

CITY OF PORTAGE PLANNING COMMISSION

AGENDA

**Thursday, March 21, 2024
7:00 PM**

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. Minutes dated March 7, 2024

PUBLIC HEARINGS

SITE/FINAL PLANS:

- * 1. Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue

OLD BUSINESS:

NEW BUSINESS:

STATEMENT OF COMMISSIONERS AND CITIZENS:

ADJOURNMENT:

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, March 7, 2024
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission meeting of March 7, 2024, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Catherine Kaufman, City Attorney
- Peter J. Dame, Chief Development Officer
- Biqi Zhao, Deputy Director of Planning and Zoning
- Alex Johnson, City Planner/Project Manager

ROLL CALL

Ms. Zhao called the roll: Chairman Corradini (yes); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Pezzoli (yes); Joshi (absent); Fries (yes); Youngs (yes); and Longjohn (yes).
8-Present; 1-Absent.

Motion by Vice Chair Baldwin, seconded by Commissioner Fries to approve the excused commissioner.
Motion carried 8-0.

APPROVAL OF MINUTES

1. Minutes dated February 15, 2024.

Motion by Vice Chair Baldwin, seconded by Secretary Freiman to approve the February 15, 2024, meeting minutes, as submitted. Motion carried 8-0.

PUBLIC HEARINGS

A Special Land Use Permit for establishing a religious institution at 4401 Bishop Avenue.

Ms. Zhao provided a PowerPoint presentation addressing the Special Land Use Permit, review standards, public notice comments, and staff analysis. She concluded her presentation by indicating staff's recommendation stating "based on the above analysis and subject to any additional information brought before the Planning Commission during the public hearing, staff recommend the Special Land Use Permit for establishing a religious institution at 4401 Bishop Avenue, be approved with the following condition: Submittal of a complete Site Plan application, drawings, and fee consistent with Sec 42-481 to the City of Portage administration, and final review and vote by the Planning Commission."

Commissioner question to staff:

Secretary Freiman asked how long the special land use permit lasts.

Ms. Zhao indicated as long as it's still used for a religious institution, the special land use permit stays with the use.

City Attorney Kaufman stated that it runs with the land.

Chair Corradini asked for the applicant to present:

Amy Scamazzo, applicant's representative and realtor, who hosted the neighborhood meeting with the applicant, and a representative of the church.
The commission had no questions for them.

Chair Corradini opened the public hearing:

1. Bob Williams, 10930 S Westnedge Ave., stated concerns about development in the area, and impacts to property tax due to religious institutions being tax-exempt.
2. Hallie Irvin, did not state address, stated concerns about new large developments in the area, noise from adjacent soccer fields, wanted greater neighborhood notification of the project, and concerns about safety resulting from other churches, and safety of the adjacent preschool.

Motion by Secretary Freiman, seconded by Vice Chair Baldwin to close public hearing. Motion carried 8-0.

Discussion among Commissioners:

Commissioner Youngs clarified that there will be no change in property taxes because the site is currently owned by the church of Jesus Latter Day Saints.

Attorney Kaufman stated under the Michigan zoning enabling act, if the application for special land use approval meets the standards in the ordinance, which it does according to the staff report, then it should be approved.

Commissioner Pezzoli inquired about the fact that this property covers two different zones.

Attorney Kaufman stated that is something to look at eliminating in the master plan as it does cause development problems.

Commissioner Pezzoli stated we won't need to have to change anything for this special land use permit zoning-wise.

Attorney Kaufman stated the actual church building will go on the part that is subject to the special land use approval on the OS-1 zoning district, and the affiliated parking or other berming would go on the other parcel.

Commissioner Fries questioned the approval condition process.

Attorney Kaufman answered by explaining that because religious institutions are special land use, there could be impacts on surrounding properties, and must be determined compatible and standards met.

Chair Corradini asked about the 300' notice requirements.

Attorney Kaufman clarified the notification range of 300' is in all directions from the property line of the perimeter of the parcel. Within the new public participation plan, it is up to the applicant to decide who they're inviting to the neighborhood meeting.

Vice Chair Baldwin asked how the neighborhood meeting went.

Ms. Scamazzo informed the Commission of meeting details, summarized received public concerns of increased noise and traffic flow, building location, and impact on the neighbors.

Vice Chair Baldwin asked if The Oaks Subdivision traffic study included the traffic from those new houses that are yet to be built.

Ms. Zhao stated that the Oaks subdivision plan reviews should have included traffic review, and that the road meets the capacity of the new houses.

Chair Corradini stated that professional drawings are not required under the special land use permit. With the proposal to have entrance/exit on Quality Way, it does go down to Environmental Way, so there's two ways to access the future church. He doesn't think the traffic count is relevant at this time.

Commissioner Longjohn asked if the application is only for the front part that's zoned OS or if the special land use permit is for the whole parcel including both zones (I-1, OS-1).

Ms. Zhao clarified that it will be just for the OS-1 zone that will allow the religious institution by special land use permit; I-1 zoned area will be only allowed for the parking, landscaping, stormwater, utilities, etc.; and the church building is not allowed in the I-1 area.

Commissioner Fries motioned to approve the special land use permit for establishing a religious institution at 4401 Bishop Ave. with the condition of submittal of complete site plan, application drawings, and fee consistent with the section 42-481 to the City of Portage administration, and final review and vote by the Planning Commission. Secretary Freiman supported the motion. Motion carried 8-0.

SITE/FINAL PLANS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. Draft Master Plan Outline and Revised Draft Future Land Use Map Presentation from Houseal Lavigne.

A presentation by Jack Carso and Sujana Shrestha, Houseal Lavigne staff, included information about the public engagement opportunities/feedback, a review of the future land use map with revisions, discussion of the subareas and the plan outline, and concluded with next steps.

Discussion among Commissioners:

Commissioners Adams, Fries, and Longjohn stated concerns with the proposed future land use plan showing certain areas reclassified as Single-Family Residential instead of Mixed Residential, and possible housing unit loss.

Commissioner Adams stated support for more than two housing classifications in the draft master plan.

Mr. Carso and Mr. Shrestha stated the change reflects the community's desires. They had not calculated the housing unit impact, but a similar analysis was performed for the existing conditions analysis. And a projected numbers report can be provided at a later time.

Chair Corradini stated support for Mixed Residential to facilitate diverse housing for current and future portage residents, and support for future zoning change.

Commissioner Fries stated support for Mixed Residential, indicated concerns about lack of received public input thus far for the draft Master Plan documents, and concerned that new and future housing projects

may be judged by who is going to live there and not what is going to be built. He also stated support for future zoning changes to reflect the young generations' community desires to provide greater community benefit.

Some Commissioners stated support for Mixed Residential to attract and retain young people.

Commissioner Pezzoli suggested taking a long-term vision approach to this plan regarding single family residential and the current changes in demographics and lifestyle.

Commissioner Longjohn stated support for receiving periodic updates/infographics of how the City of Portage is meeting various goals, including housing. He asked about the stage of the current future land use plan draft.

Ms. Zhao stated the current revision reflects the public comments.

Secretary Freiman asked if the Planning Commission disagrees with the draft Master Plan, who decides on it getting changed.

Peter J. Dame, City Chief Development Officer, addressed various Commissioners' concerns. He stated that there were no target housing numbers set. He noted that the draft future land use plan facilitates more housing units than the current future land use plan, and the revision reflected the balance among diversity of housing types, their desirable locations, and community input. He also stated that future zoning changes are needed to support modern development. A final draft Master Plan is expected for Planning Commission review at the beginning of May before it goes to City Council.

Commissioner Adams stated support of providing more housing categories within future land use map to better address duplexes, triplexes, and townhomes similarly to the current zoning code.

Ms. Zhao concluded the discussion informing the Commission of next steps consisting of completing the entire draft master plan to be reviewed at a future Planning Commission public meeting for recommendation to the City Council for distribution, vote by the City Council for distribution, being distributed, a Community Open House during 63-day comment period after distribution. A copy of Houseal Lavigne's presentation will be sent to the Commission and posted on the project website.

STATEMENT OF CITIZENS

Richard Nellams, 9240 E. Shore Drive, stated concerns of missing items from the draft master plan: who is benefiting from it, and how it is implemented. He stated his support of the draft plan's housing balance of low/ high density.

STATEMENT OF COMMISSIONERS/ STAFF

Discussion among Commissioners about the City's Public Participation Plan:

Various Commissioners stated overall concerns about the City's public participation plan, wanted to know a monthly project update and status, if and when the neighborhood meetings occur, wanted to know the purpose of neighborhood meeting, believes that the required neighborhood meeting may be a burden to certain owners/ developers, wanted to know the frequency of neighborhood meetings for certain projects, thinks the required neighborhood meeting is unnecessary as being duplicative to the required Planning

Commission meeting, and expressed frustration about the timing of the neighborhood meeting prior to the Commission's review for future projects.

Commissioner Fries indicated that that the City's Development Tracker shows projects too far after the fact.

Discussion among Commissioners about the draft Master Plan:

Commissioner Longjohn expressed concerns of if the edits being changed because of public comments or the general trajectory of the master plan, and that the changes may not facility sufficient housing needs.

Chair Corradini stated that he believes the direction of the City is no longer single family homes, and that the City should support Mixed Use and multifamily residential in future plans.

Commissioner Adams stated that the City hired a contractor to find overall housing need.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 8:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alex Johnson', is written over a large, light gray 'DRAFT' watermark.

Alex Johnson
City Planner/Project Manager

TO: Planning Commission

DATE: March 21, 2024

FROM: Peter Dame, Chief Development Officer

SUBJECT: A Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

I. INTRODUCTION:

The applicant, Joe Nawrocki (representative of Trilogy Health Services), has submitted a Final PD Site Plan following the previously-approved Tentative Plan to establish a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

The proposed development consists of a total of 103 units for a variety of senior living care with many on-site amenities. See breakdown of living units further below. On-site amenities include community dining areas, a cafe, pub/ parlor, physical/ occupational therapy, hair salon, and outdoor activity areas, and more. The existing Beacon Memory Care (currently closed) building will be re-used. Two new building additions to the east and south will be provided. A variety of site improvements are proposed, including a new parking lot and access drive along E. Centre Avenue, a new storm water basin in the southeast corner, and installing new site landscaping, lighting, fencing, perimeter driveway, and internal sidewalks. The development will connect to city water and sewer utilities and have a private on-site stormwater system. These proposed improvements are shown in the attached site plan drawings. The existing Otis Montessori Academy (currently closed) and associated parking lot are planned for demolition to facilitate the proposed improvements. Further, the applicant will seek a parcel line adjustment with the residential owner of 906 E. Centre Avenue for the proposed storm water basin. The total building area (existing + proposed additions) consists of 87,312 square feet.

If approved, construction is expected to start this summer (2024) and is expected to be accomplished in one phase.

The components and associated proposed and existing units of Trilogy Health and the project density are detailed as the following:

- Assisted Living: 22 Units (22 beds)
- Skilled Nursing: 49 Units (50 beds)
- Assisted Living Memory Care: 12 Units (16 beds)
- Assisted Living (Existing – Beacon Memory Care): 20 Units
- 83 Total units for the proposed addition
- Total: 103 Units
- Density: 14.99 units/ acre (103 units/ 6.87 acres)

The Tentative Plan and Rezoning were approved by the Planning Commission on June 1, 2023, and by the Council on August 8, 2023. The property is currently zoned Planned Development.

Applicable Zoning Regulations

The following sections of Chapter 42. Division 4 & 5 Zoning Districts and District Regulations apply and are addressed further in this report:

- [Subdivision 2](#) – Site Plan Review
- [Subdivision 11](#) – PD, Planned Development District

Proposed Planned Development Final (Site) Plan

The applicant has submitted a Final PD Site Plan application seeking final site plan approval for the project per Sec 42-375 *Planned Development* and Sec 42-482 *Site Plan Review*. The attached site plans and narrative address Planned Development criteria under Sec 42-375 and Site Plan elements under Sec 42-482.

Sec 42-482 Site Plan Review

The applicant has submitted a detailed site plan, showing parking areas, access points, building footprint, utility locations, and other site improvements.

Sec 42-375 Planned Development

The Planned Development review process involves the following two steps per [Sec. 42-375](#):

Step 1) Tentative Plan review (Items A-G, Sec 42-375) identifies part(s) or whole project features; analyzes the impact on neighborhood, streets, utilities, and the natural environment; and determines consistency with adopted local plans. *The Tentative Plan was approved by the City Council on August 8, 2023.*

Step 2) Final Plan review (Items H-M, Sec 42-375), identifies and analyzes detailed drawings of project improvements (streets, utilities, lot dimensions, etc.). *The Final PD Site Plan application is at this step.*

Sec 42-375(H) Standards for final plan

The Tentative Plan and Rezoning (#22/23-9, from OS-1 Office and B-1 Local Business to Planned Development) were approved by the Planning Commission on June 1, 2023, and by the City Council on August 8, 2023. The proposed Final PD (Site) Plan is found to be in substantial compliance with the previously approved Tentative Plan.

Building Setbacks

As indicated in the approved Tentative Plan, there are no defined building yard setbacks under the Planned Development district. Per Sec 42-374, the Planning Commission shall review the proposed building location to determine neighborhood appropriateness. Therefore, the building setback distances approved in the Tentative Plan are consistent with the Final Plan, as shown in the table below.

Yard Setbacks	Front (Lakewood Dr ROW)	Front (E. Centre Ave. ROW)	East Side	West Side	Rear (South)
Existing Building (Beacon Memory Care)	100'	57'	>100'	43'	>100'
Proposed 1st Story Addition	>100'	>100'	>100'	38'	41'
Proposed 2nd Story Addition	>100'	83'	92'	>100'	33'

Parking and Landscaping

The project's parking area of 114 spaces was previously approved under the Tentative Plan which also consisted of a parking reduction (Sec 42-520 (O)). The Final PD Plan is consistent with the Tentative Plan approval. Staff indicated that a traffic impact study was not required for this development. Also, as consistent with the approved Tentative Plan, the Final PD Plan shows a loading bay located along the rear of the 1-story building addition and will be accessible by a new perimeter access drive. Due to the loading bay's proximity to homes to the immediate south, the applicant will install an 8-foot-tall privacy fence as shown in the attached Final PD site plan.

During the public hearing of the Tentative Plan, a concern from an adjacent resident about screening was received. The applicant has addressed this concern by providing a six-foot tall privacy fence along the eastern property line and keeping the tree on the border of the property by building the fence around it, as shown in the submitted site plan drawings.

II. BACKGROUND INFORMATION:

III. ANALYSIS:

Planned Development - Sec 42-374 Site Development Requirements and Sec 42-375 (Items H-M) Plan review and approval (PD, planned development); Final Plan

Staff analysis has been prepared based on consistency with the previously approved Tentative Plan and Sec 42-375 Items H-M Final (Site) Plan. Overall, staff find the proposed plans to be consistent with the previously-approved Tentative Plan.

Evaluations from the Development Review Team (DRT)

This project was reviewed by the Development Review Team (DRT) who ensures that the proposed development is consistent with the City's infrastructure, engineering, and other requirements including streets, sewers, water mains, storm water, parking, landscaping, and others. The DRT is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development.

At this time, DRT has the following pending items (summarized):

- 1) Transportation & Utility Department: ensure all utility items are addressed; and
- 2) Fire Department: ensure all fire-flows are designed appropriately.

These two items will be addressed in the subsequent Public Utility Plan (PUP). Staff recommends these two items be condition of approval of the subject Final PD Site Plan.

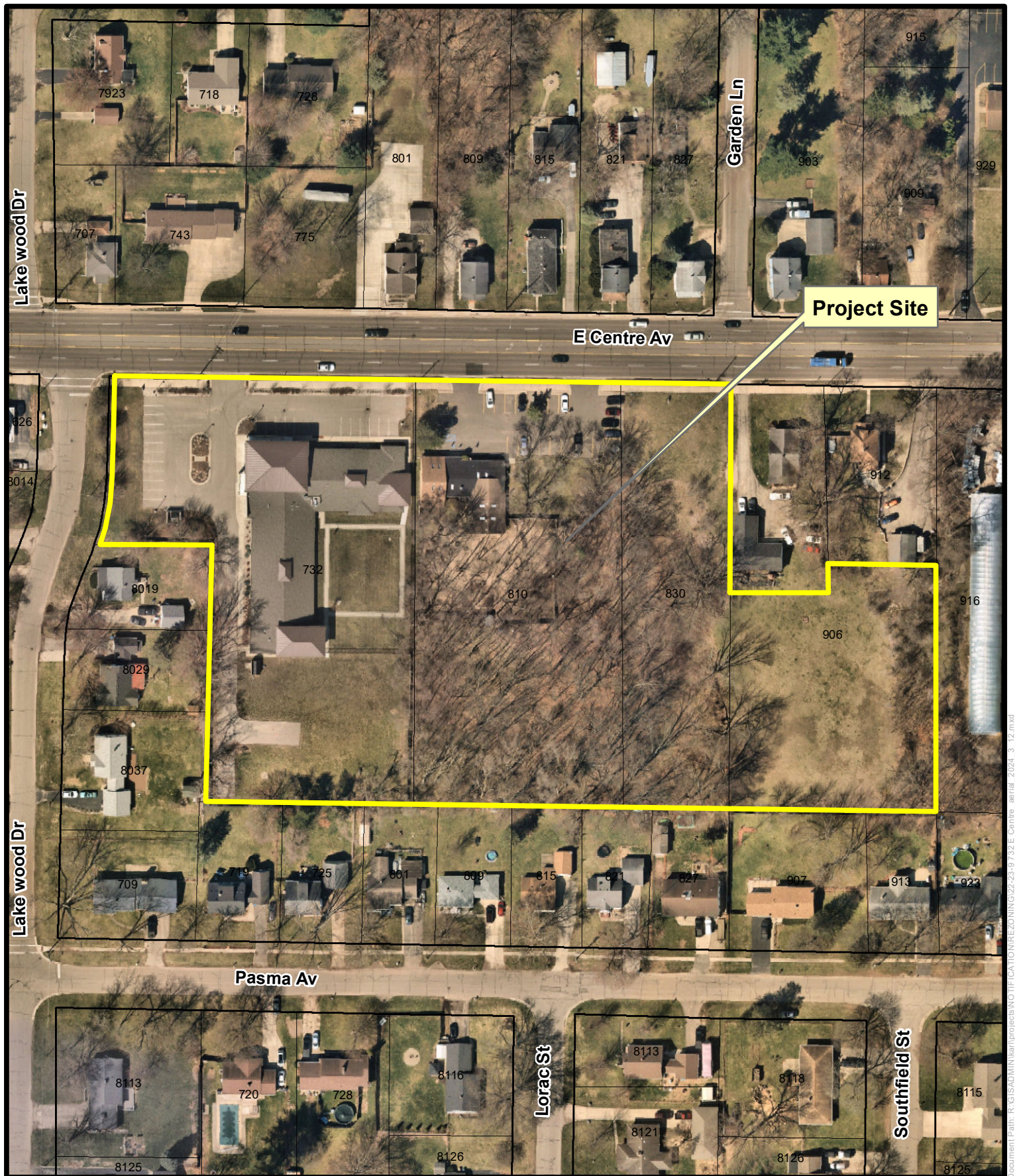
IV. RECOMMENDATION:

Staff recommends the Planning Commission recommend to City Council the approval of the Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue with the following condition:

1. The applicant shall submit a Public Utility Plan (PUP) addressing all pending utility- and Fire Department related items.

Attachments:

1. Location Map
2. Development Review Application
3. Floor Plan
4. 5.22.23 Site Pictures
5. Owners Consent Letters; 5.8.23
6. Final PD Site Plan with Narrative
7. Previously Approved Tentative Plan with Narrative



Project Site

 Subject parcels

Aerial Photography Project Site 732 East Centre Avenue



1 inch = 120 feet
Date: 3/12/2024



DEVELOPMENT REVIEW APPLICATION

Department of Community Development
7900 South Westnedge Avenue – Portage, Michigan 49002 – (269) 329-4477

Applicant must complete all items in sections 1-9 (if applicable).

Please note: Separate applications must be submitted for Plumbing, Mechanical and Electrical Work Permits

No Work is to Start Prior to the Issuance of Building Permit

1) PROJECT INFORMATION

Project Description	PD Planned Development Refer to final plans	Address	732 E Centre Ave, 810 E Centre Ave, 830 E Centre Ave, 906 E Centre Ave
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2) IDENTIFICATION (OWNER)

Name	Trilogy Health Services	Address	303 N Hurstbourne Pkwy, Ste 200
City	Louisville	State	KY
Zip	40222	Phone	(502) 412-5847

3) ARCHITECT OR ENGINEER

Name	Henrickson Architecture	Address	2325 Belmont Center Dr, Ste B	City	Belmont
State	MI	Zip	49306	Phone	(616) 458-5554
License Number		Expiration Date		Email	Dan@HenricksonAP.com

4) BUILDING CONTRACTOR

Company name	TBD	Address		City	
State		Zip		Phone	
Email		Federal Employer ID			
Builder License Number		Expiration Date			
Workers Comp Insurance Carrier		MESC Employer Number			

5) TYPE OF DEVELOPMENT PROJECT

- ☒ Site Plan ☐ Building Plan ☒ Final Plan in Planned Development
☐ Subdivision ☐ Condominium ☐ Land Division Requiring Public Improvements
☒ Landscape Plans ☒ Public Water Main ☐ Public Sanitary Sewer Main

☐ Other: _____

(Note: Please provide a Portable Document Format (PDF) of the plans for the project at time of document submittal. The submitted format shall be CD/DVD or USB. If a PDF is not submitted, an additional \$25 fee plus \$1 for each plan sheet after 20 sheets will apply.)

6) TYPE OF IMPROVEMENT

- ☐ New Building ☐ Alteration ☒ Addition ☐ Repair ☐ Demolition ☐ Foundation Only
☐ Relocation ☐ Special Inspection ☐ Solar ☒ Other: PD Planned Development

7) DESCRIPTION OF WORK

A) The new building would connect to the existing memory care facilities to provide 7 residential wings in total. A portion of the new addition will be 2 story with the upper level comprising of residences and a common area room.

B) Valuation of Project: \$ _____

C) Any known soil and/or groundwater contamination? ☐ Yes ☒ No

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size TBD

☐ 5/8" ☐ 3/4" ☐ 1" ☐ 1 1/2"
☒ Other 4 ☒ Irrigation Size 1 1/4" ☒ Fire Sprinkler Size 6"

B) Electric Service Size TBD

☐ 200 AMP ☐ 400 AMP ☐ 600 AMP ☐ 800 AMP ☐ 1000 AMP ☐ Other _____

C) Type of Mechanical

Air Conditioning? ☐ Yes ☐ No Fire Suppression? ☒ Yes ☐ No Hood System? ☐ Yes ☐ No

9) CONSTRUCTION PLANS SUBMITTED

Required submittals for plan review:

- Plans shall be signed and sealed when required in accordance with State of Michigan Act No.299 of Public Acts of 1980.
- All plans shall be drawn on uniform sheets no greater than 30"X42".
- All plans shall be drawn to an architectural scale.
- All plans shall be clear, legible and accurate.
- Plans shall be stapled along the left margin.

Type of Plan Submitted:

☒ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Energy

Building Code: Site plan, foundation plan, soil bearing capacity, floor plans, building elevations, building sections, framing plan, details, roof plan, roof finish schedule, roof live and dead loads.

Electric Code: Lighting layout, circuiting, switching, conductor and raceway sizes, wattage schedule, service location and riser diagram, load calculations, and appropriate plans showing standard symbols of all electrical equipment.

Plumbing Code: Site plan, floor plans, DWV riser diagrams and water distribution system and roof plan, Show direction of flow, pipe sizes, grade of horizontal piping, elevations, drainage fixture unit loading of both stacks and drains in the DWV system, supply fixture unit load for the water system, branch supplies serving more than one plumbing fixture, appliance or hose outlet, meter locations.

Mechanical Code: Plans indicating heating equipment, air conditioning equipment, ductwork material and layout, fire dampers, ventilation of rooms and areas, location of chimneys and vents, piping layouts, kitchen equipment layout, and combustion air. (Plans for fire suppression systems may be submitted after permit issuance, but are required prior to installation.)

Energy Code: Floor plans, building sections, details, average annual degree days, exterior envelope components materials, "U" values of elements, "R" values of insulating materials, size and type of apparatus and equipment, energy calculations.

Note: Additional plan review fee(s) required of all non-concurrent plan submittals

APPLICANT INFORMATION

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name Trilogy Health Services	Phone (502) 412-5847
Address 303 N Hurstbourne Pkwy, Ste 200	City Louisville
State KY	Zip 40222

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and I agree to conform to all applicable laws of the State of Michigan and ordinances of the City of Portage. All information submitted on the application is accurate to the best of my knowledge.

Signature of Applicant: Joseph B Nawrocki Digitally signed by Joseph B Nawrocki
Date: 2024.01.19 10:52:40 -05'00' Date: _____

FOR DEPARTMENTAL USE ONLY

- | | | |
|---|--|--|
| ☐ Vacant | ☐ F-2: Factory (Low Hazard) | ☐ I-4: Institutional (Day Cares, ETC.) |
| ☐ A-1: Assembly (Theaters) | ☐ H-1: High Hazard (Detonation) | ☐ M: Mercantile |
| ☐ A-2: Assembly (Restaurants) | ☐ H-2: High Hazard (Deflagration) | ☐ R-1: Residential (Hotels, Motels, ETC.) |
| ☐ A-3: Assembly (Library, ETC.) | ☐ H-3: High Hazard (Physical) | ☐ R-2: Residential (Multi Family, ETC.) |
| ☐ A-4: Assembly (Indoor Sports) | ☐ H-4: High Hazard (Health) | ☐ R-3: Residential (1 & 2 Fam. Townhomes) |
| ☐ A-5: Assembly (Outdoor Sports) | ☐ H-5: High Hazard (HPM) | ☐ R-4: Residential (Assisted living) |
| ☐ B: Business | ☐ I-1: Institutional (Supervised) | ☐ S-1: Storage (Moderate hazard) |
| ☐ E: Educational | ☐ I-2: Institutional (Hospital) | ☐ S-2: Storage (Low hazard) |
| ☐ F-1: Factory (Moderate hazard) | ☐ I-3: institutional (Prisons) | ☐ U: Utility (Garage, Shed) |

CHARACTERISTICS OF BUILDING**Frame:**

- ☐ Masonry ☒ Wood Frame ☐ Structural Steel ☐ Reinforced Concrete ☐ Other

Heating System:

- ☐ Gas ☒ Electricity ☐ Solar ☐ Other _____

New Sewer Connection:

- ☒ Yes ☐ No

New Water Connection:

- ☒ Yes ☐ No

Type of Mechanical:

- ☒ (Y) Air Conditioning ☐ (Y) Fire Suppression

DIMENSIONS / DATA

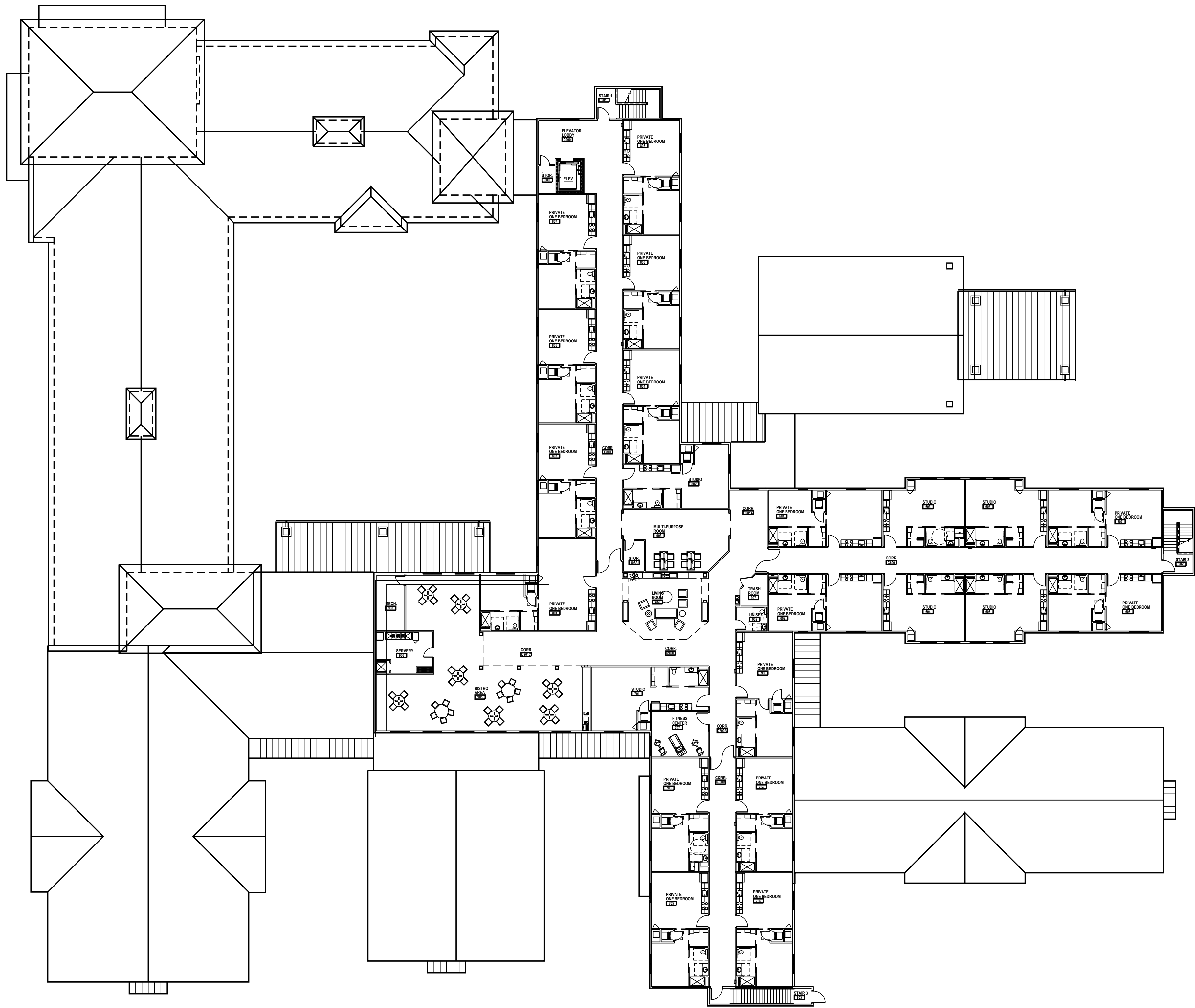
Number of Stories 2 story Use groups Residential Construction Type _____

Number of Occupants _____

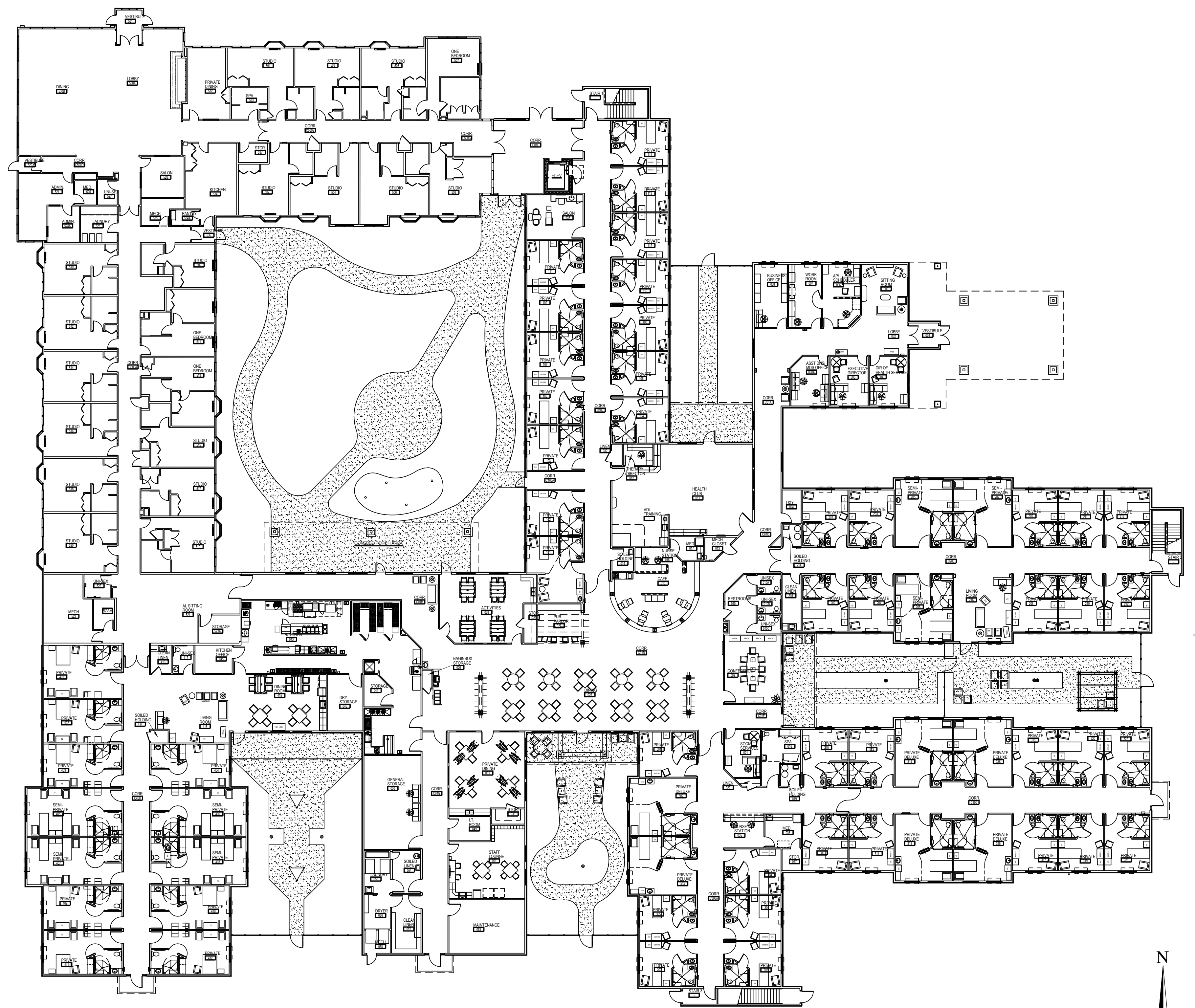
Floor Area	Existing	Alterations	New
Basement			
1 st Floor			
2 nd Floor			
3 rd Floor			
4 th Floor			
5 th Floor			
Total			

See C-1 Site Layout Plan for Proposed Building and footprints.

See architectural site plan for building areas.



SECOND FLOOR PLAN
SCALE: 1" = 20'-0" (ASSISTED LIVING)



FIRST FLOOR PLAN
SCALE: 1" = 20'-0" (ASSISTED LIVING)

May 22, 2023: Site Pictures



Figures 1 & 2. Looking west along E. Centre Ave. Parking lot and Otis Montessori building will be demolished for the proposed development.





Figure 3. Looking south from E. Centre Ave. Lawn and treed areas (830 E. Centre Ave.) are within the proposed development for future parking. The garage (906 E. Centre Ave) is outside of the proposed development.



Figure 4. Looking east along E. Centre Ave. Grass lawn in foreground (830 E. Centre Ave.) is within the proposed development for future parking. The house (906 E. Centre Ave) in background is outside of the proposed development.



Figure 5. Looking east along E. Centre Ave. The Beacon Point building and parking area (on right) will be re-used for the planned development. Sidewalk and adjacent landscaping will remain intact.



Figure 6. Looking north at the back elevation of the Beacon Point building and lawn space. Proposed development building addition will add onto the most foreground building wall.



Figure 7. Looking south along the service drive of the Beacon Point site. The service drive will be reused in its existing location. The existing six-foot tall (approx.) wood fence in this picture is planned to be increased to eight feet in height.



Figure 8. Looking at SW corner of rear yard of the Beacon Point site; fence is approximate location of property lines. The pictured service drive would extend left (east), run parallel and adjacent to the existing fence. The pictured fence is planned to be increased to eight feet in height. House in background is located along Pasma Ave.



Figure 9. Looking south at the Beacon Point site from E. Centre Ave. Lakewood Drive is to the right (west of site). Parking lot to the left is associated with Beacon Point and will be re-utilized for the proposed development. Existing trees between the drive and parking lot will remain intact. No access onto Lakewood Drive is planned for the proposed development.

LETTER OF AUTHORIZATION
KEC Holdings / Gary and Karen Crankshaw

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-145-0 and 00022-140-0 with an address of 810 and 830 E. Centre Street Portage MI approximately 2.78 acres (the "Property").

Dear Sir/Madam:

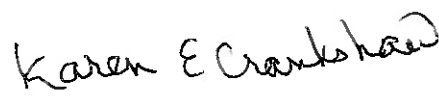
I write this letter as members of KEC Holdings L.L.C., a Michigan limited liability company (the "Owner"), which entity owns part of the vacant property referenced above and also as owners of the Otis Montessori Building also referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development or Special Use over my parcel(s).

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,


Gary K. Crankshaw
807 Dukeshire Avenue
Portage, MI 49024
Phone: 269-720-3081
E-Mail: gkc807@bcglobal.net


Karen E. Crankshaw
807 Dukeshire Avenue
Portage, MI 49024
Phone: 269-720-3081
E-Mail: _____

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

LETTER OF AUTHORIZATION

Portage Memory Care

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-150-A with an address of 732 E. Centre Street Portage MI approximately 2.39 acres (the "Property").

Dear Sir/Madam:

I write this letter as the sole member of Portage Memory Care, L.L.C., a Michigan limited liability company (the "Owner"), which entity owns the Property referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development or Special Use over my parcel.

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



Timothy Dockerty

111 W. Ferry St. #1

Berrien Springs, MI 49103

Phone: 574-261-0586

E-Mail: timothydockerty@yahoo.com

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

LETTER OF AUTHORIZATION
Cleasby Family Trust

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-105-0 with the address of 906 E. Centre Street Portage MI approximately southern half of 2.085 acres (the "Property").

Dear Sir/Madam:

I write this letter as authorizing member of THE CLEASBY FAMILY TRUST (the "Owner"), which entity owns the existing home and vacant land on referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development, Special Use and eventual parcel split, over my parcel for their intended end use.

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



The Cleasby Family Trust c/o Eric Cleasby
112 Calico Avenue
Portage, MI 49024

Phone:

269-207-7670

E-Mail:

Loricleasby@gmail.com

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

DRAWING LOCATION: h:\2-0554 (trilogy health - portage.mn) - FINAL DRAWINGS\2-0554 Title Sheet.dwg LAST SAVER BY: DAWSONMAN ON: 3/7/2024

TRIOLOGY HEALTH - PORTAGE MI, ISSUED FOR CITY OF PORTAGE FINAL PD RESUBMITTAL, 03/07/24

Site Plans

Trilogy Health - Portage MI

City of Portage
Kalamazoo County, MI
03/07/24

OWNER

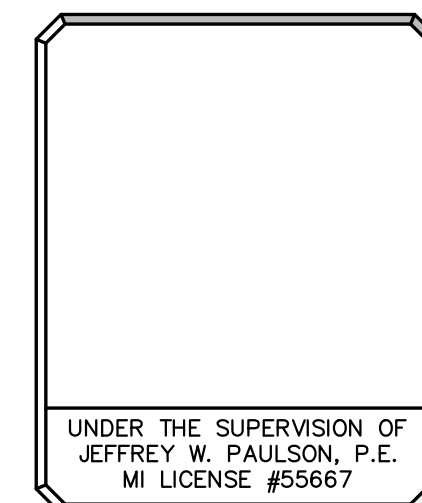


Trilogy Health Services
303 N Hurstbourne Pkwy, Ste 200
Louisville, KY 40222

PLANS PREPARED BY:

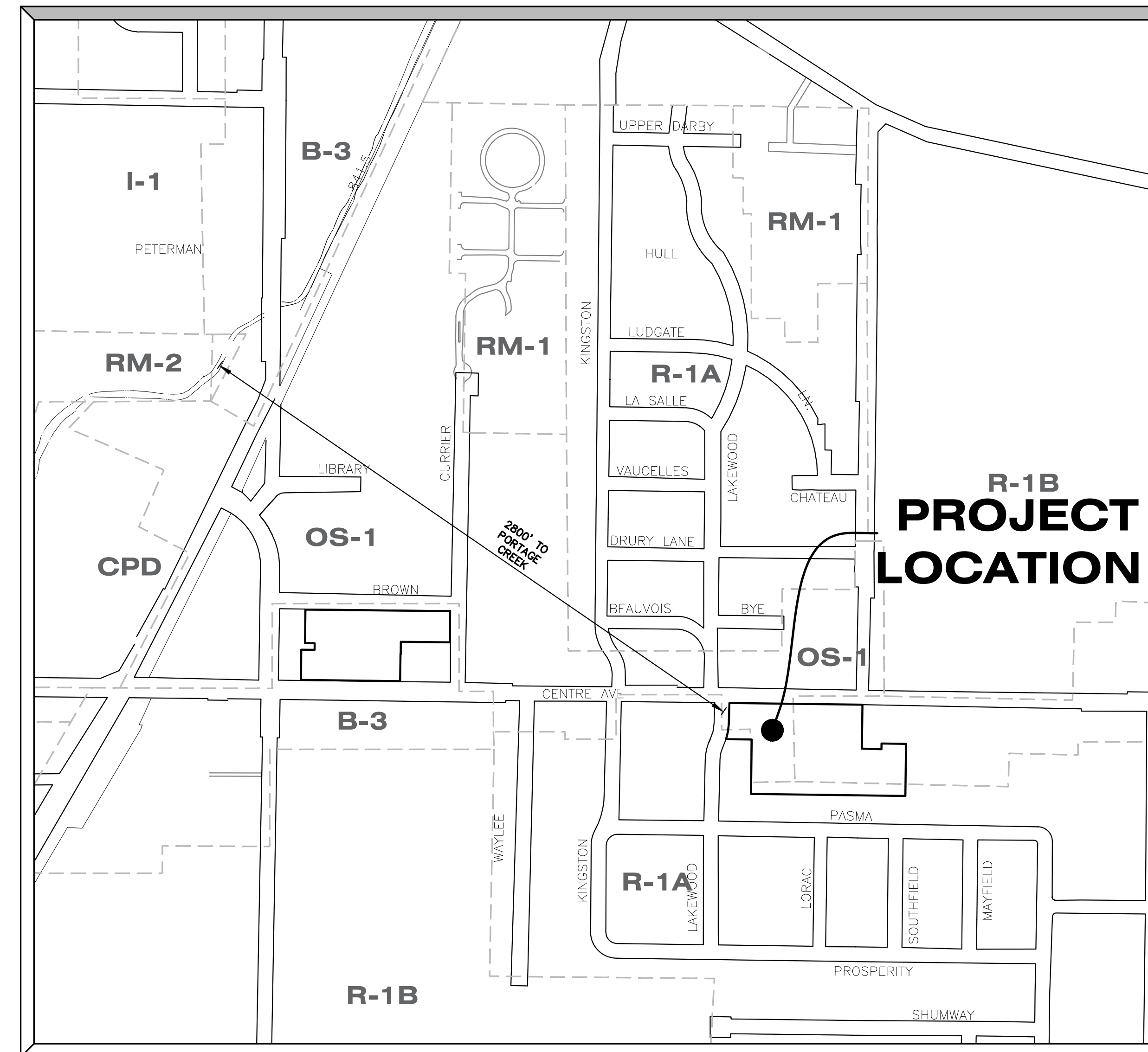


hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



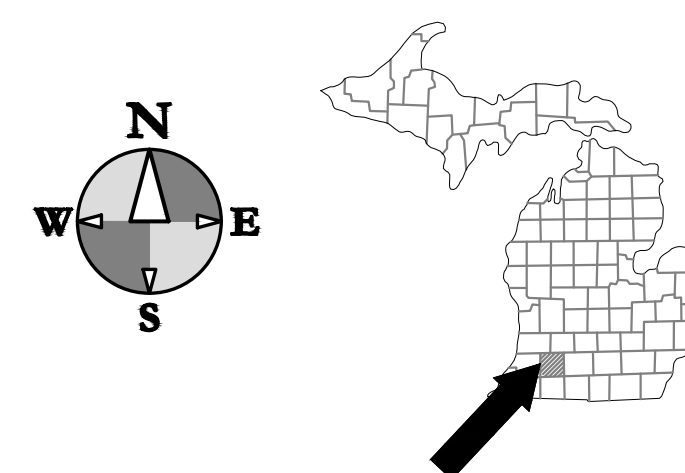
UTILITY CONTACTS:

CONSUMERS ENERGY CO. ANDRE TAYLOR 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2245	ELECTRIC
CONSUMERS ENERGY CO. KYLE OAK 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2366	GAS
CHARTER COMMUNICATIONS GARY WILSON 4176 COMMERCIAL AVE. PORTAGE, MI 49002 269.762.0638	CABLE TELEVISION
AT&T CHRIS O'BRIEN & JOHN STERNAMAN 2919 MILLCORK ST. KALAMAZOO, MI 49001 269.926.0232 & 269.926.0233	TELEPHONE
SUEZ JOHN RYDBECK 7701 SOUTH WESTNEDGE PORTAGE, MI 49002 269.324.9235	WATER/SANITARY



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

SHT #	DESCRIPTION
C-0	- TITLE SHEET
N-1	- NARRATIVE SHEET
S-1	- ALTA-NSPS LAND TITLE SURVEY
S-2	- ALTA-NSPS LAND TITLE SURVEY
S-3	- ALTA-NSPS LAND TITLE SURVEY
C-1	- EXISTING CONDITIONS & DEMO PLAN
C-2	- SITE LAYOUT PLAN
C-3	- GRADING PLAN
C-4	- SESC NOTES
C-5	- UTILITY PLAN
C-6	- WATER MAIN PROFILE
C-7	- STORM PROFILES
C-8	- DETAILS
C-9	- DETAILS
C-10	- FIRE TRUCK PATH
L-1	- LANDSCAPE PLAN
L-2	- LANDSCAPE ENLARGEMENTS
L-3	- LANDSCAPE DETAILS
L-4	- PHOTOMETRIC PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

ISSUED FOR:
CITY OF PORTAGE FINAL PD RESUBMITTAL
03/07/24

DRAWING LOCATION: H:\33-5034 (Trilogy Health - Portage, MI) - FINAL DRAWINGS\N-1 Narrative Sheet.dwg LAST SAVED BY: DWANORMAN ON 3/4/2024

STATEMENT OF OBJECTIVES

TRILOGY HEALTH IS EXCITED TO EXPAND THE CURRENT BEACON POINT MEMORY CARE FACILITY TO OFFER A BROADER SCOPE OF CARE TO THESE ELDERLY LIVING FACILITIES. THE DEVELOPMENT WOULD INVOLVE THE PURCHASE AND COMBINATION OF THE PARCELS 00022-145-0, 00022-140-0 AND THE SOUTHERN PORTION OF PARCEL 00022-105-0 TO EXPAND THE CURRENT FACILITIES. THE STATED PARCELS HAVE BEEN REZONED TO PD AND WE ARE SUBMITTING THE PLANS FOR FINAL PD APPROVAL.

DESIGN INTENT

TRILOGY HEALTH HAS OTHER LIVING FACILITIES IN MICHIGAN COMMUNITIES, AND THEY INTEND TO DEVELOP THE SITE AND ARCHITECTURE TO BE SIMILAR TO THOSE MODERN LOCATIONS. THE INTENT WOULD BE TO PROVIDE EVERYTHING THAT THE RESIDENTS WOULD NEED FOR DAY-TO-DAY ACTIVITIES. THEY WOULD HAVE PRIVATE RESIDENCES AND ACCESS TO COMMUNITY DINING, ONSITE PHYSICAL/OCCUPATIONAL THERAPY, AND EVEN AN ONSITE HAIR SALON. GENEROUS OUTDOOR SPACES ARE TO BE PROVIDED FOR THE RESIDENTS TO GET OUT IN THE FRESH AIR AND SOCIALIZE.

SITE AND CONTEXT

ONCE COMBINED THE TOTAL SITE WOULD BE 6.87 ACRES WITH APPROXIMATELY 1070 LINEAR FEET OF FRONTAGE ALONG CENTRE AVE. THE PARCELS ABUT R-1A RESIDENTIALLY ZONED PROPERTIES TO THE SOUTH AND WEST. TO THE NORTH ACROSS CENTRE AVE THE PARCELS ARE ZONED OS-1 AND THE PARCEL EAST OF THE SITES IS ZONED B-1. THE DEVELOPMENT WOULD MAKE USE OF 2 EXISTING DRIVES FROM OFF OF CENTRE AVENUE.

BUILDING INFORMATION

THE NEW BUILDING WOULD CONNECT TO THE EXISTING MEMORY CARE FACILITIES TO PROVIDE 7 RESIDENTIAL WINGS IN TOTAL. THERE WOULD BE AN ENTRANCE AND ADMINISTRATION WING AS WELL AS A WING TO PROVIDE THE RESIDENTS WITH ALL OF THE SITE SERVICES. THERE IS A LARGE COURTYARD, FULLY ENCLOSED BY THE BUILDING AS WELL AS 4 OTHER COURTYARDS BETWEEN THE BUILDING WINGS. A PORTION OF THE NEW ADDITION WILL BE 2 STORY WITH THE UPPER LEVEL COMPRISING OF ASSISTED LIVING AND A COMMON AREA ROOM. OVERALL BUILDING HEIGHT IS 37' TO THE TOP OF THE RIDGE. THE MAIN FLOOR WILL BE 46,011 SQUARE FEET, AND THE SECOND STORY WILL BE 24,846 SQUARE FEET. TOTAL SQUARE FOOTAGE OF THE ENTIRE BUILDING WILL BE 70,857 SQUARE FEET.

THE EXISTING FACILITY HAS 20 ASSISTED LIVING UNITS. (20 EXISTING BEDS)

THE PROPOSED FACILITY EXPANSION WILL INCLUDE:

- 49 SKILLED NURSING UNITS (50 BEDS)
- 22 ASSISTED LIVING UNITS (22 BEDS)
- 12 ASSISTED LIVING MEMORY CARE UNITS (16 BEDS)

- 83 TOTAL UNITS FOR THE PROPOSED ADDITION
- 103 TOTAL UNITS OVERALL (108 TOTAL BEDS)



TRILOGY DESIGN EXAMPLE FOR BUILDING STYLING

PROJECT NARRATIVE

PROPOSED LAND USE

THE 6.87 ACRE SITE WOULD HOST THE BUILDING, PARKING AND ROAD CIRCULATION ELEMENTS, USABLE OPEN SPACE FOR RESIDENTS AND STORM WATER BASINS. 3.75 ACRES (60.7% OF THE SITE) WOULD BE IMPERVIOUS SURFACE; 1.44 ACRES OF BUILDING AND THE REMAINING WOULD BE PARKING (114 SPACES) AND SITE CIRCULATION.

SITE OPEN SPACE

THE PUBLIC FACING AREAS OF THE SITE ARE INTENDED TO HAVE A MANICURED AND POLISHED LANDSCAPE ADJACENT TO BUILDINGS AND PARKING AREAS. TREES AND SHRUBS CONSISTENT WITH THE CITY OF PORTAGE’S ORDINANCE WOULD BE PLANTED AS WELL AS INVITING INTERIOR COURTYARD LANDSCAPES TO BE MAINTAINED THROUGHOUT THE GROWING SEASON AND BEDS MAINTAINED SEASONALLY. SCREENING TO NEIGHBORING PROPERTIES WOULD BE ENSURED WITH A SOLID WOOD PRIVACY FENCE AND ADDITIONAL SOUND MUFFLING PLANTINGS AT THE BACK OF THE SITE WOULD BE PLANTED TO HELP ENSURE REDUCED NOISE REFLECTION TO THE NEIGHBORHOOD TO THE SOUTH FROM GENERATOR TESTS, DELIVERIES, AND TRASH PICKUPS FROM THE SITE.

SITE UTILITIES

ALL NECESSARY UTILITIES ARE IN THE LOCALITY OF THE SITE AND WILL EASILY BE TIED INTO WITH THE NEW SITE ADDITION. STORM WATER IS ANTICIPATED TO BE COLLECTED BY CATCH BASINS AND TRANSFERRED AND TREATED ACCORDING TO THE CITY OF PORTAGE STORMWATER REQUIREMENTS WITH A SPILL CONTAINMENT DEVICE AND SURFACE RETENTION BASIN IN THE SOUTHEAST PORTION OF THE SITE.

MODIFIED REGULATIONS

PLANNED DENSITY OF 14.99 UNITS/ACRE EXCEEDS CITY OF PORTAGE MAXIMUM DENSITY OF 7 UNITS/ACRE. THIS IS JUSTIFIED BY A MINIMAL TRAFFIC IMPACT AND LOW PEAK EMPLOYEE COUNT. NO UNITS OUT OF THE TOTAL 103 UNITS WILL BE INDEPENDENT LIVING, AS AS SUCH THERE WILL BE MUCH LESS VEHICLE TRAFFIC THAN SEEN WITH AN APARTMENT/CONDO COMPLEX.

TIMELINE FOR THE PROJECT

IT IS ANTICIPATED THAT THIS PROJECT WOULD BE COMPLETED IN ONE ADDITIONAL PHASE TO THE ORIGINAL BUILDING. AFTER HOPEFUL APPROVAL BY COUNCIL OF THE PLAN FOR REZONING, AND THEN SITE PLAN APPROVAL, ESTIMATED CONSTRUCTION START WOULD BE IN THE SUMMER OF 2024.

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



Job No. 23-0034	P.M.-JWP	Draft/DSV	QA/QC	03/07/24
ISSUED FOR/REVISIONS:				
6	CITY OF PORTAGE PLAN REVIEW		01/12/24	
7	FINAL OWNER REVIEW		01/17/24	
8	CITY OF PORTAGE FINAL PD SUBMITTAL		01/19/24	
9	CITY OF PORTAGE FINAL PD RESUBMITTAL		03/07/24	
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NARRATIVE SHEET
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

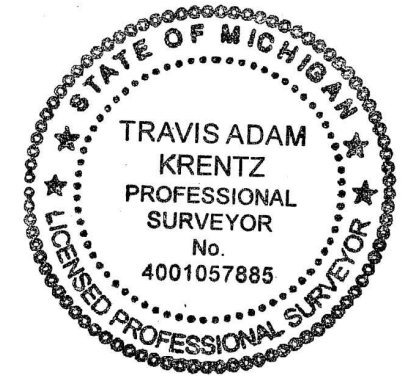
Sheet Title:
Project:
Client:

03/07/24
Sheet

N-1

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
3. UTILITIES SHOWN ARE BASED ON FIELD LOCATION OF SURFACE EVIDENCE AND RECORDS PROVIDED BY OTHERS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-482-7171.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE X. MAP 26077C0304D, EFFECTIVE DATE 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.
6. PARCEL CONTAINS 6.87± ACRES (299,092± SQFT)
7. AT THE TIME OF SURVEY SNOW WAS COVERING THE GROUND. SNOW COVER AND PLOWED SNOW MAY HAVE OBSTRUCTED SOME SITE FEATURES.
8. THERE ARE 48 REGULAR PARKING SPOTS AND 3 BARRIER FREE PARKING SPACES FOR A TOTAL OF 51 PARKING SPACES.

NOT TO SCALE



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



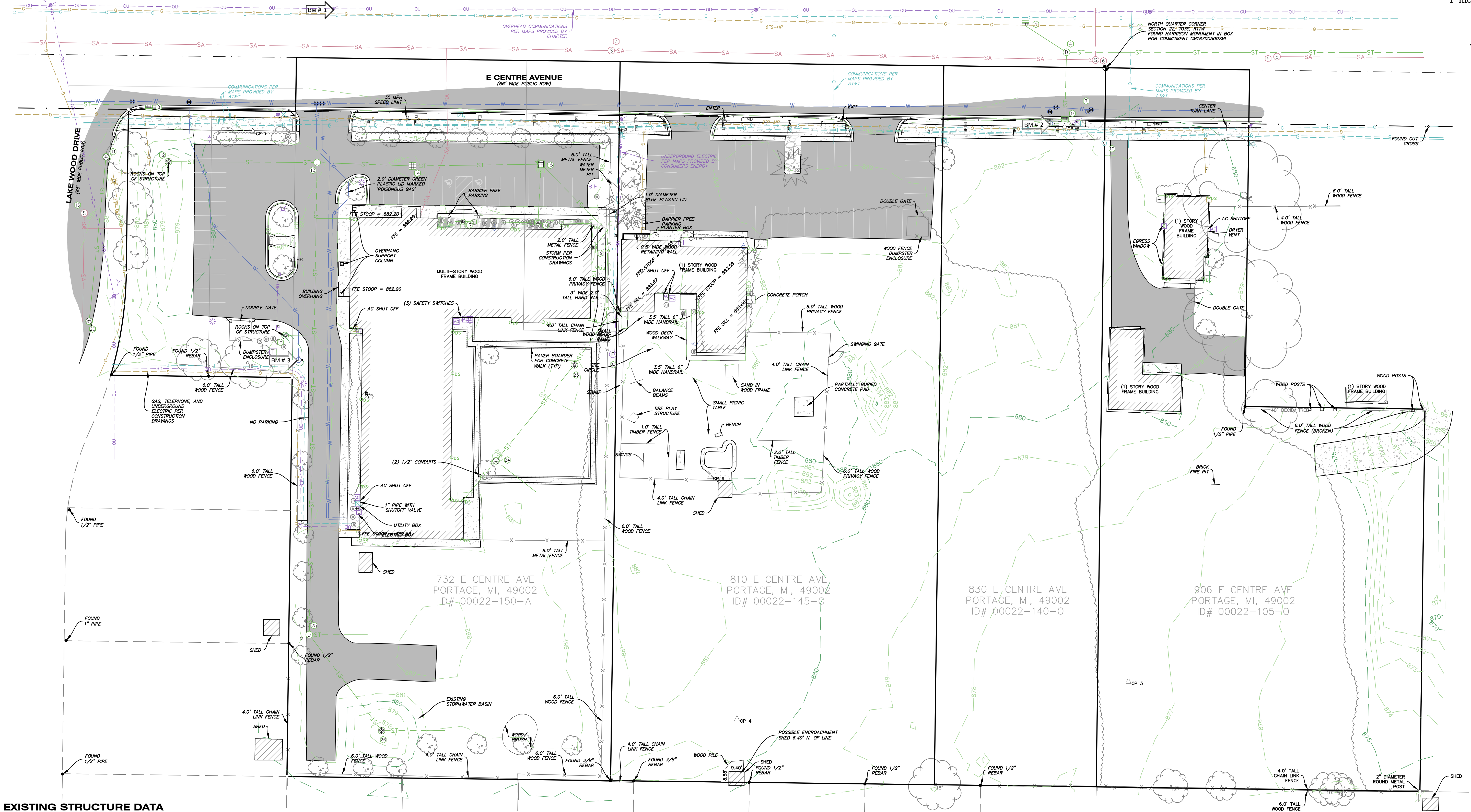
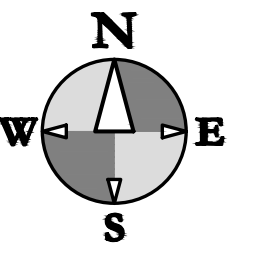
03/07/24
Sheet
S-1

ISSUED FOR REVISIONS:		
6	CITY OF PORTAGE PLAN REVIEW	01/12/24
7	FINAL OWNER REVIEW	01/17/24
8	CITY OF PORTAGE FINAL PD SUBMITTAL	01/19/24
9	CITY OF PORTAGE FINAL PD RESUBMITTAL	03/07/24

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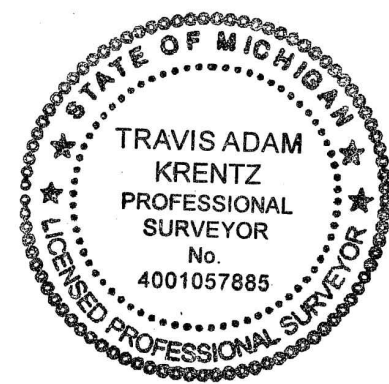
ALTA/NSPS LAND TITLE SURVEY

0 15 30 60
1 inch = 30 ft.



EXISTING STRUCTURE DATA

- | | | | |
|--|--|---|--|
| ① STM CB
RIM = 880.61' | ⑩ COMMUNICATION MH
RIM = 880.68' | ⑮ 4.0' CONCRETE SAN MH
RIM = 881.06'
INV. 8" N CONCRETE = 866.76' | ⑳ VAULT
RIM = 881.86'
PIPES AND SHUT OFF VALVE
TOP OF PIPE = 877.11± |
| ② COMMUNICATIONS MH
RIM = 880.08' | ⑪ 2.0' BLOCK STM CB
RIM = 880.66'
INV. 12" S CPP = 877.81'
DEBRIS = 877.81' | ⑯ 1.0' NYLOPLAST STM CB
RIM = 881.95'
INV. 8" W PVC = 877.50'
INV. 8" N PVC = 877.50'
INV. 4" E CPP = 880.35'
INV. 4" W CPP = 880.35'
WATER = 877.50'
SUMP = 876.95' | ㉑ 1.0' NYLOPLAST STM CB
RIM = 880.38'
INV. 10" SW PVC = 877.83'
INV. 10" NE PVC = 877.83'
WATER = 877.83'
SEDIMENT = 877.63' |
| ③ SAN MH
RIM = 882.45' | ⑫ 4.0' CONCRETE STM CB
RIM = 877.84'
INV. 12" E SLCPP = 874.64±
WATER = 874.54'
SUMP = 872.99' | ⑭ 1.0' NYLOPLAST STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | ㉒ 1.5' NYLOPLAST STM CB
RIM = 880.43'
INV. 10" NE PVC = 878.18'
INV. 6" SW PVC = 878.18'
INV. 6" SE PVC = 878.18'
WATER = 878.18'
SEDIMENT = 877.85' |
| ④ 6.0' CONCRETE STM MH
RIM = 880.82'
INV. 12" S CONCRETE = 877.37'
INV. 12" E CONCRETE = 875.67'
INV. 12" NW CONCRETE = 877.22'
WATER = 875.57'
SEDIMENT = 874.67' | ⑬ 4.0' CONCRETE STM CB
RIM = 880.81'
INV. 12" E SLCPP = 876.46'
INV. 12" W SLCPP = 873.91±
INV. 12" S SLCPP+872.76'
WATER = 872.66'
SUMP = 872.21' | ⑰ STM CB
RIM = 881.88'
INV. 4" S CPP = 880.63'
INV. 8" NE PVC = 878.78'
WATER = 878.78'
SUMP = 878.28' | ㉓ 4.0' CONCRETE STM MH
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑤ SAN MH
RIM = 878.75' | ⑭ 4.0' CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLCPP = 876.35±
INV. 12" W SLCPP = 874.55'
WATER = 874.40'
SEDIMENT = 872.70' | ⑱ 2.0' BLOCK STM CB
RIM = 880.22'
NO PIPES VISIBLE
DEBRIS = 878.15' | ㉔ 4.0' CONCRETE STM CB
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑥ SAN MH
RIM = 880.6' | ⑮ 4.0' CONCRETE STM CB
RIM = 880.86'
INV. 8" SLCPP = 877.16'
INV. 12" SE SLCPP = 876.86'
INV. 12" W SLCPP = 876.96'
WATER = 876.96'
SEDIMENT = 875.36' | ㉕ 2.0' NYLOPLAST STM CB
RIM = 879.47'
INV. 12" E SLCPP = 876.87'
WATER = 876.87' | |
| ⑦ WATER VAULT
RIM = 880.30'
TOP OF PIPE = 874.60± | | | |
| ⑧ 2.0' BLOCK STM CB
RIM = 881.34'
INV. 12" W CONCRETE 878.82'
DEBRIS = 878.82' | | | |
| ⑨ 2.0' BLOCK STM CB
RIM = 880.52'
INV. 12" N CONCRETE = 877.92'
DEBRIS = 877.92' | | | |



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(c), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

MISS DIG DESIGN TICKET DATA

123.NET, INC. FIBEROPTICS - 2484314584 - NO RESPONSE - 02/17/23
AT&T TELEPHONE - JOHN STERNAMAN 269-823-3330 - MAPS PROVIDED - 01/17/23
CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - MAPS PROVIDED - 01/20/23
CHARTER COMMUNICATIONS FIBEROPTICS - 800-778-9140 - MAPS PROVIDED - 01/20/23
CLIMAX TELEPHONE DBA METRO FIBERNET - 616-455-9840 - NO RESPONSE - 02/17/23
CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 - MAPS PROVIDED - 01/26/23
CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - MAPS PROVIDED - 02/17/23
PORTAGE CITY FIBEROPTICS - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY POTABLE WATER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY SANITARY SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY STORM SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY TRAFFIC - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23

SURVEY CONTROL

CP 1 N	= 4961.37	E	= 4478.36	EL	= 881.92
CP 2 N	= 4964.35	E	= 4974.74	EL	= 882.07
CP 3 N	= 4624.96	E	= 5013.92	EL	= 877.62
CP 4 N	= 4601.95	E	= 4774.49	EL	= 880.66
CP 5 N	= 4385.51	E	= 4862.83	EL	= 877.45
CP 6 N	= 4424.08	E	= 4303.34	EL	= 878.43
CP 7 N	= 4674.17	E	= 4319.26	EL	= 879.75

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
CHISELED X ON SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHWEST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHWEST OF STORM CATCH BASIN 21.



Know what's below.
Call before you dig.

ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24

Sheet

S-2

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



ISSUED FOR/REVISIONS:
6 CITY OF PORTAGE PLAN REVIEW 01/12/24
7 FINAL OWNER REVIEW 01/17/24
8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24
9 CITY OF PORTAGE FINAL PD SUBMITTAL 03/07/24
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DRAWING LOCATION: ALTA-NSPS LAND TITLE SURVEY - PORTAGE, MI - FINAL DRAWINGS - 1 & 2 - ALTA SURVEYING LAST SAVED BY: DWANORMAN ON 1/2/2024

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

PARCEL 1
BEGINNING 18 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22, 165 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 16 2/3 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 12 RODS; THENCE NORTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 26 2/3 RODS TO THE NORTH LINE OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 141 FEET; THENCE SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 165 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 57 FEET TO THE PLACE OF BEGINNING.

PARCEL 2
COMMENCING AT NORTH 1/4 CORNER OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE WEST 297.00 FEET (18 RODS) ALONG THE NORTH LINE OF SAID SECTION 22 TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST 165.00 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22; THENCE WEST 57.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST 165.00 FEET PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE TO THE NORTH LINE OF SAID SECTION 22; THENCE EAST 57.00 FEET ALONG SAID NORTH LINE, TO THE PLACE OF BEGINNING.

PARCEL 3
LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO PORTAGE MEMORY CARE, LLC A MICHIGAN LIMITED LIABILITY COMPANY FROM ALTO CONVENIENCE, INC. BY DEED DATED OCTOBER 7, 2015, OF RECORD IN INSTRUMENT NO. 2015-035201 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

[9] RIGHT OF WAY TO CONSUMERS POWER COMPANY, OF RECORD IN LIBER 559, PAGE 497, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3. (DOES NOT TOUCH SURVEYED PROPERTY).

[10] COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 569, PAGE 9, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS TO PARCEL 3 (NOT SURVEY MATTERS).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 235, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[12] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 241, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 3 (SHOWN, AFFECTS PARCEL 3).

[13] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1174, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[14] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1210, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[15] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057779, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[16] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057780, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[17] WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT TO THE CITY OF PORTAGE OF RECORD IN INSTRUMENT NO. 2017-021175, AS TO PARCELS 1 & 3 (SHOWN, AFFECTS PARCEL 1 & 3).

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

BEGINNING AT THE NORTH QUARTER POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 54' 00" EAST ALONG THE NORTH LINE OF SAID SECTION 22, 88.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 206.00 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 110.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 234.00 FEET; THENCE NORTH 89 DEGREES 54' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 198 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02' 30" EAST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 440.00 FEET TO THE NORTH QUARTER POST OF SAID SECTION 22 AND TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. CLEASBY AND LORI E. CLEASBY, CO-TRUSTEES, OR THE SUCCESSOR TRUSTEE, OF THE CLEASBY FAMILY TRUST DATED OCTOBER 12, 2004 FROM SCOTT HUGHES BY DEED DATED MAY 17, 2022, OF RECORD IN INSTRUMENT NO. 2023-003184 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057781, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[10] EASEMENT TO CONSUMERS POWER COMPANY OF RECORD IN LIBER 1114, PAGE 1219, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 245, RECORDS OF KALAMAZOO COUNTY, M (SHOWN).

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

PARCEL 1:(FOR INFORMATIONAL PURPOSES ONLY: 810 E .CENTRE STREET ,PORTAGE, MI 49002, TAX ID#00022-145-0)
BEGINNING 6 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH ,RANGE 11 WEST; THENCE WEST ON SECTION LINE 12 RODS; THENCE SOUTH 26-2/3 RODS; THENCE EAST PARALLEL WITH FIRST COURSE, 12 RODS; THENCE NORTH 26-2/3 RODS TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY K. CRANKSHAW AND KAREN E. CRANKSHAW FROM HAROLD RUDLAFF BY DEED DATED OCTOBER 1, 1995, OF RECORD IN LIBER 1813, PAGE 79 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

PARCEL 2:(FOR INFORMATIONAL PURPOSES ONLY: 830 E. CENTRE STREET, PORTAGE, MI 49002, TAX ID#00022-140-2)
COMMENCING AT THE NORTH 1/4 POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH ON THE QUARTER LINE 26.66 RODS; THENCE WEST 6 RODS; THENCE NORTH PARALLEL WITH FIRST COURSE TO SAID SECTION LINE; THENCE EAST ON SAID SECTION LINE 6 RODS TO THE PLACE O BEGINNING.

SAID PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS:THE EAST 99 FEET OF THE NORTH 440 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST.
BEING THE SAME PROPERTY CONVEYED TO GREENSTONE FARM CREDIT SERVICES, FLCA. FEDERALLY CHARTERED CORPORATION FROM MARK ELZINGA PROPERTIES, LLC BY DEED DATED OCTOBER 11, 2012, OF RECORD IN INSTRUMENT NO. 2012-047655 AND A BY A LAND CONTRACT TO KEC HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY O RECORD IN INSTRUMENT 2013-032185, BOTH IN THERE CORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1059, PAGE 543, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

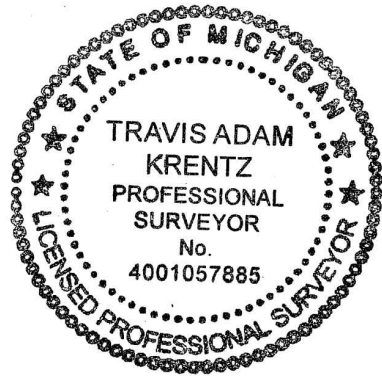
[10] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 246, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[11] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1195, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[12] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1228, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[13] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-002345, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[14] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-004188, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24

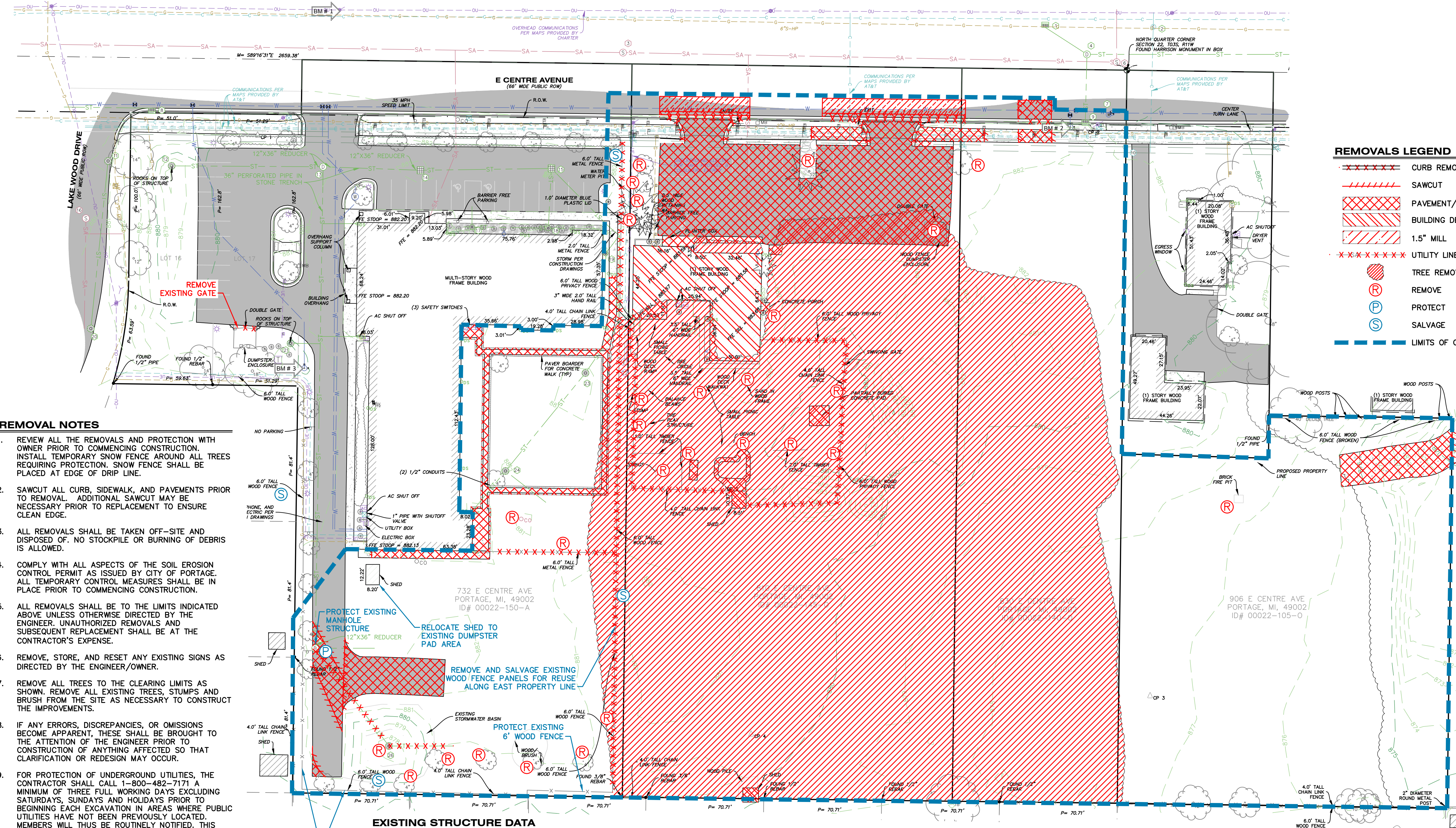
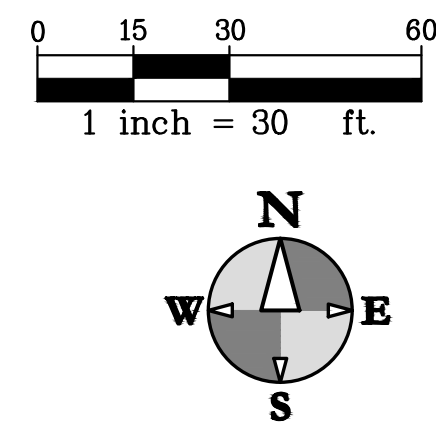
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S-3

hurley & Stewart
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Job No.	23-003D	P.M.TAK	Draft	DATE	QA/QC	DATE
6	CITY OF PORTAGE PLAN REVIEW			01/12/24		
7	FINAL OWNER REVIEW			01/17/24		
8	CITY OF PORTAGE FINAL PD SUBMITTAL			01/19/24		
9	CITY OF PORTAGE FINAL PD RESUBMITTAL			03/07/24		

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REMOVAL NOTES

- REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CITY OF PORTAGE. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

EXISTING STRUCTURE DATA

① STM CB RIM = 880.61'	⑩ COMMUNICATION MH RIM = 880.68'	⑪ 4.0' CONCRETE STM CB RIM = 880.66' INV. 12" S CPP = 877.81' DEBRIS = 877.81'	⑫ 4.0' CONCRETE STM CB RIM = 877.84' INV. 12" E SLOPP = 874.64± WATER = 874.54' SUMP = 872.99'	⑬ 4.0' CONCRETE STM CB RIM = 880.81' INV. 12" E SLOPP = 876.46± INV. 12" W SLOPP = 873.91± WATER = 872.66' SUMP = 872.21'	⑭ 4.0' CONCRETE STM CB RIM = 880.65' INV. 12" E SLOPP = 876.35± INV. 12" W SLOPP = 874.55' WATER = 874.40' SEDIMENT = 872.70'	⑮ 4.0' CONCRETE STM CB RIM = 880.86' INV. 8" S SLOPP = 877.16± INV. 12" SE SLOPP = 876.86± WATER = 876.96± SEDIMENT = 875.36±	⑯ 4.0' CONCRETE SAN MH RIM = 881.06' INV. 8" S CONCRETE = 866.76±	⑰ 1.0' NYLOPLAST STM CB RIM = 881.95' INV. 8" W PVC = 877.50' INV. 8" N PVC = 877.50' INV. 4" E CPP = 880.35± WATER = 877.50' SUMP = 876.95'	⑱ 1.0' NYLOPLAST STM CB RIM = 881.83' INV. 8" E PVC = 877.48± INV. 8" W PVC = 877.48± WATER = 877.48± SEDIMENT = 876.88±	⑲ STM CB RIM = 881.88± INV. 4" S CPP = 880.63± INV. 8" NE PVC = 878.78± WATER = 787.78± SUMP = 878.28±	⑳ 2.0' BLOCK STM CB RIM = 880.22± NO PIPES VISIBLE DEBRIS = 878.15±	㉑ 2.0' NYLOPLAST STM CB RIM = 879.47± INV. 12" E SLOPP = 876.87±	㉒ VAULT RIM = 881.86± PIPES AND SHUT OFF VALVE TOP OF PIPE = 877.11±	㉓ 1.0' NYLOPLAST STM CB RIM = 880.36± INV. 10" SW PVC = 877.83± INV. 10" NE PVC = 877.83± WATER = 877.83± SEDIMENT = 877.63±	㉔ 1.5' NYLOPLAST STM CB RIM = 880.43± INV. 10" NE PVC = 878.18± INV. 6" SW PVC = 878.18± INV. 6" SE PVC = 878.18± WATER = 878.18± SEDIMENT = 877.85±	㉕ 4.0' CONCRETE STM MH RIM = 881.33± INV. 8" S SLOPP = 875.73± INV. 12" N SLOPP = 872.58± INV. 12" SE SLOPP = 874.23± WATER = 872.43± SUMP = 872.23±	㉖ 4.0' CONCRETE STM CB RIM = 877.82± INV. 12" NW SLOPP = 874.82± WATER = 874.22± SUMP = 872.62±
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BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580± EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



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

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

EXISTING CONDITIONS & DEMO PLAN TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

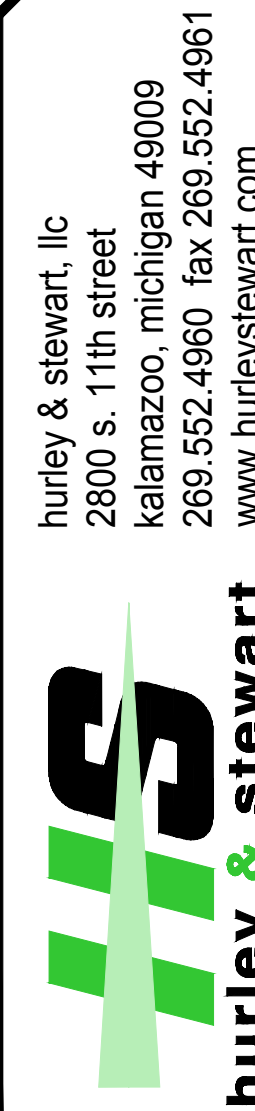
Sheet Title:
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Client:

03/07/24

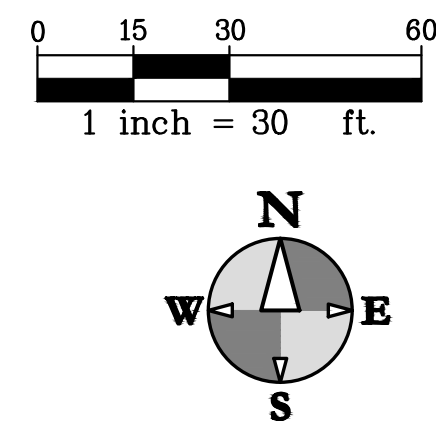
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ISSUED FOR/REVISIONS:
6 CITY OF PORTAGE PLAN REVIEW 01/12/24
7 FINAL OWNER REVIEW 01/17/24
8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24
9 CITY OF PORTAGE FINAL PD RESUBMITTAL 03/07/24
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CONTRACTOR SHALL INSPECT ALL EXISTING PARKING LOT CONDITIONS AND PROVIDE A COST ALTERNATIVE FOR CRACK FILLING, SEAL COATING AND RESTRIPIING OF HMA PAVEMENT TO REMAIN

M= S89°16'31"E 2659.38'

E CENTRE AVENUE
(60' WIDE PUBLIC ROW)

CURB IN CITY OF PORTAGE ROW TO BE CONSTRUCTED WITHOUT REBAR REINFORCEMENT. SEE DETAIL

LEGEND

- STANDARD-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- FULL DEPTH BITUMINOUS PAVEMENT FOR MAJOR ROADS PER SD-165
- 1.5" FILL BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- STAMPED CONCRETE DETAIL
- HEAVY-DUTY CONCRETE PAVEMENT
- DUMPSTER HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER
- PROPOSED DRY RETENTION BASIN
- PROPOSED SPILL CONTAINMENT UNIT

ZONING REQUIREMENTS

ZONING
THE SITE IS ZONED PD (PLANNED DEVELOPMENT)
SETBACKS: FRONT - 35'
SIDES - 15'
REAR - 20'

PROPOSED USE
FACILITY USE
CONSTRUCTION TYPE PD - PLANNED DEVELOPMENT

PARKING
TOTAL PARKING SPACES REQUIRED:
- 0.5 SPACES X UNITS PLUS 1 SPACE X TOTAL EMPLOYEES IN LARGEST SHIFT
- 0.5 SPACES X 103 UNITS + 1 SPACE X EMPLOYEES = 92 SPACES

TOTAL PARKING PROVIDED = 114 SPACES
BARRIER FREE SPACES REQUIRED = 5
BARRIER FREE SPACES = 7 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'X18'

BOLLARDS (TYP., SEE DETAIL)

TRANSFORMER PAD

RELOCATED 6' WOOD FENCE

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
- PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
- SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
- SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF PORTAGE STANDARDS SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN

PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.

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

ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.

IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

CONTRACTOR TO OBTAIN A ROW PERMIT FROM THE CITY OF PORTAGE FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

WORK IN CENTRE AVENUE SHALL BE CONDUCTED IN THE MONTHS OF MAY THROUGH OCTOBER, WITH WORK BEING COMPLETED BEFORE NOVEMBER 1 OF THE SAME YEAR THE WORK WAS STARTED.

SITE LEGEND

- HMA HMA PAVEMENT
- ADA ADA RAMP
- C4 C4 CURB AND GUTTER (SEE DETAIL)
- C4M C4 CURB AND GUTTER MODIFIED (SEE DETAIL)
- D2 D2 CURB AND GUTTER (SEE DETAIL)
- E2 E2 CURB AND GUTTER (SEE DETAIL)
- RC RCKC CURB AND GUTTER (SEE DETAIL)
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- CS CONCRETE SURFACE
- PS PARKING STRIPING (9'X18')
- RB RETENTION BASIN
- SP SPILL CONTAINMENT UNIT
- DE DUMPSTER ENCLOSURE
- MS MONUMENT SIGN

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 5804' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



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

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

SITE LAYOUT PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24

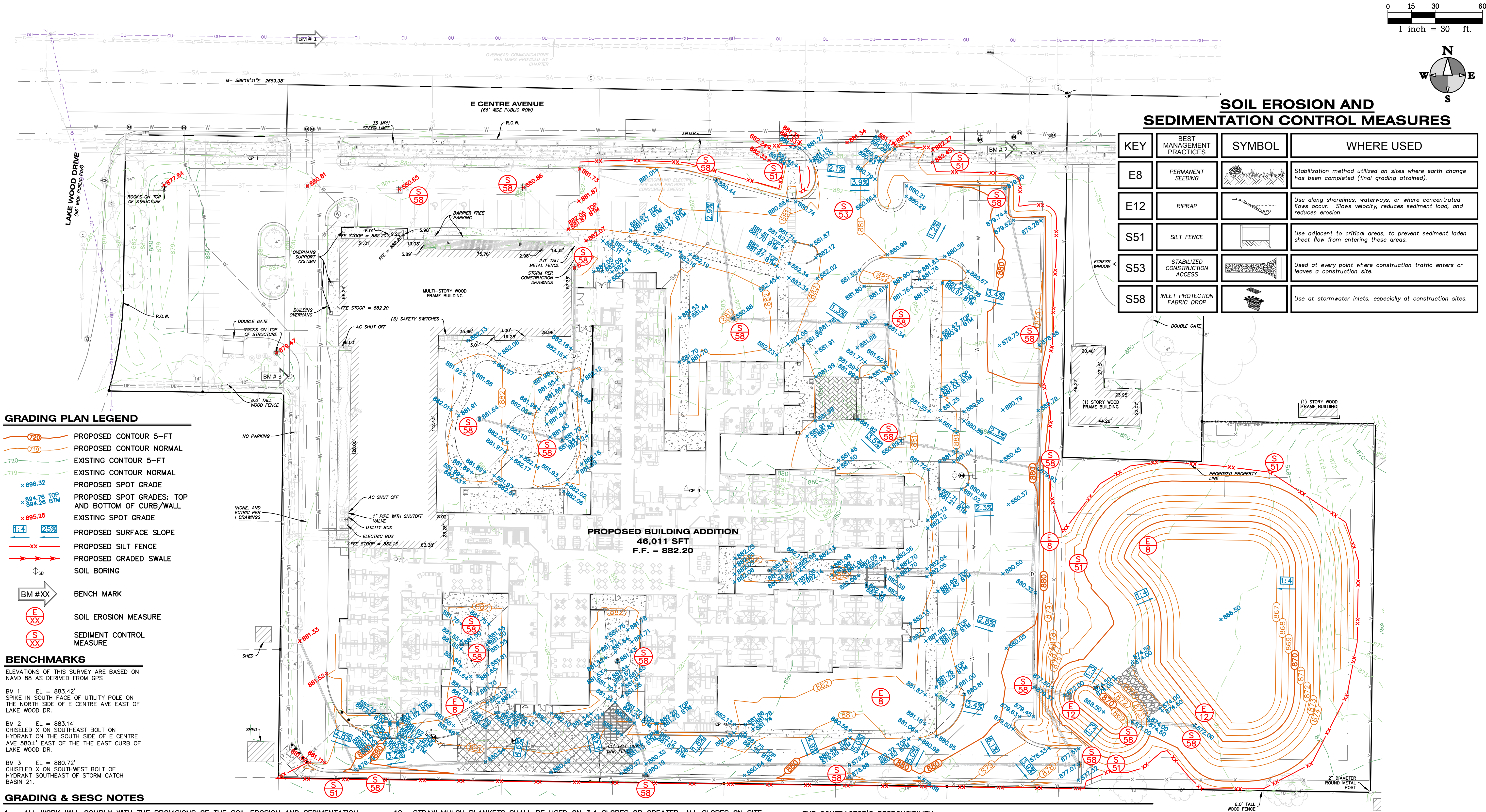
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Job No. 23-0034 P.M.-HP DRAFTING: J.A. QC: 03/07/24
ISSUED FOR REVISIONS:
6 CITY OF PORTAGE PLAN REVIEW 01/12/24
7 FINAL OWNER REVIEW 01/17/24
8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24
9 CITY OF PORTAGE FINAL PD RESUBMITTAL 03/07/24
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GRADING PLAN LEGEND

- 720 PROPOSED CONTOUR 5-FT
- 719 PROPOSED CONTOUR NORMAL
- 720 EXISTING CONTOUR 5-FT
- 719 EXISTING CONTOUR NORMAL
- x 896.32 PROPOSED SPOT GRADE
- x 894.76 TOP AND BOTTOM OF CURB/WALL
- x 895.25 EXISTING SPOT GRADE
- 1:4 25% PROPOSED SURFACE SLOPE
- XX PROPOSED SILT FENCE
- XX PROPOSED GRADED SWALE
- SB SOIL BORING

BENCHMARKS

- ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS
- BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.
- BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.
- BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.

GRADING & SESC NOTES

- ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 451, PART 91 OF 1994 AS AMENDED) ADMINISTERED BY CITY OF PORTAGE.
- FOR INSTALLATION SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES, REFER TO THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB) SESC MANUAL.
- AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
- THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
- SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE

THE CONTRACTOR'S RESPONSIBILITY.

- CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
- ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
- ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- IF CONTRACTOR FAILS TO ESTABLISH SIDE SLOPES OF RETENTION BASIN/SPILL CONTAINMENT DEVICE AT A 1:4 SLOPE, THEY SHALL INSTALL PERIMETER FENCING AROUND THE BASIN/SPILL CONTAINMENT DEVICE AT THEIR OWN COST.



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

FIELD WORK PERFORMED BY:
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GRADING PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

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LEGEND

	PROPOSED CONTOUR HIGHLIGHTED		EXISTING CONTOUR HIGHLIGHTED
	PROPOSED CONTOUR NORMAL		EXISTING CONTOUR NORMAL
	PROPOSED SANITARY SEWER		EXISTING SANITARY SEWER
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED CATV		EXISTING CATV
	PROP ELEC (OVERHEAD)		EXIST ELEC (OVERHEAD)
	PROP ELEC (UNDERGROUND)		EXIST ELEC (UNDERGROUND)
	PROPOSED FIBEROPTIC CABLE		EXISTING FIBEROPTIC CABLE
	PROPOSED GAS		EXISTING GAS
	PROPOSED TELEPHONE		EXISTING TELEPHONE
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED TREELINE		EXISTING TREELINE
	PROPOSED FENCE		EXISTING FENCE
	CURB CATCH BASIN		GAS METER
	SQUARE CATCH BASIN		TELEPHONE MANHOLE
	ROUND CATCH BASIN		TELEPHONE POLE
	MANHOLE STORM		PROPOSED SPOT GRADE
	MANHOLE SANITARY		EXISTING SPOT GRADE
	SANITARY CLEANOUT		BENCH MARK
	FIRE HYDRANT		POST/BOLLARD
	WATER VALVE		SIGN
	WATER MAIN VAULT		MAILBOX
	WATER METER		SOIL BORING
	WATER REDUCER		MONITOR WELL
	LIGHT POLE		
	POWER POLE		
	GUY WIRE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		

NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.

PRELIMINARY CONSTRUCTION SCHEDULE					
	APRIL	JUNE	JULY	AUGUST	SEPTEMBER
INSTALL TEMPORARY MEASURES	X				
PERFORM EARTHWORK		X			
INSTALL PERMANENT MEASURES		X			
RESTORATION			X		
SUBSTANTIAL COMPLETION			X	X	
FINAL COMPLETION				X	X

MAINTENANCE AFTER CONSTRUCTION:

1. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR ONLY AFTER THE ENTIRE SITE HAS BEEN RESTORED.

CONTAMINATION NOTES

IF SOIL OR GROUNDWATER CONTAMINATION IS ENCOUNTERED OR SUSPECTED DURING CONSTRUCTION THE FOLLOWING STEPS SHALL BE FOLLOWED.

- CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER AND/OR OWNER'S REPRESENTATIVE.
- OWNER AND/OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY.
- OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED ENVIRONMENTAL CONSULTANT (CONSULTANT).
- CONSULTANT SHALL CONDUCT A SITE ASSESSMENT AND REPORT TO THE ABOVE PARTIES.
- CONSULTANT SHALL DEVELOP A PLAN TO ADDRESS ANY CONTAMINATION WHICH MAY BE FOUND DURING CONSTRUCTION.
- THE CONSULTANT TOGETHER WITH THE DESIGNER ENGINEER SHALL COMPLETE A SITE EVALUATION PROCESS FOLLOWING THE DOCUMENT ENTITLED IMPLEMENTING STORMWATER INFILTRATION PRACTICES AT VACANT PARCELS AND BROWNFIELD SITES (EPA, 2013) TO DETERMINE IF THE STORMWATER MANAGEMENT SYSTEM REQUIRES REDESIGN AND RESUBMITTAL TO THE CITY FOR REVIEW AND APPROVAL.
- OWNER AND/OR OWNER'S REPRESENTATIVE SHALL SUBMIT TO THE CITY SUPPORTING DOCUMENTATION OF THE SITE EVALUATION PROCESS. A REVISED STORMWATER REVIEW PACKAGE MUST ALSO BE SUBMITTED IF IT BECOMES NECESSARY TO CHANGE THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM.
- MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) REMEDIATION AND REDEVELOPMENT DIVISION (RPD) STAFF SHALL BE NOTIFIED AS APPLICABLE.

SOIL EROSION CONTROL MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION
TO BE PERFORMED BY CONTRACTOR

TASKS	COMPONENTS STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CASTINGS	SITE DISTURBED AREA	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X		X	AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X		QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X		QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION				X	WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES				X	AS NEEDED AND PRIOR TO TURNOVER
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X				ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED	X			X	AS NEEDED

* "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

AN SESC PERMIT MUST BE OBTAINED FROM THE CITY OF PORTAGE PRIOR TO COMMENCING ANY EARTH CHANGE ACTIVITIES

PERMANENT MAINTENANCE
TO BE PERFORMED BY PROPERTY OWNER (PFIZER)

TASKS	COMPONENTS PAVED AREAS	STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CASTINGS	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION		X	X		SEMI-ANNUALLY AS NEEDED*
REMOVAL OF SEDIMENT ACCUMULATION		X	X		ANNUALLY AS NEEDED*
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	ANNUALLY
CLEANING FOR FLOATABLES AND DEBRIS		X	X	X	ANNUALLY
INSPECTION FOR EROSION					ANNUALLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES					AS NEEDED
CLEAN DRIVES AND PARKING LOTS	X				SEMI-ANNUALLY
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)		X			SEMI-ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X			ANNUALLY
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS		X	X	X	AS NEEDED

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SESC NOTES
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Job No. 23-003D P.M.-IWP Drft-ENR QA/QC: 03/07/24

ISSUED FOR/REVISIONS:

6 CITY OF PORTAGE PLAN REVIEW 01/12/24

7 FINAL OWNER REVIEW 01/17/24

8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24

9 CITY OF PORTAGE FINAL PD RESUBMITTAL 03/07/24

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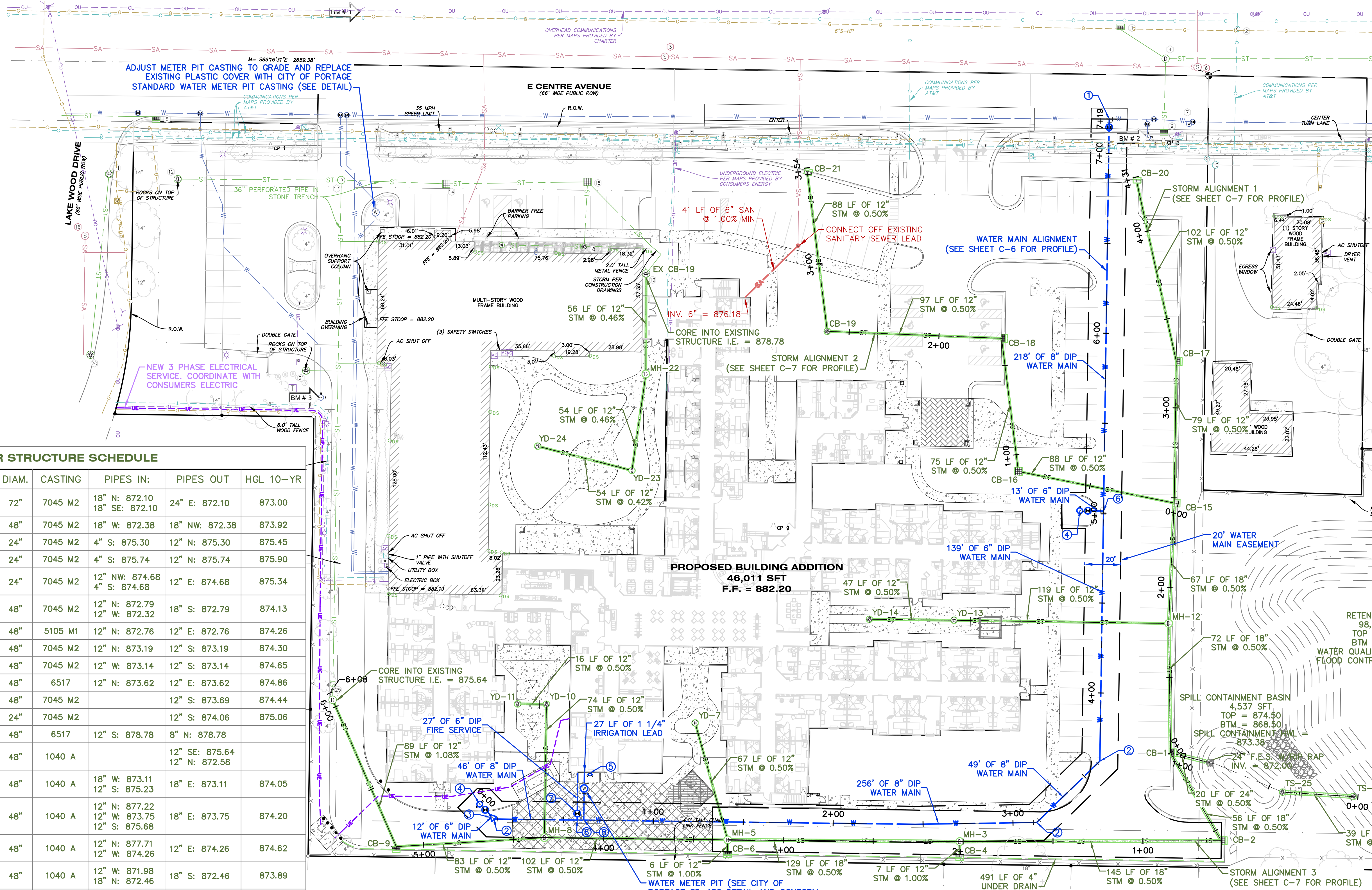
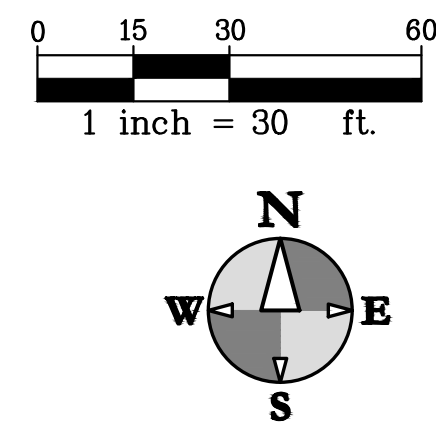
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STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT	HGL 10-YR
CB-1	879.37	72"	7045 M2	18" N: 872.10 18" SE: 872.10	24" E: 872.10	873.00
CB-2	877.07	48"	7045 M2	18" W: 872.38	18" NW: 872.38	873.92
CB-4	878.88	24"	7045 M2	4" S: 875.30	12" N: 875.30	875.45
CB-6	880.19	24"	7045 M2	4" S: 875.74	12" N: 875.74	875.90
CB-9	879.79	24"	7045 M2	12" NW: 874.68 4" S: 874.68	12" E: 874.68	875.34
CB-15	879.93	48"	7045 M2	12" N: 872.79 12" W: 872.32	18" S: 872.79	874.13
CB-16	880.89	48"	5105 M1	12" N: 872.76	12" E: 872.76	874.26
CB-17	878.88	48"	7045 M2	12" N: 873.19	12" S: 873.19	874.30
CB-18	881.34	48"	7045 M2	12" W: 873.14	12" S: 873.14	874.65
CB-19	880.88	48"	6517	12" N: 873.62	12" E: 873.62	874.86
CB-20	879.90	48"	7045 M2	12" S: 873.69	12" E: 874.44	874.44
CB-21	880.44	24"	7045 M2	12" S: 874.06	12" E: 875.06	875.06
EX CB-19	881.89	48"	6517	12" S: 878.78	8" N: 878.78	
EX MH-25	881.33	48"	1040 A	12" SE: 875.64 12" N: 872.58		
MH-3	879.22	48"	1040 A	18" W: 873.11 12" S: 875.23	18" E: 873.11	874.05
MH-5	880.32	48"	1040 A	12" N: 877.22 12" W: 873.75 12" S: 875.68	18" E: 873.75	874.20
MH-8	880.54	48"	1040 A	12" N: 877.71 12" W: 874.26	12" E: 874.26	874.62
MH-12	880.29	48"	1040 A	12" W: 871.98 18" N: 872.46	18" S: 872.46	873.89
MH-22	882.13	48"	1040 A	12" S: 878.52	12" N: 878.52	
TS-25	871.00	48"	SEE DETAIL		24" E: 867.50	
TS-26	872.00	48"	SEE DETAIL	24" W: 867.50		
YD-7	881.43	48"	18" GRATE		12" S: 877.56	877.58
YD-10	881.50	48"	18" GRATE	12" W: 878.08	12" S: 878.08	878.22
YD-11	881.50	48"	18" GRATE	12" E: 878.16		878.81
YD-13	881.91	48"	18" GRATE	12" W: 872.58	12" E: 872.58	874.16
YD-14	881.81	48"	18" GRATE	12" E: 872.81		874.30
YD-23	881.70	48"	18" GRATE	12" W: 878.28	12" N: 878.28	
YD-24	881.64	48"	18" GRATE	12" E: 878.05		

WATER MAIN FITTING SCHEDULE

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
1	10" X 8" TAPPING SLEEVE AND VALVE	1
2	8" 45° BEND	3
3	8" X 6" REDUCER	1
4	FIRE HYDRANT ASSEMBLY W/ 6" VALVE	2
5	FIRE DEPARTMENT CONNECTION	1
6	8" X 8" X 6" TEE	2
7	6" GATE VALVE AND BOX	1
8	1 1/4" SERVICE TAP AND VALVE	1

LEGEND

- DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)
- NOTE: CONTRACTOR RESPONSIBLE FOR VERIFYING FITTINGS. AMOUNTS DO NOT TAKE INTO CONSIDERATION VERTICAL DEFLECTIONS.

UTILITY NOTES

- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- ROAD MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT). MDOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND CITY OF PORTAGE STANDARDS AND SPECIFICATIONS.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER MDOT SPEC. 603.06.
- DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- STORM SEWERS SHALL BE SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND CITY OF PORTAGE. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
- VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY LEAD PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION.
- ALL WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE IN ACCORDANCE WITH AWWA STANDARD C105.
- PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. REFER TO WATER MAIN DEFLECTION DETAIL TO MINIMIZE THE AMOUNT OF WATER MAIN DEEPER THAN 6 FEET.
- VERIFY NUMBER OF FITTINGS PRIOR TO ORDERING. TOTALS DO NOT INCLUDE VERTICAL DEFLECTIONS THAT MAY BE NEEDED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF PORTAGE STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE REQUIREMENTS. COORDINATE WORK AND INSPECTIONS WITH CITY OF PORTAGE.
- WATER SUPPLY MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE UTILITIES REQUIREMENTS AND SPECIFICATIONS. COORDINATE CONNECTIONS WITH CITY OF PORTAGE.
- SEE SITE ELECTRICAL PLAN FOR LOCATION OF ALL ELECTRICAL SLEEVES AND CONDUIT.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL WATER MAINS AND THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE STANDARD SPECIFICATIONS AND AWWA STANDARD C600.
- WATER MAIN FLUSHING VELOCITY SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND IN ACCORDANCE WITH AWWA STANDARD C651.



Know what's below.
Call before you dig.

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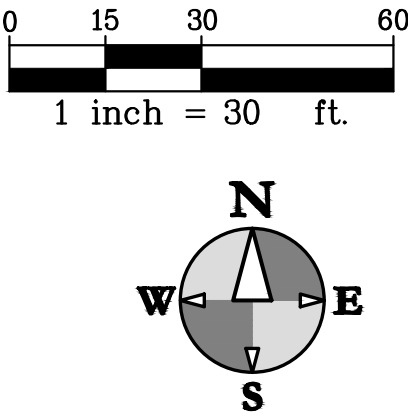
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TRILOGY HEALTH SERVICES

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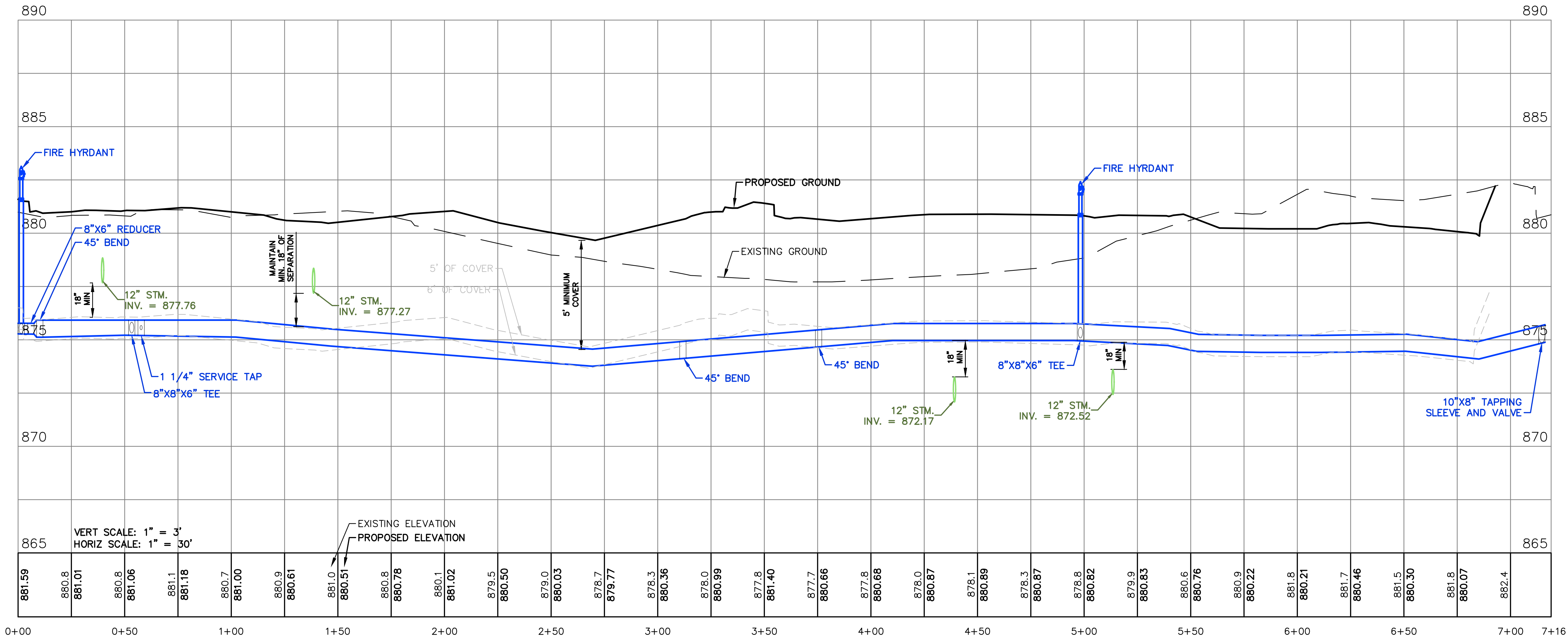
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WATER MAIN PROFILE





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WATER MAIN PROFILE
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

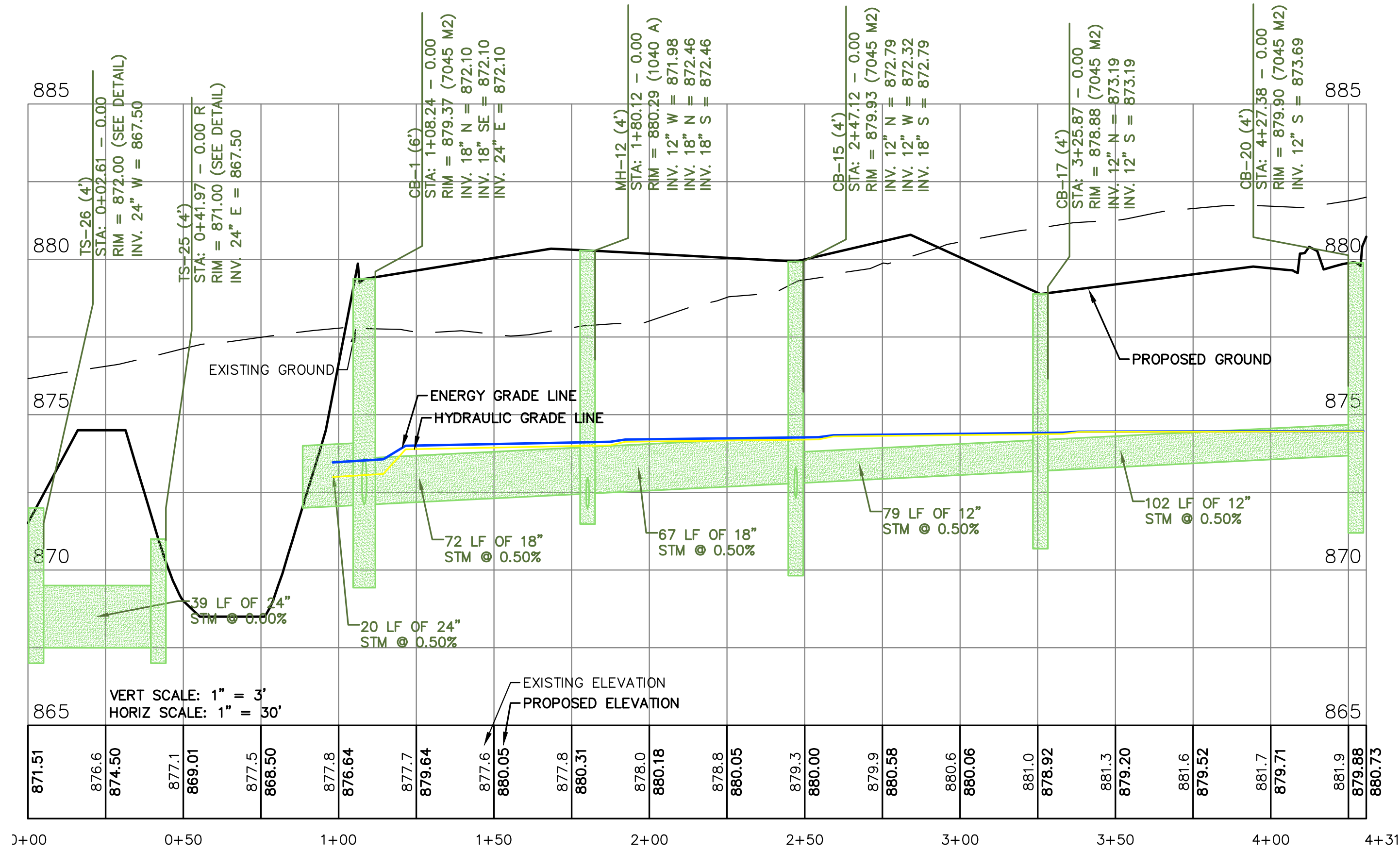
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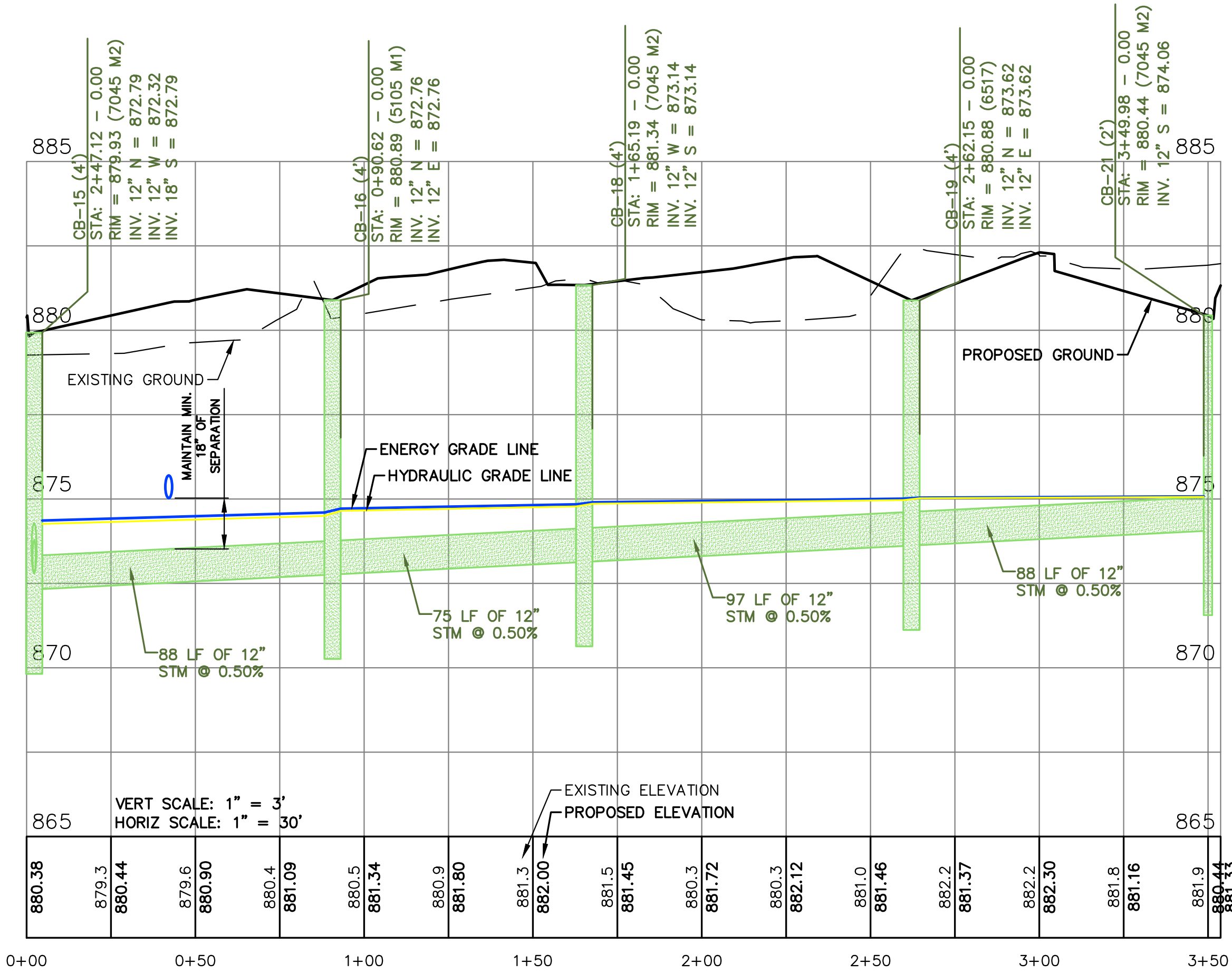
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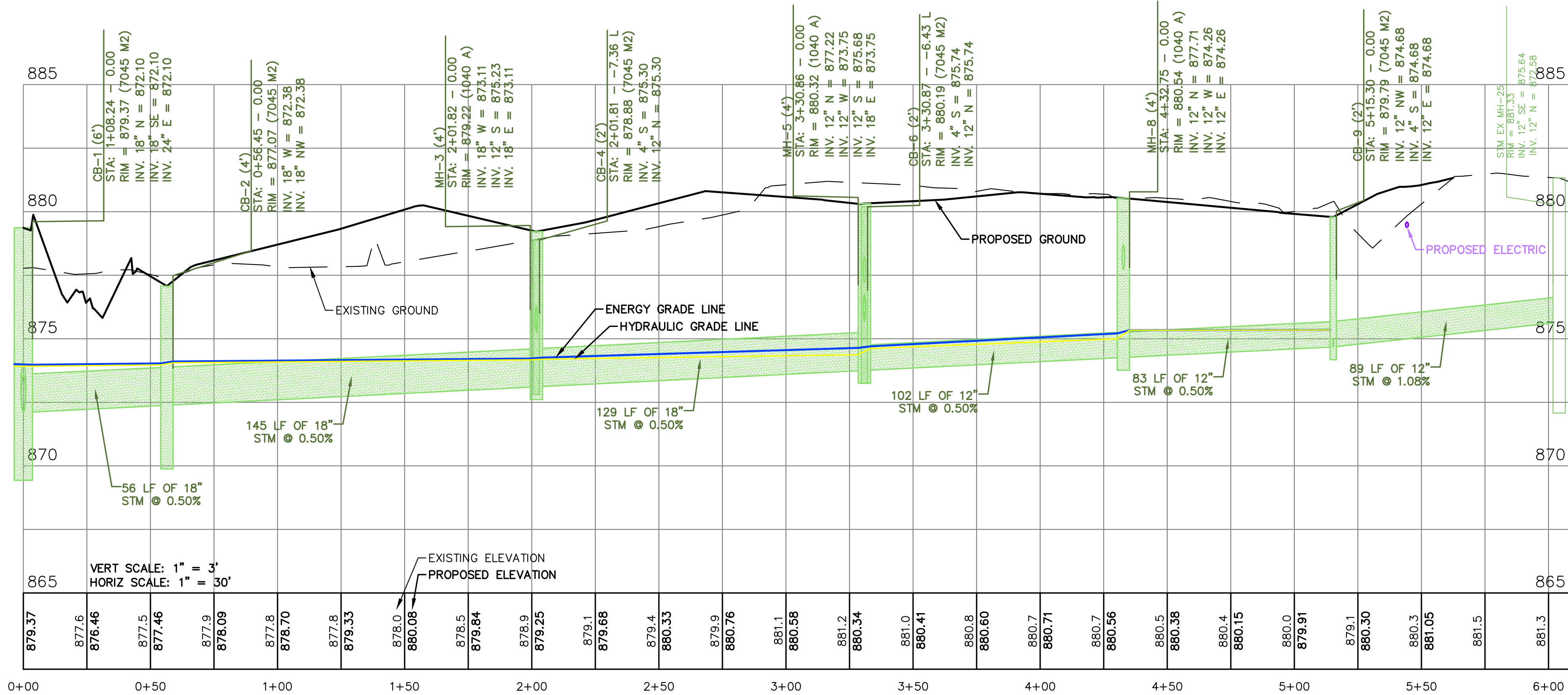
STORM PROFILE 1



STORM PROFILE 2



STORM PROFILE 3



STORM PROFILES
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24

Sheet

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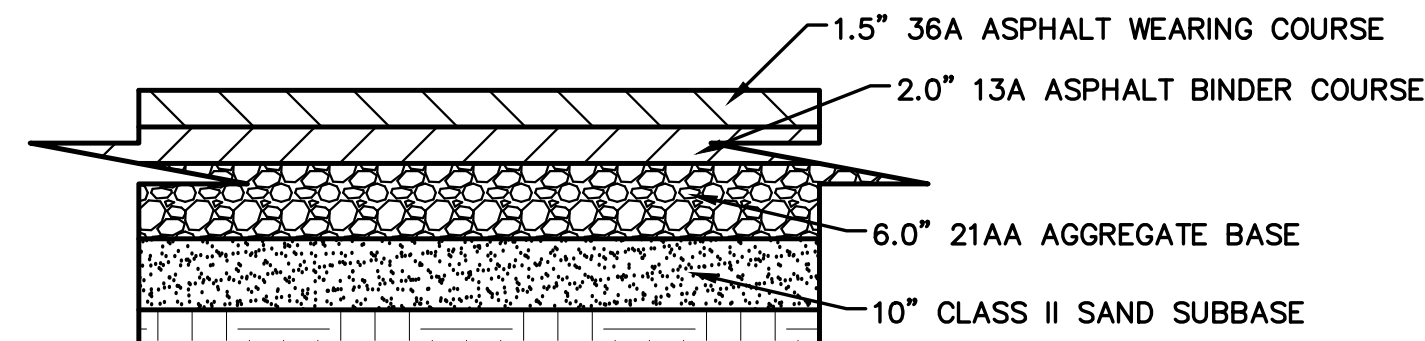
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2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

ISSUED FOR/REVISIONS:		
6	CITY OF PORTAGE PLAN REVIEW	01/12/24
7	FINAL OWNER REVIEW	01/17/24
8	CITY OF PORTAGE FINAL PD SUBMITTAL	01/19/24
9	CITY OF PORTAGE FINAL PD RESUBMITTAL	03/07/24

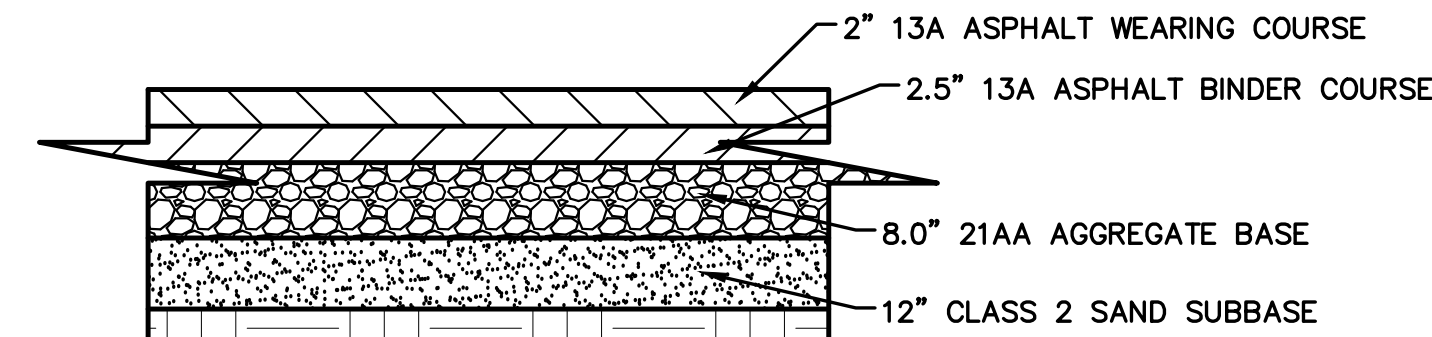
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GEOTECHNICAL NOTES:

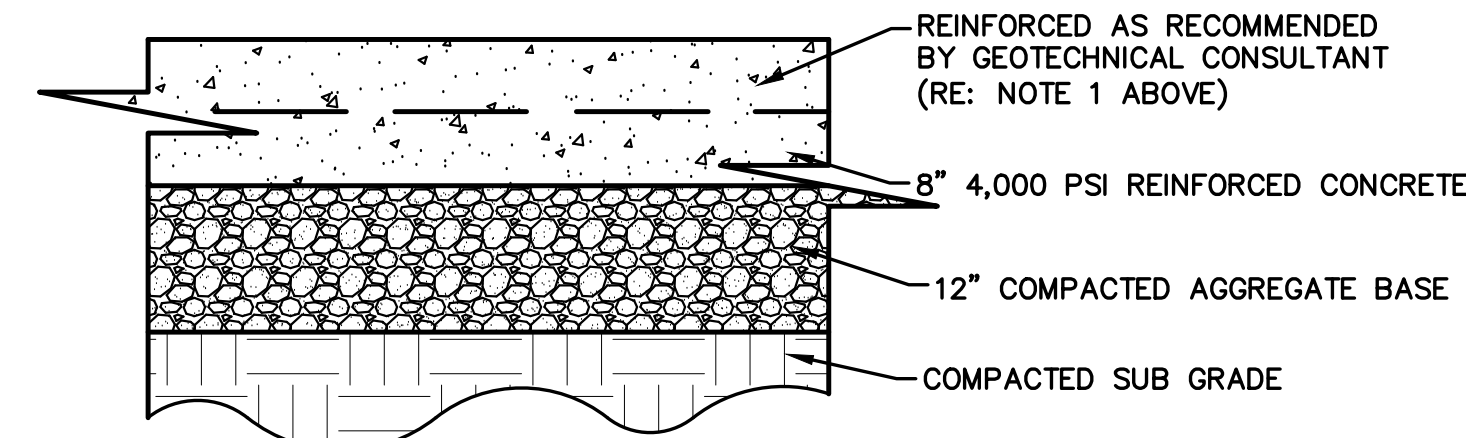
1. ALL PAVEMENT AND AGGREGATE MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, MATERIAL TESTING CONSULTANTS, PROJECT NO. 231019 ISSUED 04/18/2023.



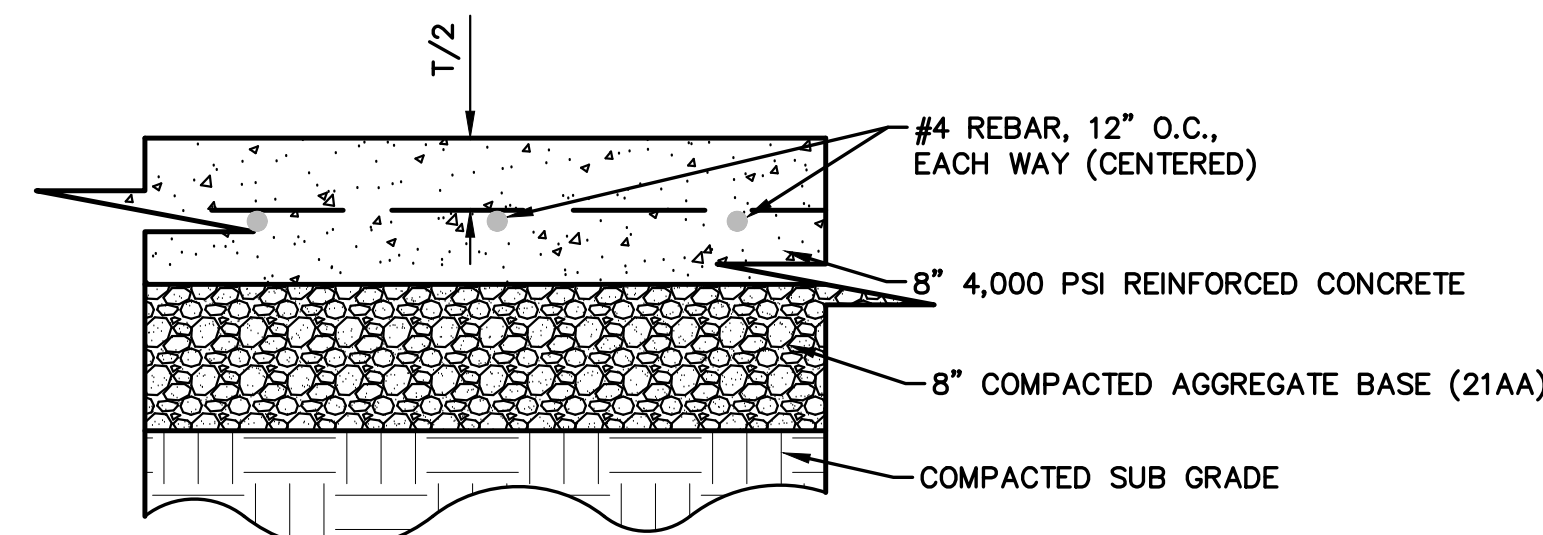
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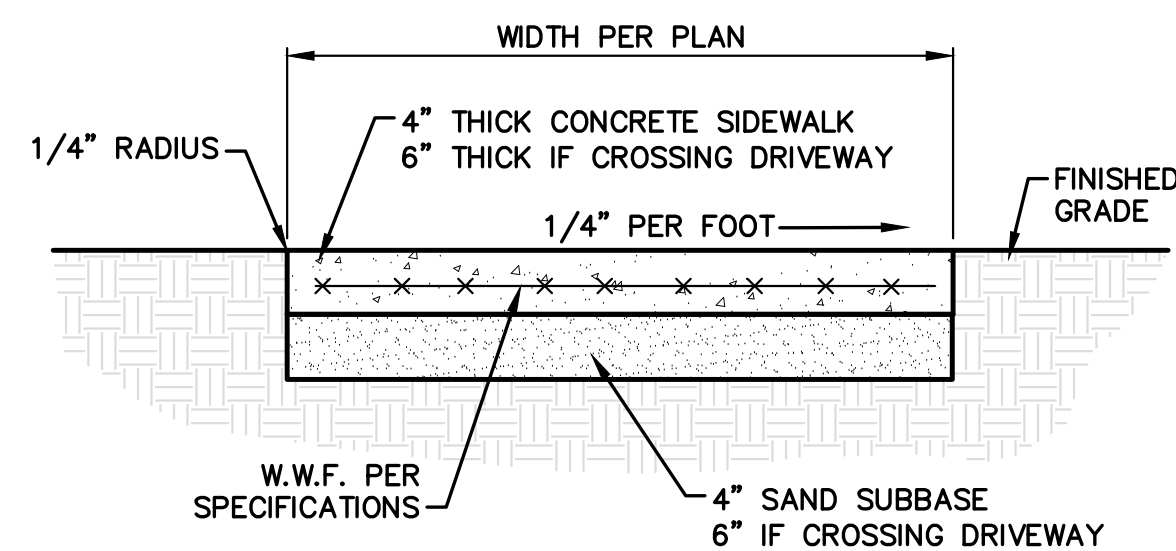
HEAVY-DUTY ASPHALT DETAIL
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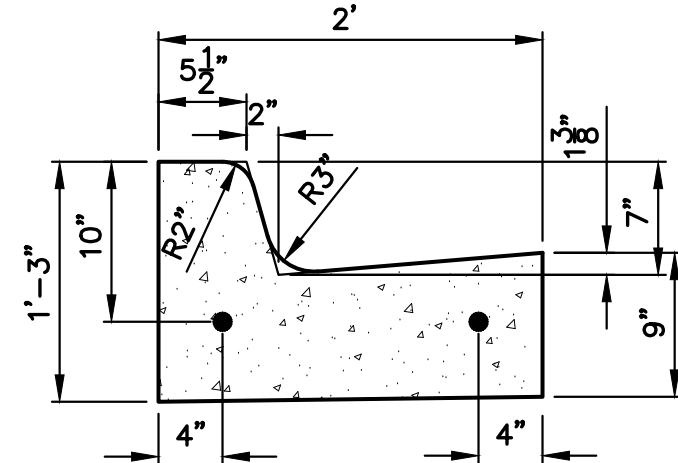
HEAVY DUTY CONCRETE DETAIL
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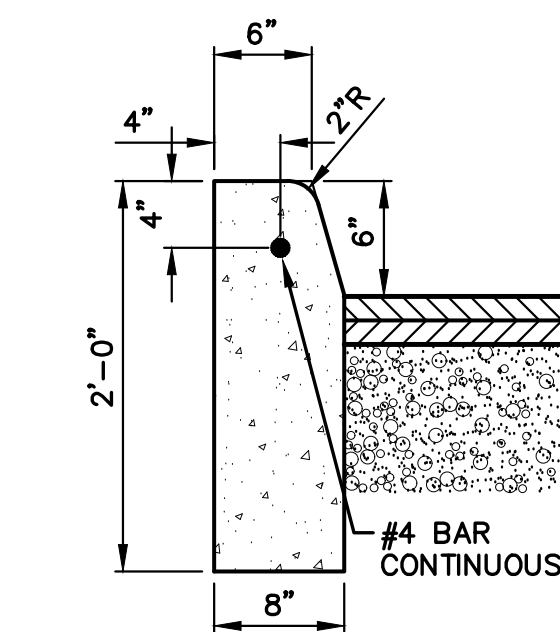
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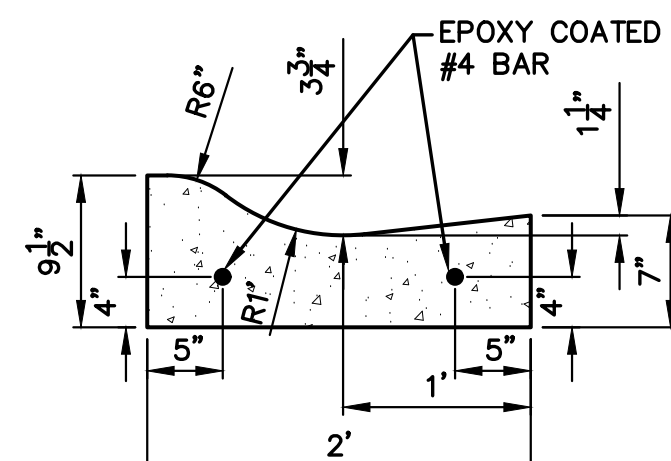
SIDEWALK DETAIL
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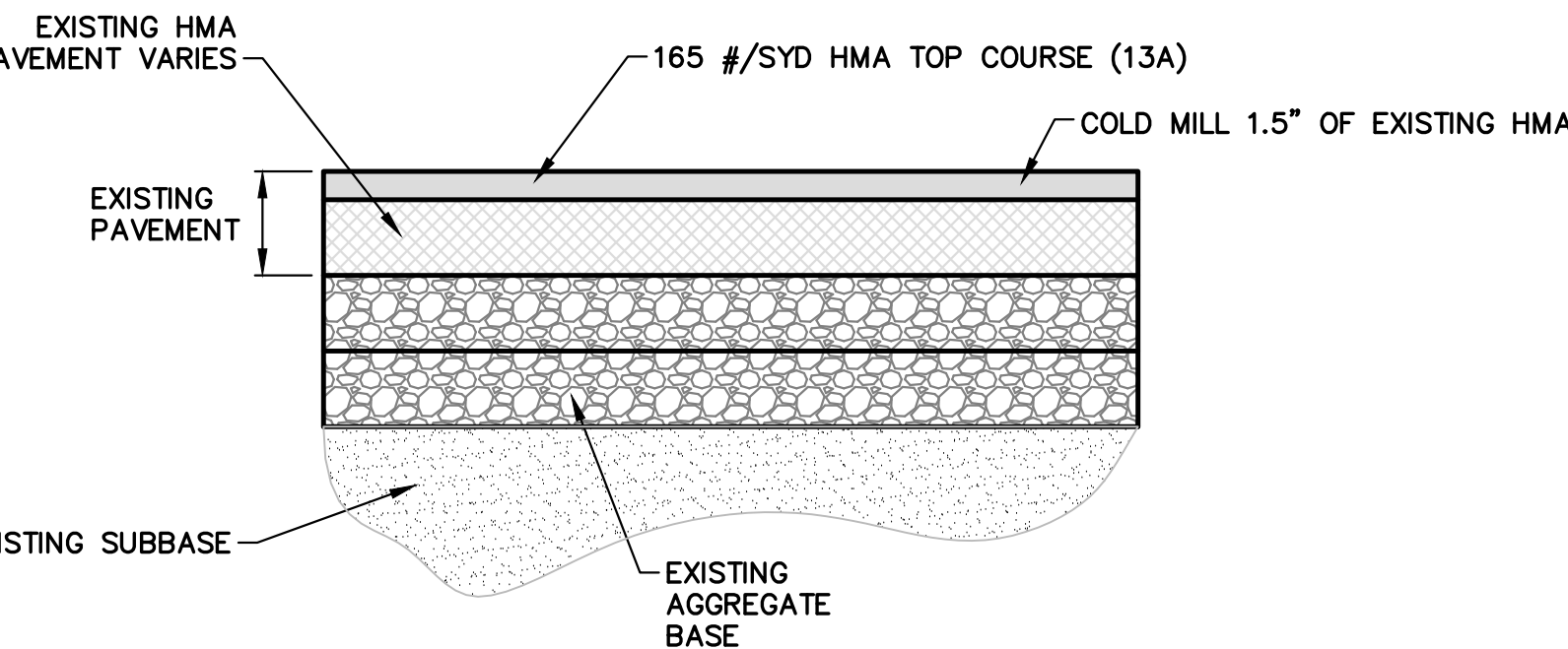
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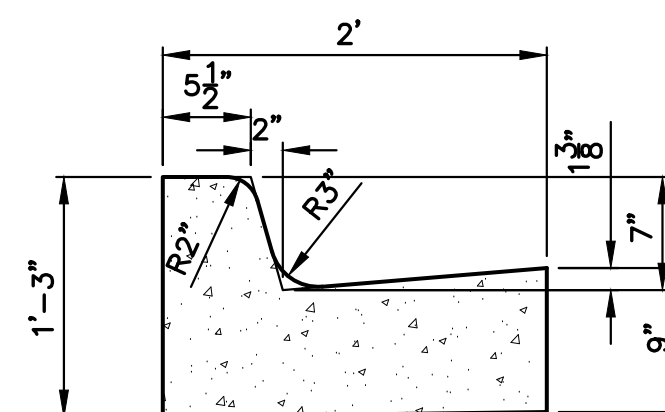
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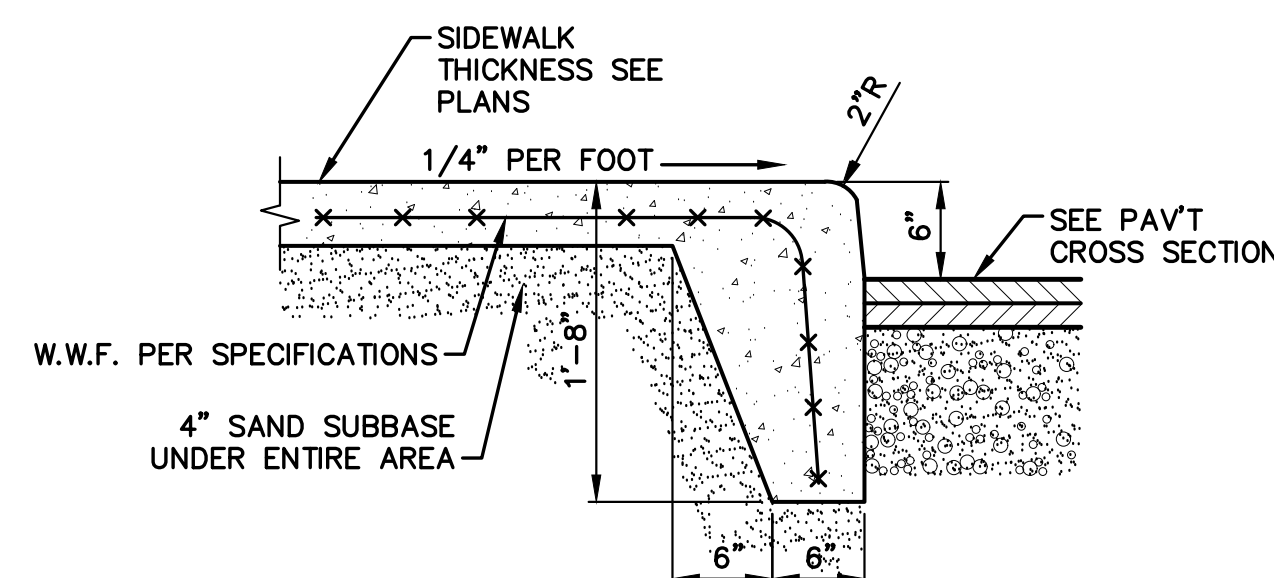
RCKC SPECIAL CURB DETAIL
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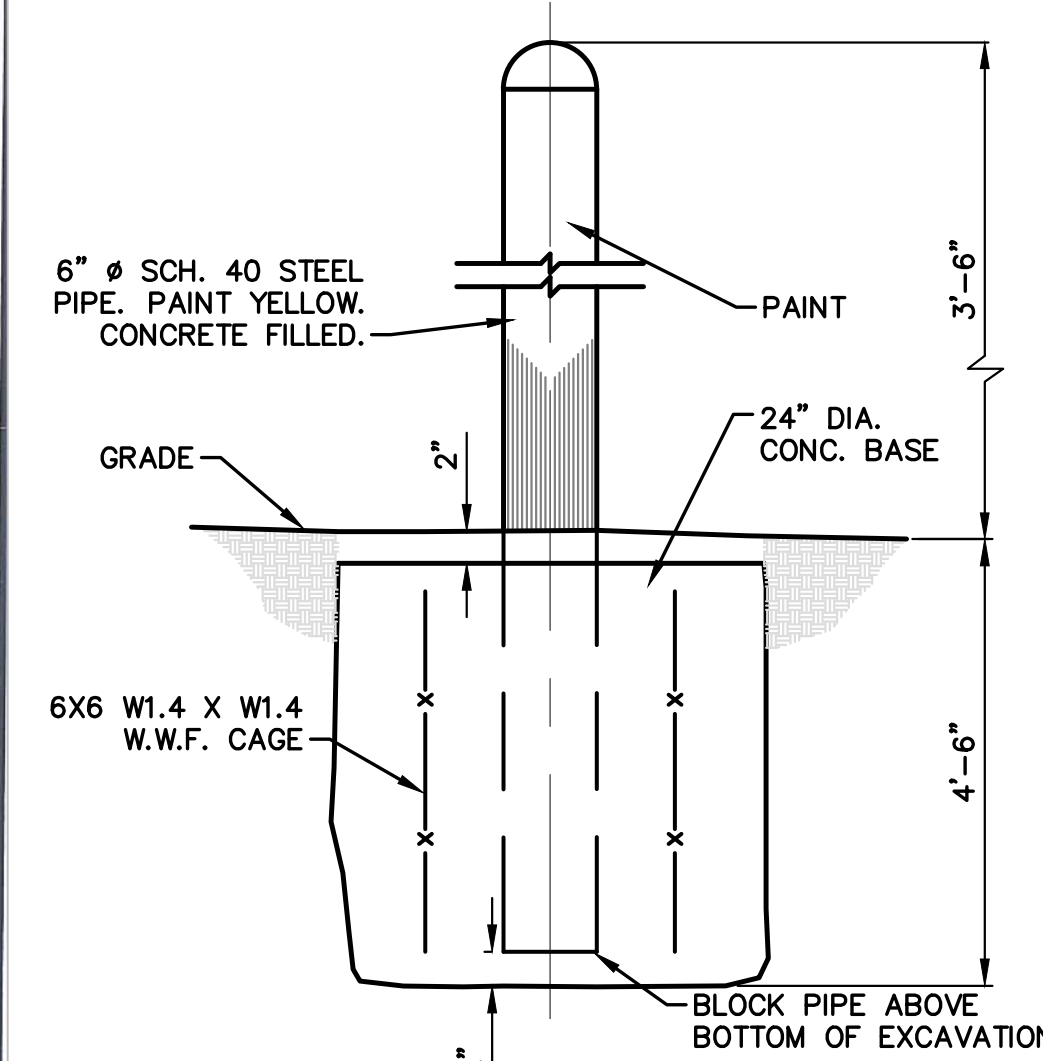
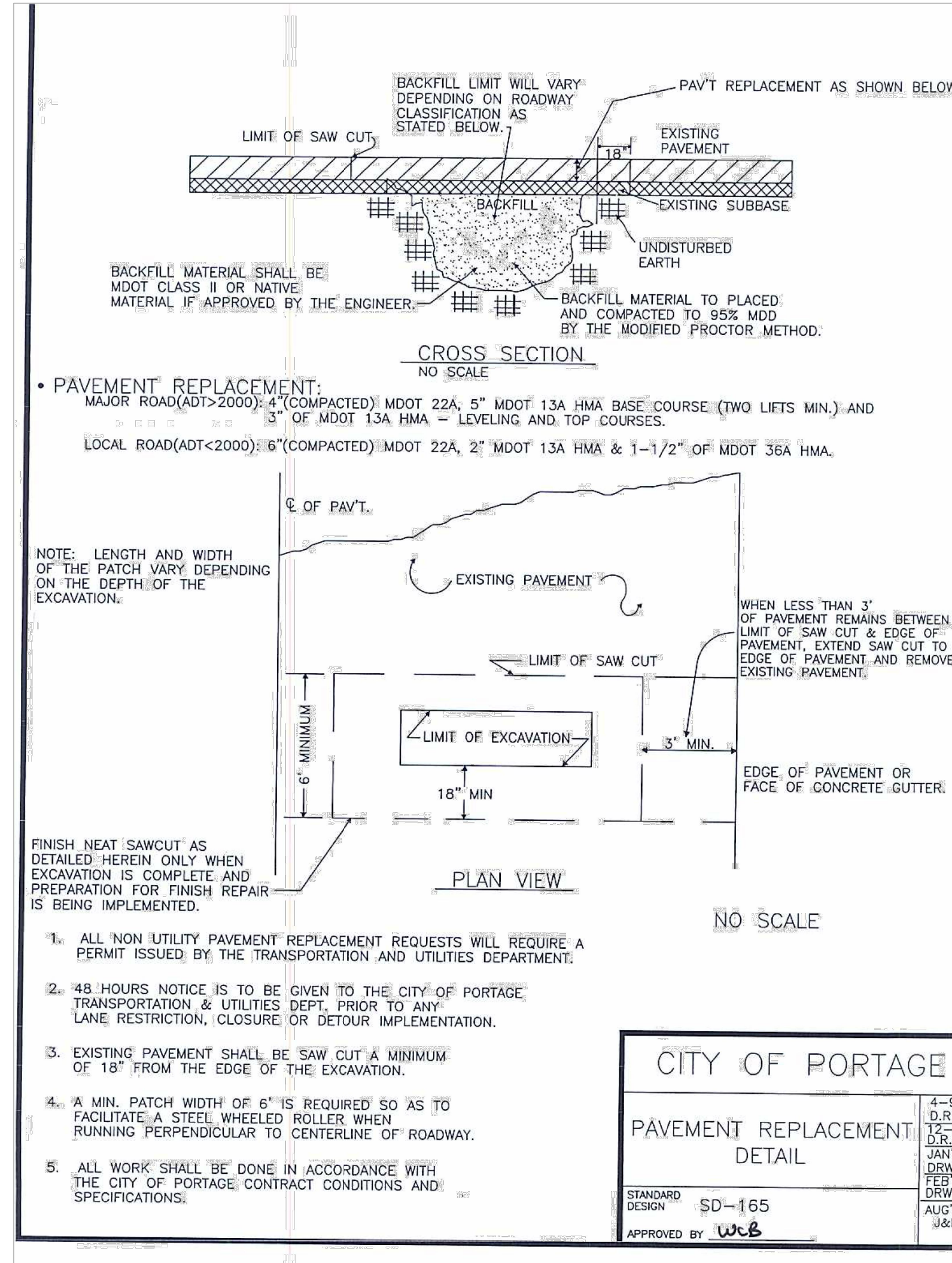
COLD MILLING/HMA PAVEMENT SECTION
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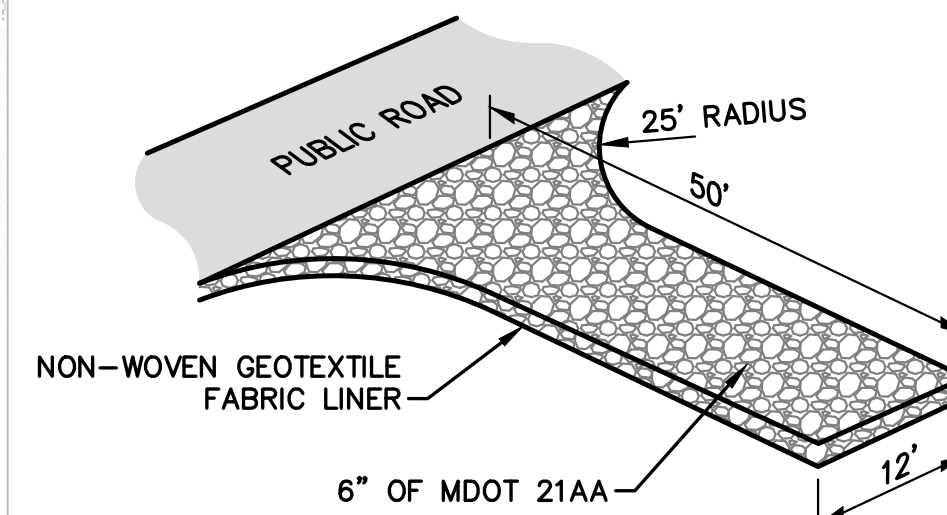
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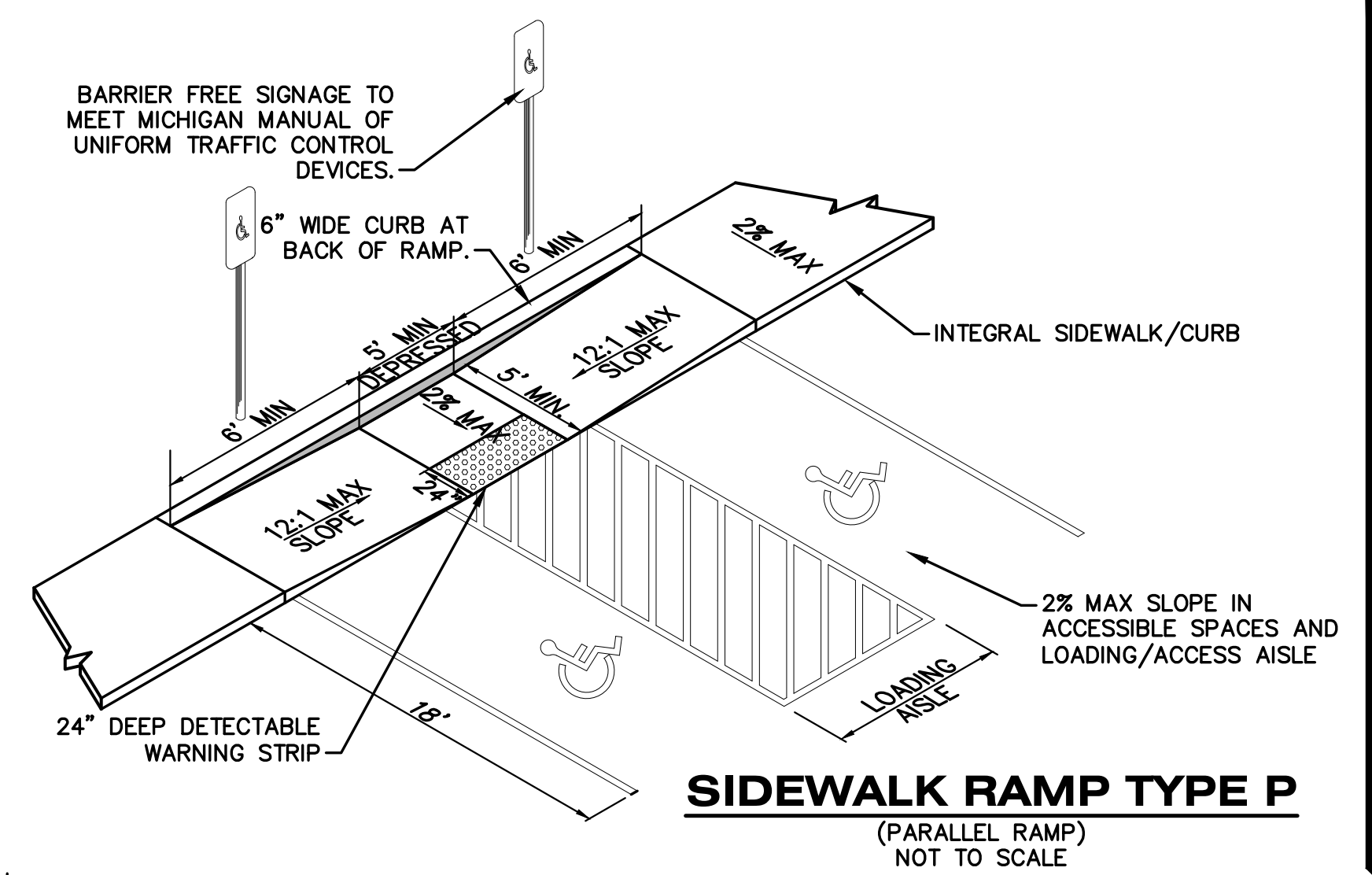
INTEGRAL SIDEWALK/CURB
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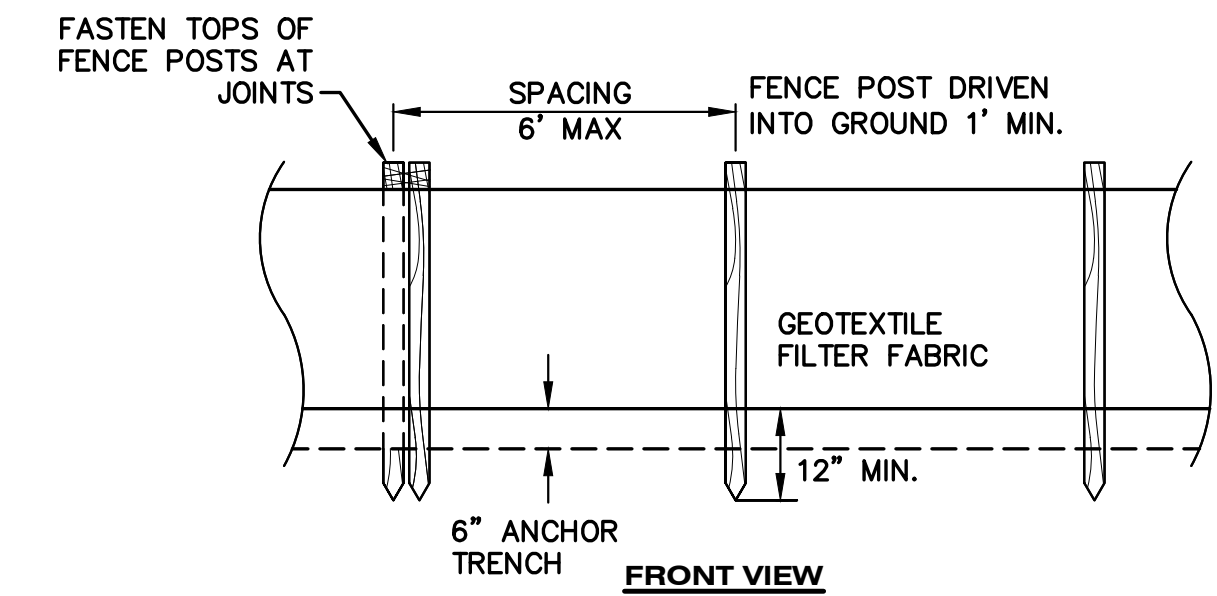
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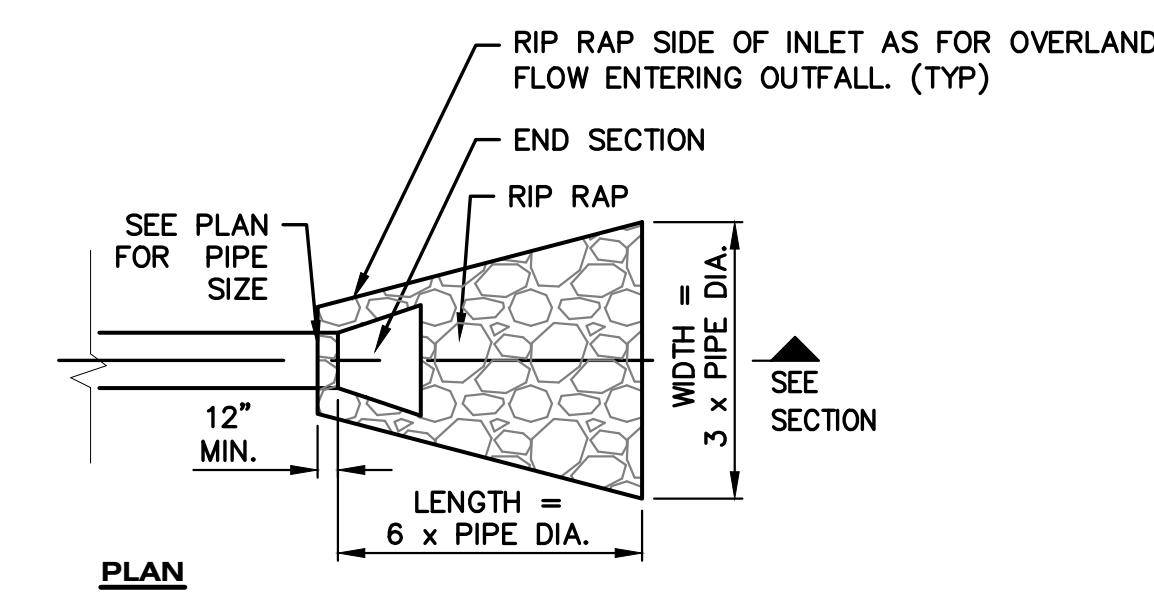
S53 STABILIZED CONSTRUCTION ACCESS
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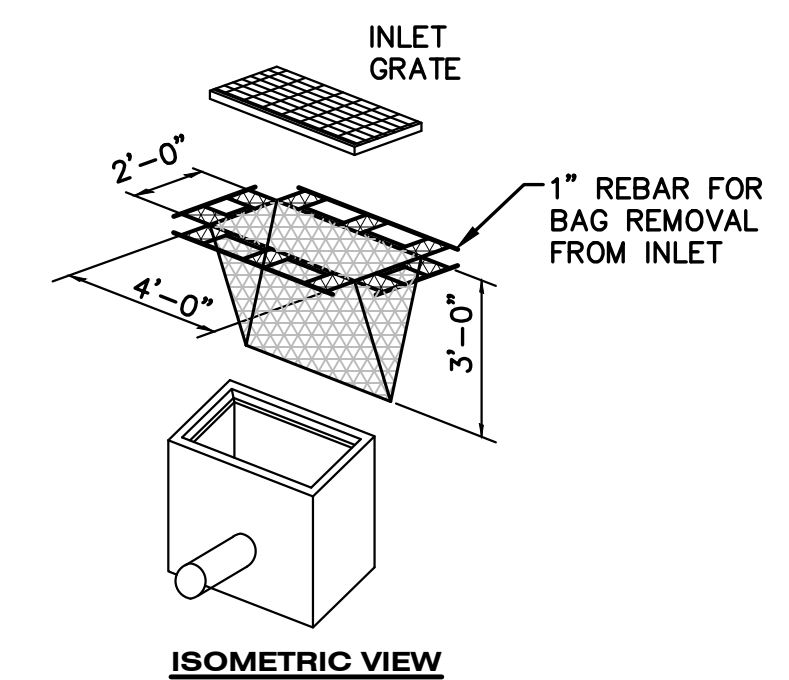
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(PARALLEL RAMP)
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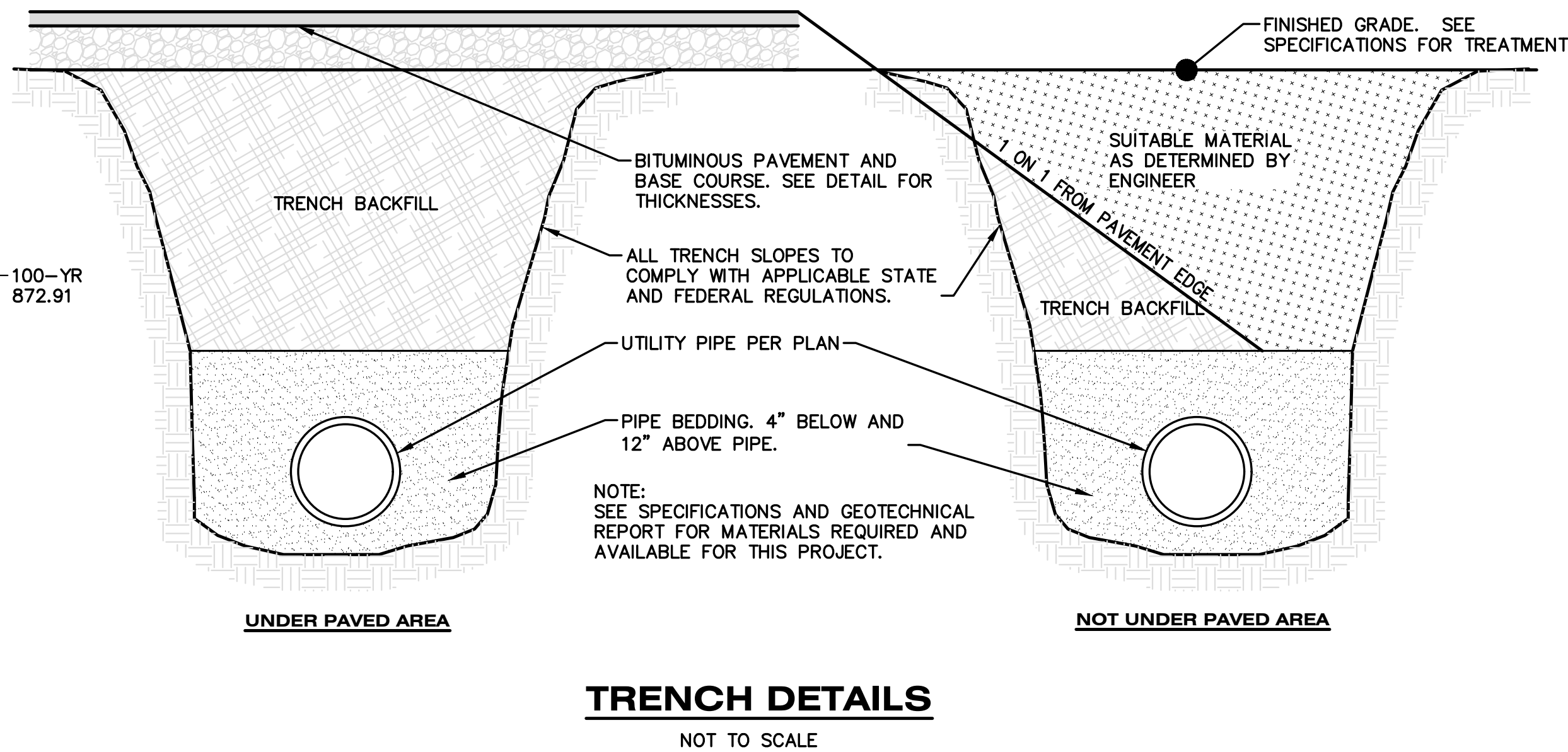
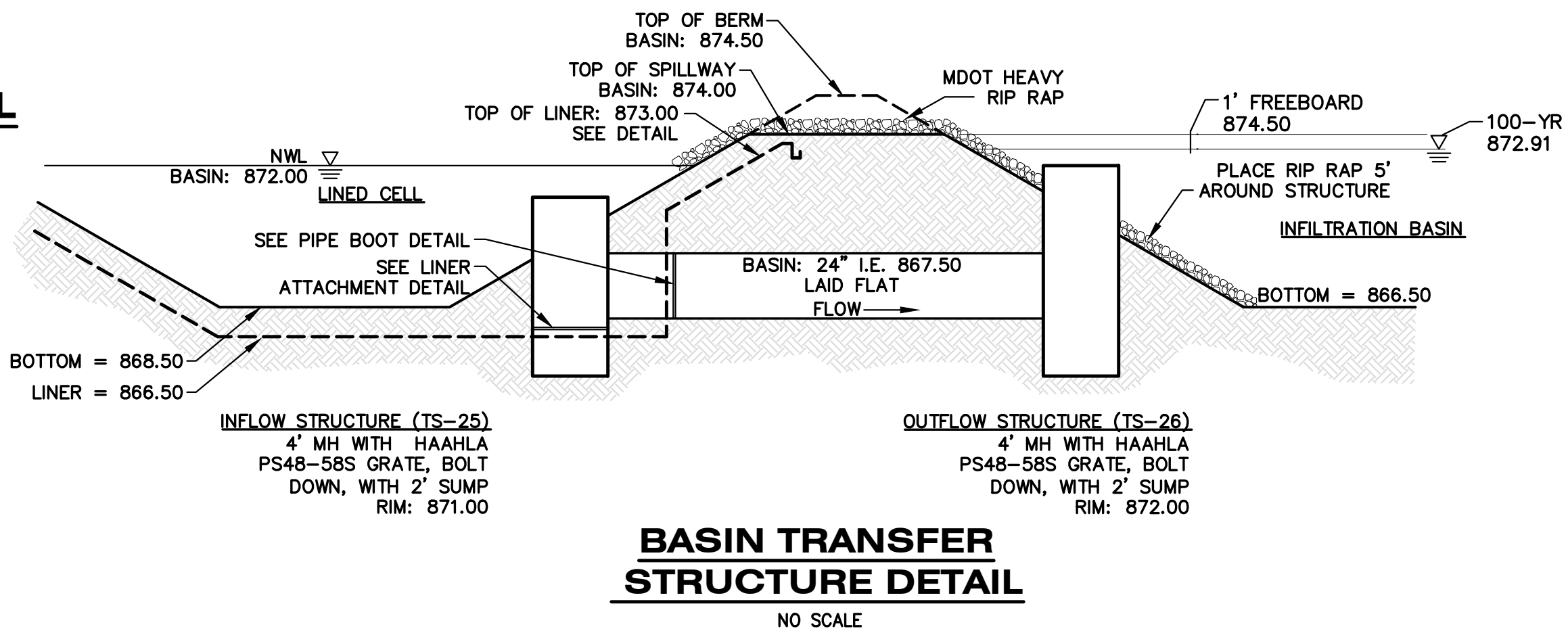
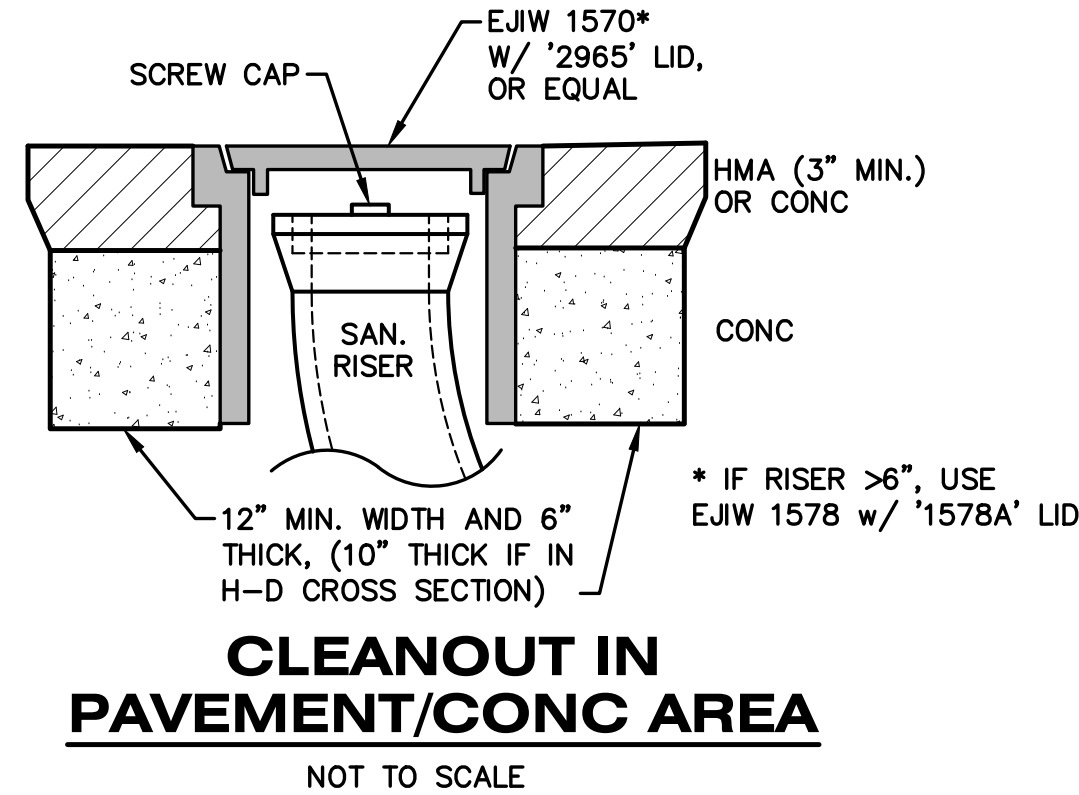
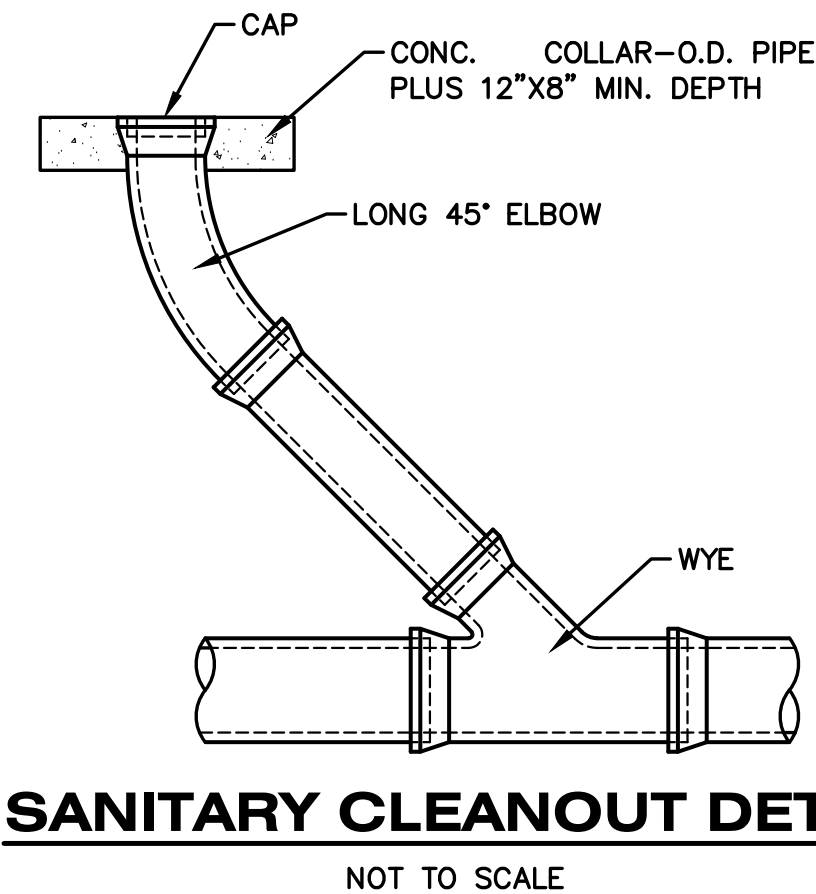
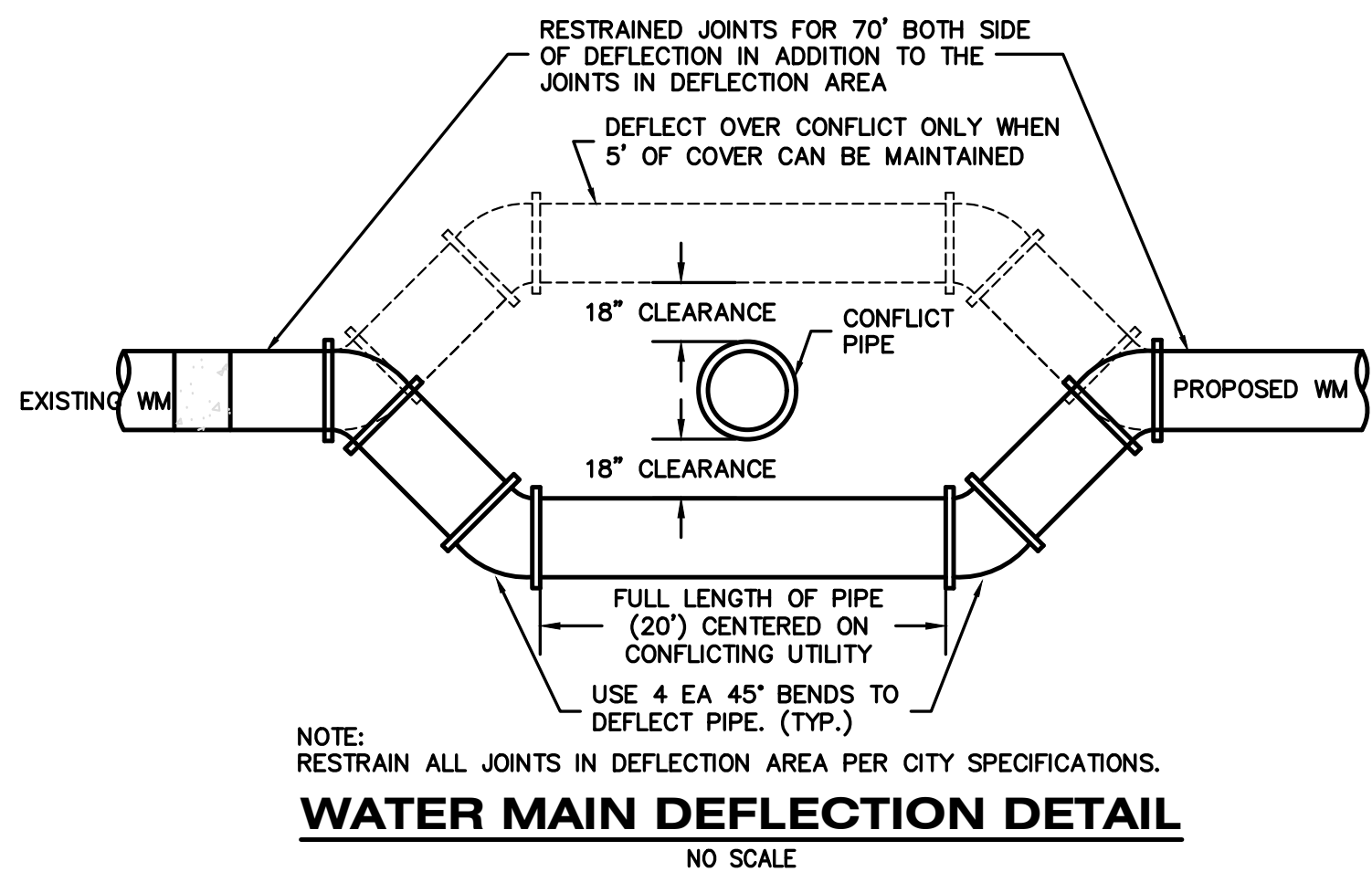
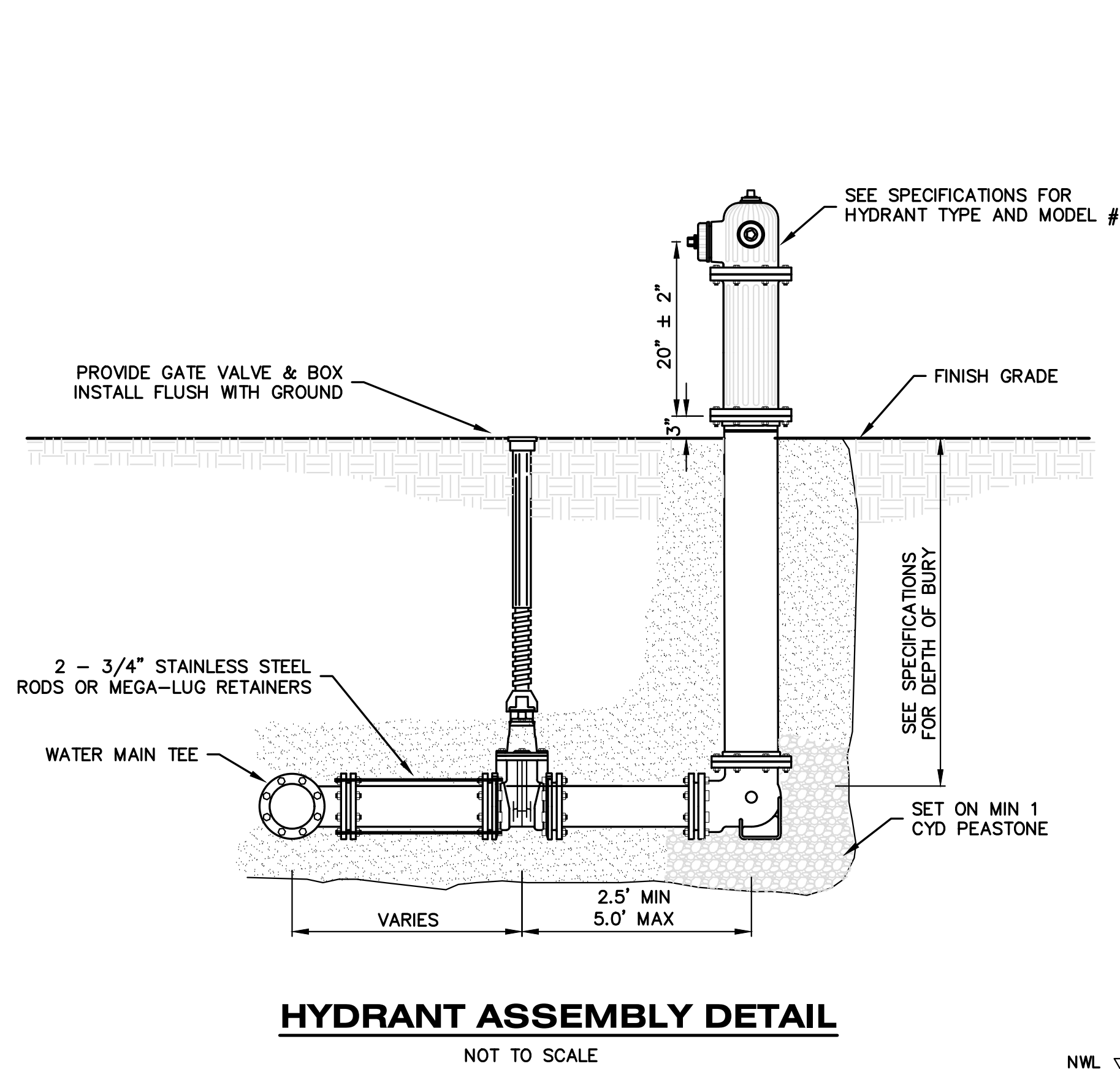
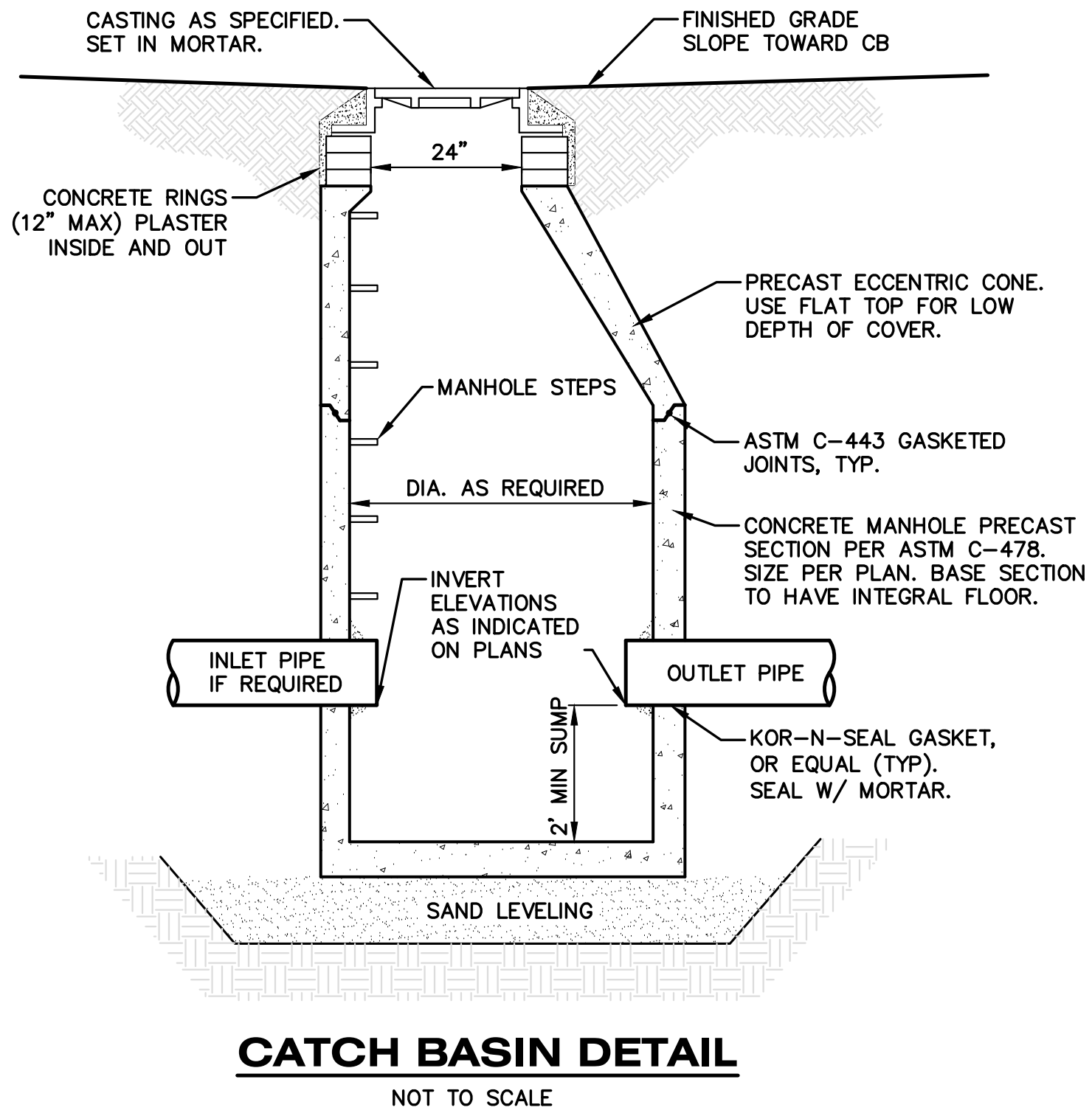
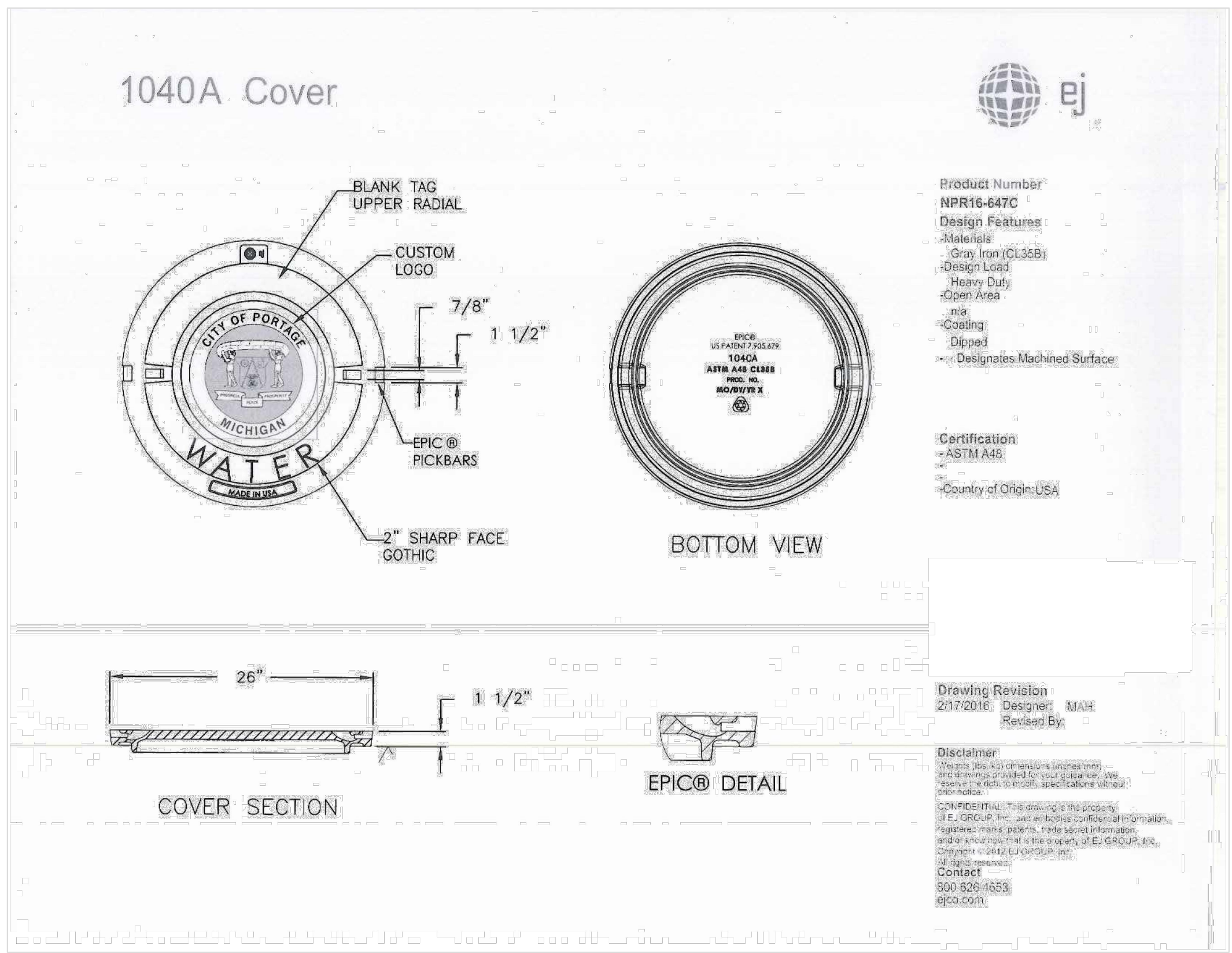


PIPE CULVERT WITH FLARED END SECTION DETAIL
NOT TO SCALE



S58 INLET PROTECTION FABRIC DROP
NOT TO SCALE

DRAWING LOCATION: H:\31-0032 (Utility Health - Portage, MI) FINAL DRAWINGS\C-9 Details.dwg LAST SAVED BY: DWANORMAN ON 3/7/2024



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DETAILS

TRILOGY HEALTH - PORTAGE MI

TRILOGY HEALTH SERVICES

Sheet Title:

Project:

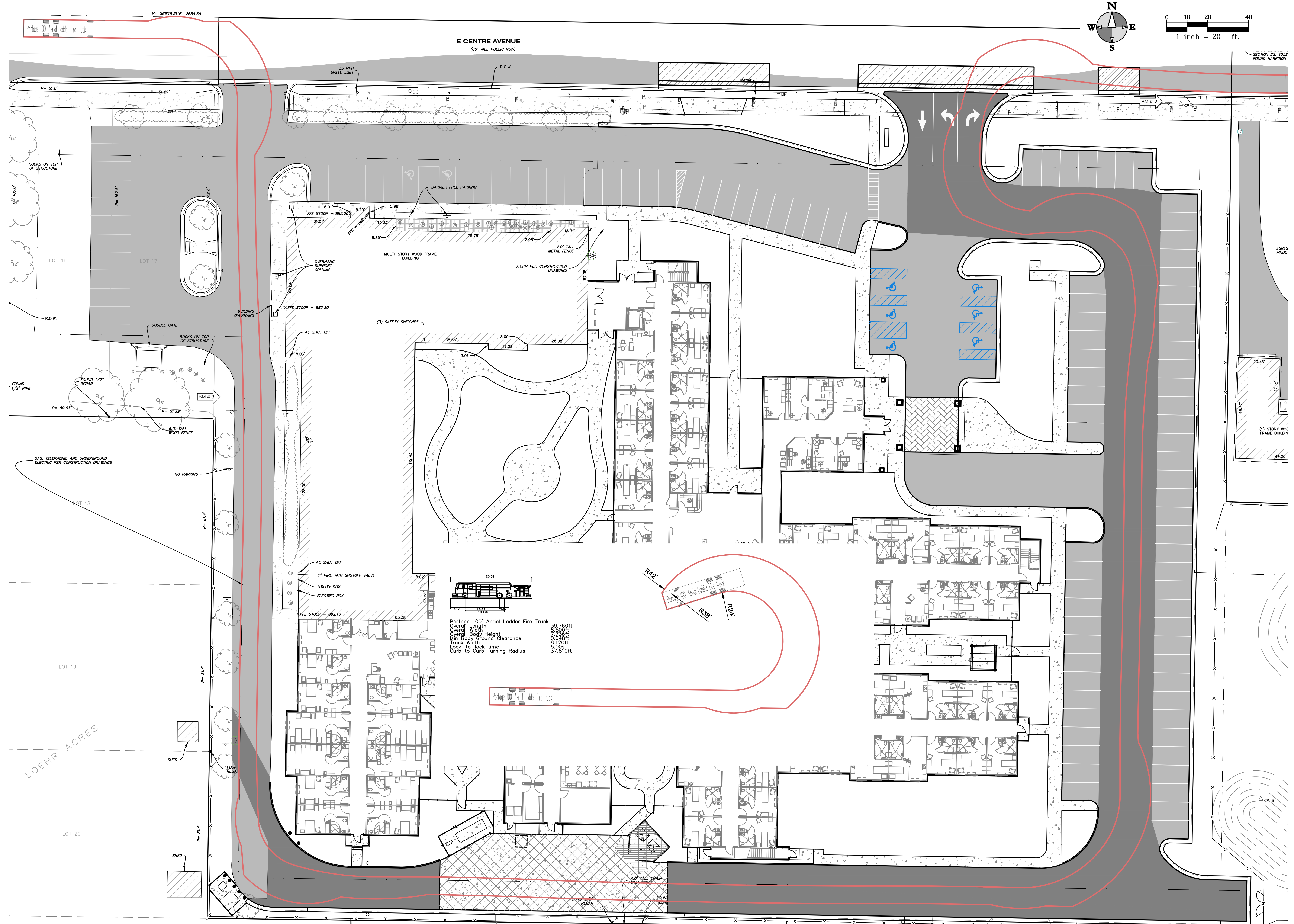
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03/07/24

Sheet

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FIRE TRUCK PATH
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:

Project:

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	NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
	SEEDED LAWN.
	PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
	SHORT GRASS SEED MIX
	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE
	PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
	PROPOSED ORNAMENTAL GRASS
	STEEL LANDSCAPE EDGING
	BENCH

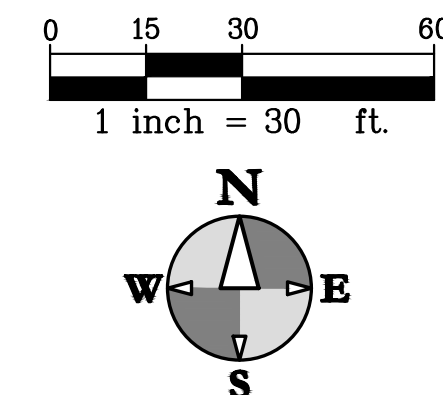
1 SF OF CURBED INTERNAL LANDSCAPE/ 15 SF OF PARKING AREA (MINUS 20' ADJACENT TO PERIMETER PLANTINGS) PARKING AREA = 15,670 SF
INTERNAL LANDSCAPE REQUIRED = 1,045 SF
INTERNAL LANDSCAPE PROVIDED = 3,988 SF
1 TREE/ 150 SFT OF REQUIRED INTERNAL CURBED ISLAND = 7 TREES
1 TREE/ 30' ROAD FRONTAGE = 597'/30' = 20 TREES (10 EXISTING)
36" SHRUB HEDGE OR BERM BETWEEN PARKING AND ROAD ROW
6' WALL/BERM/FENCE/PLANTING AT PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING
NO TREES SHALL BE PLANTED IN THE PUBLIC WATER MAIN EASEMENT.



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

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

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



LANDSCAPE PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

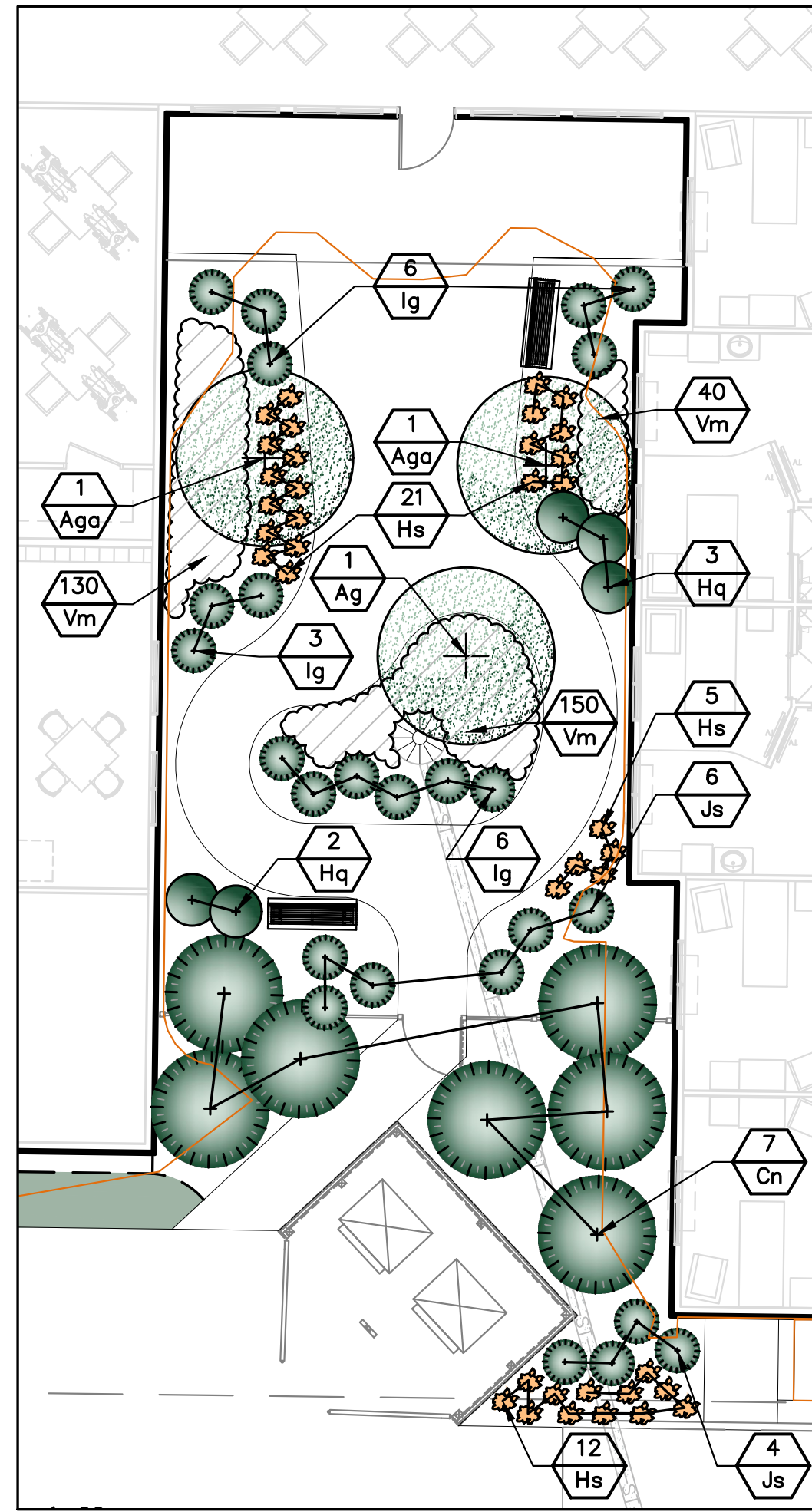
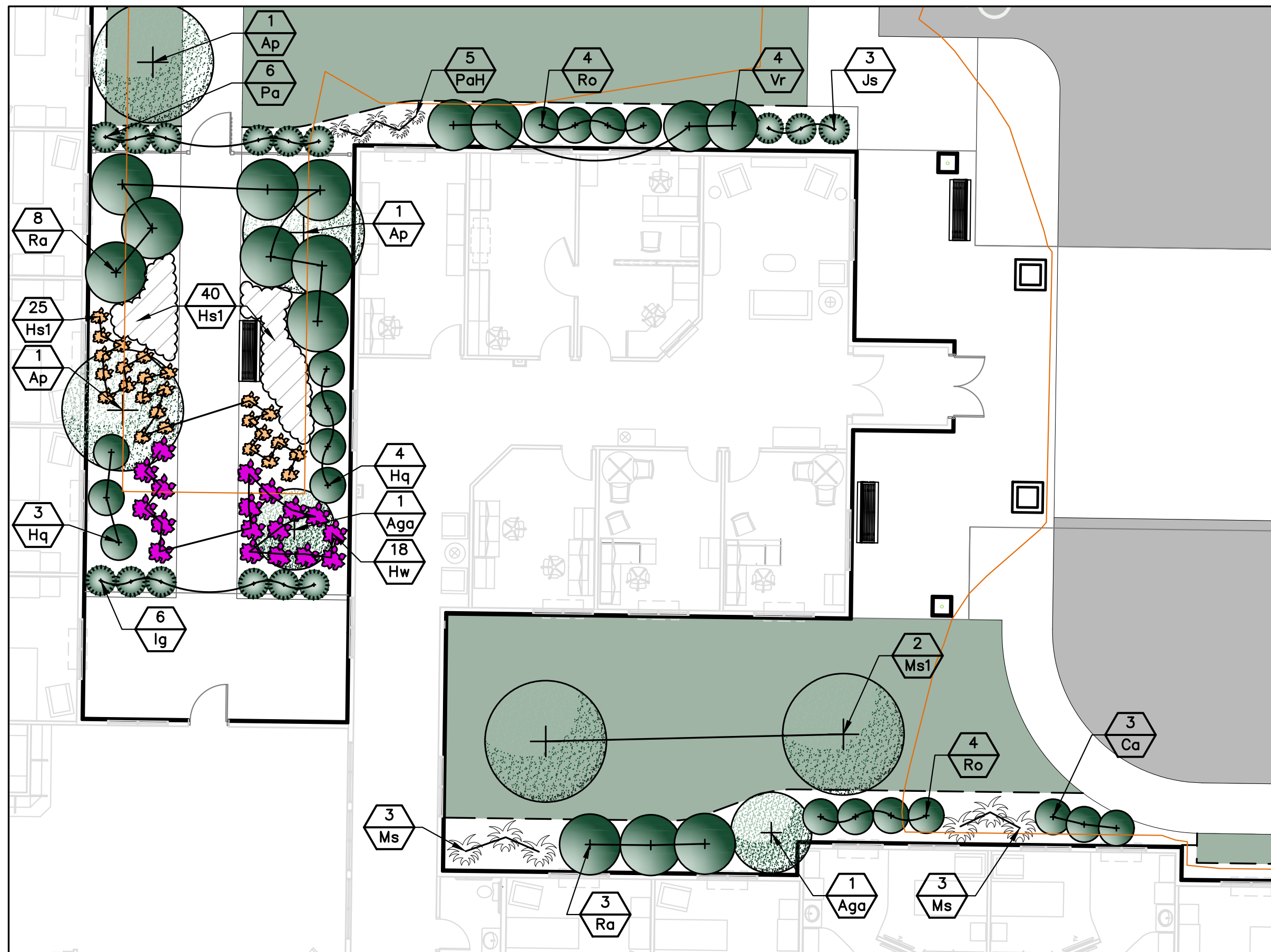
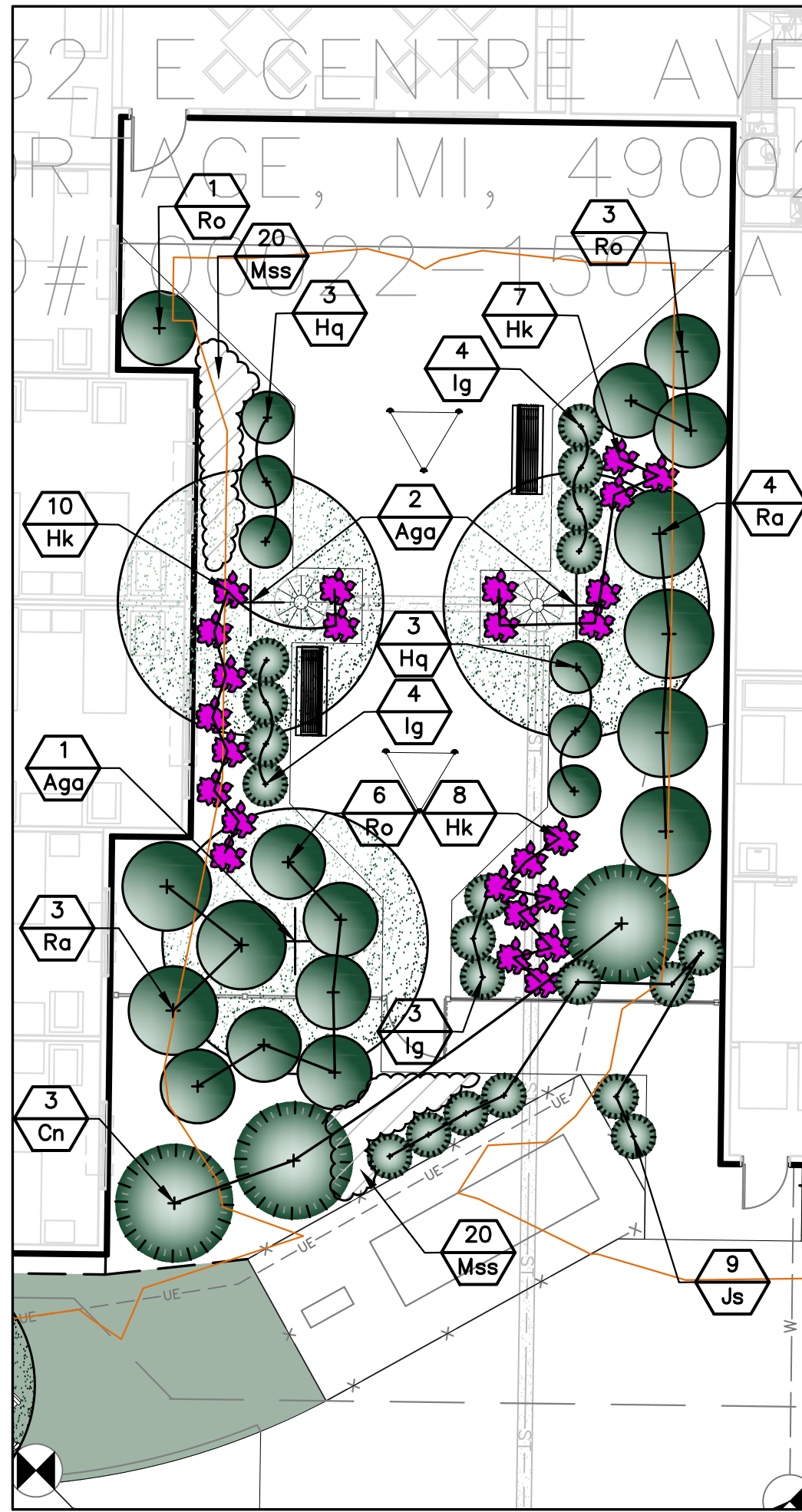
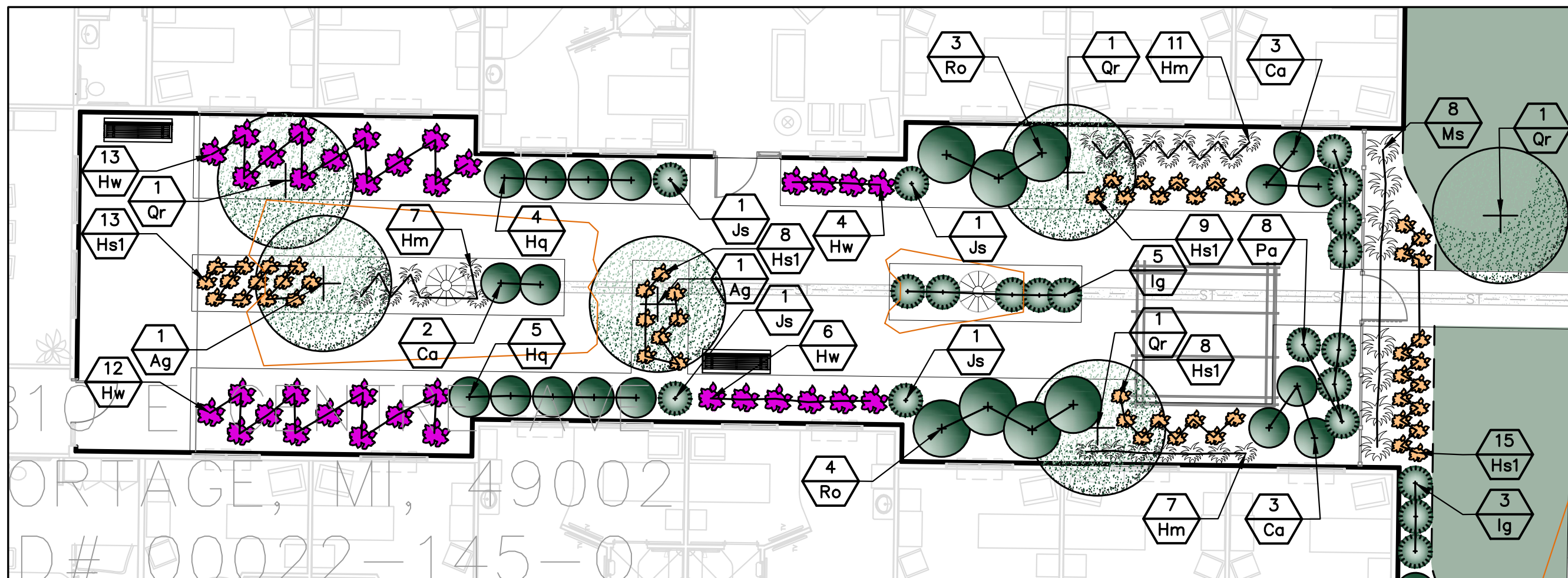
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L-1

Job No.	23-003D	P.M.:JWP	Draft DSV	QA/QC	03/07/24
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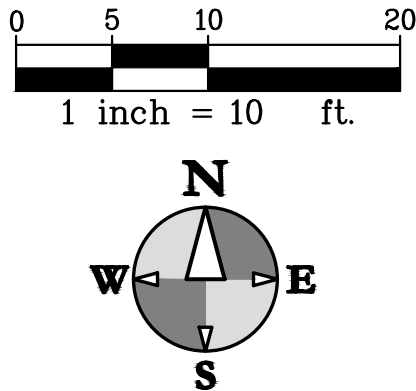
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ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



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LEGEND

- 13 Ca NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- SEEDED LAWN.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- SHORT GRASS SEED MIX
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- PROPOSED ORNAMENTAL GRASS
- STEEL LANDSCAPE EDGING

LANDSCAPE ENLARGEMENTS TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

Sheet Title:
Project:
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03/07/24
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L-2

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7 FINAL OWNER REVIEW	01/17/24	
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9 CITY OF PORTAGE FINAL PD RESUBMITTAL	03/07/24	

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Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ac	Abies concolor	Concolor Fir	6' Ht.	B&B	Sheared well shaped
Ag	Acer griseum	Paperbark Maple	2" Cal.	B&B	
Ap	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2 1/2"	B&B	
As	Acer saccharum 'Commemoration' or 'Legacy'	Commemoration or Legacy Sugar Maple	2 1/2" Cal.	B&B	Clump Form 3-5 stems.
Ar	Acer rubrum 'Franksred'	Red Sunset Maple	2 1/2" Cal.	B&B	
Aga	Amelanchier x gradiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7' Ht.	B&B	
Cc	Carpinus caroliniana	American Hornbeam	3" Cal.	B&B	
Cn	Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress	8" Ht.	B&B	
Gb	Ginkgo biloba	Maidenhair Tree	2 1/2" Cal.	B&B	
Gt	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2 1/2" Cal.	B&B	
Mso	Magnolia x soulangiana	Saucer Magnolia	6' Ht.	B&B	
Ms1	Malus sargentii	Sargent Crab	2" Cal.	B&B	
Ps	Pinus strobus	Eastern White Pine	6' Ht.	B&B	Sheared well shaped
Qc	Quercus coccinea	Scarlet Oaks	2 1/2" Cal.	B&B	
Qr	Quercus robur 'Fastigiata'	Pyramidal English Oak	2 1/2" Cal.	B&B	

Planting Schedule Shrubs					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ca	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	30" Ht.	Cont.	
Ea	Euonymus alatus 'Odum'	Little Moses Burning Bush	36" Ht.	Cont.	Shrubs shown in hedges to be 36" o.c.
Hq	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	36" Ht.	B&B	
Ig	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	36" Ht.	B&B	
Iv	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	36" Ht	Cont.	Shrubs shown in hedges to be 36" o.c.
Js	Juniperus scopulorum 'Blue Arrow'	Rocky Mountain Juniper	5' Ht.	B&B or Cont.	
Pa	Picea abies 'Nidiformis'	Norway Spruce	24" spread	Cont.	
Ro	Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	36"	B&B or Cont.	
Vr	Viburnum x rhytidophylloides 'Allegheny'	Allegheny Viburnum	42" Ht.	Cont.	

Planting Schedule Perennials					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Cv	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	#1	Cont.	18" o.c.
Ep	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1	Cont.	15" o.c.
Hm	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	#1	Cont.	
Hs1	Heuchera 'Wildberry'	Wildberry Coral Bells	#1	Cont.	
Hk	Hosta 'Krossa Regal'	Krossa Regal Hosta	#1	Cont.	30" o.c.
Hs	Hosta 'Silly String'	Silly String Hosta	#1	Cont.	
Hw	Hosta 'Wu-La-La'	Wu-La-La Hosta	#1	Cont.	
Ms	Miscanthus sinensis 'Morning Light'	Morning Light Japanese Silver Grass	#3	Cont.	36" o.c.
Mss	Muscari 'Silvery Sunproof'	Silvery Sunproof Lily Turf	cell	flat of 10	3.75"sq cell 18" o.c.
PaH	Pennisetum alopecuroides 'Hamel'	Fountain Grass 'Hamel'	#2	Cont.	24" o.c.
Vm	Vinca minor 'Ralph Shugert'	Shugert's Variegated Myrtle	cell	flat of 38	10" o.c.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE LAYOUT AND DETAILS FOR FULL IRRIGATION SYSTEM PRIOR TO INSTALLATION.
2. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
3. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
4. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
5. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

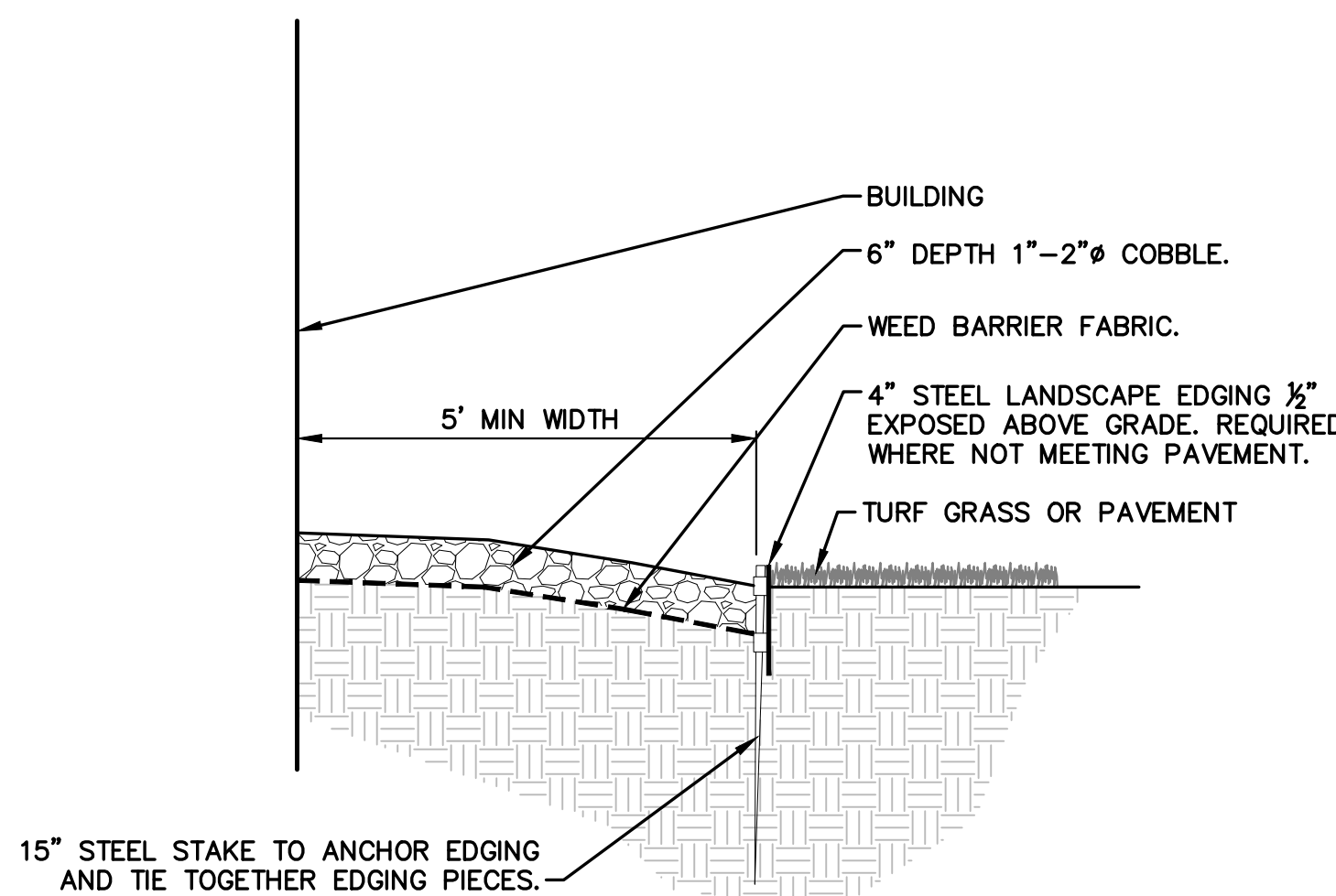
LANDSCAPE NOTES:

1. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
2. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/4" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
3. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
4. WARRANTY TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
5. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
6. MAINTAIN TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
7. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
8. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
9. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
10. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
11. MAINTAIN LAWN SURFACE AS HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
12. DO NOT PLACE STONE COBBLE DURING WET WEATHER. DO NOT PLACE DIRTY OR MUDDY COBBLE ON BARRIER FABRIC.
13. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS RECALLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.

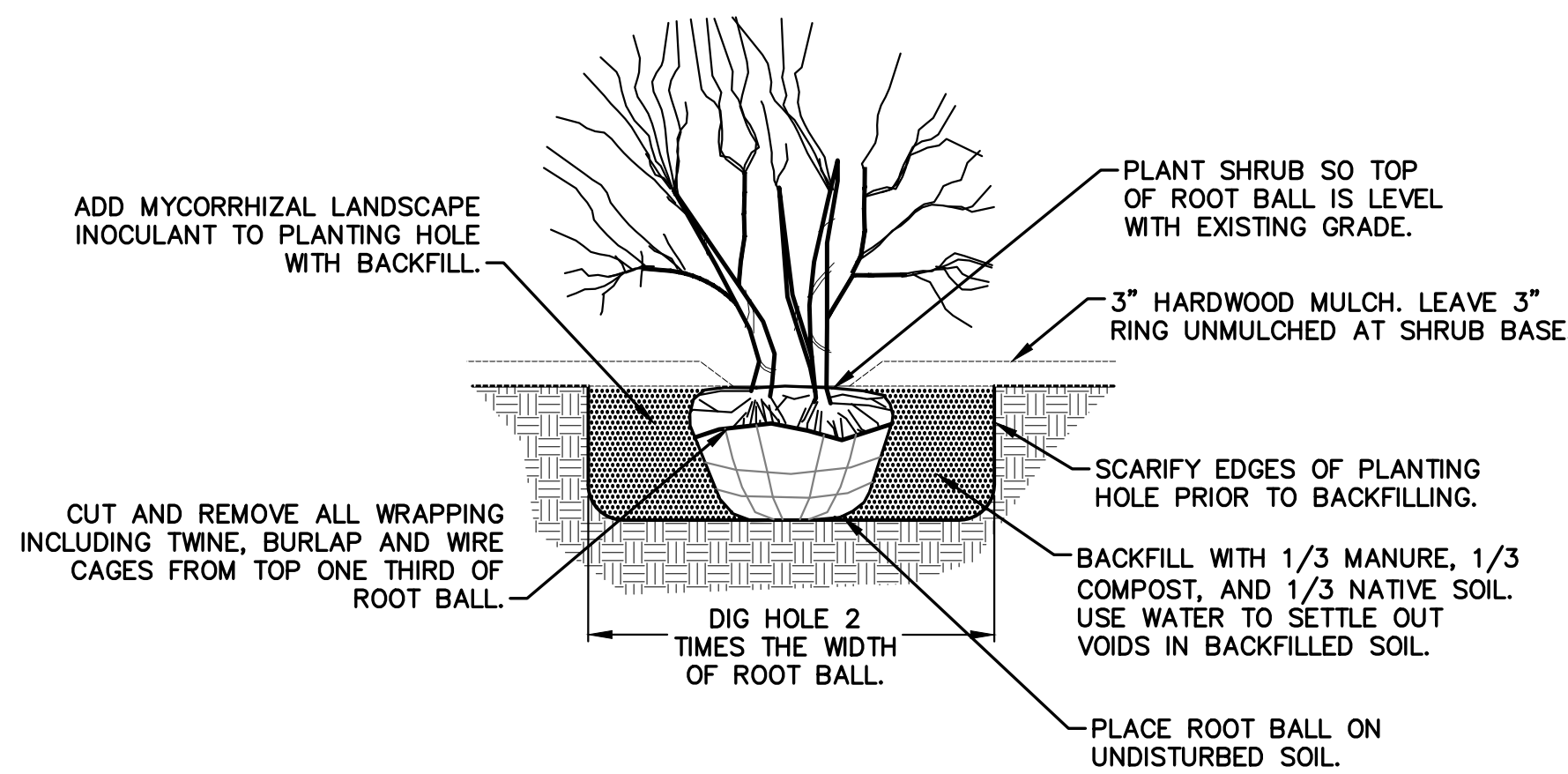
Short Grass Seed Mix		
Botanical Name	Common Name	Oz./Acre
Permanent Grasses/Sedges		
Buchloe dactyloides	Buffalo Grass	435.60
Bouteloua curtipendula	Side-Oats Gramma	46.46
Bouteloua gracilis	Blue Gramma	2.72
Koeleria pyramidata	June Grass	4.36
Temporary Cover		
Avena sativa	Common Oat	268.06

NATIVE SEED ESTABLISHMENT NOTES:

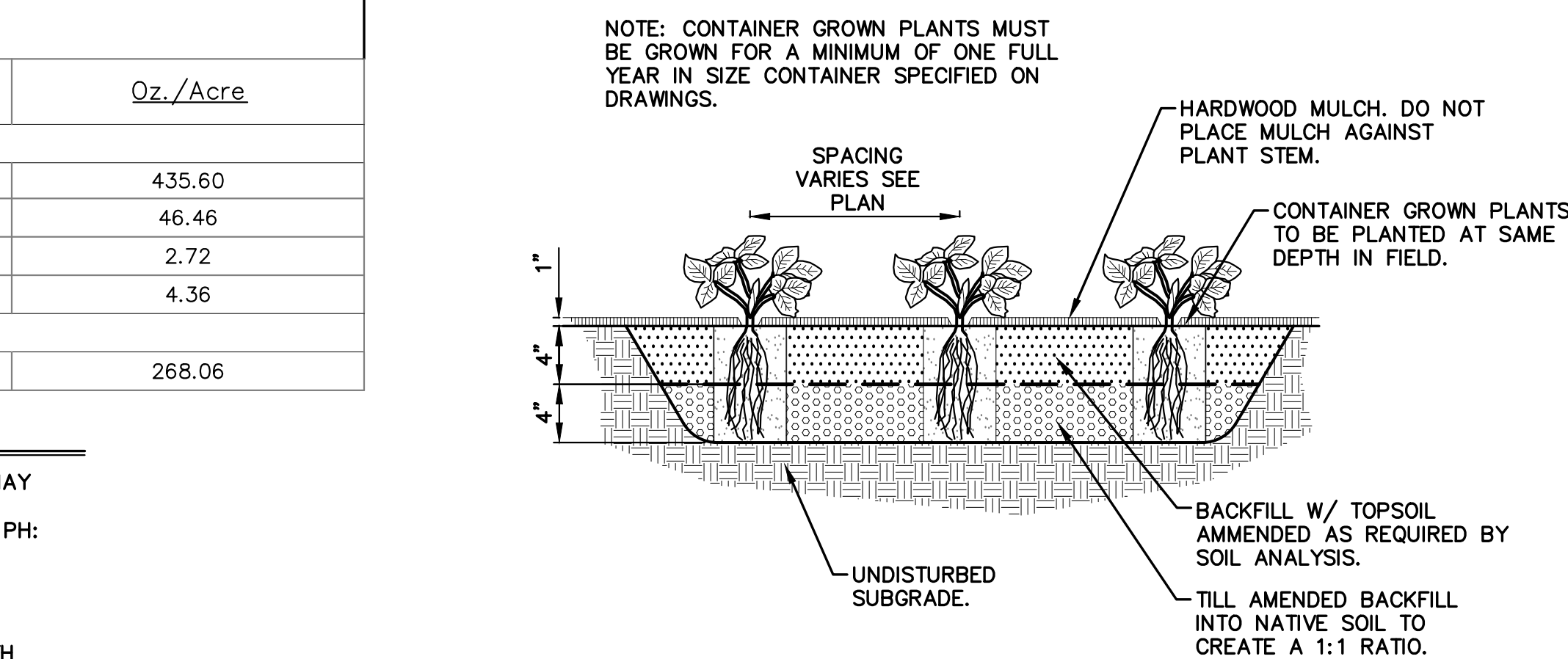
1. NATIVE SEED TO BE SEEDED FROM OCTOBER 1 – NOVEMBER 15 OR MAY 1 – JUNE 15.
2. NATIVE GRASSES AVAILABLE FROM CARNO'S NATIVE PLANT NURSERY PH: (574)586-2412
3. TWO WEEKS PRIOR TO PRAIRIE PLANTING APPLY BROAD SPECTRUM HERBICIDE TO EXISTING TURF IN AREAS TO BE PLANTED WITH NATIVE SEED. REPEAT TREATMENT FOUR TO FIVE DAYS PRIOR TO PLANTING.
4. ENSURE 6" QUALITY TOPSOIL, TILL AREAS NOT ALREADY PLANTED WITH GRASS (AREAS WHERE PAVEMENT IS BEING REMOVED ONLY) TO 2"-4" DEPTH. IF THE GROUND IS WET, DELAY TILLING UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED. LIGHTLY COMPACT THE TILLED SOIL WITH A ROLLER OR MULTIPACKER.
5. PLANT NATIVE SEEDS WITH A NO-TILL SEED DRILL FOLLOWING MANUFACTURERS RECOMMENDATIONS. DO NOT COVER SEED MORE THAN 1/4" DEEP. MULCH AREAS PRONE TO EROSION WITH 1" OF CRIMPED STRAW.



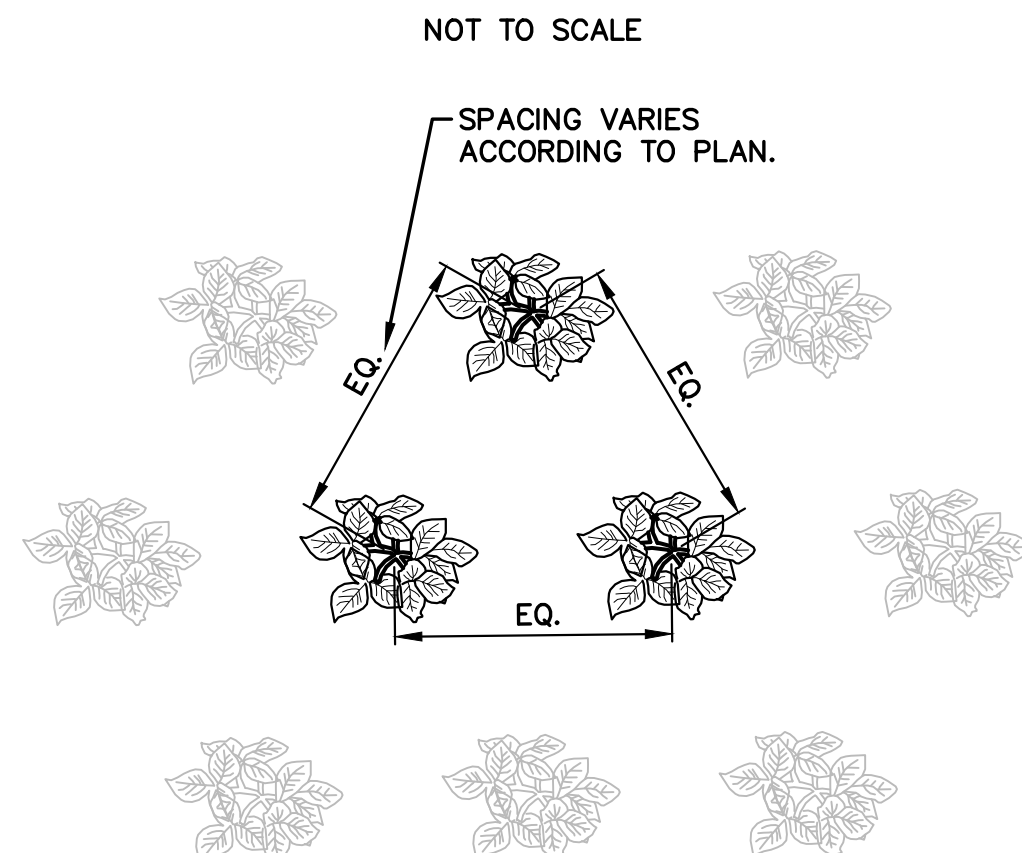
BUILDING MAINTENANCE STRIP DETAIL



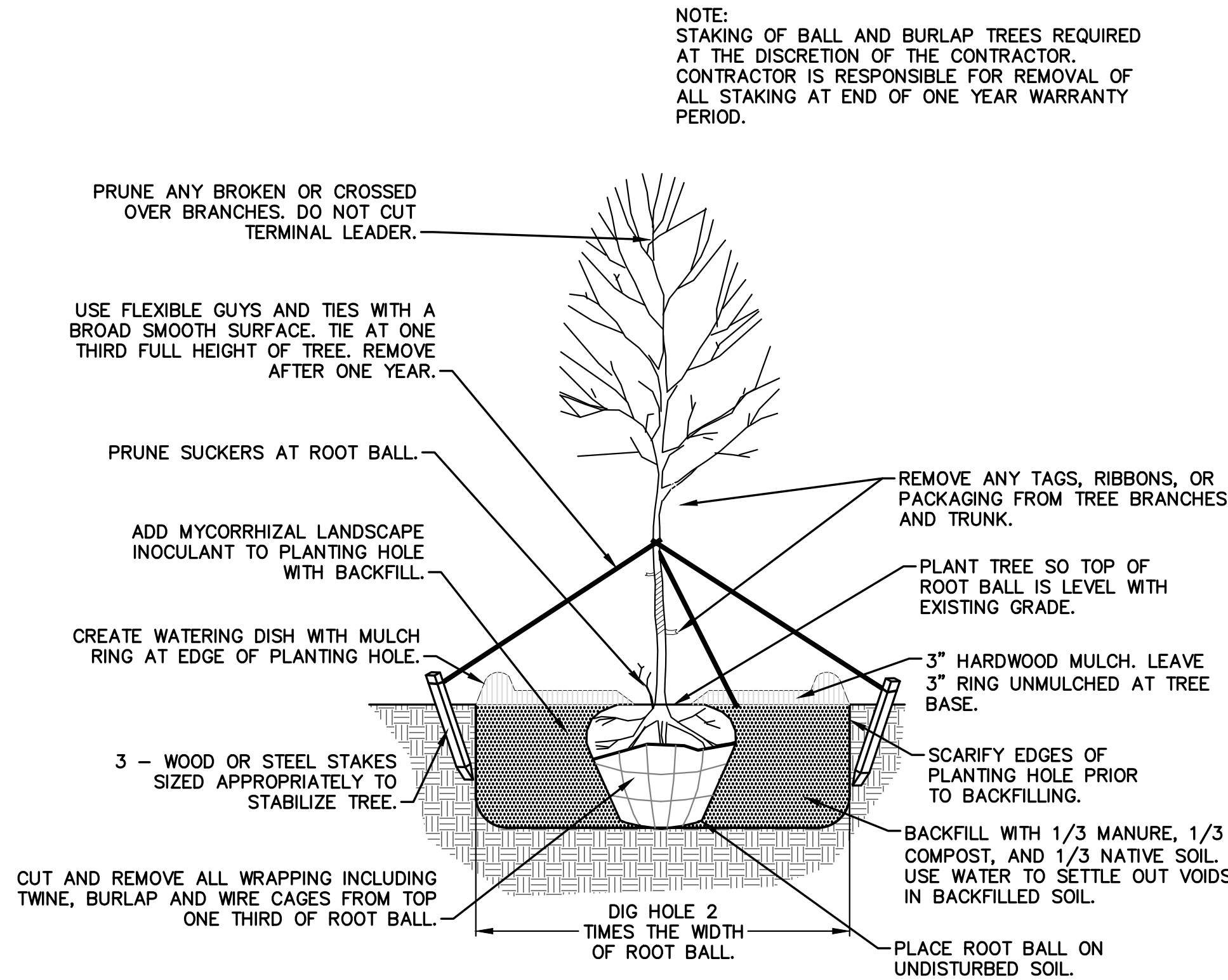
TYPICAL SHRUB DETAIL



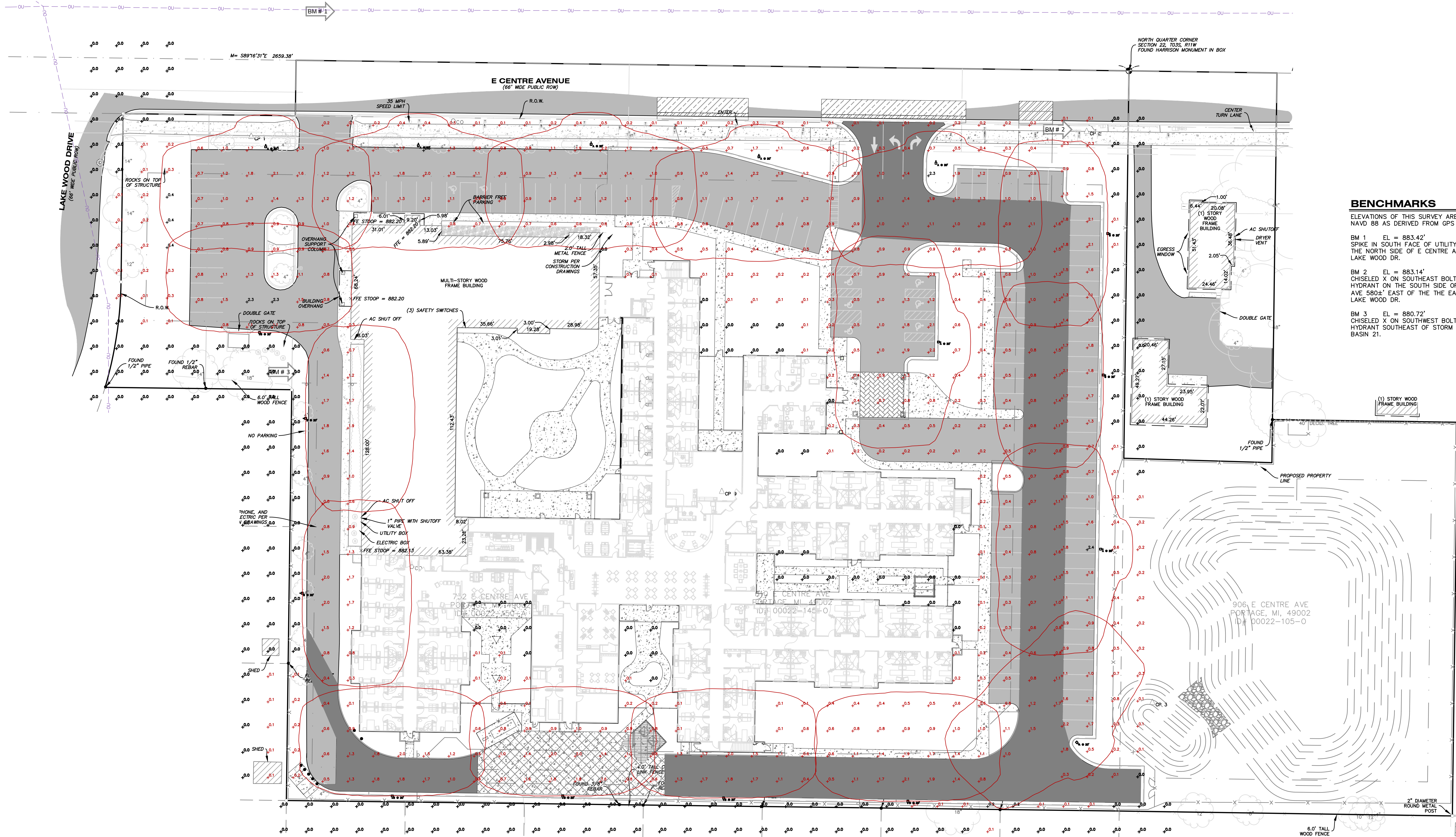
PERENNIAL AND GROUNDCOVER PLANTING DETAIL



PERENNIAL AND GROUNDCOVER PLANT SPACING DETAIL



DECIDUOUS TREE



BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.

LIGHTING PLAN BY:



WEST MICHIGAN LIGHTING & CONTROLS

5589 DIVISION AVENUE
GRAND RAPIDS, MI

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.8 fc	2.3 fc	0.0 fc	N/A	N/A
South Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
West Property Line	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
East Property Line	+	0.7 fc	2.4 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		8	Lithonia Lighting	DSX1 LED P2 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	7821	1	67.7927	
	B		9	Lithonia Lighting	DSX1 LED P2 40K 80CRI BLC4	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	1	6730	1	67.79	

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

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

**PHOTOMETRIC PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES**

Sheet Title:
Project:
Client:

03/07/24

Sheet

L-4

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269.552.4960 fax 269.552.4961
www.hurleystewart.com



Job No. 23-0034 P.M.-HP	Draft: DSV	QA/QC: 03/07/24
6 CITY OF PORTAGE PLAN REVIEW	01/12/24	
7 FINAL OWNER REVIEW	01/17/24	
8 CITY OF PORTAGE FINAL PD SUBMITTAL	01/19/24	
9 CITY OF PORTAGE FINAL PD SUBMITTAL	03/07/24	

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STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS & MAINTENANCE AGREEMENT

THIS AGREEMENT, effective _____, 20 between the City of Portage, a Michigan municipal corporation, whose address is 7719 South Westnedge Avenue, Portage, Michigan 49002 (City) and TRILOGY HEALTH SERVICES, [status of landowner; i.e. individual(s) or companies] whose address is 732 E Centre Avenue, Portage, Michigan 49024 (Landowner).

Recitals:

- A. The City is regulated under the U.S. Environmental Protection Agency's (EPA) Phase II Stormwater Program since it has a municipal separate storm sewer system (identified in the Performance Standards as MS4). Therefore, the City is required to have a National Pollutant Discharge Elimination System (NPDES) Permit for its discharge of stormwater. The Michigan Department of Environmental Quality (MDEQ) administers the NPDES permit program for the State of Michigan (33 U.S.C. 1251 et seq., P.L. 92-500, 95-217) under Part 31, Water Resources Protection, of Michigan's "Natural Resources and Environmental Protection Act", 1994 PA 451 (NREPA).
- B. Landowner owns real estate in the City at 732, 810, 830, 906 E Centre Avenue, Portage, MI 49024 - Parcel No(s) 00022-150-A, 00022-145-O, 00022-140-O, 00022-105O - and which is more specifically described in Exhibit A (Property).
- C. Landowner uses the Property for multi-family residential, commercial, industrial purposes, or a combination of those uses. Landowner is making improvements to the Property that requires approval under the City's Site Plan Review process, or is modifying the existing stormwater discharge system on the Property that either impacts the City's system or the retention of stormwater on the Property. As a result of those uses, improvements or modifications, Landowner agrees: (i) to install and maintain stormwater best management practices (BMPs) on the Property in accordance with approved plans and conditions; and (ii) to ensure that the BMPs continue serving the intended function in perpetuity.
- D. Before signing this Agreement the Landowner, including its representatives, contractors or agents, has reviewed or had the opportunity to review the Performance Standards, work sheets or other documents maintained by the City relating to the City's regulation of its Stormwater Program and this Agreement.

THEREFORE, in consideration of the above recitals and the covenants, conditions, and restrictions stated below, the parties agree as follows:

1. Recitals. The above recitals are acknowledged as true and correct, and are incorporated by reference into this paragraph.
2. Installation and Maintenance. Landowner is solely responsible for the installation, maintenance and repair of the stormwater BMPs.
3. Inspections and Repairs. Landowner shall regularly inspect, maintain, repair or replace the private stormwater BMPs consistent with the Manufactured Treatment Device (identified in the Performance Standards as MTD) as recommended by the manufacturer, and those recommendations provided in the "Low Impact Development Manual for Michigan – A Design Guide for Implementers and Reviewers" (Southeast Michigan Council of Governments and MDEQ, 2008), and "Michigan Nonpoint Source Best Management Practices Manual" (MDEQ, 2014).
4. Submittal of Reports. Landowner shall annually submit a report to the City regarding stormwater BMPs Operation & Maintenance for each of the MTDs and other BMPs. Landowner shall deliver the report to the Director of Transportation and Utilities either by mail to 7719 South Westnedge Avenue, Portage, Michigan 49002, via fax at 269-324-9240, or via e-mail at PortageT&U@portagemi.gov, within 30 calendar days of the inspection date.
5. Modifications to the Stormwater System. Landowner shall contact the City for approval prior to any design modifications to the stormwater treatment and/or conveyance system on the Property.
6. City's Access to the Property. Landowner, its successors and assigns, hereby grants the City, its authorized agents and employees, the right to enter upon the Property to inspect the stormwater BMPs whenever the City reasonably considers an inspection necessary in carrying out the intent and purpose of this Agreement. For example, an inspection may occur: (i) to follow-up on reported deficiencies in Landowner's exercise of stormwater BMPs; or (ii) to address lack of submitted documentation Landlord is required to submit to the City; or (iii) to respond to citizen complaints. The City shall provide Landowner with copies of the inspection findings, including any directive to perform maintenance, repairs or replacements, if necessary, to the stormwater conveyance system on the Property.
7. Default by Landowner/Remedies. If Landowner fails to maintain the stormwater BMPs and associated stormwater conveyance system in good working condition acceptable to the city, the City may enter upon the Property and take whatever steps necessary to correct deficiencies, including those identified in the inspection report. Landowner is responsible to pay the costs the City incurred for those repairs. The City will provide an itemized list of the repairs in an invoice to Landowner, which is due within 30 days of the date on the invoice. To secure any amount owed by Landowner to the City under this Paragraph, the City has the right to place a lien against the Property in the same manner as delinquent taxes,

including accruing interest, penalties and administrative expenses until the lien is fully satisfied.

It is expressly understood and agreed that the City is under no obligation to inspect, maintain or repair the stormwater BMPs or stormwater conveyance system; and in no event shall this Agreement be construed to impose those obligations on the City.

8. **No Liability of the City.** This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability if the stormwater BMPs and/or stormwater conveyance system failure to operate properly.
9. **Compliance with other Laws.** This Agreement does not replace or change the requirements of the Landowner to comply with all other applicable federal, state and local laws, rules and regulations; specifically including, without limitation, Chapter 75 of the Code of Ordinances (Stormwater Management).
10. **Binding Effect/Third Parties.** This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors. In this regard, this Agreement shall constitute a covenant running with the Property, and shall be binding on Landowner and any grantees or successors that acquire title to all or any part of the Property. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.
11. **Governing Law.** This Agreement is governed under applicable Michigan law. Both parties had the assistance of or the opportunity to seek legal counsel regarding the signing of this Agreement. Therefore, no construction or ambiguity of this Agreement is resolved against either party.
12. **Waiver.** A party does not waive any of its rights under this Agreement if that party fails to complain about an act or omission by the other party, no matter the duration of that act or omission. And a waiver by either party, whether expressed or implied, of any breach of a provision in this Agreement is not considered a waiver or consent to any subsequent breach of this same or other provision.
13. **Exhibits.** This Agreement includes the following exhibits Landowner agrees to provide:

Exhibit A: Legal description of the real estate for which this Agreement applies ("Property").

Exhibit B: Location map(s) showing a location of the Property and an accurate location of each stormwater BMP affected by this Agreement.

Exhibit C: A List of all stormwater BMPs, including Manufacturer, Model, and locational reference to Exhibit B.

14. Headings. Headings in this Agreement are for convenience only and are not intended to interpret or construe its provisions.
15. Entire Agreement/Counterparts. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them. The parties may sign this Agreement in counterparts, which together shall comprise a single agreement, and the effective date for which is the date it is signed by both parties.
16. Authorization. Each of the parties represents and warrants to the other that this Agreement and its execution by the individual(s) on its behalf are authorized by the city commission, the board of directors or other governing body or organizational agreement of that party.
17. Definitions. The terms set forth in this Agreement shall have the same meaning as commonly used, except any term that is defined under statutes, ordinances or laws identified above, or any other applicable state statute shall have the meaning set forth under that ordinance, statute or law, including any subsequent amendments.
18. Recording. This agreement shall be recorded with the Kalamazoo County Register of Deeds.

Dated: _____

LANDOWNER

By: _____

Its: _____

[This notary section for use by Corporations]

STATE OF MICHIGAN)
)SS.
COUNTY OF KALAMAZOO)

On this _____ day of _____, 20____, before me personally came the above named _____, to me personally known, who being duly sworn did and each for himself say that he/she is the _____ for said _____ corporation named _____ in and who and that said instrument was signed on behalf of said corporation by authority of its _____; and said _____ acknowledges said instrument to be the free act and deed of said corporation.

_____, Notary Public

_____ County, Michigan

My commission expires: _____

[This notary section for use by Individuals]

STATE OF MICHIGAN)
)SS
COUNTY OF KALAMAZOO)

On this day of _____, 20 , before me, a Notary Public, in and for said County, personally appeared _____, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

_____, Notary Public
_____, County, Michigan
My commission expires: _____

Dated: _____

CITY OF PORTAGE

By: Kendra Gwin
Its: Director of Transportation
and Utilities

STATE OF MICHIGAN)
)SS.
COUNTY OF KALAMAZOO)

On this _____ day of _____, 20____, before me personally came the above named Kendra Gwin, to me personally known, who being duly sworn did say that she is the Director of Transportation and Utilities for The City of Portage named in said instrument and signed on behalf of The City of Portage; and said Kendra Gwin acknowledges said instrument to be the free act and deed of The City of Portage.

_____, Notary Public
_____, County, Michigan
My commission expires: _____

When Recorded Return To:
City of Portage Department of Transportation & Utilities
7900 S. Westnedge Avenue
Portage, MI 49002

THIS INSTRUMENT PREPARED BY:

[Insert name and address of person]

STORMWATER AGREEMENT DESCRIPTION

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, CITY OF PORTAGE.

PART OF THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 22, TOWN 03 SOUTH RANGE 11 WEST, CITY OF PORTAGE, COUNTY OF KALAMAZOO, STATE OF MICHIGAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWN 03 SOUTH, RANGE 11 WEST; THENCE ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, SOUTH 00 DEGREES 45 MINUTES 13 SECONDS WEST 230.29 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 09 SECONDS EAST 88.01 FEET; THENCE PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE, NORTH 00 DEGREES 45 MINUTES 13 SECONDS EAST 25.63 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, SOUTH 89 DEGREES 09 MINUTES 34 SECONDS EAST 110.00 FEET; THENCE PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, SOUTH 00 DEGREES 45 MINUTES 13 SECONDS WEST 234.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, NORTH 89 DEGREES 09 MINUTES 34 SECONDS WEST 198.00 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22 AND THE NORTHEAST CORNER OF LOT 87 OF LOEHR ACRES NO. 2 AS RECORDED IN LIBER 18 OF PLATS PAGE 2, KALAMAZOO COUNTY RECORDS; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND ALONG THE NORTH LINE OF SAID PLAT OF LOEHR ACRES NO. 2, NORTH 89 DEGREES 16 MINUTES 31 SECONDS WEST 495.00 FEET TO THE NORTHWEST CORNER OF LOEHR ACRES NO. 2 AND THE EAST LINE OF LOEHR ACRES AS RECORDED IN LIBER 17 OF PLATS PAGE 17, KALAMAZOO COUNTY RECORDS; THENCE ALONG SAID EAST LINE AND PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, NORTH 00 DEGREES 45 MINUTES 13 SECONDS EAST 440.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 16 MINUTES 31 SECONDS EAST 495.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22 AND THE POINT OF BEGINNING. EXCEPT THE NORTHERLY 33.00 FEET THEROF.

ALSO, LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEROF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS. EXCEPT THE WESTERLY 5.00 FEET THEREOF.

SUBJECT TO EASEMENTS AND RESTRICTIONS BOTH APPARENT AND OF RECORD. PARCEL CONTAINS 6.38± ACRES (277,954 ± SQUARE FEET).



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

Job No.: 23-003D
Date: 02/22/24
Scale: N/A
P.M.: JWP
Dft: DSV
QA/QC: 02/22/24

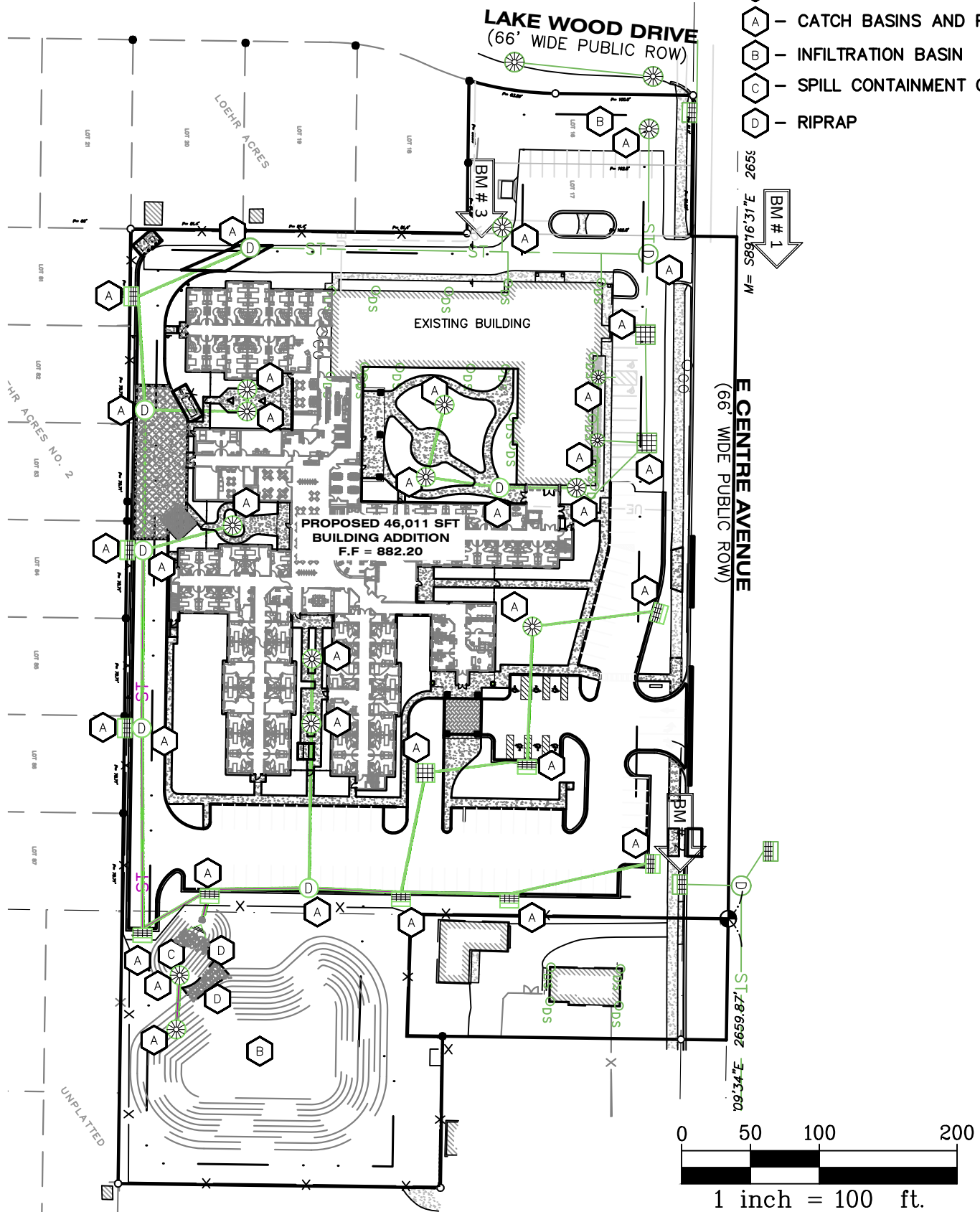
Title: **STORMWATER AGREEMENT DESCRIPTION**
Project: **TRILOGY HEALTH - PORTAGE MI**
Client: **TRILOGY HEALTH SERVICES**

Exhibit

A

LEGEND

-  - LONG TERM MAINTENANCE ITEM
-  - CATCH BASINS AND PIPING
-  - INFILTRATION BASIN
-  - SPILL CONTAINMENT CELL
-  - RIPRAP



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QA/QC: 02/22/24

Title:
Project:
Client:

BMP SITE MAP
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Exhibit

B

SESC MAINTENANCE SCHEDULE
Trilogy Health - Portage MI

Long Term Maintenance Schedule

	Maintenance Item	Frequency	Notes/Comments
A	Catch Basins and Piping	As-Needed	Clean all accumulated sediment
B	Infiltration Basin	Annually/As-Needed	Remove excess sediment and debris that have accumulated
C	Spill Containment Cells	Annually/As-Needed	Remove excess sediment and debris that have accumulated
D	Rip rap	As-Needed	Clean all accumulated sediment



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 Date: **02/22/24**
 Scale: **N/A**
 P.M.: **JWP**
 Dft: **DSV**
 QA/QC: **02/22/24**

Title:
 Project:
 Client:

BMP MAINTENANCE SCHEDULE
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Exhibit

C

Hydrant Flow Data:

Qt = Test Flow = 1,921 gpm
Ps = Static Pressure = 64 psi
Pr = Residual Pressure = 57 psi

Pc = Capacity Pressure = 20 psi
Qc = Capacity Flow @ Pc = 5,184 gpm

Qd = Design Flow = 1,500 gpm
Pd = Design Pressure @ Design Flow = 59.57 psi

Major Losses:

Calculate Head Loss Per 100' of Pipe:

$$HL = 0.2083 (100/c) 1.852 Q^{1.852} / d^{4.8655}$$

C = 140
Q = 1,500 gpm
d = 8 in

H = 3.44 ft/100ft

Elevation Change:

Total Change in Elevation = 0.85 ft

Calculate Major Losses:

Length of Main = 629 ft
Head Loss in Pipe = 21.64 ft

Total Major Loss = 22.49 ft = 9.75 psi

Minor Losses:**Branch Tees**

Size = 8 in
Number = 2 each
Loss Per Branch Tee = 24 ft/ea
Equivalent Length = 48 ft

Gate Valves

Size = 8 in
Number = 2 each
Loss Per Valve = 3.2 ft/ea

Equivalent Length = 6.4 ft

45 Degree Bends

Size = 8 in

Number = 3 each

Loss Per Bend = 7.7 ft/ea

Equivalent Length = 23.1 ft

Total Equivalent Length = 77.5 ft

Total Minor Loss = 2.67 ft = 1.16 psi

Total Losses:

Total Losses = 25.16 ft = 10.91 psi

Pressure Available at Design Flow:

Pressure at Design Point = 48.67 psi $\geq$ 20 psi

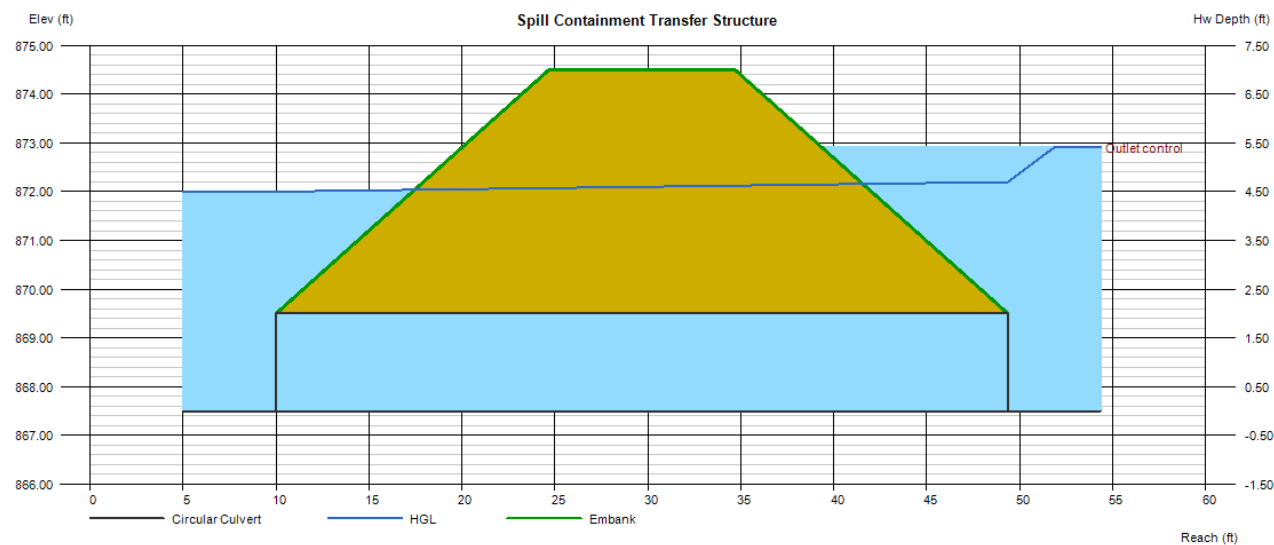
Culvert Report

Spill Containment Transfer Structure

Invert Elev Dn (ft)	= 867.50
Pipe Length (ft)	= 39.36
Slope (%)	= 0.00
Invert Elev Up (ft)	= 867.50
Rise (in)	= 24.0
Shape	= Circular
Span (in)	= 24.0
No. Barrels	= 1
n-Value	= 0.012
Culvert Type	= Circular Concrete
Culvert Entrance	= Square edge w/headwall (C)
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5

Embankment	
Top Elevation (ft)	= 874.50
Top Width (ft)	= 10.00
Crest Width (ft)	= 34.00

Calculations	
Qmin (cfs)	= 17.35
Qmax (cfs)	= 17.35
Tailwater Elev (ft)	= 872
Highlighted	
Qtotal (cfs)	= 17.35
Qpipe (cfs)	= 17.35
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 5.52
Veloc Up (ft/s)	= 5.52
HGL Dn (ft)	= 872.00
HGL Up (ft)	= 872.20
Hw Elev (ft)	= 872.91
Hw/D (ft)	= 2.70
Flow Regime	= Outlet Control



Trilogy Health - Portage

By: DSV QA: JWP
Date: 3/7/24

Proposed Watershed

Surface	Area (sft)	Area (acres)	Run Coeff (C)	Vol Run Coeff (Rv)
Pervious	99,023	2.27	0.2	0.035
Impervious (Roof)	62,331	1.43	0.9	0.965
Impervious (Pavement)	101,079	2.32	0.9	0.98
Impervious (Pond)	6,033	0.14	1.0	1.0
Total Area =	262,433	6.02		
Weighted 'C' Factor =		0.66		
Weighted 'Rv' Factor =		0.64		

CoP Section 4.5 Required Volumes:

Flood Control Volume

$$V_{fc} = C \cdot A \cdot 2.4 \cdot (3630) = \mathbf{34581} \quad \mathbf{cft}$$

$$\text{x2 with no outlet} = \mathbf{69163} \quad \mathbf{cft}$$

Water Quality Volume

$$V_{wq} = A \cdot Rv \cdot 1 \cdot (3630) = \mathbf{14059} \quad \mathbf{cft}$$

Spill Containment Volume

$$V_{sc} = .15 \cdot V_{wq} = \mathbf{2109} \quad \mathbf{cft}$$

Provided Volumes:

Infiltration Basin

Elevation	Area	Volume (cft)	Total Volume (cft)
866.50	6033	-	-
867.50	7390	6,712	6,712
868.50	8,852	8,121	14,832
869.50	10,417	9,634	24,467
870.50	12,086	11,251	35,718
871.50	13,855	12,970	48,688
872.50	15,724	14,789	63,477
873.50	17,694	16,709	80,187
874.50	19,765	18,729	98,916

Spill Containment Basin

Elevation	Area	Volume (cft)	Total Volume (cft)
872.00	1,247	-	-
872.50	1,456	676	676
873.50	1,917	1,687	2,363
874.50	2,431	2,174	4,537

Flood Control Volume Elevation = 872.91
 Spill Containment Elevation = 873.38
 Freeboard Elevation = 873.50
 Water Quality Volume Elevation = 868.57

Max Drain Time =
D = 8' ≤

$D \leq (72 \times 156 \times 0.5) / 12$
468

<u>Catchment 1</u>		
	Area (sft)	C
Pervious	586.98	0.2
Impervious	5009	0.9
Total	5596	
Weighted CN	0.83	

<u>Catchment 4</u>		
	Area (sft)	C
Pervious	510.32	0.2
Impervious	4949.3	0.9
Total	5459.62	
Weighted CN	0.83	

<u>Catchment 7</u>		
	Area (sft)	C
Pervious	1637.6	0.2
Impervious	5003.87	0.9
Total	6641.47	
Weighted CN	0.73	

<u>Catchment 10</u>		
	Area (sft)	C
Pervious	1852.09	0.2
Impervious	6672.58	0.9
Total	8524.67	
Weighted CN	0.75	

<u>Catchment 13</u>		
	Area (sft)	C
Pervious	1048.78	0.2
Impervious	6350.79	0.9
Total	7399.57	
Weighted CN	0.80	

<u>Catchment 16</u>		
	Area (sft)	C
Pervious	580.48	0.2

<u>Catchment 2</u>		
	Area (sft)	C
Pervious	399.33	0.2
Impervious	3473.68	0.9
Total	3873.01	
Weighted CN	0.83	

<u>Catchment 5</u>		
	Area (sft)	C
Pervious	1954.623	0.2
Impervious	4030.75	0.9
Total	5985.373	
Weighted CN	0.67	

<u>Catchment 8</u>		
	Area (sft)	C
Pervious	3055.76	0.2
Impervious	8070.29	0.9
Total	11126.05	
Weighted CN	0.71	

<u>Catchment 11</u>		
	C	CN
Pervious	2561.16	0.2
Impervious	9619.32	0.9
Total	12180.48	
Weighted CN	0.75	

<u>Catchment 14</u>		
	Area (sft)	C
Pervious	510.05	0.2
Impervious	6839.83	0.9
Total	7349.88	
Weighted CN	0.85	

<u>Catchment 17</u>		
	Area (sft)	C
Pervious	687.54	0.2

<u>Catchment 3</u>		
	Area (sft)	C
Pervious	5467.8	0.2
Impervious	3977.64	0.9
Total	9445.44	
Weighted CN	0.49	

<u>Catchment 6</u>		
	Area (sft)	C
Pervious	836.09	0.2
Impervious	7823.71	0.9
Total	8659.8	
Weighted CN	0.83	

<u>Catchment 9</u>		
	Area (sft)	C
Pervious	173.89	0.2
Impervious	4196.3	0.9
Total	4370.19	
Weighted CN	0.87	

<u>Catchment 12</u>		
	Area (sft)	C
Pervious	4844.05	0.2
Impervious	5165.5	0.9
Total	10009.55	
Weighted CN	0.56	

<u>Catchment 15</u>		
	Area (sft)	C
Pervious	1372.53	0.2
Impervious	9225.33	0.9
Total	10597.86	
Weighted CN	0.81	

<u>Catchment 18</u>		
	Area (sft)	C
Pervious	3683.66	0.2

Impervious	8026.91	0.9
Total	8607.39	
Weighted CN	0.85	

<u>Catchment 19</u>		
	Area (sft)	C
Pervious	3697.5	0.2
Impervious	8033.37	0.9
Total	11730.87	
Weighted CN	0.68	

Impervious	9674.26	0.9
Total	10361.8	
Weighted CN	0.85	

<u>Catchment 20</u>		
	Area (sft)	C
Pervious	802.84	0.2
Impervious	6820.27	0.9
Total	7623.11	
Weighted CN	0.83	

Impervious	9119.61	0.9
Total	12803.27	
Weighted CN	0.70	

<u>Catchment 21</u>		
	Area (sft)	C
Pervious	838.31	0.2
Impervious	8401.72	0.9
Total	9240.03	
Weighted CN	0.84	



Trilogy Health - Portage MI

By: DSV
QA: JWP
Date: 3/7/2024

Pipe Report											
Upstream Structure	Downstream Structure	Length (ft)	System Flow Time (min)	Storm Intensity (in/hr)	Total System Flow (cfs)	Pipe Diameter (Ft)	Full Capacity (cfs)	Average Velocity (ft/sec)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Slope
CB-1	Outfall SP	19.84	17.329	3.614	8.592	2	17.346	5.521	872.1	872	0.50%
MH-12	CB-1	71.88	16.937	3.645	4.813	1.5	8.054	4.558	872.46	872.1	0.50%
YD-13	MH-12	119.35	15.288	3.777	1.064	1	2.732	3.478	872.58	871.98	0.50%
YD-14	YD-13	47.06	15	3.8	0.553	1	2.732	3.478	872.81	872.58	0.50%
CB-15	MH-12	67	16.688	3.665	3.807	1.5	8.054	4.558	872.79	872.46	0.50%
CB-17	CB-15	78.75	15.618	3.751	1.242	1	2.732	3.478	873.19	872.79	0.50%
CB-20	CB-17	101.5	15	3.8	0.562	1	2.732	3.478	873.69	873.19	0.50%
CB-16	CB-15	88.39	16.3	3.696	2.001	1	2.733	3.48	872.76	872.32	0.50%
CB-18	CB-16	74.56	15.956	3.723	1.598	1	2.733	3.48	873.14	872.76	0.50%
CB-19	CB-18	96.96	15.484	3.761	1.283	1	2.733	3.48	873.62	873.14	0.50%
CB-21	CB-19	87.83	15	3.8	0.804	1	2.733	3.48	874.06	873.62	0.50%
CB-2	CB-1	56.45	17.115	3.631	3.457	1.5	8.054	4.558	872.38	872.1	0.50%
MH-3	CB-2	145.38	16.551	3.676	3.223	1.5	8.054	4.558	873.11	872.38	0.50%
MH-5	MH-3	129.04	16.035	3.717	2.861	1.5	8.054	4.558	873.75	873.11	0.50%
YD-7	MH-5	67.45	15	3.8	0.755	1	2.732	3.478	877.56	877.22	0.50%
MH-8	MH-5	101.89	15.575	3.754	1.75	1	2.732	3.478	874.26	873.75	0.50%
YD-10	MH-8	74.16	15.089	3.793	1.416	1	2.732	3.478	878.08	877.71	0.50%
YD-11	YD-10	16	15	3.8	0.775	1	2.732	3.478	878.16	878.08	0.50%
CB-9	MH-8	82.55	15	3.8	0.353	1	2.732	3.478	874.68	874.26	0.50%
CB-6	MH-5	6.43	15	3.8	0.399	1	3.863	4.919	875.74	875.68	1.00%
CB-4	MH-3	7.36	15	3.8	0.407	1	3.863	4.919	875.3	875.23	1.00%

Structure Report						
Structure #	Area (sqft)	Area (acres)	Runoff Coeff. C	Rainfall Intensity (in/hr)	Local Rational Flow (cfs)	Rim Elevation (ft)
CB-21	12180.48	0.280	0.75	3.8	0.804	880.44
CB-20	8524.67	0.196	0.75	3.8	0.562	879.9
CB-17	11146	0.256	0.71	3.8	0.696	878.88
CB-15	8648.81	0.199	0.83	3.8	0.631	879.93
CB-2	3873.01	0.089	0.84	3.8	0.286	879.07
CB-4	9445.44	0.217	0.49	3.8	0.407	878.88
CB-6	5459.62	0.125	0.83	3.8	0.399	880.19
CB-9	5985.37	0.137	0.67	3.8	0.353	879.79
CB-16	6641.47	0.152	0.73	3.8	0.426	880.89
YD-7	10597.86	0.243	0.81	3.8	0.755	881.43
YD-11	10361.8	0.238	0.85	3.8	0.775	881.5
YD-10	8607.39	0.198	0.85	3.8	0.644	881.5
YD-14	7399.57	0.170	0.85	3.8	0.553	881.81
YD-13	7349.88	0.169	0.8	3.8	0.517	881.91

DRAWING LOCATION: h:\3-0534 Trilogy Health - Portage.mxd - FINAL DRAWINGS - C-0 Title Sheet.dwg LAST SAVED BY: DAWSONMAN ON: 5/9/2023

TRILOGY HEALTH - PORTAGE MI, ISSUED FOR CITY OF PORTAGE PD ZONING RESUBMITTAL, 05/09/23

Tentative Site Plans

Trilogy Health - Portage MI

City of Portage
Kalamazoo County, MI
05/09/23

OWNER

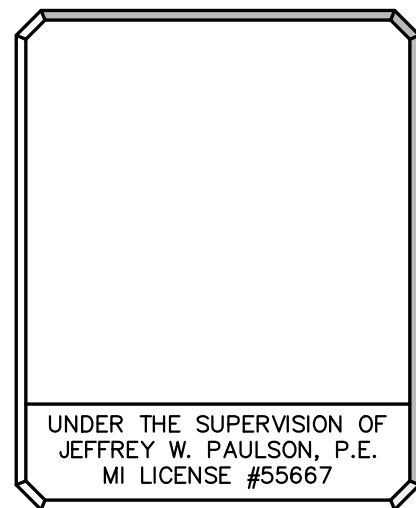


Trilogy Health Services
303 N Hurstbourne Pkwy, Ste 200
Louisville, KY 40222

PLANS PREPARED BY:

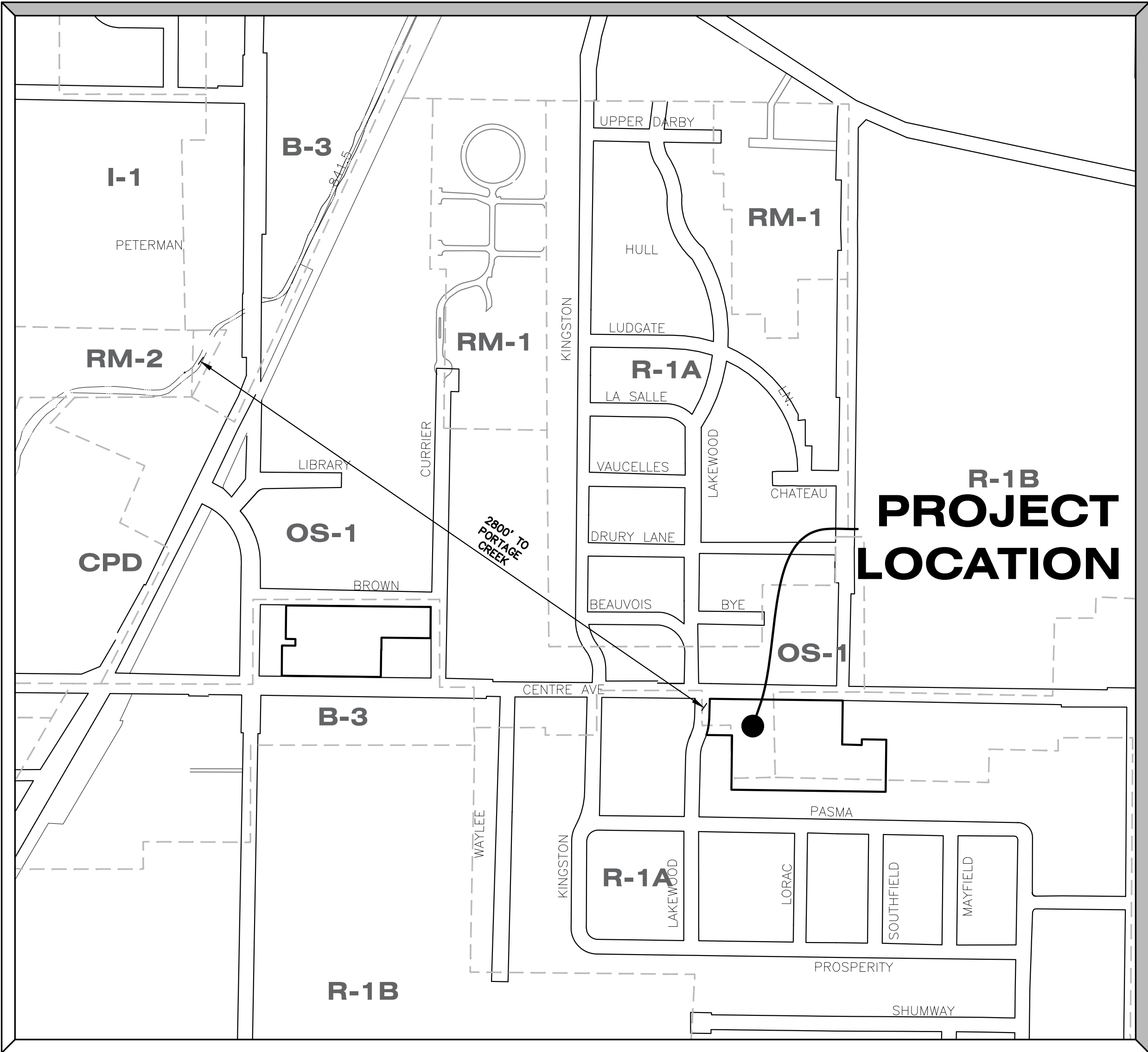


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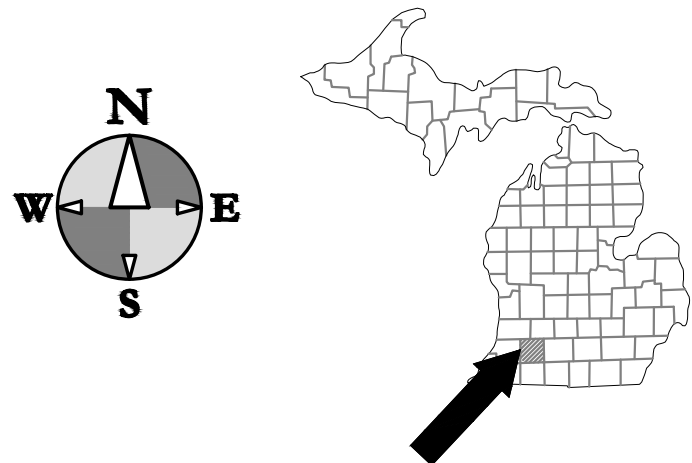
UTILITY CONTACTS:

CONSUMERS ENERGY CO. MIKE SOKOLOV 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2246	ELECTRIC
CONSUMERS ENERGY CO. KYLE OAK 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2366	GAS
CHARTER COMMUNICATIONS MARK BURKE 4176 COMMERCIAL AVE. PORTAGE, MI 49002 269.217.8152	CABLE TELEVISION
AT&T TODD SHIBAYAMA 2919 MILLCORK ST. KALAMAZOO, MI 49001 269.384.4436	TELEPHONE
CITY OF PORTAGE BOB MILLER-SUEZ 7719 S. WESTNEDGE AVENUE PORTAGE, MI 49024 269.324.9235	WATER/SANITARY



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

SHT #	DESCRIPTION
C-0	- TITLE SHEET
N-1	- NARRATIVE SHEET
S-1	- ALTA-NSPS LAND TITLE SURVEY
S-2	- ALTA-NSPS LAND TITLE SURVEY
S-3	- ALTA-NSPS LAND TITLE SURVEY
C-1	- EXISTING CONDITIONS & DEMO PLAN
C-2	- SITE LAYOUT PLAN
C-3	- UTILITY PLAN
C-4	- GRADING PLAN
L-1	- LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

ISSUED FOR:
CITY OF PORTAGE PD ZONING RESUBMITTAL
05/09/23

DRAWING LOCATION: H:\3-1-2023 (Trilogy Health - Portage, MI) - FINAL DRAWINGS\N-1 Narrative Sheet.dwg LAST SAVED BY: DYANORMAN ON 5/9/2023

STATEMENT OF OBJECTIVES

TRILOGY HEALTH IS EXCITED TO EXPAND THE CURRENT BEACON POINT MEMORY CARE FACILITY TO OFFER A BROADER SCOPE OF CARE TO THESE ELDERLY LIVING FACILITIES. THE DEVELOPMENT WOULD INVOLVE THE PURCHASE AND COMBINATION OF THE PARCELS 00022-145-0, 00022-140-0 AND THE SOUTHERN PORTION OF PARCEL 00022-105-0 TO EXPAND THE CURRENT FACILITIES. WE ARE SEEKING A REZONE OF THE PARCELS TO PD AND ARE SUBMITTING THE PLANS FOR TENTATIVE PD APPROVAL. THE EXISTING ZONING IS OS-1 FOR THE EXISTING MEMORY CARE FACILITY AND B-1 FOR THE REMAINDER OF THE PARCELS.

DESIGN INTENT

TRILOGY HEALTH HAS OTHER LIVING FACILITIES IN MICHIGAN COMMUNITIES, AND THEY INTEND TO DEVELOP THE SITE AND ARCHITECTURE TO BE SIMILAR TO THOSE MODERN LOCATIONS. THE INTENT WOULD BE TO PROVIDE EVERYTHING THAT THE RESIDENTS WOULD NEED FOR DAY-TO-DAY ACTIVITIES. THEY WOULD HAVE PRIVATE RESIDENCES AND ACCESS TO COMMUNITY DINING, ONSITE PHYSICAL/OCCUPATIONAL THERAPY, AND EVEN AN ONSITE HAIR SALON. GENEROUS OUTDOOR SPACES ARE TO BE PROVIDED FOR THE RESIDENTS TO GET OUT IN THE FRESH AIR AND SOCIALIZE.

SITE AND CONTEXT

ONCE COMBINED THE TOTAL SITE WOULD BE 6.87 ACRES WITH APPROXIMATELY 1070 LINEAR FEET OF FRONTAGE ALONG CENTRE AVE. THE PARCELS ABUT R-1A RESIDENTIALLY ZONED PROPERTIES TO THE SOUTH AND WEST. TO THE NORTH ACROSS CENTRE AVE THE PARCELS ARE ZONED OS-1 AND THE PARCEL EAST OF THE SITES IS ZONED B-1. THE DEVELOPMENT WOULD MAKE USE OF 2 EXISTING DRIVES FROM OFF OF CENTRE AVENUE.

BUILDING INFORMATION

THE NEW BUILDING WOULD CONNECT TO THE EXISTING MEMORY CARE FACILITIES TO PROVIDE 7 RESIDENTIAL WINGS IN TOTAL. THERE WOULD BE AN ENTRANCE AND ADMINISTRATION WING AS WELL AS A WING TO PROVIDE THE RESIDENTS WITH ALL OF THE SITE SERVICES. THERE IS A LARGE COURTYARD, FULLY ENCLOSED BY THE BUILDING AS WELL AS 4 OTHER COURTYARDS BETWEEN THE BUILDING WINGS. A PORTION OF THE NEW ADDITION WILL BE 2 STORY WITH THE UPPER LEVEL COMPRISING OF RESIDENCES AND A COMMON AREA ROOM. OVERALL BUILDING HEIGHT IS 37' TO THE TOP OF THE RIDGE. THE MAIN FLOOR WILL BE 49,952 SQUARE FEET, AND THE SECOND STORY WILL BE 25,115 SQUARE FEET. TOTAL SQUARE FOOTAGE OF THE ENTIRE BUILDING WILL BE 86,964 SQUARE FEET.

THE EXISTING FACILITY HAS 20 ASSISTED LIVING UNITS.

THE PROPOSED FACILITY EXPANSION WILL INCLUDE:

- 49 SKILLED NURSING UNITS (50 BEDS)
- 12 ASSISTED LIVING MEMORY CARE UNITS (16 BEDS)
- 22 INDEPENDENT LIVING APARTMENTS

- 83 TOTAL UNITS FOR THE PROPOSED ADDITION
- 103 TOTAL UNITS OVERALL

PROJECT NARRATIVE



TRILOGY DESIGN EXAMPLE FOR BUILDING STYLING

PROPOSED LAND USE

THE 6.87 ACRE SITE WOULD HOST THE BUILDING, PARKING AND ROAD CIRCULATION ELEMENTS, USABLE OPEN SPACE FOR RESIDENTS AND STORM WATER BASINS. 3.75 ACRES (60.7% OF THE SITE) WOULD BE IMPERVIOUS SURFACE; 1.44 ACRES OF BUILDING AND THE REMAINING WOULD BE PARKING (114 SPACES) AND SITE CIRCULATION.

SITE OPEN SPACE

THE PUBLIC FACING AREAS OF THE SITE ARE INTENDED TO HAVE A MANICURED AND POLISHED LANDSCAPE ADJACENT TO BUILDINGS AND PARKING AREAS. TREES AND SHRUBS CONSISTENT WITH THE CITY OF PORTAGE'S ORDINANCE WOULD BE PLANTED AS WELL AS INVITING INTERIOR COURTYARD LANDSCAPES TO BE MAINTAINED THROUGHOUT THE GROWING SEASON AND BEDS MAINTAINED SEASONALLY. SCREENING TO NEIGHBORING PROPERTIES WOULD BE ENSURED WITH A SOLID WOOD PRIVACY FENCE AND ADDITIONAL SOUND MUFFLING PLANTINGS AT THE BACK OF THE SITE WOULD BE PLANTED TO HELP ENSURE REDUCED NOISE REFLECTION TO THE NEIGHBORHOOD TO THE SOUTH FROM GENERATOR TESTS, DELIVERIES, AND TRASH PICKUPS FROM THE SITE.

SITE UTILITIES

ALL NECESSARY UTILITIES ARE IN THE LOCALITY OF THE SITE AND WILL EASILY BE TIED INTO WITH THE NEW SITE ADDITION. STORM WATER IS ANTICIPATED TO BE COLLECTED BY CATCH BASINS AND TRANSFERRED AND TREATED ACCORDING TO THE CITY OF PORTAGE STORMWATER REQUIREMENTS WITH A SPILL CONTAINMENT DEVICE AND SURFACE RETENTION BASIN IN THE SOUTHEAST PORTION OF THE SITE.

MODIFIED REGULATIONS

PLANNED DENSITY OF 14.99 UNITS/ACRE EXCEEDS CITY OF PORTAGE MAXIMUM DENSITY OF 7 UNITS/ACRE. THIS IS JUSTIFIED BY A MINIMAL TRAFFIC IMPACT AND LOW PEAK EMPLOYEE COUNT. ONLY 42 OUT OF THE TOTAL 103 UNITS WILL BE INDEPENDENT LIVING, AS AS SUCH THERE WILL BE MUCH LESS VEHICLE TRAFFIC THAN SEEN WITH AN APARTMENT/CONDO COMPLEX.

TIMELINE FOR THE PROJECT

IT IS ANTICIPATED THAT THIS PROJECT WOULD BE COMPLETED IN ONE ADDITIONAL PHASE TO THE ORIGINAL BUILDING. AFTER HOPEFUL APPROVAL BY COUNCIL OF THE PLAN FOR REZONING, AND THEN SITE PLAN APPROVAL, ESTIMATED CONSTRUCTION START WOULD BE IN THE SUMMER OF 2023.

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JOB NO. 23-003D	P.M.-JWP	DRAFT/DSV	04/QC	05/09/23
ISSUED FOR/REVISIONS:				
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23		
3	OWNER REVIEW	03/21/23		
4	CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23		
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23		

NARRATIVE SHEET
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet

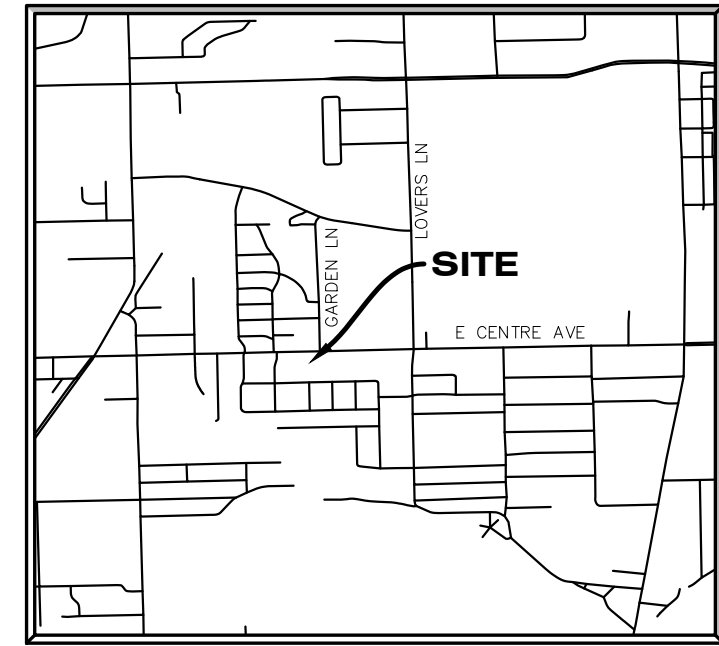
N-1

DRAWING LOCATION: 11-12-0034 (trigv health - portage mi) - FINAL DRAWINGS S-1 & S-2 ALTA/NSPS LAND TITLE SURVEY LAST SAVED BY DWANORMAN ON 02/25/2023

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
3. UTILITIES SHOWN ARE BASED ON FIELD LOCATION OF SURFACE EVIDENCE AND RECORDS PROVIDED BY OTHERS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-482-7171.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE X. MAP 26077C0304D, EFFECTIVE DATE 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.
6. PARCEL CONTAINS 6.87± ACRES (299,092± SQFT)
7. AT THE TIME OF SURVEY SNOW WAS COVERING THE GROUND. SNOW COVER AND PLOWED SNOW MAY HAVE OBSTRUCTED SOME SITE FEATURES.
8. THERE ARE 48 REGULAR PARKING SPOTS AND 3 BARRIER FREE PARKING SPACES FOR A TOTAL OF 51 PARKING SPACES.

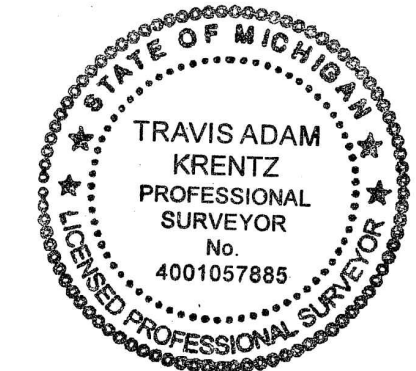
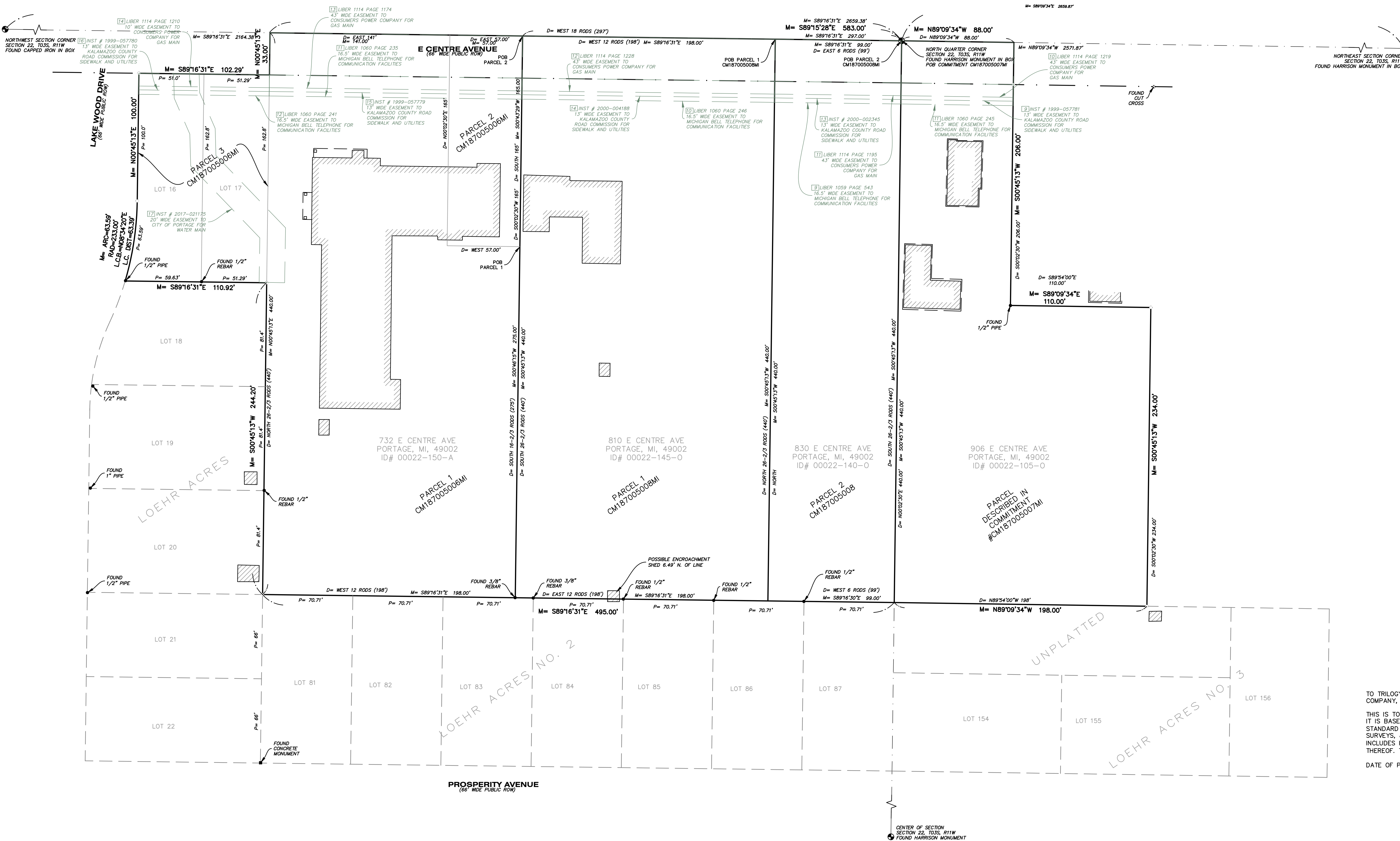
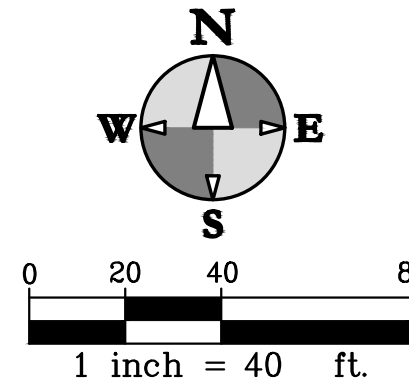
ALTA/NSPS LAND TITLE SURVEY



SITE LOCATION MAP

NOT TO SCALE

SECTION 22, TOWN 03 S, RANGE 11 W,
CITY OF PORTAGE, KALAMAZOO COUNTY,
MICHIGAN
732, 810, 830, & 906 E CENTRE AVE



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



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ISSUED FOR/REVISIONS:

1	CITY OF PORTAGE PRE-TENTATIVE REVIEW	05/14/23
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	05/14/23
3	CITY OF PORTAGE PRE-TENTATIVE REVIEW	05/14/23
4	CITY OF PORTAGE PRE-TENTATIVE REVIEW	05/14/23

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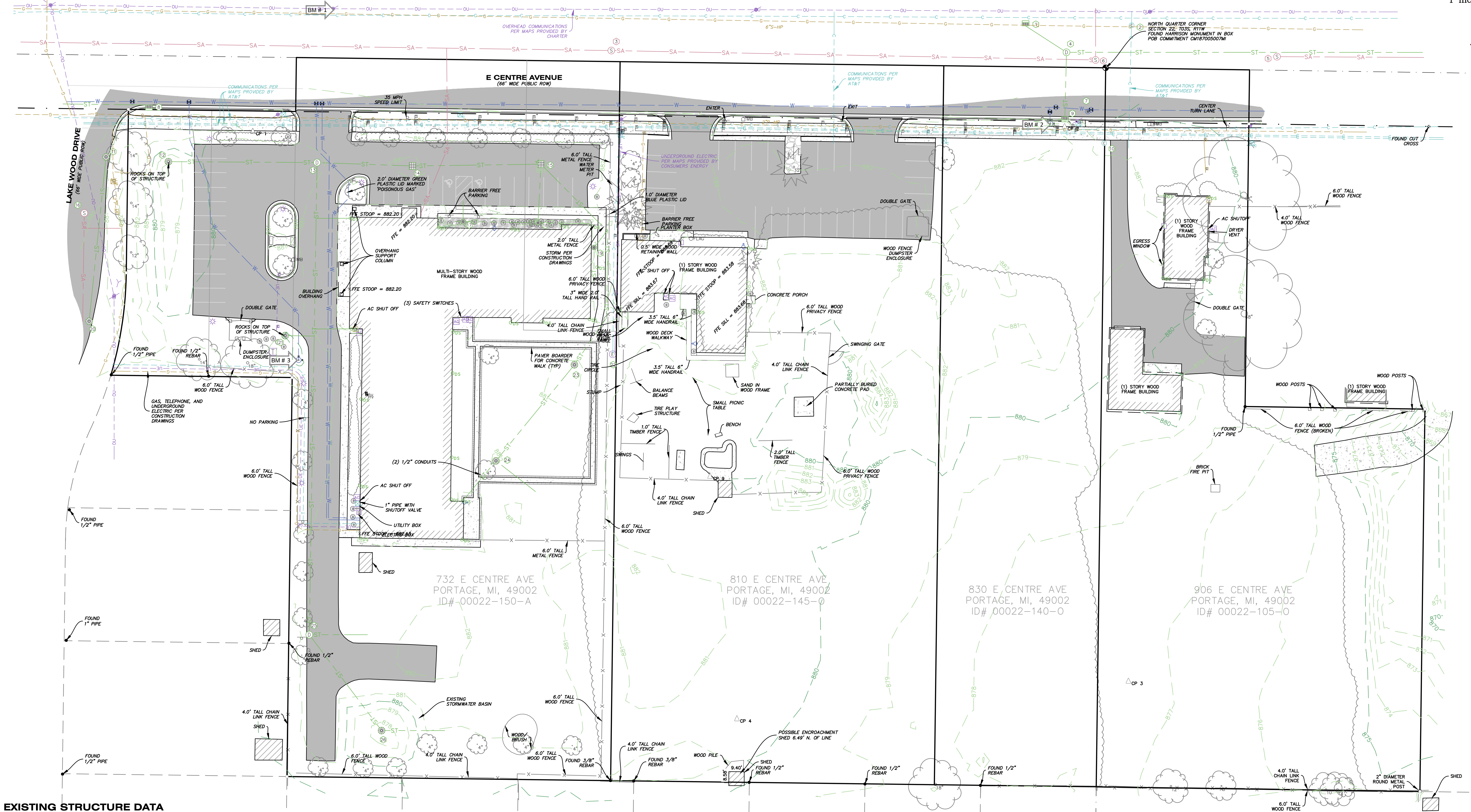
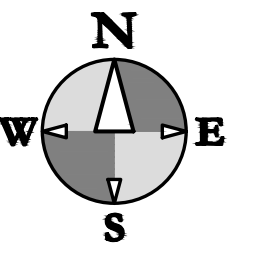
ALTA-NSPS LAND TITLE SURVEY TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet
S-1

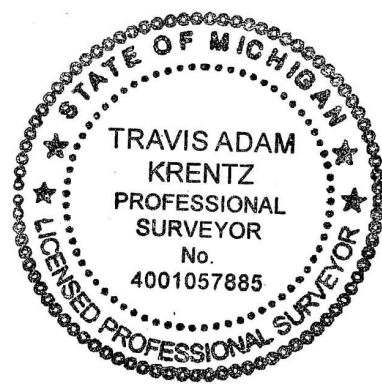
ALTA/NSPS LAND TITLE SURVEY

0 15 30 60
1 inch = 30 ft.



EXISTING STRUCTURE DATA

- | | | | |
|--|--|---|--|
| ① STM CB
RIM = 880.61' | ⑩ COMMUNICATION MH
RIM = 880.68' | ⑮ 4.0" CONCRETE SAN MH
RIM = 881.06'
INV. 8" S CONCRETE = 866.76' | ⑳ VAULT
RIM = 881.86'
PIPES AND SHUT OFF VALVE
TOP OF PIPE = 877.11± |
| ② COMMUNICATIONS MH
RIM = 880.08' | ⑪ 2.0" BLOCK STM CB
RIM = 880.66'
INV. 12" S CPP = 877.81'
DEBRIS = 877.81' | ⑯ 1.0" NYLOPLAST STM CB
RIM = 881.95'
INV. 8" W PVC = 877.50'
INV. 8" N PVC = 877.50'
INV. 4" E CPP = 880.35'
INV. 4" W CPP = 880.35'
WATER = 877.50'
SUMP = 876.95' | ㉑ 1.0" NYLOPLAST STM CB
RIM = 880.38'
INV. 10" SW PVC = 877.83'
INV. 10" NE PVC = 877.83'
WATER = 877.83'
SEDIMENT = 877.63' |
| ③ SAN MH
RIM = 882.45' | ⑫ 4.0" CONCRETE STM CB
RIM = 877.84'
INV. 12" E SLCPP = 874.64±
WATER = 874.54'
SUMP = 872.99' | ⑭ 1.0" NYLOPLAST STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | ㉒ 1.5" NYLOPLAST STM CB
RIM = 880.43'
INV. 10" NE PVC = 878.18'
INV. 6" SW PVC = 878.18'
INV. 6" SE PVC = 878.18'
WATER = 878.18'
SEDIMENT = 877.85' |
| ④ 6.0" CONCRETE STM MH
RIM = 880.82'
INV. 12" S CONCRETE = 877.37'
INV. 12" E CONCRETE = 875.67'
INV. 12" NW CONCRETE = 877.22'
WATER = 875.57'
SEDIMENT = 874.67' | ⑬ 4.0" CONCRETE STM CB
RIM = 880.81'
INV. 12" E SLCPP = 876.46'
INV. 12" W SLCPP = 873.91±
INV. 12" S SLCPP+872.76'
WATER = 872.66'
SUMP = 872.21' | ⑰ STM CB
RIM = 881.88'
INV. 4" S CPP = 880.63'
INV. 8" NE PVC = 878.78'
WATER = 878.78'
SUMP = 878.28' | ㉓ 4.0" CONCRETE STM MH
RIM = 877.62'
INV. 8" E SLCPP = 875.73'
INV. 12" N SLCPP = 872.58'
INV. 12" W SLCPP = 874.23±
WATER = 872.43'
SUMP = 872.23' |
| ⑤ SAN MH
RIM = 878.75' | ⑭ 4.0" CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLCPP = 876.35±
INV. 12" W SLCPP = 874.55'
WATER = 874.40'
SEDIMENT = 872.70' | ⑱ 2.0" BLOCK STM CB
RIM = 880.22'
NO PIPES VISIBLE
DEBRIS = 878.15' | ㉔ 4.0" CONCRETE STM CB
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑥ SAN MH
RIM = 880.6' | ⑮ 4.0" CONCRETE STM CB
RIM = 880.86'
INV. 8" SLCPP = 877.16'
INV. 12" SE SLCPP = 876.86'
INV. 12" W SLCPP = 876.96'
WATER = 876.96'
SEDIMENT = 875.36' | ㉕ 2.0" NYLOPLAST STM CB
RIM = 879.47'
INV. 12" E SLCPP = 876.87'
WATER = 876.87' | |
| ⑦ WATER VAULT
RIM = 880.30'
TOP OF PIPE = 874.60± | | | |
| ⑧ 2.0" BLOCK STM CB
RIM = 881.34'
INV. 12" W CONCRETE 878.82'
DEBRIS = 878.82' | | | |
| ⑨ 2.0" BLOCK STM CB
RIM = 880.52'
INV. 12" N CONCRETE = 877.92'
DEBRIS = 877.92' | | | |



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(c), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

MISS DIG DESIGN TICKET DATA

123.NET, INC. FIBEROPTICS - 2484314584 - NO RESPONSE - 02/17/23
AT&T TELEPHONE - JOHN STERNAMAN 269-823-3330 - MAPS PROVIDED - 01/17/23
CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - MAPS PROVIDED - 01/20/23
CHARTER COMMUNICATIONS FIBEROPTICS - 800-778-9140 - MAPS PROVIDED - 01/20/23
CLIMAX TELEPHONE DBA METRO FIBERNET - 616-455-9840 - NO RESPONSE - 02/17/23
CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 - MAPS PROVIDED - 01/26/23
CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - MAPS PROVIDED - 02/17/23
PORTAGE CITY FIBEROPTICS - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY POTABLE WATER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY SANITARY SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY STORM SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY TRAFFIC - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23

SURVEY CONTROL

CP 1 N	= 4961.37	E	= 4478.36	EL	= 881.92
CP 2 N	= 4964.35	E	= 4974.4	EL	= 882.07
CP 3 N	= 4624.96	E	= 5013.92	EL	= 877.62
CP 4 N	= 4601.95	E	= 4774.49	EL	= 880.66
CP 5 N	= 4385.51	E	= 4862.83	EL	= 877.45
CP 6 N	= 4424.08	E	= 4303.34	EL	= 878.43
CP 7 N	= 4674.17	E	= 4319.26	EL	= 879.75

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
CHISELED X ON SOUTHWEST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580± EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHWEST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580± EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT ON HYDRANT SOUTHWEST OF STORM CATCH BASIN 21.



Know what's below.
Call before you dig.

ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

Sheet

S-2

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



ISSUED FOR/REVISIONS:
1. CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23
2. OWNER REVIEW 03/21/23
3. CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4. CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
COPYRIGHT © of Hurley & Stewart, LLC

DRAWING LOCATION: ALTA-NSPS LAND TITLE SURVEY - PORTAGE, MI - FINAL DRAWINGS S-1 & S-2 ALTA SURVEYING LAST SAVED BY: DWANORMAN ON 8/9/2023

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

PARCEL 1
BEGINNING 18 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22, 165 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 16 2/3 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 12 RODS; THENCE NORTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 26 2/3 RODS TO THE NORTH LINE OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 141 FEET; THENCE SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 165 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 57 FEET TO THE PLACE OF BEGINNING.

PARCEL 2
COMMENCING AT NORTH 1/4 CORNER OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE WEST 297.00 FEET (18 RODS) ALONG THE NORTH LINE OF SAID SECTION 22 TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST 165.00 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22; THENCE WEST 57.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST 165.00 FEET PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE TO THE NORTH LINE OF SAID SECTION 22; THENCE EAST 57.00 FEET ALONG SAID NORTH LINE, TO THE PLACE OF BEGINNING.

PARCEL 3
LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO PORTAGE MEMORY CARE, LLC A MICHIGAN LIMITED LIABILITY COMPANY FROM ALTO CONVENIENCE, INC. BY DEED DATED OCTOBER 7, 2015, OF RECORD IN INSTRUMENT NO. 2015-035201 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

[9] RIGHT OF WAY TO CONSUMERS POWER COMPANY, OF RECORD IN LIBER 559, PAGE 497, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3. (DOES NOT TOUCH SURVEYED PROPERTY).

[10] COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 569, PAGE 9, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS TO PARCEL 3 (NOT SURVEY MATTERS).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 235, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[12] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 241, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 3 (SHOWN, AFFECTS PARCEL 3).

[13] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1174, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[14] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1210, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[15] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057779, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[16] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057780, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[17] WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT TO THE CITY OF PORTAGE OF RECORD IN INSTRUMENT NO. 2017-021175, AS TO PARCELS 1 & 3 (SHOWN, AFFECTS PARCEL 1 & 3).

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

BEGINNING AT THE NORTH QUARTER POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 54' 00" EAST ALONG THE NORTH LINE OF SAID SECTION 22, 88.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 206.00 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 110.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 234.00 FEET; THENCE NORTH 89 DEGREES 54' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 198 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02' 30" EAST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 440.00 FEET TO THE NORTH QUARTER POST OF SAID SECTION 22 AND TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. CLEASBY AND LORI E. CLEASBY, CO-TRUSTEES, OR THE SUCCESSOR TRUSTEE, OF THE CLEASBY FAMILY TRUST DATED OCTOBER 12, 2004 FROM SCOTT HUGHES BY DEED DATED MAY 17, 2022, OF RECORD IN INSTRUMENT NO. 2023-003184 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057781, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[10] EASEMENT TO CONSUMERS POWER COMPANY OF RECORD IN LIBER 1114, PAGE 1219, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 245, RECORDS OF KALAMAZOO COUNTY, M (SHOWN).

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

PARCEL 1:(FOR INFORMATIONAL PURPOSES ONLY: 810 E .CENTRE STREET ,PORTAGE, MI 49002, TAX ID#00022-145-0)
BEGINNING 6 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH ,RANGE 11 WEST; THENCE WEST ON SECTION LINE 12 RODS; THENCE SOUTH 26-2/3 RODS; THENCE EAST PARALLEL WITH FIRST COURSE, 12 RODS; THENCE NORTH 26-2/3 RODS TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY K. CRANKSHAW AND KAREN E. CRANKSHAW FROM HAROLD RUDLAFF BY DEED DATED OCTOBER 1, 1995, OF RECORD IN LIBER 1813, PAGE 79 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

PARCEL 2:(FOR INFORMATIONAL PURPOSES ONLY: 830 E. CENTRE STREET, PORTAGE, MI 49002, TAX ID#00022-140-2)
COMMENCING AT THE NORTH 1/4 POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH ON THE QUARTER LINE 26.66 RODS; THENCE WEST 6 RODS; THENCE NORTH PARALLEL WITH FIRST COURSE TO SAID SECTION LINE; THENCE EAST ON SAID SECTION LINE 6 RODS TO THE PLACE O BEGINNING.

SAID PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS:THE EAST 99 FEET OF THE NORTH 440 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST.
BEING THE SAME PROPERTY CONVEYED TO GREENSTONE FARM CREDIT SERVICES, FLCA. FEDERALLY CHARTERED CORPORATION FROM MARK ELZINGA PROPERTIES, LLC BY DEED DATED OCTOBER 11, 2012, OF RECORD IN INSTRUMENT NO. 2012-047655 AND A BY A LAND CONTRACT TO KEC HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY O RECORD IN INSTRUMENT 2013-032185, BOTH IN THERE CORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1059, PAGE 543, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

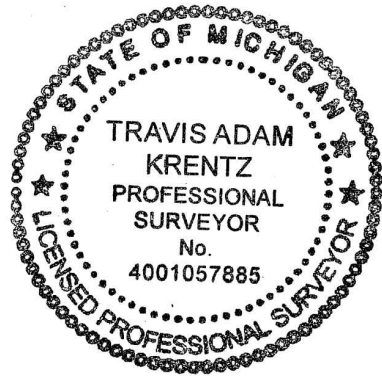
[10] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 246, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[11] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1195, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[12] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1228, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[13] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-002345, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[14] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-004188, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet
S-3

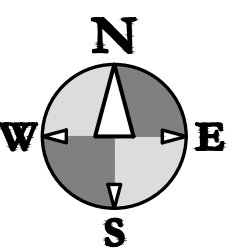
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kalamazoo, michigan 49009
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www.hurleystewart.com



Job No.	23-003D	P.M-TAK	Draft	DATE	QA/QC	DATE
ISSUED FOR/REVISIONS:						
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW			05/14/23		
3	OWNER REVIEW			05/21/23		
4	CITY OF PORTAGE TENTATIVE PD REZONING			03/24/23		
4	CITY OF PORTAGE PD ZONING RESUBMITTAL			05/09/23		

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FIELD WORK PERFORMED BY
HURLEY & STEWART, LLC



SITE LEGEND

- HMA HMA PAVEMENT
- ADA ADA RAMP
- C4 C4 CURB AND GUTTER
- E2 E2 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- CS CONCRETE SURFACE
- PS PARKING STRIPING (9'x18')
- RB RETENTION BASIN
- SP SPILL CONTAINMENT UNIT
- DE DUMPSTER ENCLOSURE

LEGEND

- EXISTING BITUMINOUS PAVEMENT
- FULL-DEPTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- STAMPED CONCRETE DETAIL
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER
- PROPOSED DRY RETENTION BASIN
- PROPOSED SPILL CONTAINMENT UNIT

ZONING REQUIREMENTS

ZONING

THE SITE IS ZONED OS-1 AND B-1 (OFFICE SERVICE & LOCAL BUSINESS)

SETBACKS: FRONT - 35'
SIDES - 15'
REAR - 20'

PROPOSED USE

FACILITY USE
CONSTRUCTION TYPE PD - PLANNED DEVELOPMENT

PARKING

TOTAL PARKING SPACES REQUIRED:
- 0.5 SPACES X UNITS PLUS 1 SPACE X TOTAL EMPLOYEES IN LARGEST SHIFT
- 0.5 SPACES X 103 UNITS + 1 SPACE X 40 EMPLOYEES = 92 SPACES

TOTAL PARKING PROVIDED = 114 SPACES
BARRIER FREE SPACES REQUIRED = 5
BARRIER FREE SPACES = 7 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'X18'

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
- PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
- SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
- SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF PORTAGE STANDARDS SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PS), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

- CONTRACTOR TO OBTAIN A ROW PERMIT FROM THE CITY OF PORTAGE FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
- WORK IN CENTRE AVENUE SHALL BE CONDUCTED IN THE MONTHS OF MAY THROUGH OCTOBER, WITH WORK BEING COMPLETED BEFORE NOVEMBER 1 OF THE SAME YEAR THE WORK WAS STARTED.

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



Know what's below.
Call before you dig.

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

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

SITE LAYOUT PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

Sheet

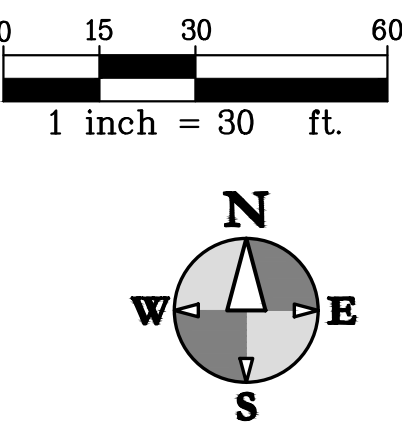
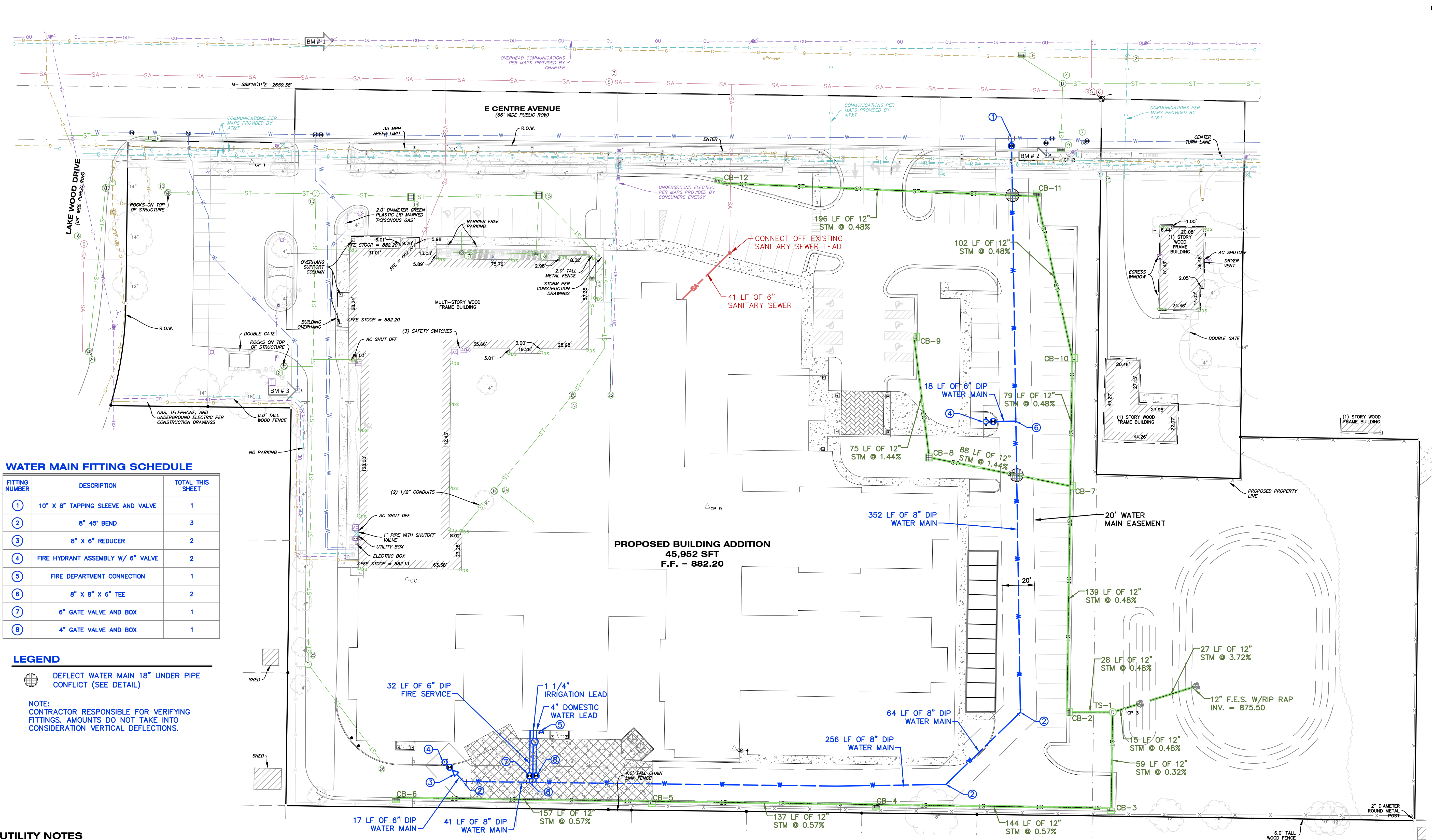
C-2

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



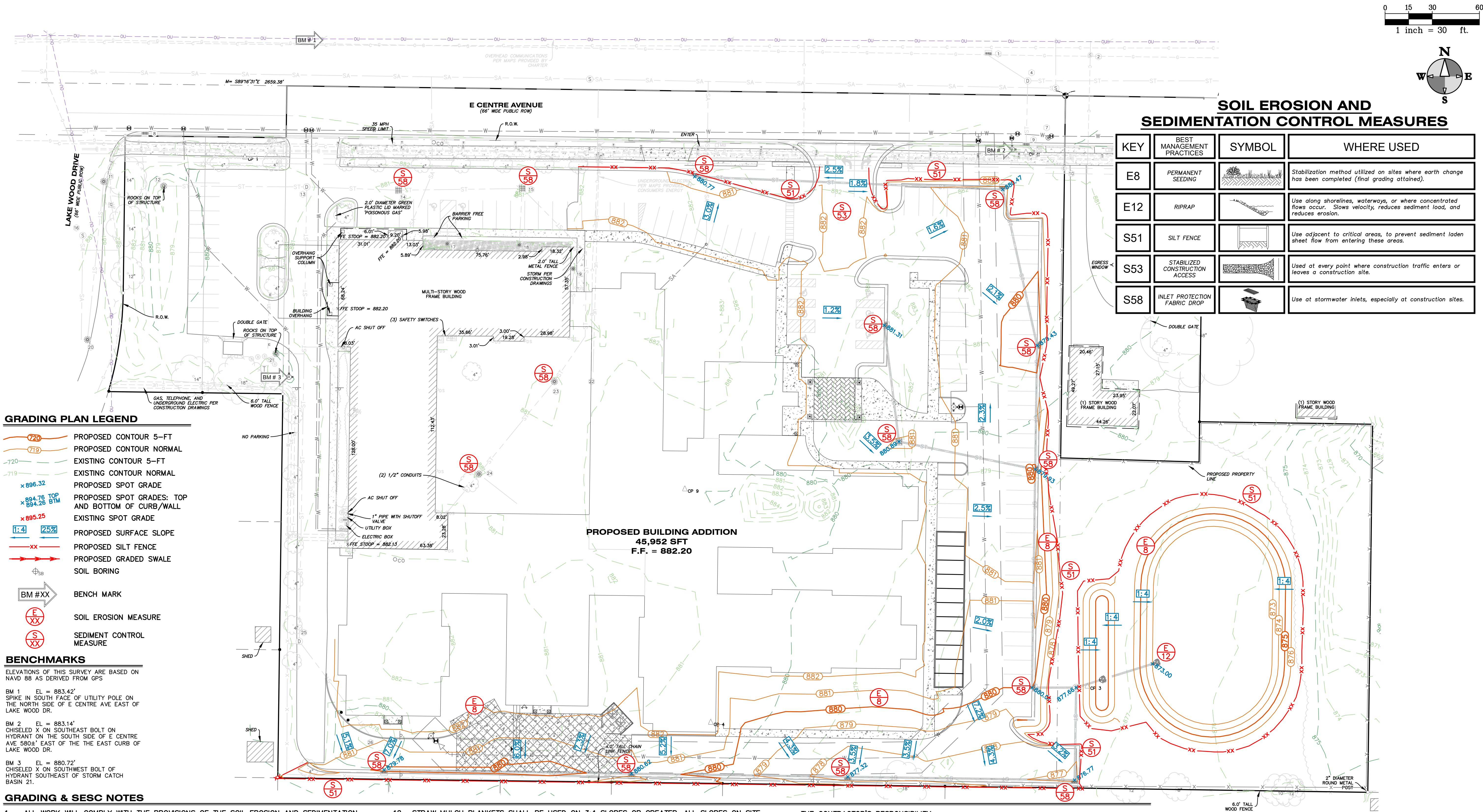
Job No. 23-0034 P.M.-HWP Drt: DSV OA/QC: 05/09/23
ISSUED FOR/REVISIONS:
2 CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23
3 OWNER REVIEW 03/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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DRAWING LOCATION: IN 303-0034 (Utility Health - Portage, MI) FINAL DRAWINGS C-3 UTILITY PLAN DATE: 05/09/23



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

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



GRADING PLAN LEGEND

- 720 PROPOSED CONTOUR 5-FT
- 719 PROPOSED CONTOUR NORMAL
- 720 EXISTING CONTOUR 5-FT
- 719 EXISTING CONTOUR NORMAL
- x 896.32 PROPOSED SPOT GRADE
- x 894.76 TOP AND BOTTOM OF CURB/WALL
- x 895.25 EXISTING SPOT GRADE
- 1:4 25% PROPOSED SURFACE SLOPE
- XX PROPOSED SILT FENCE
- XX PROPOSED GRADED SWALE
- SB SOIL BORING

BENCHMARKS

- BM #XX BENCH MARK
- E XX SOIL EROSION MEASURE
- S XX SEDIMENT CONTROL MEASURE

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42' SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14' CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72' CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.

GRADING & SESC NOTES

- ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 451, PART 91 OF 1994 AS AMENDED) ADMINISTERED BY CITY OF PORTAGE.
- FOR INSTALLATION SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES, REFER TO THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB) SESC MANUAL.
- AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
- THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
- SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE

THE CONTRACTOR'S RESPONSIBILITY.

- CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
- ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
- ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- IF CONTRACTOR FAILS TO ESTABLISH SIDE SLOPES OF RETENTION BASIN/SPILL CONTAINMENT DEVICE AT A 1:4 SLOPE, THEY SHALL INSTALL PERIMETER FENCING AROUND THE BASIN/SPILL CONTAINMENT DEVICE AT THEIR OWN COST.



Know what's below.
Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

GRADING PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

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05/09/23

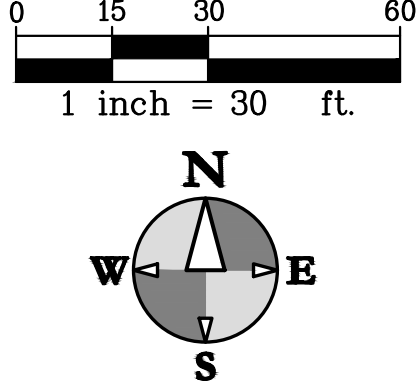
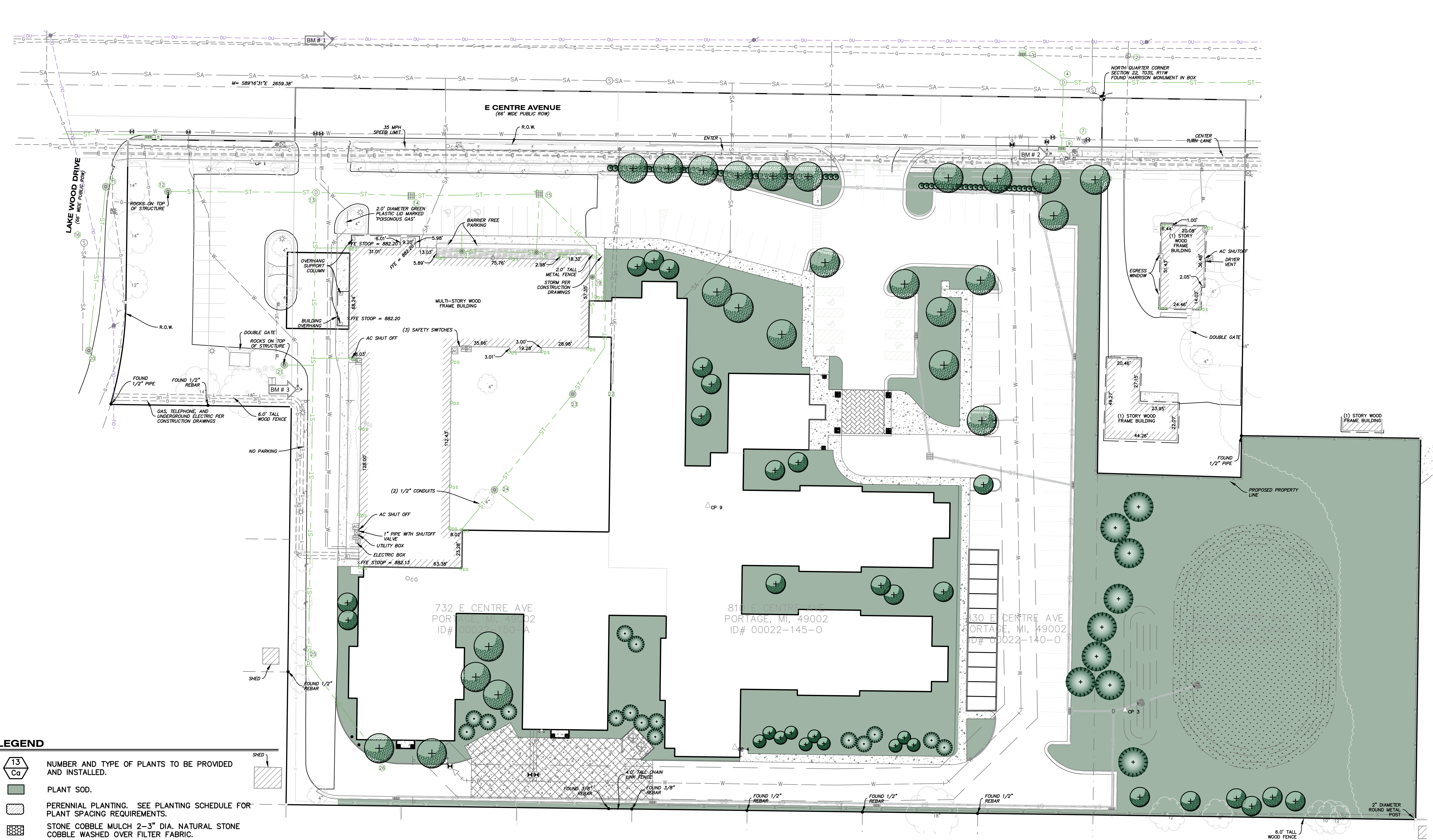
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ISSUED FOR/REVISIONS:
Job No. 23-0034 P.M.-HWP Drft.DSV 04/QC 05/09/23
2 CITY OF PORTAGE PRE-CONSTRUCTION REVIEW 03/14/23
3 OWNER REVIEW 03/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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LEGEND

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- PLANT SOD.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
- SHORT GRASS SEED MIX
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- PROPOSED ORNAMENTAL GRASS
- STEEL LANDSCAPE EDGING.

PORTAGE PLANTING REQUIREMENTS

1 SF OF CURBED INTERNAL LANDSCAPE/ 15 SF OF PARKING AREA (MINUS 20' ADJACENT TO PERIMETER PLANTINGS) PARKING AREA = 15,670 SF
INTERNAL LANDSCAPE REQUIRED = 1,045 SF
INTERNAL LANDSCAPE PROVIDED = 3,988 SF

1 TREE/ 150 SFT OF REQUIRED INTERNAL CURBED ISLAND = 7 TREES
1 TREE/ 30' ROAD FRONTAGE = 597/30' = 20 TREES (10 EXISTING)
36" SHRUB HEDGE OR BERM BETWEEN PARKING AND ROAD ROW
6' WALL/BERM/FENCE/PLANTING AT PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING



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FIELD WORK PERFORMED BY:

LANDSCAPE PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
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Job No. 23-0034 P.M.-H.P. Drl:DSV QA/QC:05/09/23

1	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23
2	CITY OF PORTAGE PD ZONING REVIEW	03/21/23
3	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23

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