SF RESTAURANT BUILDING FOR CULVER'S ON ±2.234 AC. PROJECT IS IN SECTION 16 OF T6S, R3W IN THE CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V1.0	ALTA SURVEY
C1.0	GENERAL SPECIFICATIONS
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	SIGNAGE AND PAVEMENT MARKING PLAN
C3.2	FIRE ACCESS PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	STORMWATER MANAGEMENT CALCULATIONS
C6.0	UTILITY PLAN
C6.1	SANITARY PLAN AND PROFILE
C6.2	WATER MAIN PLAN AND PROFILE
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
E1.0	PHOTOMETRIC PLAN
E1.1	PHOTOMETRIC DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES & DETAILS



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15B	Boyer loamy sand, 1 to 6 percent slopes	5.3	8.2%
15C	Boyer loamy sand, 6 to 12 percent slopes	4.5	7.0%
16B	Fox sandy loam, 0 to 1 percent slopes	16.7	25.7%
16C2	Fox sandy loam, Huston Lake, 6 to 12 percent slopes, eroded	4.3	6.7%
16D2	Fox gravelly sandy loam, 12 to 18 percent slopes, eroded	4.9	7.6%
24B	Snyder loamy sand, 0 to 6 percent slopes	21.3	32.8%
S1	Clonlara mucky loamy sand, frequently flooded	2.5	3.9%
S5	File, gravel	5.4	8.3%
W	Water	0.0	0.0%
Totals for Area of Interest		64.9	100.0%



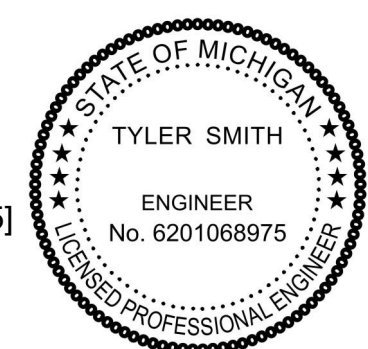
**PROFESSIONAL ENGINEER'S CERTIFICATION**

I, TYLER SMITH, A LICENSED PROFESSIONAL ENGINEER OF MICHIGAN, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER'S BY KIMLEY-HORN OF MICHIGAN, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS MARCH 31ST, A.D., 2026.

*Tyler Smith*

MICHIGAN LICENSED PROFESSIONAL ENGINEER [620168975]  
MY LICENSE EXPIRES ON MAY 30TH, 2028  
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



ISSUED TO CITY FOR SITE PLAN APPROVAL  
REV. SITE ADDRESS PER CITY

03/17/2026  
03/31/2026

TES/VJC  
TES/VJC

NO. REVISIONS

DATE BY

Kimley-Horn of Michigan, Inc.  
3000 TOWN CENTER, SUITE 2600  
SOUTHFIELD, MI 48075  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: TES  
DRAWN BY: VJC  
CHECKED BY: TES

NOT APPROVED FOR CONSTRUCTION

Culver's  
BREADS & BUTTER  
FRUIT & CREAM

TITLE SHEET

CULVER'S HILLSDALE  
3741 W CARLETON RD  
HILLSDALE, MI 49242

ORIGINAL ISSUE: 03/17/26  
KHA PROJECT NO. 168974049  
SHEET NUMBER C0.0

Drawing name: K:\EIT\DESIGN\168974049\_Culver's\_Hillside\_MN2\_Design\CADD\PlanSheets\C0.0-TITLE\_SHEET.dwg COLO Apr 01, 2026 2:08pm by: Tyler Smith  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES  
1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:  
EAM  
2810 DEXTER DRIVE  
SOUTHFIELD, MI 48034  
TEL: (574) 286-1010  
COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.  
2. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS IN CONFORMANCE WITH THE MUNICIPALITY IF REQUIRED.  
3. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA OR TESTS REQUIRED BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL TESTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.  
4. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.  
5. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:  
A. "STANDARD SPECIFICATIONS FOR CONSTRUCTION," AS PREPARED BY MDOOT, LATEST EDITION.  
B. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.  
C. THE NATIONAL ELECTRIC CODE.  
D. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREBY INCORPORATED BY REFERENCE.  
6. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK ARE NOT TO BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.  
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.  
8. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATA ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE EVENT DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK. ANY DISCREPANCIES, OMISSIONS, OR OMISSIONS IN THE CONTRACT, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL, PROTECTION AND/OR DOCUMENTATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR.  
9. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREES TO HOLD HARMLESS KIMNEY-HORN OF MICHIGAN, INC. THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND/OR COSTS OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.  
10. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.  
11. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.  
12. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.  
13. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.  
14. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DAMAGED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.  
15. NOTIFICATION OF COMMENCING CONSTRUCTION:  
15.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.  
15.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.  
16. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AND ACCESS TO ALDI VIA SHARED DRIVEWAY AT ALL TIMES.  
17. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.  
18. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER MDOOT SPECIFICATIONS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRINKING WATER TREE PROTECTION ZONE.  
19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT. FOREST OR ARBORIST SHALL BE EMPLOYED IN A TIME SCHEDULED SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF DEBRIS AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.  
20. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.  
21. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED BY CONSTRUCTION SHALL BE RECONSTRUCTED TO THE RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.  
22. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.  
23. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.  
24. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL OF THE MUNICIPALITY SHALL BE OBTAINED PRIOR TO THE CONTRACTOR INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.  
25. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OR REBUILT AND PROTECTED TO ASSURE INTEGRITY OF THE STRUCTURES. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAID IN FULL FOR CLEANING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.  
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL MISS DIG SYSTEM, INC. (1-800-482-7171) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.  
27. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAUNDRY FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.  
28. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.  
29. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND RECORD KEPT BY THE CONTRACTOR OF THE CONNECTIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.  
30. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEViate THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

EARTHWORK NOTES  
1. GENERAL  
1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.  
1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.  
1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.  
1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING OR STANDING IN EXCAVATED AREAS. THE FILLER TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.  
1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.  
1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE TO BE PRESERVED. THE FENCE SHALL BE PLACED AT THE CENTER OF THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE AROUND THE TREE SHALL NOT BE DISTURBED.  
2. TOPSOIL EXCAVATION INCLUDES:  
2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.  
2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILING MATERIAL.  
2.3. TOPSOIL STOCKPILED FOR SPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.  
2.4. TOPSOIL SPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.  
2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS. COMPACTION SHOULD BE PERFORMED WITH HEAVY (MINIMUM 30 TON) VIBRATORY ROLLER WITH THE VIBRATOR TURNED OFF OVER CLAY. LOOSE OR SOFT AREAS REVEALED DURING OR AFTER PROFFROLLING SHOULD BE EITHER SUITABLY COMPACTED OR REMOVED AND REPLACED WITH GRANULAR ENGINEERED FILL. THE TOP SOIL OF SUBGRADE SHOULD BE AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR TEST).  
3. EARTH EXCAVATION INCLUDES:  
3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.  
3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.  
3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL. WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER SUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.  
3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALKS, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING FOOTPRINTS.  
4. UNSUITABLE MATERIAL. UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.  
5. MISCELLANEOUS. THE CONTRACTOR SHALL:  
5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.  
5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.  
5.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.  
5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.  
5.5. TESTING AND FINAL ACCEPTANCE  
6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING NOTE 2.2.)  
6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES  
1. GENERAL  
1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBGRADE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.  
1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR MAXIMUM DENSITY)]: SUBGRADE = 95%; SUBGRADE + 20% AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = 95% OF MAXIMUM DENSITY, PER MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOOT) HIGHWAY STANDARDS.  
1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR PLACEMENT SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY AND MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOOT) HIGHWAY STANDARDS.  
2. SUBGRADE PREPARATION  
2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN OBTAINED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.  
2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:  
2.2.1. SCARIFY, DISC, AND AERATE.  
2.2.2. REMOVE AND REPLACE WITH CURB AND GUTTER FILL.  
2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.  
2.2.4. USE OF GEOTEXTILE FABRIC.  
2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.  
2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.  
3. CONCRETE WORK  
3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE AND A HALF (5.5%) NOR MORE THAN EIGHT AND A HALF (8.5%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAGS PER CUBIC YARD. THE MINIMUM COMPACTED STRENGTH OF 3,500 PSI AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAFFIC.  
3.2. CONCRETE CURB AND GUTTER COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOVEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.  
3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE MICHIGAN BUILDING CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.  
3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.  
3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.  
3.6. CONCRETE CURING AND PROTECTION SHALL BE PER MDOOT STANDARDS. TWO (2) COATS OF MDOOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.  
3.7. THE COST OF AGGREGATE BASE OR SUBGRADE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.  
4. FLEXIBLE PAVEMENT  
4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE ALLEYS SHALL BE AS SPECIFIED ON THE PLANS, UNLESS OTHERWISE SHOWN ON THE PLANS. THE FLEXIBLE PAVEMENT SHALL CONSIST OF AGGREGATE BASE COURSE, MDOOT 21A, LEVELING COURSE, MDOOT 13A, AND WEARING COURSE, MDOOT 36A. OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.  
4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE MDOOT APPROVED.  
4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER MDOOT STANDARDS.  
4.4. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.  
5. TESTING AND FINAL ACCEPTANCE  
5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER.  
5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE WEARING COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.  
5.3. WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY MDOOT STANDARDS.  
5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.  
6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.  
SIGNING AND PAVEMENT MARKING NOTES  
1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOOT) STANDARDS.  
2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.090-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.  
3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE MDOOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).  
4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH MDOOT STANDARDS.  
5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC HOT ROLLED INTO PAVEMENT.  
6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH MDOOT STANDARDS.  
7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODES. STANDARD PARKING SPACES SHALL BE PAINTED YELLOW.  
8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.  
SANITARY SEWER NOTES  
1. BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE #4 TO #1 IN SIZE WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/2 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO MDOOT STANDARDS. THE GRADATION SHALL CONFORM TO GRADATION MDOOT 36, 56, 6A, OR 34R. BEDDING REQUIREMENTS OF THESE AGENCIES HAVING JURISDICTION OVER THE UTILITY INSTALLATION TAKE PRECEDENCE OVER THESE SPECIFICATIONS.  
2. ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER MDOOT STANDARDS.  
3. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL PER MDOOT STANDARDS. THE BACKFILL SHALL BE MECHANICALLY COMPACTED IN 9-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.  
4. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.  
5. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.  
6. WATERMANS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY (EGLE) REQUIREMENTS, AS SPECIFIED IN THE MUNICIPAL SEPARATE STORM SEWER SYSTEM IN MICHIGAN.  
7. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:  
A. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE MUNICIPALITY IN WRITING PRIOR TO BEGINNING CONSTRUCTION.  
8. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.  
9. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BED POUR TO FACILITATE SMOOTH FLOWS.  
10. A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.  
11. CLEANING, ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.  
12. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.  
13. SEE CONSTRUCTION DETAILS THIS SET FOR MUNICIPALITY SANITARY NOTES.  
STORM SEWER NOTES  
1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE GRADING AND DRAINAGE PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CORRUGATED POLYETHYLENE OR PIPES IN ACCORDANCE WITH MDOOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C78. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND LOCAL REVIEWING AGENCY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE.  
2. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.  
3. ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.  
4. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.  
5. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO AND A HALF (2.5) FEET OF COVER OVER THE TOP OF THE LOWEST COVER AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO AND A HALF (2.5) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.  
6. STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.  
7. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.  
8. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.  
9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.  
10. THE STORM SEWER SHALL BE TELEVIEWED IF REQUIRED BY THE MUNICIPALITY.  
11. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.  
12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.  
13. SEE CONSTRUCTION DETAILS THIS SET FOR MUNICIPALITY STORM SEWER NOTES.  
WATERMAIN NOTES  
1.1. HORIZONTAL SEPARATION  
1.1.1. WATERMANS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.  
1.2. VERTICAL SEPARATION  
1.2.1. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICES CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY EXISTING OR PROPOSED UNDERGROUND WATERMAIN PIPE SHALL BE MAINTAINED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.  
1.2.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED ABOVE, AND  
1.2.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.  
1.2.3. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN.  
1.2.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.  
2. ALL WATERMANS SHALL BE PRESSURE-TESTED FOR A MIN. OF 2 HOURS AT 200 PSI, FLUSHED, AND DISINFECTED IN ACCORDANCE WITH AWWA C651, AND AWWA C600 OR C605 (AS APPLICABLE). EACH COVER SECTION SHALL BE PRESSURE-TESTED FOR ONE (1) HOUR. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE MUNICIPALITY, AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN. ACCEPTABLE CORRECTION SHOULD BE NOTED IN CASE VISIBLE LEAKAGE IS DETECTED.  
3. SEE CONSTRUCTION DETAILS IN THIS SET FOR MUNICIPALITY WATERMAIN DETAILS.  
EROSION CONTROL NOTES  
1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE. TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO CONCLUDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.  
2. REFERENCE GEOTECHNICAL REPORT FOR SUBSURFACE SOIL CONDITIONS.  
3. STORMWATER FROM THE ROOF WILL COLLECT IN PROPOSED ROOF DRAINS WHICH ARE CONNECTED TO THE ONSITE STORM CONVEYANCE SYSTEM. SITE RUNOFF WILL SHEET FLOW INTO CATCH BASINS ON THE SITE AND TRAVEL THROUGH THE ONSITE STORM CONVEYANCE SYSTEM WHICH FLOWS TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM.  
4. DISTURBED PORTIONS OF SITE MUST BE STABILIZED. STABILIZATION PRACTICES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS BEEN EITHER TEMPORARILY OR PERMANENTLY CEASED, UNLESS EXCEPTED WITHIN THE NPDES PERMIT. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF STABILIZATION OF PERMANENT DRAINAGE FACILITIES.  
5. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP/SITE MAP TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.  
6. CONTRACTOR SHALL INSPECT DISTURBED AREAS, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND VEHICLE ENTRY AND EXIT AREAS AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.25 INCHES OR GREATER.  
7. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.  
8. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.  
9. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.  
10. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST PRACTICABLE TIME DURING THE CONSTRUCTION SEQUENCE. AN EROSION PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S) AND SITE PAVING.  
WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION NOTES  
1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.  
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS CONSTRUCTION OPERATIONS. ALL DEBRIS AND RUBBISH TO BE REMOVED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.  
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.  
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN DURING OPERATION. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.  
5. IF EROSION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON ADJACENT TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE OBTAINED BY USING MDOOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.  
6. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.  
7. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.  
8. PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.  
9. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM SOON AFTER DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.  
10. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION. REFER TO EROSION CONTROL SHEETS.  
11. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED UNDER THE PROVISIONS AND CONDITIONS GOVERNING THE CONTRACT. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:  
- SIDEWALK AND ON-SITE PAVEMENT  
- BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS  
- DEBRIS AND FOUNDATIONS FROM ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 4 HOURS BEFORE CONSTRUCTION COMMENCES.  
12. DISPOSAL OF DEMOLISHED MATERIALS - REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.  
13. LANDSCAPE PROTECTION AND REMOVAL - SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.  
14. UTILITY SERVICES - EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE MUNICIPALITY. EXISTING CABLE, TELEPHONE, FIBER OPTIC, AND OTHER UNDERGROUNDED (ELECTRIC, TELEPHONE, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.  
15. UTILITY PROTECTION - UNDERGROUND UTILITIES SHOWN ARE BASED ON UTILITIES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL MISS DIG (1-800-482-7171) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPAIRED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 4 HOURS BEFORE CONSTRUCTION COMMENCES.  
16. POLLUTION CONTROLS - USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATION REQUIREMENTS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

SCALE: AS NOTED  
DESIGNED BY: TES  
DRAWN BY: VJC  
CHECKED BY: TES

ISSUED TO CITY FOR SITE PLAN APPROVAL 03/17/2026

RESUBMISSIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

NO. \_\_\_\_\_

TEST/VJC

Kimney Horn  
of Michigan, Inc.  
35000 WALKER RD. SOUTHFIELD, MI 48034  
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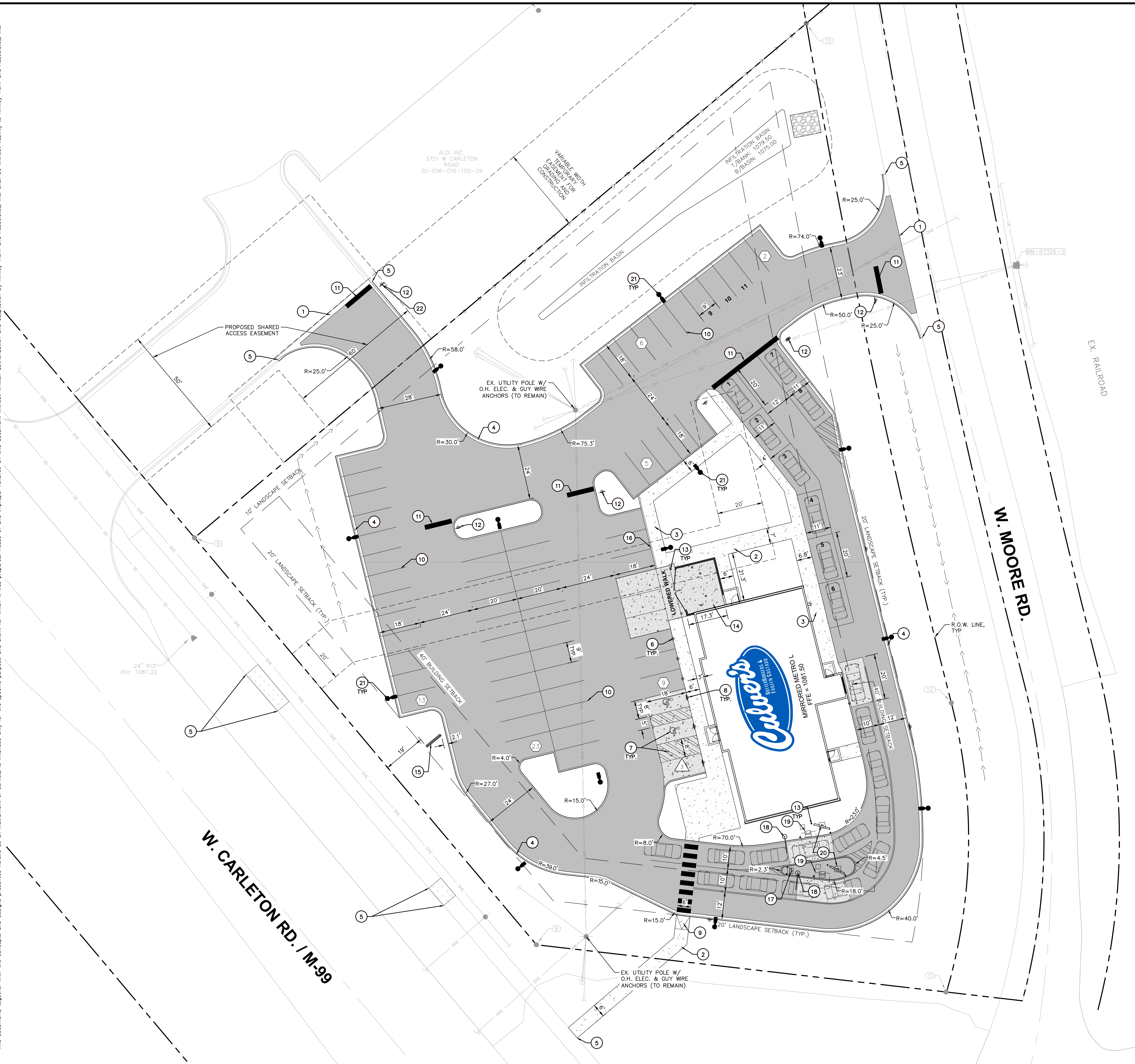
NOT APPROVED FOR CONSTRUCTION

CULVER'S GENERAL SPECIFICATIONS  
HILLSDALE  
3741 W CARLTON RD  
HILLSDALE, MI 48242

ORIGINAL ISSUE: 03/17/26  
KHA PROJECT NO: 168974049  
SHEET NUMBER C1.0



Drawing name: K:\DEL\DESIGN\168974049\_Culver's\_Hillsdale\_MN2\_Design\CADD\PlanSheets\C3.0-SITE PLAN.dwg C3.0 Apr 01, 2026 9:20am by: Kaleb Allen  
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**811** Know what's below. Call before you dig.  
 GRAPHIC SCALE IN FEET  
 0 10' 20' 40'  
 NORTH

### PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

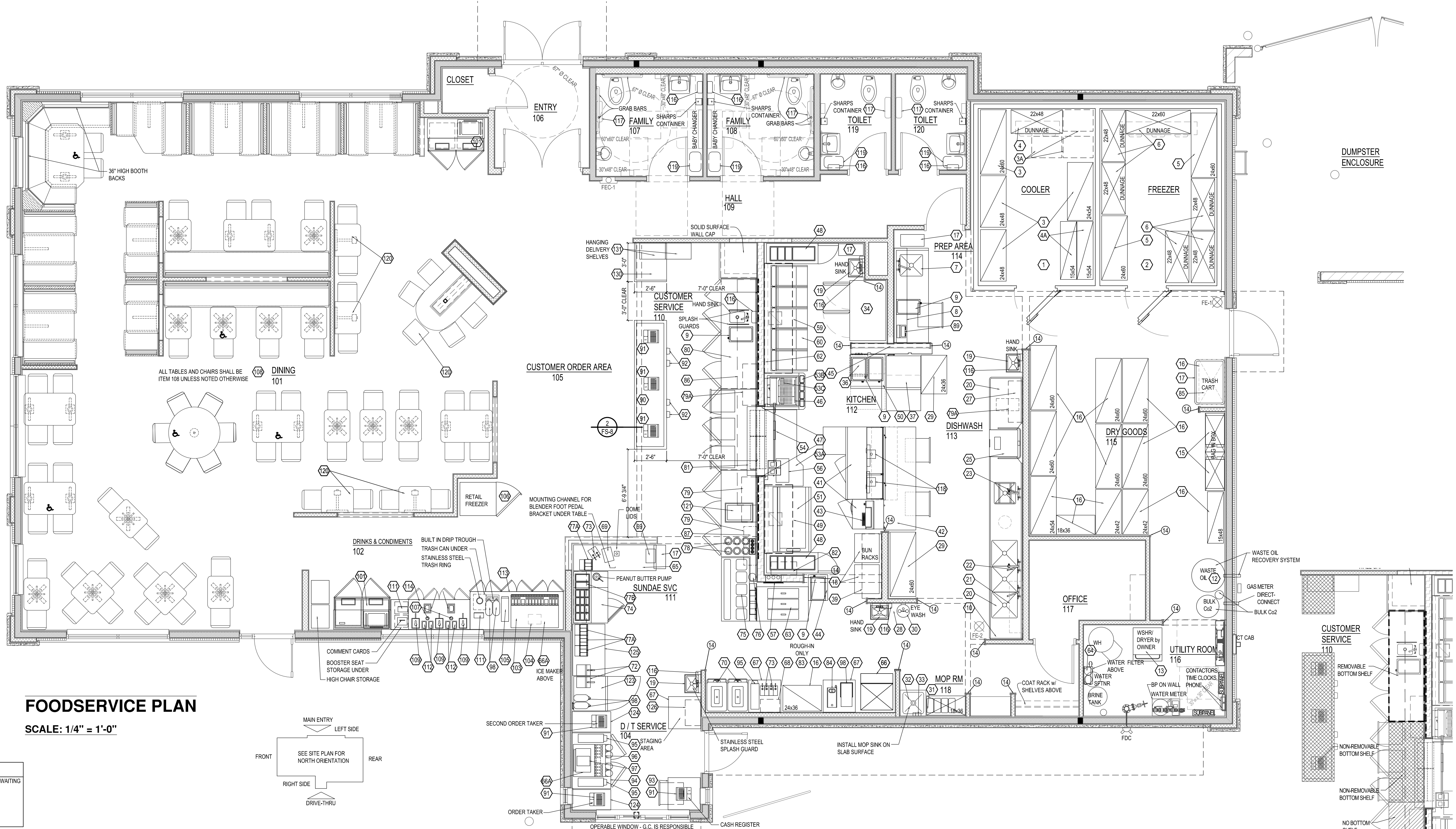
### SITE SUMMARY

SITE ZONING = B-3 GENERAL BUSINESS  
 SITE ACREAGE = 2.23 AC.±  
 PROPOSED USE = RESTAURANT WITH DRIVE-THRU  
 BUILDING AREA = 4,703 SF  
 PARKING CALCULATION: 1 SPACE PER 100 SF OF USABLE FLOOR AREA  
 PARKING SPACES (STANDARD) REQUIRED = 46 SPACES  
 PARKING SPACES (ACCESSIBLE) REQUIRED = 2 SPACES  
 (14) RESTAURANTS AND TAVERNS NOT LOCATED IN A RETAIL CENTER ONE SPACE FOR EACH 100 SQUARE FEET OF USABLE FLOOR AREA.  
 PARKING SPACES (STANDARD) PROVIDED = 58 SPACES  
 PARKING SPACES (ACCESSIBLE) PROVIDED = 3 SPACES  
 TOTAL PARKING SPACES PROVIDED = 61 SPACES  
 REQUIRED BUILDING SETBACK:  
 FRONT: 40 FT  
 SIDE: 0 FT  
 REAR: N/A  
 LANDSCAPE BUFFER:  
 FRONT: N/A  
 SIDE: N/A  
 REAR: N/A  
 PROPOSED IMPERVIOUS AREA: = 1.20 AC (52,471 SF)  
 PROPOSED PERVIOUS AREA: = 1.03 AC (44,845 SF)  
 LOT COVERAGE PERCENTAGE: = 4.8%

### KEY NOTES

- DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- COMBINED CURB AND WALK (SEE DETAIL)
- CONCRETE CURB AND GUTTER (SEE DETAILS)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- CONCRETE PARKING BOLLARD TYP.
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- 4" WIDE PAVEMENT MARKING, YELLOW SOLID LINE, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- CONCRETE BOLLARD, TYP. (SEE DETAILS)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSITION CURB (SEE DETAILS)
- PRE-ORDER MENU BOARD (SEE SIGNAGE PLANS)
- VEHICLE HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS)
- ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS)
- ORDER MENU BOARD (SEE SIGNAGE PLANS)
- LIGHT POLE (SEE PHOTOMETRIC PLANS)
- CROSS TRAFFIC DOES NOT STOP SIGN (MUTCD W4-4P)

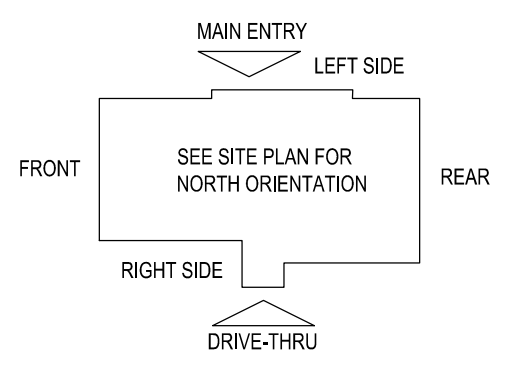
ISSUED TO CITY FOR SITE PLAN APPROVAL 03/17/2026  
 TES/VJC  
 Kimley-Horn of Michigan, Inc.  
 300 W. WALKER ST. SUITE 200  
 SOUTHFIELD, MI 48034  
 WWW.KIMLEY-HORN.COM  
 SCALE: AS NOTED  
 DESIGNED BY: TES  
 DRAWN BY: VJC  
 CHECKED BY: TES  
 REVISIONS  
 NO. DATE BY  
 STATE OF MICHIGAN  
 NOT APPROVED FOR CONSTRUCTION  
 PROFESSIONAL ENGINEER  
 No. 16975  
 DATE 03/17/2026  
**Culver's**  
 BUILDINGS & FRUIT CUSTARD  
**SITE PLAN**  
 CULVER'S HILLSDALE  
 3741 W CARLTON RD  
 HILLSDALE, MI 49242  
 ORIGINAL ISSUE:  
 03/17/26  
 KHA PROJECT NO.  
 168974049  
 SHEET NUMBER  
**C3.0**



**FOODSERVICE PLAN**  
SCALE: 1/4" = 1'-0"

**SEATING SUMMARY**

2 6-PERSON TABLES = 12 SEATS	5 TO-GO / ORDER WAITING
12 4-PERSON TABLES = 48 SEATS	
1 3-PERSON TABLES = 3 SEATS	
18 2-PERSON TABLES = 36 SEATS	
32 TOPS	99 SEATS



**OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED**

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)	46	HEATED FRY BIN	81	HEATED PASS-THRU UNIT
2	WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES)	47	FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM	82	TOOL SHELF
3	WALK-IN COOLER RACKS	48	REFRIGERATED MEAT CART	83	REACH IN REFRIGERATOR - ROUGH-IN ONLY
3A	THAWING RACKS	50	MOBILE WORKTABLE	86	DELIVERY SHELVE
4	WALK-IN COOLER DUNNAGE RACKS	51	GRILL AND STAND	90	FRONT SERVICE COUNTER
4A	MOBILE CUSTARD MIX RACKS	52	TRANSFER STATION - ROUGH-IN ONLY	92	CUP DISPENSERS
5	WALK-IN FREEZER SHELVE	53A	SANDWICH WRAP STATION LEFT	93	STAINLESS STEEL DRIVE-THRU COUNTER
6	WALK-IN FREEZER DUNNAGE RACKS	53B	SANDWICH WRAP STATION RIGHT	94	STAINLESS STEEL DRIVE-THRU COUNTER
7	WORKTABLE / SINK	53C	WALL SHELF	95	CUP DISPENSERS
8	WALL SHELF	54	ORDER BARS	100	DISPLAY CABINET - NOT INCLUDED
11	LOOKERS	57	STAINLESS STEEL REFRIGERATION CHASE COVER	101	TRAY / TRASH / RECYCLE CABINETS
14	STAINLESS STEEL WALL CORNER GUARDS, SHOWN (14)	58	FRY STATION HEAT LAMP - ROUGH-IN ONLY	102	TRAY / TRASH CABINET - NOT INCLUDED
16	WIRE SHELVE	60	FRYERS	106	RETAIL FREEZER
20	DISHABLES AND UTENSIL SINKS	61	CUSTOM FISH REFRIGERATOR	107	CONDIMENT DISPENSERS
21	WALL SHELF	62	OPEN NUMBER	108	TABLES / CHAIRS / BOOTHS
24	OPEN NUMBER	65	MOBILE STAINLESS STEEL WORKTABLE	109	CONDIMENT DISPENSERS
27	SLANTING WALL SHELF	66	ICE MACHINE WITH BIN	110	NAPKIN DISPENSERS
29	CLEAN PAN SHELVE	66A	REMOTE ICE MAKER	113	BEVERAGE COUNTER
31	JANITOR'S SHELVE	67	WORK TABLE	114	CONDIMENT COUNTER
34	REACH-IN FREEZER	68	OPEN NUMBER	115	OPEN NUMBER
35	NOT USED	71	OPEN NUMBER	119	WASTE RECEPTACLES
37	REFRIGERATED DRAWER BASE	74	REFRIGERATED TOPPING TABLE	120	HIGH TOP TABLES AND CHAIRS
38	DUAL FRY DISPENSER - NOT INCLUDED	75	CUSTARD DIPPING CABINET	121	DROP IN CUSTARD COLD PAN
39	WALL MOUNTED BREAD SHELF	76	CAKE CONE DISPENSER	123	WORKTOP REFRIGERATOR
40	OPEN NUMBER	77A	SUNDAE TOPPING DISPENSER	124	WORKTABLES
41	REFRIGERATED WORKTABLES	77B	SUNDAE TOPPING WALL SHELF	125	OPEN NUMBER
42	MOBILE WORKTABLE / OVERSHELF	78	DISH / CUP DISPENSERS	126	SLANTING WALL SHELF
44	GRILL SIDE WARMER CART	79	WALL SHELVE	127	MOBILE WORKTABLE
45	STAINLESS STEEL WALLCAP / ELEC CHASE COVER	80	REFRIGERATED SIS BACKCOUNTER	505	REFRIGERATION LINE SETS (SEE H6 / A105)

**OWNER FURNISHED, VENDOR INSTALLED**

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
9	COOKER / WARMERS	98	ICED TEA BREWER / DISPENSER
12	WASTE OIL RECOVERY SYSTEM	103	ICE AND SODA DISPENSER
15	BAG-IN-BOX SYSTEM	104	CARBONATOR
17	TRASH CANS / CART	105	SELF SERVICE LID DISPENSER
18	BUN RACKS	111	STRAW DISPENSERS
33	CHEMICAL DISPENSING SYSTEM	112	CONDIMENT PANS
36	MICROWAVE OVEN	118	MONITOR BRACKETS
43	BUN TOASTER		
55	OPEN NUMBER		
56	HEATED BUN WARMER		
63	TRIPLE CUSTARD MACHINE		
69	ASTRO BLENDERS		
70	MILKSHAKE MACHINE		
72	HEATED SYRUP DISPENSERS		
73	LIQUID TOPPING DISPENSERS		
84	COFFEE MAKER		
85	POWER WASHER - NOT INCLUDED		
86	MENU BOARD / SIGNAGE PACKAGE		
87	WAFFLE CONE DISPENSER		
89	FOOD LABEL MARKER		
91	CASH REGISTER / POS SYSTEM		
96	ICE AND SODA DISPENSER		
97	CARBONATOR		

NOTE: G.G. TO COORDINATE SOME ITEMS PLACED BY OWNER & NOT BY VENDOR - CONFIRM

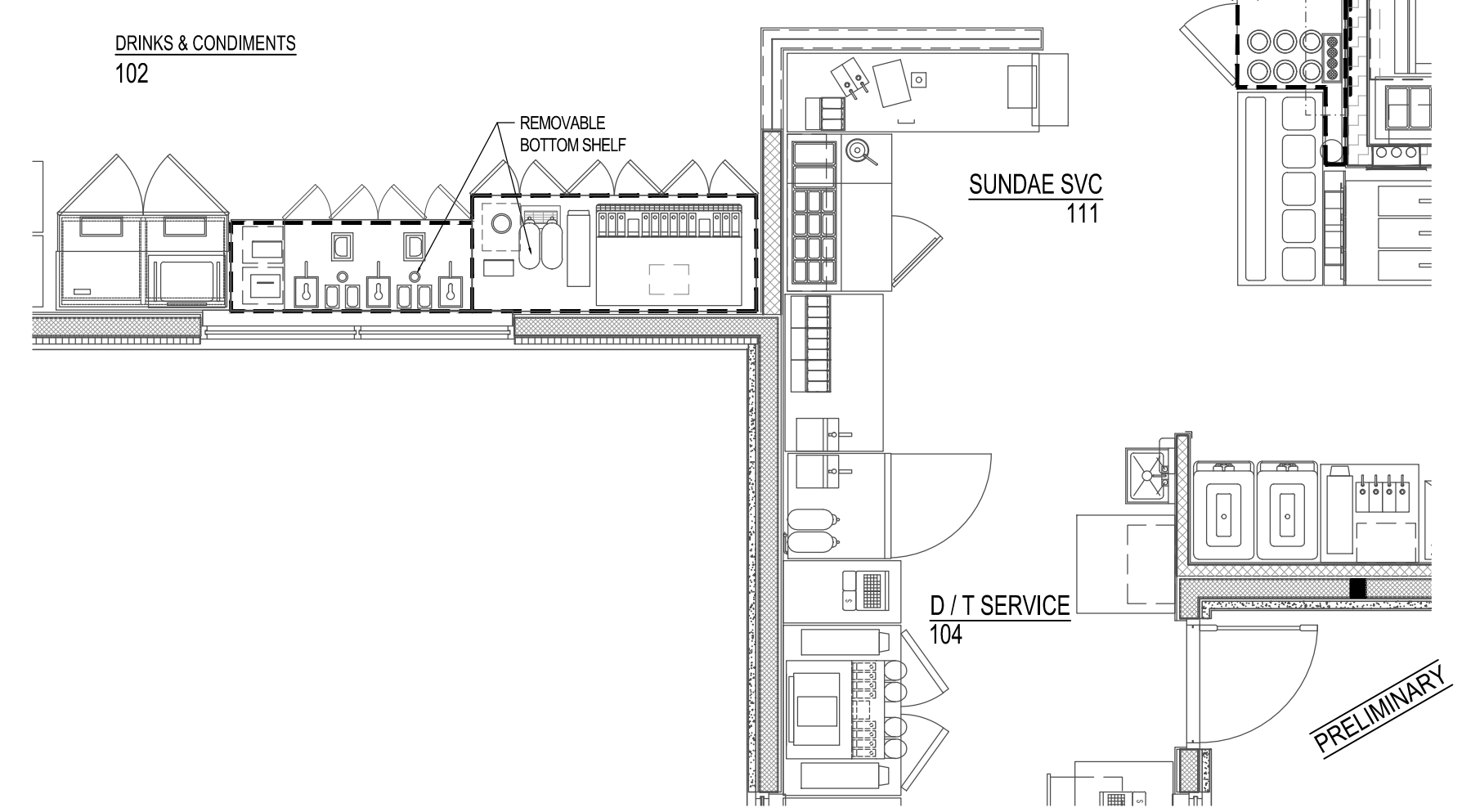
**CONTRACTOR FURNISHED, CONTRACTOR INSTALLED**

ITEM	EQUIPMENT SCHEDULE
25A	DISHWASHER CONDENSATE HOOD - NOT INCLUDED
28	FIRE SUPPRESSION SYSTEMS
32	MOP SINK
49	EXHAUST HOOD - GRIDDLE
59	EXHAUST HOOD - FRYERS

NOTE: SOME ITEMS INSTALLED BY OTHERS REQUIRE ROUGH-IN AND/OR WIRING BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

**OWNER FURNISHED, CONTRACTOR INSTALLED**

ITEM	EQUIPMENT SCHEDULE
10	KETCHUP VOL PAK DISPENSER
13	WASHER / DRYER
19	HAND SINK
22	PRE-RINSE SPRAY ASSEMBLY
23	PRE-RINSE SPRAY ASSEMBLY
25	DISHWASHER
26	BOOSTER HEATER
30	EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE)
64	WATER FILTER
116	HAND TOWEL DISPENSERS
117	TOILET PAPER DISPENSERS
300	TRIM PACKAGE (SEE H2 / A103)
	FOOD SERVICE EQUIP. COUNTER BASES (SEE FINISH PLAN)
	SHARPS CONTAINERS
	AED OPTIONAL - CONFIRM WITH OWNER
	MOP HANGER
	ARTWORK (SEE SHEET A103.1)



**C3 CABINET BASE DETAIL**  
SCALE: 1/4" = 1'-0"

© 2025

**NEW CULVER'S RESTAURANT**  
3887 W Carleton Road  
Hillsdale, MI  
County of Hillsdale

**OWNER:**  
S&L PROPERTIES HILLSDALE, LLC  
3887 W Carleton Road  
Hillsdale, MI 49242  
Jeff Legel, Realty Manager / Member  
608-742-2893

**CONSULTANT:**  
RTM ENGINEERING CONSULTANTS  
650 E Algonquin Rd, Suite 250  
Schaumburg, Illinois 60173  
(847) 756-4180 Phone

**OWNER:**  
OLLMANN ERNEST MARTIN ARCHITECTS  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone

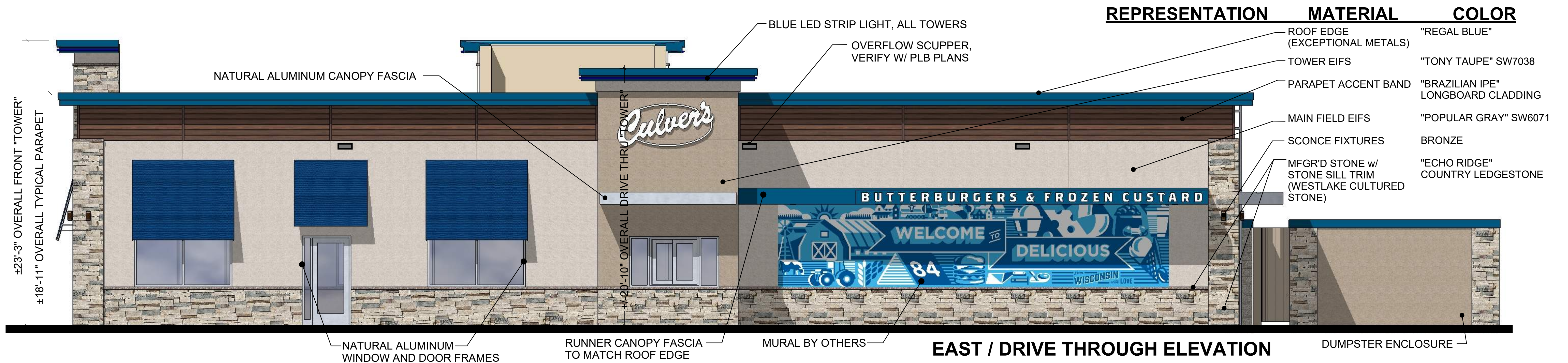
**FOOD SERVICE PLAN**

Date: 12-29-2025

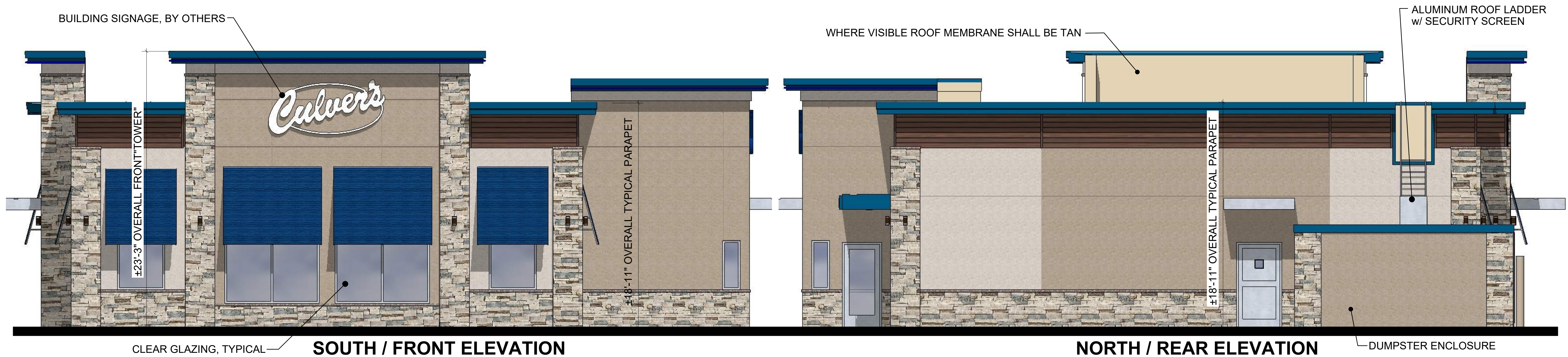
2025-190

FS-1

Revision:



REPRESENTATION	MATERIAL	COLOR
ROOF EDGE (EXCEPTIONAL METALS)		"REGAL BLUE"
TOWER EIFS		"TONY TAUPE" SW7038
PARAPET ACCENT BAND		"BRAZILIAN IPE" LONGBOARD CLADDING
MAIN FIELD EIFS		"POPULAR GRAY" SW6071
SCONCE FIXTURES		BRONZE
MFGR'D STONE w/ STONE SILL TRIM (WESTLAKE CULTURED STONE)		"ECHO RIDGE" COUNTRY LEDGESTONE



**SOUTH / FRONT ELEVATION**

**NORTH / REAR ELEVATION**




**WEST / MAIN ENTRY ELEVATION**

**TYPICAL FINISHES AND COLORS DEPICTED; FINAL SELECTIONS MAY DIFFER**

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NEW CULVER'S RESTAURANT  
3887 W CARLETON ROAD  
Hillsdale, MI 49242  
County of HILLSDALE



Culver Franchising System, Inc  
1240 Water Street  
Prairie du Sac, WI 53578  
608-643-7960

OLLMANN ASSOCIATES ARCHITECTS, P.C.  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone

**2D ELEVATIONS**  
NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.  
Date: 12-29-2025 Revision:

2025-190

A1



REAR LEFT VIEW (NWC)



REAR RIGHT VIEW (NEC)



FRONT RIGHT VIEW (SEC)



FRONT LEFT VIEW (SWC)

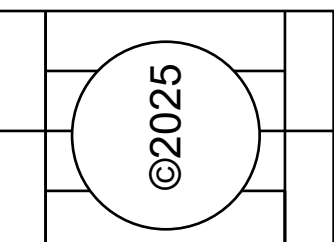


LEFT PERSPECTIVE (WEST VIEW)

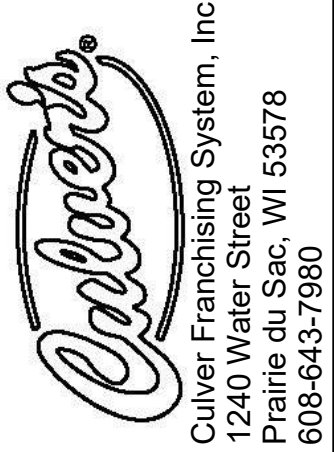
RIGHT PERSPECTIVE (EAST VIEW)



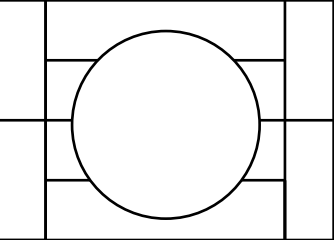
TYPICAL FINISHES AND COLORS DEPICTED; ACTUAL COLORS SELECTED MAY DIFFER



NEW CULVER'S RESTAURANT  
3887 W CARLETON ROAD  
Hillsdale, MI 49242  
County of HILLSDALE

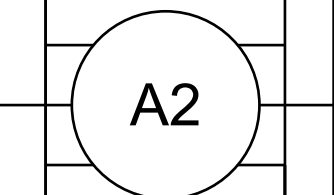


OLLMANN ASSOCIATES ARCHITECTS, P.C.  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone



**3D IMAGES**  
NOTE: THOUGH THESE IMAGES HAVE PHOTO  
REALISTIC QUALITIES, THE ACTUAL BUILDING  
MATERIALS MAY VARY IN APPEARANCE.

2025-190





**To:** Planning Commission

**From:** Zoning Administrator

**Date:** April 15, 2026

**Re:** Industrial Site Plan Review – Cobra Aero

**Background:**

On April 6, 2026, Cobra Moto/Cobra Aero submitted an industrial site plan application for a proposed 20' x 40' metal dry storage building located on the southwest corner of their existing structure. The building will have electric, but no water or sanitary sewer connections.

Due to exigent circumstances related to Cobra's business, City Staff felt that it was warranted to expedite the site plan review process. Therefore, a digital review was conducted by Staff. Please find a memorandum from the City Engineer enclosed. No other concerns were found during the preliminary review.

*Please Note: to save space in the digital packet, a few pages from the site plan application have been included. Other sheets can be provided upon request. They are important for the Building Inspector.*



## MEMORANDUM

Date: April 7, 2025  
To: Planning Commission  
From: Robert Stiverson, PE, City Engineer  
Subject: Cobra Moto, 20x40 Building Addition – 240 Uran St.

**Based on Storm water and Impacts to City infrastructure, I recommend that the plan be approved as submitted.**

### Storm Water:

While the Proposed building is built in a lawn area, the overall increase in impervious area is expected to be less than 1%.

Proposed building area:	800 SF
Proposed sidewalk area:	200 SF (max)
Existing building area:	48,500 SF (based on Aerial)
Existing parking lot area:	44,200 SF (based on Aerial)
Existing loading dock:	17,900 SF (based on Aerial)

The proposed building and sidewalk will drain towards existing drainage facilities and retention basin. The expected impacts are less than 0.02ft, within the Freeboard limits of the existing retention basin.

There are no known issues associated with the existing retention basin.

Since grading was not provided, it is recommended that the finish floor of the Building Addition being same elevation or higher than the finish floor of the main building or a minimum of 12" above the design 100yr water surface of the retention basin.

Review of FEMA-FIRM, Map 26059C0170D, eff 2/19/14, Zone X – Area of minimal flood risk. (Outside of regulatory floodplain).

### City Infrastructure:

The plans do not request new connections to City Sanitary Sewer, Storm Sewer, or Water mains.

A change in Semi-Truck or car volumes is not anticipated



**COMMERCIAL SITE PLAN REVIEW APPLICATION**

Applicant Name COBRA MOTO LLC

Address 240 URAN STREET HILLSDALE MI 49242

Daytime Phone (517 ) 437-9100

Evening Phone (517 ) 320-1880

Property Address if other than above \_\_\_\_\_

Agent Name SHEENA SIGLER

Address SAME AS ABOVE

Daytime Phone (517 ) 437-9100

Evening Phone (517 ) 320-1880

Zoning I-1 \_\_\_\_\_ Project Estimate ~ \$150,000

Applicant Signature *Sheena Sigler*

Date 04/07/2026

Meeting Date 4/15/2026

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.

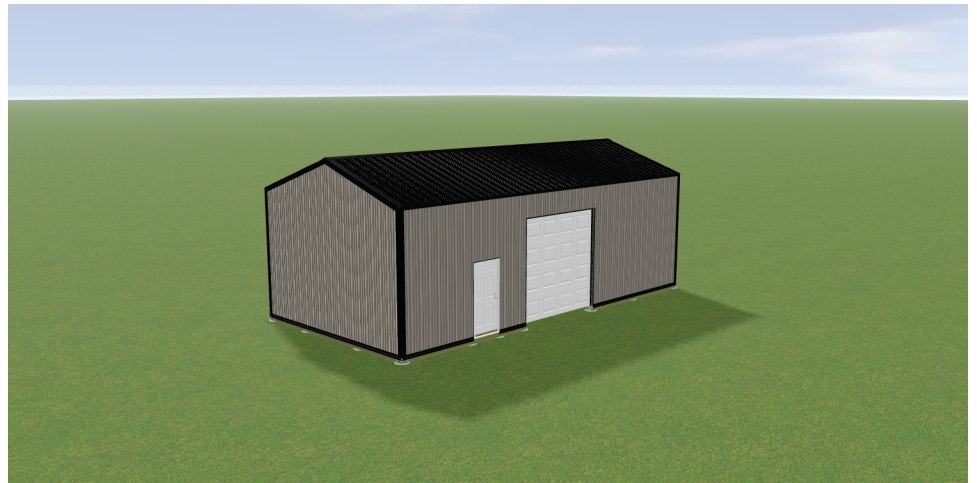
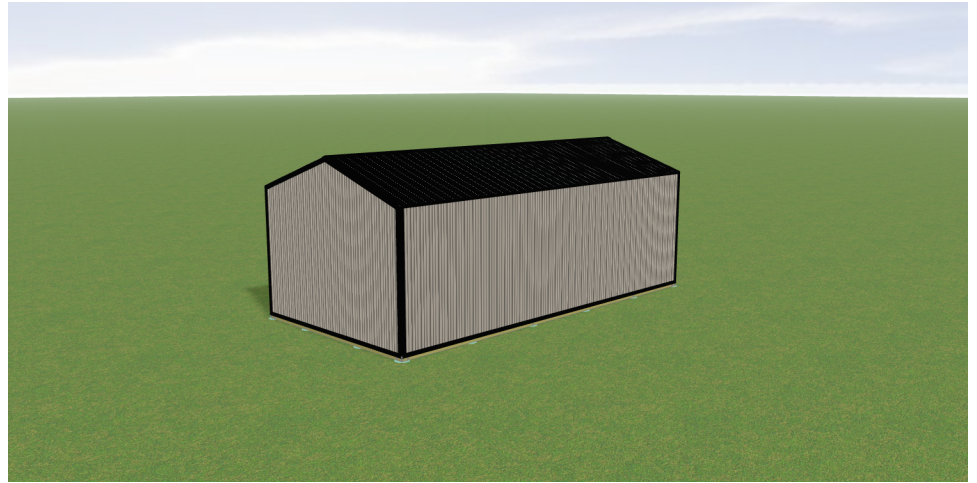
Please submit to: **City of Hillsdale  
Planning and Zoning Department**  
97 North Broad Street  
Hillsdale, Michigan 49242  
p. – 517.437.6449



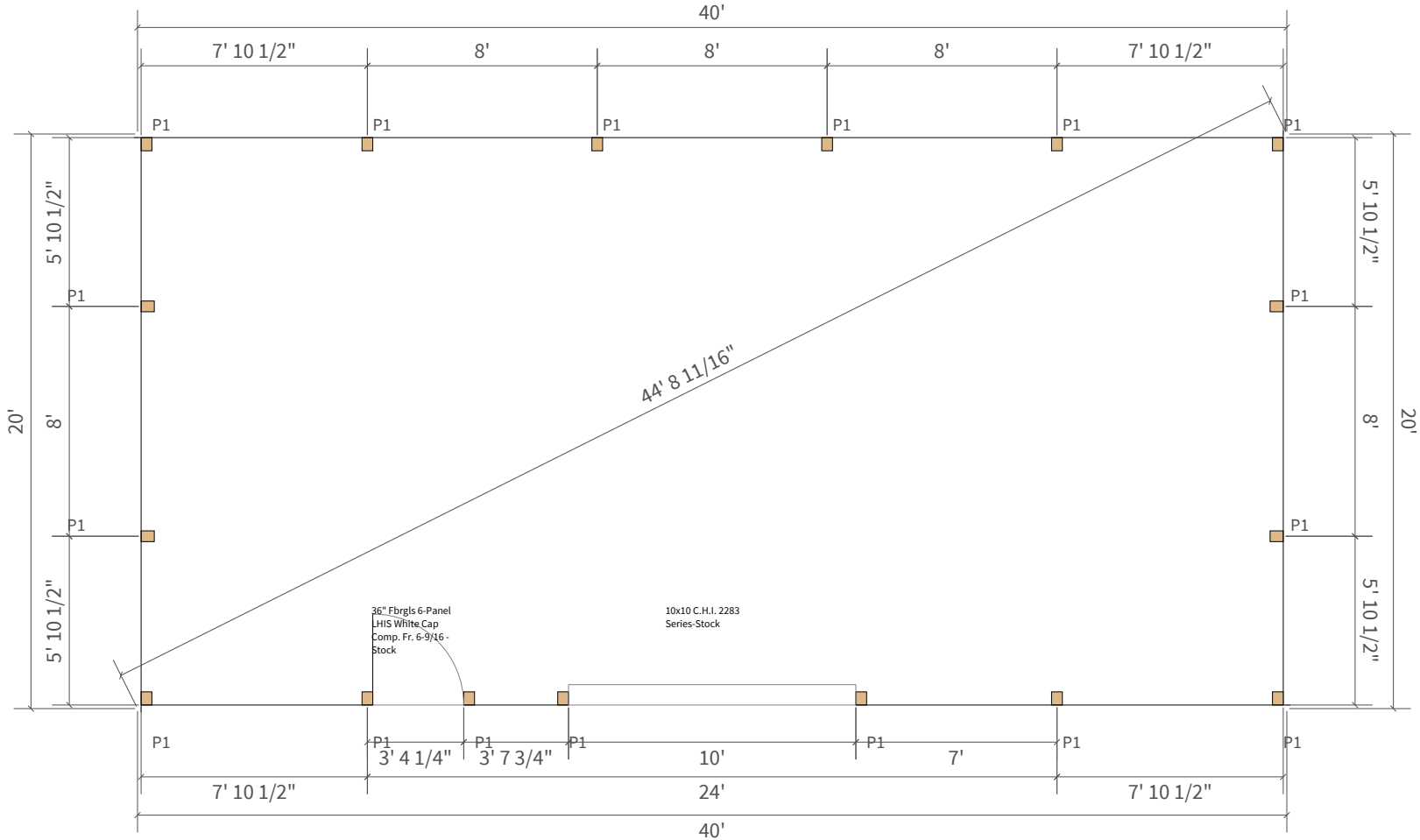
# Summary Sheet

Summary	
Width	20'
Length	40'
Ceiling Height	12'
Slab Offset	-1' 6"
Overhangs	0'
Roof Pitch	4/12

Job Information	
Estimate Type	Not Set Yet
PO Number	
Name	Sheena Sigler/Cobra
Description	
Email	
Phone	
Address	
City	
Zip	
State	MI
Referred To	
Approx. Lead Time	
Loading	25-5-5



# Post Layout



	3 Ply 2x6 Nail Lam
	HOLE:4' x 1' 4"
P1	15" Precast Concrete Coo kie
	80 # Bag Of Sackrete

Cobra AERO



20 ft

40 ft

New structure is 20 ft from both the main building and the "pop out". The sidewalk bath will go from the main building to the new building (20 ft).



**To:** Planning Commission

**From:** Zoning Administrator

**Date:** April 15, 2026

**Re:** Old Business – 2026 CIP Update

**Background:**

At their March 18, 2026 meeting, the Planning Commission recommended that departments with capital improvement items on FY 2026 – 2027 provide internal prioritization, a brief description of the project, and the circumstances surrounding the need for the expenditure.

Enclosed is the reformatted Budget Year 1 and the department responses to the Commission's request.

**CITY OF HILLSDALE, MICHIGAN - CAPITAL IMPROVEMENT PLAN**

**BUDGET YEAR 1 - JULY 1, 2026 - JUNE 30, 2027**

**BOARD OF PUBLIC UTILITIES (BPU)**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	CIP Criteria Met	Dept Rank	PC Rank
Electric	Industrial Substatin Construction - Continuation	See Footnote 1	\$1,682,000	Electric (582)		A, B, C, E, F, G	1	
Electric	Distribution Expansion and Upgrade	See Footnote 2	\$700,000	Electric (582)	See Footnote 3	A, B, C, E, F, G	1	
<b>Fund 582 Total</b>			<b>\$2,382,000</b>					

**Footnotes**

- <sup>1</sup> Replace 46kv to 13.2 transformer to match system voltage and add additional capacity to the system. Build out 4 additional additional feeders for a total of 5 to be fed out of the substation.
- <sup>2</sup> Underground lines, line extensions, trans-closure, and upgrading electrical system.
- <sup>3</sup> This will encompass the combining of past categories into a combined fund

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	CIP Criteria Met	Dept Rank	PC Rank
Sewer - Operations	South Lift Station Rebuild		\$175,000	Sewer (590)		A, B, E, F	1	
Sewer - Operations	Hallett Lift Station	New Pumps, Controls, Piping	\$175,000	Sewer (590)		A, B, E, F	1	
Sewer - WWTP	Replace Influent Pump #2		\$34,000	Sewer (590)		A, B, E, F	1	
Sewer - WWTP	Aerator Gear Box	4 of 4	\$10,000	Sewer (590)		A, B, E, F	1	
Sewer - WWTP	New Channel Monster		\$35,000	Sewer (590)		A, B, E, F	1	
Sewer - WWTP	Sludge Storage Pump		\$32,000	Sewer (590)		A, B, E, F	1	
Sewer - WWTP	Lab Repair		\$60,000	Sewer (590)		A, B, E, F	1	
Sewer - Operations	Sewer Main Lining/Fix RFT Areas		\$300,000	Sewer (590)		A, B, E, F, G	2	
Sewer - Operations	Replace Vactor		\$300,000	Sewer (590)		A, B, E, F	2	
Sewer - Operations	Replace 2015 Service Truck		\$300,000	Sewer (590)	50/50 - Water & Sewer	A, B, E, F, G	3	
Sewer - WWTP	Garage Doors x 3		\$24,500	Sewer (590)		A, B, E, F	3	
Sewer - WWTP	Concrete Repair on Oxidation Ditches		\$85,000	Sewer (590)		A, B, E, F	3	
<b>Fund 590 Total</b>			<b>\$1,530,500</b>					

**Footnotes**

None

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	CIP Criteria Met	Dept Rank	PC Rank
Water - Distribution	Replacement Water Meters/Nodes		\$85,000	Water (591)		A, B, D, E, F, G	1	
Water - Production	Well & HS Pump Maintenance		\$50,000	Water (591)		A, B, D, E, F	1	
Water - Purification	Start Piping Replacement		\$145,000	Water (591)		A, B, E, F, G	1	
Water - Purification	Replace Discharge Line		\$34,000	Water (591)		A, B, E, F, G	1	
Water - Distribution	Distribution System Improvements	Mains, Valves, Hydrants, LSL	\$450,000	Water (591)		A, B, E, F, G	2	
Water - Distribution	Replace Vactor		\$300,000	Water (591)		A, B, E, F, G	2	
Water - Distribution	Pull Behind Compressor		\$48,000	Water (591)		A, E, F	3	
Water - Distribution	Valve Turing Trailer		\$90,000	Water (591)		A, E, F	3	
Water - Distribution	Replace 2015 Service Truck		\$40,000	Water (591)	50/50 - Water & Sewer	A, B, E, F, G	3	
<b>Fund 591 Total</b>			<b>\$1,242,000</b>					

**Footnotes**

None

**DIAL-A-RIDE TRANSPORTATION (DART)**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	CIP Criteria Met	Dept Rank	PC Rank
DART	Replace 2 Medium Duty Class 1 Busses		\$415,000	Capital Outlay (401)	See Footnote 1	A, B, D, E, F	2	
<b>Department Total:</b>			<b>\$415,000</b>					

**Footnotes**

- <sup>1</sup> 100% reimbursement from State and Federal funds

**DEPARTMENT OF PUBLIC SERVICES (DPS)**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	CIP Criteria Met	Dept Rank	PC Rank
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DPS	Generator Room & Sidewalk Repair - City Hall		\$17,000	Capital Outlay (401)		A, B, F, G	1	
DPS	Citywide Sidewalk Repair/Upgrade		\$50,000	Major Streets (202) & Local Streets (203)		A, B, E, F, G	1	
DPS	Millpond Dam - Continue Earthwork and Stump Removal		\$20,000	Capital Outlay (401)		A, B, E, F	1	
DPS	Street Reconstruction - Arch Ave		\$550,000	Major Streets (202) & Congressional Funds		A, B, C, E, F, G	2	
DPS	Street Reconstruction - Industrial Dr	<i>See Footnote 1</i>	\$734,500	MDOT TEDF Grant, Major Streets (202)	Grant amount: \$375,000	A, B, C, E, F, G	2	
DPS	Street Reconstruction - South St	S Broad St (M99) to Reading Ave - 0.33 mi	\$576,000	Major Streets (202)		A, B, E, F, G	2	
DPS	Street Reconstruction - Oak St	<i>See Footnote 2</i>	\$460,000	Major Streets (202)		A, B, E, F, G	2	
DPS	Galloway St Culvert Replacement		\$1,500,000	Capital Outlay (401)		A, B, E, F, G	2	
DPS	RMEF Loader Replacement	One 1996 Caterpillar IT14G Front End Loader	\$140,000	Revolving Motor Equipment Fund (640)		A, B, D, E, F	2	
DPS	Bike Path Resurface	Barnard St to Short St	\$50,000	Capital Outlay (401)		A, B, E, F	2	
DPS	New DPS Facility/Storage Design		\$75,000	Capital Outlay (401)		A, B, D, E, F	3	
DPS	HVAC Replacement, 2nd Floor - Mitchell Research Center		\$10,000	Capital Outlay (401)		A, B, D, E, F	4	
DPS	Exterior Door Repairs/Replacement - City Hall		\$20,000	Capital Outlay (401)		A, B, E, F	5	
DPS	Oak Grove Scattering Garden		\$10,000	Capital Outlay (401)		A, E, F	5	
<b>Department Total:</b>			<b>\$4,212,500</b>					

**Footnotes**  
<sup>1</sup> Arch Ave (M99 - Mechanic Rd, 0.34 mi), Industrial Dr (Mechanic St to Beck Rd, 0.62 mi)  
<sup>2</sup> S Broad St (M99) to Reading Ave - 0.33 mi

**PUBLIC SAFETY (POLICE & FIRE)**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	CIP Criteria Met	Dept Rank	PC Rank
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		A, B, E, F	1	
Police	Replacement of 1 Marked Vehicle		\$75,000	General Fund (101)		A, B, E, F	1	
<b>Department Total:</b>			<b>\$86,000</b>					

**TECHNICAL SERVICES (ADMINISTRATION)**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	CIP Criteria Met	Dept Rank	PC Rank
Technical Services	Add fiber at DART building to replace Air Bridge		\$6,500	General Fund (101)				
Technical Services	Replace Backup Storage Array(s) at 2 Locations		\$18,000	Electric (582)	<i>See Footnote 1</i>			
<b>Department Total:</b>			<b>\$24,500</b>					

**Footnotes**  
<sup>1</sup> Approximate share: 40% City, 10% Library, 50% BPU

<b>BUDGET YEAR 1 TOTAL</b>			<b>\$9,892,500</b>					
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## **CIP 26-27**

### **DEPARTMENT OF PUBLIC SERVICES (DPS)**

#### **CITY HALL EXTERIOR DOOR REPAIRS/REPLACEMENT**

**Project Description:** Replace exit/entry doors at 2 locations. Install new locks.

**Project Justification:** Current doors are aged and damaged as veneer finish is peeling off. Current door locks have had multiple issues over the past few years and need replaced as they are also showing signs of age. Replacing door locks will also enhance security by limiting the number of past and present issues keys that have access to City Hall.

**Founding Source:** Capital Outlay (401)

**Amount:** \$20,000

**Criteria:**

- A – Maintenance or improve standard of service
- B. Protect public health, safety or welfare (Employees)
- E - Have an identified source of Funding
- F – Ready to Proceed

**Priority** 5

# **CITY HALL GENERATOR AND SIDEWALK REPAIR**

**Project Description:** Remove and replace the roof/public sidewalk for City Hall generator room

**Project Justification:** City Hall's generator room is located under the public sidewalk on the east side of city hall. The sidewalk was previously installed to be the roof of the generator room while functioning for pedestrian travel. The sidewalk currently is settling and is damaged causing trip hazards to the public in addition to creating issues with snow removal equipment.

**Funding Source:** Capital Outlay (401)

**Amount:** \$17,000

**Criteria:**

- A – Maintain or improve standards of service
- B – Protect public health, safety or welfare
- F – Be Ready to proceed
- G – be coordinated with other capital improvements

**Priority:** 1

## **STREET RECONSTRUCTION – OAK STREET**

**Project Description:** Mill and resurface 1.5” of Oak St. from E. Fayette St. to Willow St. (bike path). Full depth spot replacement of asphalt as needed in alligatored areas and/or in areas that show base failures. ADA sidewalk ramp upgrades. Option, add mill and resurface of Oak St. from E. Fayette St. to E. College St., pending cost.

**Project Justification:** The existing street has an average Paser Rating of 3 out of 10 and is in need of repair. This project will mill and resurface .525 miles of street. Oak St. is a City Major Street. Option, Oak St. from E. Fayette St. to E. College St. is a Paser Rating of 3 out of 10. Combining the .12 miles of Oak St., Fayette to E. College with, original scope of project, Oak St. from Willow (bike path) to E. Fayette will be more cost effective than performing as a future stand-alone project.

**Funding Source:** Major Streets (202)

**Amount:** \$460,000

**Criteria:**

- A – Maintain or improve standards of service
- B – Protect public health, safety, or welfare
- E – Have an identified source of funding
- F – Be Ready to proceed
- G – Coordinated with other capital improvements (other street projects, Oak St.)

**Priority:** 2 (Optional Oak St. from Fayette to E. College St. – 3)

## **STREET RECONSTRUCTION – SOUTH STREET**

**Project Description:** Reconstruct, full dept HMA, of South Street from S. Broad Street (M99) to Reading Ave. ADA sidewalk ramp upgrades.

**Project Justification:** The existing street surface is a Paser Rating of 1 out of 10 and is in need of full depth replacement. This project will replace .23 miles of street. South St. is City Major Street.

**Funding Source:** Major Streets (202)

**Amount:** \$576,000

**Criteria:**

- A – Maintain or improve standards of service
- B. Protect public health, safety or welfare
- E – Have an identified source of funding
- F – Be ready to proceed
- G – Be coordinated with other capital improvements (other street projects)

**Priority:** 2

## **STREET RECONSTRUCTION – ARCH AVENUE**

**Project Description:** Full depth HMA replacement with storm water improvements.

**Project Justification:** The existing street surface is a Paser Rating of 3 out of 10 as in need of full depth repair. Arch St. is a City Major Street that and is a truck route to the City of Hillsdale's Industrial Park.

**Funding Source:** Major Streets (202) and Congressional Funds

**Amount:** \$550,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- C – Result in economic development
- E – Have an identified source of funding
- F – Be ready to proceed
- G – Be coordinated with other capital improvements (other street projects, Industrial Dr. and BPU water main replacement)

**Priority:** 2

## **STREET RECONSTRUCTION – INDUSTRIAL DRIVE**

**Project Description:** Full depth HMA replacement with storm water improvements. Curb will be installed around intersection radiuses to protect water valves and prevent vehicles from driving down in the drainage ditch lines.

**Project Justification:** The existing street surface is a Paser Rating of 1 out of 10 as in need of full depth repair. Industrial Drive is a City Major Street that and is a truck route to the City of Hillsdale's Industrial Park.

**Funding Source:** Major Streets (202) and TEDF F Grant

**Amount:** \$743,500

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- C – Result in economic development
- E – Have an identified source of funding
- F – Be ready to proceed
- G – Be coordinated with other capital improvements (other street projects, Industrial Dr. and BPU water main replacement)

**Priority:** 2

## **CITY WIDE SIDEWALK REPAIR/UPGRADE**

**Project Description:** Full depth HMA replacement with storm water improvements.

**Project Justification:** ADA sidewalk ramp upgrades and sidewalk replacement due to tree damage etc. Continue to Identify and remove hazards to the pedestrian sidewalk network. This item is an annual request.

**Funding Source:** Major Streets (202) and Local Streets (203)

**Amount:** \$50,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- E – Have an identified source of funding
- F – Be ready to proceed
- G – Be coordinated with other capital improvements (coordinate with street projects).

**Priority:** 1

# **GALLOWAY STREET CULVERT REPLACEMENT**

**Project Description:** Replace Galloway St. culvert and upgrade to a bridge (per EGLE standards).

**Project Justification:** Current culvert is in need of replacement due to many structural deficiencies. Culvert is located under only drive that services the Board of Public Utilities Waste Water Plant, with heavy equipment being transported over culvert daily.

**Funding Source:** Capital Outlay (401)

**Amount:** \$1,500,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- E – Have an identified source of funding
- F – Be ready to proceed
- G – Be coordinated with other capital improvements (Coordinate replacement with Galloway St. sanitary line replacement.)

**Priority:** 2

# **RMEF LOADER REPLACEMENT**

**Project Description:** Replace one (1) 1996 Caterpillar IT14G front end loader.

**Project Justification:** The front-end loader is one of the most single important pieces of equipment that is located within the Department of Public Services as it is utilized year-round for piling snow, loading salt, brush and leaf collection, storm cleanup etc. DPS current load is showing signs of age, increased maintenance cost and downtime.

**Funding Source:** RMEF (640)

**Amount:** \$180,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- D – Reduce energy consumption and/or improve environmental sustainability.
- E – Have an identified source of funding
- F – Be ready to proceed

**Priority:** 2

## **DPS FACILITY DESIGN**

**Project Description:** Design work for new DPS facility with storage.

**Project Justification:** The current DPS facility is showing significant signs of age, increase of maintenance cost and lack of storage for equipment. The original design of the DPS facility was a Quonset style building to house equipment, over many years office, lunch room, bathrooms were added. A new, energy efficient facility, would allow for the current building to be remodeled for storage and would be open to other departments, BPU that currently also is in need of equipment storage. This project is for design, engineering and opinion of cost, construction is in the CIP for 2029.

**Funding Source:** Capital Outlay (401)

**Amount:** \$75,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- D – Reduce energy consumption and/or improve environmental sustainability
- E – Have an identified source of funding
- F – Be ready to proceed

**Priority:** 3

## **MITCHELL RESEARCH CENTER HVAC REPAIR**

**Project Description:** Replace 2<sup>nd</sup> floor HVAC unit as unit is not operational due to multiple issues.

**Project Justification:** Due to increased annual maintenance cost, current mechanic issues, the 2<sup>nd</sup> floor HVAC (AC) has been taken out of service until a new unit can be installed. 2<sup>nd</sup> floor is currently utilized by the Friends of the Mitchell building.

**Funding Source:** Capital Outlay (401)

**Amount:** \$10,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- D – Reduce energy consumption and/or improve environmental sustainability
- E – Have an identified source of funding
- F – Be ready to proceed

**Priority:** 4

## **OAK GROVE CEMETERY SCATTERING GARDEN**

**Project Description:** Install Scattering Garden on the southeast edge of Oak Grove Cemetery. A Scattering Garden is a location that is utilized for cremations to be scattered in a natural setting.

**Project Justification:** A Scattering Garden was recommended and approved by the City of Hillsdale Cemetery Board as it provides another option for families to utilize the City's Cemeteries besides traditional full and/or cremation interments.

**Funding Source:** Capital Outlay (401)

**Amount:** \$10,000

**Criteria:**

- A – Maintain or improve standards of service
- E – Have an identified source of funding
- F – Be ready to proceed

**Priority:** 5

## **BIKE PATH RESURFACE**

**Project Description:** Spot replacement of HMA, crack seal and sealcoat bike path from Barnard Street to Short Street.

**Project Justification:** Continue HMA surface maintenance of throughout the full length of bike path as the bike path from Sandy Beach to Barnard was part of the 25-26 FY capital request that was completed. The bike path is a highly utilized trail for pedestrians and recreation that runs from Sandy Beach to Wendy's.

**Funding Source:** Capital Outlay (401)

**Amount:** \$50,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- E – Have an identified source of funding
- F – Be ready to proceed

**Priority:** 2

## **MILLPOND DAM**

**Project Description:** Per EGLE’s recommendation, remove tree stumps along water edge and regrade area such that the top of bank is level with the top of catwalk for 80’ to push the low spot to the east to provide a “spillway”. This work is to keep high levels of water/heavy rain events from eroding the earthenbackment of the Millpond Dam.

**Project Justification:** This work is to keep high levels of water/heavy rain events from eroding the earthenbackment of the Millpond Dam as a stop-gap until the dam can be removed at a later date, per EGLE. City is currently working with other agencies such as the HCDC as other infrastructure may be impacted by the removal of the Mill Pond and make recommendations to City Council to determine what the steps should be for the full removal. City staff is pursuing grants to assist with future cost.

**Funding Source:** Capital Outlay (401)

**Amount:** \$20,000

**Criteria:** A – Maintain or improve standards of service  
B - Protect public health, safety or welfare  
E – Have an identified source of funding  
F – Be ready to proceed

**Priority:** 1

## **DIAL-A-RIDE**

**Project Description:** Replace Two (2) Medium Duty Class 1 Buses.

**Project Justification:** Both buses have met the minimum qualification of the state as they are both over 7 years old and/or over 100,000 miles. Both buses have had major maintenance issues over the last two years. Replacement will assist with bringing down annual maintenance cost and a more reliable service to the residents of the City of Hillsdale that utilize DART. Both buses are full reimbursed by state and federal funds.

**Funding Source:** Capital Outlay (401) 100% reimbursement from state and federal funds.

**Amount:** \$415,000

**Criteria:**

- A – Maintain or improve standards of service
- B - Protect public health, safety or welfare
- D. Reduce energy consumption and/or improve environmental sustainability
- E – Have an identified source of funding
- F – Be ready to proceed

**Priority:** 2

**FYE 2027 Proposed Administration Projects- Technical Services**

Add fiber at DART building to replace Air Bridge	\$6,500
Replace Backup storage array(s) @ 2 locations (shared)	\$18,000
<b>Total of 2027 capital projects</b>	<b>\$24,500</b>

Fiber at DART location:

Adding a fiber internet connection at the DART building will harden and improve an unstable wireless connection at the location. Until recently the cost was deemed too high as no providers had fiber in the area. This will strengthen the connection and help with cyber-security as well.

Replace Backup storage:

The City of Hillsdale and all of its departments rely on computers on a daily basis for the majority of their work. Replacing the Backup storage system will help in maintaining a safe and secure environment. Currently the 2 systems are by different manufacturers and are nearing end of life.