FINAL AGENDA FOR THE COUNCIL MEETING
CITY OF PORTAGE
FEBRUARY 25, 2025

6:00 p.m. Call to Order.

Moment of Silence.

Pledge of Allegiance.

Roll Call.

Proclamations:

Petitions and Statements of Citizens (3 mins. per speaker).

A. Consent Agenda:

1. Approve the City Council Meeting Minutes of the:
   a. Regular Meeting of February 11, 2025
2. Approve the Accounts Payable Register of February 25, 2025, as presented.
3. Approve the purchase of computing devices from BITS Inc. in the amount of $257,289.03 and authorize the City Manager to execute all documents related to this action on behalf of the city.
4. Approve the purchase of five vehicles at a total cost of $237,765 from Gorno Ford using the State of Michigan MiDEAL Extended Purchasing Program and authorize the City Manager to execute all documents related to these purchases on behalf of the city.
5. Award a construction contract for the Angling Road Microsurfacing project to Pavement Maintenance Systems, LLC, Imlay City, Michigan for an amount not to exceed $128,695.75 and authorize the City Manager to execute all documents related to the contract on behalf of the city.
6. Adopt Resolution No. 2, for the West Lake Management Program Special District No. 025-Q, setting a public hearing of necessity on March 11, 2025.
7. Approve the Creekside Final Planned Development Plan, 8150 Creekside Dr, with the condition that the applicant shall have the required stormwater agreement recorded.
8. Approve the Stanwood Crossings Final Planned Development Plan, 9617 Portage Road.
9. Meet in Closed Session immediately following "Statements of City Council and City Manager" of the regularly scheduled City Council Meeting of Tuesday, February 25, 2025, pursuant to MCL 15.268 Sec. 8(d).
10. Minutes of Boards & Commissions:
    a. Environmental Board of December 11, 2024
11. Materials Transmitted of February 6, 2025.
12. Calendar of Meetings:

    - Historic District Commission: Wednesday, March 5 at 8:30 a.m. in Conference Room 1.
    - Park Board: Wednesday, March 5 at 6:30 p.m. at the Parks & Recreation Building.
    - Human Services Board: Thursday, March 6 at 5:30 p.m. in Conference Room 1.
    - Planning Commission: Thursday, March 6 at 7:00 p.m. in the City Council Chambers.

B. Communications:

C. Public Hearings:

1. Public hearing for Ms. Rishelle Hartman of Weed Man Lawncare appealing the denial of a Solicitor's Permit.

D. Regular Business Agenda:

E. Unfinished Business:

F. Council Committee Reports:

G. New Business:

H. Statements of City Council and City Manager.

Adjournment.

CITY COUNCIL MEETING MINUTES FROM FEBRUARY 11, 2025

Mayor Patricia Randall called the Regular Meeting to order at 06:00 PM in the Council Chambers at Portage City Hall.

ROLL CALL: Councilmembers Chris Burns, Victor Ledbetter, Nicole Miller, Terry Urban, Jihan Young, and Mayor Patricia Randall were present.

ABSENT: Mayor Pro Tem Jim Pearson.

ALSO PRESENT: City Manager Pat McGinnis, Chief Operating Officer Adam Herringa, Chief Development Officer Peter Dame, Assistant City Attorney Seth Koches, and City Clerk Erica Eklov.

At the request of Mayor Randall, the audience observed a moment of silence to recognize National 211 Day and the services provided. Following the moment of silence, the City Council recited the Pledge of Allegiance with the assistance of Cub Scout Troop 289 of Portage United Church of Christ.

PROCLAMATIONS:

National 211 Day: Sarah Mead, Director of Marketing & Advancement, from Gryphon Place, read the proclamation.

Jihan Ain Young MLK Beyond the Dream Celebration: Mayor Randall and the Councilmembers included an additional proclamation, read by Councilmember Miller, honoring Councilmember Young's recent commemoration by the Kalamazoo Valley Community College as one of six local "racial equity change agents".

PETITIONS AND STATEMENTS OF CITIZENS: None.

CONSENT AGENDA: Mayor Randall shared where the public can access the meeting agenda and asked if any would like an item removed from the Consent Agenda. Councilmember Burns removed item A.3 (Ordinance Amendment Section 2-252).

Motion by Burns, seconded by Ledbetter, to approve the Consent Agenda as amended. Upon a roll call vote, motion carried 6 to 0.

Approval of Minutes: Motion by Burns, seconded by Ledbetter, to approve the City Council Meeting Minutes of the Regular Meeting of January 21, 2025. Upon a roll call vote, motion carried 6 to 0.

Accounts Payable Register: Motion by Burns, seconded by Ledbetter, to approve the Accounts Payable Register of February 11, 2025, as presented. Upon a roll call vote, motion carried 6 to 0.

New Polling Location Resolution: Motion by Burns, seconded by Ledbetter, to adopt the Resolution designating the Calvary Chapel of Kalamazoo Valley Church at 5331 S. Sprinkle Road as a polling location for the City of Portage. Upon a roll call vote, motion carried 6 to 0.

Quit Claim Deed to Portage Public School District: Motion by Burns, seconded by Ledbetter, to authorize the City Manager to execute a quit claim deed to the Portage Public Schools District for two parcels at Woodland Elementary School. Upon a roll call vote, motion carried 6 to 0.

West Lake Weed Management – 2025 to 2029 Application Program: Motion by Burns, seconded by Ledbetter, to adopt Resolution No. 1, accept the City Manager Report, and request preparation of Resolution No. 2 for the West Lake Management Program Special District No. 025-Q. Upon a roll call vote, motion carried 6 to 0.

Solicitor Permit Denial Appeal: Motion by Burns, seconded by Ledbetter, to receive the communication from Ms. Rishelle Hartman of Weed Man Lawncare appealing the denial of a Solicitor's Permit and schedule a hearing for the denial on February 25, 2025. Upon a roll call vote, motion carried 6 to 0.

Closed Session to Discuss a Matter of Property Acquisition: Motion by Burns, seconded by Ledbetter, to meet in Closed Session immediately following "Statements of City Council and City Manager" of the regularly scheduled City Council Meeting of Tuesday, February 11, 2025, pursuant to MCL 15.268 Sec. 8(d). Upon a roll call vote, motion carried 6 to 0.

Minutes of Boards & Commissions: Motion by Burns, seconded by Ledbetter, to receive the minutes of the Human Services Board of January 9, 2025. Upon a roll call vote, motion carried 6 to 0.

Materials Transmitted: Motion by Burns, seconded by Ledbetter, to receive the Materials Transmitted of January 13, 2025. Upon a roll call vote, motion carried 6 to 0.

Calendar of Meetings: Motion by Burns, seconded by Ledbetter, to receive the Calendar of Meetings as presented. Upon a roll call vote, motion carried 6 to 0.

REGULAR BUSINESS AGENDA:

Proposed Amendment to Citizen Advisory Board Attendance Ordinance: Councilmember Burns explained that he removed the item from the Consent Agenda due to concerns regarding the proposed absence stipulation amendment as it pertained to those boards and commissions meeting less frequently than three times a year. Mayor Randall acknowledged similar concerns brought up by Councilmember Urban prior to the meeting and requested the City Manager to elaborate on a potential amendment to the proposal.

City Manager McGinnis noted Councilmember Urban's Pre-Council question that expressed concern that a single absence from a member of an infrequently assembled board would adversely affect membership. Clerk Eklov relayed the proposed amendment language from the Pre-Council responses. City Manager McGinnis expounded that recent attendance issues spurred the discussion about amending the ordinance and policy.

Councilmember Urban discussed potential emergencies that could cause a member's unexpected absence and highlighted boards that had members appointed by outside organizations. He supported adding the proposed language giving the City Council the final judgment for those matters.

Motion by Burns, seconded by Young, to amend the proposed changes to the Code of Ordinances, Chapter 1, Article 7, Section 2-252 - "Attendance at meetings" to include "Exceptions to this policy may be granted by City Council on a case-by-case basis." Upon a roll call vote, motion carried 6 to 0.

Motion by Burns, seconded by Urban, to receive for first reading the proposed amended ordinance to amend the Code of Ordinances, Chapter 1, Article 7, Section 2-252 - Attendance at meetings. Upon a roll call vote, motion carried 6 to 0.

City Manager McGinnis inquired about including the revisions to the associated Council Policy for Appointments to Boards & Commissions. Clerk Eklov responded that the policy would mirror the ordinance and the revisions would be included with the second reading.

UNFINISHED BUSINESS:

Revision to Purchasing Ordinance: At the Mayor's introduction, City Manager McGinnis highlighted the proposed revisions to the purchasing ordinance. He noted that cost of living increases led to the change in the staff purchasing thresholds. Motion by Burns, seconded by Young, to accept the amendment to Article 5, Division 2, "Purchases and Sales" in the City of Portage Code of Ordinances. Upon a roll call vote, motion carried 6 to 0.

COUNCIL COMMITTEE REPORTS: Councilmember Burns provided an update regarding the Kalamazoo Central Transit Authority. He relayed recent discussions concerning federal funding.

Councilmember Young provided an update regarding the Portage Community Center Board. She highlighted the organization's upcoming May Golf Outing fundraiser.

Motion by Ledbetter, seconded by Urban, to receive the Council Committee Reports as presented. Upon a voice vote, motion carried 6 to 0.

STATEMENTS OF CITY COUNCIL AND CITY MANAGER: Councilmember Urban had no comment.

Councilmember Ledbetter thanked Jackie Joyner-Kersee for headlining the Black History Month event. He then acknowledged the Tuskegee Airmen squad from World War II as part of Black History Month and discussed their history.

Councilmember Miller relayed her visits to the Portage Public Schools' indoor walking events. She also praised the Jackie Joyner-Kersee and the Black History Month event. She then highlighted the Youth Advisory Committee and its recent Snow Party event and snowplow naming efforts. Councilmember Miller closed by noting Discover Kalamazoo's "sport court" measures.

Councilmember Young began by thanking the Council for their proclamation. She relayed her attendance at Jaqua Realtors' "State of the Region" event and its updates. Councilmember Young then advised that the impending winter weather might affect the Small Business Town Hall event by Southwest Michigan First, and then highlighted local salon, A'vie (1416 W Milham). She closed with a mention of the Portage Public Schools' "Battle of the Books" event.

Councilmember Burns invited the public to attend the upcoming Portage Road 360 Planning and Design Initiative event at the Zhang-Portage Senior Center.

City Manager McGinnis commented regarding lobbying state and federal officials as part of the upcoming Michigan Municipal League's CAPCON event in Lasing. He then highlighted the recent meeting between himself, Mayor Randall, several other local officials, and Senator Elisa Slotkin to discuss local issues and concerns, including recent federal funding announcements.

(Mayor Randall noted a point of order by Clerk Eklov, who highlighted that the second reading for Item A.3 was scheduled for the Regular Meeting of March 11, 2025.)

Mayor Randall began by thanking the Cub Scout troop for participating. She then acknowledged Councilmembers Ledbetter and Young for their work with the Black History Month event. Mayor Randall also acknowledged the recent Chinese Lantern Festival held at the Senior Center and its popularity. She also recognized the recent passing of former Councilmember and County Commissioner John Zull, as well as former Mayor Betty Lee Ongley's 99th birthday. Mayor Randall closed by noting the forecasted winter storm and responsive efforts.

ENTERED CLOSED SESSION: 6:42 PM.
RETURNED FROM CLOSED SESSION 7:53 PM.

ADJOURNMENT: Mayor Randall adjourned the meeting at 7:55 PM.

Erica L. Eklov, City Clerk

DRAFT

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Accounts Payable Register

SUPPORTING PERSONNEL: Lauren VanderVeen, Finance Director

ACTION RECOMMENDED: Approve the Accounts Payable Register of February 25, 2025, as presented.

The City Council reviews and approves the bi-weekly Accounts Payable Register which includes automated clearing house payments, paper checks, auto-pay payments, electronic payments and credit card payments. The attached Accounts Payable Register covers the period February 2, 2025, through February 15, 2025, and notes $449,250.71 in automated clearing house payments, $1,030,378.65 in paper checks, $197,887.62 in auto-pay payments, $1,591,345.47 in electronic payments, and $16,938.22 in credit card payments (January) for a grand total of $3,285,800.67.

FUNDING: Not Applicable

Attachments: 1. Accounts Payable Register of February 25, 2025

Check Date	Check	Vendor Name	Description	Amount
Check Type: ACH Transaction				
02/07/2025	23412(A)	ACTIVE INTERNET TECHNOLOGIES LLC	MASS NOTIFICATION SYSTEM	14,980.00
02/07/2025	23413(A)	DOSTER, KYLE	REIMB EXPS-DRONE CONFERENCE	10.00
02/07/2025	23414(A)	TAYLOR, GRANT	REIMB EXPS-MI MUNI TREASURERS ASSOC	277.30
02/14/2025	23415(A)	ABONMARCHE CONSULTANTS, INC	ENGINEERING SVCS-DPW NEW CAMPUS	15,255.00
02/14/2025	23416(A)	ADAMS REMCO, INC.	MLK PARK KIOSK SUBSCRIPTION	400.00
02/14/2025	23417(A)	ADP, INC.	ADP SERVICES	7,501.76
02/14/2025	23418(A)	ALL CITY MANAGEMENT SERVICES, INC.	CROSSING GUARD CONTRACT	2,639.69
02/14/2025	23419(A)	ALRO STEEL CORPORATION	REPAIR & MAINTENANCE SUPPLIES	976.01
02/14/2025	23420(A)	AMAZON.COM SALES, INC.	OFC SUP-FN; MISC PATROL & BLDG SUP-PD	2,194.39
02/14/2025	23421(A)	VOID		0.00
02/14/2025	23422(A)	AMERICAN SAFETY & FIRST AID	FIRST AID SUPPLIES	298.83
02/14/2025	23423(A)	ARMOLD, NICHOLAS	REIMB EXPS-MACP CONFERENCE	753.20
02/14/2025	23424(A)	ASCENSION BORGESS HOSPITAL	PHYSICAL EXAM	570.00
02/14/2025	23425(A)	AVI SYSTEMS, INC.	AVI NEWTEK RENEWAL	2,790.00
02/14/2025	23426(A)	BALKEMA CONSTRUCTION, INC.	LAKEVIEW PARK PHASE 1 CONSTRUCTION	20,000.00
02/14/2025	23427(A)	BARRON, DIANE E	PZSC TAP CLASS INSTRUCTOR	180.00
02/14/2025	23428(A)	BAUCKHAM, THALL, SEEBER, KAUFMAN	ATTORNEY FEES - FEB 2025	19,831.40
02/14/2025	23429(A)	BEST WAY DISPOSAL, INC.	CURBSIDE RECYCLING PROGRAM	65,707.97
02/14/2025	23430(A)	BRENNAN, MARIA T	PZSC BAKING CLASS	150.00
02/14/2025	23431(A)	C D W GOVERNMENT, INC.	MONITORS	307.96
02/14/2025	23432(A)	CARLETON EQUIPMENT CO.	REPAIR & MAINTENANCE SUPPLIES	85.26
02/14/2025	23433(A)	CHARTER COMMUNICATIONS	CABLE TV	373.99
02/14/2025	23434(A)	CIVICPLUS, LLC	WEBSITE HOSTING AND SUPPORT	12,009.82
02/14/2025	23435(A)	CLEAN EARTH ENVIRONMENTAL SERV	EMERGENCY SANITARY SEWER TELEVISING	1,800.00
02/14/2025	23436(A)	VOID		0.00
02/14/2025	23437(A)	COX, ELISA ROSE	PZSC PILATES SUB, FITNESS ORIENTATIONS ,	585.00
02/14/2025	23438(A)	DEARBORN LIFE INSURANCE COMPANY	LIFE, LTD, AND STD INSURANCE	11,515.69
02/14/2025	23439(A)	DEPATIE FLUID POWER CO., INC.	HYDRAULIC REPAIRS	463.10
02/14/2025	23440(A)	EARLE, SHELIA L	PZSC FITNESS INSTRUCTOR CHAIR PILATES	840.00
02/14/2025	23441(A)	EKLOV, ERICA	REIMB-RANGEHOOD FIRE SUPPRESSOR BALLOT BX	63.05
02/14/2025	23442(A)	ENTENMANN-ROVIN CO.	MISC BADGES	1,372.95
02/14/2025	23443(A)	ESCAPE FIRE & SAFETY SERVICES, INC.	BLDG UPGRADES, TANK REPAIRS	1,800.00

Check Date	Check	Vendor Name	Description	Amount
02/14/2025	23444(A)	FACE, GEORGE	REIMB-CAR SEAT TECH RECERTIFICATION	55.00
02/14/2025	23445(A)	FIDELITY SECURITY LIFE INSURANCE CO	VISION INSURANCE	1,433.56
02/14/2025	23446(A)	FISHBECK THOMPSON CARR & HUBER, INC	BROWNFIELD PLAN STANDWOOD CROSSINGS	2,111.75
02/14/2025	23447(A)	GABRIELLI, CARLIN	PER DIEM-SCHOOL OF POLICE STAFF & COMMAND	407.00
02/14/2025	23448(A)	GOODYEAR TIRE & RUBBER COMPANY	FIRE VEHICLE MAINTENANCE	938.04
02/14/2025	23449(A)	GRAHAM, JUDY	WORK BOOT REIMBURSEMENT	156.88
02/14/2025	23450(A)	GRAHAM, WILLIAM	REIMB EXPS, PER DIEM-COMM RISK REDUC CONF	1,588.46
02/14/2025	23451(A)	GRAINGER INC	REPAIR & MAINTENANCE SUPPLIES	106.72
02/14/2025	23452(A)	GRIFFIN PEST SOLUTIONS	FIRE FACILITY MAINT	217.00
02/14/2025	23453(A)	HEADSPACE, INC.	HEADSPACE SERVICES	44,750.00
02/14/2025	23454(A)	HOFFMAN BROTHERS, INC.	RAMONA PARK PLAT STREET RECONSTRUCTION	3,948.05
02/14/2025	23455(A)	INSIGHT PUBLIC SECTOR, INC.	MS365 CLOUD SERVICES	7,469.50
02/14/2025	23456(A)	IP CONSULTING, INC.	CORE SWITCH REPLACEMENT SERVICES	2,500.00
02/14/2025	23457(A)	IRTH SOLUTIONS LLC	MISS DIG TICKET MANAGEMENT	9,525.60
02/14/2025	23458(A)	J & H OIL COMPANY	BULK FUEL DELIVERY	28,000.48
02/14/2025	23459(A)	JANSSEN, AMANDA	MEAL REIMB - MEETING W/COUNTY	163.44
02/14/2025	23460(A)	JB PRINTING	PRINTING SERVICES	4,121.88
02/14/2025	23461(A)	KEHOE, EDWARD J	PZSC FITNESS INSTRUCTOR QIGONG	290.00
02/14/2025	23462(A)	KURZAVA, MATTHEW STEPHEN	PZSC FITNESS INSTRUCTOR TAI CHI & PARKINSONS	935.00
02/14/2025	23463(A)	KUSHNER & COMPANY, INC.	COBRA AND FSA ADMINISTRATION	319.15
02/14/2025	23464(A)	LAWSON PRODUCTS, INC	REPAIR & MAINTENANCE SUPPLIES	3,458.96
02/14/2025	23465(A)	MACQUEEN EQUIPMENT, LLC	TRACKLESS-REPAIR & MAINT SUPPLIES	855.51
02/14/2025	23466(A)	MARTIN SPRING & DRIVE, INC.	SUPPORT BRACKETS FOR PLOW TRUCKS	198.00
02/14/2025	23467(A)	MATTSON, NICHOLAS	REIMB SUPS-MENTAL HLTH FIRST AID TR CLASS	96.10
02/14/2025	23468(A)	MAYHEW, BRYAN	REIMB EXPS-MACP PROF DEV CONFERENCE	453.20
02/14/2025	23469(A)	MCGINNIS, PATRICK	REIMB EXPS - NOV-JAN	237.14
02/14/2025	23470(A)	MCNALLY ELEVATOR CO.	ELEVATOR MAINTENANCE	597.00
02/14/2025	23471(A)	MEJEUR ELECTRIC LLC	ELECTRICAL SERVICES	420.00
02/14/2025	23472(A)	METRONET HOLDINGS LLC	PHONE, INTERNET FIBER & CABLE SERVICES	4,493.63
02/14/2025	23473(A)	MOTOR PARTS AND EQUIPMENT CORP	EQUIPMENT REPAIR/MAINTENANCE SUPPLIES	537.44
02/14/2025	23474(A)	MUNICIPAL EMERGENCY SERVICES INC	FIRE SCBA	333.28
02/14/2025	23475(A)	NYE UNIFORM CO	FIRE & POLICE UNIFORMS	13,366.15
02/14/2025	23476(A)	VOID		0.00

Check Date	Check	Vendor Name	Description	Amount
02/14/2025	23477(A)	VOID		0.00
02/14/2025	23478(A)	VOID		0.00
02/14/2025	23479(A)	O'BOYLE-COLWELL-BLALOCK & AS.	LAKEVIEW PARK PHASE 1 A&E SERVICES	3,553.63
02/14/2025	23480(A)	O'REILLY AUTO PARTS	FIRE APPARATUS MAINT	119.97
02/14/2025	23481(A)	OFF THE CUFF CATERING	PZSC CATERING WINTER LUNCHEON, VOL RECOG	1,262.25
02/14/2025	23482(A)	ONE WAY PRODUCTS	JANITORIAL SUPPLIES	513.70
02/14/2025	23483(A)	ONSTAFF GROUP SERVICES LLC	TEMPORARY EMPLOYEE SERVICES	4,827.64
02/14/2025	23484(A)	PARIS CLEANERS	LAUNDRY SERVICES	41.58
02/14/2025	23485(A)	PERCEPTIVE CONTROLS, INC.	SCADA MAINTENANCE SERVICES	3,485.86
02/14/2025	23486(A)	PHILLIPS, KIMBERLY	REIMB - OPERATING EXPS	443.90
02/14/2025	23487(A)	PLASKO, PATRICIA MARIE	PZSC FITNESS INSTRUCTOR BE MOVED, YOGA	720.00
02/14/2025	23488(A)	PLAYFORD, LOUIE	PER DIEM-HOMELAND SEC EXERCISE & EVAL PROG	120.00
02/14/2025	23489(A)	R W LAPINE INC.	REFRIGERANT LEAK REPAIR & FILL -MPIR	15,055.00
02/14/2025	23490(A)	REPUBLIC SERVICES OF WEST MICHIGAN	WASTE SERVICES-CITY FACILITIES	1,921.88
02/14/2025	23491(A)	ROSE, SANDRA K.	PZSC FITNESS INSTRUCTOR CARDIO DRUMMING	400.00
02/14/2025	23492(A)	SLIWA, DAVID	REIMB-ELECTRICAL METER TESTER	23.30
02/14/2025	23493(A)	SNELL, DEBRA	PZSC FITNESS INSTRUCTOR BODY REBOUND	270.00
02/14/2025	23494(A)	STATE INDUSTRIAL PRODUCTS CORP	PARTS WASHER CLEANING SOLUTION	3,403.18
02/14/2025	23495(A)	STOUT, MELISSA JOY	PZSC FITNESS INSTRUCTOR CHAIR YOGA & BARRE	500.00
02/14/2025	23496(A)	TMK WORLDWIDE, LLC	METER SERVICE	362.54
02/14/2025	23497(A)	TRUCK & TRAILER SPECIALTIES	VEHICLE PARTS & MAINTENANCE	1,013.40
02/14/2025	23498(A)	VANDERWIERE, JEFFREY P.	REIMB EXPS-MACP CONFERENCE	560.40
02/14/2025	23499(A)	VEOLIA WATER CONTRACT OPERATIONS	WATER SYSTEM CHEMICALS	25,002.66
02/14/2025	23500(A)	WEST MICHIGAN INT'L LLC	REPAIR & MAINTENANCE SUPPLIES	1,869.27
02/14/2025	23501(A)	WIGHTMAN	ENGINEERING SVCS-MULT LOCS	62,726.56
02/14/2025	23502(A)	WOLFE, MATTHEW	REIMB EXPS-MACP CONFERENCE	678.40
02/14/2025	23503(A)	WRIGHT, JASON	TUITION REIMBURSEMENT	559.30
			Total ACH	**449,250.71**

Check Type: Paper

02/04/2025	329845	DUNSHEE BODY & FRAME, INC.	PASSENGER DOOR/FRONT QTR PANEL REPAIRS	1,885.73
02/07/2025	329846	JDM II SF NATIONAL, LLC	2024 SUMMER TAX REFUND DUE TO MTT DOCKET	37,977.25
02/07/2025	329847	MICHIGAN FIRE INSPECTORS SOCIETY	MFIS MEMBERSHIP 2025	160.00

Check Date	Check	Vendor Name	Description	Amount
02/07/2025	329848	PETTY CASH-MEGAN HUBER	REPLENISHMENT CHECK	772.22
02/07/2025	329849	PRESTIGE PORTAGE STORAGE, LLC AND	2024 SUMMER TAX REFUND DUE TO MTT DOCKET	19,020.70
02/07/2025	329850	RICHNER, CLARK	REFUND-DISC GOLF, ADULT DOUBLES PING PONG	51.00
02/07/2025	329851	USPS	POSTAGE-PORTAGE RD 360 POSTCARD MAILING	550.00
02/14/2025	329852	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	4,408.00
02/14/2025	329853	ALLIED MECHANICAL SERVICE	HVAC SERVICES - MULT LOCS	3,409.00
02/14/2025	329854	AMBIA ENERGY LLC	BD PAYMENT REFUND	236.06
02/14/2025	329855	AMERICAN WATER WORKS ASSOC.	AWWA MEMBERSHIP	276.00
02/14/2025	329856	BAY AREA TOUCHLESS CARWASH LLC	CAR WASHES	622.00
02/14/2025	329857	BUSINESS SPEAKERS BUREAU LLC	BHM TRAVEL AND MEAL REIMBURSE	1,532.05
02/14/2025	329858	CALIBER HOLDINGS LLC	COLLISION REPAIRS	5,385.97
02/14/2025	329859	CARAHSOFT TECHNOLOGY CORPORATION	CELLEBRITE DIGITAL INTELLIGENCE INVEST RENWL	21,950.00
02/14/2025	329860	CITY OF KALAMAZOO TREASURER	SANITARY SEWER CHARGES	454,440.82
02/14/2025	329861	CLASSIC GLASS, INC.	FIRE VEHICLE MAINTENANCE	499.18
02/14/2025	329862	COCM	MEMBERSHIP & SPRING CONFERENCE	285.00
02/14/2025	329863	CONSUMERS ENERGY - CEM	NEW STREETLIGHT INSTALL	200.00
02/14/2025	329864	CRAFTSMAN CHOP COMPANY	OVER PAID WATER BILL REFUND	278.92
02/14/2025	329865	CUNNINGHAM, DANIEL R	PZSC CHEF WINTER SOUP EVENT	355.00
02/14/2025	329866	D L Z MICHIGAN INC	ENG SERVICES - WEST MILHAM	678.66
02/14/2025	329867	DEHAAN HEATING	KAL CO - FURNACE REPLACEMENT	4,260.00
02/14/2025	329868	DEVON TITLE AGENCY	TITLE SEARCH SVCS	425.00
02/14/2025	329869	DEVON TITLE AGENCY	TITLE SEARCH SVCS	490.00
02/14/2025	329870	DEVON TITLE AGENCY	REFUND OVER PAID FINAL WATER BILL	43.57
02/14/2025	329871	DORRANCE FORD INC	MAINTENANCE REPAIRS	137.73
02/14/2025	329872	DUNSHEE BODY & FRAME, INC.	COLLISION REPAIRS	5,066.52
02/14/2025	329873	EMERGENCY VEHICLE PRODUCTS	POLICE VEHICLE REPAIR/MAINTENANCE	95.00
02/14/2025	329874	EVANS, KAMILAH	SCHRIER PARK DEPOSIT & FEES REFUND	620.00
02/14/2025	329875	FADER EQUIPMENT, INC.	REPAIRS FOR CONCRETE SAW	229.90
02/14/2025	329876	FAWLEY OVERHEAD DOOR, INC.	OVERHEAD DOOR REPAIR	1,464.40
02/14/2025	329877	FITZPATRICK, DANA	REIMB-DELTA DENTAL, COBRA	114.85
02/14/2025	329878	FREIGHTLINER OF GRAND RAPIDS, INC.	REPAIR & MAINTENANCE SUPPLIES	205.79
02/14/2025	329879	GORDON FOOD SERVICE	PZSC PROG & COFFEE SUP, MPIR CONCESSION SUP	1,000.30
02/14/2025	329880	GREENE, JEFFREY	PZSC ENTERTAINMENT CONCERT	350.00

Check Date	Check	Vendor Name	Description	Amount
02/14/2025	329881	H & H PROPERTY MAINTENANCE, LLC	SNOW REMOVAL SERVICES	4,087.50
02/14/2025	329882	HAENICKE INSTITUTE FOR GLOBAL EDU	PZSC SEATED TAI CHI INSTRUCTOR	525.00
02/14/2025	329883	HALLAHAN & ASSOCIATES, P.C.	ASSESSING LEGAL SERVICES	137.74
02/14/2025	329884	HENDERSON, VALERIE	PZSC RENTAL SECURITY DEPOSIT 2.8.25	250.00
02/14/2025	329885	HERRIMAN, SCOTT E	PZSC PRESENTER WINTER DANCE	400.00
02/14/2025	329886	HOME DEPOT	REPAIR & MAINTENANCE SUPPLIES	1,496.73
02/14/2025	329887	VOID		0.00
02/14/2025	329888	VOID		0.00
02/14/2025	329889	HOUSING RESOURCES, INC.	FY24-25 HOUSING, HOMELESSNESS PREVENTION	12,500.00
02/14/2025	329890	IMAGIN, INC.	MEMBERSHIP FEE	100.00
02/14/2025	329891	J & J LOCKSMITHS	TRAIL HEAD LOCK RE-KEY	452.00
02/14/2025	329892	K2AVL INC	BLACK HISTORY MONTH SOUND & PROJECTOR	1,275.00
02/14/2025	329893	KALAMAZOO COUNTY CLERK	CITY EARLY VOTING AGMT SHARE	2,666.40
02/14/2025	329894	KALAMAZOO COUNTY DRAIN COMMISSIONER	AUSTIN LAKE CONSOLIDATED DRAIN ENG	601.25
02/14/2025	329895	KALAMAZOO FLAG COMPANY, LLC	HOMESTEADER OUTRIGGER FLAGPOLES	1,183.00
02/14/2025	329896	KENNEDY, DAN	GRAIN ELEVATOR DEPOSIT REFUND	150.00
02/14/2025	329897	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTER MAINT SERVICES	394.66
02/14/2025	329898	KZOO TIRE COMPANY	POLICE VEHICLE REPAIR/MAINTENANCE	654.80
02/14/2025	329899	LEXISNEXIS RISK DATA MANAGEMENT INC	MONTHLY ACCURINT	150.00
02/14/2025	329900	LYNCH, JORDAN MICHAEL	ARBORIST SERVICES	800.00
02/14/2025	329901	MCCANN INDUSTRIES, INC.	REPAIR & MAINTENANCE SUPPLIES	314.60
02/14/2025	329902	METRO BUILDING INSPECTORS' ASSOC.	MBIA MEMBERSHIPS & MEETINGS	350.00
02/14/2025	329903	METRO CONSULTING ASSOCIATES, LLC	ROW/LAND ACQUISITION SERVICES	125.00
02/14/2025	329904	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEHICLE REPAIR & MAINT SUPPLIES	366.54
02/14/2025	329905	MICHIGAN STATE FIREMANS ASSOC.	FIRE TRAINING MATERIALS	161.66
02/14/2025	329906	MILLER, TRACI	PZSC TRIP DEPARTMENT REFUND 24.11.20	20.00
02/14/2025	329907	MONELLI'S II, INC.	REIMB - 50% OF RESTAURANT WEEK FEE	130.52
02/14/2025	329908	MOORLAG, JOSIE LIN	YOGA 4 LIFE JANUARY MANAGEMENT FEE	566.40
02/14/2025	329909	MOTION PICTURE LICENSING CORP.	PZSC MOTION PICTURE LICENSE	287.51
02/14/2025	329910	NEXGEN CONSTRUCTION, LLC	EAST CENTRAL TRAIL CONSTRUCTION	112,190.00
02/14/2025	329911	NORMAN CAMERA CO.	FIRE PREVENTION OPS SUPPLIES	3,972.70
02/14/2025	329912	OAKS, FRED	WORK BOOT REIMBURSEMENT	195.04
02/14/2025	329913	OFFICE DEPOT, INC.	OFFICE SUPPLIES	1,298.59

Check Date	Check	Vendor Name	Description	Amount
02/14/2025	329914	VOID		0.00
02/14/2025	329915	PETTY CASH-ANTONIA ALEMAN	REPLENISHMENT CHECK	401.47
02/14/2025	329916	PETTY CASH-DANA FAIR	REPLENISHMENT CHECK	783.03
02/14/2025	329917	PHOENIX SAFETY OUTFITTERS, LLC	KVCC POLICE ACADEMY CADET UNIFORMS	690.06
02/14/2025	329918	PIAM	PIAM MEMBERSHIP & SPRING CONF	500.00
02/14/2025	329919	PRINCE OF PEACE LUTHERAN CHURCH	HPS FUNDING FOR FOOD/HOUSEHOLD ITEMS	8,500.00
02/14/2025	329920	RANDALL, PATRICIA	REIMBURSE EXPS-COUNCIL MEETING	833.18
02/14/2025	329921	RATHCO SAFETY SUPPLY, INC.	ROAD SIGNS MAJORS/LOCALS	1,347.20
02/14/2025	329922	RENEWED EARTH, INC.	COMPOST SITE MANAGEMENT	8,166.66
02/14/2025	329923	ROAD COMMISSION OF KALAMAZOO COUNTY	ENERGY & MAINTENANCE	1,229.19
02/14/2025	329924	SCHAU, RANDALL	PZSC PRESENTER PROHIBITION	200.00
02/14/2025	329925	SEMARK, CYNTHIA RUTH	PZSC ART MANDALA PAINTING	232.67
02/14/2025	329926	SENIOR SERVICES, INC.	2024-25 HPS SENIOR SERVICES	7,737.71
02/14/2025	329927	SHELDON, ASHLEY ELIZABETH	PZSC DANCE STUDIO	285.00
02/14/2025	329928	SINCLAIR RECREATION, LLC	ACCESSIBLE SWING LATCHES-RAMONA PK SWINGS	750.00
02/14/2025	329929	SPARTAN DISTRIBUTORS INC.	REPAIR AND MAINTENANCE	435.62
02/14/2025	329930	STATE OF MICHIGAN (DOT)	PORTAGE ROAD CONST-ROMENCE TO FAIRFIELD	171,305.67
02/14/2025	329931	STATE OF MICHIGAN (EGLE)	STORM WATER ANNUAL PERMIT FEE	4,000.00
02/14/2025	329932	STATE SYSTEMS RADIO, INC	REPLACEMENT RADIO, RADIO SVCS FEES	1,280.74
02/14/2025	329933	STEENSMA LAWN & POWER EQUIPMENT	REPLACEMENT-SMALL EQUIPMENT	1,399.97
02/14/2025	329934	STEK, STANLEY J.	AUSTIN LAKE TRAIL LEGAL SERVICES	34,160.78
02/14/2025	329935	TCL TEXAS CORNERS LLC	PZSC HOLIDAY WINE AND CHEESE PAIRING EVENT	300.00
02/14/2025	329936	TELGENHOFF, MANDY	REIMB-YAC SNOW PARTY SUPPLIES	338.70
02/14/2025	329937	THE GREEN PANEL, INC	BD PAYMENT REFUND	66.00
02/14/2025	329938	TWELVE BASKETS FOOD PANTRY	FOOD PANTRY SERVICES CDBG HPS 2023-24	20,000.00
02/14/2025	329939	U S SIGNAL COMPANY, LLC	INTERNET FIBER SERVICES	900.00
02/14/2025	329940	ULINE, INC.	MISC EVIDENCE SUPPLIES	502.08
02/14/2025	329941	UNITED PARCEL SERVICE	UPS WEEKLY	47.70
02/14/2025	329942	UNITED WAY OF NORTHWEST MICHIGAN	TRISHARE	2,311.72
02/14/2025	329943	US DIGITAL DESIGNS, INC.	FIRE STATION ALERTING, SVC AGREEMENT	15,359.58
02/14/2025	329944	US HYD LLC	CYLINDER REBUILD - SWEEPER	387.50
02/14/2025	329945	VINA NAILS	CITY QUOTA LIQUOR LICENSE APP FEE PARTIAL REF	350.00
02/14/2025	329946	WASTE MANAGEMENT	WTP IRON WASTE REMOVAL	458.50

Check Date	Check	Vendor Name	Description	Amount
02/14/2025	329947	WEDEL'S INC.	TREES FOR PLANTING - CITY PROPERTIES	929.91
02/14/2025	329948	WILLIAMS & WORKS	ENGINEERING SVCS-MULT LOCS	26,908.75
			Total Paper Checks	**1,030,378.65**
Check Type: Auto-Pay Payments				
02/03/2025		CARD CONNECT	PROCESSING FEES	1,015.72
02/03/2025		CITY OF PORTAGE	WATER/SEWER BILLING	451.10
02/03/2025		CONSUMERS ENERGY	GAS-ELECTRIC	14,922.10
02/05/2025		CONSUMERS ENERGY	GAS-ELECTRIC	1,507.31
02/06/2025		CONSUMERS ENERGY	GAS-ELECTRIC	72,924.16
02/07/2025		CONSUMERS ENERGY	GAS-ELECTRIC	34,343.31
02/07/2025		MISSIONSQUARE	EMPLOYEE RETIREMENT WITHHOLDINGS	51,006.11
02/10/2025		CONSUMERS ENERGY	GAS-ELECTRIC	4,782.07
02/11/2025		CONSUMERS ENERGY	GAS-ELECTRIC	1,190.15
02/11/2025		INVOICE CLOUD	PROCESSING FEES	1,016.10
02/12/2025		CONSUMERS ENERGY	GAS-ELECTRIC	10,150.52
02/13/2025		CONSUMERS ENERGY	GAS-ELECTRIC	539.39
02/14/2025		CONSUMERS ENERGY	GAS-ELECTRIC	4,039.58
			Total Auto-Pay Payments	**197,887.62**
Check Type: Electronic Payments				
01/31/2025		SBF	POSTAGE - WATER/SEWER BILLS	666.87
01/31/2025		MULTIPLE	WEEKLY TAX DISBURSEMENT 1/31/25	486,840.37
01/31/2025		HUNTINGTON NATIONAL BANK	DEBT SERVICES FEES	500.00
02/10/2025		MULTIPLE	WEEKLY TAX DISBURSEMENT 1/31/25	970,291.68
02/13/2025		ASU GROUP	WORKERS COMP FUNDING/EXCELL PREMIUM	20,439.00
02/14/2025		MULTIPLE	IAFF, PPCOA, PPOA, UAW PENSION PAYMENTS	112,607.55
			Total Electronic Payments	**1,591,345.47**
Check Type: Credit Card Payments				
01/02/2025		ASCE PURCHASING	T&U ANNUAL MEMBERSHIP RENEWAL	310.00
01/02/2025		MMTA	TREASURY TRAINING REGISTRATION	199.00
01/03/2025		SP APPREC AT WORK	HUMAN RESOURCES ASSESSMENTS	15.00

Check Date	Check	Vendor Name	Description	Amount
01/06/2025		SOCIETYFORHUMANRESOURCE	HUMAN RESOURCES ANNUAL MEMBERSHIP	264.00
01/06/2025		THE WEBSTAURANT STORE INC	SENIOR CENTER KITCHEN SUPPLIES	255.64
01/07/2025		DD DOORDASH TACOBOBS	MEALS FOR SENIOR CENTER VOLUNTEERS	19.65
01/07/2025		FSP ALLEGRA CMG	COM DEV POSTAGE	355.89
01/08/2025		LITTLE CAESARS 36470051	MEALS FOR PARKS VOLUNTEERS	40.34
01/08/2025		IFEBP MILWAUKEE	HUMAN RESOURCES ANNUAL MEMBERSHIP	325.00
01/08/2025		SAVAGE TRAINING GROUP	POLICE TRAINING REGISTRATION	598.00
01/09/2025		JIMMY JOHNS - 2982 - ECOM	MEALS FOR SENIOR CENTER VOLUNTEERS	20.29
01/09/2025		ISSUU	PUBLIC INFORMATION SUBSCRIPTION RENEWAL	2,259.00
01/09/2025		SP APPREC AT WORK	HUMAN RESOURCES ASSESSMENTS	55.00
01/10/2025		BAV INN LODGE-HOTEL	COM DEV HOTEL CHARGE REFUND	(23.41)
01/10/2025		JIMMY JOHNS - 2982 - ECOM	MEALS FOR SENIOR CENTER VOLUNTEERS	18.46
01/10/2025		TERRACYCLE US LLC	K-CUP RECYCLING PROGRAM	302.00
01/13/2025		FOOD AT BIGAPPLEBAGELS	MEALS FOR PARKS VOLUNTEERS	112.07
01/13/2025		LITTLE CAESARS 36470051	MEALS FOR PARKS VOLUNTEERS REFUND	(40.34)
01/13/2025		AMERICAN ASSOC OF CODE	COM DEV ANNUAL MEMBERSHIP DUES	75.00
01/14/2025		SP SCORPIOBOOKSTORE	SENIOR CENTER TRAINING MATERIALS	103.12
01/14/2025		3CMA ONLIN INV-4372	PIO ANNUAL MEMBERSHIP RENEWAL	400.00
01/14/2025		ADOBE ADOBE	PUBLIC INFORMATION SUBSCRIPTION RENEWAL	699.47
01/14/2025		MIDWEST COMMUNICATIONS	PUBLIC INFORMATION ADVERTISING	289.00
01/15/2025		RINK SYSTEMS INC.	PARKS EQUIPMENT	605.00
01/16/2025		NRPA OPERATING	PARKS ANNUAL MEMBERSHIP RENEWAL	700.00
01/17/2025		LITTLE CAESARS 36470051	MEALS FOR PARKS VOLUNTEERS	64.70
01/21/2025		FREE CONFERENCE CALL GLOB	IT CONFERENCE CALL CHARGES	8.09
01/22/2025		COMFORT INNS	POLICE TRAINING HOTEL STAY	426.24
01/22/2025		IN RINK SYSTEMS INC	PARKS EQUIPMENT	1,009.56
01/23/2025		TRITECH FORENSICS	POLICE TRAINING REGISTRATION	729.00
01/23/2025		ASAP	COM DEV ANNUAL MEMBERSHIP	199.00
01/23/2025		ASAP	COM DEV ANNUAL MEMBERSHIP	199.00
01/24/2025		EXPEDIA 73015307079008	COM DEV CONFERENCE FLIGHT TRIP PROTECTION	30.00
01/24/2025		APA	COM DEV ANNUAL MEMBERSHIP RENEWAL	535.00
01/24/2025		APT US&C	TREASURY TRAINING	138.00
01/24/2025		PAYPAL MICHIGANSTO	COM DEV CONFERENCE REGISTRATION	250.00

Check Date	Check	Vendor Name	Description	Amount
01/24/2025		HOLIDAY INN EXPRESS	POLICE TRAINING HOTEL STAY	205.80
01/27/2025		APA	COM DEV CONFERENCE REGISTRATION	833.00
01/27/2025		UNITED 0162453939411	COM DEV CONFERENCE FLIGHT	413.85
01/28/2025		SQ ONEFACE	POL TRAINING REGISTRATION DUPL CHARGE REF	(249.00)
01/28/2025		COMFORT INNS	POLICE TRAINING HOTEL STAY ADJUSTMENT	(23.04)
01/28/2025		SQ ONEFACE	POLICE TRAINING REGISTRATION	249.00
01/28/2025		SQ ONEFACE	POLICE TRAINING REGISTRATION DUPL CHARGE	249.00
01/28/2025		CALIBRE PRESS	POLICE TRAINING REGISTRATIONS	398.00
01/28/2025		CALIBRE PRESS	POLICE TRAINING REGISTRATION	159.00
01/28/2025		CALIBRE PRESS	POLICE TRAINING REGISTRATION	219.00
01/28/2025		MSU PAYMENT ONLINE	CLERK TRAINING REGISTRATION	50.00
01/28/2025		ROCIC	POLICE TRAINING REGISTRATION	150.00
01/29/2025		PELRA INV-14165	HR ANNUAL MEMBERSHIP RENEWAL	280.00
01/29/2025		SANDESTIN GOLF AND BEA	POLICE TRAINING HOTEL DEPOSIT	209.00
01/29/2025		ICMA ONLINE	HR ANNUAL MEMBERSHIP RENEWAL	200.00
01/29/2025		ELGL NETWORK	HR ANNUAL MEMBERSHIP RENEWAL	50.00
01/29/2025		PRICELN AMERICAN AIRLI	POLICE TRAINING FLIGHT	5.89
01/30/2025		PAYPAL IAPE IAPE	POLICE ANNUAL MEMBERSHIP RENEWAL	65.00
01/30/2025		PAYPAL IAPE IAPE	POLICE ANNUAL MEMBERSHIP RENEWAL	130.00
01/30/2025		DELTA AIR 0067203302279	POLICE TRAINING FLIGHT	289.18
01/30/2025		AMERICAN AIR0017220267618	POLICE TRAINING FLIGHT	181.69
01/30/2025		ESRI	COM DEV SOFTWARE SUBSCRIPTION CREDITS	240.00
01/30/2025		BUZZSPROUT INVOICE 71	PUBLIC INFORMATION PODCAST SUBSCRIPTION	24.00
01/30/2025		IAEI	COM DEV ANNUAL MEMBERSHIP	240.00
01/31/2025		MHEVENTS MAINEHEALTH	SENIOR CENTER LICENSE RENEWAL	300.00
01/31/2025		YODECK.COM FLIPNODE	PUBLIC INFORMATION HARDWARE	127.59
01/31/2025		ADOBE ADOBE	STOCK PHOTO/VIDEO/MUSIC LIBRARY PUB INFO	29.99
01/31/2025		CALIBRE PRESS	POLICE TRAINING REGISTRATION	159.00
01/31/2025		TVY SILVERSNEAKERS	SENIOR CENTER EQUIPMENT	67.50
01/31/2025		MICHIGAN COMMUNITY DEV	COM DEV CONFERENCE REGISTRATION	139.00
			Total Credit Card Payments	**16,938.22**
			Grand Total	**3,285,800.67**

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Computer Replacements

SUPPORTING PERSONNEL: Devin Mackinder, Director of Technology Services

ACTION RECOMMENDED: Approve the purchase of computing devices from BITS Inc. in the amount of $257,289.03 and authorize the City Manager to execute all documents related to this action on behalf of the city.

The Technology Services Department maintains an industry-standard computing devices replacement schedule of three to five years to avoid repair costs and compatibility issues. This purchase represents the replacement of approximately two-thirds of City of Portage computing equipment.

The city invited interested vendors to submit a sealed bid for 132 desktops and workstations, 57 laptops, and 20 dock stations. The city received 21 submissions with BITS Inc. providing the lowest and best bid in the amount of $257,289.03.

It is therefore recommended that City Council approve the purchase of computing devices from BITS Inc. in the amount of $257,289.03 and authorize the City Manager to execute all documents related to this action on behalf of the city.

FUNDING: Capital budget funds are available and budgeted for this purpose.

Attachments: 1. Bid Tab_2025 RFB Computer Equipment Refresh Final (003)

2025 RFB COMPUTER EQUIPMENT REFRESH
BID TABULATION
BID OPENING ON FEBRUARY 4, 2025 AT 3 PM

1	**BITS Inc., DBA Network One** 624 N. Milford Rd. Milford MI 48381	$257,289.03	14-21 business days
2	**CDW Government LLC** 230 N. Milwaukee Ave. Vernon Hills, IL 60061	$257,340.89	4-5 weeks 1-2 weeks 2-3 weeks
3	**Y&S Technologies** 383 Kingston Ave Ste 357 Brooklyn NY 11213	$259,950.00	15 days
4	**Brightcentra, Inc.** 52 Buena Vista Road South San Francisco, CA 94080	$264,855.00	3-4 weeks 1-2 weeks
5	**Malor & Company, Inc.** 3 Columbus Circle 15th Floor New York, NY 10019	$265,448.21	30 days
6	**AlxTel, Inc.** 8403 Colesville Road Suite 1100 Silver Spring, MD 20910	$266,183.00	
7	**New Tech Solutions, Inc.** 4179 Business Center Drive Fremont, CA 94538	$266,994.51	30 days

8	**Coquina Labs Inc.** 2 Herald Square, 10th Floor New York, NY 10001	$266,994.51	15 days
9	**Zones, LLC** 1102 15th Street SW Auburn,WA, 98001-6524	$269,346.83	30 days
10	**Insight Public Sector, Inc.** 2701 E Insight Way Chandler AZ 85286	$271,102.00	5 week 4 week 10 day
11	**Hypertec USA Inc.** 1270 E. Broadway Rd. Suite 101 Tempe, AZ 85282	$271,519.60	4-5 weeks 1-2 Weeks 2-3 weeks
12	**Milliard Tek LLC** 23135 Newcut RD Clarksburg MD 20871	$271,729.00	3/14/2025
13	**INTD Solutions LLC** 21013 NW 14th Place Unit 443 Miami Gardens, Florida 33169	$272,281.53	3-4 weeks
14	**Virtucom Inc.** 1 Sun Ct. NW Peachtree Corners, Georgia 30092	$272,565.00	2-3 weeks 3-5 weeks 1-2 weeks
15	**Windham's Tech Firm** 2610 Randolph Rd. Silver Spring, MD 20902	$280,996.26	4-5 weeks 1-2 weeks 2-3 weeks

16	**rusd solutions** PO Box 404 Tappan, NY 10983	$281,190.00	15 days
17	**Computer Design Center, LLC** 249 West Main Street Branford CT 06405	$287,202.00	30-45 days
18	**Netsolutions LLC** 17151 Rowe St Detroit, MI 48205	$317,253.75	

Opened by: _____

Victoria Barboza, Purchasing Manager

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Purchase of Public Works vehicles

SUPPORTING PERSONNEL: Rodney Russell, Director of Public Works

ACTION RECOMMENDED: Approve the purchase of five vehicles at a total cost of $237,765 from Gorno Ford using the State of Michigan MiDEAL Extended Purchasing Program and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

The Fiscal Year 2024-2025 Equipment Fund Capital Outlay budget includes the purchase of five vehicles as noted in the table below. The new vehicles would replace existing vehicles that have reached or exceeded five years in the strategic replacement cycle. This replacement timeline has been identified as the optimal point to minimize overall lifecycle costs, maximize resale value, and ensure the city continues to provide reliable service to the public.

Vehicle Description	Department
1 Ford F-150 Lightning Electric Pickup Truck	Public Works Administrative
3 Ford F-150 Pickup Trucks	Public Works Streets/Grounds Maintenance
1 Ford Cargo Van	Public Works Facilities

MiDEAL is the State of Michigan's extended purchasing program that allows Michigan cities, townships, villages, counties, school districts, universities, colleges, and nonprofit hospitals to buy goods and services using state contracts. The program is authorized by Michigan legislation and has existed since 1984. Local governments benefit directly from the reduced cost of goods and services and indirectly by eliminating the time needed to process bids. There are approximately 400 contracts available to MiDEAL members.

Quotes were requested for the five identified vehicles from the qualified MiDEAL Ford dealer, Gorno Ford of Woodhaven, Michigan, using MiDEAL contract # MA240000001193. The total cost of the five replacement vehicles identified is $237,765. The estimated auction value of $75,000 for the five existing vehicles through an online bidding establishment coordinated by the Purchasing Department, would be returned to the General Fund.

It is recommended that the City Council approve the purchase of five vehicles at a total cost of $237,765 from Gorno Ford using the State of Michigan MiDEAL Extended Purchasing Program and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

FUNDING: Funds are available in the Fiscal Year 2024-2025 Equipment Fund Capital Outlay budget.

Attachments:

1. F150 Lightning Pro Portage_
2. F150 SuperCrew Portage_
3. TRANSIT MED ROOF PORTAGE_

Preview Order F100 - W1B - 4x4 Pro SuperCrew : Order Summary Time of Preview: 01/28/2025 15:49:57 Receipt: NA

Dealership Name : Gorno Bros Inc **Sales Code :** F48022

Dealer Rep.	patrick southward
Customer Name	City of porta

Type	Fleet
Priority Code	D2

Vehicle Line	F-150
Model Year	2025

Order Code	F100
Price Level	545

DESCRIPTION	DESCRIPTION
F150 4X4 SUPERCREW PRO - 145	ELECTRIC DRIVE REGULAR AXLE
145 INCH WHEELBASE	8350# GVWR PACKAGE
TOTAL BASE VEHICLE	FLEET EV NET INVOICE CREDIT
OXFORD WHITE	JOB #2 ORDER
VINYL BUCKETS SEATS	18" ALLOY GLOSS BLACK WHEELS
MEDIUM DARK SLATE	SPECIAL DEALER ACCOUNT ADJUSTM
EQUIPMENT GROUP 110A	SPECIAL FLEET ACCOUNT CREDIT
.PRO SERIES	FUEL CHARGE
.ZERO EMISSIONS VEHICLE	NET INVOICE FLEET OPTION (B4A)
98KWH STD BAT	PRICED DORA
SINGLE-SPEED TRANSMISSION	ADVERTISING ASSESSMENT
275/65R18 BSW ALL-TERRAIN TIRE	DESTINATION & DELIVERY

TOTAL BASE AND OPTIONS

DISCOUNTS

TOTAL

MI Deal # MA240000001193

MI Deal Price Delivered $45,356.00

This order has not been submitted to the order bank.

This is not an invoice.

Preview Order F100 - W1L - 4x4 XL SuperCrew : Order Summary Time of Preview: 01/28/2025 15:59:55 Receipt: NA

Dealership Name : Gorno Bros Inc **Sales Code :** F48022

Dealer Rep.	patrick southward
Customer Name	CITY OF PORTA

Type	Fleet
Priority Code	D2

Vehicle Line	F-150
Model Year	2025

Order Code	F100
Price Level	545

DESCRIPTION
F150 4X4 SUPERCREW XL - 145
145 INCH WHEELBASE
TOTAL BASE VEHICLE
OXFORD WHITE
VINYL 40/20/40 FRONT SEAT
MEDIUM DARK SLATE
EQUIPMENT GROUP 101A
.XL SERIES
.17" SILVER STEEL WHEELS
5.0L V8 ENGINE
ELEC TEN-SPEED AUTO TRANS
.265/70R 17 BSW ALL-TERRAIN
3.73 ELECTRONIC LOCK RR AXLE
7100# GVWR PACKAGE

DESCRIPTION
FORD FLEET SPECIAL ADJUSTMENT
JOB #2 ORDER
BLACK PLATFORM RUNNING BOARDS
50 STATE EMISSIONS
TOW/HAUL PACKAGE
.INTEGRATED TRAILER BRAKE CONT
EXTENDED RANGE 36GAL FUEL TANK
BEDLINER-TOUGHBED SPRAYIN*ACCY
SPECIAL DEALER ACCOUNT ADJUSTM
SPECIAL FLEET ACCOUNT CREDIT
FUEL CHARGE
NET INVOICE FLEET OPTION (B4A)
PRICED DORA
ADVERTISING ASSESSMENT
DESTINATION & DELIVERY

TOTAL BASE AND OPTIONS

DISCOUNTS

TOTAL

MI Deal # MA240000001193

MI Deal Price With Options Delivered $48,087.00

*** Options ***
Municipal Light Pkg Amber / Green

This order has not been submitted to the order bank.

This is not an invoice.

Preview Order F100 - R1C 250 Med Roof Cargo RWD : Order Summary Time of Preview: 01/28/2025 16:08:59 Receipt: NA

Dealership Name : Gorno Bros Inc **Sales Code :** F48022

Dealer Rep.	patrick southward
Customer Name	CITY OF PORTA

Type	Fleet
Priority Code	C1

Vehicle Line	Transit
Model Year	2024

Order Code	F100
Price Level	520

DESCRIPTION	DESCRIPTION
R1C0 T250 MR CARGO RWD	2WAY DRV/PASS PALAZZO VINYL
148" WHEELBASE	50 STATE EMISSIONS
TOTAL BASE VEHICLE	REVERSE SENSING SYSTEM
OXFORD WHITE	SHORT-ARM PWR HEAT MIRRORS
VINYL	MANUAL AIR CONDITIONER
DARK PALAZZO GRAY	RADIO - SYNC3, 4" SCN
PREFERRED EQUIPMENT PKG.101A	FRONT OVERHEAD SHELF
.XL TRIM	2 ADDITIONAL KEYS
3.5L PFDI V6 (GAS)	LOAD AREA PROTECTION PKG
.10-SPEED TRANSMISSION	.VINYL F/R FLOOR COVERING
.235/65R16C BSW ALL-SEASON	E-85 FLEX FUEL CAPABLE
3.73 LIMITED SLIP AXLE	SPECIAL DEALER ACCOUNT ADJUSTM
JOB #2 ORDER	SPECIAL FLEET ACCOUNT CREDIT
FORD FLEET SPECIAL ADJUSTMENT	FUEL CHARGE
REAR COMPARTMENT LIGHTING	NET INVOICE FLEET OPTION (B4A)
FRONT LICENSE PLATE BRACKET	PRICED DORA
TIE DOWN CARGO HOOKS	ADVERTISING ASSESSMENT
9150# GVWR PACKAGE	DESTINATION & DELIVERY

TOTAL BASE AND OPTIONS

DISCOUNTS

TOTAL

MI Deal # MA240000001193

MI Deal Price Delivered $48,148.00

*** IN STOCK UNIT ***

This order has not been submitted to the order bank.

This is not an invoice.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Angling Road Microsurfacing Project - Bid Tabulation

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities

ACTION RECOMMENDED: Award a construction contract for the Angling Road Microsurfacing project to Pavement Maintenance Systems, LLC, Imlay City, Michigan for an amount not to exceed $128,695.75 and authorize the City Manager to execute all documents related to the contract on behalf of the city.

The FY 2024-2025 Capital Improvement Program budget includes funding for the microsurfacing of Angling Road from Squire Heath Lane to Romence Road. Microsurfacing is a tough layer of asphalt emulsion blended with finely crushed stone for traction that forms a protective seal coat that extends the life of the pavement. Microsurfacing is a cost-effective method to renew the road surface and seal minor cracks and other irregularities while prolonging the life of the pavement.

On October 5, 2022, Abonmarche Consultants was awarded an engineering services contract for the Angling Road Microsurfacing project. Design was finalized for bidding and the project was posted to the Kalamazoo Gazette and BidNet, where 837 contractors were matched and notified of the project. Additionally, seven known local contractors were also notified of the bid opportunity by the Transportation and Utilities Department. On February 13, 2025, two bids were received with the low bid being submitted by Pavement Maintenance Systems, LLC, in the amount of $128,695.75. Pavement Maintenance Systems, LLC has successfully completed similar projects in the city.

It is recommended that City Council award a construction contract for the Angling Road Microsurfacing project to Pavement Maintenance Systems, LLC, Imlay City, Michigan in an amount not to exceed $128,695.75 and authorize the City Manager to execute all documents related to the contract on behalf of the city.

FUNDING: Sufficient funding exists in the FY 2024-2025 Capital Improvement Program budget.

Attachments: 1. Angling Road Microsurfacing Project - Bid Tabulation

2025 RFB ANGLING RD. MICROSURFACING
CONSTRUCTION SERVICES
BID TABULATION
BID OPENING ON FEBRUARY 13, 2025 AT 3 PM

Pavement Maintenance Systems, LLC 384 Industrial Parkway Dr. Imlay City, Ml 48444	$	128,695.75
Pavement Solutions, Inc 1308 Locust St Middletown, IN 47356	$	173,855.50

Opened by: _____
Victoria Barboza, Purchasing Manager

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: West Lake Weed Management – 2025 to 2029 Application Program

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities

ACTION RECOMMENDED: Adopt Resolution No. 2, for the West Lake Management Program Special District No. 025-Q, setting a public hearing of necessity on March 11, 2025.

The West Lake Improvement Association (Association) has requested city assistance in creating a new five-year assessment district for the management of aquatic plants in West Lake. West Lake Weed Management assessment programs were approved by City Council in 1988, 1993, 1999, 2005, 2010, 2015, and 2019. It is the desire of the West Lake residents, as indicated in the attached letter from the Association, to continue current lake management efforts. Maintenance efforts in the past have concentrated on herbicide treatment of the lake for control of nuisance aquatic plants. The project account balance as of June 30, 2024, was $103,839 plus a $19,100 Fall 2024 installment from the previous five-year program.

The Association has requested a five-year budget of approximately $242,550. Utilizing a portion of the available funds in the project account reduces the anticipated five-year assessment of the management program to $153,900 ($135 per parcel per year). As in previous five-year programs, the Association has requested the city participate in the management plan in the amount of 20% of the anticipated funding of the five-year program, or $38,475, with the riparian owners funding 80% of the program. At the Association's request, this amount would be assessed to lake riparians on a per-parcel basis, consistent with the approach used since the establishment of the assessment district in 1999. Per-parcel assessment is preferred by the Association because all riparian owners have the right to use the lake equally, regardless of lot size.

The five-year management plan for West Lake includes herbicide treatment and mechanical harvesting of lake aquatic plants. In 1988, the City Attorney and Bond Counsel determined that control of aquatic plants as part of an overall lake management program represented a public improvement and that a special assessment district could be established as permitted by City Charter and Ordinances. Protecting city resources is appropriate as lakes provide an overall benefit to the quality of life in the city. The city share cost would be funded within the Capital Improvement Program.

On February 11, 2025, City Council adopted Resolution No. 1, accepted the City Manager Report, and requested the preparation of Resolution No. 2. It is recommended that City Council adopt Resolution No. 2, for the West Lake Management Program Special Assessment District No. 025-Q, setting the public hearing of necessity on March 11, 2025.

FUNDING: The project is funded through Special Assessment of the benefiting property owners.

Attachments:
1. West Lake Improvement Association Letter
2. Resolution No. 2 West Lake Special Assessment 2025-2029

West Lake Improvement Association

January 7, 2025

Kendra Gwin
Transportation & Utilities Department
City of Portage
7900 South Westnedge
Portage, MI 49024

RE: West Lake 2025-2030 Special Assessment District

Dear Ms. Gwin,

The purpose of this letter is a request to initiate a new special assessment district for the riparian property owners on West Lake for the purpose of a continued successful treatment of the lake to control weed growth, control storm drainage and promote the general health of the lake for the benefit of all Portage residents.

Our Board wants to thank you and Lauren VanderVeen, Finance Director, for your professional services provided over the years with processing payments, reports and information regarding the special assessment. Our recent exchanges over the past few months have solidified most items for the upcoming assessment renewal.

Our current, 5-year assessment district is ending, and we would like to continue the success we have had for another 5 years. The West Lake Improvement Association Board is prepared to assist the city with the establishment of the district and implement the necessary improvements.

The West Lake Improvement Association and its members are requesting an assessment of $135 per West Lake deeded property owner, per year, for a (5) year period, 2025-2030. The City of Portage also contributes to this district

with the properties they own adjacent to the lake. This district would replace our currently expiring assessment.

Over the past 40 years, our West Lake Improvement Association has studied and addressed invasive weed problems by employing trained professionals to identify, monitor and treat these weeds with State approved herbicides. For many years, our board has retained the services of Dr. Jennifer L. Jermalowicz-Jones of Restorative Lake Sciences, LLC of Spring Lake to perform an annual thorough lake study and chart our progress down a proven path of success. The water quality of West Lake has benefited.

The expenses over 5 years is budgeted at $49,000 for each year. See the attached budget document from Restorative Lake Sciences.

Our Board worked with the Portage Finance Director to calculate the annual assessment amount. We agreed that $135 is appropriate and it maintains a reasonable fund balance.

The West Lake Improvement Association was chartered to protect water quality and home values by protecting the health of West Lake. For those reasons, the Association, on behalf of our members, respectfully request that the City favorably considers our petition to establish this continued special assessment district. The association stands ready to support the efforts required to make this district a success.

Sincerely,

West Lake Improvement Association Board

Attachments: 5-year budget

2024-25 Report, Restorative Lake Sciences

CITY OF PORTAGE

SPECIAL ASSESSMENT RESOLUTION NO. 2

WEST LAKE MANAGEMENT PROGRAM SPECIAL ASSESSMENT, DISTRICT #025-Q

At a regular meeting of the Council of the City of Portage, Kalamazoo County, Michigan held at the City Hall in said city on the ____ day of _____, 2025, at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by:

Councilmember: _____, and seconded by:

Councilmember: _____.

WHEREAS, the City Council has adopted the initial resolution commencing special assessment proceedings for the construction and financing of the hereinafter described public improvement; and

WHEREAS, the City Council of the City of Portage has caused to be prepared by the City Manager, the report called for in Section 62-2 of the City Ordinances; and

WHEREAS, the same has been received and reviewed by the City Council; and

WHEREAS, at the request of the West Lake Improvement Association, the City Council will proceed further with the improvement.

NOW THEREFORE BE IT RESOLVED THAT:

1. The City Council tentatively determines that the improvement hereinafter described and also described in the City Manager's report is necessary.

2. The City Council determines that the nature of the improvement is:

Establish funding to provide for the management of West Lake including herbicide treatment and mechanical harvesting of aquatic plants.

and that the expected useful life of said improvement is 5 years.

3. The City Council determines that the properties within the special assessment district will receive the special benefits and, further, determines that the total estimated cost of the improvement will not exceed $242,550, of which total cost the sum of no more than $153,900 shall be assessed against the special assessment district, and the sum of no more than $38,475 shall be borne by the city-at-large. Further, $50,175 from the balance of the existing project account shall also be used for the improvement.

4. The City Council hereby designates the special assessment district against which all or a part of the cost of said improvement is to be assessed, as consisting of the following described land, to wit:

Unplatted Land	Land located in Section 22 described as beginning 99 ft. west and approximately 540 ft. south of the center 1/4 Post of Section 22 on the North shore line of West Lake; thence Westerly along said north shore line of West Lake and West Lake channel to the Southwest corner of Lot 132 of the recorded plat of Fabercrest #2; thence south 42 degrees East approximately 90 ft. to the South line of West Lake channel; thence Easterly along said South line approximately 1,150 ft. to the west shore of West Lake; thence Southerly along said shore approximately 2,100 ft. to the Northeast corner of Lot 4 of the recorded plat of Matteson's Park and place of ending; Also land located in Section 27 described as: Beginning at the Northwest corner of Lot 30 of the recorded plat of West Lake Beach, which is on the South shore of West Lake, thence Westerly along said shore line approximately 165 ft. to the place of beginning.
Platted Land	Lots 7 through 57 inclusive of Ames West Lake Park; Lots 1 through 10 inclusive of Burr's West lake Resort; Lots 1 through 15 inclusive and Lot 89 of Dixie-Mac Park excluding the south 20ft. of lot 8; Lots 129 through 140 inclusive of Fabercrest #2; Lots 1 through 26 inclusive of Hilliard's Plat; Lots 1 through 14 inclusive of James W. Scott West Lake; Lots 3 through 37 inclusive of Matteson's Park; Lots 1 through 13 and Lots 28 through 46 inclusive of Newell's West Lake Subdivision; Lots 1 through 26 inclusive of Pleasant View Beach; Lots 1 through 14 inclusive of Reid's Plat; Lots 2 through 30 inclusive of West Lake Beach.

5. The City Council determines that the cost of the benefits is to be assessed by frontage abutting on said improvement.

6. The City Council hereby accepts and approves the City Manager's report and directs that it, along with the resolution, be filed with the City Clerk and be made available for public inspection.

7. The City Council will meet at the City Hall located at 7900 South Westnedge Avenue in the City of Portage, on the _____ day of _____, 2025, at 6:00 p.m., or as soon thereafter as may be heard, at which time and place the City Council will hear all interested parties with respect to the necessity of the improvement, and to the special assessment district therefor.

8. The City Clerk is hereby ordered to cause notice of such hearing to be published once prior to said hearing in the KALAMAZOO GAZETTE, a newspaper in general circulation in the city, said publication to be at least ten (10) days before the time of hearing, and shall cause notice of said hearing to be mailed by first class mail to all owners or persons with interest in the property in the special assessment district, as shown on the current assessment roll of the city, at least ten (10) days before the date of said hearing. Said notice shall conform substantially to Exhibit "A" attached hereto and incorporated herein.

9. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

ADOPTED: YEAS: Councilmember:_____

NAYS: Councilmember:_____

ABSENT: Councilmember:_____

APPROVED AS TO FORM FOR CITY OF PORTAGE
BAUCKHAM, THALL, SEEBER,
KAUFMAN & KOCHES, PC
By: CATHERINE P. KAUFMAN
Date: 2/7/2025

_____
Erica Eklov, City Clerk

STATE OF MICHIGAN)
)ss

COUNTY OF KALAMAZOO)

I, the undersigned duly qualified and acting City Clerk of the City of Portage, Kalamazoo County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council of said city, held on the ___ day of _____, 2025, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereto affixed my official signature this ___ day of _____, 2025.

_____
Erica Eklov, City Clerk

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Final PD Plan for 8150 Creekside Drive

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Approve the Creekside Final Planned Development Plan, 8150 Creekside Dr, with the condition that the applicant shall have the required stormwater agreement recorded.

The applicant (Mike West, representative of Green Development Ventures, LLC) has filed a Final Planned Development (PD) Site Plan for a 46-unit residential housing project at 8150 Creekside Drive. This Plan follows a previously-approved Tentative Plan Amendment (concept-level drawings) for the same project. The approved Tentative Plan Amendment drawing is attached as reference.

In the subject Final PD Site Plan, no significant changes are proposed. The project consists of 46 new homes (38 detached single-family homes and 8 attached townhomes in two buildings), new private drives (Elton Lane and Crestbrook Court), new utilities, open space, landscaping, and pedestrian connections. On the 9.11-acre site, the project will have a density of 4.17 units per acre. All homes will be rentals. All common areas and infrastructure such as lawn space, landscaping, sidewalks and trails, storm water, new internal private drives, etc. will be maintained by the owner-developer (associated with the applicant). All homes will be 2-stories, sized 1,450 square feet – 2,085 square feet, and contain 3-5 bedrooms with 2-3 bathrooms and attached 2-car garages. An emergency-only access driveway and sidewalk will be constructed to connect to W. Centre Avenue (this area is within the subject property limits). Some guest parking will also be provided. Sidewalks will be provided connecting to all homes and linking to a new trail leading to the common open space of the development and to W. Centre Avenue. A new private stormwater basin will be constructed in the northeast corner, which will run under Creekside Drive and connect to an existing stormwater basin serving the overall Creekside properties. This basin was designed and constructed to serve the properties abutting Creekside Drive and is maintained by the office condominium association. The subject development is anticipated to be built in one phase. All the aforementioned development items are shown and described in the applicant's narrative, site plan drawing, and concept images (see attachments).

The applicant is seeking certain development incentives such as 'Brownfield/ Tax Increment Financing (TIF)' to provide rents for income ranges of 80%-120% Area Median Income levels for at least 20% of the units. This element is under review at this time but will be taken up by City Council at a future meeting upon a recommendation from the Brownfield Authority.

If the subject Final PD Plan is approved, the applicant is expected to purchase the property from the current property owner (Portage Land 2, LLC). The applicant obtained the current property owner's consent on all the required approvals and permits (see the attached consent letter) for the development of the subject property.

The applicant received Tentative Plan Amendment approval to amend the previously approved Planned Development Tentative Plan from a senior housing development to the current proposed 46-unit housing development. This Amendment was supported by the Planning Commission on June 20, 2024, and approved by the City Council on August 13, 2024.

Applicable Zoning Regulations
The proposed Final PD Site Plan has no significant changes to the previously approved PD Tentative Amendment. The project has been reviewed in accordance with Chapter 42. Division 4. Subdivision 11 – PD, Planned Development District and Division 5. Subdivision 2 Site Plan Review. This is addressed in the following section.

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 plans and narrative address these code sections.

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. *This step was recommended for approval by the Planning Commission on June 20, 2024, and gained approval by the Council on August 13, 2024.*

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.*

The Planning Commission reviewed the project for consistency with Sec 42-375 Final Plan H-M and provided a recommendation to City Council for approval with a condition at the February 6, 2025, Planning Commission meeting. The applicant has submitted a project narrative addressing PD criteria under Sec 42-375 and generally describing the development; site drawings showing general building footprints, proposed topography, setback distances, parking and landscaping, and common areas; and concept renderings of the site and building elevations.

Per Sec 42-373 and -374, PD allows the developer to incorporate a variety of housing styles. The following project features are being sought under the PD district:

- The development consists of two housing types: traditional single-family detached homes, and two quadplex townhomes.
- The entire development will be within the existing single property boundary; no land divisions or subdivisions are proposed.
- The applicant is proposing building setbacks unique to the specific project, as provided in the table below and explained further in the applicant's narrative.

Proposed Yard Setbacks					
Unit Type	**Front (To Crestbrook Ct)**	**Front (Elton Ln & Creekside Dr)**	**Side (between buildings)**	**Outer perimeter**	**From Creekside Dr**
Single Family Detached	25'	20'	10'	30'	20’
Quadplex	N/A	20’	30'	30'	20’

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 Amendment 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 Amendment.

Evaluations from the Development Review Team (DRT)
This project was reviewed by the Development Review Team (DRT) who ensures 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. DRT’s review recommends the condition that the applicant shall have the required Stormwater Agreement recorded for the Final PD Plan.

Planning Commission Meeting
At the February 6, 2025, meeting, the Planning Commission reviewed and discussed a Final PD Site Plan for Creekside Housing, a proposed 46-unit residential development at 8150 Creekside Drive. The applicant representative, Mike West of Green Development Ventures, LLC, and the Engineer Project Manager, John Lovely of Allen Edwin Homes, were present to support the proposed application. No public comment was received.

The Planning Commission voted unanimously (7-0) to recommend to City Council the approval of a Final PD Site Plan for Creekside Housing, a proposed 46-unit residential development at 8150 Creekside Drive with the condition that the applicant shall have the required Stormwater Agreement recorded.

Recommendation
It is therefore recommended that City Council approve the Final PD Site Plan for Creekside Housing, a proposed 46-unit residential development at 8150 Creekside Drive with the following condition: The applicant shall have the required stormwater agreement recorded.

FUNDING: Not Applicable

Attachments:
1. Final PD Plan Application
2. Vicinity Map

3. Project Summary Narrative
4. Consent Letter
5. Approved Tentative Plan
6. Proposed Final PD Site Plan
7. Sample Portfolio of Homes (renderings-elevations-floor plans)
8. Draft Planning Commission Minutes 2.6.2025
9. Planning CommissionTransmittal

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 Creekside Mixed Residential Development	Address 8150 Creekside Drive, Unit 5 (9.1 acres)

2) IDENTIFICATION (OWNER)

Name Portage Land 2, LLC		Address 7927 Nemco Way, Suite 200 Brighton	
City 7927 Nemco Way, Suite 200 Brighton	State Michigan	Zip 48116	Phone (248) 225-9188

3) ARCHITECT OR ENGINEER

Name Monument Engineering	Address 1209 East Milham Avenue	City Portage
State Michigan	Zip 49002	Phone 269-344-6165
License Number	Expiration Date	Email pflanagan@monumentengineering.com

4) BUILDING CONTRACTOR

Company name	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:_____

7) DESCRIPTION OF WORK

A) PD Tentative Plan for Creekside Mixed Residential Development (46 units total)
38 Single Family Detached Homes, Two 4-Unit Townhome Buildings

B) Valuation of Project: $ _____

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

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size

☐ 5/8" ☐ ¾" ☐ 1" ☐ 1 ½"

☐ Other_____ ☐ Irrigation Size_____ ☐ Fire Sprinkler Size_____

B) Electric Service Size

☐ 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 Green Development Ventures, LLC	Phone (269) 391-0542 John Lovely
Address 2186 East Centre Avenue	City Portage
State Michigan	Zip 49002

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: John Lovely ***Date:*** 9/17/24

FOR DEPARTMENTAL USE ONLY

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

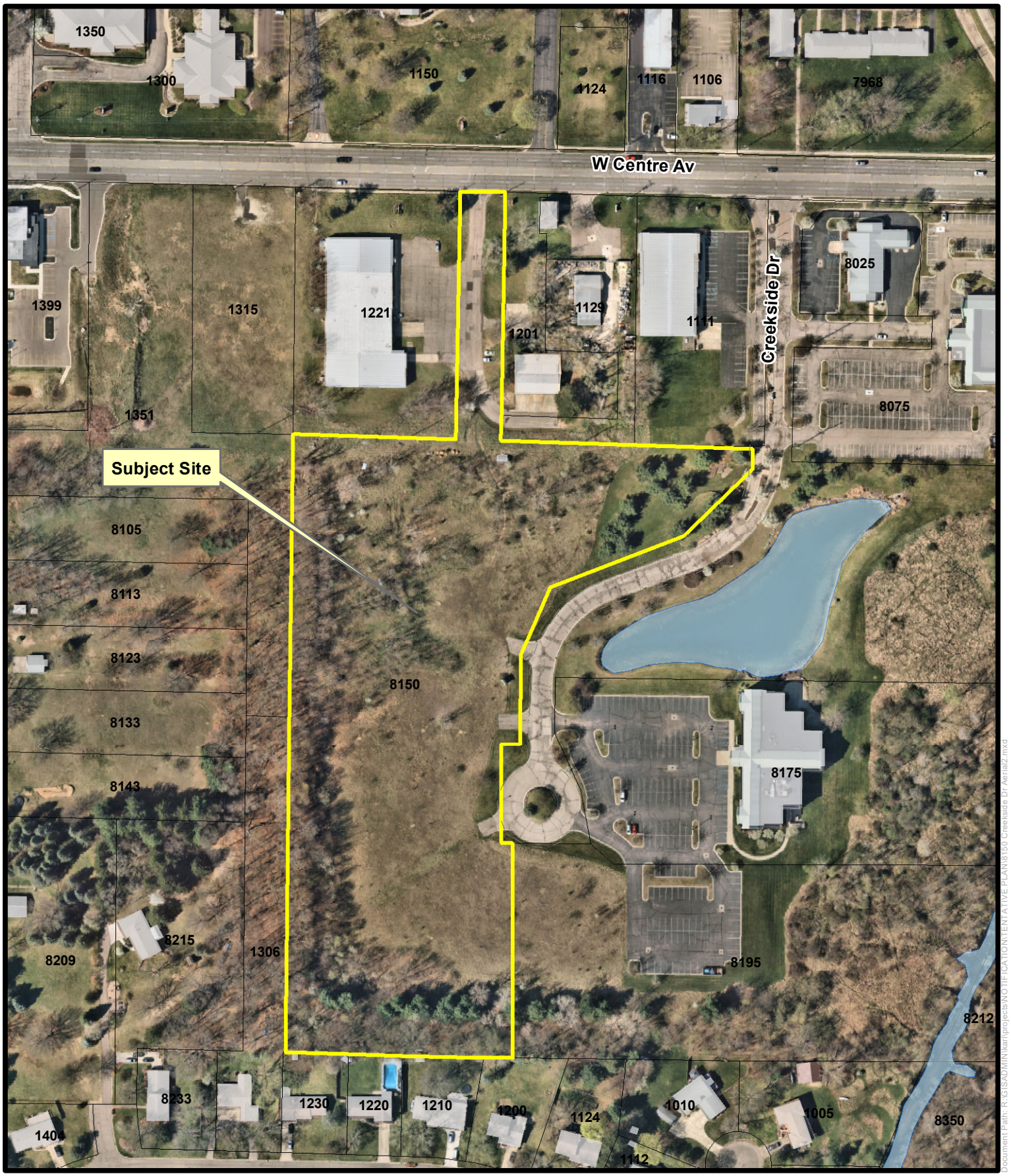
☐ (Y) Air Conditioning ☐ (Y) Fire Suppression

DIMENSIONS / DATA

Number of Stories_____ Use groups_____ Construction Type_____

Number of Occupants_____

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



Subject Parcels

Aerial Photography Map
8150 Creekside Drive

PORTAGE
A Natural Place to Move

1 inch = 189 feet
Date: 6/11/2024

Document Path: R:\GIS\ADMIN\karl\projects\NOTIFICATIONTENTATIVEPLAN\8150 Creekside Dr Aerial2.mxd

Creekside Mixed Residential Planned Development
8150 Creekside Drive
Project Summary Narrative

October 3, 2024 (revised)

Project Objective

The subject property located at 8150 Creekside Drive (Parcel #00021-125-J) is 9.11 acres in size and currently zoned PD, Planned Development. A PD Tentative Plan approval is requested to accommodate a mixed residential housing project consisting of detached single family homes and attached townhomes (4-unit buildings) in a rental community development concept. The objective of the Creekside PD project is to provide much needed, quality housing options for residents in the City of Portage. A further description of the project is provided below.

PD Tentative Plan Review/Approval

At the June 20, 2024 meeting, the Planning Commission reviewed and unanimously recommended approval of the PD Tentative Plan for the Creekside Mixed Residential project. On August 13, 2024, the City Council reviewed and approved the PD Tentative Plan. Pursuant to Subdivision 11, PD Planned Development District, the PD Final Plan has been prepared and submitted for review and approval by the Planning Commission and City Council.

General Plan of Development

As depicted on the Tentative Plan, the Creekside PD proposes a total of 46 residential dwelling units on the 9.11 acre property with a resulting development density of 5.1 units/acre. More specifically, the project proposes 38 single family detached homes and two 4-unit townhome buildings accessed through a private roadway network from Creekside Drive, and developed and managed as a rental community. Individual homes and exterior grounds including the interior private drives will be professionally managed and maintained by the developer.

Homes within the Creekside PD will be 2-story dwellings ranging between 1,450-2,085 square feet with 3-5 bedrooms, 2-3 bathrooms and an attached 2-car garage (front load for single family homes and rear load for townhome buildings). Each home will also be served by a private driveway capable of parking two additional vehicles. Finally, two areas of off-street parking (16 spaces total) will also be provided along the northeastern and southern portions of the site. A sample portfolio of homes with elevations, floor plans and color renderings is attached with this application.

Minimum building setbacks and separations are proposed as follows:

Single-Family Detached Homes

Front: 25-feet (from back of curb = Crestbrook Court)
20-feet (from back of curb = Elton Lane and Creekside Drive)
Rear/Side: 30-feet (from outer perimeter of property)
Side/Separation: 10-feet (separation between homes)

Townhomes (4-Unit Buildings)

Front: 20-feet (from back of curb = Elton Lane and Creekside Drive)
Rear/Side: 30-feet (from outer perimeter of property)
Side/Separation: 30-feet (separation between townhome buildings)

Individual homes will be leased at market rate with typical 12 month rental agreements. Subject to city approval of a Brownfield/TIF, a percentage of these homes may be designated for more attainable "workforce housing" with reduced rents based on income levels between 80-120% of the Area Median Income (AMI).

The Creekside PD is proposed to be constructed in one development phase with construction activities planned to commence in the Summer of 2025.

Open Space/Natural Feature Preservation, Walkability & Landscaping

As shown on the Tentative Plan, the existing berm and mature trees located along the southern portion of the site (approximately 60 foot wide) will be preserved to retain privacy and separation buffer between the project and the existing single family neighborhood along Woodview Drive. Existing mature trees located along the western property line will also be preserved to the greatest extent possible during construction activities. Since the property abuts Sanitor Manufacturing and Ryder Auto Repair Services to the north, a 30-foot open space area is proposed to provide a separation buffer between these uses and the Creekside PD project.

To provide a walkable neighborhood design, concrete sidewalks will be provided along both sides of the internal private drive network (Elton Lane and Crestbrook Court), along the Creekside Drive frontage and through the opens space area located along the east portion of the project. Benches will be provided along the walkway within the open space area. Finally, concrete sidewalk will be extended from the north end of Crestbrook Court to West Centre Avenue, along the east side of the shared driveway between Sanitor Manufacturing and Ryder Auto Repair Services. This sidewalk will connect to the West Centre Avenue sidewalk project planned by the city in 2025/2026 and will provide residents of the Creekside PD a direct connection to this larger walkway system.

Supplemental tree plantings will also be installed along the along Elton Lane, Crestbrook Court, between the single family homes and townhomes, along the east side of the storm water basin (northeast corner of site) and within open spaces areas.

Access/Private Drives/Utilities

Access to the Creekside PD will be provided through a connection from Creekside Drive (Elton Lane) and an internal private drive network consisting of Elton Lane and Crestbrook Court. The two 4-unit townhome buildings in the northeast portion of the site will be accessed through a separate shared driveway from Creekside Drive. To provide a secondary emergency access to/from West Centre Avenue, Crestbrook Court will be extended to the north and connected to the existing private

driveway which currently serves Sanitor Manufacturing and Ryder Auto Repair Services. An emergency vehicle access gate will be installed between Crestbrook Court and this existing private driveway to prohibit comingling of residential and industrial traffic, while still allowing emergency vehicles a secondary access into the Creekside PD and larger Creekside Commons development.

The project will be served by municipal water, sanitary sewer and underground franchise utilities. Storm water from the project will be collected and conveyed to a new stormwater basin in the northeast corner of the development site with overflow to the existing storm water basin located along the east side of Creekside Drive (within the larger Creekside Commons development). Storm water from the rear yard and back half of Units 14 through 38 will be collected and conveyed to rear yard infiltration areas in the northwest and southeast corners of the development site.

Consistency with Comprehensive Plan & Appropriateness of Proposed PD Project

The city is recently updated the 2014 Comprehensive Plan with completion of the Forward Together 2045 Master Plan. The Future Land Use Map component of this Master Plan Update designates the subject property as appropriate for "Mixed Residential" land use. The "Mixed Residential" classification is described as consisting of *"…multiple housing types including townhomes, duplexes and multifamily buildings…"* that *"…encourage greater variety within Portage housing stock and allow for greater flexibility to build denser residential development in proximity to the City's major roadways, including South Westnedge Avenue, Centre Avenue and Portage Road"*.

The proposed Creekside Mixed Residential Development with attached townhomes and compact single family detached homes in a rental community development concept is consistent with this Future Land Use designation. The 46 new residential housing units will also help address the need for 7,750 new residential dwelling units across Kalamazoo County by 2030, as detailed in the W.E. Upjohn Institute Kalamazoo County Housing Plan published in July 2022.

Conclusion

The Creekside PD has been designed in a unique and creative residential housing concept consisting of a mixture of attached townhomes and detached single family homes in a professionally managed rental community. With an overall development density of 5.1 units/per acre and a mixture of housing types in a pedestrian friendly, walkable design, the Creekside PD is in conformance with the PD ordinance. The project is also consistent and compatible with the Master Plan and the surrounding land use/zoning pattern and will bring much needed, quality housing options for existing and future residents in the City of Portage.

May 22, 2024

Peter Dame, Chief Development Officer
Community Development Department
City of Portage
7900 South Westnedge Avenue
Portage, Michigan 49024

Re: 8150 Creekside Drive (Parcel #10-00021-125-J, 9.11 Acres)

Dear Mr. Dame,

Portage Land 2 LLC land contract vendee of 8150 Creekside Drive (Parcel #10-00021-125-J, 9.11 acres) in the City of Portage, Kalamazoo County, Michigan. I confirm that Green Development Ventures, LLC/Allen Edwin Homes has authorized consent to submit for municipal approvals and permits (rezoning, site plan, utility permits, etc.) that may be required for the development of the subject parcel.

Feel free to contact me with questions or concerns.

Sincerely,

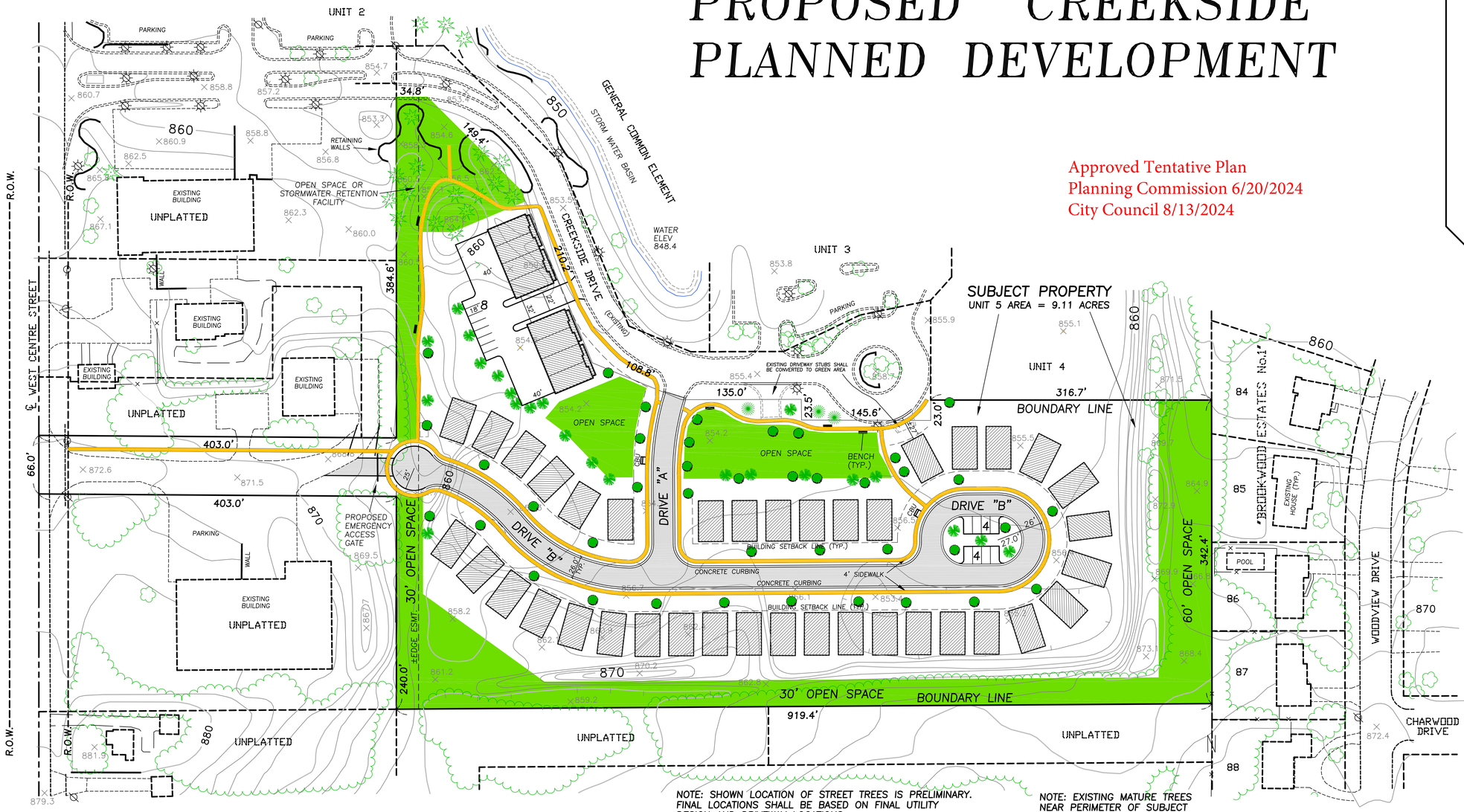
Kevin Denoyer

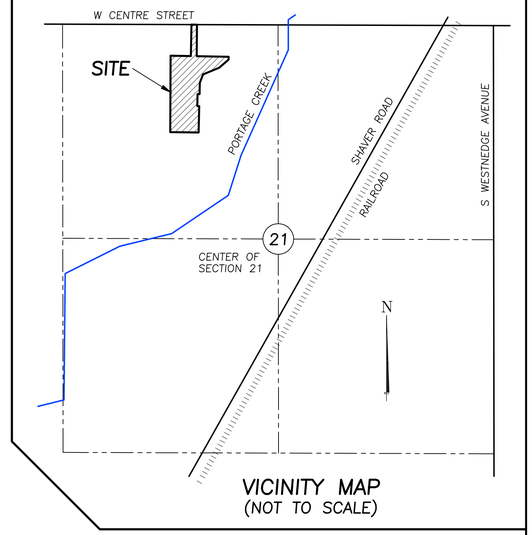
Kevin Denoyer
President of Common Sail Development

Portage Land 2, LLC
7927 Nemco Way, Suite 100
Brighton, MI 48116
Phone: 810-220-0200
Email: kdenoyer@csig.com

TENTATIVE PLAN for PROPOSED "CREEKSIDE" PLANNED DEVELOPMENT

Approved Tentative Plan
Planning Commission 6/20/2024
City Council 8/13/2024





VICINITY MAP
(NOT TO SCALE)

AERIAL PHOTOGRAPHY OF VICINITY
(NO SCALE)

NOTE: SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTMENT.

NOTE: SHOWN LOCATION OF STREET TREES IS PRELIMINARY. FINAL LOCATIONS SHALL BE BASED ON FINAL UTILITY DESIGN AND DRIVEWAY LOCATIONS.

NOTE: EXISTING MATURE TREES NEAR PERIMETER OF SUBJECT PROPERTY SHALL BE PRESERVED AS MUCH AS POSSIBLE.

FIRE DEPT. NOTES

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE V-B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600 SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

ALL STREETS WILL BE WIDE ENOUGH TO ALLOW PARKING ON ONE SIDE OF THE STREET PER THE FIRE CODE.

GENERAL NOTES:

1) CURRENT CITY ZONING = PD.
2) PARCEL AREA = 9.11 ACRES.
3) SITE IS PARTIALLY COVERED WITH TREES AND BRUSH.
4) SITE LANDSCAPING SHALL BE PROVIDED. SHOWN LANDSCAPING IS PRELIMINARY.
5) BUILDING PLANS (BY OTHERS) ARE PENDING.
6) ON-SITE FIRE HYDRANTS SHALL BE PROVIDED AS REQUIRED.
7) ALL ON-SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND SHALL BE WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
8) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY SEWER SYSTEM.
9) SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTMENT.
10) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL BE PRIVATE. DESIGN IS PENDING.
11) ALL NEW DRIVES SHALL BE PRIVATE.

ADDRESS = 8150 CREEKSIDE DRIVE
PARCEL ID = 00021-125-J
CURRENT ZONING = PD
SUBJECT PROPERTY = 9.11 ACRES
(AREA INCLUDES CENTRE STREET RIGHT-OF-WAY AREA)

BUILDING SEPARATION & SETBACKS

- FRONT SETBACK (ROAD "B"): 25' SETBACK FROM BACK OF CURB
- FRONT SETBACK (ROAD "A" AND CREEKSIDE DRIVE): 20' SETBACK FROM BACK OF CURB
- SINGLE FAMILY: MINIMUM 10' BETWEEN BUILDINGS
- MULTI-FAMILY: MINIMUM 30' BETWEEN BUILDINGS
- PERIMETER SETBACK (EXCLUDING CREEKSIDE DRIVE): 30' FROM PERIMETER PROPERTY LINES

PARCEL DESCRIPTION:

UNIT 5 OF "CREEKSIDE COMMONS" SITE CONDOMINIUM.

SITE DATA:

- PARCEL AREA = 9.11 ACRES
- # DWELLINGS = 46
- DENSITY = 5.05 DWELLINGS / ACRE

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

APPLICANT:

GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MI 49002
(269) 321-2610

REVISED: 5/14/2024
REVISED: 4/11/2024
REVISED: 3/19/2024
REVISED: 3/18/2024

TENTATIVE PLAN
PROPOSED "CREEKSIDE"
PART OF THE NORTHWEST 1/4 OF SEC. 21, T. 3 S., R. 11 W., CITY OF PORTAGE

DATE: 3/7/2024
SHEET: 1
JOB No.: 24-042

MONUMENT ENGINEERING GROUP ASSOC., INC.
Formerly Ingersoll, Watson & McMachen, Inc.
1209 East Milham Road, Suite B · Portage, Michigan 49002 · Phone 269 344-6165

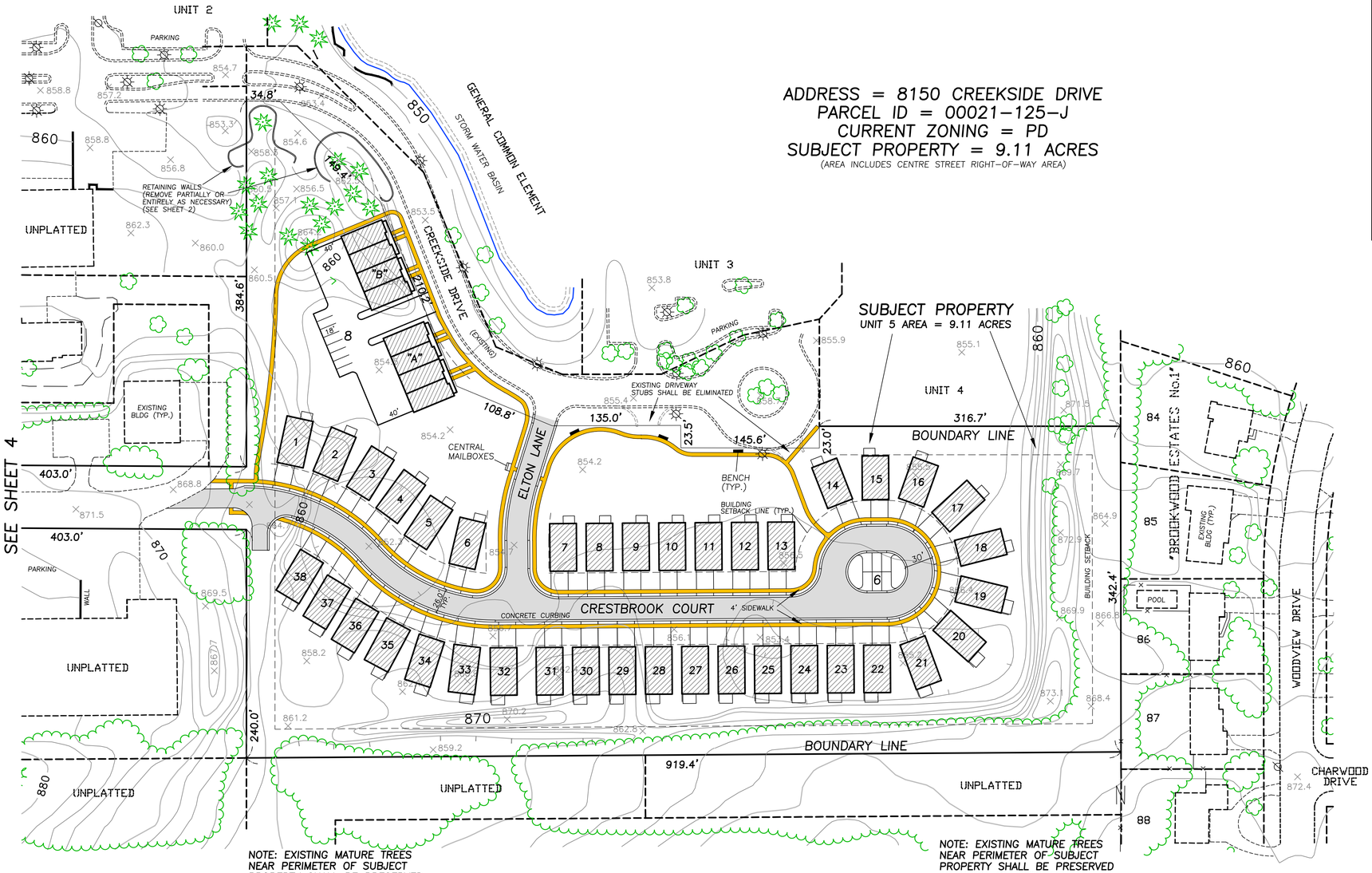
FINAL PLAN for "CREEKSIDE" in PORTAGE, MICHIGAN

N

60' 0' 60' 120' 180'

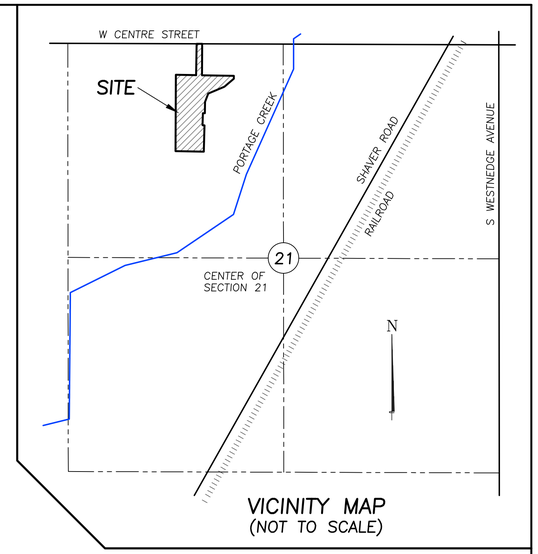
STATE OF MICHIGAN
PATRICK D. FLANAGAN
ENGINEER
No. 38170
LICENSED PROFESSIONAL ENGINEER

ADDRESS = 8150 CREEKSIDE DRIVE
PARCEL ID = 00021-125-J
CURRENT ZONING = PD
SUBJECT PROPERTY = 9.11 ACRES
(AREA INCLUDES CENTRE STREET RIGHT-OF-WAY AREA)



NOTE: EXISTING MATURE TREES NEAR PERIMETER OF SUBJECT PROPERTY SHALL BE PRESERVED AS MUCH AS POSSIBLE.

NOTE: EXISTING MATURE TREES NEAR PERIMETER OF SUBJECT PROPERTY SHALL BE PRESERVED AS MUCH AS POSSIBLE.



VICINITY MAP
(NOT TO SCALE)

AERIAL PHOTOGRAPH OF VICINITY
(NO SCALE)

GENERAL NOTES:

1) CURRENT CITY ZONING = PD.
2) PARCEL AREA = 9.11 ACRES.
3) SITE IS PARTIALLY COVERED WITH TREES AND BRUSH.
4) SITE LANDSCAPING IS PROVIDED ON SHEET 2.
5) BUILDING PLANS (BY OTHERS) ARE PENDING.
6) ON-SITE FIRE HYDRANTS SHALL BE PROVIDED AS REQUIRED.
7) ALL ON-SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND SHALL BE WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
8) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY SEWER SYSTEM.
9) SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTENT.
10) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL BE PRIVATE.
11) ALL NEW DRIVES SHALL BE PRIVATE.
12) SHOWN TOPO MAP TAKEN FROM CITY OF PORTAGE RECORDS.

FIRE DEPT. NOTES

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE V-B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600 SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

BUILDING SEPARATION & SETBACKS

-FRONT SETBACK (CRESTBROOK COURT): 25' SETBACK FROM BACK OF CURB
-FRONT SETBACK (ELTON LANE & CREEKSIDE DRIVE): 20' SETBACK FROM BACK OF CURB
-SINGLE FAMILY: MINIMUM 10' BETWEEN BUILDINGS
-MULTI-FAMILY: MINIMUM 30' BETWEEN BUILDINGS
-PERIMETER SETBACK (EXCLUDING CREEKSIDE DRIVE): 30' FROM PERIMETER PROPERTY LINES

PARCEL DESCRIPTION:

UNIT 5 OF "CREEKSIDE COMMONS" SITE CONDOMINIUM.

SITE DATA:

-PARCEL AREA = 9.11 ACRES
-# DWELLINGS = 46
-DENSITY = 5.05 DWELLINGS / ACRE

SHEET INDEX:

1) COVER SHEET
2) LAYOUT & LANDSCAPE PLAN
3) PLAN & PROFILE SHEET (ELTON LANE)
4) PLAN & PROFILE SHEET (CRESTBROOK COURT)
5) PLAN & PROFILE SHEET (WATER MAIN)
6) GRADING & STORM SEWER PLAN
7) CONSTRUCTION DETAILS & NOTES
8) CONSTRUCTION DETAILS & NOTES
9) MDOT EROSION CONTROL DETAILS

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS
Engineering Group Associates, Inc. MEGA
1209 MILHAM ROAD,
SUITE B,
PORTAGE, MI 49002
(OFFICE) 269-344-6165

REVISED: 01/16/2025
REVISED: 12/10/2024

COVER SHEET

CREEKSIDE
PART OF NW 1/4 OF SEC. 21, T.3S., R.11W.
CITY OF PORTAGE, MICHIGAN

GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MICHIGAN 49002

JOB # : 24-042	DRAWN: TB CHK: PF
SCALE : 1" = 60'	SHEET: 1
DATE : 9/16/2024	

N

40' 0' 40' 80' 120'

SITE DATA:
- –PARCEL AREA = 9.11 ACRES
- –# DWELLINGS = 46
- –DENSITY = 5.05 DWELLINGS / ACRE

ADDRESS = 8150 CREEKSIDE DRIVE
PARCEL ID = 00021–125–J
CURRENT ZONING = PD
SUBJECT PROPERTY = 9.11 ACRES
(AREA INCLUDES CENTRE STREET RIGHT–OF–WAY AREA)

CONSTRUCTION NOTES:
1) "NO PARKING THIS SIDE OF STREET" SIGNS SHALL BE INSTALLED ATOP THE FIRE HYDRANT SIGNS AND MIDWAY BETWEEN THE FIRE HYDRANTS ON THE HYDRANT SIDE OF THE STREETS.
2) STREET NAME SIGNS SHALL BE AT LEAST 9" FROM TOP TO BOTTOM OF ACTUAL SIGN (& PLACED ATOP STOP SIGNS).
3) ALL PAVEMENT MARKINGS AND ALL TRAFFIC SIGNAGE SHALL COMPLY WITH STANDARDS IN THE M.M.U.T.C.D.(CURRENT EDITION)
4) U–CHANNEL POSTS REQUIRED FOR ALL SIGNS.
5) SOIL EROSION & SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED BY STATE LAW.
6) PERMIT(S) SHALL BE OBTAINED FROM THE CITY OF PORTAGE AS REQUIRED.
7) E.G.L.E. CONSTRUCTION PERMITS REQUIRED (FOR BOTH PUBLIC WATER MAIN & PUBLIC SANITARY SEWER) PRIOR TO THE COMMENCEMENT OF INSTALLATION.

GENERAL NOTES:
1) CURRENT CITY ZONING = PD.
2) PARCEL AREA = 9.11 ACRES.
3) SITE IS PARTIALLY COVERED WITH TREES AND BRUSH.
4) BUILDING PLANS (BY OTHERS) ARE PENDING.
5) ALL ON–SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND SHALL BE WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
6) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY SEWER SYSTEM.
7) SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTENT.
8) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL BE PRIVATE.
9) ALL NEW DRIVES SHALL BE PRIVATE.
10) ON SITE SPEED LIMIT SHALL BE 25 M.P.H
11) EXISTING MATURE TREES NEAR PERIMETER OF SUBJECT PROPERTY SHALL BE PRESERVED AS MUCH AS POSSIBLE.

FIRE DEPT. NOTES
COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE V–B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600 SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

BUILDING SEPARATION & SETBACKS
- –FRONT SETBACK (CRESTBROOK COURT): 25' SETBACK FROM BACK OF CURB
- –FRONT SETBACK (ELTON LANE AND CREEKSIDE DRIVE): 20' SETBACK FROM BACK OF CURB
- –SINGLE FAMILY: MINIMUM 10' BETWEEN BUILDINGS
- –MULTI–FAMILY: MINIMUM 30' BETWEEN BUILDINGS
- –PERIMETER SETBACK (EXCLUDING CREEKSIDE DRIVE): 30' FROM PERIMETER PROPERTY LINES

LANDSACPING LEGEND & NOTES
CONIFEROUS TREES – WHITE SPRUCE, BLACK HILLS SPRUCE OR OTHER CITY APPROVED CONIFER TREE PLANTED AT 6–8' TALL

DECIDUOUS TREES – AUTUMN BLAZE MAPLE, GOLDSPIRE GINKO OR OTHER CITY APPROVED DECIDIOUS TREES PLANTED AT 2.5" CALIPER 6" ABOVE ROOT BALL.

1) WHEN PLANTED, DECIDUOUS TREES SHALL BE 2.5" CALIPER WIDTH AND CONIFEROUS TREES SHALL BE 5" MIN HEIGHT TO ESNSURE CONSISTENCY WITH SEC 42–576.
2) ALL DISTURBED AREAS WILL BE SEEDED AND ESTABLISHED AS GENERAL LAWN.
3) DECIDUOUS TREES MAY BE REPLACED WITH ALTERNATE TREES THAT MEET CITY REQUIREMENTS.

BUILDING ENVELOPES 1–13 & 17–38 ARE 28' BY 50' (TYPE "A")
BUILDING ENVELOPES 14–16 ARE 28' BY 46' (TYPE "B")
BUILDING ENVELOPES 1–18 HAVE 8' BY 12' DECKS
BUILDING ENVELOPES 19–38 HAVE 10' BY 14' PATIOS
DECK & PATIO INFORMATION SUBJECT TO ADJUSTMENT

UNPLATTED LAND
OWNER = B6 HOLDINGS, LLC
ADDRESS = 1111 W CENTRE AVE, PORTAGE
CITY ZONING = I–1

34.8' | WALL TO REMAIN | WALL TO BE REMOVED | 149.4' | WALL TO BE REMOVED | 30' WIDE OPEN SPACE | WET INFILTRATION BASIN AREA | CREEKSIDE DRIVE | 210.2' | UNIT 3 | 384.6' | 30' | EXISTING BUILDING | PROPOSED PAVED AREA | 40' | "B" | "A" | 32' | 18' | 9' | 8 | PROPOSED 4–PLEX TWO STORIES 3808 SF (TYP.) | NO STRUCTURES WITHIN EASEMENTS | EXISTING DRIVEWAY STUBS SHALL BE ELIMINATED (TYP.) | 108.8' | 135.0' | 26' | 23.5' | 145.6' | OPEN SPACE | CENTRAL MAILBOX UNIT | PROPOSED BENCH (TYP.) | PROPOSED 4' WIDE CONCRETE SIDEWALK | SEE SHEET 4 | PROPOSED SWINGING GATE WITH 'KNOX BOX' AND 'KNOX PADLOCK' PER FIRE DEPT REQUIREMENTS. (SEE DETAIL SHEET 8) | R175' | R30' | ELTON LANE | R200' | CRESTBROOK COURT | SANITARY EASEMENT | WATER MAIN EASEMENT | 22' | 28' | 30' | R35' | 20' | 10' | 6 | R20' | CONSTRUCTION LIMITS | 60' WIDE OPEN SPACE | 60' | 30' | 342.4' | 316.7' | 23.0' | 8'X12' DECK | BUILDING ENVELOPE "B" 1288 SQ.FT. (TYP.) | REAR YARD INFILTRATION AREA | 46' | LAWN | UNDISTURBED | 10'X14' CONCRETE PATIO WITH 8' LONG BY 6' TALL VINYL PRIVACY FENCE | BUILDING ENVELOPE "A" 1400 SQ.FT. (TYP.) | BUILDING SETBACK LINE | 240.0' | 50' | 919.4' | BOUNDARY LINE | 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38

UNPLATTED LAND
OWNER = DENALI PROPERTY MANAGEMENT, LLC
ADDRESS = 1315 W CENTRE AVE, PORTAGE
CITY ZONING = DD–1

UNPLATTED LAND
OWNER = DENALI PROPERTY MANAGEMENT, LLC
ADDRESS = 1351 W CENTRE AVE, PORTAGE
CITY ZONING = R–1C

UNPLATTED LAND
OWNER = DENNIS & DENISE O'BRIEN
ADDRESS = 1306 WOODVIEW DR, PORTAGE
CITY ZONING = R–1C

"BROOKWOOD ESTATES No.1"
84 | 85 | 86 | 87

EXISTING OVERHEAD WIRES

72 HOURS BEFORE YOU DIG CALL MISS DIG 1–800–482–7171

NOTE: PROPOSED TREES MAY BE SHIFTED BASED ON LOCATIONS OF UTILIITY LINES. FINAL LOCATIONS ARE PENDING.

REVISED: 01/16/2025
REVISED: 12/10/2024

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS
Monument Engineering Group Associates Inc. MEGA
1209 MILHAM ROAD, SUITE B, PORTAGE, MI 49002
(OFFICE) 269-344-6165

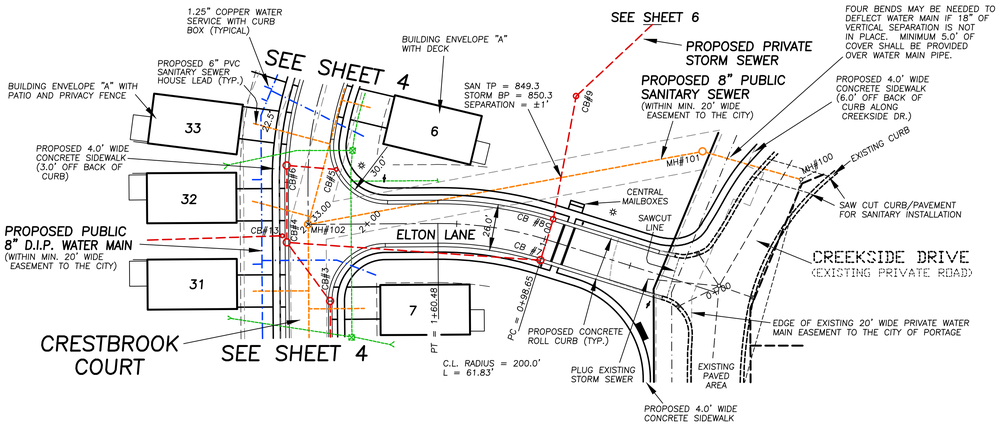
LAYOUT & LANDSCAPING PLAN

CREEKSIDE
PART OF NW 1/4 OF SEC. 21, T.3S., R.11W.
CITY OF PORTAGE, MICHIGAN

GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MICHIGAN 49002

JOB # : 24–042	DRAWN: DJ CHK: PF
SCALE : 1" = 40'	SHEET: 2
DATE : 9/16/2024	

MONUMENT ENGINEERING GROUP ASSOCIATES, INC.
CIVIL ENGINEERS–LAND SURVEYORS 269/344–6165
1209 EAST MILHAM AVENUE PORTAGE, MICHIGAN 49002



WATER MAIN LOOP THROUGH THE SITE WILL NEED TO BE COMPLETED (INCL. PRESSURE, CHLORINATION, AND BACTI TESTING) BEFORE THE DEFLECTION CAN BE CONSTRUCTED. ONCE THE LOOP IS COMPLETE, TEMPORARY LINE STOPS WILL NEED TO BE USED TO ISOLATE AND CUT IN THE NEW VERTICAL DEFLECTION WITHOUT DEPRESSURIZING THE EXISTING MAIN.

BARRIER FREE RAMP NOTES:

1) SIDEWALK RAMPS SHALL BE AT LEAST 5.0' WIDE
2) LANDINGS SHALL BE AT LEAST 5.0' BY 5.0'.
3) IF A RAMP HAS A LONGITUDINAL SLOPE GREATER THAN 5.0%, THEN A LANDING IS REQUIRED AT THE TOP OF THE RAMP.
4) THE MAXIMUM SLOPE OF A RAMP SHALL BE 8.33% (OR 1" FALL OVER 1', OR 10" FALL OVER 10').
5) THE MAXIMUM CROSS SLOPE FOR ANY RAMP OR SIDEWALK SHALL BE 2.0%.
6) SEE MDOT DETAIL FOR ANY ADDITIONAL REQUIREMENTS.
7) ANY RAMPS AND LANDINGS THAT DO NOT COMPLY SHALL BE REMOVED AND REPLACED.

NOTE: ALL SIDEWALK RAMPS (@ CURB) TO BE CONSTRUCTED IN ACCORDANCE WITH MDOT DETAIL R–28–K WITH THE EXCEPTION THAT THE DETECTABLE WARNING PLATES SHALL BE CAST IRON WITH A BLACK ASPHALT COATING.

NOTE: MAXIMUM SLOPE WITHIN LANDINGS SHALL BE 2.0%. MAXIMUM RAMP CROSS SLOPE SHALL BE 2.0%. RUNNING SLOPE SHALL BE 5%–7% OR LESS (8.3% MAX.) RAMP WIDTH AT CURBING SHALL BE 5.0' MINIMUM.

LEGEND

- EXISTING PUBLIC SANITARY SEWER
- PROPOSED 8" PUBLIC SANITARY SEWER OR PRIVATE 6" SEWER LEAD
- EXISTING PRIVATE STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING PUBLIC WATER MAIN
- PROPOSED 8" PUBLIC WATER MAIN OR PRIVATE 1.25" COPPER WATER SERVICE
- SUGGESTED GAS & ELECTRIC LINES
- PROPOSED 4.0' WIDE CONCRETE SIDEWALK
- PROPOSED CROSSWALK WITH PEDESTRIAN CROSSING SIGNS (IF REQUIRED) & 1.0' WIDE PAINTED CROSSWALK STRIPES (BARRIER FREE RAMPS)
- PROPOSED 2.0' WIDE CONCRETE ROLL CURB
- BUILDING SETBACK LINE
- EDGE OF EASEMENT
- PROPOSED FIRE HYDRANT ASSEMBLY (8" x 6" TEE, 6" GATE VALVE, & HYD.)
- PROPOSED SIGN
- SUGGESTED LOCATION OF PROPOSED STREET LIGHT

SOIL/GROUNDWATER CONTAMINATION NOTES:

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

1) CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER AND/OR OWNER'S REPRESENTATIVE.
2) OWNER AND/OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY.
3) OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED ENVIRONMENTAL CONSULTANT.
4) CONSULTANT SHALL CONDUCT A SITE ASSESSMENT AND REPORT TO THE ABOVE PARTIES.
5) CONSULTANT SHALL DEVELOP A PLAN TO ADDRESS ANY CONTAMINATION WHICH MAY BE FOUND DURING CONSTRUCTION.
6) THE CONSULTANT TOGETHER WITH THE DESIGN 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.
7) 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.
8) MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) REMEDIATION OF REDEVELOPMENT DIVISION (RRD) STAFF SHALL BE NOTIFIED AS APPLICABLE.

GENERAL NOTES:

1) LIGHT POLES AND ANY UTILITY POLE/BOX SHALL NOT BE LOCATED WITHIN THE PUBLIC SEWER & WATER EASEMENT.
2) STREET NAME SIGNS SHALL BE AT LEAST 9" FROM TOP TO BOTTOM OF ACTUAL SIGN (& PLACED ATOP STOP SIGNS).
3) ALL PAVEMENT MARKINGS AND ALL TRAFFIC SIGNAGE SHALL COMPLY WITH STANDARDS IN THE M.M.U.T.C.D.(CURRENT EDITION)
4) U–CHANNEL POSTS REQUIRED FOR ALL SIGNS.
5) SOIL EROSION & SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED BY STATE LAW.
6) PERMIT(S) SHALL BE OBTAINED FROM THE CITY OF PORTAGE AS REQUIRED.
7) E.G.L.E. CONSTRUCTION PERMITS REQUIRED (FOR BOTH PUBLIC WATER MAIN & PUBLIC SANITARY SEWER) PRIOR TO THE COMMENCEMENT OF UTILITY INSTALLATION.
8) "NO PARKING THIS SIDE OF STREET" SIGNS SHALL BE INSTALLED ATOP THE FIRE HYDRANT SIGNS AND MIDWAY BETWEEN THE FIRE HYDRANTS ON THE HYDRANT SIDE OF THE STREETS.
9) FIVE INCH "STORZ" FITTINGS SHALL BE USED ON FIRE HYDRANTS.
10) FOR ON–SITE DWELLINGS, BASEMENT FOOTINGS AND FOUNDATIONS SHALL COMPLY WITH BUILDING CODE REQUIREMENTS BASED ON TYPE OF SOIL PRESENT AND STABILITY OF SOIL.
11) FOR ON–SITE DWELLINGS, REQUIRED RADON VENTING SYSTEM BELOW BASEMENT FLOOR SHALL, AS A PRECAUTION, BE PLUMBED TO ALSO BE A DRAINAGE SYSTEM DURING PERIODS OF HIGH GROUNDWATER.
12) ALL PROPOSED STREET LIGHTS SHALL COMPLY WITH CITY OF PORTAGE STANDARDS AND CONSUMERS ENERGY STANDARDS WITH REGARDS TO LOCATION AND LIGHT SPECIFICATION.
13) AS–BUILT CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE ROADWAY PROJECT.
14) UNDERGROUND GAS, ELECTRIC, TELEPHONE AND CABLE TV LINES SHALL DESIGNED BY UTILITY OWNERS AND SHALL NOT BE LOCATED IN PROPOSED STREET RIGHT–OF–WAYS UNLESS UTILITY IS CROSSING STREET (SQUARE TO CENTER LINE).
15) FIRE HYDRANT SIGNS SHALL BE LOCATED 4.0 FEET FROM THE CENTER OF THE FIRE HYDRANT.
16) PRIOR TO START OF CONSTRUCTION, PRE–CONSTRUCTION MEETING SHALL BE HELD AT CITY OF PORTAGE OFFICES.
17) IF A FIRE HYDRANT EXTENSION IS USED TO RAISE A HYDRANT, THE EXTENSION SHALL BE PAINTED THE SAME COLOR OF THE HYDRANT PER CITY OF PORTAGE SPECIFICATIONS.
18) A "STORM WATER BEST MANAGEMENT PRACTICES OPERATIONS & MAINTENANCE AGREEMENT" SHALL BE COMPLETED AND PREPARED PRIOR TO OBTAINING CITY FINAL APPROVAL.

NOTE: ALL SHOWN PROPOSED STORM SEWER FACILITIES (PIPE & BASINS) SHALL BE PRIVATE (OWNED BY PROPERTY OWNER).

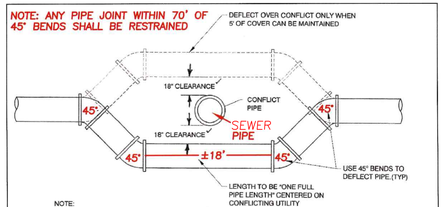
NOTE: ALL WATER MAINS & THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE SPECIFICATIONS AND A.W.W.A. STANDARD C600.

NOTE: WATER MAIN FLUSHING SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND IN ACCORDANCE WITH A.W.W.A. STANDARD C651.

NOTE: WATER MAIN SHALL BE POLY WRAPPED IN ACCORDANCE WITH A.W.W.A. STANDARD C105.

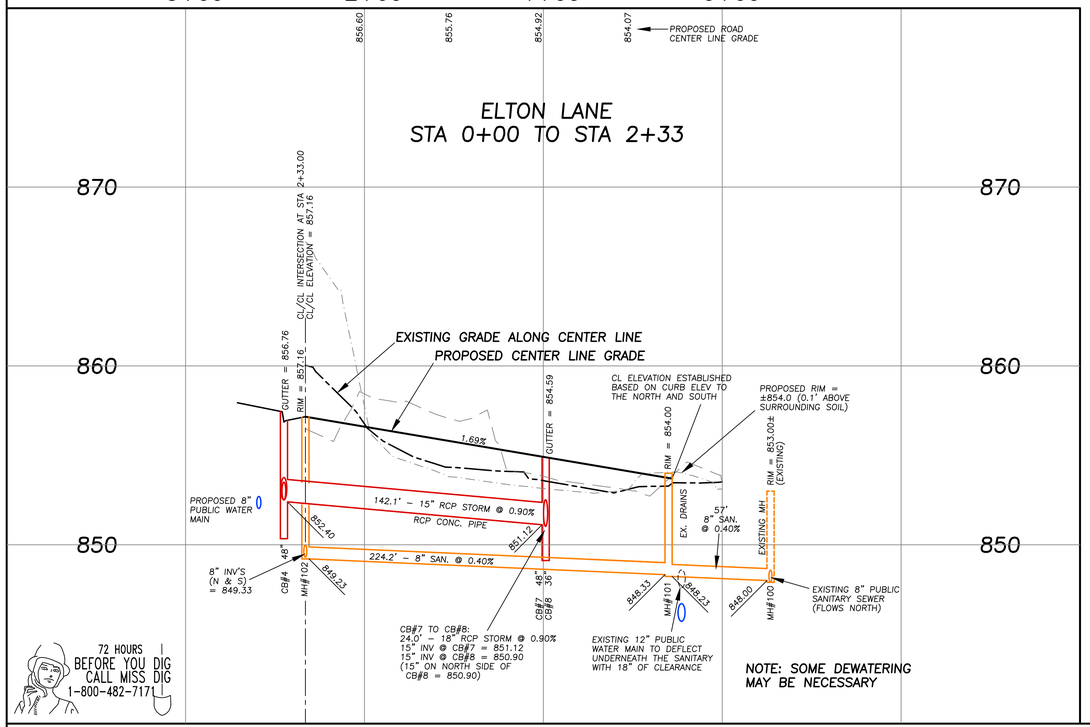
NOTE: PORCHES, ROOF EAVES, AND ALL STRUCTURAL COMPONENTS OF THE PROPOSED BUILDINGS SHALL NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENTS.

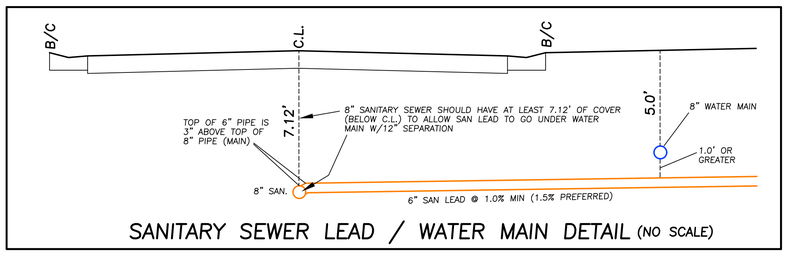
NOTE: ANY PIPE JOINT WITHIN 70' OF 45° BENDS SHALL BE RESTRAINED



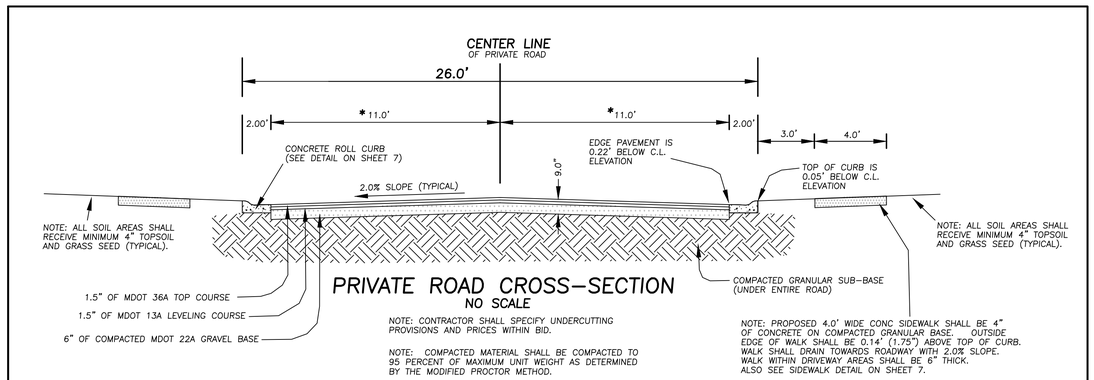
WATER MAIN DEFLECTION DETAIL
NOT TO SCALE

SCALES:
PLAN VIEW: 1" = 40'
PROFILE: 1" = 40' HORIZ.
1" = 4' VERTICAL





SANITARY SEWER LEAD / WATER MAIN DETAIL (NO SCALE)



PRIVATE ROAD CROSS–SECTION
NO SCALE

NOTE: CONTRACTOR SHALL SPECIFY UNDERCUTTING PROVISIONS AND PRICES WITHIN BID.

NOTE: COMPACTED MATERIAL SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM UNIT WEIGHT AS DETERMINED BY THE MODIFIED PROCTOR METHOD.

NOTE: PROPOSED 4.0' WIDE CONC SIDEWALK SHALL BE 4" OF CONCRETE ON COMPACTED GRANULAR BASE. OUTSIDE EDGE OF WALK SHALL BE 0.14' (1.75") ABOVE TOP OF CURB. WALK SHALL DRAIN TOWARDS ROADWAY WITH 2.0% SLOPE. WALK WITHIN DRIVEWAY AREAS SHALL BE 6" THICK. ALSO SEE SIDEWALK DETAIL ON SHEET 7.

*NOTE: THE PAVEMENT WIDTH WITHIN THE CIRCULAR TURNAROUND AT THE SOUTH END OF CRESTBROOK COURT IS 26.0' (NOT 22.0').

REVISED 01/16/2025
REVISED 12/10/2024

MONUMENT ENGINEERING GROUP ASSOCIATES, INC.
CIVIL ENGINEERS–LAND SURVEYORS
1209 EAST MILHAM AVENUE
269/344–6165
PORTAGE, MICHIGAN 49002

NOTE: ALL SIDEWALK RAMPS (@ CURB) TO BE CONSTRUCTED IN ACCORDANCE WITH MDOT DETAIL R–28–K WITH THE EXCEPTION THAT THE DETECTABLE WARNING PLATES SHALL BE CAST IRON WITH A BLACK ASPHALT COATING.

NOTE: MAXIMUM SLOPE WITHIN LANDINGS SHALL BE 2.0%. MAXIMUM RAMP CROSS SLOPE SHALL BE 2.0%. RUNNING SLOPE SHALL BE 5%–7% OR LESS (8.3% MAX.) RAMP WIDTH AT CURBING SHALL BE 5.0' MINIMUM.

BARRIER FREE RAMP NOTES:

1) SIDEWALK RAMPS SHALL BE AT LEAST 5.0' WIDE
2) LANDINGS SHALL BE AT LEAST 5.0' BY 5.0'.
3) IF A RAMP HAS A LONGITUDINAL SLOPE GREATER THAN 5.0%, THEN A LANDING IS REQUIRED AT THE TOP OF THE RAMP.
4) THE MAXIMUM SLOPE OF A RAMP SHALL BE 8.33% (OR 1" FALL OVER 1', OR 10" FALL OVER 10').
5) THE MAXIMUM CROSS SLOPE FOR ANY RAMP OR SIDEWALK SHALL BE 2.0%.
6) SEE MDOT DETAIL FOR ANY ADDITIONAL REQUIREMENTS.
7) ANY RAMPS AND LANDINGS THAT DO NOT COMPLY SHALL BE REMOVED AND REPLACED.

SOIL/GROUNDWATER CONTAMINATION NOTES:

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

1) CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER AND/OR OWNER'S REPRESENTATIVE.
2) OWNER AND/OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY.
3) OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED ENVIRONMENTAL CONSULTANT.
4) CONSULTANT SHALL CONDUCT A SITE ASSESSMENT AND REPORT TO THE ABOVE PARTIES.
5) CONSULTANT SHALL DEVELOP A PLAN TO ADDRESS ANY CONTAMINATION WHICH MAY BE FOUND DURING CONSTRUCTION.
6) THE CONSULTANT TOGETHER WITH THE DESIGN 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.
7) 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.
8) MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) REMEDIATION OF REDEVELOPMENT DIVISION (RRD) STAFF SHALL BE NOTIFIED AS APPLICABLE.

NOTE: ALL SHOWN PROPOSED STORM SEWER FACILITIES (PIPE & BASINS) SHALL BE PRIVATE (OWNED BY PROPERTY OWNER).

NOTE: ALL WATER MAINS & THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE SPECIFICATIONS AND A.W.W.A. STANDARD C600.

NOTE: WATER MAIN FLUSHING SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND IN ACCORDANCE WITH A.W.W.A. STANDARD C651.

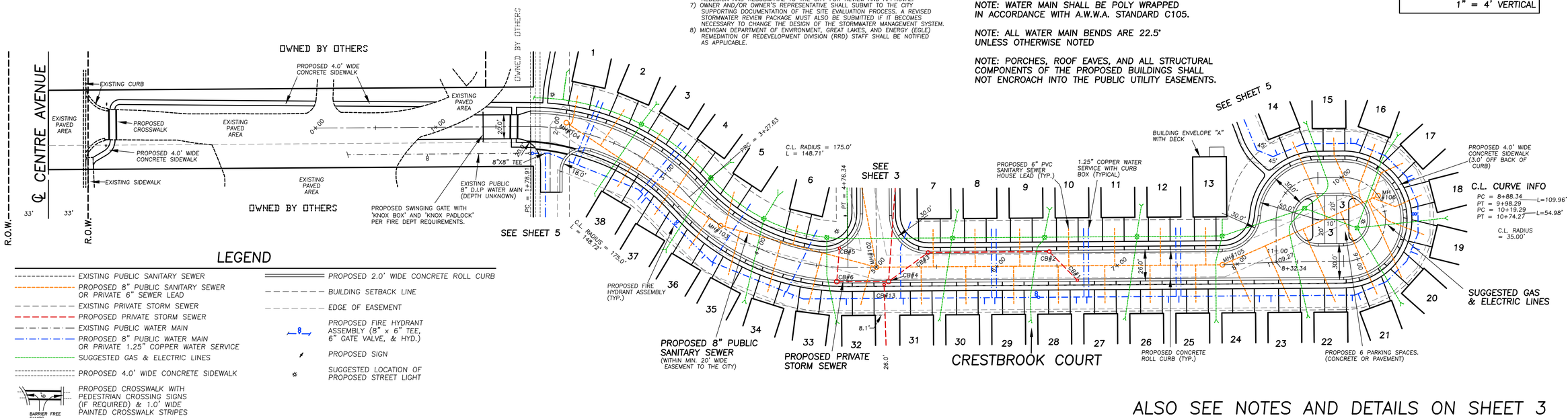
NOTE: WATER MAIN SHALL BE POLY WRAPPED IN ACCORDANCE WITH A.W.W.A. STANDARD C105.

NOTE: ALL WATER MAIN BENDS ARE 22.5° UNLESS OTHERWISE NOTED

NOTE: PORCHES, ROOF EAVES, AND ALL STRUCTURAL COMPONENTS OF THE PROPOSED BUILDINGS SHALL NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENTS.

N

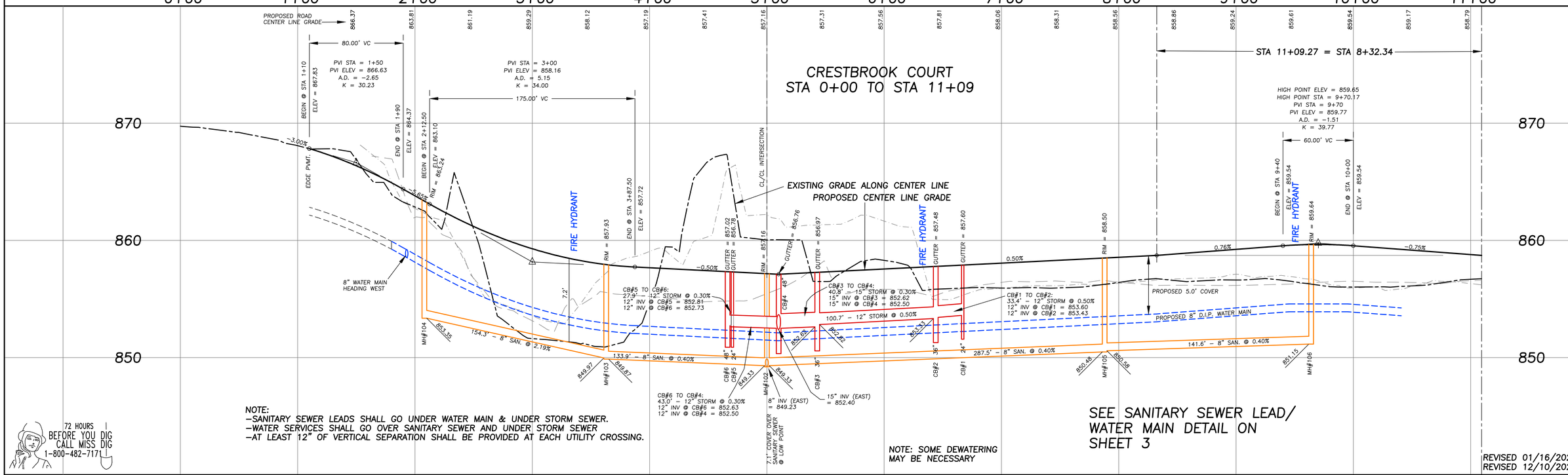
SCALES:
PLAN VIEW: 1" = 40'
PROFILE: 1" = 40' HORIZ.
1" = 4' VERTICAL



LEGEND

- EXISTING PUBLIC SANITARY SEWER
- PROPOSED 8" PUBLIC SANITARY SEWER OR PRIVATE 6" SEWER LEAD
- EXISTING PRIVATE STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING PUBLIC WATER MAIN
- PROPOSED 8" PUBLIC WATER MAIN OR PRIVATE 1.25" COPPER WATER SERVICE
- SUGGESTED GAS & ELECTRIC LINES
- PROPOSED 4.0' WIDE CONCRETE SIDEWALK
- PROPOSED CROSSWALK WITH PEDESTRIAN CROSSING SIGNS (IF REQUIRED) & 1.0' WIDE PAINTED CROSSWALK STRIPES (BARRIER FREE RAMPS)
- PROPOSED 2.0' WIDE CONCRETE ROLL CURB
- BUILDING SETBACK LINE
- EDGE OF EASEMENT
- PROPOSED FIRE HYDRANT ASSEMBLY (8" x 6" TEE, 6" GATE VALVE, & HYD.)
- PROPOSED SIGN
- SUGGESTED LOCATION OF PROPOSED STREET LIGHT

ALSO SEE NOTES AND DETAILS ON SHEET 3



NOTE:
–SANITARY SEWER LEADS SHALL GO UNDER WATER MAIN & UNDER STORM SEWER.
–WATER SERVICES SHALL GO OVER SANITARY SEWER AND UNDER STORM SEWER
–AT LEAST 12" OF VERTICAL SEPARATION SHALL BE PROVIDED AT EACH UTILITY CROSSING.

NOTE: SOME DEWATERING MAY BE NECESSARY

SEE SANITARY SEWER LEAD/ WATER MAIN DETAIL ON SHEET 3

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

REVISED 01/16/2025
REVISED 12/10/2024

MONUMENT ENGINEERING GROUP ASSOCIATES, INC.
CIVIL ENGINEERS–LAND SURVEYORS 269/344–6165
1209 EAST MILHAM AVENUE PORTAGE, MICHIGAN 49002

SOIL/GROUNDWATER CONTAMINATION NOTES:

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

1) CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER AND/OR OWNER'S REPRESENTATIVE.
2) OWNER AND/OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY.
3) OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED ENVIRONMENTAL CONSULTANT.
4) CONSULTANT SHALL CONDUCT A SITE ASSESSMENT AND REPORT TO THE ABOVE PARTIES.
5) CONSULTANT SHALL DEVELOP A PLAN TO ADDRESS ANY CONTAMINATION WHICH MAY BE FOUND DURING CONSTRUCTION.
6) THE CONSULTANT TOGETHER WITH THE DESIGN 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.
7) 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.
8) MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) REMEDIATION OF REDEVELOPMENT DIVISION (RRD) STAFF SHALL BE NOTIFIED AS APPLICABLE.

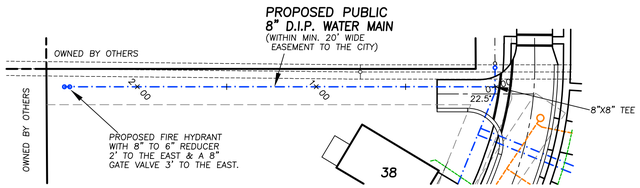
NOTE: ALL SHOWN PROPOSED STORM SEWER FACILITIES (PIPE & BASINS) SHALL BE PRIVATE (OWNED BY PROPERTY OWNER).

NOTE: ALL WATER MAINS & THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE SPECIFICATIONS AND A.W.W.A. STANDARD C600.

NOTE: WATER MAIN FLUSHING SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND IN ACCORDANCE

NOTE: WATER MAIN SHALL BE POLY WRAPPED IN ACCORDANCE WITH A.W.W.A. STANDARD C105.

NOTE: PORCHES, ROOF EAVES, AND ALL STRUCTURAL COMPONENTS OF THE PROPOSED BUILDINGS SHALL NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENTS.



SEE SHEET 4

LEGEND

- EXISTING PUBLIC SANITARY SEWER
- PROPOSED 8" PUBLIC SANITARY SEWER OR PRIVATE 6" SEWER LEAD
- EXISTING PRIVATE STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING PUBLIC WATER MAIN
- PROPOSED 8" PUBLIC WATER MAIN OR PRIVATE 1.25" COPPER WATER SERVICE
- SUGGESTED GAS & ELECTRIC LINES
- PROPOSED 4.0' WIDE CONCRETE SIDEWALK
- PROPOSED CROSSWALK WITH PEDESTRIAN CROSSING SIGNS (IF REQUIRED) & 1.0' WIDE PAINTED CROSSWALK STRIPES (BARRIER FREE RAMPS)
- PROPOSED 2.0' WIDE CONCRETE ROLL CURB
- BUILDING SETBACK LINE
- EDGE OF EASEMENT
- PROPOSED FIRE HYDRANT ASSEMBLY (8" x 6" TEE, 6" GATE VALVE, & HYD.)
- PROPOSED SIGN
- SUGGESTED LOCATION OF PROPOSED STREET LIGHT

N

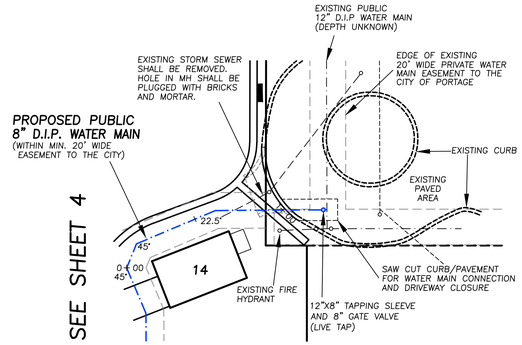
SCALES:
PLAN VIEW: 1" = 40'
PROFILE: 1" = 40' HORIZ.
1" = 4' VERTICAL

NOTE: ALL SIDEWALK RAMPS (@ CURB) TO BE CONSTRUCTED IN ACCORDANCE WITH MDOT DETAIL R-28-K WITH THE EXCEPTION THAT THE DETECTABLE WARNING PLATES SHALL BE CAST IRON WITH A BLACK ASPHALT COATING.

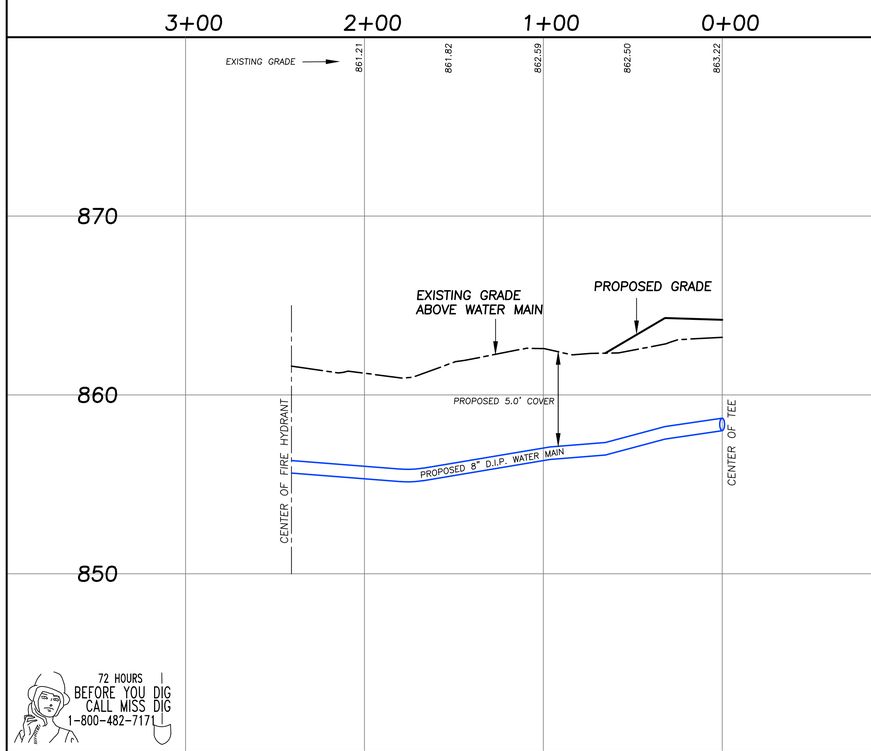
NOTE: MAXIMUM SLOPE WITHIN LANDINGS SHALL BE 2.0%. MAXIMUM RAMP CROSS SLOPE SHALL BE 2.0%. RUNNING SLOPE SHALL BE 5%-7% OR LESS (8.3% MAX.) RAMP WIDTH AT CURBING SHALL BE 5.0' MINIMUM.

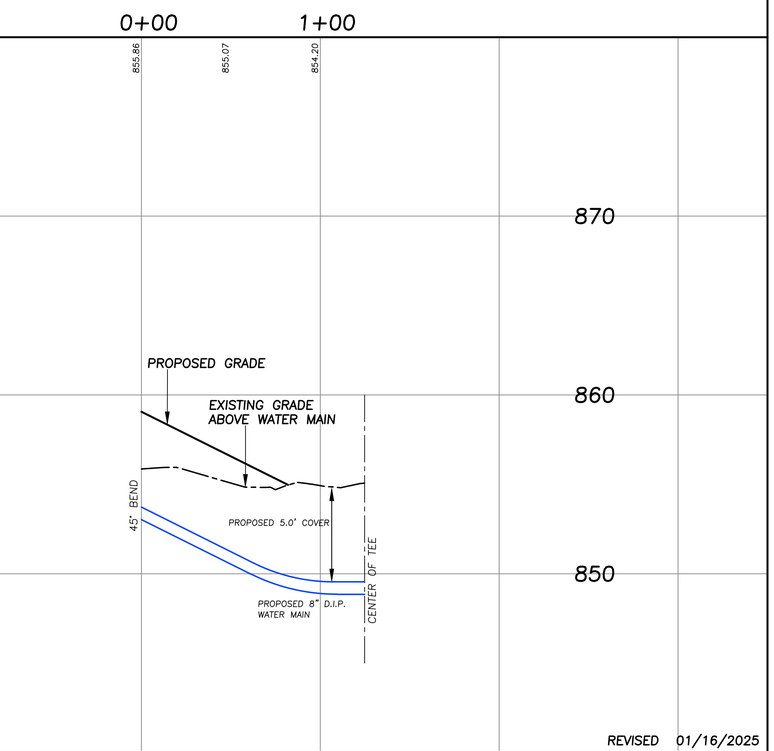
BARRIER FREE RAMP NOTES:

1) SIDEWALK RAMPS SHALL BE AT LEAST 5.0' WIDE
2) LANDINGS SHALL BE AT LEAST 5.0' BY 5.0'.
3) IF A RAMP HAS A LONGITUDINAL SLOPE GREATER THAN 5.0%, THEN A LANDING IS REQUIRED AT THE TOP OF THE RAMP.
4) THE MAXIMUM SLOPE OF A RAMP SHALL BE 8.33% (OR 1" FALL OVER 1', OR 10" FALL OVER 10').
5) THE MAXIMUM CROSS SLOPE FOR ANY RAMP OR SIDEWALK SHALL BE 2.0%.
6) SEE MDOT DETAIL FOR ANY ADDITIONAL REQUIREMENTS.
7) ANY RAMPS AND LANDINGS THAT DO NOT COMPLY SHALL BE REMOVED AND REPLACED.



SEE SHEET 4





72 HOURS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

REVISED 01/16/2025

EXISTING STORM WATER BASIN.
WATER LEVEL ON 8/8/2024 = 847.3
EARTH BERM OVERFLOW ELEVATION = 849.4
(30' SE OF BASIN)
VOLUME (847.3 TO 849.4) = ±119,700 CF
(WATER LEVEL ON 10/2/2024 = ±847.1)

EXISTING 24" STORM

MONITORING WELL
GROUNDWATER= 848.0'
(12/2/2024)

FLARED ENDS & RIP RAP PAD 200 SF

2-12" RCP PIPES
INV'S = 874.61

XG = 851.74
STORM BP = 848.60
SANITARY TP = 847.60

EM = 851.61
GUT = 851.51
STORM TP = 850.08

CB#12

SWALE OVER WATER MAIN TO AVOID CROSSING WITH STORM

RIP RAP

PROPOSED WET INFILTRATION BASIN.
GROUND WATER LEVEL = 848.
REQUIRED VOLUME (2.4") = 23,600 CF.
PROVIDED VOLUME (849 TO 852) = 25,000 CF.
DESIGN VOLUME (848 TO 851.75) = 24,380 CF.
SIDE SLOPES = 4:1.

RIP RAP PAD 200 SF

GROUND WATER LEVEL

BASIN

OVERFLOW ELEVATION AT CATCH BASIN GRATE = ±846.95 (300' SE OF BASIN)

EARTH BERM OVERFLOW ELEVATION = 849.4 (30' SE OF BASIN)

KSI#1 DETAIL

KENNEDY SOLUTIONS.
STORM WATER TREATMENT CHAMBER.
KSI SERIES 2500 HDPE CHAMBER.
TREATMENT FLOW RATING = 12.6 CFS.
SEE FULL DETAIL ON SHEET 8

KS#1

CB#11

"B" SLAB ELEV GAR FLOOR = 854.60 854.27

"A" SLAB ELEV GAR FLOOR = 856.60 856.27

CB#10

UNIT 3

CREEKSIDE DRIVE

CB#9

CB#7

CB#8

ELTON LANE

CB#5

CB#4

CB#3

CB#2

CB#6

CB#1

CB#13

CRESTBROOK COURT

UNIT 4

PROPOSED REAR YARD INFILTRATION AREA.
REQUIRED VOLUME (4.8") = 2,600 CF.
PROVIDED VOLUME (854 TO 856) = 3,500 CF.
SIDE SLOPES = 4:1

NOTE: ANY POORLY DRAINING SOILS AT BASIN BOTTOM OR WITHIN 5' OF BASIN BOTTOM SHALL BE REMOVED AND REPLACED WITH CLEAN, WELL DRAINING COURSE SAND.

BLDG.

PROPOSED SWINGING GATE WITH "KNOX BOX" AND "KNOX PADLOCK" PER FIRE DEPT REQUIREMENTS.

FLARED END & RIP RAP PAD 100 SF

12" INV = 853.00

YD#1 YD#2 YD#3 YD#4 YD#5 YD#6 YD#7 YD#8 YD#9

PROPOSED REAR YARD INFILTRATION AREA.
REQUIRED VOLUME (2.4") = 5,930 CF.
PROVIDED VOLUME (854 TO 856) = 7,080 CF.
DESIGN VOLUME (853 TO 857) = 12,240 CF
SIDE SLOPES = 5:1.

NOTE: ANY POORLY DRAINING SOILS AT BASIN BOTTOM OR WITHIN 5' OF BASIN BOTTOM SHALL BE REMOVED AND REPLACED WITH CLEAN, WELL DRAINING COURSE SAND.

EXISTING OVERHEAD WIRES

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

STORM SEWER DATA (MAIN SYSTEM TO NE BASIN)

CB#1
24" DIAMETER
RIM = 857.60
12" INV NE = 853.60

CB#1 TO CB#2
33.4' – 12" STORM @ 0.50%

CB#2
36" DIAMETER
RIM = 857.48
12" INV SW = 853.43
12" INV N = 853.33

CB#2 TO CB#3
100.7' – 12" STORM @ 0.50%

CB#3
36" DIAMETER
RIM = 856.97
12" INV S = 852.82
12" INV NW = 852.62

CB#3 TO CB#4
40.8' – 15" STORM @ 0.30%

CB#5
24" DIAMETER
RIM = 856.78
12" INV W = 852.81

CB#5 TO CB#6
27.9' – 12" STORM @ 0.30%

CB#6
48" DIAMETER
RIM = 857.02
12" INV E = 852.73
12" INV S = 852.63

CB#6 TO CB#4
43.0' – 12" STORM @ 0.30%

CB#4
48" DIAMETER
RIM = 856.76
15" INV SE = 852.50
12" INV N = 852.50
15" INV E = 852.40

CB#4 TO CB#7
142.1' – 15" RCP @ 0.90%

CB#7
48" DIAMETER
RIM = 854.59
15" INV W = 851.12
15" INV N = 851.12

CB#7 TO CB#8
24.0' – 15" RCP @ 0.9%

CB#8
36" DIAMETER
RIM = 854.59
15" INV S = 850.90
15" INV N = 850.90

CB#8 TO CB#9
70.0' – 15" RCP @ 0.85%

CB#9
36" DIAMETER
RIM = 853.6
15" INV S = 850.30
18" INV N = 849.00

CB#9 TO CB#10
117.0' – 18" STORM @ 0.60%

CB#10
36" DIAMETER
RIM = 852.8
18" INV S = 848.30
18" INV E = 848.20

CB#10 TO CB#11
116.0' – 18" STORM @ 0.70%

CB#11
48" DIAMETER
RIM = 852.8
18" INV W = 847.39
24" INV E = 847.04

CB#11 TO KS#1
20.0' – 24" STORM @ 0.20%

KS#1
RIM'S = 853.3
24" INV W = 847.00
24" INV E = 846.90

KS#1 TO BASIN
30.0' – 24" STORM @ 0.20%

24" INV AT BASIN = 846.84

CB#12
60" DIAMETER
RIM = 851.75
2 12" INV'S SE = 849.11

CB#12 TO BASIN
83.0' – 12" RCP @ 1.8%

2 12" INV'S AT BASIN = 847.61

GENERAL NOTES:

1) CURRENT CITY ZONING = PD.
2) PARCEL AREA = 9.11 ACRES.
3) SITE IS PARTIALLY COVERED WITH TREES AND BRUSH.
4) BUILDING PLANS (BY OTHERS) ARE PENDING.
5) ALL ON-SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND SHALL BE WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
6) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY SEWER SYSTEM.
7) SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTENT.
8) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL BE PRIVATE.
9) ALL NEW DRIVES SHALL BE PRIVATE.
10) EXISTING MATURE TREES NEAR PERIMETER OF SUBJECT PROPERTY SHALL BE PRESERVED AS MUCH AS POSSIBLE.

N

40' 0' 40' 80' 120'

CONSTRUCTION NOTES:

1) "NO PARKING THIS SIDE OF STREET" SIGNS SHALL BE INSTALLED ATOP THE FIRE HYDRANT SIGNS AND MIDWAY BETWEEN THE FIRE HYDRANTS ON THE HYDRANT SIDE OF THE STREETS.
2) STREET NAME SIGNS SHALL BE AT LEAST 9" FROM TOP TO BOTTOM OF ACTUAL SIGN (& PLACED ATOP STOP SIGNS).
3) ALL PAVEMENT MARKINGS AND ALL TRAFFIC SIGNAGE SHALL COMPLY WITH STANDARDS IN THE M.M.U.T.C.D.(CURRENT EDITION)
4) U-CHANNEL POSTS REQUIRED FOR ALL SIGNS.
5) SOIL EROSION & SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED BY STATE LAW.
6) PERMIT(S) SHALL BE OBTAINED FROM THE CITY OF PORTAGE AS REQUIRED.
7) E.G.L.E. CONSTRUCTION PERMITS REQUIRED (FOR BOTH PUBLIC WATER MAIN & PUBLIC SANITARY SEWER) PRIOR TO THE COMMENCEMENT OF INSTALLATION.

STORM SEWER DATA (YARD DRAINS)

YD#9
24" DIAMETER
RIM = 858.5
10" INV = 855.09

YD#9 TO YD#8
68.7' – 10" STORM @ 0.3%

YD#8
24" DIAMETER
RIM = 858.3
10" INV'S = 854.88

YD#8 TO YD#7
71.9' – 10" STORM @ 0.3%

YD#7
24" DIAMETER
RIM = 858.1
10" INV'S = 854.67

YD#7 TO YD#6
84.1' – 10" STORM @ 0.3%

YD#6
24" DIAMETER
RIM = 857.9
10" INV'S = 854.42

YD#6 TO YD#5
76.5' – 10" STORM @ 0.3%

YD#5
24" DIAMETER
RIM = 857.6
10" INV'S = 854.19

YD#5 TO YD#4
76.5' – 10" STORM @ 0.3%

YD#4
24" DIAMETER
RIM = 857.6
10" INV = 853.96
12" INV = 853.96

YD#4 TO YD#3
78.6' – 12" STORM @ 0.3%

YD#3
24" DIAMETER
RIM = 857.4
12" INV'S = 853.72

YD#3 TO YD#2
81.5' – 12" STORM @ 0.3%

YD#2
48" DIAMETER
RIM = 857.1
12" INV'S = 853.48

YD#2 TO YD#1
100.3' – 12" STORM @ 0.25%

YD#2 TO CB#13
105.6' – 12" STORM @ 0.25%

CB#13
24" DIAMETER
RIM = 857.1
12" INV = 853.74

YD#1
24" DIAMETER
RIM = 856.9
12" INV'S = 853.23

YD#1 TO BASIN
90.4' – 12" STORM @ 0.25%

12" INV AT BASIN = 853.00

REVISED : 01/16/2025
REVISED : 12/10/2024

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

Engineering Group Associates, Inc. MEGA Monument

1209 MILHAM ROAD,
SUITE B,
PORTAGE, MI 49002
(OFFICE) 269-344-6165

GRADING & STORM SEWER PLAN

CREEKSIDE
PART OF NW 1/4 OF SEC. 21, T.3S., R.11W.
CITY OF PORTAGE, MICHIGAN

GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MICHIGAN 49002

JOB # : 24-042	DRAWN: DJ CHK: PF
SCALE : 1" = 40'	SHEET: 6
DATE : 9/16/2024	

GENERAL NOTES

1) CONTRACTOR SHALL NOTIFY MISS DIG AT 1-800-482-7171 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON THIS SITE WHICH ARE NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES ON SITE, WHETHER SHOWN ON THESE PLANS OR NOT.
3) CONTRACTOR SHALL PROVIDE ALL SIGNS, FENCING, LIGHTS, BARRICADES, ETC. NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING CONSTRUCTION.
4) REQUESTS FOR CONSTRUCTION STAKING SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THEIR ACTUAL NEED.
5) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE PROTECTION AND/OR RELOCATION OF EXISTING UTILITIES.
6) ALL MATERIALS PLACED DURING CONSTRUCTION SHALL BE IN NEW CONDITION, SHALL BE FREE FROM DEFECTS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY AND THEIR INSPECTOR.
7) ALL CONSTRUCTION SHALL BE SUBJECT TO CONSTRUCTION INSPECTION BY OWNER, OWNER'S REPRESENTATIVE, AND THE CITY OF PORTAGE.
8) ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON USGS DATUM AS PROMULGATED WITHIN THE CITY OF PORTAGE.
9) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTAGE CONTRACT CONDITIONS AND SPECIFICATIONS.
10) A SOIL EROSION CONTROL PERMIT NEEDS TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY GRADING ACTIVITIES.

CONSTRUCTION NOTES

1) ALL PIPE LENGTH DISTANCES ARE FROM CENTER TO CENTER OF STRUCTURE.
2) ALL TRENCHING AND BACKFILLING FOR UTILITIES SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF PORTAGE STANDARD SPECIFICATIONS AND THE REQUIREMENTS INDICATED ON THE CONSTRUCTION DRAWINGS.
3) ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, AND LAWS.

WATER MAIN NOTES

1) ALL 8" OR 10" WATER MAIN SHALL BE AWWA C151, CLASS 52 DUCTILE IRON PIPE. ALL 12" WATER MAIN SHALL BE AWWA C151, CLASS 53 DUCTILE IRON PIPE. ALL PIPE SHALL HAVE CEMENT LINING AND SHALL BE INSTALLED ACCORDING TO THE CITY OF PORTAGE STANDARD SPECIFICATIONS (AVAILABLE AT CITY OF PORTAGE WEBSITE- www.portagemi.gov).
2) ALL WATER MAIN CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY A CITY OF PORTAGE APPROVED INSPECTOR.
3) MINIMUM 5.0' AND MAXIMUM 6.0' OF COVER OVER NEW WATER MAIN PIPE IS REQUIRED ONCE FINAL SITE GRADING IS COMPLETE.
4) WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PORTAGE STANDARD DETAIL SD-153, TYPICAL SERVICE LINE AND METER BOX INSTALLATIONS. PLUMBING PERMIT REQUIRED.
5) HYDRANT ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PORTAGE STANDARD DETAIL SD-144, AUXILIARY VALVE LOCATION.
6) HYDRANT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PORTAGE STANDARD DETAIL SD-145, STANDARD HYDRANT SIGN. NOTE FIRE HYDRANT SIGNS SHALL BE INSTALLED A MINIMUM 4.0' FROM THE CENTER OF THE INSTALLED HYDRANT PER THE CITY'S NEW REQUIREMENTS.

SANITARY SEWER NOTES

1) ALL SANITARY SEWER PIPE SHALL BE SDR26 PVC AND SHALL COMPLY WITH ASTM D 3033 OR ASTM D 3034. PIPE SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2) ALL SANITARY SEWER CONSTRUCTION, INCLUDING MAINLINES, LATERALS, MANHOLES, AND APPURTENANCES, SHALL CONFORM WITH THE CITY OF PORTAGE REQUIREMENTS AND SPECIFICATIONS AND SHALL BE SUBJECT TO THEIR INSPECTION.

PRIVATE UTILITY NOTES

1) UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE, AND CABLE TV PRIVATE UTILITIES SHALL BE SIZED AND INSTALLED BY UTILITY OWNERS.

STORM SEWER NOTES

1) STORM SEWER PIPE SHALL BE EITHER CORRUGATED POLYETHYLENE (C.P.E.), REINFORCED CONCRETE (R.C.P.), OR OTHER TYPES MEETING MDOT AND CITY OF PORTAGE APPROVAL.
2) CORRUGATED POLYETHYLENE (C.P.E.) PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M 294 TYPE S (DUAL WALL, SMOOTH INSIDE, CORRUGATED OUTSIDE, NO PERFORATIONS). THE JOINTS SHALL BE WATERTIGHT AND COMPLY WITH ASTM D 3212. (HANCOR HI-Q, ADS N-12, OR EQUIVALENT)
3) REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C 76. THE JOINTS SHALL BE WATERTIGHT AND COMPLY WITH ASTM C 443.
4) ALL STORM SEWER PIPE AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE "CONSTRUCTION SPECIFICATIONS AND STANDARDS"
5) PREMIUM WATERTIGHT JOINTS (RUBBER OR SLIP SEAL) ARE REQUIRED AT EACH STORM SEWER PIPE JOINT IN ACCORDANCE WITH CITY OF PORTAGE REQUIREMENTS.
6) PIPE CONNECTIONS AT ALL SOLID WALLED STRUCTURES SHALL BE MADE WITH A WATERTIGHT RESILIENT CONNECTOR (RUBBER TYPE BOOT WITH STAINLESS STEEL BANDS, OR OTHER TYPE AS APPROVED BY CITY OF PORTAGE).
7) STORM SEWER PIPE SHALL HAVE A MINIMUM OF 24 INCHES OF COVER.
8) ALL STORM SEWER PIPE, JOINTS, AND GASKETS SHALL BE INSPECTED. ANY DEFECTIVE PRODUCTS SHALL NOT BE INSTALLED AND SHALL BE REMOVED FROM THE SITE.
9) ALL SOLID WALLED STRUCTURES SHALL HAVE CONCRETE BOTTOMS.
10) DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE BACKFILL HAS BEEN PLACED AND PRIOR TO INSTALLING ANY ASPHALT OR CONCRETE SURFACE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE (5) PERCENT. THE DEFLECTION TEST SHALL BE RUN USING A RIGID BALL OR MANDREL, HAVING A DIAMETER EQUAL TO 95 % OF THE INSIDE DIAMETER OF THE PIPE. DEFLECTION SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS.

SOIL EROSION CONTROL NOTES (SEE SHEET 6)

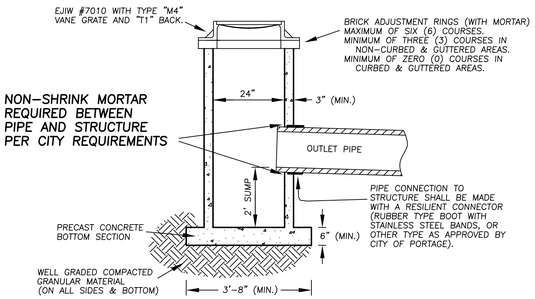
1) ALL CONSTRUCTION SHALL COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (P.A. 451 OF 1994, AS AMENDED) AS ADMINISTERED BY THE CITY OF PORTAGE.
2) EARTHWORK CONTRACTORS SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A) BERMING OR FILTERING OF RUNOFF AT PROPERTY LINES WHERE EROSION COULD OCCUR.
   B) PROTECTION OF ALL EXISTING AND NEWLY CONSTRUCTED STORM SEWER STRUCTURES, WHETHER ADJACENT TO THE SITE OR ON THE SITE.
   C) MINIMIZATION OF TRACKING OF MATERIAL OFF-SITE.
   D) SWEEPING AND CLEANING OF ADJACENT STREETS AS NECESSARY.
3) OWNER SHALL OBTAIN 'SOIL EROSION CONTROL PERMIT' FROM THE CITY OF PORTAGE.

RESTORATION NOTES

1) ALL DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND GRASS SEED, OR OTHER REQUIRED LANDSCAPING.
2) EXISTING STREETS AND YARDS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

STREET LIGHTS & STREET SIGNS

1) DECIDUOUS TREES AT PLANTING SHALL HAVE A MINIMUM CALIPER OF 1.5" AT 6" ABOVE THE ROOT BALL; A CLEAR STEM OF 4 FEET; AND A BURLAP BALL SIZE OF AT LEAST 10 TIMES THE CALIPER. ALLOWED TREES INCLUDE SARGENT CHERRY, AMUR CORKTREE, GOLDENRAIN TREE, MAPLES (HEDGE, PACIFIC SUNSET, TRIDENT, TATARIAN MAPLE), AMERICAN & EUROPEAN HORNBEAM, KATSURA TREE, IVORY SILK JAPANESE TREE LILAC, & ORNAMENTAL PEARS (CLEVELAND AND REDSPIRE CALLERY PEAR).
2) STREET LIGHTS SHALL BE 8500 LUMEN, HIGH PRESSURE SODIUM VAPOR. DECORATIVE LIGHT POLES SHALL HAVE A HEIGHT OF 19 FEET. ALL LIGHT STANDARDS AND UTILITY POLES SHALL BE LOCATED AT LEAST 5 FEET OFF PROPOSED BACK OF CURB.
3) ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS MUST CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ("M.M.U.T.C.D.").
4) ALL STREET SIGNS SHALL CONFORM TO CITY OF PORTAGE PUBLISHED REQUIREMENTS. ALL SIGNS SHALL BE INSTALLED ON 3 POUND GALVANIZED U-CHANNEL POSTS AND SHALL HAVE A MINIMUM POST BURY OF 36 INCHES. DISTANCE FROM BOTTOM OF SIGN TO GROUND SHALL BE 7 FEET. ANYTHING NOT SPECIFIED IN THESE PLANS SHALL BE IN ACCORDANCE WITH THE M.M.U.T.C.D. STREET NAME SIGNS SHALL BE 9 INCHES TALL (VERTICAL DIMENSION OF ACTUAL SIGN).

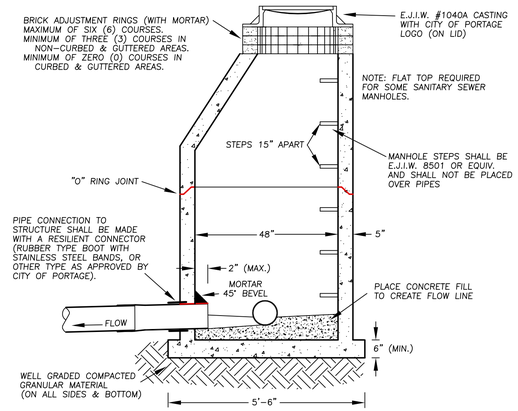


24" STORM SEWER INLET

NO SCALE

NOTES:
1) STRUCTURE SHALL HAVE A 2 FOOT SUMP.
2) HEIGHT OF STRUCTURES WILL VARY BUT SHALL NOT EXCEED FIVE (5.0) FEET.
3) STRUCTURES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478.
4) SEE RELATED CITY OF PORTAGE STANDARD DETAILS:
   SD-102, 24" CATCH BASIN
   SD-103, STANDARD CURB INLET CASTING
   SD-104, STANDARD DROP CURB INLET CASTING

NOTE: SANITARY SEWER MANHOLE LIDS SHALL HAVE A STANDARD CITY OF PORTAGE LOGO ON LID.

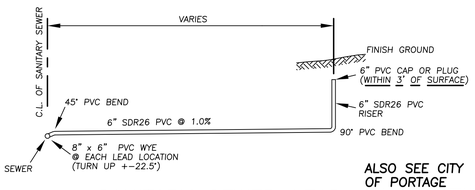


48" SANITARY SEWER MANHOLE

NO SCALE

NOTES:
1) HEIGHT OF STRUCTURES WILL VARY.
2) STRUCTURES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 WITH O-RING RUBBER GASKET TYPE JOINTS, ASTM C-443. RUBBER GASKETS SHALL NOT BE REMOVED.
3) INSTALL STEPS AFTER STRUCTURE IS IN PLACE, IF NECESSARY, TO INSURE STEPS ARE LOCATED UNDER OPENING. TOP STEP SHALL BE NO MORE THAN 24 INCHES FROM TOP OF CASTING. BOTTOM STEP SHALL BE NO MORE THAN 24 INCHES FROM BENCH.
4) SEE RELATED CITY OF PORTAGE STANDARD DETAILS:
   SD-105, STANDARD MANHOLE
   SD-106, SANITARY SEWER STANDARD MANHOLE CASTING
   SD-107, SANITARY SEWER PRESSURE-TIGHT MANHOLE CASTING
   SD-108, STANDARD MANHOLE STEP

NOTE: ALL SANITARY SEWER SHALL BE SDR26 PIPE.

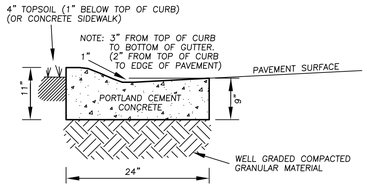


SANITARY SEWER LEAD

NO SCALE

ALSO SEE CITY OF PORTAGE STANDARD DETAIL SD-110.

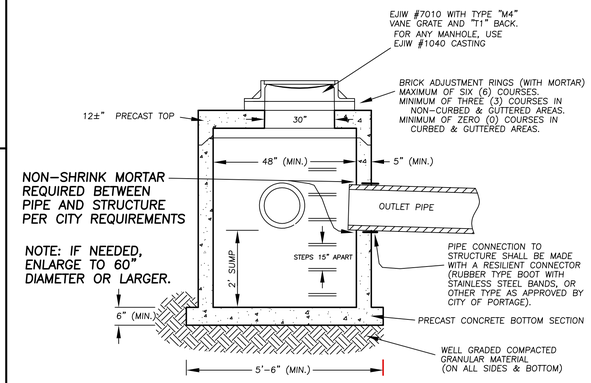
NOTES:
1) 4" x 4" RISER MARKER STAKE REQUIRED AT EACH RISER LOCATION.
2) BEDDING AND COMPACTION SHALL BE PER CITY STANDARD SPECIFICATIONS.
3) SEE RELATED CITY OF PORTAGE STANDARD DETAILS:
   SD-110, SANITARY SEWER STANDARD HOUSE CONNECTIONS (PROPERTY LINE RISER)
4) MAIN LINE RISERS REQUIRED WHEN DEPTH OF SEWER MAIN IS 15' OR GREATER.



CONCRETE ROLL CURB

NO SCALE

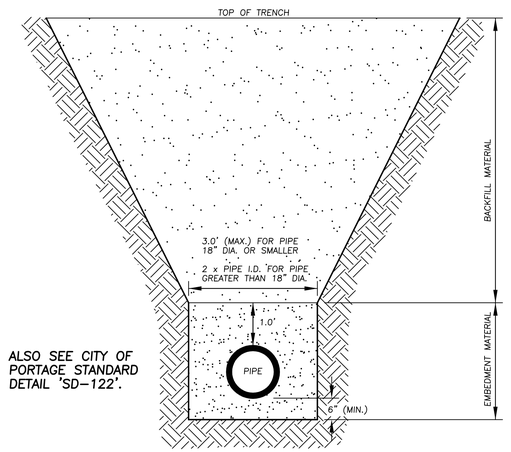
NOTES:
1) CONCRETE SHALL BE MDOT GRADES 35P OR 35S, AND MEET THE FOLLOWING REQUIREMENTS:
   * ALL AGGREGATES SHALL BE LIMESTONE OR SLAG MATERIAL
   * ENTRAINED AIR, 6 TO 8 PERCENT
   * COMPRESSIVE STRENGTH AT 28 DAYS = 3500 P.S.I.
   * SLUMP = 1.5 TO 3 INCHES
   * MODULUS OF RUPTURE AT 28 DAYS = 650 P.S.I.
   * MINIMUM PORTLAND CEMENT CONTENT = 5.50 SACKS PER CUBIC YARD
2) EXPANSION JOINTS SHALL BE PLACED AT SPRING POINTS AND UNIFORM INTERVALS OF NOT MORE THAN 100 FEET.
3) PLANE OF WEAKNESS JOINTS SHALL BE PLACED AT UNIFORM INTERVALS OF TEN (10) FEET. IRREGULAR SECTIONS SHALL NOT BE LESS THAN EIGHT (8) FEET.
4) CONCRETE SHALL BE CURED IN A MANNER APPROVED BY THE CITY OF PORTAGE.



48" STORM SEWER STRUCTURE W/FLAT TOP

NO SCALE

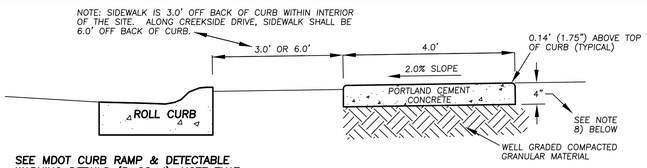
NOTES:
1) MANHOLE STRUCTURES SHALL NOT HAVE A SUMP AND SHALL REQUIRE EJIW #1040A CASTING ~~WITH CITY OF PORTAGE LOGO PER CITY STANDARDS.~~
2) HEIGHT OF STRUCTURES WILL VARY.
3) STRUCTURES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478.
4) SOME STRUCTURES MAY HAVE TO BE ENLARGED TO ACCOMMODATE PIPES AND RESILIENT CONNECTORS. STRUCTURAL DIMENSIONS FOR LARGER DIAMETER STRUCTURES SHALL CONFORM TO ASTM C-478.
5) MANHOLE STEPS SHALL BE EJIW #8501 OR EQUIVALENT.
6) INSTALL STEPS AFTER STRUCTURE IS IN PLACE TO INSURE STEPS ARE LOCATED UNDER OPENING. TOP STEP SHALL BE NO MORE THAN 24 INCHES FROM TOP OF CASTING. BOTTOM STEP SHALL BE NO MORE THAN 24 INCHES FROM BENCH/BOTTOM OF STRUCTURE.
7) SEE RELATED CITY OF PORTAGE STANDARD DETAILS:
   SD-101, STANDARD 48" DRAINAGE STRUCTURE
   SD-103, STANDARD CURB INLET CASTING
   SD-104, STANDARD DROP CURB INLET CASTING
   SD-108, STANDARD MANHOLE STEP



UTILITY TRENCH DETAIL

NO SCALE

NOTES:
1) LARGE ROCKS, BOULDERS, AND STONES OVER ONE (1.0) INCH IN DIAMETER SHALL BE REMOVED TO PROVIDE A CLEARANCE OF SIX (6) INCHES (MIN.) FROM ANY PART OF THE PIPE.
2) ALL EMBEDMENT AND BACKFILL MATERIALS SHALL BE FREE FROM FROZEN EARTH, ICE, SNOW, TOPSOIL, MUCK, CINDERS, ASHES, REFUSE, ORGANIC MATTER, BOULDERS, ROCKS, OR OTHER MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE.
3) EMBEDMENT MATERIAL SHALL BE GRANULAR MATERIAL WITH MAXIMUM PARTICLE SIZE OF 1.0" COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
4) BACKFILL MATERIAL UNDER PAVEMENT AREAS AND AREAS WITHIN TRENCH INFLUENCE OF BACK OF CURB OR EDGE OF PAVEMENT SHALL BE GRANULAR MATERIAL COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
5) BACKFILL MATERIAL FOR PIPE TRENCHES NOT UNDER PAVEMENT AREAS AND AREAS OUTSIDE OF TRENCH INFLUENCE MAY BE NONGRANULAR NATIVE MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS ACCEPTABLE MATERIAL AND IS ADEQUATELY COMPACTED TO PREVENT SETTLEMENT.
6) BACKFILL MATERIAL MAY BE PLACED, SPREAD, AND COMPACTED WITH EQUIPEMENT OPERATED LONGITUDINALLY ALONG THE PIPE LINE. PUSHING MATERIAL INTO THE TRENCH FROM THE SIDE WITHOUT LONGITUDINAL SPREADING AND COMPACTION SHALL NOT BE ALLOWED.
7) SEE RELATED CITY OF PORTAGE STANDARD DETAIL:
   SD-122, STANDARD TRENCH DETAIL



SEE MDOT CURB RAMP & DETECTABLE WARNING DETAILS (R-28-J). NOTE THAT DETECTABLE WARNING PLATES SHALL BE CAST IRON WITH A BLACK ASPHALT COATING.

SIDEWALK DETAIL

NO SCALE

NOTES:
1) CONCRETE SHALL BE MDOT GRADES 35P OR 35S, AND MEET THE FOLLOWING REQUIREMENTS:
   * ALL AGGREGATES SHALL BE LIMESTONE OR SLAG MATERIAL
   * ENTRAINED AIR = 6 TO 8 PERCENT
   * COMPRESSIVE STRENGTH AT 28 DAYS = 3500 P.S.I.
   * SLUMP = 1.5 TO 3 INCHES
   * MODULUS OF RUPTURE AT 28 DAYS = 650 P.S.I.
   * MINIMUM PORTLAND CEMENT CONTENT = 5.50 SACKS PER CUBIC YARD
2) ONE (1) INCH TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET.
3) PLANE OF WEAKNESS JOINTS SHALL BE PLACED AT UNIFORM INTERVALS OF FOUR (4) FEET.
4) ALL JOINTS SHALL BE CONSTRUCTED AT RIGHT ANGLES TO THE CENTERLINE OF THE WALK.
5) ALL EDGES AND JOINTS SHALL BE PROPERLY TOOLED.
6) THE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BRUSH TO PROVIDE A NON-SLIP SURFACE.
7) CONCRETE SHALL BE CURED IN A MANNER APPROVED BY THE OWNER.
8) WALK WITHIN DRIVEWAY AREAS SHALL BE 6" THICK.

SEE ROAD CROSS-SECTION DETAIL ON SHEET 3

REVISED: 01/16/2025
REVISED: 12/10/2024
REVISED: 12/03/2024

CONSTRUCTION DETAILS & NOTES
CREEKSIDE
PART OF THE NW. 1/4 OF SEC. 21, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN

DATE: 9/16/2024
SHEET: 7
JOB No.: 24-042

MONUMENT ENGINEERING GROUP ASSOC., INC.
Formerly Ingersoll, Watson & McMachen, Inc.
1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6165

STORM WATER TREATMENT CHAMBER
KSI SERIES 2500 HDPE CHAMBER

NOTE:
KSI REP MUST BE ON SITE DURING INSTALLATION. IF INSTALLED WITHOUT KSI REP ON SITE, WARRANTY WILL BE VOID.

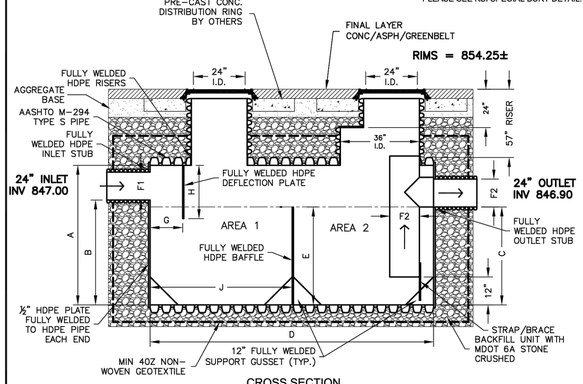
TANK MUST BE INSTALLED PER KSI TANK INSTALLATION INSTRUCTION MANUAL

24" CLEARANCE REQUIRED AROUND TANK PERIMETER

NOTE:
INSTALL UNIT PER ASTM D2321

4 OZ NON-WOVEN GEOTEXTILE FABRIC WRAP REQUIRED SEE TRENCH DETAIL

IF WATER TABLE IS AN ISSUE, PLEASE SEE KSI SPECIAL BURY DETAIL.

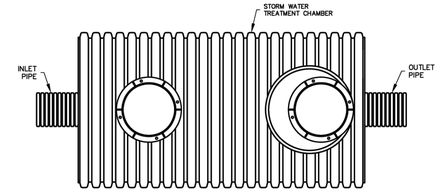


CROSS SECTION

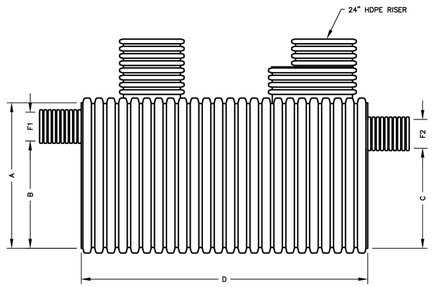
STORM WATER TREATMENT CHAMBER DIMENSIONS AND CAPACITIES

MODEL NO.	A	B	C	D	E	F1	F2	G	H	J	AREA 1	AREA 2
2500-60-24	60"	33"	32"	309"	32"	24"	24"	24"	33"	155"	137 CF	307 CF

DESIGN BY: AG / RK	REV: DATE: 12-9-24	2 OF 2	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. SERIES 2500 SWTC v2022			



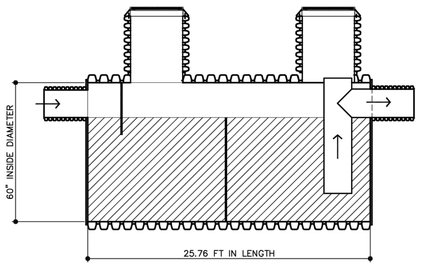
PLAN VIEW



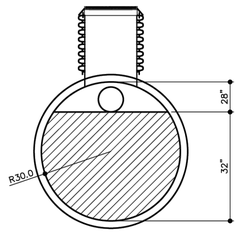
SIDE VIEW

DESIGN BY: AG / RK	REV: 12-9-24 DATE: 10-10-08	1 OF 2	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. SWTC TANK VIEWS v2022			

SPILL CONTAINMENT VOLUME WITHIN STORM WATER TREATMENT CHAMBER



VOLUME DIAGRAM



END VIEW

Q TREAT = 9.7 CFS
USE KSI 2000-60-24 SWTC (224.76 CF) FOR TREATMENT WITH 150 GALLONS (20 CF) OF SPILL CONTAINMENT CAPACITY = KSI 2500-60-24

REQUIRED CAPACITY = 224.76 CF + 20 CF = 244.76 CF

VOLUME BELOW THE OUTLET TEE IS 32"

A = 10.6469 CF/FT

KSI 2500-60-24 SWTC IS 25.76 FT LONG
10.6469 CF/FT X 25.76 FT = 274.26 CF

274.26 CF > 244.76 CF (REQUIRED CAPACITY)

THEREFORE: OK

Qmax = 12.6 CFS > Q TREAT = 9.7 CFS

USE KSI 2500-60-24 SWTC INLINE - NO BYPASS REQIRED

DESIGN BY: AG / RK	REV: DATE: 12-9-24	1 OF 2	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. SWTC TANK VIEWS v2022			

STORM WATER TREATMENT CHAMBER
INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION GUIDELINES

1. KSI REQUIRES A COMPANY REP TO BE ON SITE TO WITNESS THE INSTALLATION. KSI MUST BE NOTIFIED OF THE INSTALLATION DATE WITH A 3-4 DAY LEAD TIME TO ENSURE HAVING A REP ON SITE. FAILURE TO COMPLY WILL RESULT IN THE WARRANTY BEING NULL & VOID.

2. EXCAVATE AREA FOR KSI SWTC AND PREPARE TRENCH BOTTOM PER ASTM D2321, SECTIONS 6 & 7.

3. THE KSI SWTC SHALL BE INSTALLED ON A BED OF NO LESS THAN 12" MDOT 6A CRUSHED STONE MATERIALS COMPACTED TO 95% PROCTOR DENSITY. COMPACTED TO 95% (90% MIN. FOR MDOT 6A CRUSHED STONE MATERIAL) OF THE BACKFILL MATERIAL'S MAXIMUM WEIGHT AT A MOISTURE CONTENT NOT GREATER THAN THE OPTIMUM.

4. INSTALL KSI SWTC UNIT, HIGH FLOW BYPASS LINE (IF APPLICABLE), DIVERSION STRUCTURE AND EXITING STRUCTURE AT ELEVATIONS INDICATED ON SITE PLAN. COUPLE INLET AND OUTLET HDPE SPLIT COUPLERS TO CONVEYANCE PIPE.

5. BACKFILL UNIT WITH MDOT 6A CRUSHED STONE MATERIALS PER ASTM D2321. BACKFILL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.

6. THE HDPE ACCESS RISERS SHALL BE FIELD CUT TO FINISH GRADE BY THE CONTRACTOR. SEE RISER INSTALLATION OPTIONS PAGE.

7. KSI RECOMMENDS FILLING THE UNIT WITH WATER UPON COMPLETION OF INSTALLATION UP TO THE BAFFLE HEIGHT.

8. ONCE THE UNIT IS INSTALLED, PLACE A ORANGE SAFETY FENCE 4-5 FT HIGH WITH TEE POST, AROUND THE SYSTEM. PLACE FENCE 5 FT BEYOND GRID FOOTPRINT. ANY DAMAGE TO THE SYSTEM AS A RESULT OF NOT FOLLOWING THESE INSTRUCTIONS AND THE BLUEPRINT DETAILS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR THE SYSTEM TO KSI'S SATISFACTION.

MAINTENANCE GUIDELINES

1. ALL STORM WATER TREATMENT CHAMBERS WILL REQUIRE PERIODIC MAINTENANCE DEPENDING ON SPECIFIC SITE CONDITIONS.

2. KSI RECOMMENDS CLEANING THE SWTC QUARTERLY AND AFTER HEAVY RAIN STORMS. SEDIMENT IS EASIER TO REMOVE WHEN IT IS REMOVED ON A REGULAR BASIS.

3. DISPOSAL OF MATERIAL FROM THE KSI SWTC ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICES (BMP). LOCAL GUIDELINES SHOULD BE CONSULTED PRIOR TO DISPOSAL OF THE SWTC CONTENTS. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.

4. IF A HYDROCARBON REMOVAL SYSTEM WAS INSTALLED - REPLACE IT WHEN IT TURNS BLACK. UNIT CAN BE DISPOSED OF VIA NORMAL REFUSE REMOVAL. SPENT UNIT DOES NOT LEACH CAPTURED CONTAMINATES.

WHITE = NEW
GRAY = WORKING
BLACK = SPENT - NEEDS REPLACEMENT - CONTACT KSI FOR REPLACEMENT PARTS

5. AFTER CLEANING THE UNIT - KSI RECOMMENDS REFILLING THE UNIT WITH WATER.

DESIGN BY: AG / RK	REV: 12-9-24 DATE: 10-10-08	1 OF 1	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. SWTC INSTALL & MAINT.			

American Revolution Full Cutoff LED
Series 247CL

PRODUCT OVERVIEW

NOTE: 19' POLE HEIGHT

Features:

- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Fifteen (15) LED performance packages deliver just the right amount of light for any given application up to 9,300 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy lifelong performance
- Luminaire is rated for 3g vibration per ANSI C136.31
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws
- Rated LED and driver life greater than 100,000 hours at 25°C
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

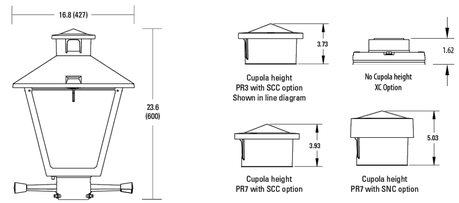
Applications:

Streetscapes
Walkways
Pathways
Parks

Standards:

- Complies with all applicable ANSI C136 standards.
- CSA listed and suitable for up to 40°C ambient
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- **GOVERNMENT PROCUREMENT** — BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
  BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
  Please refer to www.acuitybrands.com/buy-american for additional information.

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft.
Fixture weight = 36 lbs.

**See Cupola Control Node Compatibility chart to ensure compatibility with smart controls*

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Series 247CL LED

American Revolution LED
Series 247CL

ORDERING INFORMATION

Example: 247CL P154 MVOLT 30K R3 BK SCC PR7

Series
247CL American Revolution LED

Performance Package

Package	Input Watts	Lumens (nominal)
P101	20	2,300
P102	30	3,100
P103	40	4,000
P104	49	4,800
P151	30	3,500
P152	40	4,300
P153	50	5,200
P154	60	6,000
P155	70	6,800
P201	70	7,400
P202	80	8,100
P300	41	4,800
P301	60	7,000
P302	70	7,800
P303	80	8,600

Voltage
MVOLT 120-277V
HVOLT 347-480V
XVOLT 277-480V with enhanced power quality protection

Color Temperature (CCT)
27K 2700K
30K 3000K
40K 4000K

Distribution
R2 Type II
R3 Type III
R4 Type IV
R5 Type V

Paint (smooth gloss)
BK Black
GY Gray
DDB Dark Bronze
WH White
BZ Bronze

Cupola
SCC Standard cupola
SNC Smart node cupola
XC No cupola

Photocontrol Receptacle
NR No photocontrol receptacle
PR3 3 pin NEMA photocontrol
PR7 7 pin NEMA photocontrol

Options

Options
PCLL Solid State Long Life Photocontrol, 120-277V (fail off)
P34 Solid State Long Life Photocontrol, 347V (fail off)
P48 Solid State Long Life Photocontrol, 480V (fail off)
PCSS Solid state photocontrol, 120-277V (Not CSA Listed) (fail on)
SH Shorting cap
AO Field adjustable output module
DALI DALI driver (RFD required)

Miscellaneous
SS Stainless steel hardware
TL Tool-less trigger latch entry
NL1X1 1" x 1"NEMA label
NL2X2 2" x 2"NEMA label
XL Not CSA Listed
LDR Ladder Rest
CR Epoxy Pre-Coat Finish
20kV 20kV/10kA surge protection device
BAA Buy America(n) Act and/ or Build America Buy America Qualified

House-Side Shields
HSS House Side Shield

Prewired leads
L1H 1.5 ft. prewire leads
L03 3 ft. prewire leads
L10 10 ft. prewire leads
L20 20 ft. prewire leads
L25 25 ft. prewire leads
L30 30 ft. prewire leads

Accessory
House Side Shield shipped separately and installed in the field
FHSSLEM10-15R2/R5 P10x or P15x package, R2 or R5 optic
FHSSLEM10-15R3 P10x or P15x package, R3 optic
FHSSLEM20-30R2/R5 P20x or P30x package, R2 or R5 optic
FHSSLEM20-30R3 P20x or P30x package, R3 optic
FHSSLEM45R2/R5 P45x package, R2 or R5 optic
FHSSLEM45R3 P45x package, R3 optic

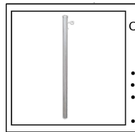
Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL Headquarters, One Lithonia Way, Conyers Georgia 30012.
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupport-LightingB@AcuityBrands.com
© 2019-2024 Acuity Brands Lighting, Inc. All Rights Reserved. 247CL Rev. 04/16/24

Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

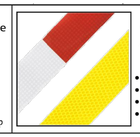
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.



Optional Swing Gate Barrier Receiver Post - 14030R

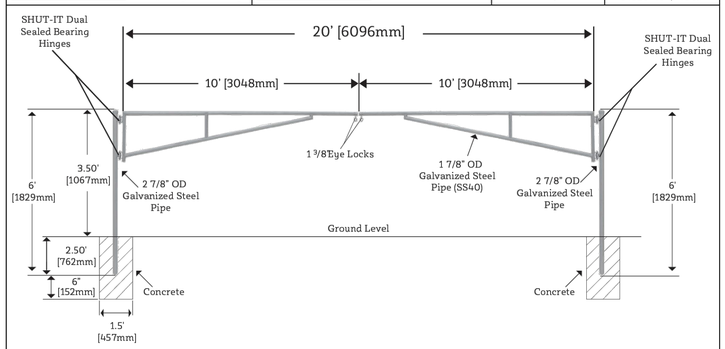
- Height: 6 ft.
- Galvanized Steel
- Diameter: 3 in. [2 7/8 in. OD]
- 1 3/8 in. Eye-Lock Loop



Optional Barrier Arm Gate & Post Safety Tape Kit

- Thickness: 8 Mil.
- MUTCD Compliant
- Red/White & Yellow
- Increases Visibility

Single Gate Models:	Double Gate Models:
14010-10 | 10 ft.	14020-20 | 20 ft.
14010-12 | 12 ft.	14020-24 | 24 ft.
14010-14 | 14 ft.	14020-28 | 28 ft.
14010-15 | 15 ft.	14020-30 | 30 ft.
14010-16 | 16 ft.	14020-32 | 32 ft.
14010-20 | 20 ft.	14020-40 | 40 ft.



Contact Information:	Manufacturer:	Part Number:	Product Description:	Product Specifications:
Web: www.TigerTeethStore.com Phone: (800) 878-7829 Email: Sales@TigerTeethStore.com	Barrier Gate Brands™	14020-20	SENTINEL 20 ft. Manual Double Swing Barrier Gate	• Width: 20 ft. • Material: Galvanized Steel • Installation Type: In-Ground • Barrier Gate Type: Manual Double Swing Gate

REVISED: 01/16/2025
REVISED: 12/10/2024

CONSTRUCTION DETAILS & NOTES
CREEKSIDE
PART OF THE NW. 1/4 OF SEC. 21, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN

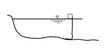
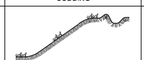
MONUMENT ENGINEERING GROUP ASSOC., INC.
Formerly Ingersoll, Watson & McMachen, Inc.
1209 East Milham Road, Suite B · Portage, Michigan 49002 · Phone 269 344-6165

DATE: 9/16/2024
SHEET: 8
JOB No.: 24-042

APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

(COMPREHENSIVE DETAILS ARE LOCATED IN SECTION 6 OF THE SOIL EROSION & SEDIMENTATION CONTROL MANUAL)

- A = SLOPES
- B = STREAMS AND WATERWAYS
- C = SURFACE DRAINAGEWAYS
- D = ENCLOSED DRAINAGE (INLET & OUTFALL CONTROL)
- E = LARGE FLAT SURFACE AREAS
- F = BORROW AND STOCKPILE AREAS
- G = DNRE PERMIT MAY BE REQUIRED

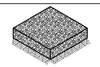
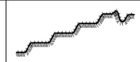
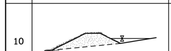
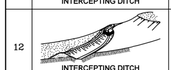
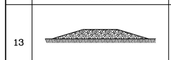
KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
1	 TURBIDITY CURTAIN	A Turbidity Curtain is used when slack water area is necessary to isolate construction activities from the watercourse. The still water area contains the sediments within the construction limits.		•					
2	GRUBBING OMITTED	Retains existing root mat which assists in stabilizing slopes. Assists in the revegetation process by providing sprout growth. Reduces sheet flow velocities preventing rilling and gullying. Discourages off-road vehicle use.	•				•		
3	PERMANENT/TEMPORARY SEEDING	Inexpensive but effective erosion control measure to stabilize flat areas and mild slopes. Permits runoff to infiltrate soil, reducing runoff volumes. Proper preparation of the seed bed, fertilizing, mulching and watering is critical to its success.	•		•		•	•	
4	DUST CONTROL	Dust control can be accomplished by watering, and/or applying calcium chloride. The disturbed areas should be kept to a minimum. PERMANENT/TEMPORARY SEEDING (KEY 3) should be applied as soon as possible.	•				•	•	
5	SODDING	Provides immediate vegetative cover such as at spillways and ditch bottoms. Proper preparation of the topsoil, placement of the sod, and watering is critical to its success.	•				•	•	
6	 VEGETATED BUFFER STRIPS	Reduces sheet flow velocities preventing rilling and gullying. Assists in the collection of sediments by filtering runoff. Assists in the establishment of a permanent vegetative cover.	•				•		

PREPARED BY DESIGN DIVISION
DRAWN BY: R.L.T.
CHECKED BY: W.L.P.

DEPARTMENT DIRECTOR
Kirk T. Steudle
APPROVED BY: John C. Friend — ENGINEER OF DELIVERY
APPROVED BY: Paul A. VanFalkenberg — ENGINEER OF DEVELOPMENT

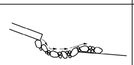
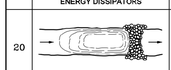
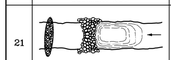
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

9-10-2010 F.H.W.A. APPROVAL	6-3-2010 PLAN DATE	R-96-E	SHEET 1 OF 6

KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
7	RIPRAP	Used where vegetation cannot be established. Very effective in protecting against high velocity flows. Should be placed over a geotextile liner.	•	•	•	•			•
8	 AGGREGATE COVER	Can be used in any area where a stable condition is needed for construction operations, equipment storage or in heavy traffic areas. Reduces potential soil erosion and fugitive dust by stabilizing raw areas.	•				•	•	
9	 BENCHES	Reduces sheet flow velocities preventing rilling and gullying. Assists in the collection and filtering of sediments. Provides access for stabilizing slopes.	•					•	
10	 DIVERSION DIKE	Assists in the diversion of runoff to a stable outlet or sediment control device. Reduces sheet flow velocities preventing rilling and gullying. Collects and diverts runoff to properly stabilized drainage ways. Works well with INTERCEPTING DITCH (KEY 11)	•				•	•	
11	INTERCEPTING DITCH	Assists in the diversion of runoff to a stable outlet or sediment control device. Reduces sheet flow velocities preventing rilling and gullying. Works well with DIVERSION DIKE (KEY 10)	•				•	•	
12	 INTERCEPTING DITCH AND DIVERSION DIKE	Assists in the diversion of runoff to a stable outlet or sediment control device. Reduces sheet flow velocities preventing rilling and gullying.	•				•	•	
13	 GRAVEL FILTER BERM	Useful in filtering flow prior to its reentry into a lake, stream or wetland. Works well with SEDIMENT TRAP (KEY 20) and TEMPORARY BYPASS CHANNEL (KEY 35). Not to be used in lieu of a CHECK DAM (KEY 37) in a ditch.	•		•				•
14	GRAVEL ACCESS APPROACH	Provides a stable access to roadways minimizing fugitive dust and tracking of materials onto public streets and highways.					•	•	

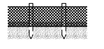
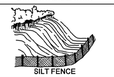
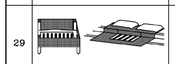
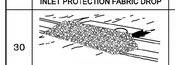
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

9-10-2010 F.H.W.A. APPROVAL	6-3-2010 PLAN DATE	R-96-E	SHEET 2 OF 6

KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
15	SLOPE DRAIN SURFACE	Excellent device for carrying water down slopes without creating an erosive condition. Generally used in conjunction with DIVERSION DIKE (KEY 10), INTERCEPTING DITCH (KEY 11) and INTERCEPTING DITCH AND DIVERSION DIKE (KEY 12) to direct flow to a stable discharge area or SEDIMENT TRAP (KEY 20).	•		•				
16	TREES, SHRUBS AND PERENNIALS	Trees, shrubs and perennials can provide low maintenance long term erosion protection. These plants may be particularly useful where site aesthetics are important along the roadside slopes.	•				•		
17	PIPE DROP	Effective way to allow water to drop in elevation very rapidly without causing an erosive condition. Also works as a sediment collector device. May be left in place as a permanent erosion control device.	•		•				
18	DEWATERING WITH FILTER BAG	It may be necessary to dewater from behind a cofferdam or construction dam to create a dry work site. Discharged water must be pumped to a filter bag. A GRAVEL FILTER BERM (KEY 13) may be placed downslope of the filter bag to provide additional filtration prior to entering any stream or wetland.		•					•
19	 ENERGY DISSIPATORS	A device to prevent the erosive force of water from eroding soils. Used at outlets of culverts, drainage pipes or other conduits to reduce the velocity of the water. Prevents structure scouring and undermining.	•	•	•	•			
20	 SEDIMENT TRAP	Used to intercept concentrated flows and prevent sediments from being transported off site or into a watercourse or wetland. The size of a Sediment Trap is 5 cubic yards or less. Works well when used with CHECK DAM (KEY 37).	•		•	•			
21	 SEDIMENT BASIN	A Sediment Basin is used to trap sediments from an upstream construction site. Requires periodic inspections, repairs, and maintenance. Where practical, sediments should be contained on site. A Sediment Basin should be the last choice of sediment control. The size of a Sediment Basin is greater than 5 cubic yards.			•				•
22	VEGETATIVE BUFFER AT WATERCOURSE	This practice is used to maintain a vegetative buffer adjacent to a watercourse. When utilized with SILT FENCE (KEY 26) it will, under normal circumstances, prevent sediment from leaving the construction site.	•	•	•		•	•	

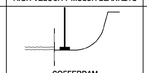
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

9-10-2010 F.H.W.A. APPROVAL	6-3-2010 PLAN DATE	R-96-E	SHEET 3 OF 6

KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
23	STREAM RELOCATION	A detail depicting the proper procedures for stream relocation. Maintains same width, depth, and fow velocity as the natural stream. Revegetate banks with PERMANENT/TEMPORARY SEEDING (KEY 3), MULCHING AND MULCH ANCHORING (KEY 28), MULCH BLANKETS AND HIGH VELOCITY MULCH BLANKETS (KEY 33) and woody plants to shade the stream.		•					•
24	SAND AND STONE BAGS	Sand and stone bags are a useful tool in the prevention of erosion. Can be used to divert water around a construction site by creating a DIVERSION DIKE (KEY 10). Works well for creating a CONSTRUCTION DAM (KEY 36) and temporary culvert end fill.	•	•	•	•	•	•	•
25	 SAND FENCE AND DUNE STABILIZATION	A Sand Fence traps blowing sand by reducing wind velocities. Can be used to prevent sand from blowing onto roads. Must be maintained until sand source is stabilized.	•				•	•	
26	 SILT FENCE	A permeable barrier erected below disturbed areas to capture sediments from sheet flow. Can be used to divert small volumes of water to stable outlets. Ineffective as a filter and should never be placed across streams or ditches where flow is concentrated.	•				•	•	
27	PLASTIC SHEETS OR GEOTEXTILE COVER	Plastic Sheets can be used to create a liner in temporary channels. Can also be used to create a temporary cover to prevent erosion of stockpiled materials.	•	•	•			•	
28	MULCHING AND MULCH ANCHORING	Anchored mulch provides erosion protection against rain and wind. Mulch must be used on seeded areas to promote water retention and growth. Should be inspected after every rainstorm and repaired as necessary until vegetation is well established.	•		•		•	•	
29	 INLET PROTECTION FABRIC DROP	Provides settling and filtering of silt laden water prior to its entry into the drainage system. Can be used in median and side ditches where vegetation will be disturbed. Allows for early use of drainage systems prior to project completion.			•		•		
30	 INLET PROTECTION GEOTEXTILE AND STONE	Provides settling and filtering of silt laden water prior to its entry into the drainage system. Should be used in paved areas where drainage structures are existing or proposed. Allows for early use of drainage systems prior to project completion.			•		•		

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

9-10-2010 F.H.W.A. APPROVAL	6-3-2010 PLAN DATE	R-96-E	SHEET 4 OF 6

KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
31	INLET PROTECTION SEDIMENT TRAP	An Inlet Protection Sediment Trap is a temporary device that can be used in areas where medium flows are anticipated. Effective in trapping small quantities of sediments prior to water entering the drainage system. Can be used in areas such as median and side ditches.			•		•		
32	SLOPE ROUGHENING AND SCARIFICATION	A simple and economical way to reduce soil erosion by wind and water. Can be accomplished by harrowing with a disk, back blading, or tracking with a dozer perpendicular to the slope.	•				•	•	
33	MULCH BLANKETS AND HIGH VELOCITY MULCH BLANKETS	Mulch blankets provide an immediate and effective cover over raw erodible slopes affording excellent protection against rain and wind erosion. High velocity mulch blankets work well for stabilizing the bottom of ditches in waterways.	•		•		•	•	
34	 COFFERDAM	Used to create a dry construction area and protect the stream from raw erodible areas. Must be pumped dry or dewatered according to DEWATERING WITH FILTER BAG (KEY 18).			•				•
35	TEMPORARY BYPASS CHANNEL	Utilized when a dry construction area is needed. Isolates stream flows from raw erodible areas minimizing erosion and subsequent siltation. Can incorporate SEDIMENT BASIN (KEY 21), CHECK DAM (KEY 37), and GRAVEL FILTER BERM (KEY 13) to remove sediments from water. Construction sequence of events may be necessary.			•				•
36	CONSTRUCTION DAM	Used to create a dry or slack water area for construction. Isolates the stream from raw erodible areas. Can be created out of any non-erodible materials such as SAND AND STONE BAGS (KEY 24), a gravel dike with clay core or plastic liner, steel plates or plywood.			•				•
37	CHECK DAM	Can be constructed across ditches or any area of concentrated flow. Protects vegetation in early stages of growth. A Check Dam is intended to reduce water velocities and capture sediment. A Check Dam is not a filtering device.	•		•				•

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

9-10-2010 F.H.W.A. APPROVAL	6-3-2010 PLAN DATE	R-96-E	SHEET 5 OF 6

NOTES:

THIS STANDARD PLAN WILL SERVE AS A KEY IN THE SELECTION OF THE APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL DETAILS. THIS PLAN ALSO PROVIDES THE KEY TO THE NUMBERED EROSION CONTROL ITEMS SPECIFIED ON THE CONSTRUCTION PLANS. REFER TO THE MOST SOIL EROSION & SEDIMENTATION CONTROL MANUAL, SECTION 6 FOR SPECIFIC DETAILS, CONTRACT ITEMS (PAY ITEMS), AND PAY UNITS.

COLLECTED SILT AND SEDIMENT SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE EFFECTIVENESS OF THE SEDIMENT TRAP, SEDIMENT BASIN, AND SILT FENCE. AGGREGATES PLACED IN STREAMS SHOULD CONTAIN A MINIMUM OF FINES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL PROVISIONS SHALL BE COORDINATED WITH THE PERMANENT CONTROL MEASURES TO ASSURE EFFECTIVE CONTROL OF SEDIMENTS DURING CONSTRUCTION OF THE PROJECT.

ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AFTER VEGETATION ESTABLISHMENT OR AT THE DISCRETION OF THE ENGINEER. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE SILTATION IN NEARBY DRAINAGE COURSES.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

9-10-2010 F.H.W.A. APPROVAL	6-3-2010 PLAN DATE	R-96-E	SHEET 6 OF 6

NOTE: ALL SESC MEASURES AND PROVISIONS SHALL COMPLY WITH DETAILS ON THIS SHEET.

REVISED: 01/16/2025
REVISED: 12/10/2024

EROSION CONTROL DETAILS
CREEKSIDE
PART OF THE NW. 1/4 OF SEC. 21, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN

DATE: 9/16/2024
SHEET: 9

MONUMENT ENGINEERING GROUP ASSOC., INC.
Formerly Ingersoll, Watson & McMachen, Inc.
1209 East Milham Road, Suite B · Portage, Michigan 49002 · Phone 269 344-6165

JOB No.: 24-042

Creekside Planned Development

Sample Portfolio of Homes

April 11, 2024

The following plans represent a sample set of homes which are planned within the Creekside PD

Integrity 1800 – Single Family Detached (Bi-Level, 3 Bedroom)

Integrity 1910 – Single Family Detached (2-Story, 4 Bedroom)

Integrity 2085 – Single Family Detached (2-Story, 5 Bedroom)

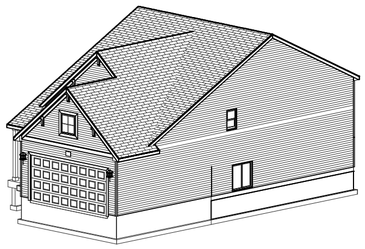
Village 1490MS – Attached Townhome (2-Story, 3 Bedroom)

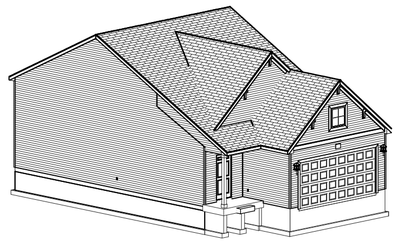
i1910
i2085
i1800
i1910
i1910
i2085

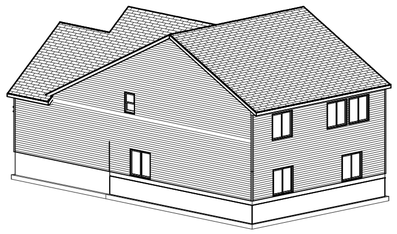
Integrity 1800

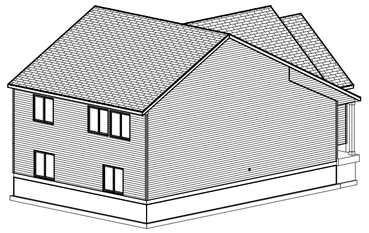
- **Single Family Detached Home**
- **1,800 Square Feet, Bi-Level**
- **3 Bedrooms/2½ Bathrooms**
- **Attached 2-Stall Garage (front load)**

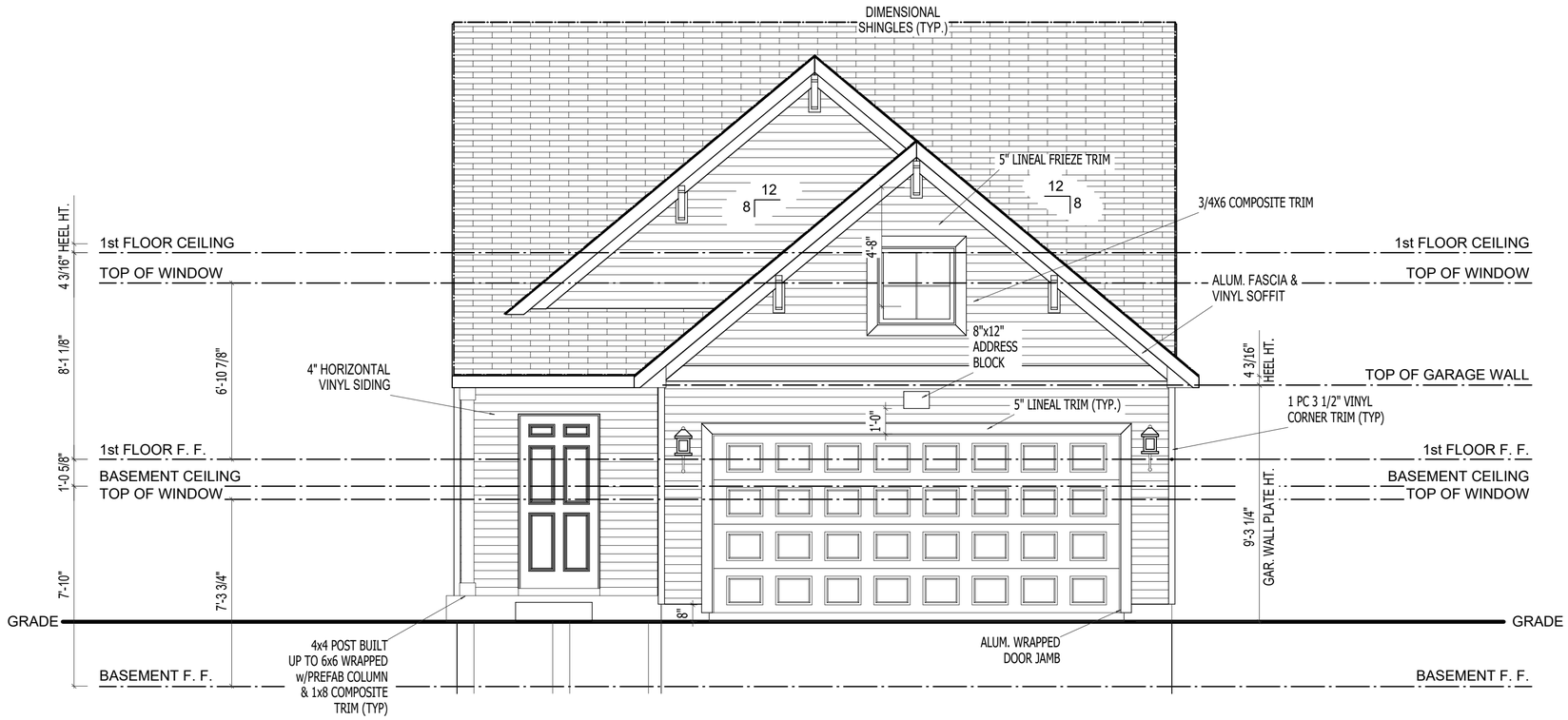
i1800
324











FRONT ELEVATION A1

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

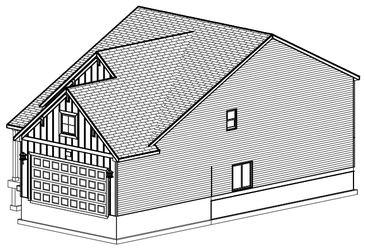
PRINT DATE: 03/05/2024

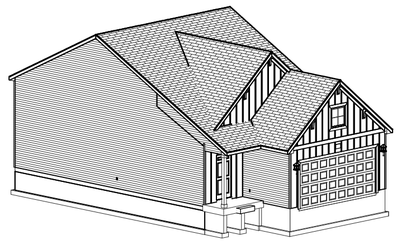
i1800
FOR: Allen Edwin Homes
LOT #:
LOCATION:

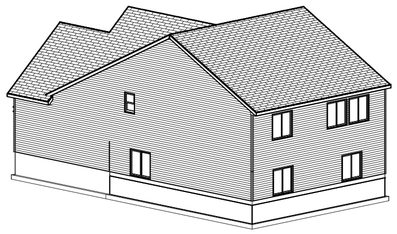
SHEET NUMBER
A-01.00

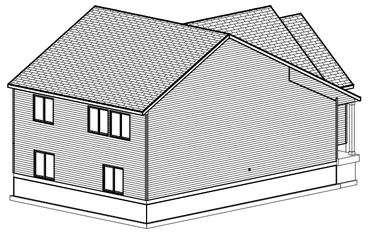
© CG Visions 2006 PLAN CREATION DATE 01/29/2024

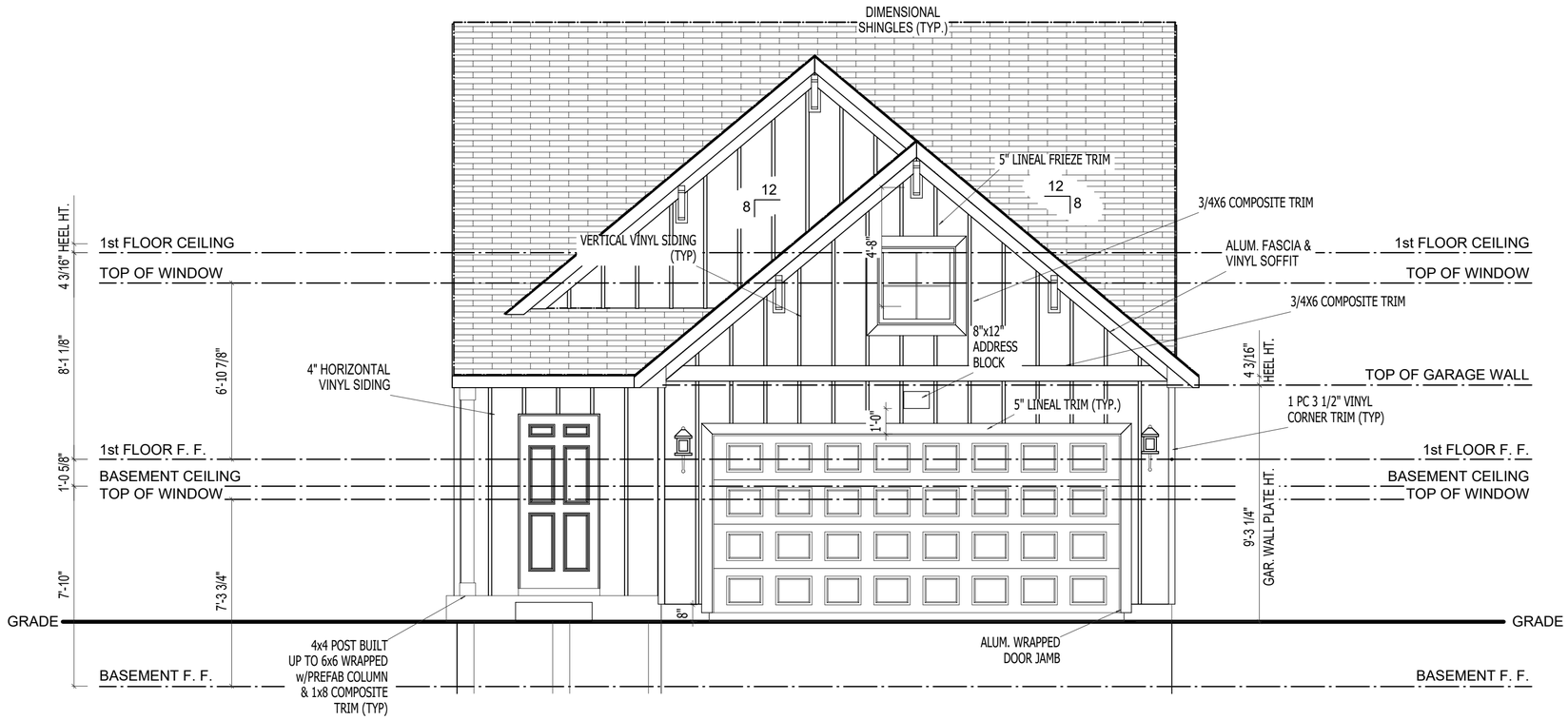
ms/A-01.00.vxp











FRONT ELEVATION A2

SCALE: 1/4"=1'-0"

REMARKS

REV. NO.	DATE

ELEVATION A1

GARAGE RIGHT

REVISION ----------

ALLEN EDWIN HOMES

2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/05/2024

i1800

FOR: Allen Edwin Homes

LOT #:

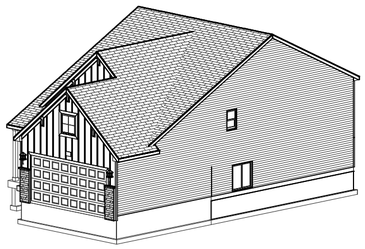
LOCATION:

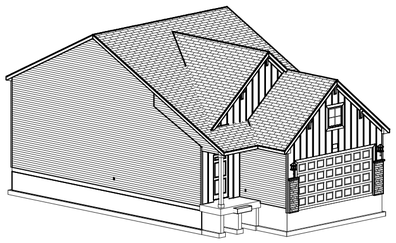
SHEET NUMBER

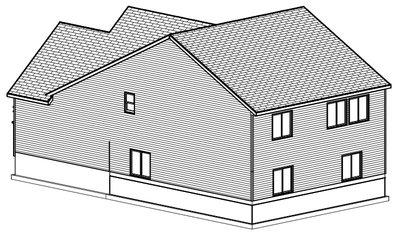
A-01.01

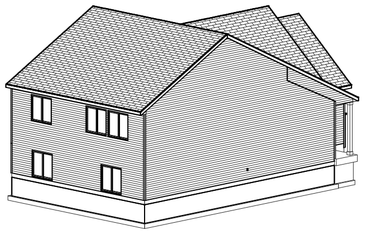
© CG Visions 2006 PLAN CREATION DATE 01/29/2024

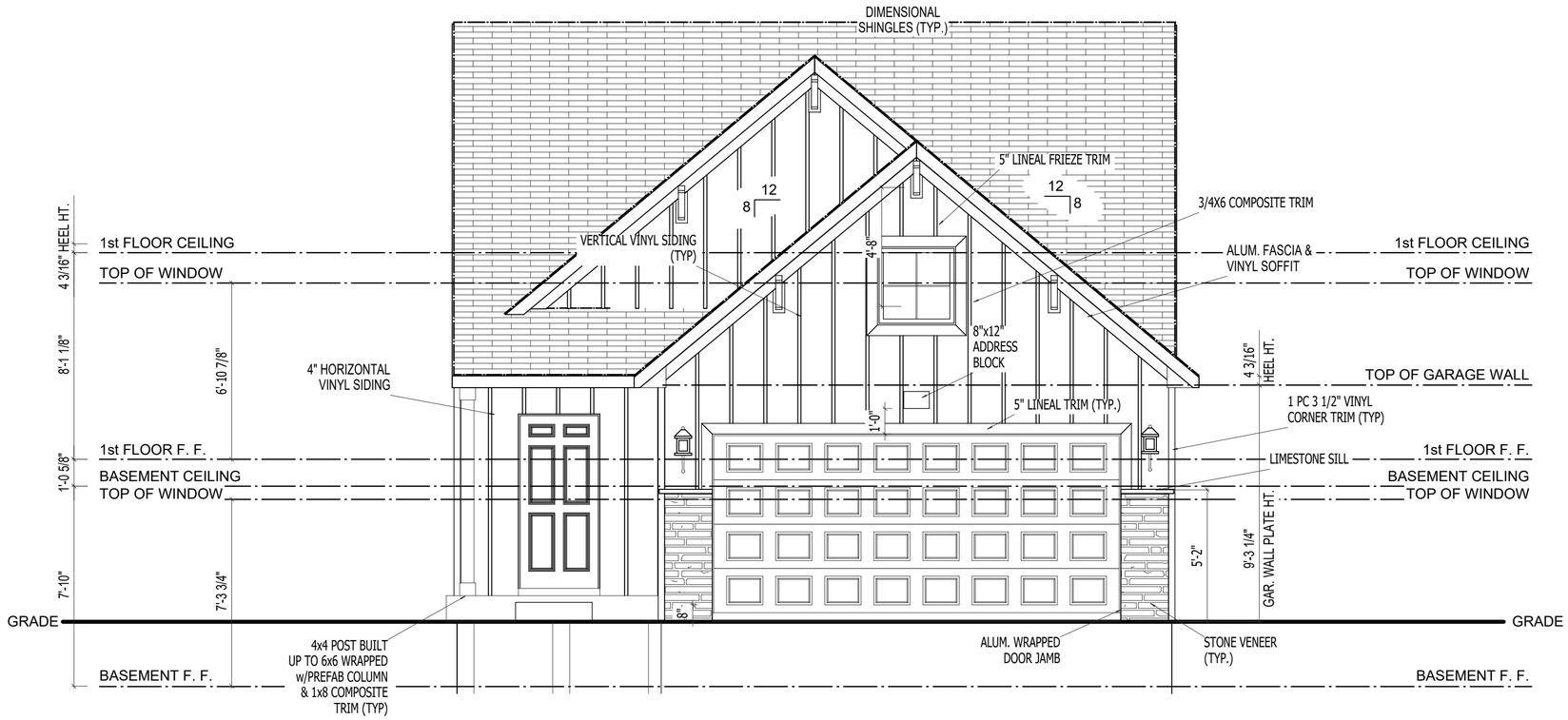
ms/A-01.01.vxp











FRONT ELEVATION A3

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

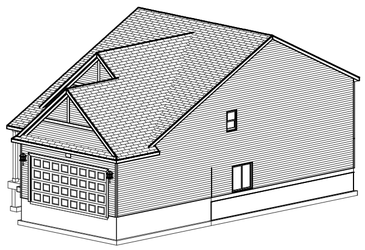
PRINT DATE: 03/05/2024

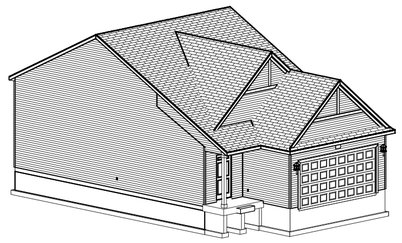
i1800
FOR: Allen Edwin Homes
LOT #:
LOCATION:

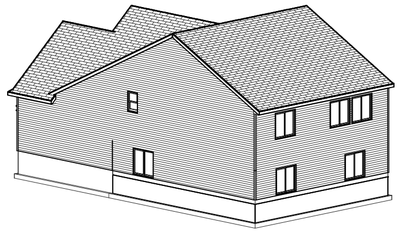
SHEET NUMBER
A-01.02

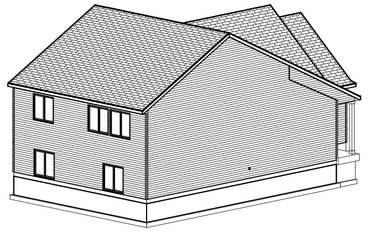
© CG Visions 2006 PLAN CREATION DATE 01/29/2024

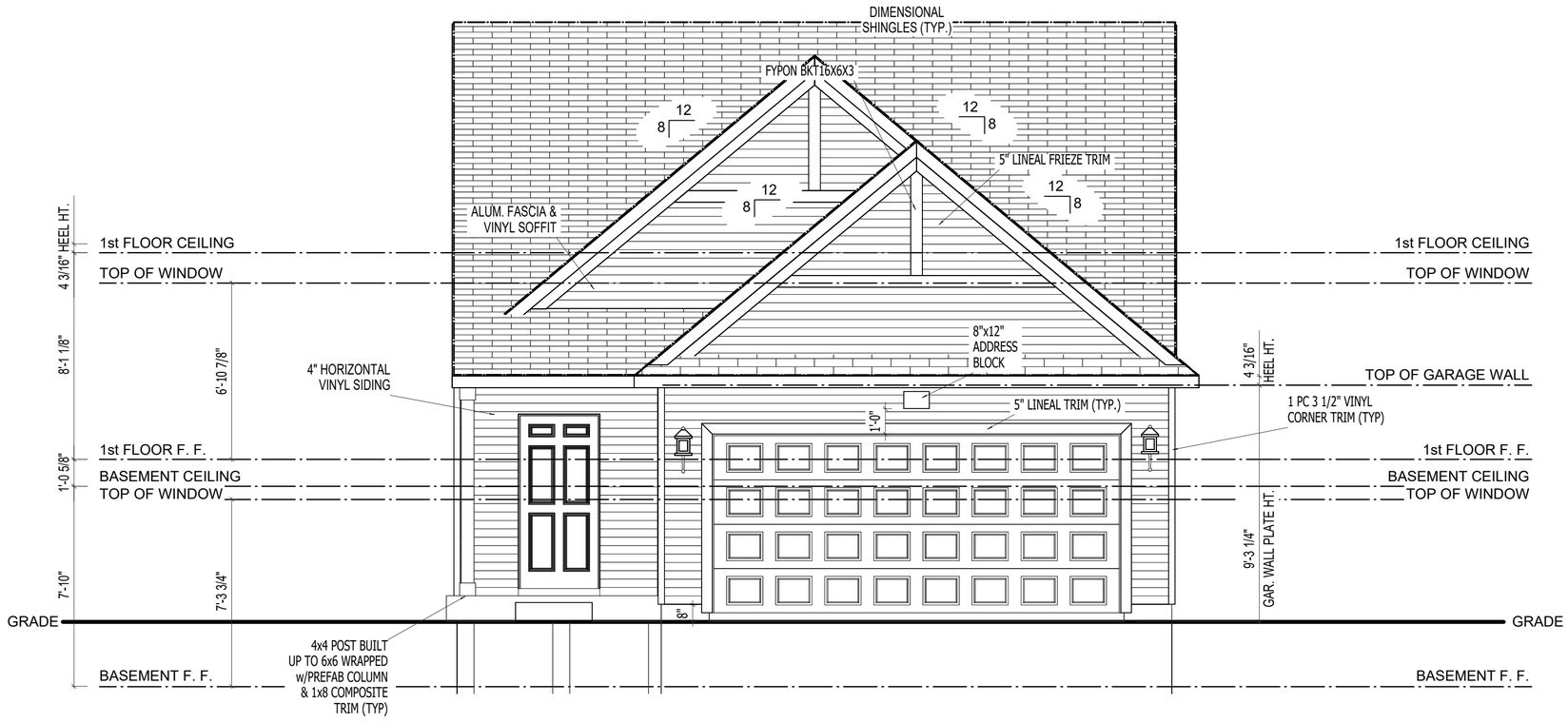
ms/A-01.02.vxp











FRONT ELEVATION B1

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

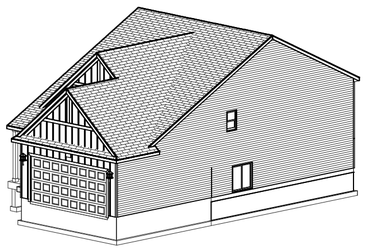
PRINT DATE:
03/05/2024

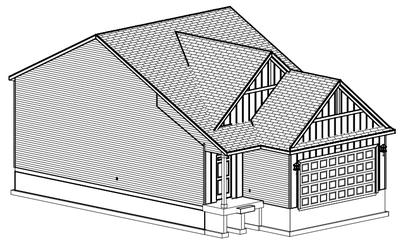
i1800
FOR: Allen Edwin Homes
LOT #:
LOCATION:

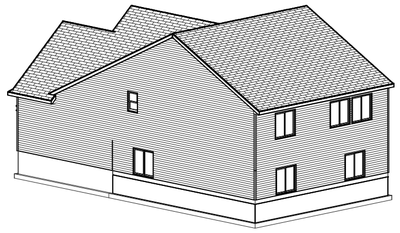
SHEET NUMBER
A-01.03

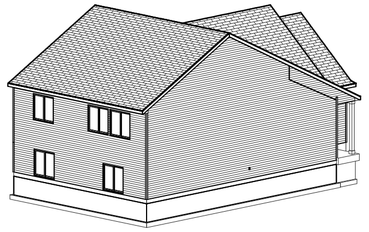
© CG Visions 2006 PLAN CREATION DATE 01/29/2024

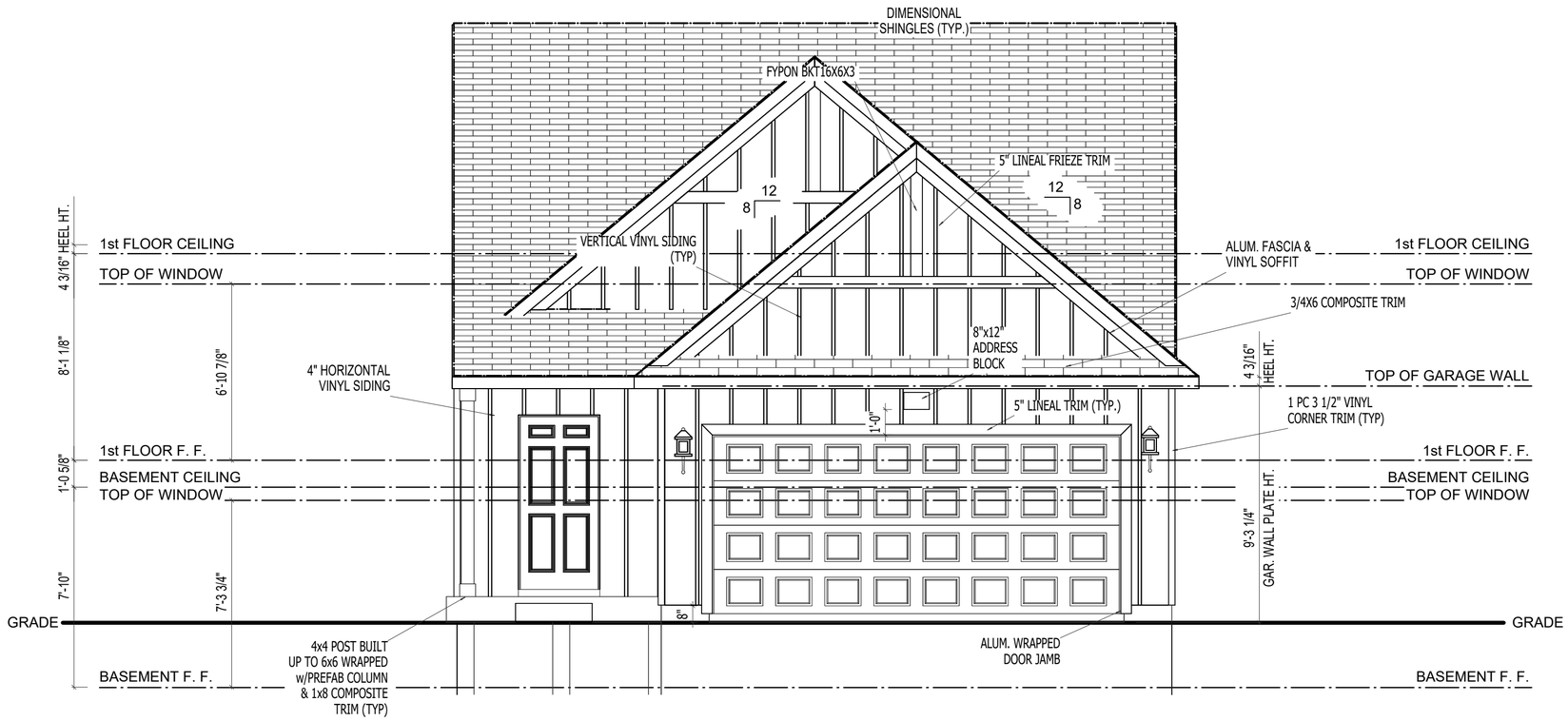
ms\A-01.03.vxp











FRONT ELEVATION B2

SCALE: 1/4"=1'-0"

ELEVATION A1
GARAGE RIGHT
REVISION

REV. NO.	DATE	REMARKS

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

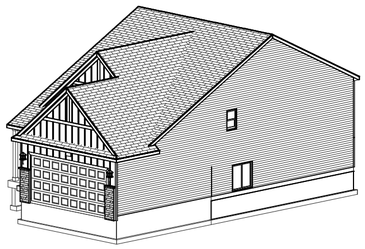
PRINT DATE:
03/05/2024

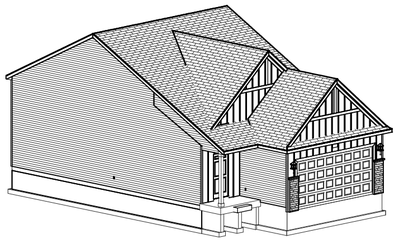
i1800
FOR: Allen Edwin Homes
LOT #:
LOCATION:

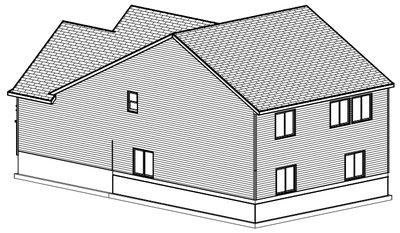
SHEET NUMBER
A-01.04

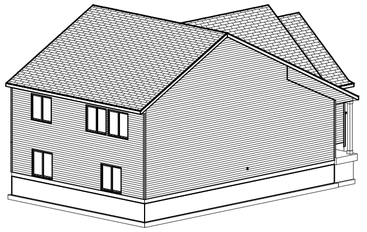
© CG Visions 2006 PLAN CREATION DATE 01/29/2024

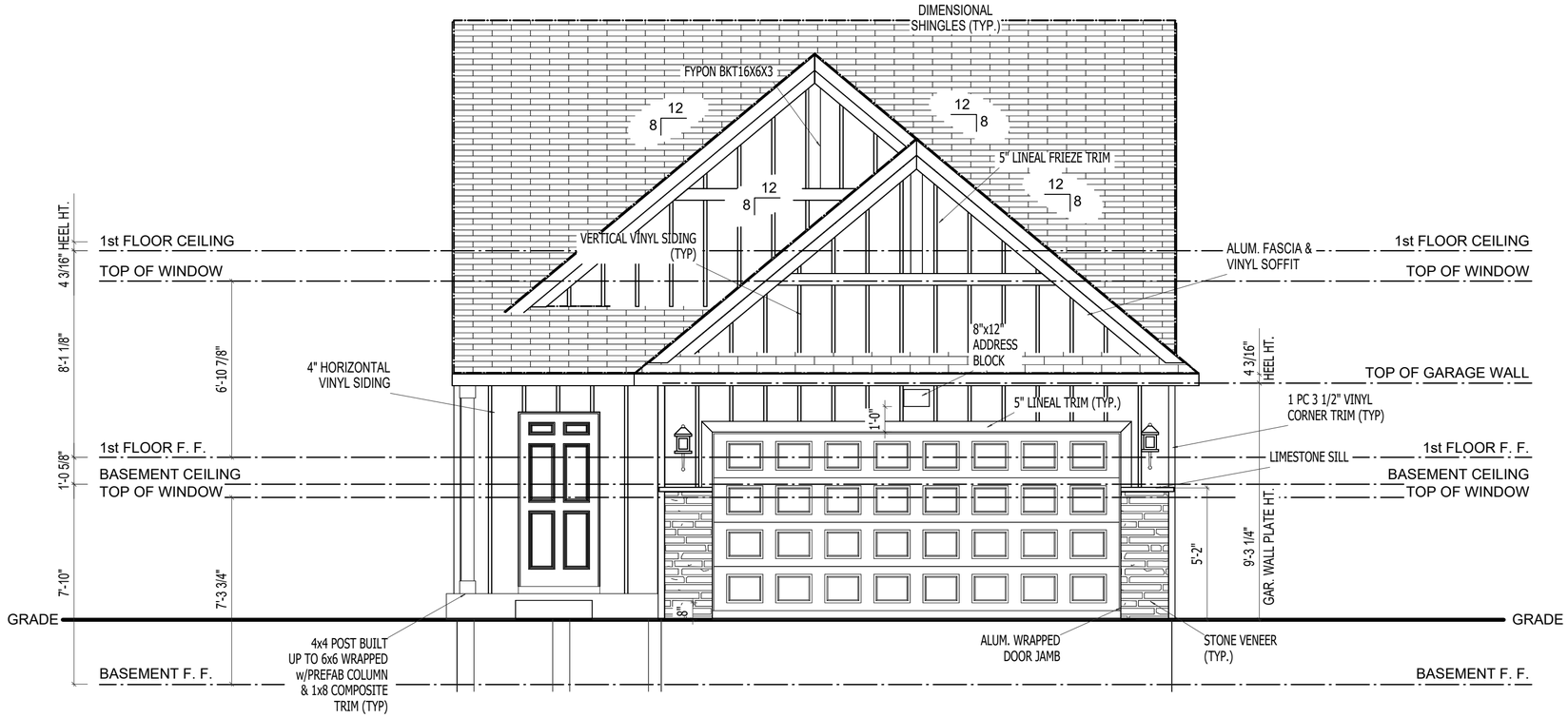
ms/A-01.04.vxp











FRONT ELEVATION B3

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

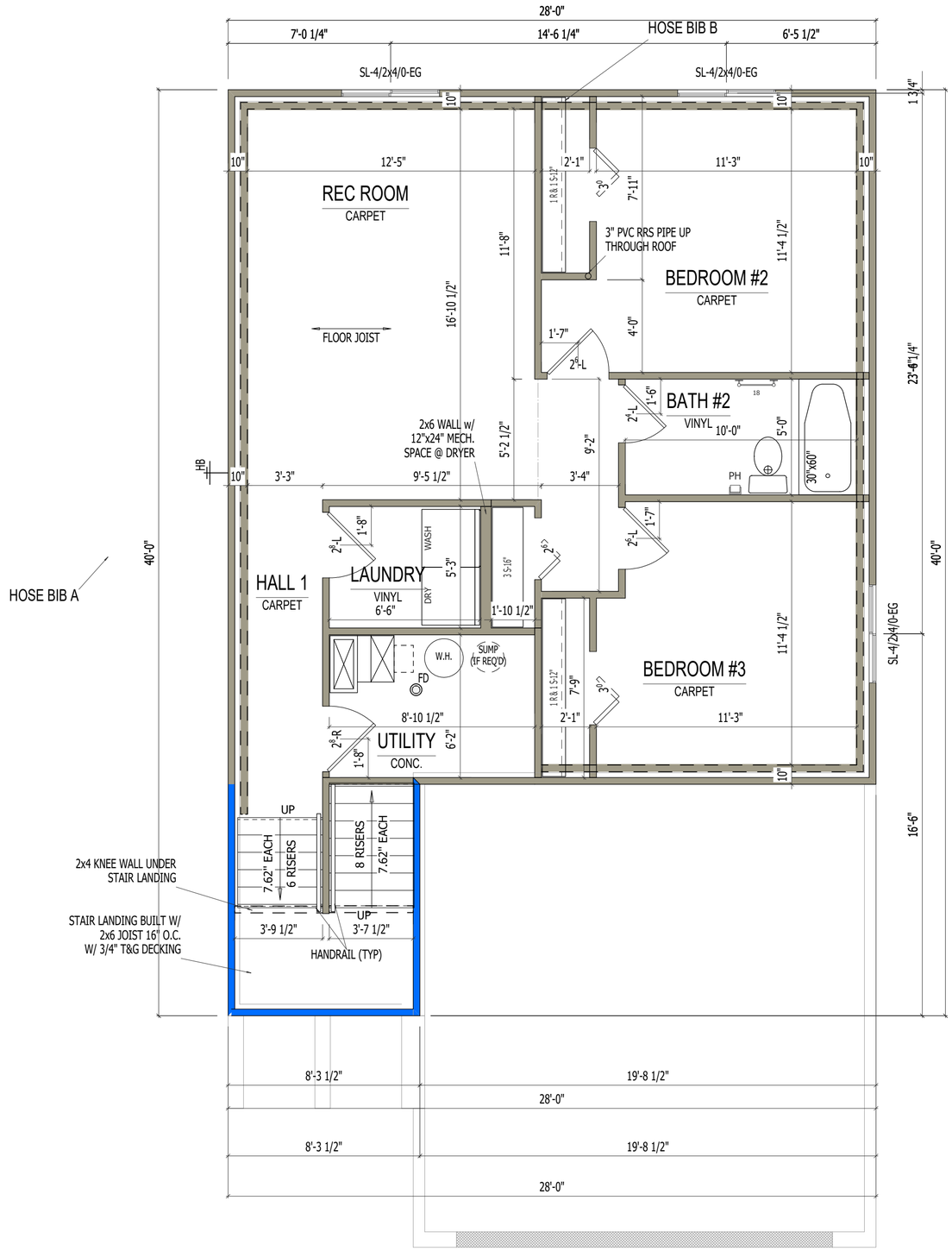
PRINT DATE:
03/05/2024

i1800
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-01.05

© CG Visions 2006 PLAN CREATION DATE 01/29/2024

ms/A-01.05.vxp



BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

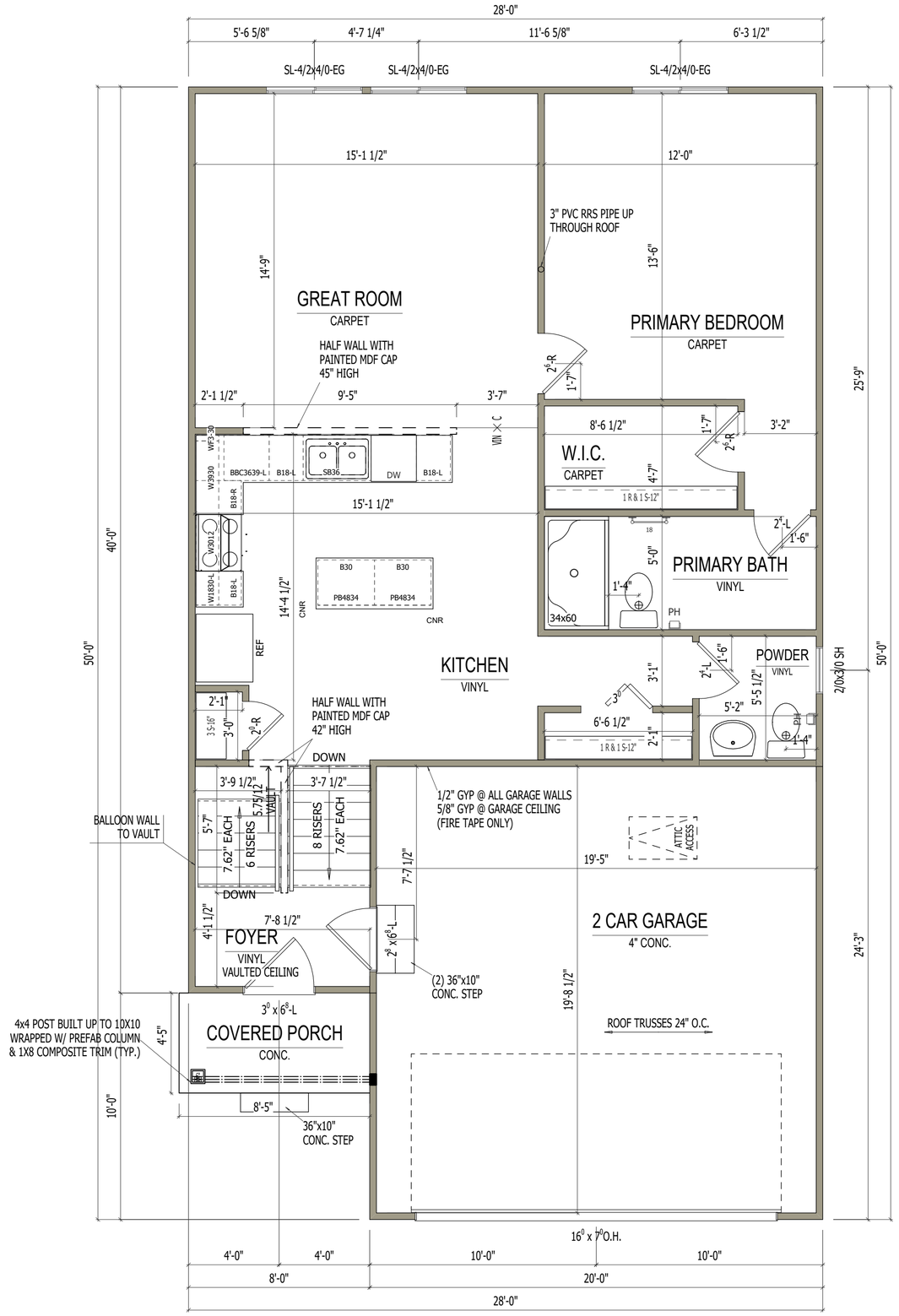
PRINT DATE:
03/05/2024

i1800
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-07.00

© CG Visions 2006 PLAN CREATION DATE 01/29/2024

ms/A-07.00.vxp



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE: 03/05/2024

i1800
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-08.00

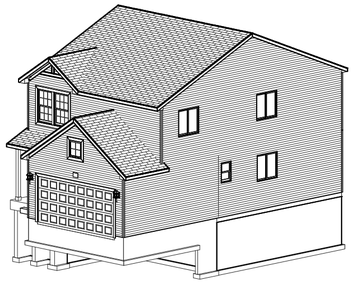
© CG Visions 2006 PLAN CREATION DATE 01/29/2024

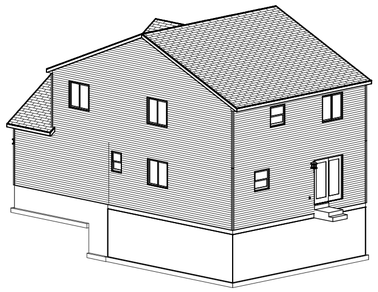
ms/A-08.00.vxp

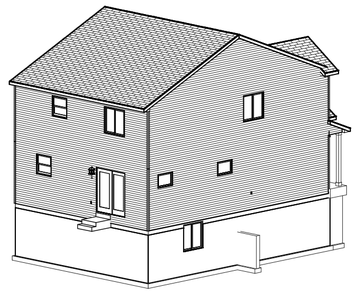
Integrity 1910

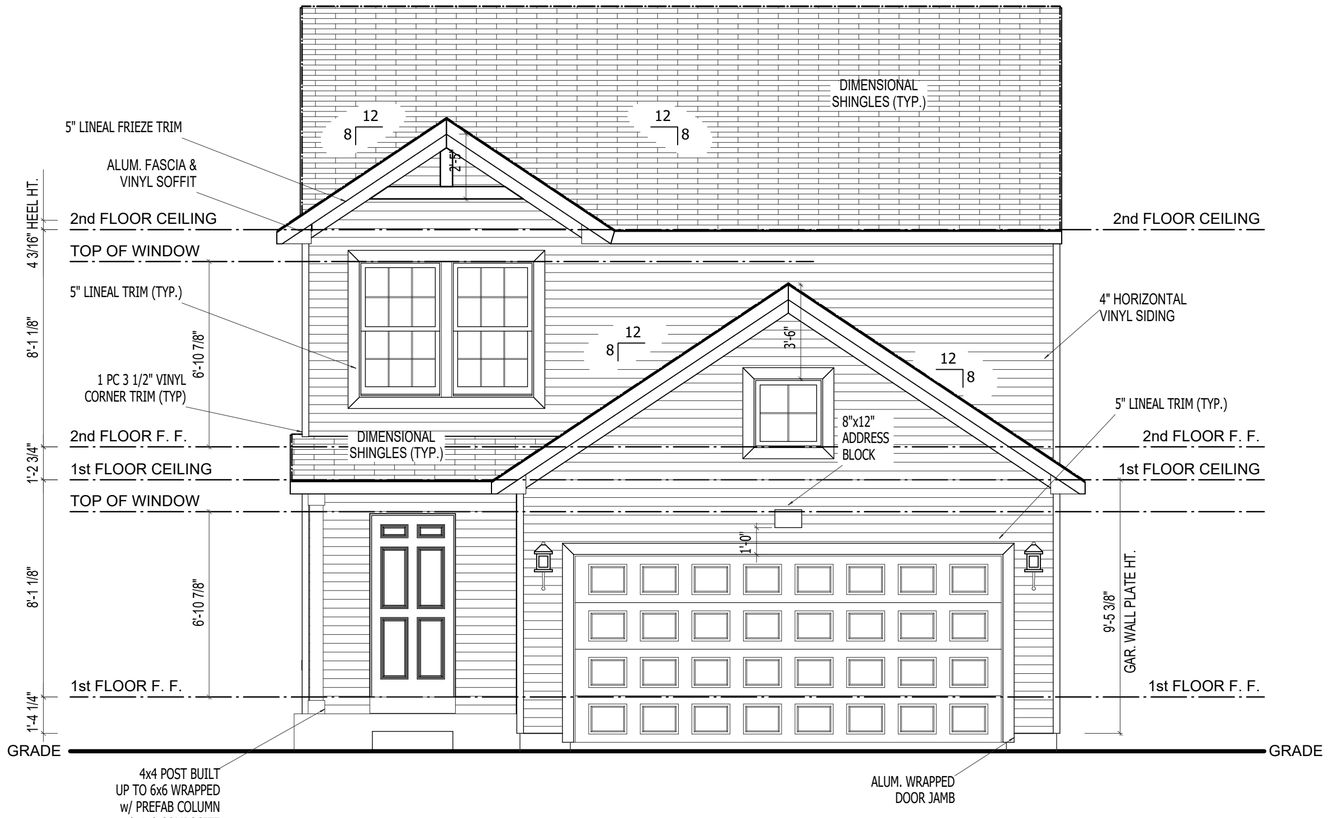
- **Single Family Detached Home**
- **1,910 Square Feet, Two-Story**
- **4 Bedrooms/2½ Bathrooms**
- **Attached 2-Stall Garage (front load)**

i1910
326









FRONT ELEVATION A1

SCALE: 1/4"=1'-0"

ELEVATION A1
GARAGE RIGHT

REV. NO.	DATE	REMARKS
REVISION	----------	

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

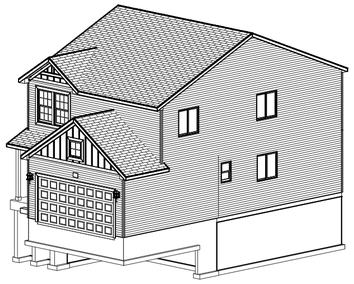
PRINT DATE: 02/29/2024

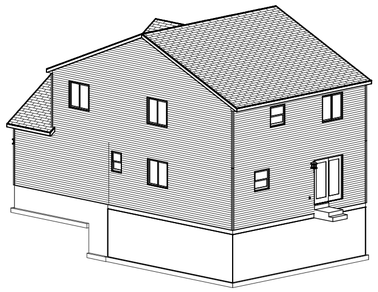
i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

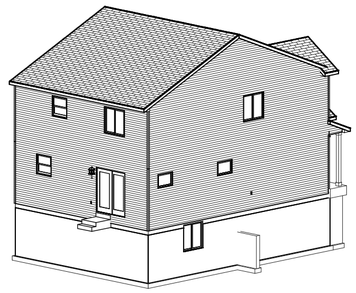
SHEET NUMBER
A-01.00

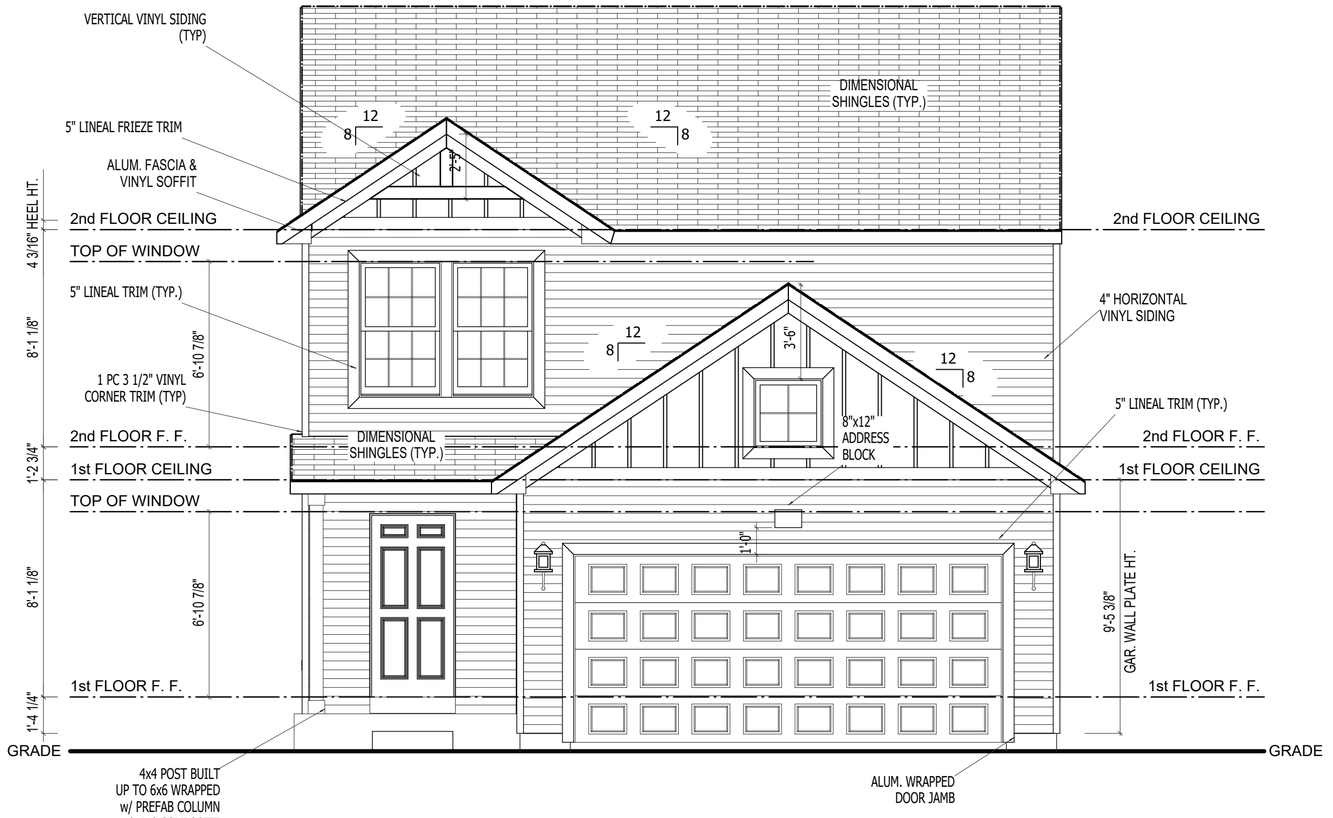
© CG Visions 2006 PLAN CREATION DATE 11/02/2020

ms/A-01.00.vxp









FRONT ELEVATION A2

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1

GARAGE RIGHT

REVISION ----------

ALLEN EDWIN HOMES

2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
02/29/2024

i1910

FOR: Allen Edwin Homes

LOT #:

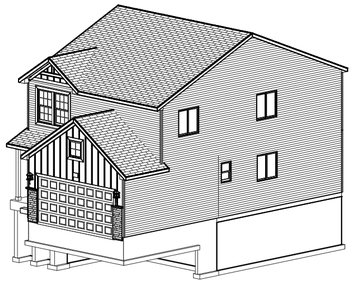
LOCATION:

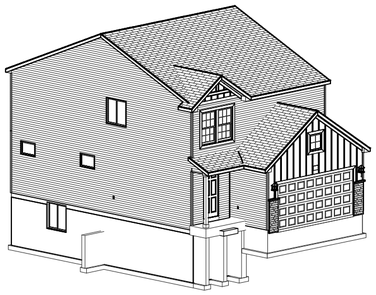
SHEET NUMBER

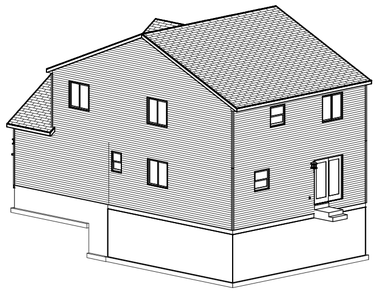
A-01.01

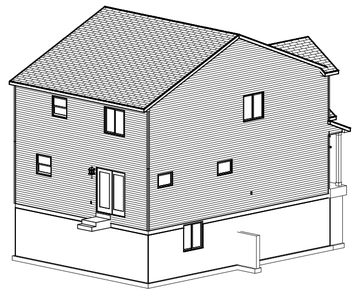
© CG Visions 2006 PLAN CREATION DATE 11/02/2020

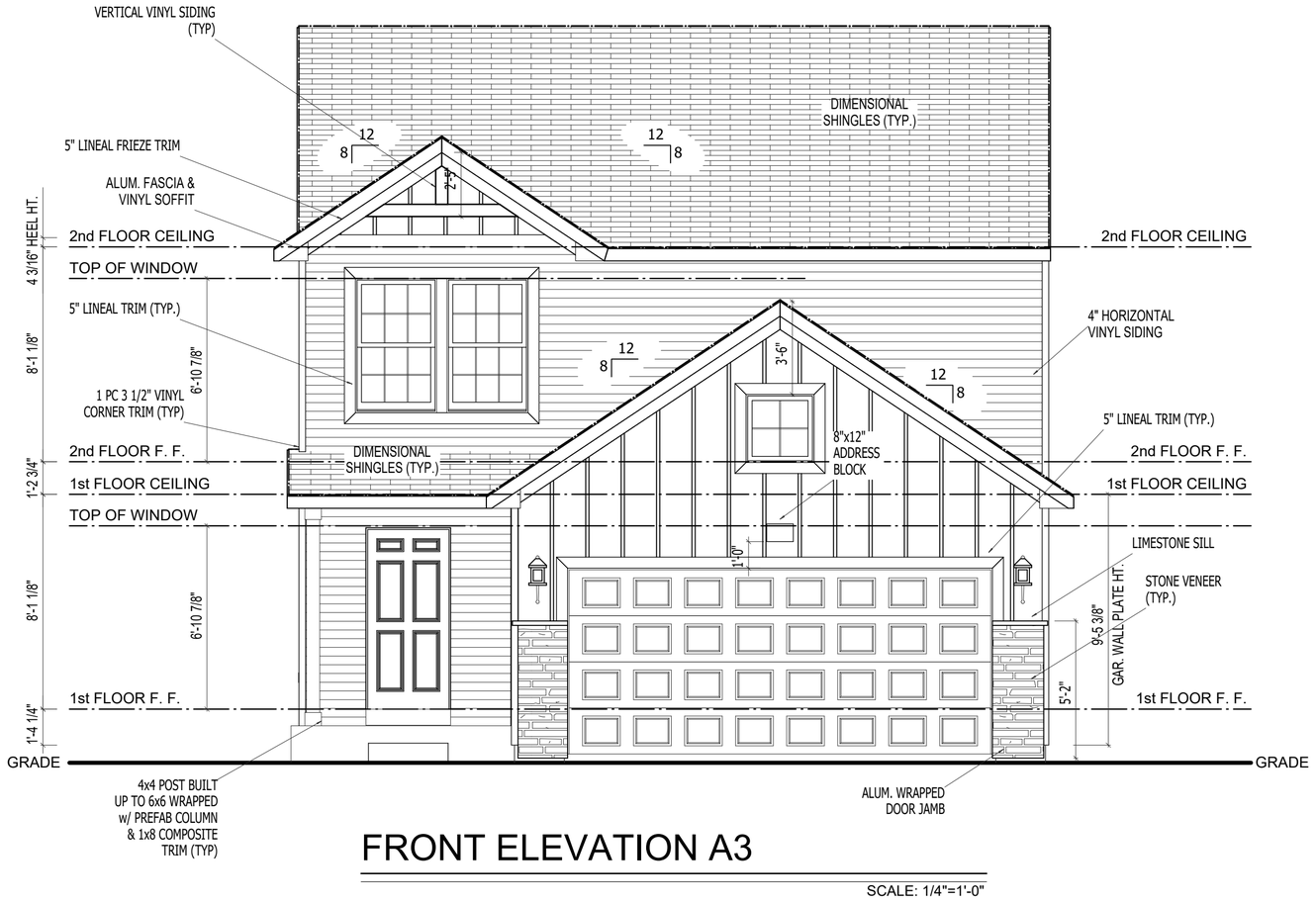
ms/A-01.01.vxp











FRONT ELEVATION A3

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

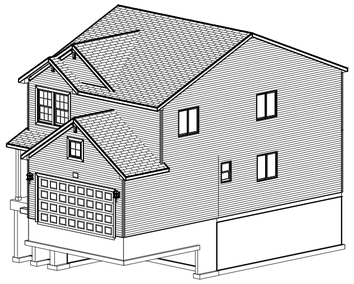
PRINT DATE:
02/29/2024

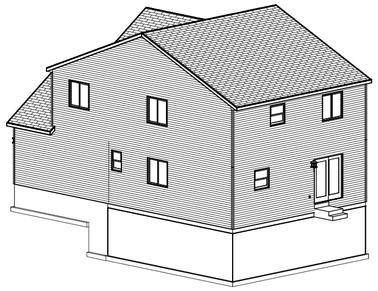
i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

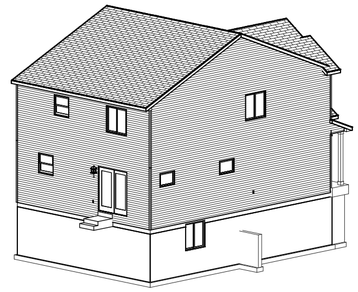
SHEET NUMBER
A-01.02

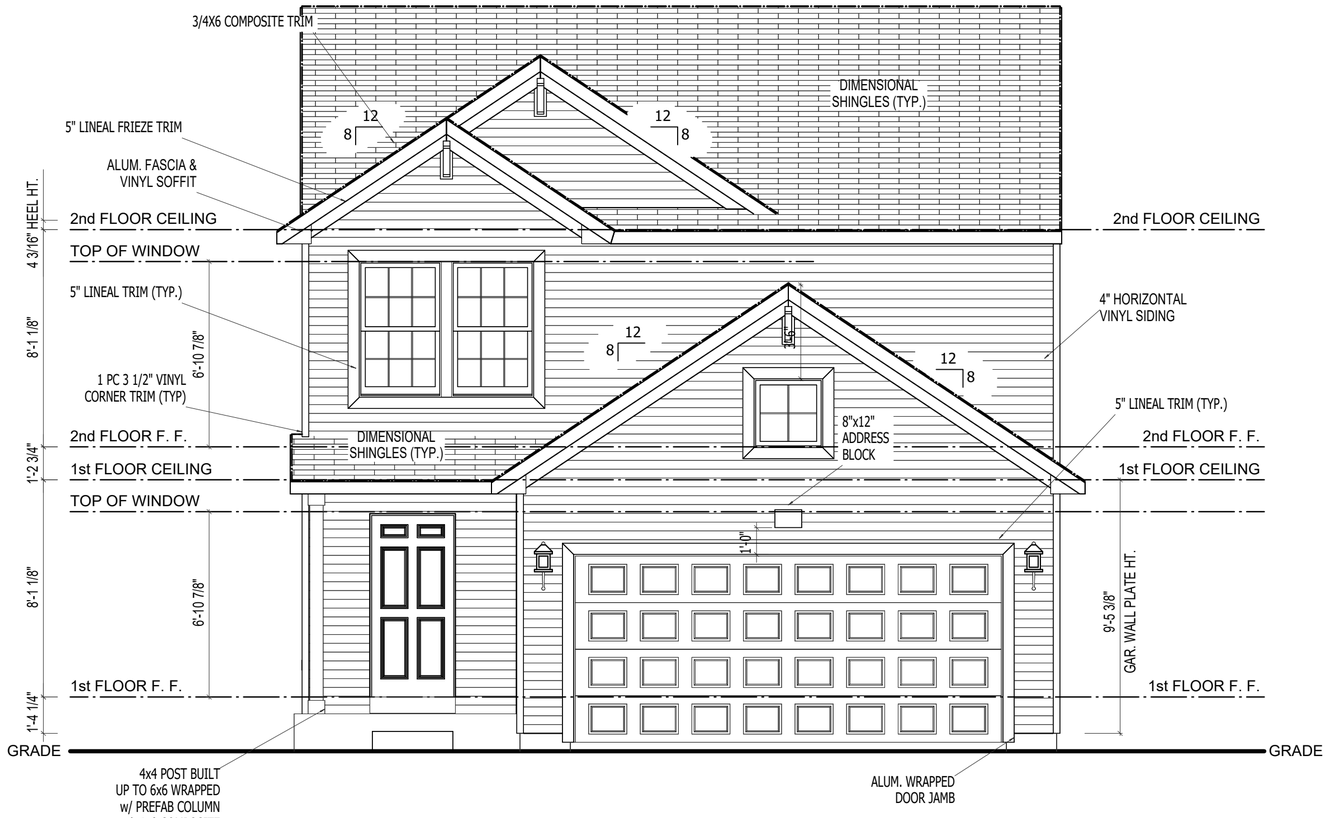
© CG Visions 2006 PLAN CREATION DATE 11/02/2020

ms/A-01.02.vxp









FRONT ELEVATION B1

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

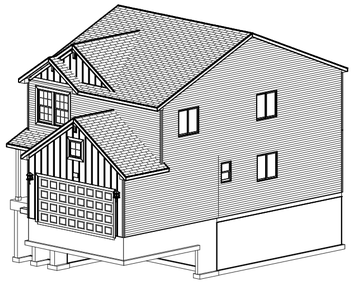
PRINT DATE:
02/29/2024

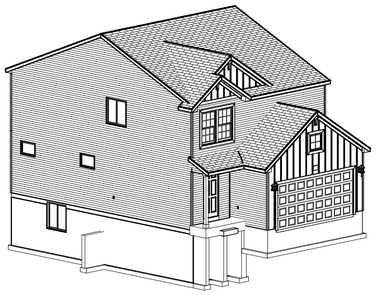
i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

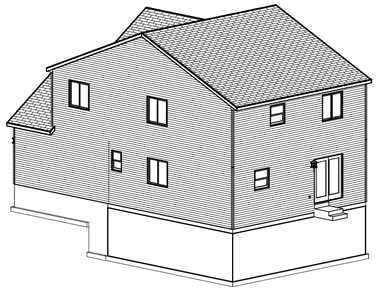
SHEET NUMBER
A-01.03

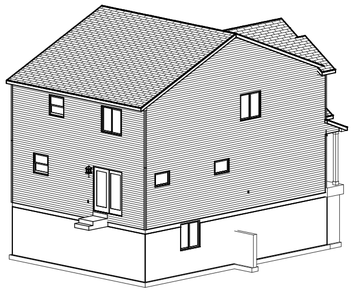
© CG Visions 2006 PLAN CREATION DATE 11/02/2020

ms\A-01.03.vxp









FRONT ELEVATION B2

SCALE: 1/4"=1'-0"

ELEVATION A1
GARAGE RIGHT

REVISION	REV. NO.	DATE	REMARKS

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE: 02/29/2024

i1910

FOR: Allen Edwin Homes

LOT #:

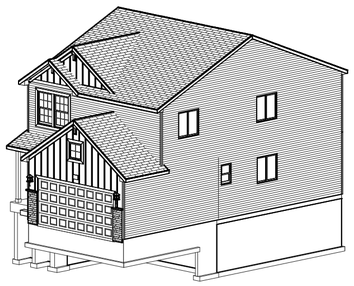
LOCATION:

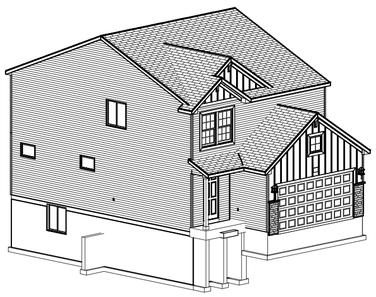
SHEET NUMBER

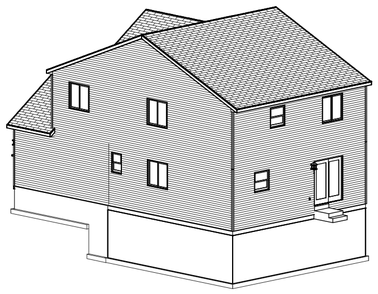
A-01.04

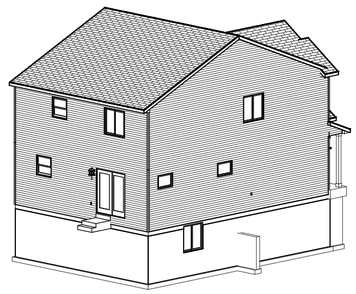
© CG Visions 2006 PLAN CREATION DATE 11/02/2020

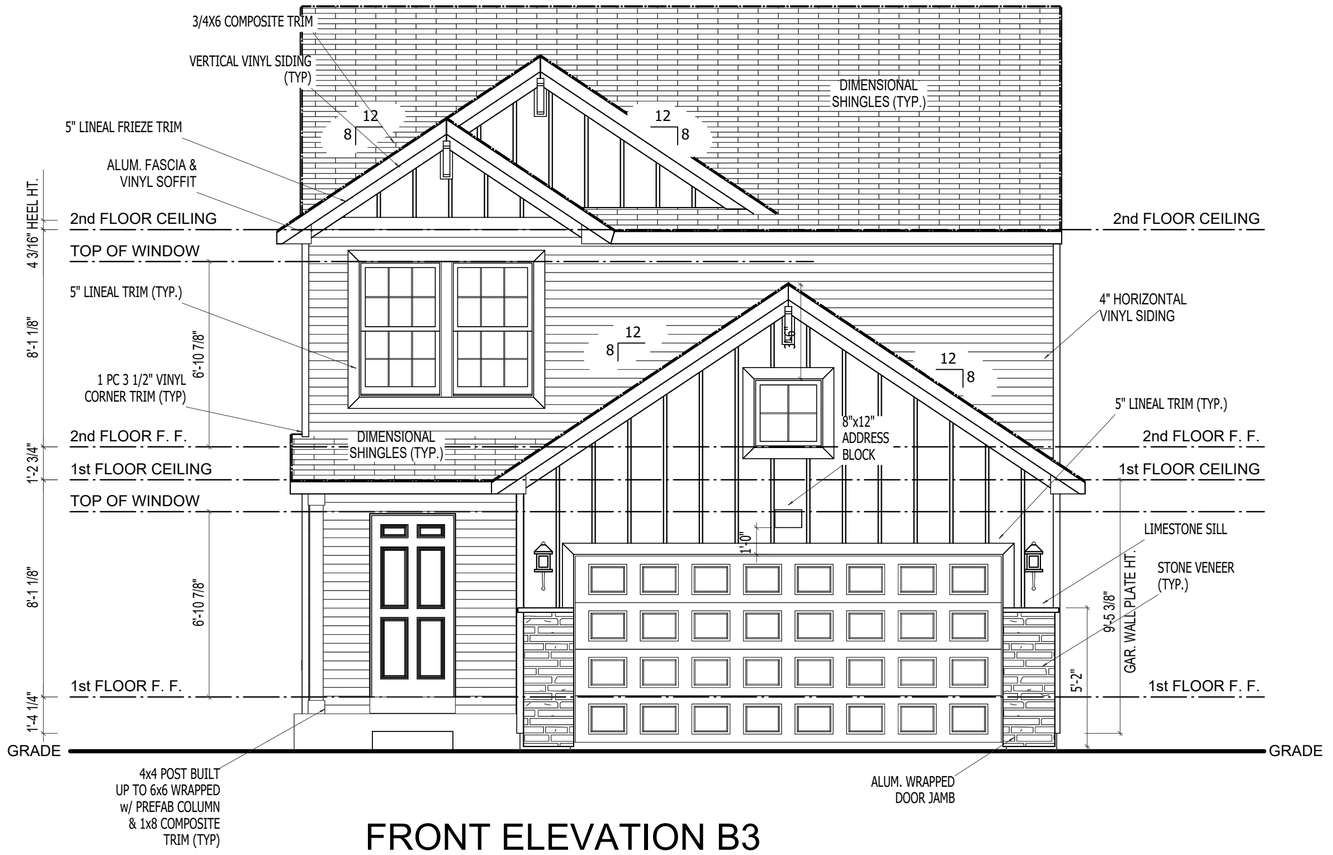
ms/A-01.04.vxp











FRONT ELEVATION B3

SCALE: 1/4"=1'-0"

ELEVATION A1
GARAGE RIGHT

REVISION	REV. NO.	DATE	REMARKS

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

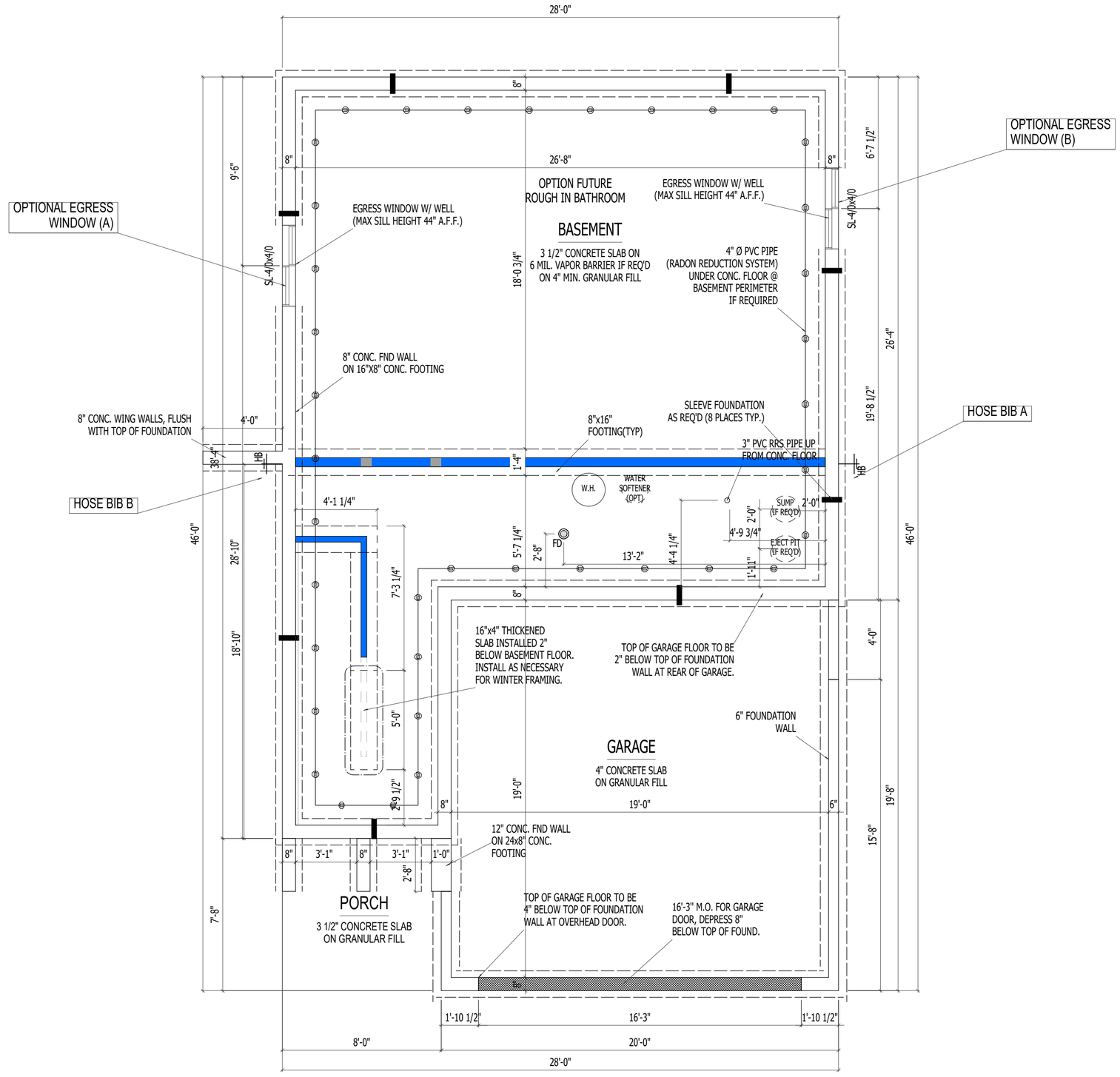
PRINT DATE: 02/29/2024

i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-01.05

© CG Visions 2006 PLAN CREATION DATE 11/02/2020

ms/A-01.05.vxp



BASEMENT FOUNDATION: STANDARD ELEVATION

SCALE: 1/4"=1'-0"

REMARKS

REV. NO.	DATE

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

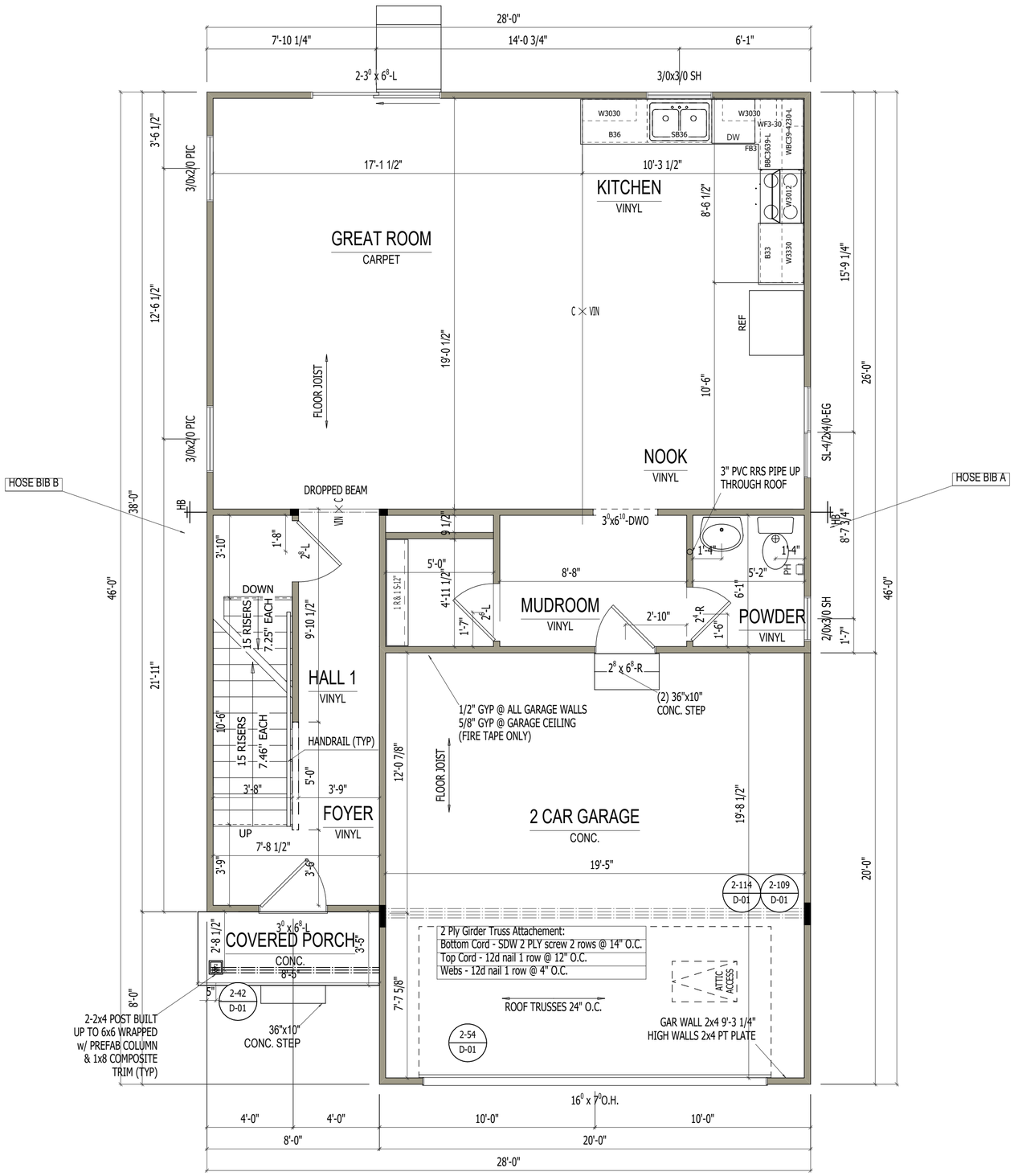
PRINT DATE:
02/29/2024

i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-06.00

© CG Visions 2006 PLAN CREATION DATE 11/02/2020

ms/A-06.00.vxp



FIRST FLOOR i1910

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

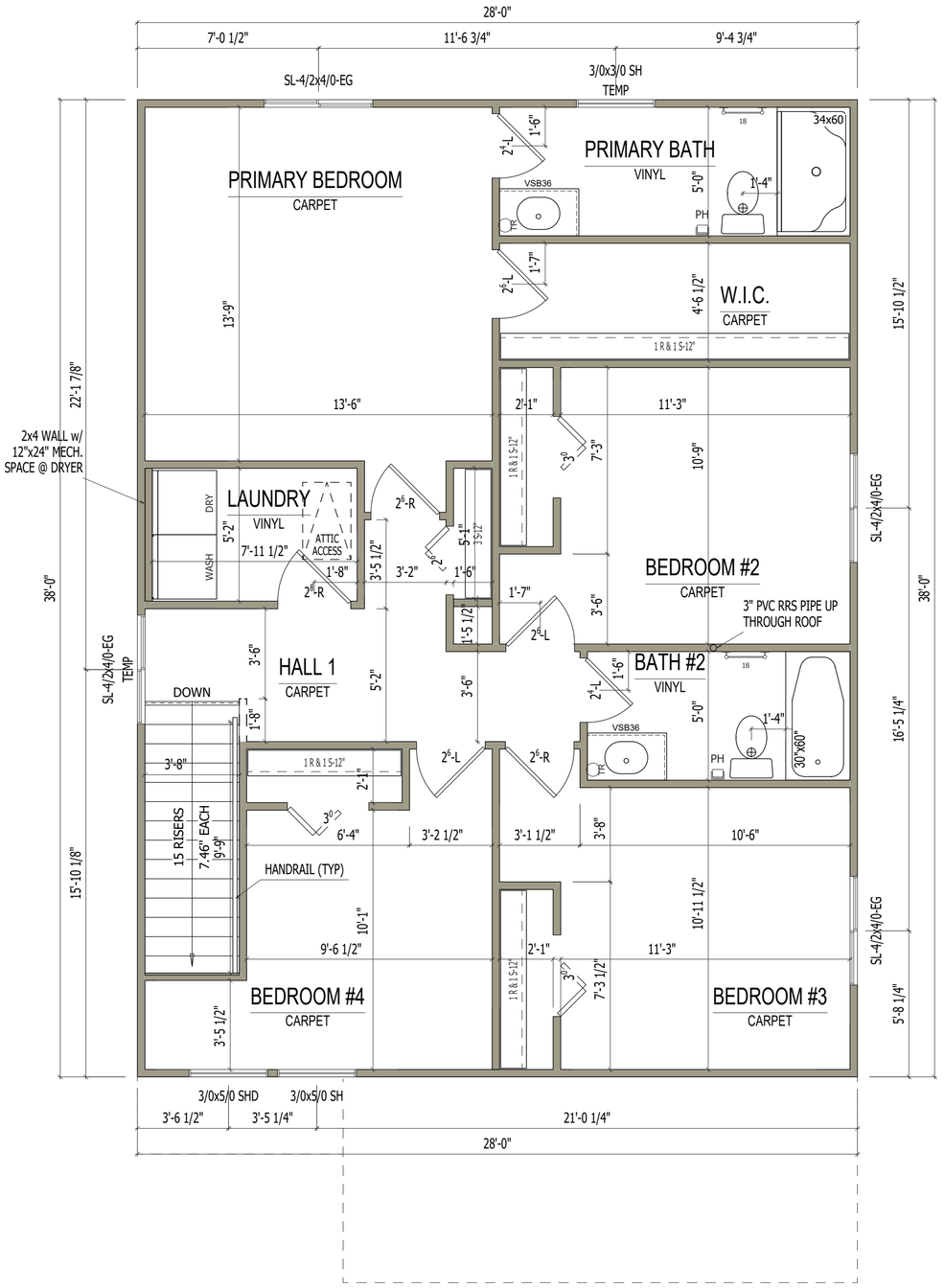
PRINT DATE:
02/29/2024

i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-07.00

© CG Visions 2006 PLAN CREATION DATE 11/02/2020

ms/A-07.00.vxp



SECOND FLOOR i1910

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
02/29/2024

i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-08.00

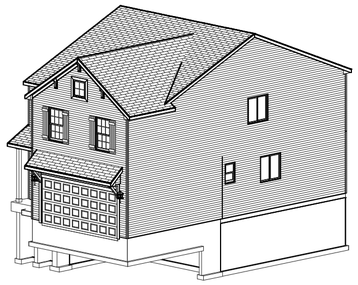
© CG Visions 2006 PLAN CREATION DATE 11/02/2020

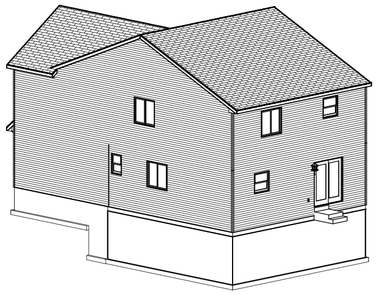
ms/A-08.00.vxp

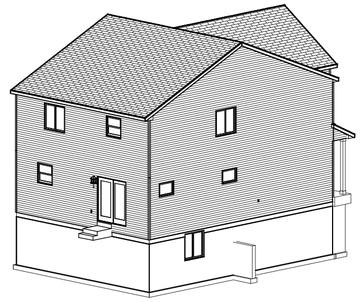
Integrity 2085

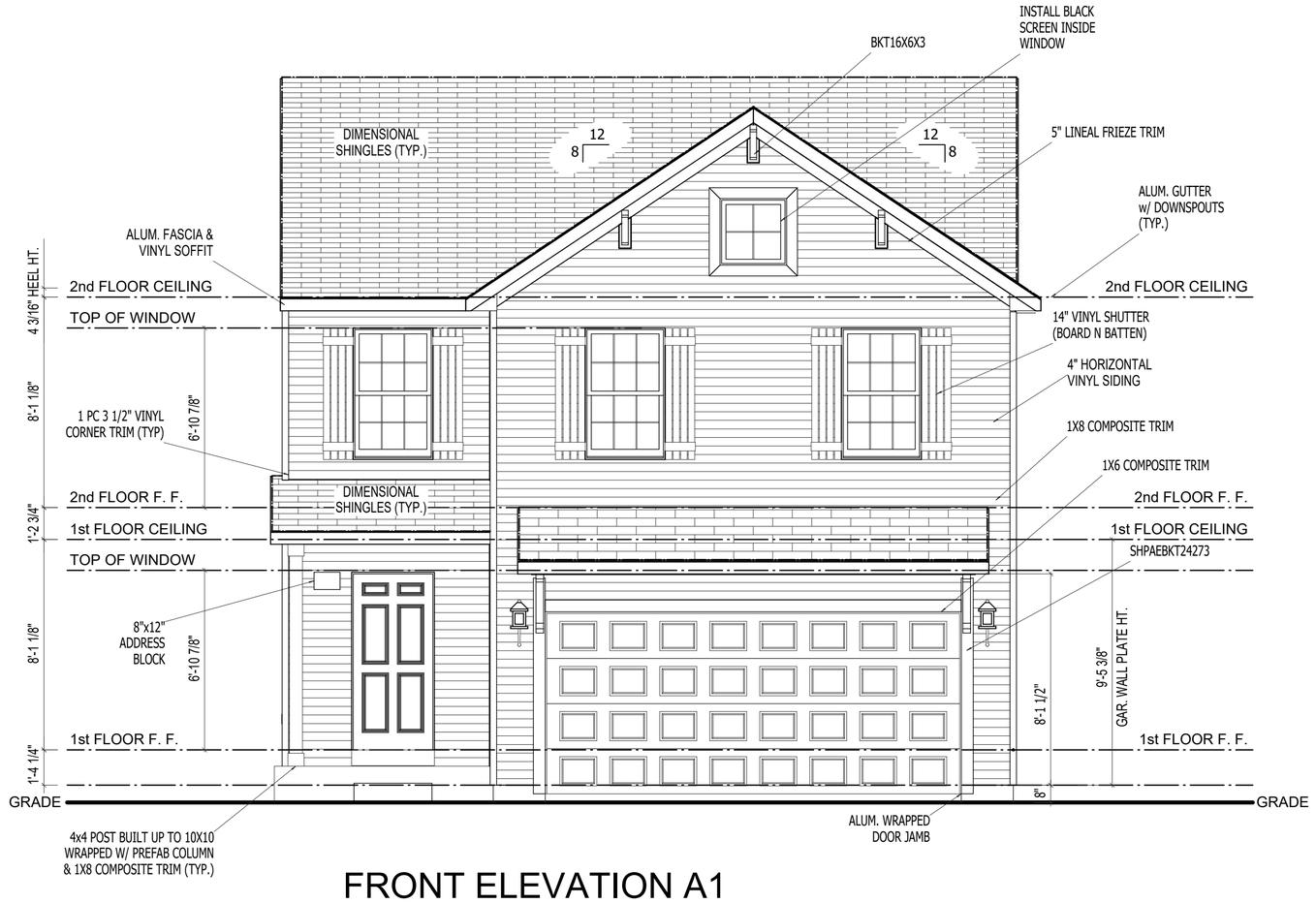
- **Single Family Detached Home**
- **2,085 Square Feet, Two-Story**
- **5 Bedrooms/2½ Bathrooms**
- **Attached 2-Stall Garage (front load)**

i2085
322









FRONT ELEVATION A1

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

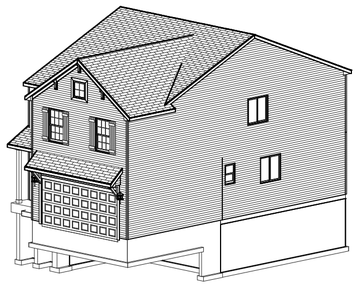
PRINT DATE: 04/09/2024

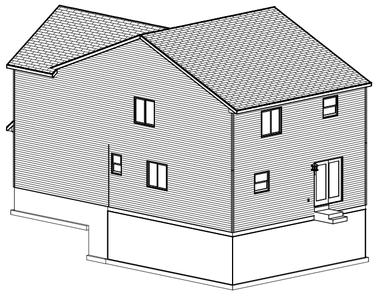
i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

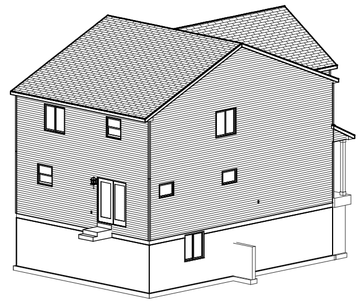
SHEET NUMBER
A-01.00

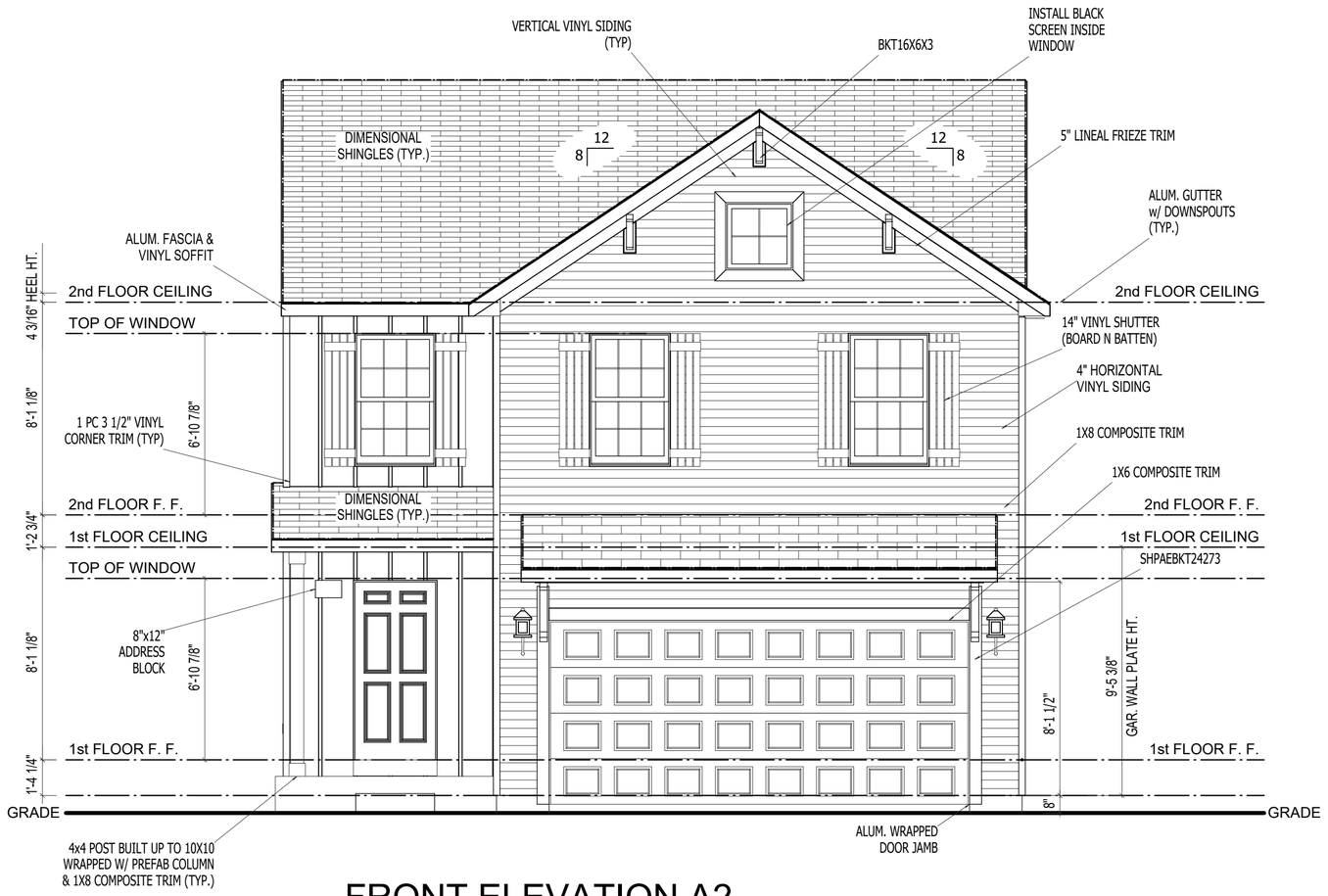
© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms/A-01.00.vxp









FRONT ELEVATION A2

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

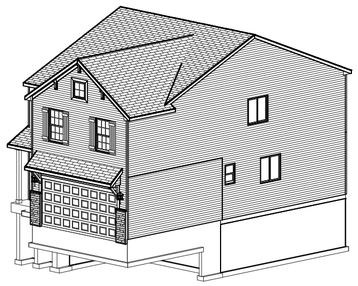
PRINT DATE:
04/09/2024

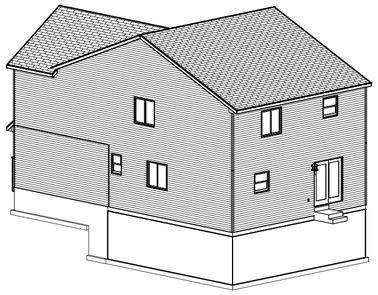
i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

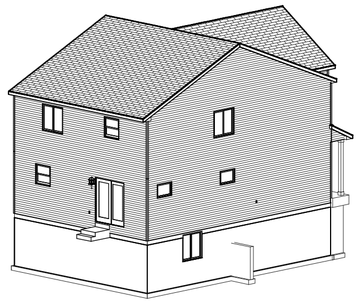
SHEET NUMBER
A-01.01

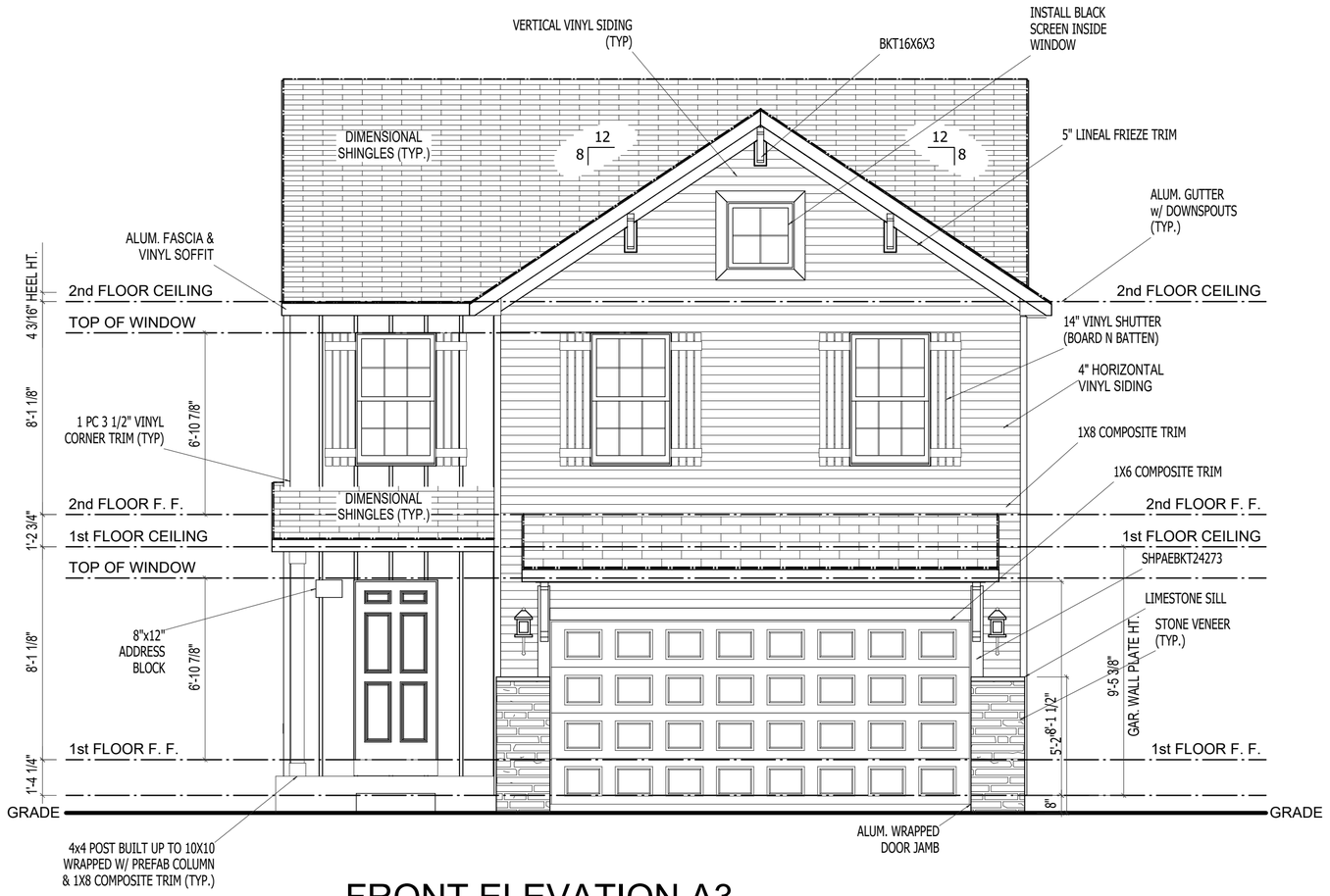
© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms/A-01.01.vxp









FRONT ELEVATION A3

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

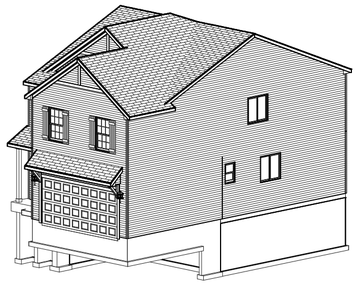
PRINT DATE:
04/09/2024

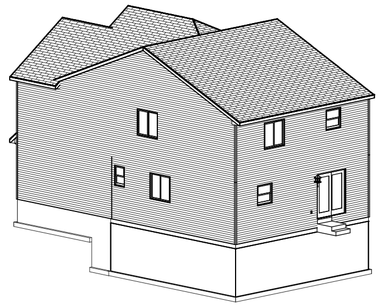
i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

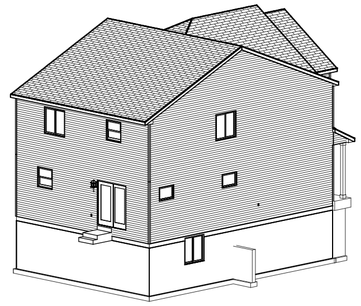
SHEET NUMBER
A-01.02

© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms/A-01.02.vxp







FRONT ELEVATION B1

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

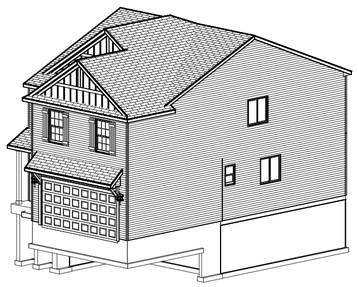
PRINT DATE: 04/09/2024

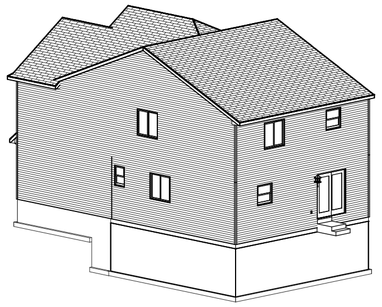
i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

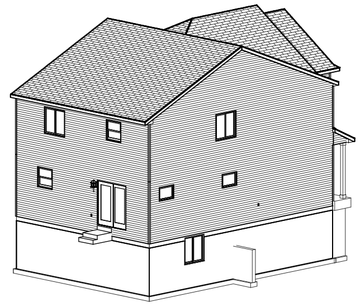
SHEET NUMBER
A-01.03

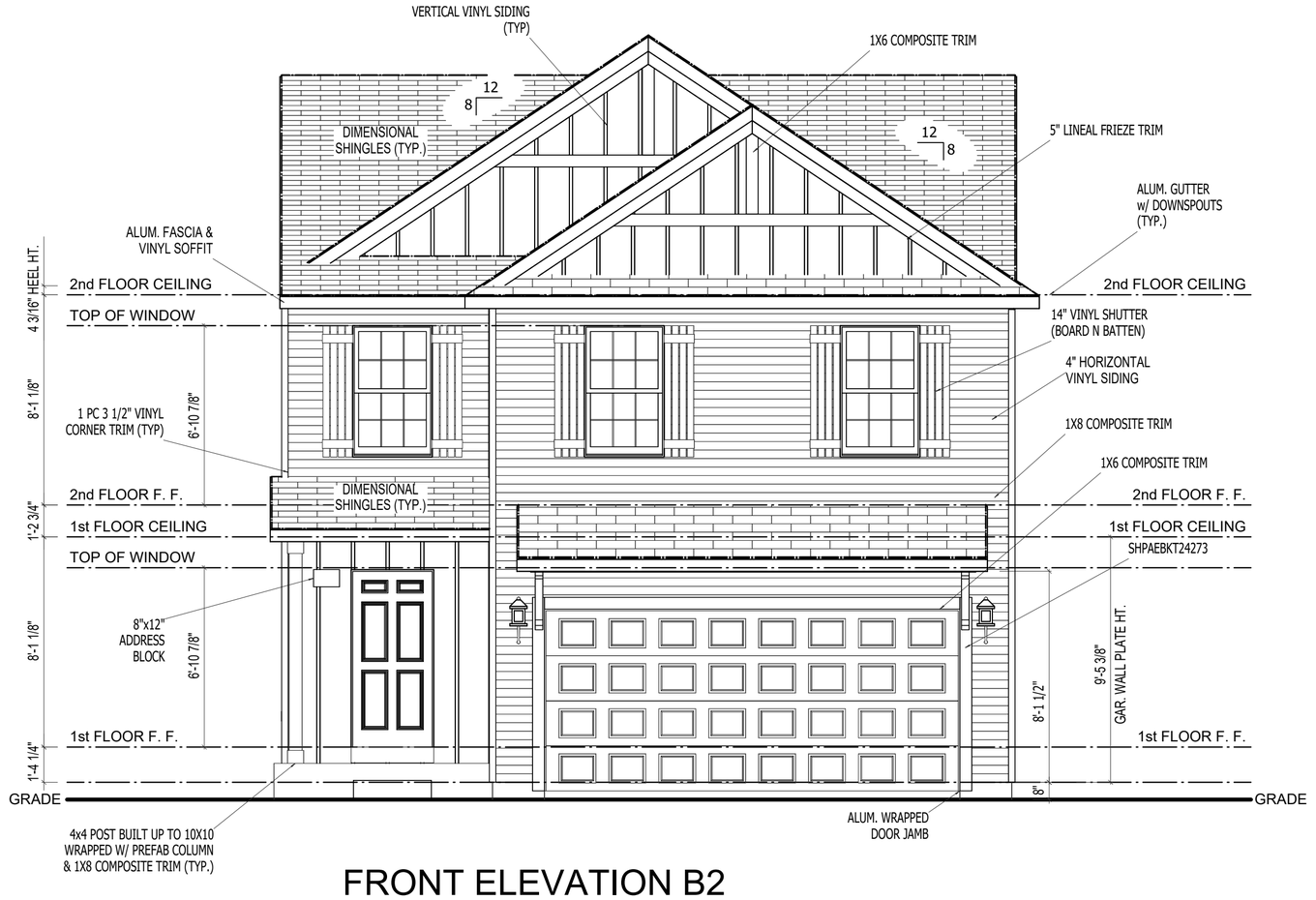
© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms/A-01.03.vxp









FRONT ELEVATION B2

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

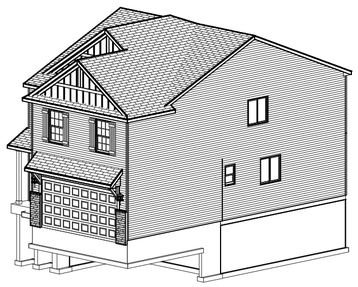
PRINT DATE:
04/09/2024

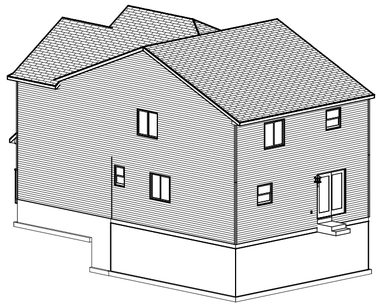
i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

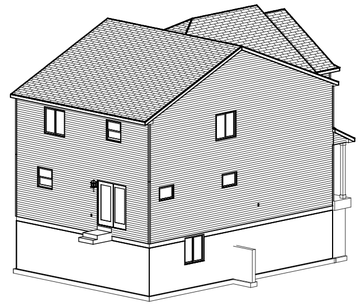
SHEET NUMBER
A-01.04

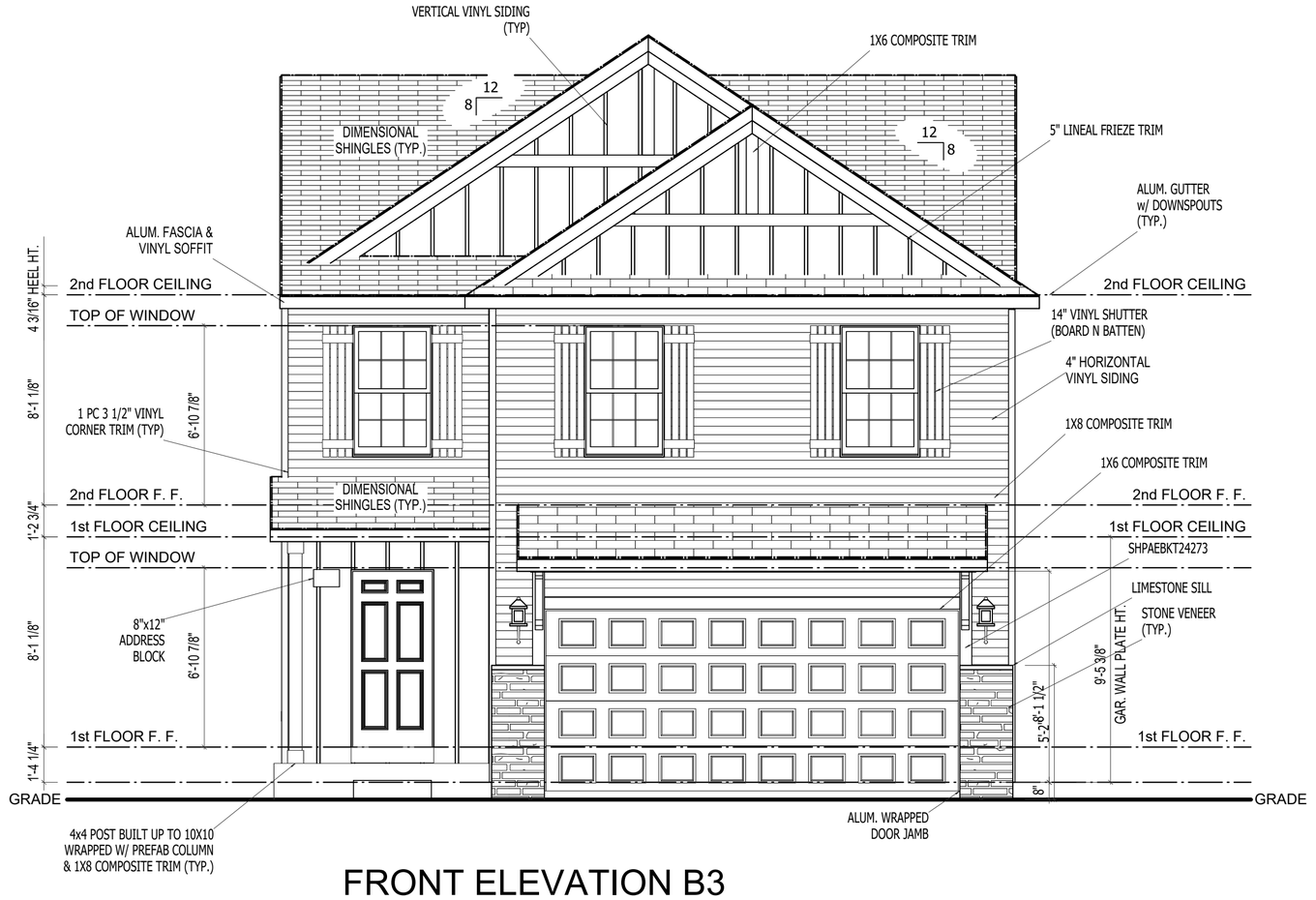
© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms/A-01.04.vxp









FRONT ELEVATION B3

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

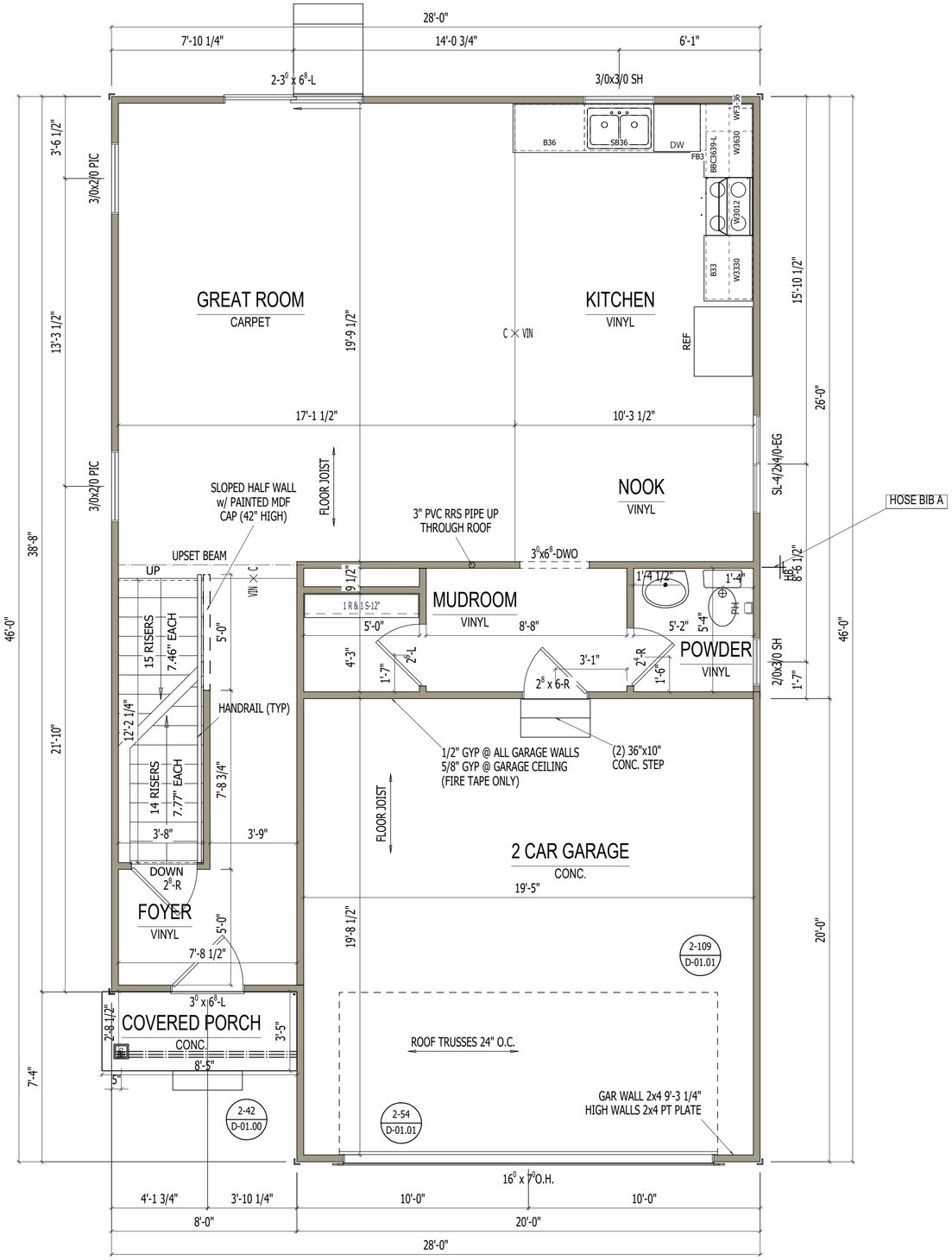
PRINT DATE: 04/09/2024

i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-01.05

© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms\A-01.05.vxp



FIRST FLOOR i2085

SCALE: 1/4"=1'-0"

ms/A-07.00.vxp

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

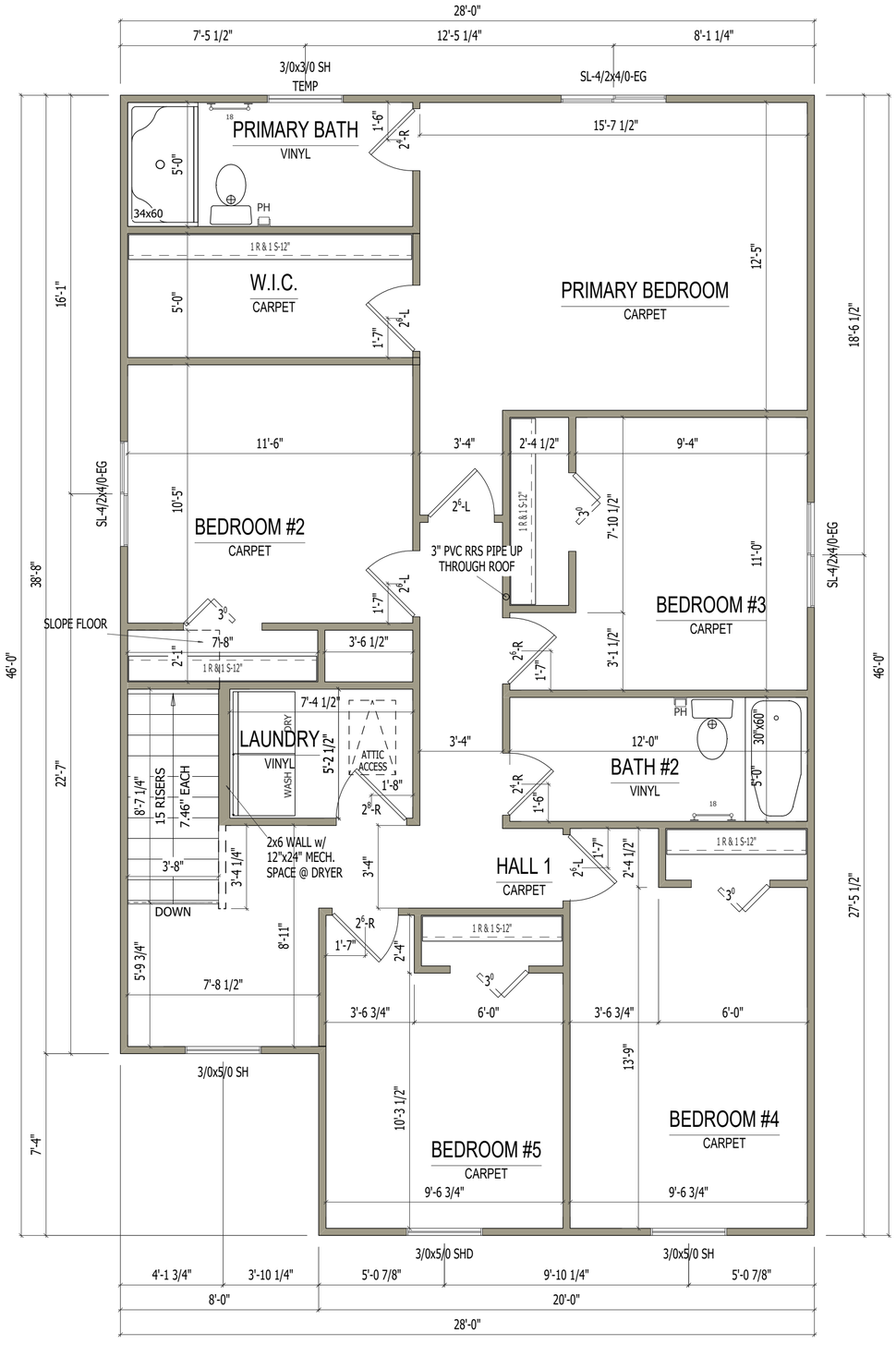
ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/04/2024

i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-07.00

© CG Visions 2006 PLAN CREATION DATE 01/24/2024



SECOND FLOOR i2085

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1

GARAGE RIGHT

REVISION ----------

ALLEN EDWIN HOMES

2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/04/2024

i2085

FOR: Allen Edwin Homes

LOT #:

LOCATION:

SHEET NUMBER

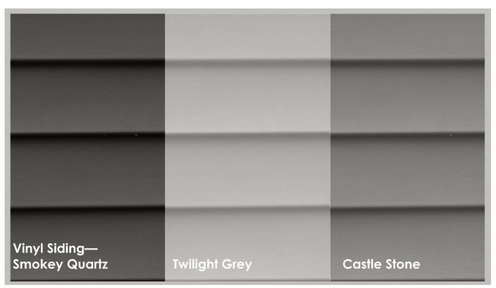
A-08.00

© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms\A-08.00.vxp

Village 1490MS

- 3-Unit and 4-Unit Attached Townhome
- 1,490 Square Feet, Two-Story
- 3 Bedrooms/2½ Bathrooms
- Attached 2-Stall Garage (rear load)



REAR LOADED ATTACHED FOUR-UNIT TOWNHOME

ALLEN EDWIN HOMES

FRONT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION A1	REV. NO.	DATE	REMARKS
GARAGE RIGHT			
REVISION			

ALLEN EDWIN HOMES
2188 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
11/08/2023

V1490MS

FOR:
Allen Edwin Homes

LOT #:

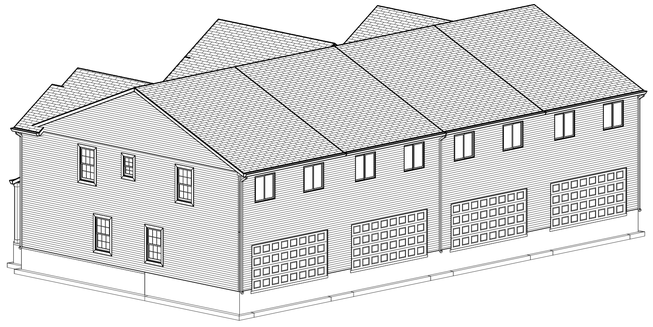
LOCATION:

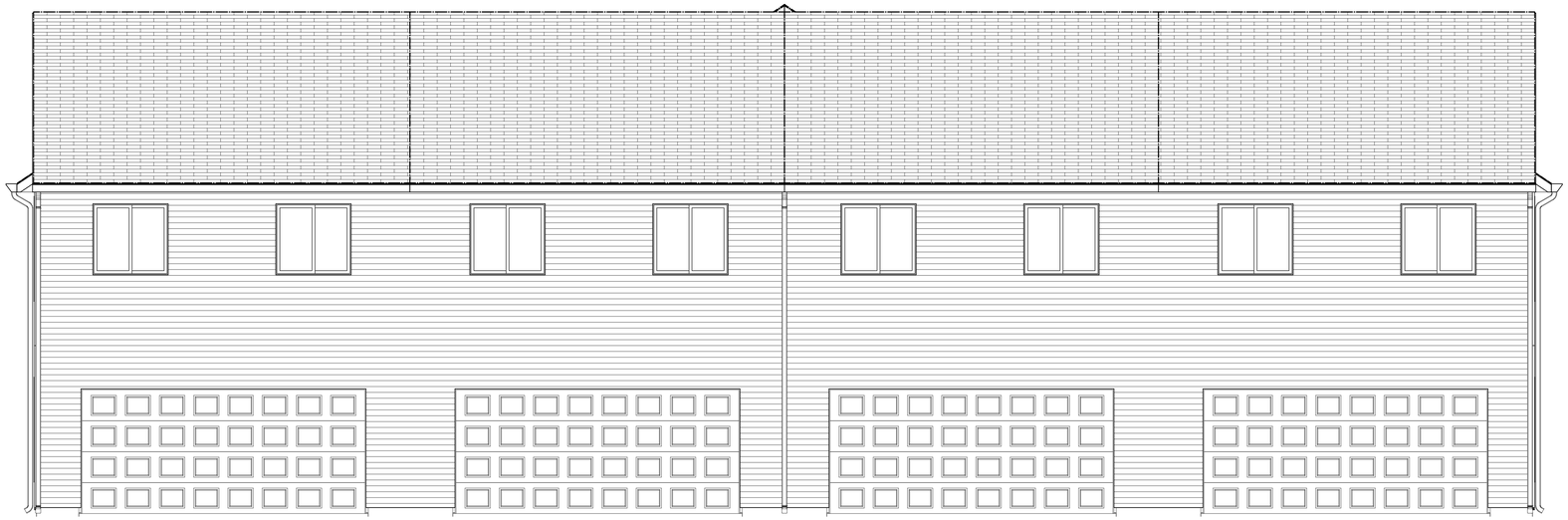
SHEET NUMBER

A-01

© CG Visions 2006 PLAN CREATION DATE 01/17/2023

View_Sheets/A-01.vxp





REAR ELEVATION

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

ELEVATION A1

GARAGE RIGHT

REVISION

ALLEN EDWIN HOMES

2188 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
11/08/2023

V1490MS

FOR: Allen Edwin Homes

LOT #:

LOCATION:

SHEET NUMBER

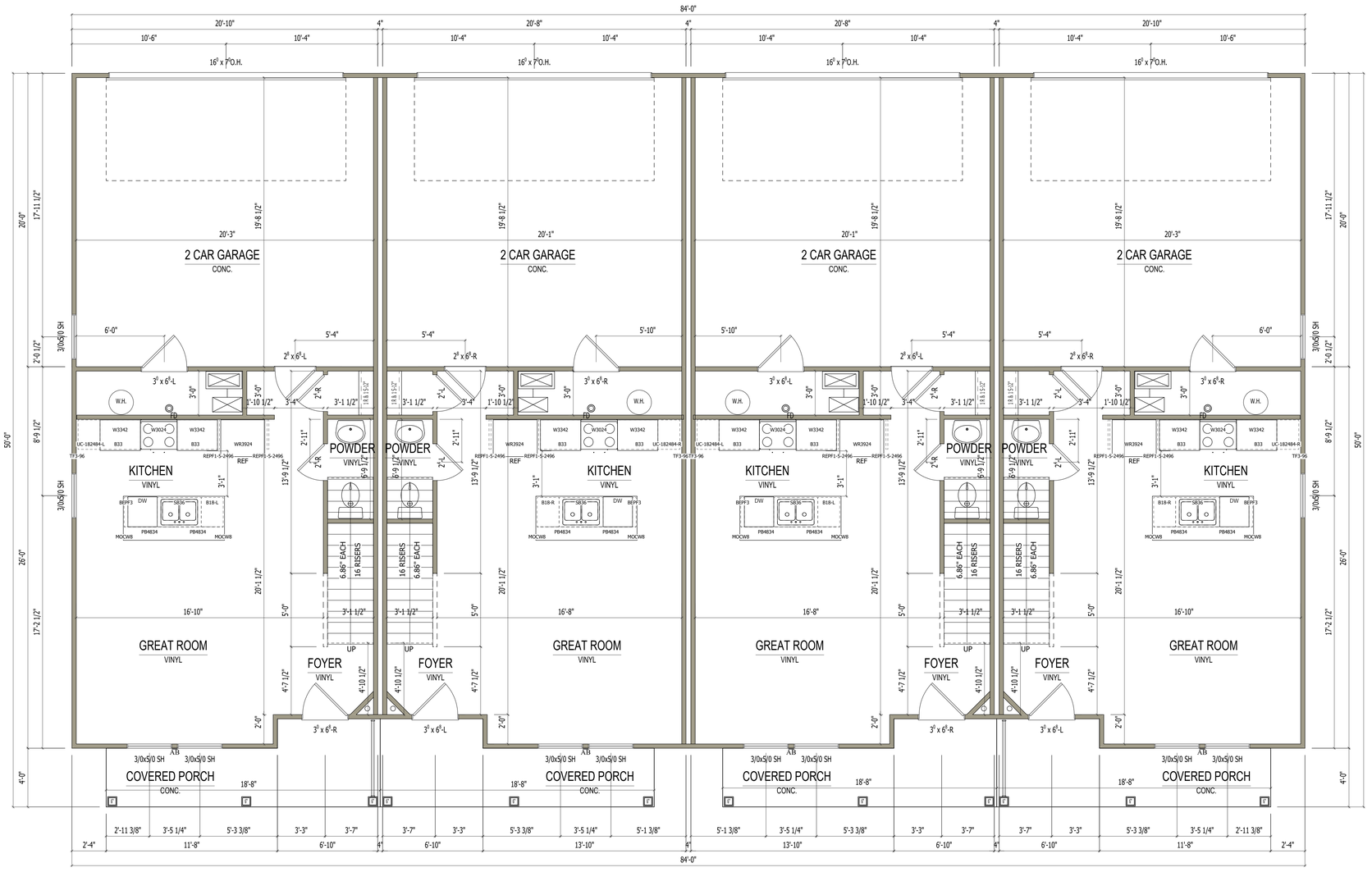
A-02

© CG Visions 2006 PLAN CREATION DATE 01/17/2023

View_Sheets\A-02.vxp

GENERAL FLOOR PLAN NOTES:

1. ALL INTERIOR NON LOAD BRG WALLS TO BE 2x4 STUDS 24" O.C.
2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
3. DIMENSIONS ARE FROM FACE OF STUDS.
4. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16" O.C. TYP.
5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEAM BEARING LOCATIONS.
6. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED.
7. PROVIDE DOUBLE CRIPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER.
8. SHIM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR.
9. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
11/08/2023

V1490MS
FOR: Allen Edwin Homes
LOT #:
LOCATION:

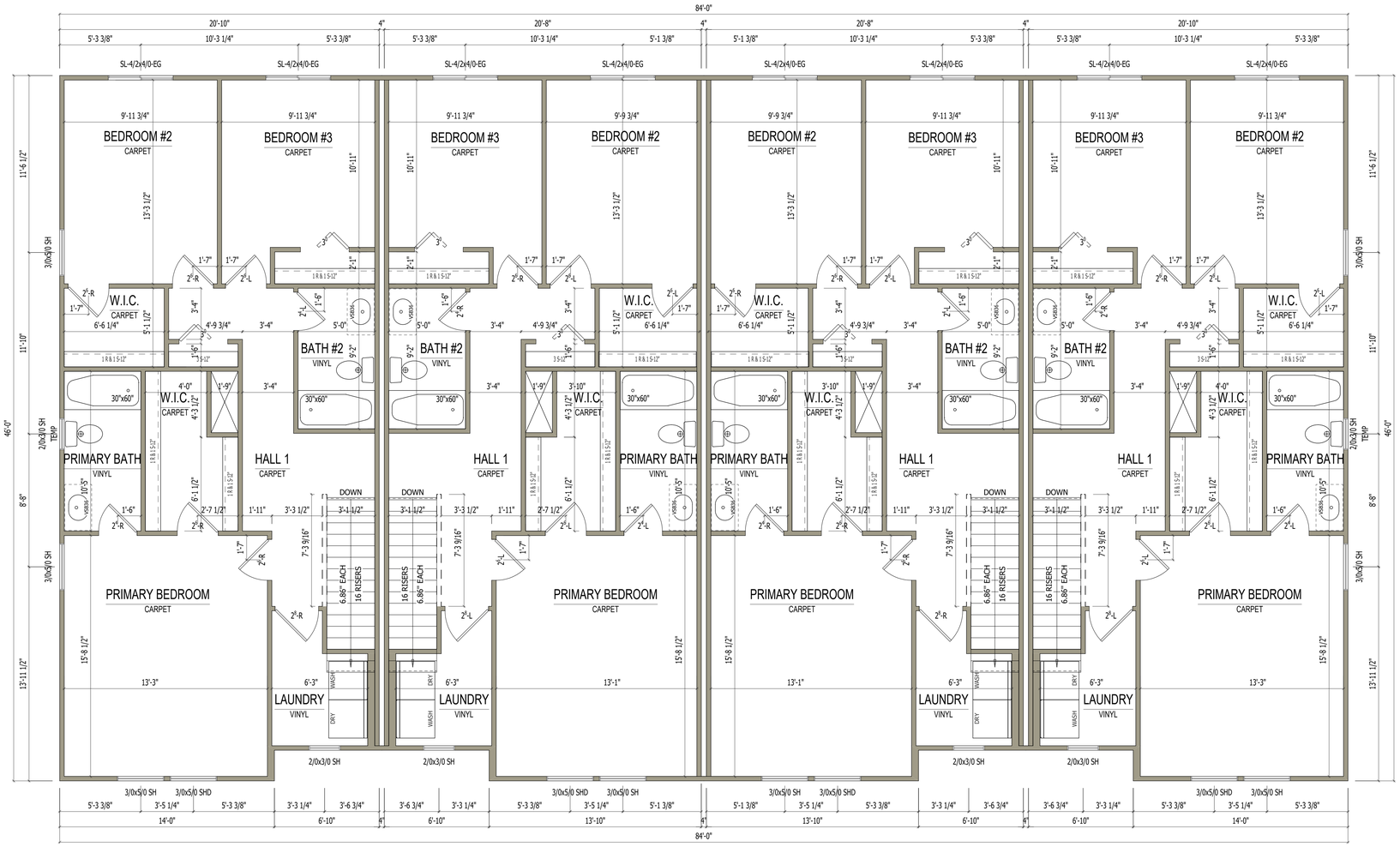
SHEET NUMBER
A-06

© CG Visions 2006 PLAN CREATION DATE 01/17/2023

View_Sheets\A-06.vxp

GENERAL FLOOR PLAN NOTES:

1. ALL INTERIOR NON LOAD BRG WALLS TO BE 2x4 STUDS 24" O.C.
2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
3. DIMENSIONS ARE FROM FACE OF STUDS.
4. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16" O.C. TYP.
5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEAM BEARING LOCATIONS.
6. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED.
7. PROVIDE DOUBLE CRIPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER.
8. SHIM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR.
9. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

REMARKS

REV. NO.	DATE

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
11/08/2023

V1490MS
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-07

© CG Visions 2006 PLAN CREATION DATE 01/17/2023

View_Sheets\A-07.vxp

CITY OF PORTAGE PLANNING COMMISSION

Thursday, February 6, 2025
7:00 PM Portage
Portage City Hall Council Chamber

The City of Portage Planning Commission meeting of August 15, 2024, was called to order by Vice Chair Baldwin at 7:00 p.m.

IN ATTENDANCE

- Peter Dame, Chief Development Officer
- Biqi Zhao, Deputy Director of Planning and Zoning
- Jonathon Hallberg, Deputy Director of Economic Development
- Anita Johnson, Housing Resource Specialist
- Alex Johnson, City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Staff called the roll: Chairman Corradini (no); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Joshi (yes); Fries (no); Youngs (yes); and Crowell (yes). 7-Present; 2-Absent.

Motion by Commissioner Joshi, seconded by Secretary Freiman, to approve the excused commissioners. Motion carried 7-0.

APPROVAL OF MINUTES

1. Meeting Minutes dated November 21, 2024
2. Meeting Minutes dated January 8, 2025

Motion by Commissioner Youngs, seconded by Secretary Freiman to approve both November 21, 2024, and January 8, 2025, meeting minutes as submitted. Motion carried 7-0.

PUBLIC HEARINGS

None.

SITE/FINAL PLANS

1. Creekside Final PD Plan, 8150 Creekside Dr.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, proposed concept house pictures, site location and layout, the permitting process, and analysis. No public hearing was required; no public comments received. Ms. Zhao concluded her presentation with the recommended action of the Planning Commission to City Council the approval of the Final PD Site Plan for Creekside Housing, a proposed 46-units residential development at 8150 Creekside Drive with the following condition: The applicant shall have the required Stormwater Agreement recorded.

Vice Chair Baldwin questioned the cul-de-sac being replaced by an open road on the new plans. Ms. Zhao clarified that it will be a road for the fire department access only and will have a sidewalk connecting to the W. Centre Avenue sidewalk.

DRAFT

Motion by Commissioner Youngs, supported by Secretary Freiman, to recommend to City Council the approval of the Final PD Site Plan for Creekside Housing, a proposed 46-units residential development at 8150 Creekside Drive with the following condition: The applicant shall have the required Stormwater Agreement recorded. Upon voice vote, motion carried 7-0.

2. Stanwood Crossings Final PD Plan, 9617 Portage Rd.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, proposed concept house pictures, site location and layout, the planned development permitting process, and analysis. No public hearing was required; one public comment was received and has been addressed. Ms. Zhao concluded her presentation with the recommended action of the Planning Commission to City Council the approval of the Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed prior to the City Council approval.

Secretary Freiman asked what an example of a technical or clerical correction would be. Ms. Zhao gave two examples of corrections: if a callout needs to be edited because it does not match exactly what it is pointing to, and stormwater elevations line.

Commissioner Copp wanted to confirm that the neighbor's comments had been corrected. Ms. Zhao confirmed. Commissioner Adams asked how long the neighbor has been using the City's property for his driveway. Deputy Director of Economic Development, who is the applicant, Mr. Hallberg, approached the podium and answered that the neighbor had an access easement long before it was a city-owned property.

Commissioner Copp inquired about the different direction of the condo and master deed plan. Mr. Hallberg stated that the City of Portage is allowed to subdivide the property according to the development plan that's been assembled, and a municipality isn't required to undertake a condominium plat or traditional subdivision plat. Attorney Kaufman also added that the city is not bound by the Land Division Act, meaning a subdivision wouldn't be triggered, so the approach being used for Stanwood Crossings will be all on land divisions.

Motion by Commissioner Copp, supported by Commissioner Adams, to recommend to City Council the approval of the Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed prior to the City Council approval. Upon voice vote, motion carried 7-0.

OLD BUSINESS

None.

NEW BUSINESS

1. Haffner Machinery Alternative Screening, 8935 Portage Industrial Dr.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, site location and layout, pictures, the permitting process, examples of neighboring screening, and analysis. No public hearing was required; the developer communicated the proposal with the three adjacent residences, and all signed acknowledgement letter of support. Ms. Zhao concluded her presentation with

the recommended action that the proposed alternative landscape buffer for Haffner Machinery at 8935 Portage Industrial Drive be approved.

Commissioner Joshi wondered about enforcement of the surrounding properties to bring their landscaping up to the requirements; Commissioner Adams asked if a tree were to die, are the businesses required to replace it. Ms. Zhao clarified that when the surrounding properties put landscaping in, the regulations were different than they are today, therefore, each neighboring property could have different landscaping requirements. If their approved site plans have landscaping, it must be kept up. If a tree dies and they do not replace, Community Development would reach out to them and ask them to be in compliance by meeting the approved site plan conditions, and if they do not, then Code Enforcement would step in.

Commissioner Adams asked if this alternative screening buffer amendment and PC approval could be found in the future, and if stormwater is usually required to be in the rear. Ms. Zhao confirmed that the approval will be located with the site plan because it is a condition for the site plan approval; she also clarified that stormwater could go anywhere, however preference is in the back, and the stormwater engineers have a design manual on requirements.

Motion by Commissioner Copp, supported by Commissioner Crowell, to approve the proposed alternative landscape buffer for Haffner Machinery at 8935 Portage Industrial Drive. Upon voice vote, motion carried 7-0.

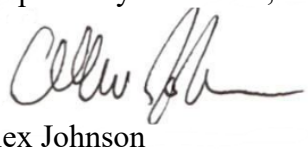
STATEMENT OF CITIZENS
None.

STATEMENT OF COMMISSIONERS/ STAFF
Vice Chair Baldwin welcomed the new commissioner, Keith Crowell.

Ms. Zhao stated that the next meeting status is unknown as there are no projects on deck now, but further communications will come to commissioners.

ADJOURNMENT
There being no further business to come before the Commission, Vice Chair Baldwin adjourned the meeting at 7:43p.m.

Respectfully submitted,



Alex Johnson
City Planner

PORTAGE
A Natural Place to Move

Department of Community Development

TO: Honorable Mayor and City Council

FROM: City of Portage Planning Commission

DATE: February 17, 2025

SUBJECT: A Final PD Site Plan for Creekside Housing, a proposed 46-unit residential development at 8150 Creekside Drive.

At the February 6, 2025, meeting, the Planning Commission reviewed and discussed a Final PD Site Plan for Creekside Housing, a proposed 46-unit residential development at 8150 Creekside Drive. The applicant representative, Mike West of Green Development Ventures, LLC, and the Engineer Project Manager, John Lovely of Allen Edwin Homes, were present to support the proposed application. No public comment was received.

The Planning Commission voted unanimously (7-0) to recommend to City Council the approval of a Final PD Site Plan for Creekside Housing, a proposed 46-unit residential development at 8150 Creekside Drive with a condition that the applicant shall have the required Stormwater Agreement recorded.

Sincerely,

CITY OF PORTAGE PLANNING COMMISSION

Dan Corradini
Chairman

Attachments: Draft February 6, 2025, Planning Commission meeting minutes.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Stanwood Crossings Final PD Plan, 9617 Portage Road

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Approve the Stanwood Crossings Final Planned Development Plan, 9617 Portage Road.

The city has filed a Final Planned Development (PD) Site Plan for a 42-unit single-family residential housing project at 9617 Portage Road. This Plan follows a previously-approved Tentative Plan Amendment (concept-level drawings) for the same project. The approved Tentative Plan Amendment drawing is attached as a reference.

This is the first city-led project to provide housing for future eligible homeowners in Portage. As noted in the previously approved Tentative Plan, the cost of developing home sites and building new homes has increased more than 50% since 2019 and is pushing purchase prices beyond middle-income households. To alleviate this challenge for developers and potential home buyers, the city has partnered with AVB Inc. (local housing developer) and Wightman Associates (local engineering firm) to help design the overall project.

In the proposed Final PD Site Plan, two lots were removed to ensure adequate sizing of the stormwater basin in the southwest corner of the property. The project is reduced in the overall number of lots from 44 to 42, for future new single-family detached homes. The project continues to be designed with new public streets, public water and sewer utilities, open space, landscaping, and pedestrian connections. The density is slightly lowered from 3.3 to 3.14 dwelling units per acre. Lot sizes generally remain unchanged at a range from 6,481 square feet (smallest) to 13,210 square feet (largest). Future homes will be one- and two-story options, all with attached garages and consisting of 2 to 3 bedrooms and 2 to 2.5 bathrooms. One-story home sizes range: from 1,206 to 1,353 square feet. Two-story home sizes range: from 1,505 to 1,640 square feet. Basements will not be provided. Each home will have direct access to new interior public streets with sidewalks and city water, sewer, and storm sewer utilities. Private utilities such as electricity, internet, cable, etc. will also be provided. New streets will connect to Stanley Avenue and Woodbine Avenue, which connect to Portage Road. New sidewalks will be provided on both sides of the new interior streets leading to an open space area in the southwest part of the project and a new paved trail connecting to Portage Road sidewalk and a new city stormwater basin. The project also consists of an easterly street stub for future expansion. The attached narrative, site plan drawing, and concept images describe these development items.

This project gained approval (Rezone, Tentative Plan PD, and Site Condominium) by Planning Commission support on September 5, 2024, and Council approval on October 22, 2024.

Applicable Zoning Regulations

The proposed Final PD Site Plan has no significant changes to the previously approved PD Tentative Plan and is in substantial compliance with the previously approved tentative plan per Sec. 42-375.H. Therefore, the project has been reviewed in accordance with Chapter 42. Division 4. Subdivision 11 – PD, Planned Development District, and Division 5. Subdivision 2 Site Plan Review. This is addressed in the following section.

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 plans and narrative address these code sections.

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. *This step was recommended for approval by the Planning Commission on September 5, 2024, and gained approval by the Council on October 22, 2024.*

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.*

The Planning Commission reviewed the project for consistency with Sec 42-375 Final Plan H-M and provided a recommendation for approval to the City Council at the February 6, 2025, Planning Commission meeting. The applicant has submitted a project narrative addressing PD criteria under Sec 42-375 and generally describing the development; site drawings showing general building footprints, setback distances, parking and landscaping, and common areas; and concept renderings of the site and building elevations. See attachments. Per Sec 42-373 and -374, PD allows the developer to incorporate a variety of housing styles. The following project features are being sought under the PD district:

- The applicant is proposing building setbacks, parcel sizes, and house sizes unique to the specific project, as provided in the table.

Zoning Standards	Approved Tentative Plan PD Stanwood Crossings
Min. Lot Size	9,009 sq ft - average
Min. Lot Width	60'
Front Setback	25'
Side Setback	5'
Rear Setback	40'
1-story house	1,206-1,353 sq ft
2-story house	1,505-1,640 sq ft

Max. Building Height	1-2 story proposed

There are no defined building yard setbacks under the Planned Development standards Sec 42-374. Instead, the Planning Commission shall review the proposed building locations to generally determine neighborhood appropriateness. Therefore, if the project is approved, those setbacks would become the established yard setbacks for the subject PD project. The proposed distances in the table are similar to typical one-family residential zoning districts.

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 PD 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 PD Tentative Plan.

Evaluations from the Development Review Team (DRT)
This project was reviewed by the Development Review Team (DRT) to ensure that the proposed development is consistent with the city's infrastructure, engineering, and other requirements including streets, sewers, water mains, stormwater, parking, landscaping, and others. The DRT consists 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. DRT's review recommends some clerical changes, such as realigning call-out labels, etc., which will be addressed administratively.

Planning Commission Meeting
At the February 6, 2025, meeting, the Planning Commission reviewed and discussed a Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road. The applicant's representative, Jonathon Hallberg, Deputy Director of Economic Development, City of Portage, and the project engineer, Paul Schram, Whiteman Engineering, were present to support the proposed application. One public comment was received and addressed before the meeting, and no public comment was received during the meeting.

The Planning Commission voted unanimously (7-0) to recommend to the City Council the approval of a Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed before the City Council approval.

Recommendation

It is therefore recommended that the City Council approve the Final Planned Development Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road.

FUNDING: Not Applicable

Attachments:
1. Final PD Plan Application
2. Vicinity Map
3. Approved Tentative Plan and Preliminary Condo Plan
4. Proposed Final PD Site Plan 2.18.2025
5. Conceptual House Floor Plans, Facades

6. Public Comment 2.4.2025
7. Conceptual Site Rendering 2.5.2025
8. Draft Planning Commission Minutes 2.6.2025
9. Planning Commission Transmittal

COMMERCIAL DEVELOPMENT 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	Address
Single-family detached (Stanwood Crossings)	9617 Portage Rd, Portage MI 49002

2) IDENTIFICATION (OWNER)

Name City of Portage		Address 7900 S Westnedge	
City Portage	State MI	Zip 49002	Phone 269.329.4403

3) ARCHITECT OR ENGINEER

Name Paul Schram	Address 433 E Ransom Street	City Kalamazoo
State MI	Zip 49007	Phone 269.921.0100
License Number 6201067420	Expiration Date 7/25/26	Email pschram@gowightman.com

4) BUILDING CONTRACTOR

Company name AVB. Inc	Address 4200 W Centre Avenue	City Portage
State MI	Zip 49024	Phone 269.323.2022
Email jack@avbinc.com	Federal Employer ID 38-2361980	
Builder License Number 2102185971	Expiration Date 5/31/26	
Workers Comp Insurance Carrier Comp Insurance Carrier MI Ins. Company	MESC Employer Number 0993199000	

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: See below

7) DESCRIPTION OF WORK

A) 42 new single-family residential home community - new roads, utilities and landscaping.

B) Valuation of Project: $ TBD

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size

☐ 5/8" ☐ ¾" ☐ 1" ☐ 1 ½"

☐ Other_____ ☐ Irrigation Size_____ ☐ Fire Sprinkler Size_____

B) Electric Service Size

☐ 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 Jonathon Hallberg, City of Portage	Phone 269.329.4474
Address 7900 S Westnedge	City Portage
State MI	Zip 49002

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: _____ ***Date:*** 1/23/25

Aerial Photography
9617 Portage Road
Date: 8/20/2024

PORTAGE
A Natural Place to Move

1 inch = 400 feet
NearMap Aerial Photography March 2024

STANWOOD CROSSINGS

A SITE CONDOMINIUM

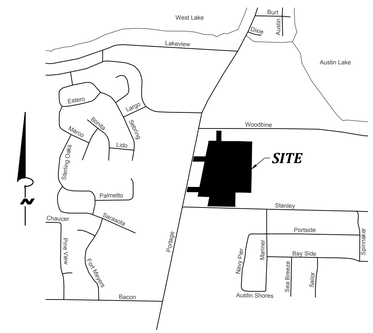
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN

0 60 90 120

1 inch = 60 ft.

PROPRIETOR/OWNER
CITY OF PORTAGE
7900 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002
(269) 323-2022

SURVEYOR/ENGINEER
WIGHTMAN & ASSOCIATES, INC.
433 EAST RANSOM STREET
KALAMAZOO, MI 49007
(269) 200-2703



VICINITY MAP
(NOT TO SCALE)

NOTES:

UNIT COUNTS
44 UNITS

PROPOSED ZONING/SETBACKS
ZONING - PD
SETBACKS:
PROPOSED = 25' FRONT
PROPOSED = 40' REAR
PROPOSED = 5' +/- SIDE (10' BETWEEN FOUNDATIONS)

PROPOSED UNIT WIDTH (SECTION 42-350/42-112)
MINIMUM UNIT WIDTH AT BUILDING SETBACK
PROPOSED = 60'

PROPOSED UNIT AREA (SECTION 42-350)
MINIMUM UNIT AREA
PROPOSED = 6,481 SQUARE FEET

PAVEMENT WIDTH (EXCLUDING CURB) (SECTION 42-803)
PROPOSED = 32' WIDE PAVING

SANITARY SEWER
PROPOSED CONDOMINIUM WILL BE SERVED BY PUBLIC SANITARY SEWER.

WATER
THE PROPOSED CONDOMINIUM WILL BE SERVED BY PUBLIC WATER MAIN, TO BE CONNECTED TO THE EXISTING WATER MAIN AT WOODBINE AVENUE AND STANLEY AVENUE. ANY WATER MAIN NOT LOCATED IN PUBLIC RIGHT OF WAY SHALL LIE WITHIN A PERMANENT PUBLIC WATER MAIN EASEMENT. HYDRANTS SHALL BE LOCATED NOT MORE THAN 500' APART AND SITUATED SUCH THAT ALL PORTIONS OF BUILDINGS ARE WITHIN 250' OF A HYDRANT.

STORM SEWER
THE STORM SEWER SYSTEM AND STORM WATER RETENTION AREA WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTAGE STANDARDS AND DEDICATED TO THE CITY. STORM WATER RETENTION VOLUME WILL BE PROVIDED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA MANUAL AND IT'S ADDENDUM.

STREETS
ALL STREETS WILL BE PUBLIC WITH CONCRETE CURB AND GUTTER AND ASPHALT SURFACE, WIDTH TO BE 36' AT BACK OF CURB IN A 60' RIGHT-OF-WAY. ALL CURB RADII AT INTERSECTIONS TO BE 25' AT THE FACE OF CURB.

SIDEWALKS
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTAGE STANDARDS. ANY SIDEWALKS OUTSIDE RIGHT-OF-WAY WILL BE LOCATED WITHIN A SIDEWALK EASEMENT. A NON-MOTORIZED PATH WILL CONNECT THE SIDEWALK IN THE DEVELOPMENT TO NON-MOTORIZED FACILITIES ON PORTAGE ROAD.

STREET LIGHTING
STREET LIGHTING WILL BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH THE CITY OF PORTAGE STREET LIGHTING POLICY.

PRIVATE UTILITIES
PRIVATE UTILITIES SUCH AS GAS, ELECTRIC, CABLE TV, ETC. SHALL BE LOCATED IN PRIVATE EASEMENTS, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

CONTIGUOUS PROPERTIES
THE PROPRIETOR HAS OWNERSHIP INTEREST IN THE OVERALL PARCEL IN WHICH THE DEVELOPMENT IS BEING PROPOSED.
NO OTHER CONTIGUOUS PROPERTIES ARE OWNED BY THE PROPRIETOR/OWNER.

Approved Tentative/Preliminary Condo Plan
Planning Commission 9/5/2024
City Council 10/22/2024

LEGAL DESCRIPTION:

LAND SITUATED IN THE CITY OF PORTAGE, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWN 3 SOUTH, RANGE 11 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 46, SUPERVISOR'S PLAT OF MCCAMLEY BEACH AS RECORDED IN LIBER 13 OF PLATS, PAGE 5, KALAMAZOO COUNTY RECORDS; THENCE WEST ALONG THE NORTH LINE OF STANLEY DRIVE 1724.85 FEET (RECORDED AS 1725.00 FEET); THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID DRIVE, 220 FEET, FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE WEST ALONG SAID NORTH LINE OF STANLEY DRIVE 382.08 FEET MORE OR LESS TO A POINT WHICH IS 330 FEET EAST OF THE EAST LINE OF PORTAGE ROAD; THENCE NORTHEASTERLY PARALLEL WITH THE EAST LINE OF PORTAGE ROAD 134.13 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF STANLEY DRIVE 165.15 FEET; THENCE NORTHEASTERLY PARALLEL TO THE EAST LINE OF PORTAGE ROAD 64.94 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF STANLEY DRIVE 165 FEET TO THE EAST LINE OF PORTAGE ROAD; THENCE NORTHEAST ALONG SAID EAST LINE 67.13 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF STANLEY DRIVE 165 FEET; THENCE NORTHEASTERLY PARALLEL TO THE EAST OF PORTAGE ROAD 369.2 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF STANLEY DRIVE 165 FEET TO THE EAST LINE OF PORTAGE ROAD; THENCE NORTHEASTERLY ALONG SAID EAST LINE 67.13 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF STANLEY DRIVE 165 FEET; THENCE NORTHEASTERLY 221.72 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 32 OF THE RECORDED PLAT OF MCCAMLEY MANOR; THENCE EAST ALONG THE SOUTH LINE OF SAID PLAT 592 FEET MORE OR LESS, TO A POINT BEING 968 FEET WEST OF AND ALONG SOUTH LINE OF SOUTHEAST CORNER OF LOT 60, OF SAID MCCAMLEY MANOR; THENCE SOUTH 712.60 FEET AT RIGHT ANGLES WITH THE NORTH LINE OF STANLEY DRIVE; THENCE WEST PARALLEL WITH THE NORTH LINE OF STANLEY DRIVE 220 FEET; THENCE SOUTH 200 FEET, AT RIGHT ANGLES WITH THE NORTH LINE OF STANLEY DRIVE, TO PLACE OF BEGINNING.

ALSO OUTLOT B, MCCAMLEY MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 25 OF PLATS, PAGE 42, KALAMAZOO COUNTY RECORDS.

CONTAINING 13.55 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

BEARINGS SHOWN HEREON ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

WIGHTMAN
433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

STATE OF MICHIGAN
Gary D. Hahn
License No. 4001038116
LICENSED PROFESSIONAL SURVEYOR
GARY D. HAHN
PS-4001038116

PROJECT NAME:
STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

01 8/27/2024 PD REZONING AND CONDOMINIUM SUBDIVISION PLAN	GDH

REVISIONS

C:\Projects\222353 Portage - Portage Road Residential Planned Development\05 Drawings\850 AutoCAD\Survey Work\plan\222353 Condominium Subdivision Plan.dwg 01 8/27/2024 8:39:05 AM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2024 WIGHTMAN & ASSOCIATES, INC.

DATE: JULY, 2024
SCALE: 1" = 60'
DRAWN BY: ACE
CHECKED BY: GDH

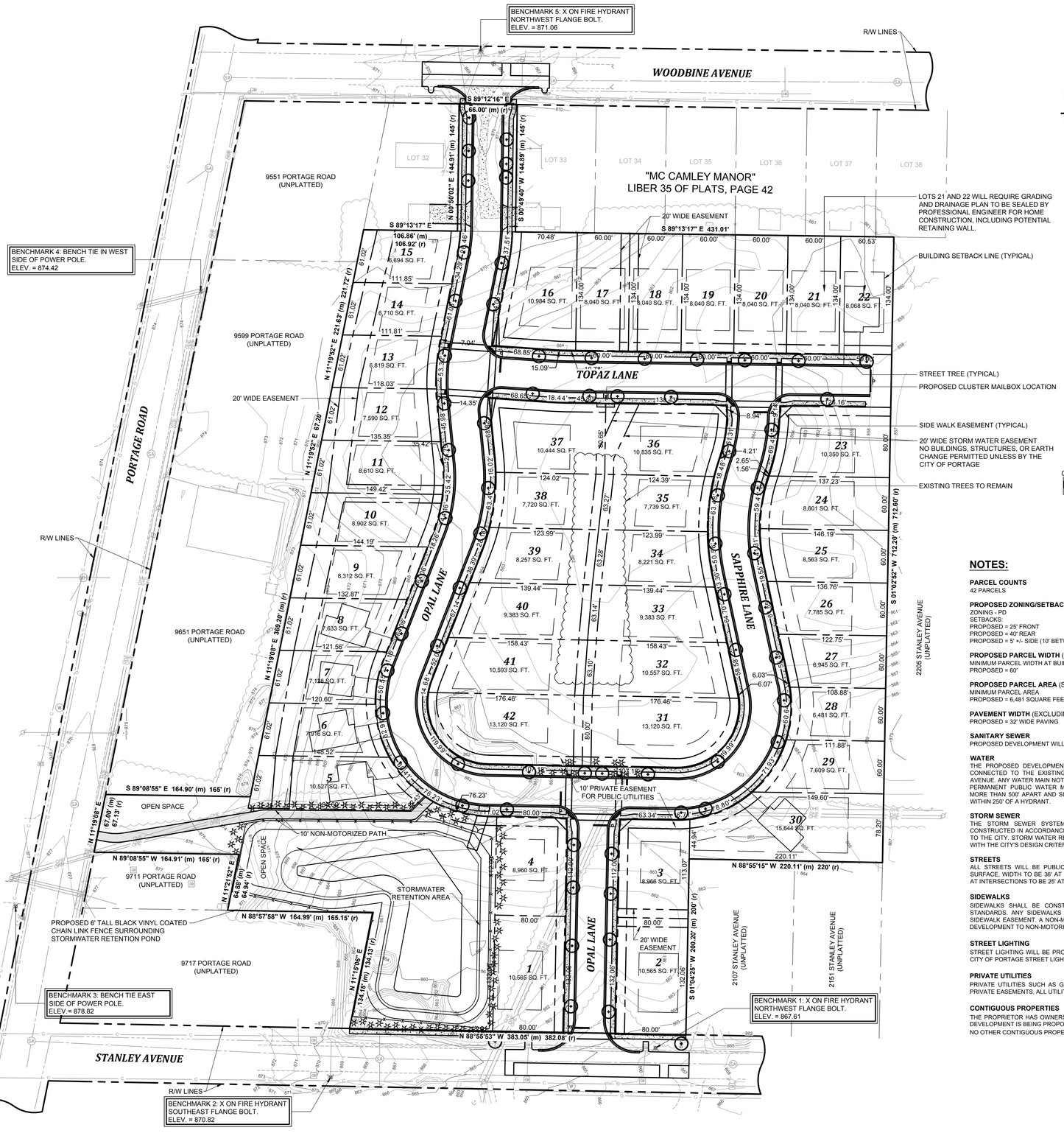
CONDOMINIUM SUBDIVISION PLAN

JOB No. 222353
01

STANWOOD CROSSINGS

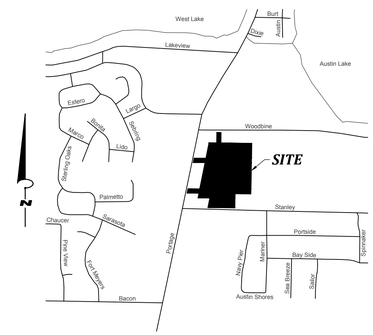
A PLANNED DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN



PROPRIETOR/OWNER
CITY OF PORTAGE
7900 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002
(269) 323-2022

SURVEYOR/ENGINEER
WIGHTMAN & ASSOCIATES, INC.
433 EAST RANSOM STREET
KALAMAZOO, MI 49007
(269) 200-2703



VICINITY MAP
(NOT TO SCALE)

NOTES:

PARCEL COUNTS
42 PARCELS

PROPOSED ZONING/SETBACKS
ZONING - PD
SETBACKS:
PROPOSED = 25' FRONT
PROPOSED = 40' REAR
PROPOSED = 5' +/- SIDE (10' BETWEEN FOUNDATIONS)

PROPOSED PARCEL WIDTH (SECTION 42-350/42-112)
MINIMUM PARCEL WIDTH AT BUILDING SETBACK
PROPOSED = 60'

PROPOSED PARCEL AREA (SECTION 42-350)
MINIMUM PARCEL AREA
PROPOSED = 6,481 SQUARE FEET

PAVEMENT WIDTH (EXCLUDING CURB) (SECTION 42-803)
PROPOSED = 32' WIDE PAVING

SANITARY SEWER
PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SANITARY SEWER.

WATER
THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER MAIN, TO BE CONNECTED TO THE EXISTING WATER MAIN AT WOODBINE AVENUE AND STANLEY AVENUE. ANY WATER MAIN NOT LOCATED IN PUBLIC RIGHT OF WAY SHALL LIE WITHIN A PERMANENT PUBLIC WATER MAIN EASEMENT. HYDRANTS SHALL BE LOCATED NOT MORE THAN 500' APART AND SITUATED SUCH THAT ALL PORTIONS OF BUILDINGS ARE WITHIN 250' OF A HYDRANT.

STORM SEWER
THE STORM SEWER SYSTEM AND STORM WATER RETENTION AREA WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTAGE STANDARDS AND DEDICATED TO THE CITY. STORM WATER RETENTION VOLUME WILL BE PROVIDED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA MANUAL AND IT'S ADDENDUM.

STREETS
ALL STREETS WILL BE PUBLIC WITH CONCRETE CURB AND GUTTER AND ASPHALT SURFACE, WIDTH TO BE 36' AT BACK OF CURB IN A 60' RIGHT-OF-WAY. ALL CURB RADII AT INTERSECTIONS TO BE 25' AT THE FACE OF CURB.

SIDEWALKS
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTAGE STANDARDS. ANY SIDEWALKS OUTSIDE RIGHT-OF-WAY WILL BE LOCATED WITHIN A SIDEWALK EASEMENT. A NON-MOTORIZED PATH WILL CONNECT THE SIDEWALK IN THE DEVELOPMENT TO NON-MOTORIZED FACILITIES ON PORTAGE ROAD.

STREET LIGHTING
STREET LIGHTING WILL BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH THE CITY OF PORTAGE STREET LIGHTING POLICY.

PRIVATE UTILITIES
PRIVATE UTILITIES SUCH AS GAS, ELECTRIC, CABLE TV, ETC. SHALL BE LOCATED IN PRIVATE EASEMENTS, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

CONTIGUOUS PROPERTIES
THE PROPRIETOR HAS OWNERSHIP INTEREST IN THE OVERALL PARCEL IN WHICH THE DEVELOPMENT IS BEING PROPOSED.
NO OTHER CONTIGUOUS PROPERTIES ARE OWNED BY THE PROPRIETOR/OWNER.

INDEX OF PLANS:

01	MASTER LAND DIVISION PLAN
02	NOTES AND SPECIFICATIONS
03	TYPICALS AND DETAILS
04	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
05	OVERALL DRAINAGE PLAN
06	PLAN & PROFILE SHEET - OPAL LANE - STA 10+00 TO STA 14+00
07	PLAN & PROFILE SHEET - SAPPHIRE LANE - STA 20+00 TO STA 24+50
08	PLAN & PROFILE SHEET - SAPPHIRE LANE - STA 24+50 TO STA 28+00
09	PLAN & PROFILE SHEET - OPAL LANE - STA 30+00 TO STA 34+50
10	PLAN & PROFILE SHEET - OPAL LANE - STA 34+50 TO STA 38+50
11	PLAN & PROFILE SHEET - OPAL LANE - STA 38+50 TO STA 42+00
12	PLAN & PROFILE SHEET - TOPAZ LANE - STA 45+50 TO STA 50+50
13	PLAN & PROFILE SHEET - STANLEY AVENUE - STA 63+50 TO STA 68+50
14	PLAN & PROFILE SHEET - WOODBINE AVENUE - STA 77+00 TO STA 80+00
15	SIDEWALK RAMP DETAILS
16	TREE CLEARING SOIL EROSION AND SEDIMENTATION CONTROL PLAN

LEGAL DESCRIPTION:

LAND SITUATED IN THE CITY OF PORTAGE, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 46, SUPERVISOR'S PLAT OF MCCAMLEY BEACH AS RECORDED IN LIBER 13 OF PLATS, PAGE 5, KALAMAZOO COUNTY RECORDS; THENCE NORTH 88° 55' 53" WEST (RECORDED AS WEST) ON THE NORTH RIGHT OF WAY LINE OF STANLEY DRIVE 1944.85 FEET (RECORDED AS 1945.00 FEET) TO A CAPPED IRON ID #16935 AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED: THENCE CONTINUING NORTH 88° 55' 53" WEST (RECORDED AS WEST) ON SAID NORTH RIGHT OF WAY LINE 383.05 FEET (RECORDED AS 382.08 FEET MORE OR LESS) TO A CAPPED IRON ID #16935 AND A POINT THAT IS 329.88 FEET (RECORDED AS 330 FEET) EAST OF THE EAST RIGHT OF WAY LINE OF PORTAGE ROAD; THENCE NORTH 11° 15' 06" EAST ON A LINE PREVIOUSLY DESCRIBED AS BEING PARALLEL WITH SAID EAST RIGHT OF WAY LINE 134.18 FEET (RECORDED AS 134.13 FEET) TO A CAPPED IRON #16935; THENCE NORTH 88° 57' 58" WEST (RECORDED AS WEST) ON A LINE PREVIOUSLY DESCRIBED AS BEING PARALLEL WITH THE NORTH LINE OF SAID STANLEY DRIVE 164.99 FEET (RECORDED AS 165.15 FEET) TO A CAPPED IRON; THENCE NORTH 11° 21' 52" EAST ON A LINE PREVIOUSLY DESCRIBED AS BEING PARALLEL WITH SAID EAST RIGHT OF WAY LINE 64.88 FEET (RECORDED AS 64.94 FEET) TO A RECTANGULAR IRON ROD; THENCE NORTH 89° 08' 55" WEST (RECORDED AS WEST) ON A LINE PREVOUSLY DESCRIBED AS BEING PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID STANLEY DRIVE 164.91 FEET (RECORDED AS 165 FEET) TO A CAPPED IRON ID #38116 ON THE EAST RIGHT OF WAY LINE OF SAID PORTAGE ROAD; THENCE NORTH 11° 19' 08" EAST ON SAID EAST RIGHT OF WAY LINE 67.00 FEET (RECORDED AS 67.13 FEET) TO A ½" REBAR WITH BROKEN CAP; THENCE SOUTH 89° 08' 55" EAST (RECORDED AS EAST) ON A LINE PREVIOUSLY DESCRIBED AS BEING PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF STANLEY DRIVE 164.90 FEET (RECORDED AS 165 FEET) TO A CAPPED IRON ID #38116; THENCE NORTH 11° 19' 02" EAST PARALLEL WITH SAID EAST RIGHT OF WAY LINE 369.20 FEET TO A CAPPED IRON ID #38116; THENCE NORTH 11° 01' 52" EAST 67.20 FEET TO A ½" SQUARE IRON; THENCE NORTH 11° 19' 52" EAST 221.63 FEET (RECORDED AS 221.72 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 32 OF THE RECORDED PLAT OF MCCAMLEY MANOR AS RECORDED IN LIBER 25 OF PLATS, PAGE 42 KALAMAZOO COUNTY RECORDS; THENCE SOUTH 89° 13' 17" EAST (RECORDED AS EAST) ON THE SOUTH LINE OF SAID LOT 32 A DISTANCE OF 106.86 FEET (RECORDED AS 106.92 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF OUTLOT "B", SAID MCCAMLEY MANOR; THENCE NORTH 00° 50' 02" EAST (RECORDED AS NORTH) ON THE WEST LINE OF SAID OUTLOT "B" 144.91 FEET (RECORDED AS 145 FEET) TO A ½" REBAR ON THE NORTH LINE OF SAID OUTLOT "B"; THENCE SOUTH 89° 12' 16" EAST (RECORDED AS EAST) ON SAID NORTH LINE 66.00 FEET TO A CAPPED IRON ID #16935 AT THE NORTHEAST CORNER OF SAID OUTLOT "B"; THENCE SOUTH 00° 49' 40" WEST (RECORDED AS SOUTH) ON THE EAST LINE OF SAID OUTLOT "B" 144.89 FEET (RECORDED AS 145 FEET) TO A CONCETE MONUMENT AT THE SOUTHEAST CORNER OF SAID OUTLOT "B"; THENCE SOUTH 89° 13' 17" EAST (RECORDED AS EAST) ON THE SOUTH LINE OF SAID MCCAMLEY MANOR 431.01 FEET TO A CAPPED IRON ID #16935 AT A POINT THAT IS 968 FEET WEST OF THE SOUTHEAST CORNER OF LOT 50, SAID MCCAMLEY MANOR; THENCE SOUTH 01° 02' 52" WEST (RECORDED AS SOUTH) ON A LINE PREVIOUSLY DESCRIBED AS BEING PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF SAID STANLEY DRIVE 712.20 FEET (RECORDED AS 712.60 FEET) TO A CAPPED IRON ID #16935; THENCE NORTH 88° 55' 15" WEST (RECORDED AS WEST) ON A LINE PREVIOUSLY DESCRIBED AS BEING PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID STANLEY DRIVE 220.11 FEET (RECORDED AS 220 FEET) TO A CAPPED IRON ID #16935; THENCE SOUTH 01° 04' 25" WEST (RECORDED AS SOUTH) ON A LINE PREVIOUSLY DESCRIBED AS BEING PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE 200.20 FEET (RECORDED AS 200 FEET) TO THE POINT OF BEGINNING. CONTAINING 13.30 ACRES MORE OR LESS.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

STATE OF MICHIGAN
PAUL D. SCHRAM
ENGINEER
No. 6201067420
LICENSED PROFESSIONAL ENGINEER
PAUL D. SCHRAM
6201067420

PROJECT NAME:
STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

REVISIONS
06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5
05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4
05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3
04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2
03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1
02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING
01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

C:\Wightman\222353 Portage - Portage Road Residential Planned Development\05 Drawings\850 AutoCAD\Survey Workspace\222353 Condominium Subdivision Plan.dwg 01/25/2025 10:30:46 AM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1" = 60'
DRAWN BY: ACE
CHECKED BY: GDH

MASTER LAND DIVISION PLAN

JOB No. 222353
01

PROJECT NOTES

1. THE "2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
2. THE "2016 CITY OF PORTAGE GENERAL SPECIFICATIONS AND STANDARD DETAILS" ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
3. THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.
4. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE CITY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
7. IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
8. 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.
9. FILL SHALL BE PLACED AND ADEQUATELY KEYED INTO STRIPPED AND SCARIFIED SOILS PER THE MDOT 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL FILL MATERIAL SHOULD BE AT APPROXIMATELY THE OPTIMUM MOISTURE CONTENT DURING COMPACTION. FURTHERMORE, FILL MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A FROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONDUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL ENGINEERING TESTING FIRM.
10. COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SOILS.
11. COMPACTION TESTS OR PROOF ROLLING OF EXISTING SUBSOIL SHALL BE PERFORMED BEFORE ANY FILL MATERIAL IS PLACED WITHIN THE PROPOSED PUBLIC STREET RIGHT OF WAYS.
12. ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR. ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER, OR MDOT CLASS II GRANULAR MATERIAL FROM BORROW. EXCESS FILL SHALL BE STOCKPILED ON SITE BY THE CONTRACTOR AT THE OWNER'S DIRECTION. NOTE: NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
13. REFER TO SUBSURFACE SOIL INVESTIGATION PREPARED BY **SOILS & STRUCTURES** FOR FURTHER INFORMATION AND SITE DEVELOPMENT REQUIREMENTS.
14. THE SOIL BORINGS WERE TAKEN BY **SOILS & STRUCTURES** ON **AUGUST 28, 2024**.
15. THE TEST BORINGS REPRESENT POINT INFORMATION AND MAY NOT HAVE ENCOUNTERED ALL THE TYPES AND MATERIALS WHICH ARE PRESENT AT THE SITE. THESE BORING LOGS DO NOT CONSTITUTE A GUARANTEE OF THE SOIL OR GROUNDWATER CONDITIONS, OR THAT THE TEST BORINGS ARE AN EXACT REPRESENTATION OF THE SOIL OR GROUNDWATER CONDITIONS AT ALL POINTS ON THE SITE.
16. SEE PLANS FOR SOIL BORING DATA. SLOPE ALL BANKS AND GRADE UNIFORMLY FROM BACK OF CURB AND GUTTER AT STREET TO EXISTING OR PROPOSED GRADES; OR FROM CURB AND GUTTER TO PROPOSED/EXISTING SIDEWALKS. IN AREAS WHERE NO GUTTER IS PROPOSED, UNIFORMLY SLOPE GRADE FROM TOP OF PAVEMENT TO EXISTING GRADE AT A MAXIMUM SLOPE OF 1 ON 4, UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT, AS REQUIRED.
18. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
19. MULCH BLANKET HIGH VELOCITY SHALL BE PLACED ON THE BOTTOM OF ALL DITCHES WHEN THE LONGITUDINAL GRADE IS GREATER THAN OR EQUAL TO 2.00% UNLESS OTHERWISE NOTED, OR AS DIRECTED BY THE ENGINEER IN THE FIELD.
20. MATERIAL FOR AGGREGATE BASE SHALL BE MDOT 22A GRAVEL, 22A SLAG, 22A LIMESTONE, 22A RECYCLED CONCRETE, OR COLD MILLED, HMA MATERIAL WHICH APPROXIMATES THE GRADATION OF 22A MATERIAL. IF MILLED HMA MATERIAL IS USED, IT MAY BE USED FULL DEPTH OR ON TOP OF 22A AGGREGATE TO OBTAIN THE REQUIRED THICKNESS. 22A GRAVEL SHALL NOT BE PLACED ON TOP OF MILLED HMA MATERIAL. A MIX GREATER THAN 50% MILLED HMA MATERIAL SHALL NOT BE USED AS AN AGGREGATE FROM SEPTEMBER 15 TO MAY 1 WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
21. VERTICAL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
22. ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
23. TAPER THE CURBS TO ZERO HEIGHT AT SIDEWALKS. SIDEWALK RAMPS SHALL BE BARRIER FREE AND CONSTRUCTED IN ACCORDANCE WITH THE MDOT SIDEWALK RAMP AND DETECTABLE WARNING DETAILS (CURRENT EDITION OF R-28 SERIES) DETECTABLE WARNING PLATES TO BE ASPHALT COATED CAST IRON. SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH THE MDOT DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS (CURRENT EDITION OF R-29 SERIES) UNLESS NOTED OTHERWISE.
24. THE TELEPHONE, GAS, AND CABLE COMPANIES SHALL PROVIDE UNDERGROUND SERVICES TO THE BUILDINGS AT THE OWNER'S EXPENSE. THE ELECTRIC UTILITY COMPANY SHALL PROVIDE SERVICE TO THE RIGHT-OF-WAY LINE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE UTILITIES WITH THEIR WORK.
25. ALL PERMANENT SIGNAGE SHALL COMPLY WITH THE MICHIGAN'S BARRIER FREE DESIGN REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.
26. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
27. ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER AND ACCORDING TO THE NATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.
29. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PRE-EXISTING ON-SITE IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FOUNDATIONS, FOOTINGS, CURBS, ASPHALT, TREES, SHRUBS, EXISTING UTILITY LINES, DEBRIS AND ALL OTHER ITEMS AND UTILITIES TO BE ABANDONED.
30. SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN, AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
31. PROPERTY OWNER'S NAMES, WHERE SHOWN, ARE FOR INFORMATION ONLY, AND THEIR ACCURACY IS NOT GUARANTEED.
32. FOLLOWING FOUNDATION BACKFILL, CONTRACTOR SHALL SLOPE BACKYARDS TO YARD DRAINS.

CITY OF PORTAGE CONSTRUCTION STANDARDS

1. YIELD CALCULATIONS AND DENSITY TESTS OF THE ROAD MATERIAL SHALL BE PROVIDED. EXTRACTION/GRADATION/ANALYSIS SHALL BE DOCUMENTED TO CONFIRM THE MATERIAL MEETS MDOT SPECIFICATIONS. THE ENGINEER, TESTING FIRM, OR BOTH NEED TO BE PRESENT DURING PAVING OPERATIONS.
2. COMPACTION TESTS OR PROOF ROLLING OF EXISTING SUBSOIL SHALL BE PERFORMED BEFORE ANY FILL MATERIAL IS PLACED WITHIN THE PROPOSED PUBLIC STREET RIGHT OF WAYS.
3. IF SOIL OR GROUNDWATER CONTAMINATION IS ENCOUNTERED OR SUSPECTED DURING CONSTRUCTION THE FOLLOWING STEPS SHALL BE FOLLOWED:
   - 3.1. CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER AND/OR OWNER'S REPRESENTATIVE.
   - 3.2. OWNER AND/OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY.
   - 3.3. OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED ENVIRONMENTAL CONSULTANT. (CONSULTANT).
   - 3.4. CONSULTANT SHALL CONDUCT A SITE ASSESSMENT AND REPORT TO THE ABOVE PARTIES.
   - 3.5. CONSULTANT SHALL DEVELOP A PLAN TO ADDRESS ANY CONTAMINATION WHICH MAY BE FOUND DURING CONSTRUCTION.
   - 3.6. THE CONSULTANT TOGETHER WITH THE DESIGN ENGINEER SHALL COMPLETE A SITE EVALUATION PROCESS FOLLOWING THE DOCUMENT ENTITLED *IMPLEMENTING STORMWATER INFILTRATION PRACTICES AT VACANT PARCELS AND BROWNFIELD SITES* (EGLE, 2013) TO DETERMINE IF THE STORMWATER MANAGEMENT SYSTEM REQUIRES REDESIGN AND RESUBMITTAL TO THE CITY FOR REVIEW AND APPROVAL.
   - 3.7. 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.
   - 3.8. MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) REMEDIATION AND REDEVELOPMENT DIVISION (RRD) STAFF SHALL BE NOTIFIED AS APPLICABLE."
4. STORM SEWER PIPING SHALL BE CLASS C76-IV CONCRETE, ADS - N12 OR HANCOR HI-Q HDPE UNLESS INDICATED OTHERWISE. SEE PLAN FOR SIZES AND LOCATIONS OF PIPING. HDPE PIPE SHALL HAVE A MINIMUM COVER OF 3 FEET. ALL PIPE JOINTS SHALL BE PREMIUM JOINTS AS TO PROVIDE A WATERTIGHT SEAL IN ACCORDANCE WITH THE CITY OF PORTAGE CONSTRUCTION SPECIFICATIONS AND STORM WATER DESIGN CRITERIA MANUAL.
5. ALL WATER MAINS, WATER SERVICES, STORM SEWERS, SANITARY SEWERS, SANITARY SEWER SERVICES, AND THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE SPECIFICATIONS AND REQUIREMENTS.
6. DEFLECTION TESTING IS REQUIRED FOR ALL FLEXIBLE PIPE (SANITARY AND STORM SEWER) IN ACCORDANCE WITH SECTION 208.2.4 OF THE CITY OF PORTAGE SPECIFICATIONS.
7. SANITARY AND STORM SEWER REQUIRE TELEVISION INSPECTION IN ACCORDANCE WITH SECTION 208.2.6 OF THE CITY OF PORTAGE SPECIFICATIONS.
8. ALL WATER MAINS AND THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE SPECIFICATIONS AND AWWA C600.
9. ALL HYDRANTS SHALL BE INSTALLED IN A MANNER SUCH THAT THE CENTER OF THE PUMPER CONNECTION IS A MINIMUM OF 21" AND A MAXIMUM OF 36" ABOVE THE ADJACENT FINISHED GRADE. THE HYDRANT SHALL HAVE AN AREA OF 36" CLEAR OF OBSTRUCTIONS SURROUNDING THE OUTLET NOZZLES AND OPERATING NUT.
10. WATER MAINS AND THEIR APPURTENANCES SHALL BE WRAPPED IN POLYETHYLENE MATERIAL IN ACCORDANCE WITH AWWA C105. AT THE DEVELOPER'S OPTION WITH THE CITY'S APPROVAL, POLYETHYLENE WRAP MAY BE OMITTED IF WATER MAIN BEDDING SOILS ARE TESTED IN ACCORDANCE WITH APPENDIX A OF AWWA C105. SOIL EVALUATION IS TO BE TAKE AT PIPE DEPTH AT 500 FOOT INTERVALS ALONG THE WATER MAIN ROUTE. TESTS NEED TO BE PERFORMED BY QUALIFIED ENGINEERS OR TECHNICIANS EXPERIENCED IN SOIL ANALYSIS AND EVALUATION. THE TESTING NEEDS TO BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS: G51 - PH, G 200 - REDOX, G187 - RESISTIVITY, AND 4500 S METHYLENE BLUE METHOD FOR SULFIDE. THE TESTING AND EVALUATION TO DETERMINE WHETHER POLYETHYLENE ENCASEMENT SHOULD BE USED NEEDS TO BE COMPLETED AND A COPY OF THE EVALUATION PROVIDED TO THE CITY. SOIL TESTING NEEDS TO BE PERFORMED AFTER THE EARTHWORK IS COMPLETED AND BEFORE ANY WORK ON THE WATER MAIN MAY BEGIN.
11. WATER MAIN FLUSHING SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND IN ACCORDANCE WITH AWWA C651.
12. ALL WATER MAIN 4 INCHES TO 10 INCHES IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON AND 12-INCH DIAMETER AND LARGER SHALL BE CEMENT LINED CLASS 53 DUCTILE IRON CONFORMING TO AWWA C151.
13. PROJECT SANITARY SEWER SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST REVISION OF ASTM SPECIFICATION D3034 "TYPE PSM POLY VINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS AND HAVE A MINIMUM WALL THICKNESS OF SDR 26.
14. MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SANITARY OR STORM SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THE WATER MAIN CROSSES A SANITARY OR STORM SEWER.
15. ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S AND CITY OF PORTAGE'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
16. EXTERIOR CONCRETE SHALL BE 3500 PSI, LIMESTONE AGGREGATE AND 6.5% AIR ENTRAINMENT WITH A TOLERANCE OF 1.5% AND A LIGHT BROOM FINISH.
17. SIDEWALK SHALL BE INSTALLED AT THE SAME TIME AS THE UNIT IT FRONTS. SIDEWALK ON STANLEY AVENUE WEST OF LOT 1 AND ALONG RUBY LANE NORTH OF LOT 15 SHALL BE INSTALLED AS PART OF ROAD CONSTRUCTION.
18. CONCRETE TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 C.Y. OF CONCRETE, WHICHEVER OCCURS MORE OFTEN.
19. TESTING REQUIREMENTS (ALL CONTRACTORS) SOIL AND AGGREGATE DENSITY TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING CONSULTANT TO VERIFY THE DENSITY OF ALL FILL EXCAVATION AS SPECIFIED AND ALL SLAB, FOUNDATIONS, AND FOOTING SURFACES AS RECOMMENDED BY ENGINEER. TESTING SHALL TAKE PLACE PRIOR TO INSTALLATION OF THE AGGREGATE BASE AND PRIOR TO THE INSTALLATION OF THE HMA PAVEMENT. COPIES OF ALL COMPACTION TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER.
20. HMA TESTING - CONTRACTOR MUST SUBMIT MIX DESIGN FROM SUPPLIER. EXTRACTION TESTS AND MATERIAL YIELD SHALL BE PERFORMED IN ACCORDANCE WITH 208.3.3.2 OF CITY OF PORTAGE SPECS AND STANDARD DETAILS. YIELD CALCULATIONS AND DENSITY TESTS OF THE MATERIAL PLACED NEEDS TO BE PROVIDED. EXTRACTION, GRADATION, AND ANALYSIS ALSO NEEDS TO BE PROVIDED TO CONFIRM THAT THE MATERIAL PLACED MEETS MDOT SPECIFICATIONS. THE ENGINEER, AND OR TESTING FIRM WILL BE PRESENT DURING PAVING OPERATIONS.

INDIANA BAT AND NORTHERN LONG EARED BAT

A. DESCRIPTION - CONTRACTORS ARE ADVISED THAT THE PROJECT AREA FALLS WITHIN THE RANGE OF SUITABLE HABITAT FOR INDIANA BAT (IB) AND THE NORTHERN LONG EARED BAT (NLEB). THESE SPECIES ARE LISTED AS FEDERALLY THREATENED UNDER THE U.S. ENDANGERED SPECIES ACT OF 1973 (ACT). TAKING (KILLING, HARMING, OR DISTURBING IN ANY MANNER) OF IB OR NLEB WITHOUT A FEDERAL PERMIT FROM THE U.S. FISH AND WILDLIFE SERVICE (USFWS) IS PROHIBITED UNDER FEDERAL LAW. THE ACT PROVIDES ENFORCEMENT AUTHORITY TO THE U.S. FISH AND WILDLIFE SERVICE AND CONTAINS SEVERE PENALTIES FOR VIOLATIONS. THE CONTRACTOR IS LIABLE TO THE OWNER FOR ANY PENALTIES IMPOSED FOR VIOLATIONS TO THE ACT DUE TO THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS NOTICE TO BIDDERS. FINES AND PENALTIES RANGE UP TO $50,000 AND 1 YEAR IN PRISON. VIOLATION OF ANY REQUIREMENT LISTED BELOW CAN LEAD TO AN IMMEDIATE WORK STOPPAGE. THE OWNER, OR THEIR SITE REPRESENTATIVE IS REQUIRED UNDER FEDERAL LAW TO ASSURE CONTRACTOR IS COMPLIANT WITH THESE PROVISIONS OR RISK LOSING FEDERAL FUNDING FOR THE PROJECT. THIS NOTICE TO BIDDERS ADDRESSES EDUCATION, NOTIFICATION AND INTENTIONAL TAKE REQUIREMENTS OF THE CONTRACTOR AND THEIR WORKERS TO PROTECT THE IB AND NLEB AS REQUIRED UNDER THE ACT.

B. MATERIALS - NONE SPECIFIED.

C. CONSTRUCTION METHODS - ADHERE TO THE FOLLOWING BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS:
   - C.1. CUTTING/TRIMMING OF POTENTIAL ROOST TREES (TREES ≥ 3 INCHES IN DIAMETER [AT BREAST HEIGHT] WITH CRACKS, CREVICES AND/OR EXFOLIANT BARK) MUST OCCUR OUTSIDE OF NON-VOLANT ("PUP") SEASON (JUNE 1 THROUGH JULY 31).
   - C.2. PRESCRIBED FIRE AND/OR PESTICIDE APPLICATION MUST ALSO OCCUR OUTSIDE JUNE - JULY WHERE POTENTIAL ROOST TREES ARE PRESENT.
   - C.3. PERMANENT LIGHTS SHALL BE DOWNWARD FACING, FULL CUT-OFF LENS LIGHTS; OR FOR THOSE TRANSPORTATION AGENCIES USING BUG SYSTEM DEVELOPED BY THE ILLUMINATING ENGINEERING SOCIETY, THE GOAL IS TO BE AS CLOSE TO) FOR ALL THREE RATINGS WITH A PRIORITY OF "UPLIGHT" OF 0 AND "BACKLIGHT' AS LOW AS PRACTICAL.
   - C.4. CONTRACTOR SHALL DIRECT TEMPORARY LIGHTING AWAY FROM SUITABLE LISTED BAT HABITAT DURING THE ACTIVE SEASON.
   - C.5. ANY POTENTIAL SIGHTING SHALL BE REPORTED TO THE OWNER AND USFWS WITHIN 24 HOURS.
   - C.6. INTENTIONAL "TAKE' IS PROHIBITED

D. MEASUREMENT AND PAYMENT - ALL COSTS ASSOCIATED WITH COMPLYING WITH THIS NOTICE TO BIDDERS WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED TO HAVE BEEN INCLUDED IN OTHER ITEMS OF WORK.

CITY OF PORTAGE DEWATERING SPECIFICATIONS

202.1 SUITABLE MEANS THE CONTRACTOR SHALL PROVIDE SUITABLE MEANS TO PROMPTLY REMOVE AND PROPERLY DISPOSE OF WATER ENTERING THE EXCAVATION AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK.

202.2 EXCAVATION THE EXCAVATION SHALL BE KEPT DRY UNTIL BACKFILL HAS BEEN COMPLETED ABOVE THE PIPE. IN WATER-BEARING SAND OR QUICKSAND, SPECIAL PRECAUTIONS SHALL BE TAKEN, SUCH AS WELL-POINTS, TIGHT SHEETING OR DRAINS. ALL COSTS OF WATER REMOVAL SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE INCIDENTAL TO THE COST OF THE PIPE OR OTHER FACILITY BEING INSTALLED. UNLESS SPECIFICALLY IDENTIFIED IN THE BID PROPOSAL, THIS WORK SHALL BE INCIDENTAL TO THE COST OF CONSTRUCTION.

202.3 DEWATERING AS PART OF THE VARIOUS PAY ITEMS, THE CONTRACTOR SHALL DESIGN, FURNISH, INSTALL, TEST, OPERATE, MONITOR AND MAINTAIN A DEWATERING SYSTEM OF SUFFICIENT SCOPE, SIZE AND CAPACITY TO CONTROL GROUNDWATER FLOW INTO EXCAVATIONS AND TO PERMIT CONSTRUCTION TO PROCEED ON DRY, STABLE SUBGRADES.

THE CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, PONDING AND OTHER HAZARDS CREATED BY DEWATERING OPERATIONS.

THE DEWATERING SYSTEM SHALL BE INSTALLED TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. STREETS, WALKS OR OTHER ADJACENT FACILITIES SHALL NOT BE CLOSED WITHOUT PERMISSION FROM THE CITY AND AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL INSTALL THE DEWATERING SYSTEM UTILIZING WELLS, WELL POINTS OR SIMILAR METHODS COMPLETE WITH PUMP EQUIPMENT, VALVES, APPURTENANCES, WATER DISPOSAL AND SURFACE-WATER CONTROLS. GENERATORS THAT ARE USED TO SUPPLY ELECTRICAL POWER TO THE DEWATERING SYSTEM PUMPS SHALL BE PROPERLY MUFFLED TO NOT CAUSE A NUISANCE TO ADJACENT PRIVATE RESIDENCES.

BEFORE EXCAVATING BELOW THE GROUND WATER LEVEL, PLACE THE DEWATERING SYSTEM INTO OPERATION TO LOWER THE WATER TABLE AS REQUIRED. OPERATE THE SYSTEM CONTINUOUSLY UNTIL DRAINS, SEWERS AND STRUCTURES HAVE BEEN CONSTRUCTED, AND FILL MATERIALS HAVE BEEN PLACED OR UNTIL DEWATERING IS NO LONGER REQUIRED.

PROVIDE AN ADEQUATE SYSTEM TO LOWER AND CONTROL GROUND WATER TO PERMIT EXCAVATIONS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF FILL MATERIALS ON DRY SUBGRADES. INSTALL SUFFICIENT DEWATERING EQUIPMENT TO DRAIN WATER-BEARING STRATA TO BELOW BOTTOM OF FOUNDATIONS, DRAINS, SEWERS AND OTHER EXCAVATIONS.

DISPOSE OF WATER REMOVED BY DEWATERING IN A MANNER THAT AVOIDS ENDANGERING PUBLIC HEALTH, PROPERTY AND PORTIONS OF THE WORK UNDER CONSTRUCTION OR COMPLETED. PROVIDE SUMPS, SEDIMENTATION TANKS AND OTHER FLOW-CONTROL DEVICES TO REMOVE THE SEDIMENT FROM THE WATER PRIOR TO DISCHARGE. DISCHARGE OF WATER REMOVED BY DEWATERING INTO A LAKE OR STREAM OTHER THAN THROUGH AN EXISTING STORM SEWER OUTLET WILL REQUIRE AN EGLE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE EGLE PERMITS UNLESS OTHERWISE NOTED IN THE PROJECT SPECIFICATIONS.

TREATMENT OF DEWATERING EFFLUENT SHALL BE PROVIDED WHERE THE GROUNDWATER BEING LOWERED IS CONTAMINATED. ALL TREATMENT SHALL BE PERMITTED AND IN ACCORDANCE WITH EGLE AND EPA REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PROPOSED TREATMENT PROCESS FOR APPROVAL PRIOR TO DEWATERING CONTAMINATED AREAS.

DEWATERING SHALL BE MAINTAINED ON A CONTINUOUS BASIS. IF DEWATERING REQUIREMENTS ARE NOT SATISFIED DUE TO INADEQUACY OR FAILURE OF THE DEWATERING SYSTEM, RESTORE DAMAGED STRUCTURES AND FOUNDATIONS SOILS AT NO ADDITIONAL EXPENSE TO THE CITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO AND INTERRUPTION OF PRIVATE WATER SYSTEMS RESULTING FROM THE DEWATERING OPERATIONS. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER SERVICE FOR AFFECTED PRIVATE WELLS.

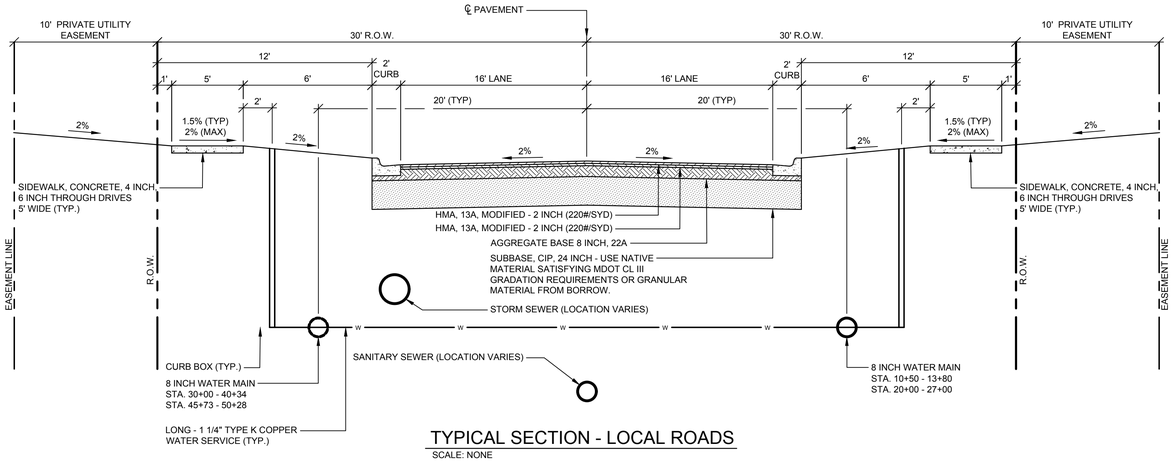
THE DEWATERING SYSTEM SHALL BE REMOVED FROM THE PROJECT SITE UPON COMPLETION OF DEWATERING. ALL WELL HOLES SHALL BE PLUGGED AND ABANDONED PER THE REQUIREMENTS OF EGLE. DAMAGE TO ADJACENT FACILITIES CAUSED BY DEWATERING OPERATIONS SHALL BE PROMPTLY REPAIRED TO AN EQUAL TO OR BETTER CONDITION THAN EXISTED PRIOR TO INSTALLING THE DEWATERING SYSTEM.

EASTERN MASSASAUGA RATTLESNAKE

A. DESCRIPTION - CONTRACTORS ARE ADVISED THAT THE PROJECT AREA HAS A KNOWN POPULATION OF THE EASTERN MASSASAUGA RATTLESNAKE (EMR) OR IS WITHIN ITS KNOWN RANGE. THIS SPECIES IS LISTED AS FEDERALLY THREATENED UNDER THE U.S. ENDANGERED SPECIES ACT OF 1973 (ACT). TAKING (KILLING, HARMING, OR DISTURBING IN ANY MANNER) OF EASTERN MASSASAUGA RATTLESNAKE WITHOUT A FEDERAL PERMIT FROM THE U.S. FISH AND WILDLIFE SERVICE (USFWS) IS PROHIBITED UNDER FEDERAL LAW. THE ACT PROVIDES ENFORCEMENT AUTHORITY TO THE U.S. FISH AND WILDLIFE SERVICE AND CONTAINS SEVERE PENALTIES FOR VIOLATIONS. THE CONTRACTOR IS LIABLE TO THE OWNER FOR ANY PENALTIES IMPOSED FOR VIOLATIONS TO THE ACT DUE TO THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS NOTICE TO BIDDERS. FINES AND PENALTIES RANGE UP TO $50,000 AND 1 YEAR IN PRISON. VIOLATION OF ANY REQUIREMENT LISTED BELOW CAN LEAD TO AN IMMEDIATE WORK STOPPAGE IN EASTERN MASSASAUGA RATTLESNAKE HABITAT. THE OWNER, OR THEIR SITE REPRESENTATIVE IS REQUIRED UNDER FEDERAL LAW TO ASSURE CONTRACTOR IS COMPLIANT WITH THESE PROVISIONS OR RISK LOSING FEDERAL FUNDING FOR THE PROJECT. THIS NOTICE TO BIDDERS ADDRESSES EDUCATION, NOTIFICATION AND INTENTIONAL TAKE REQUIREMENTS OF THE CONTRACTOR AND THEIR WORKERS TO PROTECT THE EASTERN MASSASAUGA RATTLESNAKE AS REQUIRED UNDER THE ACT.

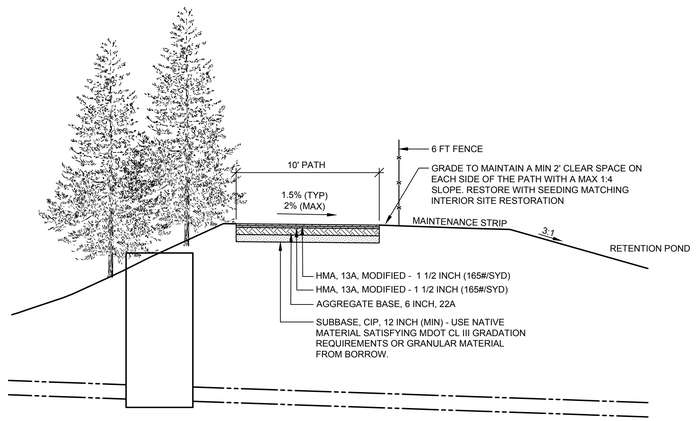
B. MATERIALS - NONE SPECIFIED.

C. CONSTRUCTION METHODS - ADHERE TO THE FOLLOWING BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS:
   - C.1. PRIOR TO CONSTRUCTION, ALL CONTRACTOR STAFF WORKING ONSITE AND IMPLEMENTING THE PROJECT MUST READ THE EMR FACT SHEET AVAILABLE AT: HTTPS://WWW.FWS.GOV/MEDIA/EASTERNMASSASAUGA-RATTLESNAKE-FACT-SHEET
     THE PURPOSE OF THE FACT SHEET IS TO PROVIDE THE CONTRACTOR AND STAFF EASY IDENTIFICATION TIPS, NOTIFICATION THAT A VENOMOUS SNAKE MAY BE ONSITE, AND RAISE AWARENESS REGARDING ITS PROTECTED LEGAL STATUS.
   - C.2. ALL STAFF WORKING ONSITE MUST WATCH THE MDNR'S VIDEO HTTPS://WWW.YOUTUBE.COM/WATCH?V=-PFNXE_E02W
   - C.3. ANY POSSIBLE EMR SIGHTING, OR ANY OTHER FEDERALLY LISTED SPECIES, SHALL BE REPORTED TO THE OWNER AND USFWS WITHIN 24 HOURS.
   - C.4. INTENTIONAL "TAKE" IS PROHIBITED
   - C.5. CONTRACTOR SHALL USE WILDLIFE FRI



TYPICAL SECTION - LOCAL ROADS

SCALE: NONE

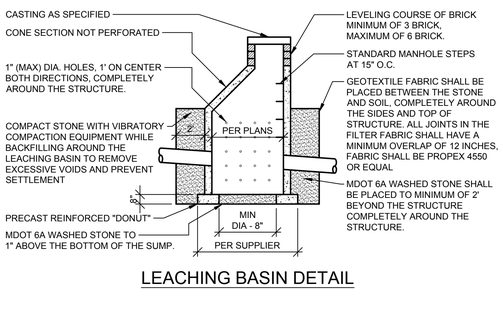


TYPICAL SECTION - HMA PATHWAY

SCALE: NONE

ITEM	AWI	YIELD	PERFORMANCE GRADE	NOTES
HMA, 13A, MODIFIED (TOP)	220	220#/SYD	P.G. 58 - 28	ALL ROADS
HMA, 13A, MODIFIED (LEVELING)		220#/SYD	P.G. 58 - 28	ALL ROADS
HMA, 13A, MODIFIED (TOP)	N/A	165#/SYD	P.G. 58 - 28	HMA PATHWAY / POND ACCESS
HMA, 13A, MODIFIED (LEVELING)		165#/SYD	P.G. 58 - 28	HMA PATHWAY / POND ACCESS
HMA BOND COAT (NOT A PAY ITEM)		0.05 TO 0.15 GAL/SYD	SS - 1h	

HMA APPLICATION TABLE



LEACHING BASIN DETAIL

HMA SPECIFICATIONS

1. FURNISH HOT MIX ASPHALT (HMA) MIXTURE, DESIGNED USING MARSHALL MIXTURE DESIGN METHODS IN ACCORDANCE WITH MDOT 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND AS NOTED HEREIN.

2. SUBSTITUTING RECLAIMED ASPHALT PAVEMENT (RAP) FOR A PORTION OF THE NEW MATERIAL REQUIRED TO PRODUCE HMA MIXTURE IS ALLOWED PROVIDED THAT THE MIXTURE IS DESIGNED AND PRODUCED TO MEET ALL CRITERIA SPECIFIED HEREIN, UNLESS OTHERWISE PROHIBITED. RAP MATERIALS MUST BE IN ACCORDANCE WITH THE MDOT 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
   - 2.1. LIMITATIONS ON THE USE OF RAP. RAP SHALL BE RESTRICTED TO TIER I LIMITS
     - 2.1.1. TIER I (0% TO 17% RAP BINDER BY WEIGHT OF THE TOTAL BINDER IN THE MIXTURE). NO BINDER GRADE ADJUSTMENT IS MADE TO COMPENSATE FOR THE STIFFNESS OF THE ASPHALT BINDER IN RAP.
   - 2.2. RECYCLED ASPHALT SHINGLES (RAS) SHALL NOT BE ALLOWED.

3. MATERIALS: HMA MIXTURE SHALL BE IN ACCORDANCE WITH THE FOLLOWING MIX DESIGN CRITERIA AND VOLUMETRIC PROPERTIES. USE AGGREGATES OF THE HIGHEST QUALITY AVAILABLE TO MEET THE MINIMUM SPECIFICATIONS.

PROPERTY	MIX TYPE	
	13A, MOD	36A, MOD
TARGET AIR VOID, % (a)	3.5	3.5
VMA (min) % (b)	14.00	15.00
VFA	65 - 78	65 - 78
FINES TO BINDER RATIO (max) (c)	1.2	1.2
FLOW (0.01 INCH)	8 - 16	8 - 16
STABILITY (min), lbs	900	900
ASPHALT BINDER CONTENT, %	5.0 - 6.0	5.5 - 6.5

a. LOWER TARGET AIR VOIDS BY 1.00% IF USED IN A SEPARATE SHOULER PAVING OPERATION. CONSIDER REDUCING AIR VOID TARGETS TO 3.00% FOR LOWER TRAFFIC VOLUME ROADWAYS WHEN DESIGNING 13A AND 36A MIXTURES FOR LOCAL AGENCY USE.

b. VMA CALCULATED USING Gsb OF THE COMBINED AGGREGATES

c. RATIO OF THE WEIGHT OF AGGREGATE PASSING THE NO. 200 SIEVE TO TOTAL ASPHALT BINDER CONTENT BY WEIGHT; INCLUDING FINES AND BINDER CONTRIBUTED BY RAP

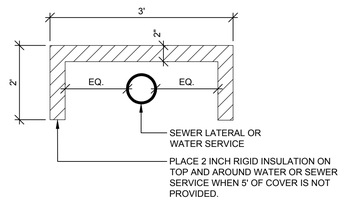
PROPERTY	MIX TYPE	
	13A, MOD	36A, MOD
	PERCENT PASSING INDICATED SIEVE OR PROPERTY LIMIT	
1 1/2 INCH		
1 INCH		
3/4 INCH	100	
1/2 INCH	75 - 95	100
3/8 INCH	60 - 90	92 - 100
NO. 4	45 - 80	65 - 90
NO. 8	30 - 65	55 - 75
NO. 16	20 - 50	
NO. 30	15 - 40	25 - 45
NO. 50	10 - 25	
NO. 100	5 - 15	
NO. 200	3 - 6	3 - 10
CRUSHED (min) % (MTM 117)	95	95
SOFT PARTICLE (max), % (d)	8.0	8.0
ANGULARITY INDEX (min) (e)	2.5	3.0
L.A. ABRASION % LOSS (max) (f)	40	40
SAND RATIO (max) (g)	50	50

d. THE SUM OF THE SHALE, SILTSTONE, STRCUTURALLY WEAK, AND CLAY-IRONSTONE PARTICLES SHALL NOT EXCEED 8.0 PERCENT FOR AGGREGATES USED IN TOP COURSE. THE SUM OF THE SHALE, SILTSTONE, STRUCTURALLY WEAK, AND CLAY-IRONSTONE PARTICLES SHALL NOT EXCEED 12.0 PERCENT FOR AGGREGATES USED IN BASE AND LEVELING COURSES.

e. THE FINE AGGREGATE ANGULARITY OF BLENDED AGGREGATES, DETERMINED BY MTM 118, MUST MEET THE MINIMUM REQUIREMENT. IN MIXTURE CONTAINING RAP, THE REQUIRED MINIMUM FINE AGGREGATE ANGULARITY MUST BE MET BY THE VIRGIN MATERIAL. NAA FINE AGGREGATE ANGULARITY MUST BE REPORTED FOR INFORMATION ONLY AND MUST INCLUDE THE FINE MATERIAL CONTRIBUTED BY RAP IF PRESENT IN MIXTURE.

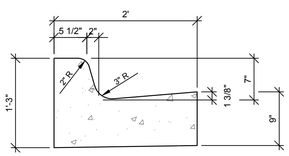
f. LOS ANGELES ABRASION MAXIMUM LOSS MUST BE MET FOR THE COMPOSITE MIXTURE, HOWEVER, EACH INDIVIDUAL AGGREGATE MUST BE LESS THAN 50.

g. SAND RATIO FOR 13A, MODIFIED, AND 36A, MODIFIED, NO MORE THAN 50% OF THE MATERIAL PASSING THE NO. 4 SIEVE IS ALLOWED TO PASS THE NO. 30 SIEVE.



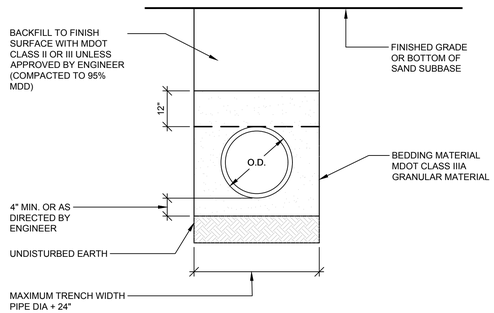
SERVICE INSULATION DETAIL

SCALE: NTS



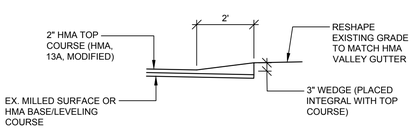
CURB & GUTTER - SD-113

STANDARD MDOT C-4 CURB WITHOUT REBAR



WATER MAIN TRENCH DETAIL

SCALE: NONE



DETAIL - HMA VALLEY GUTTER

SCALE: NONE

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

REVISIONS

W:\222\PLE\Projects\Stagen\222353 Portage - Portage Road Residential Project\Development\80 Drawings\800 ArchCAD\222353-03.dwg 03 7/30/2025 2:43:34 PM

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: NONE

TYPICALS AND DETAILS

JOB No. 222353
03

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1 ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.

2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.

3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.

4. GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.

5. CONTRACTOR SHALL USE WILDLIFE FRIENDLY MATERIALS FOR ANY SOIL EROSION CONTROL AND/OR SITE RESTORATION ITEMS. MATERIALS SHALL NOT CONTAIN PLASTIC MESH NETTING OR OTHER SIMILAR MATERIALS THAT COULD ENTANGLE THE EASTERN MASSASAUGA RATTLESNAKE (EMR).

6. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-96 SERIES, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

(3P) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV, 3 INCH, MDOT SEEDING, MIXTURE TUF APPLIED AT A RATE OF 176 LB/ACRE, FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE; MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)

(7P) DENOTES RIPRAP, PLAIN. INSTALL RIPRAP, PLAIN AS DIRECTED BY THE ENGINEER IN THE FIELD. THE RIPRAP, PLAIN PAY ITEM SHALL INCLUDE A GEOTEXTILE UNDERLAYMENT.

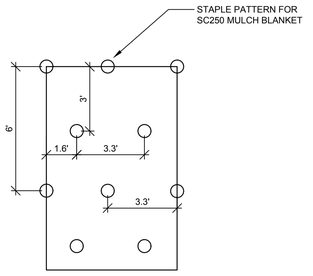
(8P) DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION

(14T) DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 10' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE

(26T) DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.

(29T) DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.

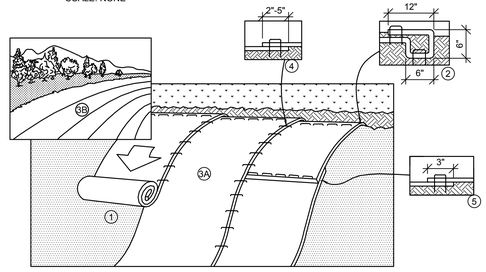
(33 MB) DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS, AT SLOPES GREATER THAN 1:3, AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION.



1.15 STAPLES PER SQ. YD.

MULCH BLANKET STAPLE PATTERN

SCALE: NONE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's) WITH TOPSOIL AND FERTILIZER PER RESTORATION AND SEEDING NOTES, AND AEP STANDARD SPECIFICATION SS-160102.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP's.

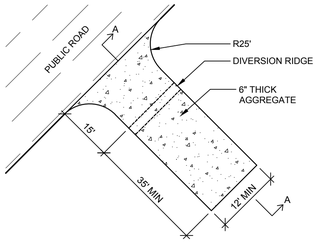
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON RECP's TYPE.

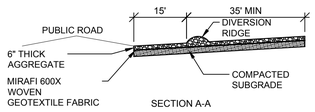
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP's WIDTH. NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

MULCH BLANKET SLOPE PATTERN

SCALE: NONE



PLAN VIEW



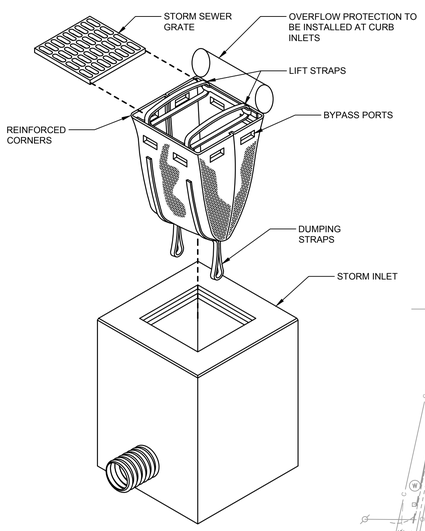
SECTION A-A

TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE

NOTES

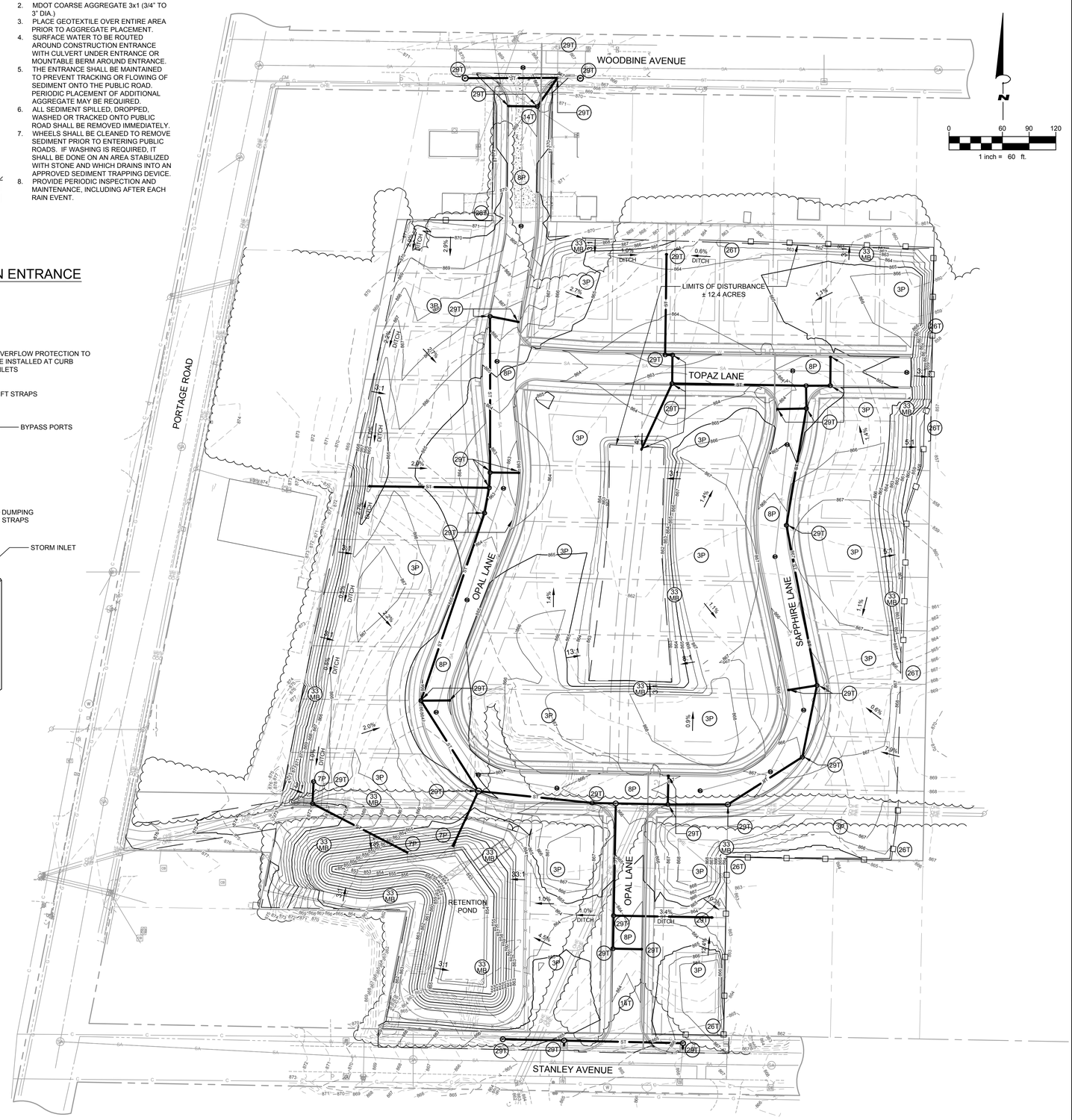
1. UTILIZE EXISTING DRIVEWAY AND ADD STONE AS REQUIRED WHEN POSSIBLE.
2. MDOT COARSE AGGREGATE 3x1 (3/4" TO 3" DIA.)
3. PLACE GEOTEXTILE OVER ENTIRE AREA PRIOR TO AGGREGATE PLACEMENT.
4. SURFACE WATER TO BE ROUTED AROUND CONSTRUCTION ENTRANCE WITH CULVERT UNDER ENTRANCE OR MOUNTABLE BERM AROUND ENTRANCE.
5. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC ROAD. PERIODIC PLACEMENT OF ADDITIONAL AGGREGATE MAY BE REQUIRED.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROAD SHALL BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC ROADS. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PROVIDE PERIODIC INSPECTION AND MAINTENANCE, INCLUDING AFTER EACH RAIN EVENT.



NOTES:
REMOVE INLET PROTECTION WHEN THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.

INLET PROTECTION DETAIL

SCALE: NONE



WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

REVISIONS

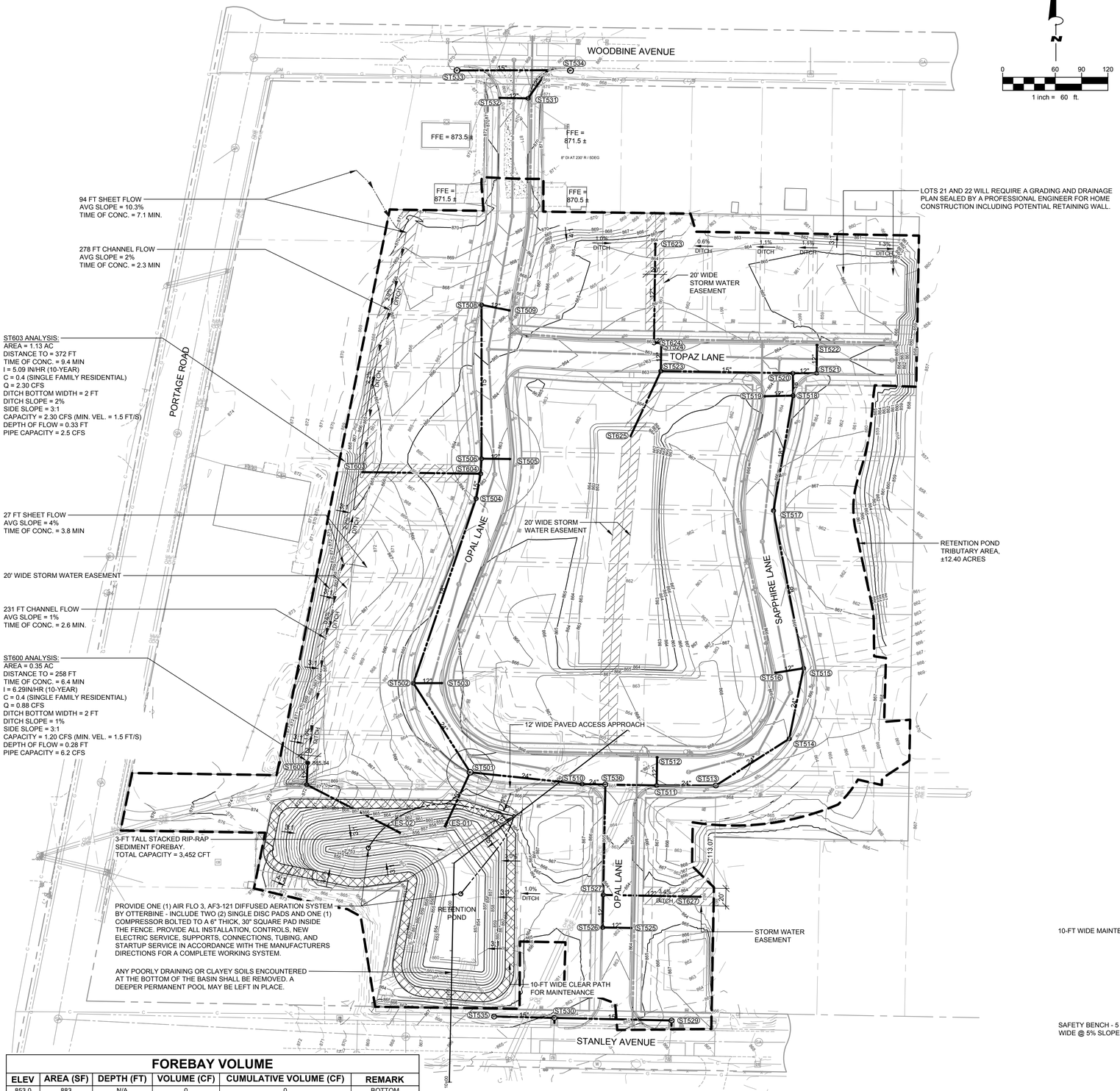
P:\Allegan\222353 Portage - Portage Road Residential Planned Development\Drawings\800 Auto\CAD\222353-04.dwg, 04 2/19/2025 10:48:41 AM

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1" = 60'

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

JOB No. 222353
04



STORM STRUCTURES

ST501 DR STRUCTURE, 72 INCH DIA COVER K 2.00 FT SUMP	RIM 864.81 INV. 856.04 - 24" E INV. 856.09 - 24" NW INV. 856.04 - 30" SW
ST502 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 863.96 INV. 857.31 - 18" N INV. 856.27 - 24" SE INV. 860.28 - 12" E
ST503 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 863.96 INV. 860.44 - 12" W
ST504 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 863.26 INV. 857.74 - 15" N INV. 857.74 - 18" S
ST505 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 862.75 INV. 858.75 - 12" W
ST506 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.75 INV. 858.25 - 15" N INV. 857.94 - 15" S INV. 858.59 - 12" E
ST508 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 866.32 INV. 862.16 - 12" E INV. 861.75 - 15" S
ST509 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 866.32 INV. 862.32 - 12" W
ST510 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 866.02 INV. 856.27 - 24" W INV. 856.27 - 24" E
ST511 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 866.87 INV. 856.41 - 24" W INV. 856.41 - 24" E INV. 862.21 - 12" N
ST512 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 866.87 INV. 862.37 - 12" S
ST513 DR STRUCTURE, 60 INCH DIA COVER K 2.00 FT SUMP	RIM 867.19 INV. 856.51 - 24" W INV. 856.51 - 24" NE
ST514 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 865.96 INV. 856.66 - 24" SW INV. 856.66 - 24" N
ST515 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 865.23 INV. 856.78 - 24" S INV. 856.78 - 18" N INV. 861.07 - 12" W

STORM STRUCTURES

ST516 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 865.23 INV. 861.23 - 12" E
ST517 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 866.20 INV. 857.33 - 18" S INV. 857.96 - 18" N
ST518 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 864.06 INV. 858.36 - 18" S INV. 858.36 - 18" N INV. 859.89 - 12" W
ST519 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 864.05 INV. 860.05 - 12" E
ST520 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 864.16 INV. 858.41 - 18" S INV. 858.50 - 15" W INV. 858.50 - 12" E
ST521 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 864.32 INV. 858.90 - 12" W INV. 860.16 - 12" N
ST522 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 864.32 INV. 860.32 - 12" S
ST523 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.76 INV. 859.03 - 12" SW INV. 859.03 - 15" E INV. 859.03 - 12" N
ST524 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.76 INV. 859.19 - 12" S INV. 859.75 - 12" W
ST525 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 863.57 INV. 859.57 - 12" W
ST526 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 863.57 INV. 859.41 - 12" N INV. 859.41 - 12" E
ST527 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 863.78 INV. 859.22 - 12" S INV. 859.72 - 12" E INV. 858.97 - 15" N
ST529 DR STRUCTURE, 60 INCH DIA COVER E 2.00 FT SUMP	RIM 864.63 INV. 861.62 - 12" S INV. 856.58 - 15" W
ST530 DR STRUCTURE, 60 INCH DIA COVER E 2.00 FT SUMP	RIM 863.27 INV. 856.25 - 15" E INV. 858.95 - 12" S INV. 857.19 - 15" W

STORM STRUCTURES

ST531 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 868.49 INV. 864.83 - 12" W INV. 864.83 - 12" NE
ST532 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 868.49 INV. 864.99 - 12" E
ST533 DR STRUCTURE, 72 INCH DIA COVER E 2.00 FT SUMP	RIM 869.04 INV. 859.89 - 15" E
ST534 DR STRUCTURE, 72 INCH DIA COVER E 2.00 FT SUMP	RIM 865.70 INV. 856.65 - 24" E INV. 856.65 - 24" W
ST535 DR STRUCTURE, 60 INCH DIA COVER E 2.00 FT SUMP	RIM 863.92 INV. 857.02 - 15" E
ST536 DR STRUCTURE, 60 INCH DIA COVER B 0.00 FT SUMP	RIM 866.12 INV. 856.32 - 24" W INV. 856.32 - 24" E INV. 858.65 - 15" S
ST600 DR STRUCTURE, 48 INCH DIA COVER E 0.00 FT SUMP	RIM 865.12 INV. 860.45 - 12" S
ST601 DR STRUCTURE, 48 INCH DIA COVER B 0.00 FT SUMP	RIM 870.25 INV. 859.57 - 12" N INV. 859.57 - 12" SE
ST603 DR STRUCTURE, 24 INCH DIA COVER E 0.00 FT SUMP	RIM 863.83 INV. 859.74 - 12" E
ST604 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.82 INV. 859.07 - 12" W INV. 857.86 - 15" N INV. 857.86 - 15" S
ST623 DR STRUCTURE, 24 INCH DIA COVER E 0.00 FT SUMP	RIM 863.34 INV. 860.15 - 12" S
ST624 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.76 INV. 859.78 - 12" N INV. 859.78 - 12" E
ST625 DR STRUCTURE, 24 INCH DIA COVER E 0.00 FT SUMP	RIM 861.36 INV. 859.31 - 12" NE
ST627 DR STRUCTURE, 24 INCH DIA COVER E 0.00 FT SUMP	RIM 862.45 INV. 860.08 - 12" W

END SECTIONS

ES-01 PROPOSED CONC END SECTION	INV. 855.95 - 30" NE
ES-02 PROPOSED CONC END SECTION	INV. 856.00 - 12" NW

STORM WATER RUNOFF CALCULATIONS

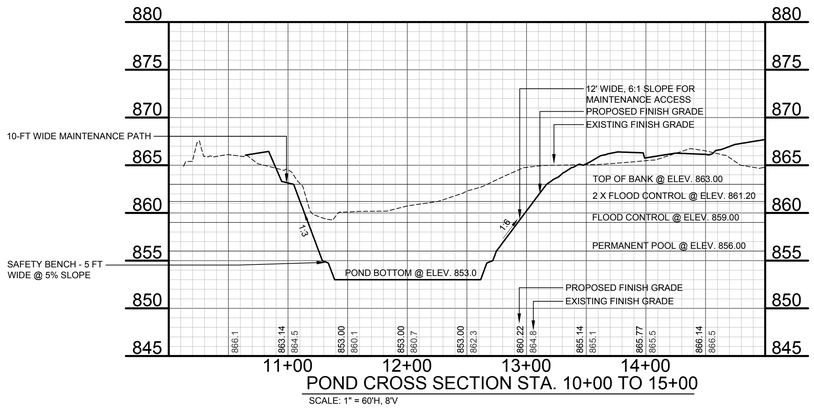
TOTAL CATCHMENT AREA	540,000	SFT	12.40	AC
SURFACE TYPE	AREA (SFT)	AREA (AC)	C	Rv
ROADWAY	80,654	1.85	0.9	0.98
CONCRETE	32,560	0.75	0.9	0.98
PITCHED ROOF	70,015	1.61	0.9	0.965
POND AREA	12,656	0.29	1.0	1.0
OPEN SPACE	344,115	7.90	0.2	0.035
COMPOSITE VALUE			0.46	0.38
	VOLUME (CFT)			
FLOOD CONTROL VOLUME (FCV) =	49,277	C*A*P*3,630		
FLOOD CONTROL CHECK - 3,630 CFT/ACRE	45,000	A*3,630		
REQUIRED FLOOD CONTROL (2X FCV) =	98,554			
PROPOSED POND VOLUME	91,555	CFT		
WATER QUALITY VOLUME Vwq	16,935	A*Rv*3,360		
TREATMENT VOLUME REQUIRED =	2,540	15% x Vwq		
TREATMENT VOLUME PROVIDED =	3,452	CFT		
POND INFILTRATION RATE =	1.04	IN/HR		
DMAX POND=	72(IR)/12 =	6.24	FT	
POND DRAWDOWN TIME =	34.62	HOURS		

POND VOLUME

ELEV	AREA (SF)	DEPTH (FT)	VOLUME (CF)	CUMULATIVE VOLUME (CF)	REMARK
853.0	4,223	N/A	N/A	N/A	WET
854.0	5,195	1.0	N/A	N/A	WET
855.0	6,255	1.0	N/A	N/A	WET
856.0	12,656	1.0	0	0	BOTTOM
857.0	14,865	1.0	13,761	13,761	
858.0	17,118	1.0	15,992	29,752	
859.0	19,415	1.0	18,267	48,019	FCV
860.0	21,757	1.0	20,586	68,605	
861.0	24,144	1.0	22,951	91,555	
862.0	26,575	1.0	25,360	116,915	
863.0	29,050	1.0	27,813	144,727	TOP

FOREBAY VOLUME

ELEV	AREA (SF)	DEPTH (FT)	VOLUME (CF)	CUMULATIVE VOLUME (CF)	REMARK
853.0	883	N/A	0	0	BOTTOM
854.0	1,680	1.0	1,282	1,282	
855.0	2,661	1.0	2,171	3,452	WQ VOL.
856.0	3,594	1.0	3,128	6,580	TOP



POND CROSS SECTION STA. 10+00 TO 15+00

SCALE: 1" = 60'H, 8'V

WIGHTMAN

1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465

www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

REVISIONS

P:\Allegan\222353 Portage - Portage Road Residential Planned Development\Engineering\Civil 3D Drawings\800 Xsec\Xsec\222353-05.dwg 09-20-9/30/25 10:52:31 AM

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

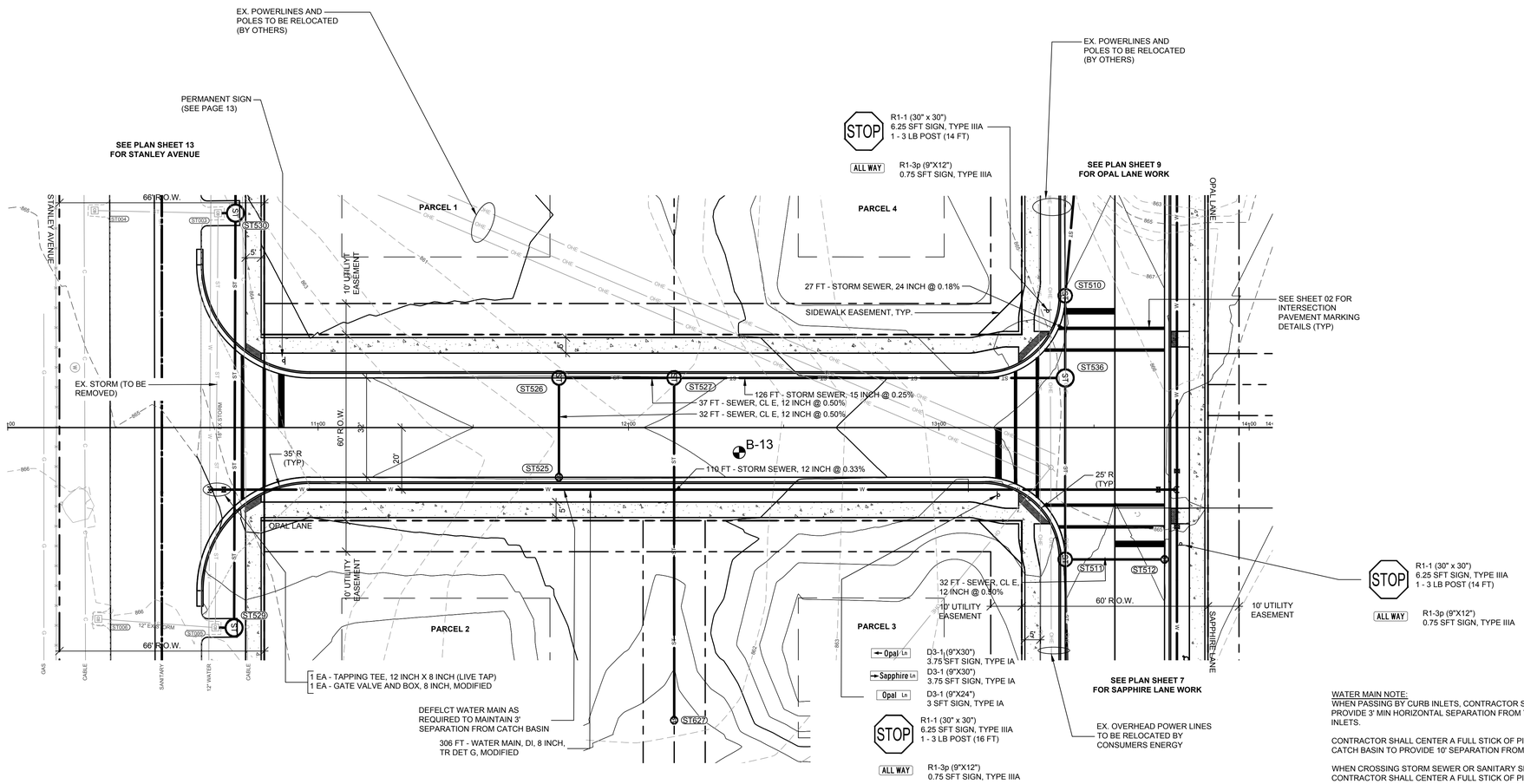
DATE: JANUARY, 2025

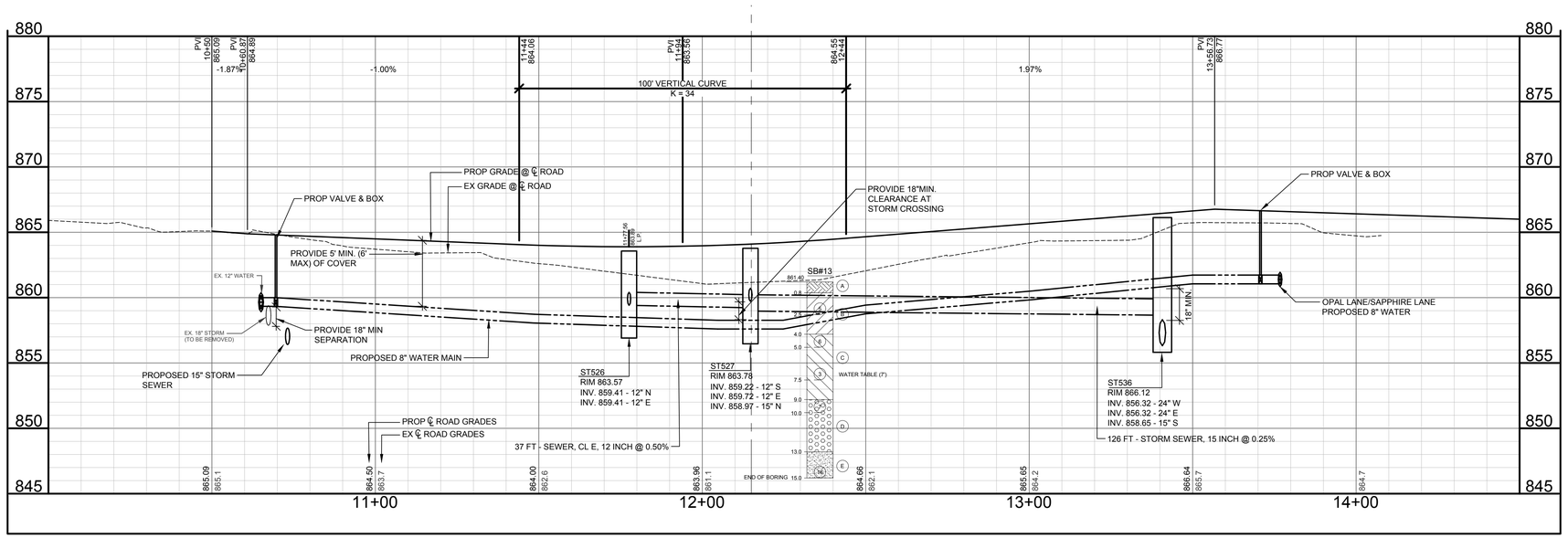
SCALE: AS NOTED

OVERALL DRAINAGE PLAN

JOB No. 222353

05





BORINGS

B-13
- (A) 0 - 0.83' TOPSOIL - DARK BROWN SANDY
- (B) 0.83 - 4' SAND - SLIGHTLY COMPACT BROWN FINE TO MEDIUM WITH CLAY
- (C) 4 - 9' SAND - LOOSE TO SLIGHTLY COMPACT BROWN FINE TO MEDIUM WITH A TRACE OF GRAVEL
- (D) 9 - 13' SAND - SLIGHTLY COMPACT BROWN FINE TO COARSE WITH A TRACE OF GRAVEL
- (E) 13 - 15' SAND - COMPACT BROWN FINE TO COARSE WITH A TRACE OF GRAVEL

15' END OF BORING
WATER TABLE 7'

STORM STRUCTURES

ST525
DR STRUCTURE, 24 INCH DIA — RIM 863.57
COVER K — INV. 859.57 - 12" W
2.0 FT SUMP

ST526
DR STRUCTURE, 48 INCH DIA — RIM 863.57
COVER K — INV. 859.41 - 12" N
2.0 FT SUMP — INV. 859.41 - 12" E

ST527
DR STRUCTURE, 48 INCH DIA — RIM 863.78
COVER K — INV. 859.22 - 12" S
2.0 FT SUMP — INV. 859.72 - 12" E
INV. 858.97 - 15" N

ST536
DR STRUCTURE, 60 INCH DIA — RIM 866.12
COVER B — INV. 856.32 - 24" W
0.0 FT SUMP — INV. 856.32 - 24" E
INV. 858.65 - 15" S

ST627
DR STRUCTURE, 24 INCH DIA — RIM 862.45
COVER E — INV. 860.08 - 12" W
0.0 FT SUMP

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

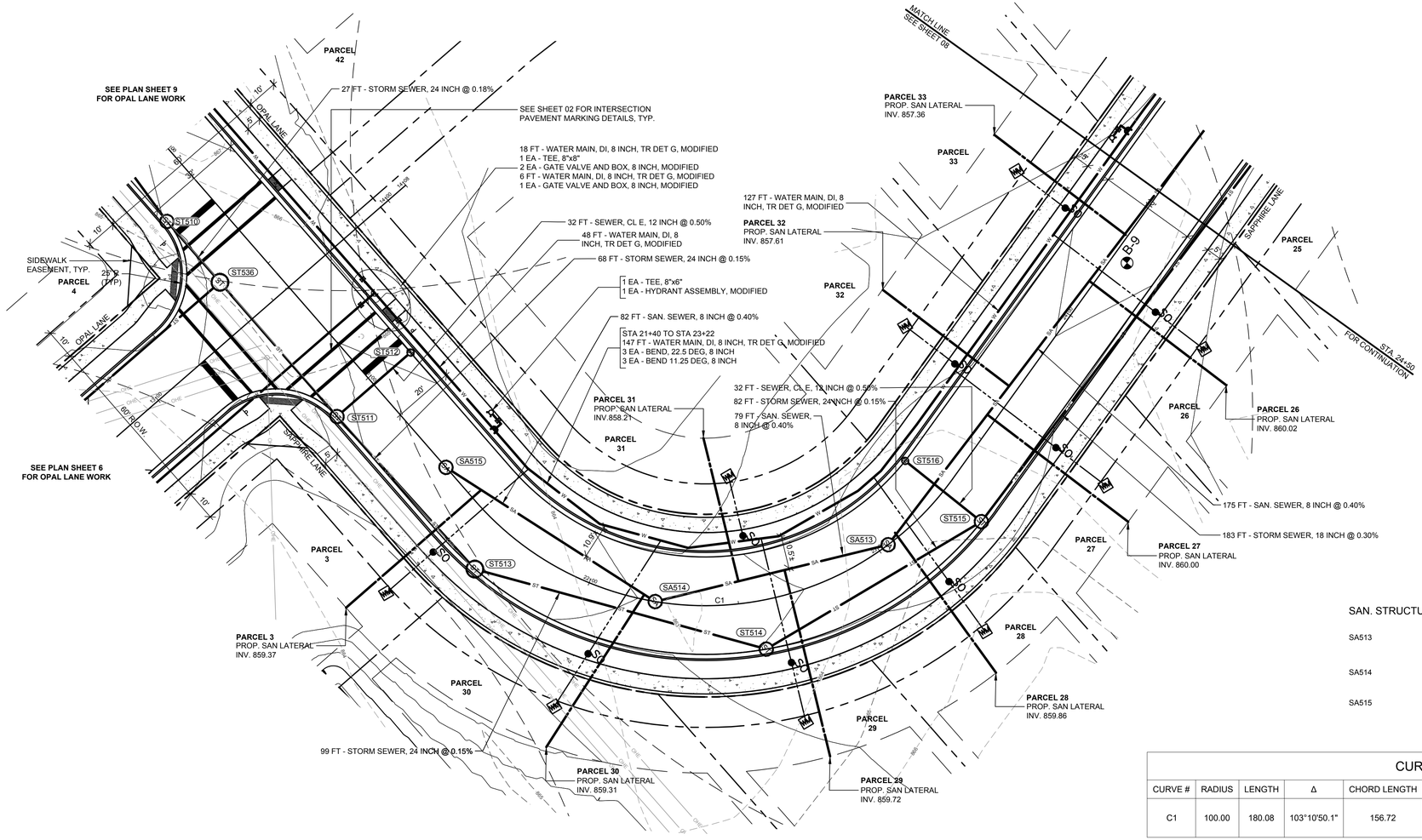
REVISIONS

P:\Wwgar\022282 Portage - Portage Road Residential Planned Community\022282-Drawings\Civil Cad\Civil\022282-PLAN & PROFILE SHEETS.dwg 2/18/2025 2:16:13 PM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 2024
SCALE: 1"=20' H; 5'V

PLAN & PROFILE SHEET
OPAL LANE
STA 10+00 TO STA 14+00

JOB No. 222353
06



STORM STRUCTURES

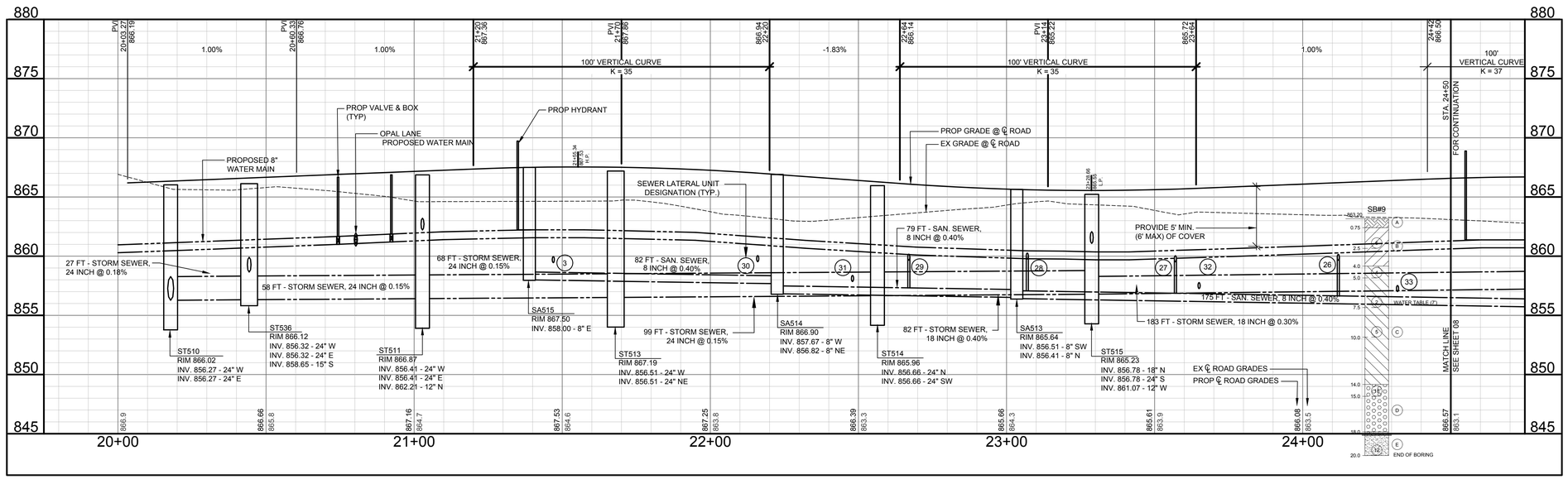
ST510 DR STRUCTURE, 48 INCH DIA COVER K 2.0 FT SUMP	RIM 866.02 INV. 856.27 - 24" W INV. 856.27 - 24" E
ST511 DR STRUCTURE, 48 INCH DIA COVER K 2.0 FT SUMP	RIM 866.87 INV. 856.41 - 24" W INV. 856.41 - 24" E INV. 862.21 - 12" N
ST512 DR STRUCTURE, 24 INCH DIA COVER K 2.0 FT SUMP	RIM 866.87 INV. 862.37 - 12" S
ST513 DR STRUCTURE, 60 INCH DIA COVER K 2.0 FT SUMP	RIM 867.19 INV. 856.51 - 24" W INV. 856.51 - 24" NE
ST514 DR STRUCTURE, 48 INCH DIA COVER K 2.0 FT SUMP	RIM 865.96 INV. 856.66 - 24" SW INV. 856.66 - 24" N
ST515 DR STRUCTURE, 48 INCH DIA COVER K 2.0 FT SUMP	RIM 865.23 INV. 856.78 - 24" S INV. 856.78 - 18" N INV. 861.07 - 12" W
ST516 DR STRUCTURE, 24 INCH DIA COVER K 2.0 FT SUMP	RIM 865.23 INV. 861.23 - 12" E
ST536 DR STRUCTURE, 60 INCH DIA COVER B 0.0 FT SUMP	RIM 866.12 INV. 856.32 - 24" W INV. 856.32 - 24" E INV. 858.65 - 15" S

SAN. STRUCTURES

SA513	RIM 865.64 INV. 856.51 - 8" SW INV. 856.41 - 8" N
SA514	RIM 866.90 INV. 856.82 - 8" NE INV. 857.67 - 8" W
SA515	RIM 867.50 INV. 858.00 - 8" E

CURVE TABLE

CURVE #	RADIUS	LENGTH	Δ	CHORD LENGTH	CHORD BEARING	P.C.	P.I.	P.T.
C1	100.00	180.08	103°10'50.1"	156.72	N39° 28' 41.58"E	STA. 21+53.67 N 248806.28 E 12798556.38	EXT. STA. 22+79.79 N 248803.93 E 12798682.48	STA. 23+33.75 N 248927.25 E 12798656.01



BORINGS

B-9
- A 0 - 0.75' TOPSOIL - DARK BROWN SANDY
- B 0.75 - 4' SAND - SLIGHTLY COMPACT BROWN FINE TO MEDIUM WITH A TRACE OF CLAY AND GRAVEL
- C 4 - 14' SAND - LOOSE TO SLIGHTLY COMPACT BROWN FINE TO MEDIUM
- D 14 - 18' SAND - COMPACT BROWN FINE
- E 18 - 20' SAND - COMPACT BROWN FINE TO MEDIUM

20' END OF BORING
WATER TABLE 7'

WATER MAIN NOTE:
WHEN PASSING BY CURB INLETS, CONTRACTOR SHALL PROVIDE 3' MIN HORIZONTAL SEPARATION FROM THE CURB INLETS.

CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CATCH BASIN TO PROVIDE 10' SEPARATION FROM JOINTS.

WHEN CROSSING STORM SEWER OR SANITARY SEWER CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CROSSING PIPE TO PROVIDE 10' SEPARATION FROM JOINTS WHILE MAINTAINING MIN 18" VERTICAL SEPARATION.

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06	02/18/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5	
05	02/14/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4	
05	02/05/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3	
04	01/30/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2	
03	01/24/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1	
02	01/02/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING	
01	09/06/2024	GDH
	PD REZONING AND CONDOMINIUM SUBDIVISION PLAN	

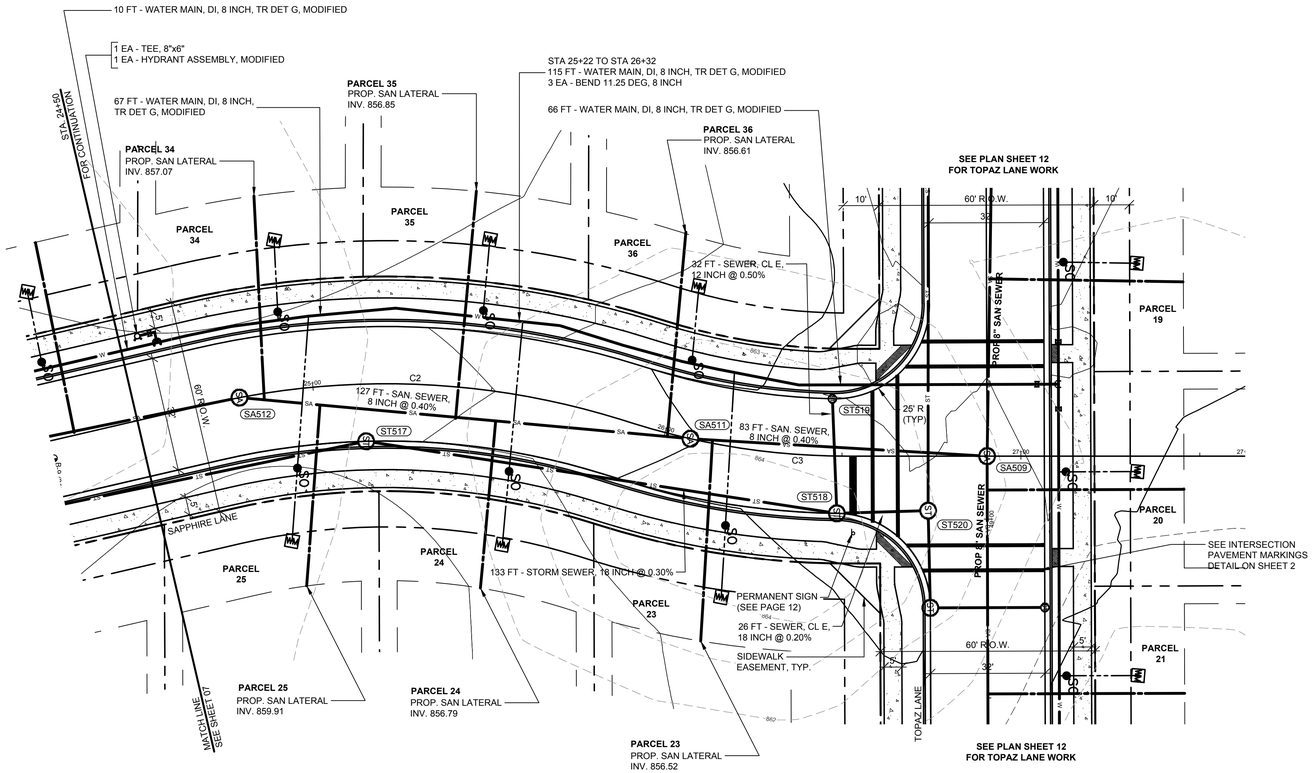
REVISIONS

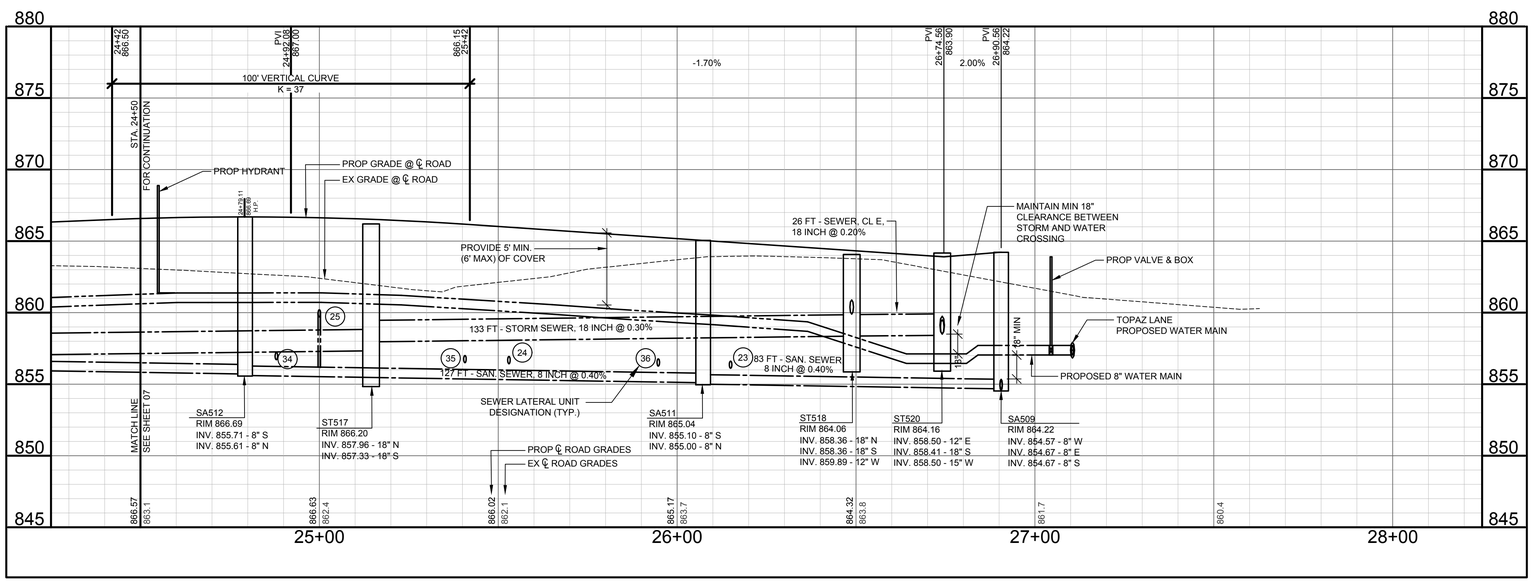
J:\Wightman\222353 Portage - Portage Road Residential Planned Development\05 Drawings\805 Hydro\CIV\222353-07.dwg 07 1/30/2025 1:21:54 PM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1" = 20'H; 5'V

PLAN & PROFILE SHEET
SAPPHIRE LANE
STA 20+00 TO STA 24+50

JOB No. 222353
07





WATER SERVICE TO PARCEL 23 SHALL BE PLACED OVER THE TOP OF THE STORM SEWER WITH 12" MIN CLEARANCE. WATER SERVICE SHALL BE INSULATED

WATER MAIN NOTE:
WHEN PASSING BY CURB INLETS, CONTRACTOR SHALL PROVIDE 3' MIN HORIZONTAL SEPARATION FROM THE CURB INLETS.

CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CATCH BASIN TO PROVIDE 10' SEPARATION FROM JOINTS.

WHEN CROSSING STORM SEWER OR SANITARY SEWER CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CROSSING PIPE TO PROVIDE 10' SEPARATION FROM JOINTS WHILE MAINTAINING MIN 18" VERTICAL SEPARATION.

0 20' 30' 40'

CURVE TABLE

CURVE #	RADIUS	LENGTH	Δ	CHORD LENGTH	CHORD BEARING	P.C.	P.I.	P.T.
C2	220.00	116.62	030°22'18"	115.26	N3° 04' 25.53"E	STA. 24+70.34 N 249060.79 E 12798627.36	EXT. STA. 25+30.05 N 249119.18 E 12798614.83	STA. 25+86.95 N 249175.89 E 12798633.54
C3	200.00	60.36	017°17'34"	60.13	N9° 36' 47.50"E	STA. 25+91.16 N 249179.88 E 12798634.85	EXT. STA. 26+21.57 N 249208.76 E 12798644.38	STA. 26+51.52 N 249239.17 E 12798644.90

STORM STRUCTURES

ST517 DR STRUCTURE, 48 INCH DIA COVER K 2.0 FT SUMP	RIM 866.20 INV. 857.33 - 18" S INV. 857.96 - 18" N
ST518 DR STRUCTURE, 48 INCH DIA COVER K 2.0 FT SUMP	RIM 864.06 INV. 858.36 - 18" S INV. 858.36 - 18" N INV. 859.89 - 12" W
ST519 DR STRUCTURE, 24 INCH DIA COVER K 2.0 FT SUMP	RIM 864.05 INV. 860.05 - 12" E
ST520 DR STRUCTURE, 48 INCH DIA COVER B 2.0 FT SUMP	RIM 864.16 INV. 858.41 - 18" S INV. 858.50 - 15" W INV. 858.50 - 12" E

SAN. STRUCTURES

SA509	RIM 864.22 INV. 854.57 - 8" W INV. 854.67 - 8" E INV. 854.67 - 8" S
SA511	RIM 865.04 INV. 855.10 - 8" S INV. 855.00 - 8" N
SA512	RIM 866.69 INV. 855.71 - 8" S INV. 855.61 - 8" N

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

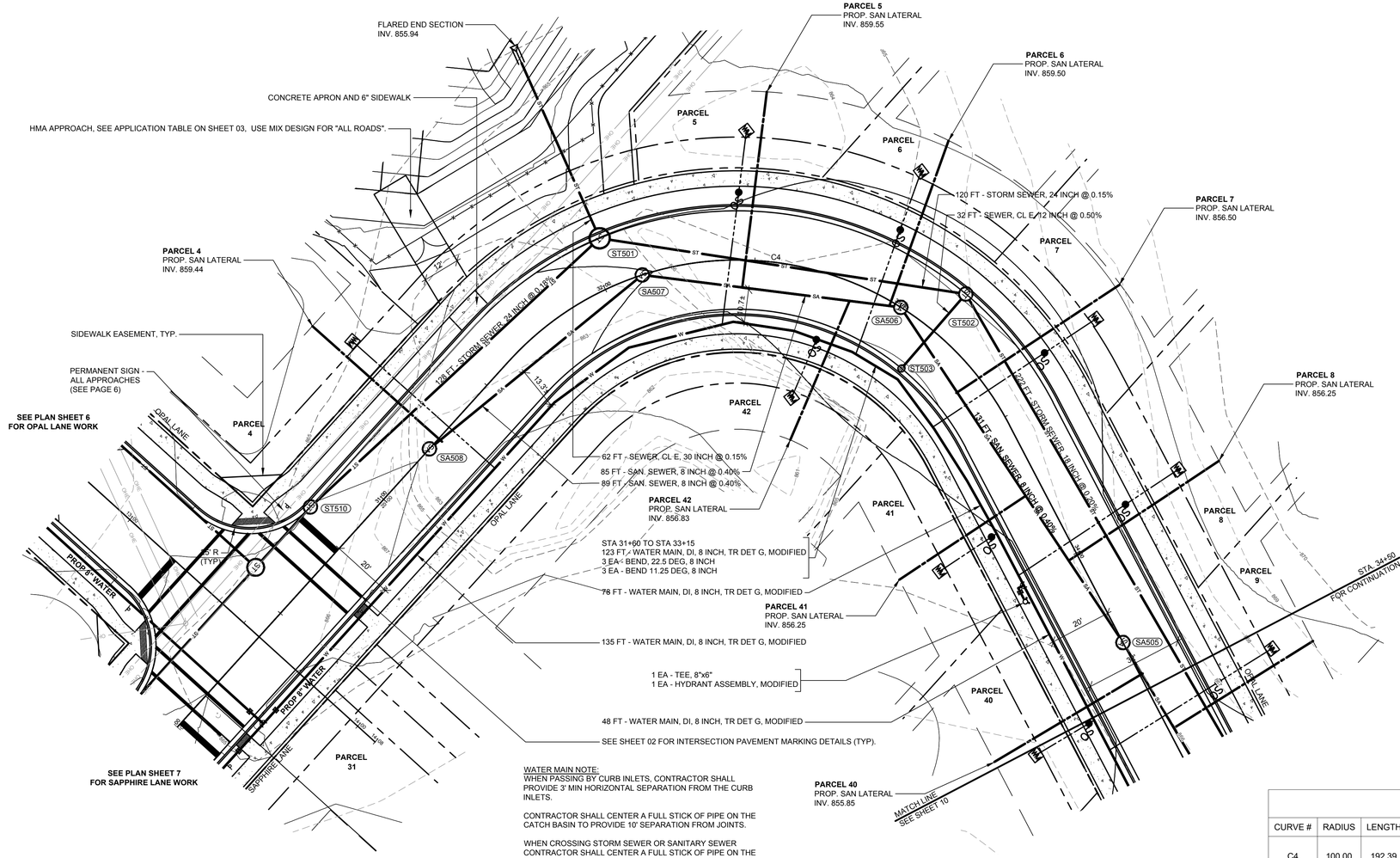
REVISIONS

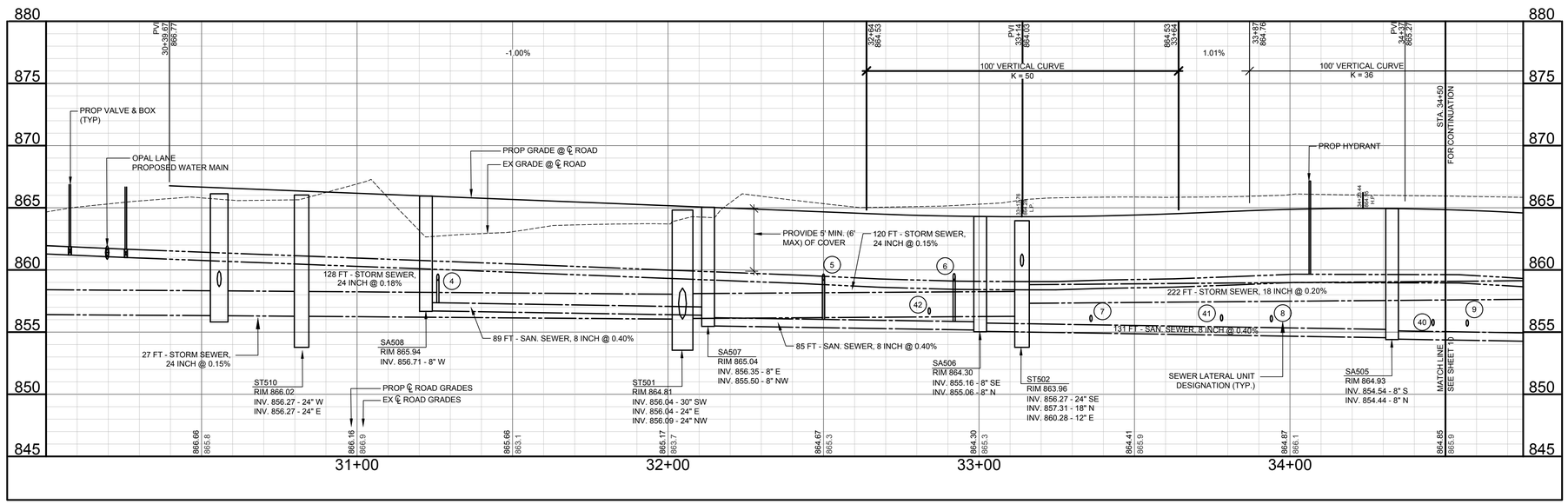
J:\Wightman\222353 Portage - Portage Road Residential Planned Development\Civil\Drawings\800 Add\CAD\222353-05.dwg, 7/8/2025 2:26:53 PM, DC
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 2024
SCALE: 1"=20' H; 5' V

PLAN & PROFILE SHEET
SAPPHIRE LANE
STA 24+50 TO STA 28+00

JOB No. 222353
08





CURVE TABLE								
CURVE #	RADIUS	LENGTH	Δ	CHORD LENGTH	CHORD BEARING	P.C.	P.I.	P.T.
C4	100.00	192.39	110°13'43.1"	164.06	N33° 49' 01.84"W	STA. 31+60.69 N 248810.28 E 12798342.06	EXT. STA. 33+04.11 N 248812.96 E 12798198.66	STA. 33+53.08 N 248946.58 E 12798250.75

STORM STRUCTURES

ST501 DR STRUCTURE, 72 INCH DIA COVER K 2.00 FT SUMP	RIM 864.81 INV. 856.04 - 24" E INV. 856.09 - 24" NW INV. 856.04 - 30" SW
ST502 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 863.96 INV. 857.31 - 18" N INV. 856.27 - 24" SE INV. 860.28 - 12" E
ST503 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 863.96 INV. 860.44 - 12" W
ST510 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 866.02 INV. 856.27 - 24" W INV. 856.27 - 24" E

END SECTIONS

ES-01 PROPOSED CONC END SECTION	INV. 855.94 - 30" NE

SAN. STRUCTURES

SA505	RIM 864.93 INV. 854.54 - 8" S INV. 854.44 - 8" N
SA506	RIM 864.30 INV. 855.16 - 8" SE INV. 855.06 - 8" N
SA507	RIM 865.04 INV. 856.35 - 8" E INV. 855.50 - 8" NW
SA508	RIM 865.94 INV. 856.71 - 8" W

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

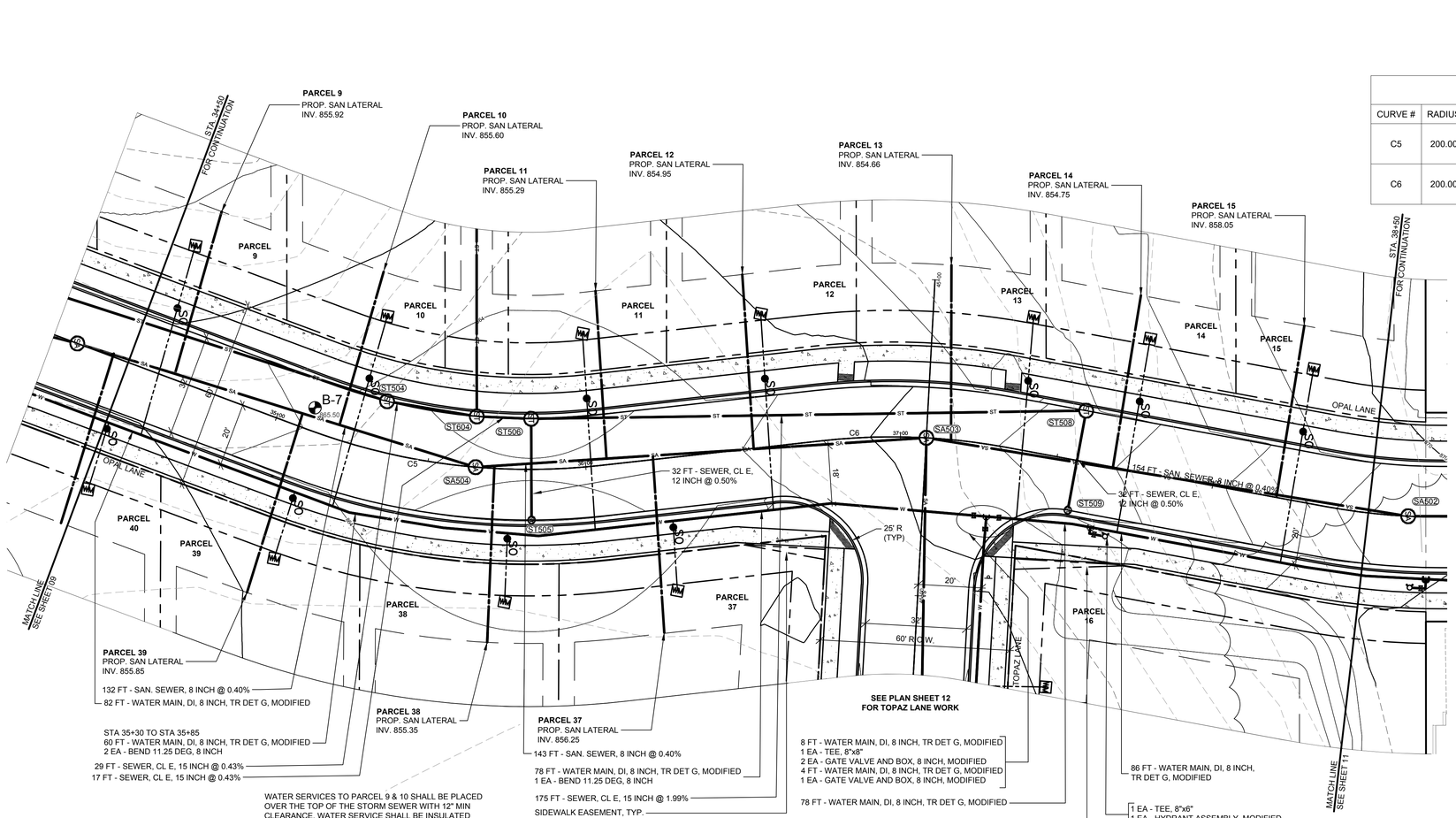
REVISIONS

P:\Allegan\222353 Portage - Portage Road Residential Planned Development\Drawings\800 Auto\CAD\222353-09.dwg 09-10-2025 3:56:32 PM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1" = 20'H; 5'V

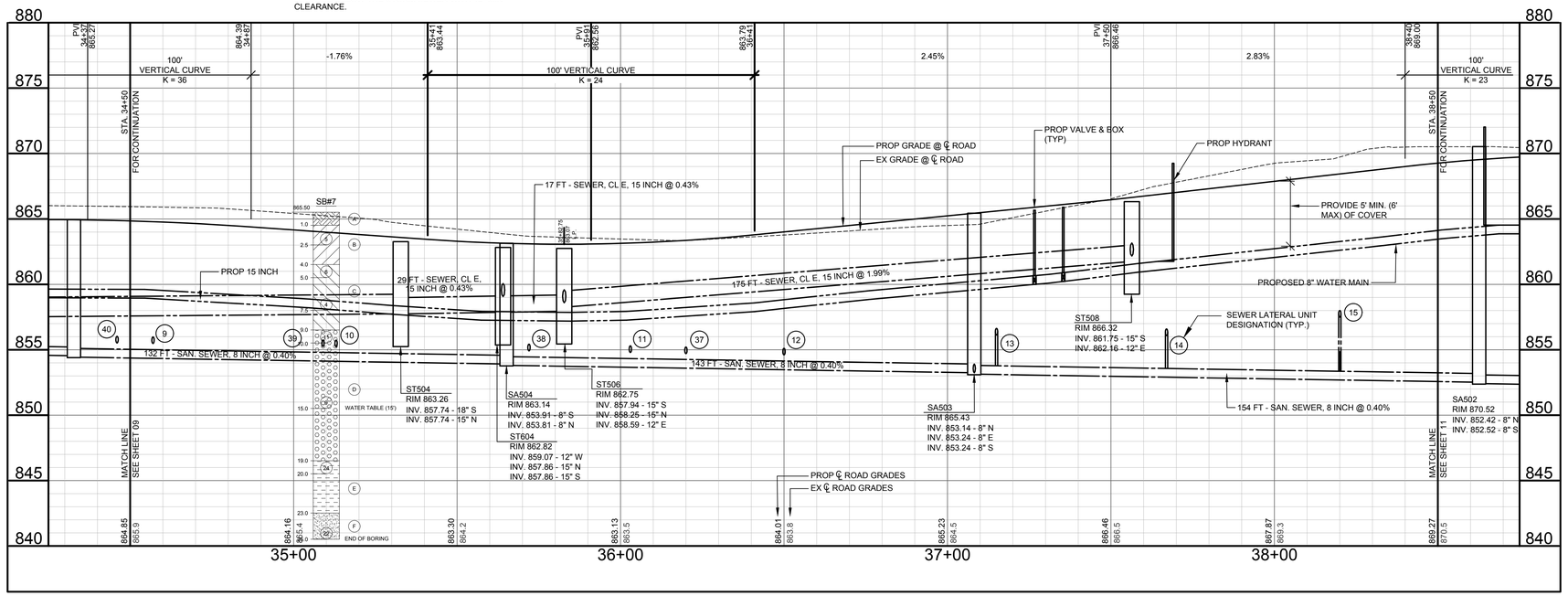
PLAN & PROFILE SHEET
OPAL LANE
STA 30+00 TO STA 34+50

JOB No. 222353
09



CURVE TABLE

CURVE #	RADIUS	LENGTH	Δ	CHORD LENGTH	CHORD BEARING	P.C.	P.I.	P.T.
C5	200.00	93.63	026°49'23.2"	92.78	N7° 53' 08.11"E	STA. 35+10.61 N 249093.36 E 12798307.97	EXT. STA. 35+58.30 N 249137.80 E 12798325.29	STA. 36+04.24 N 249185.26 E 12798320.70
C6	200.00	58.84	016°51'25.4"	58.63	N2° 54' 09.22"E	STA. 36+75.01 N 249255.70 E 12798313.88	EXT. STA. 37+04.65 N 249285.20 E 12798311.03	STA. 37+33.85 N 249314.26 E 12798316.85



WATER MAIN NOTE:
WHEN PASSING BY CURB INLETS, CONTRACTOR SHALL PROVIDE 3' MIN HORIZONTAL SEPARATION FROM THE CURB INLETS.

CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CATCH BASIN TO PROVIDE 10' SEPARATION FROM JOINTS.

WHEN CROSSING STORM SEWER OR SANITARY SEWER CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CROSSING PIPE TO PROVIDE 10' SEPARATION FROM JOINTS WHILE MAINTAINING MIN 18" VERTICAL SEPARATION.

STORM STRUCTURES

ST504 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 863.26 INV. 857.74 - 15" N INV. 857.74 - 18" S
ST505 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 862.75 INV. 858.75 - 12" W
ST506 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.75 INV. 858.25 - 15" N INV. 857.94 - 15" S INV. 858.59 - 12" E
ST508 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 866.32 INV. 862.16 - 12" E INV. 861.75 - 15" S
ST509 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 866.32 INV. 862.32 - 12" W

SAN. STRUCTURES

SA503	RIM 865.43 INV. 853.24 - 8" E INV. 853.24 - 8" S INV. 853.14 - 8" N
SA504	RIM 863.14 INV. 853.91 - 8" S INV. 853.81 - 8" N

BORINGS

B-7	A 0 - 1'	TOPSOIL - DARK BROWN SANDY
	B 1 - 4'	SAND - SLIGHTLY COMPACT BROWN FINE TO MEDIUM WITH
	C 4 - 9'	CLAY AND A TRACE OF GRAVEL SAND - LOOSE TO SLIGHTLY COMPACT BROWN FINE TO MEDIUM
	D 9 - 19'	SAND - COMPACT BROWN FINE TO MEDIUM
	E 19 - 23'	SAND - VERY COMPACT BROWN FINE TO MEDIUM
	F 23 - 25'	SAND - VERY COMPACT BROWN FINE TO COARSE WITH A TRACE OF GRAVEL
	300"	END OF BORING WATER TABLE 15'

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

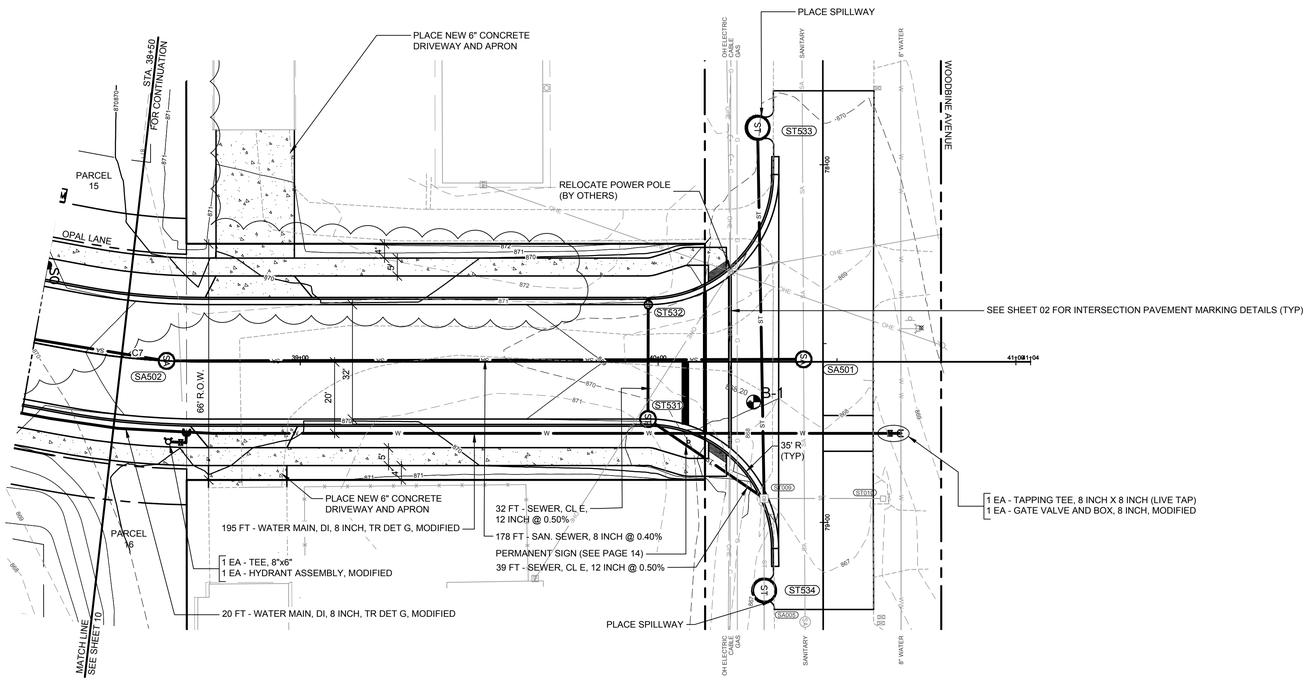
REVISIONS

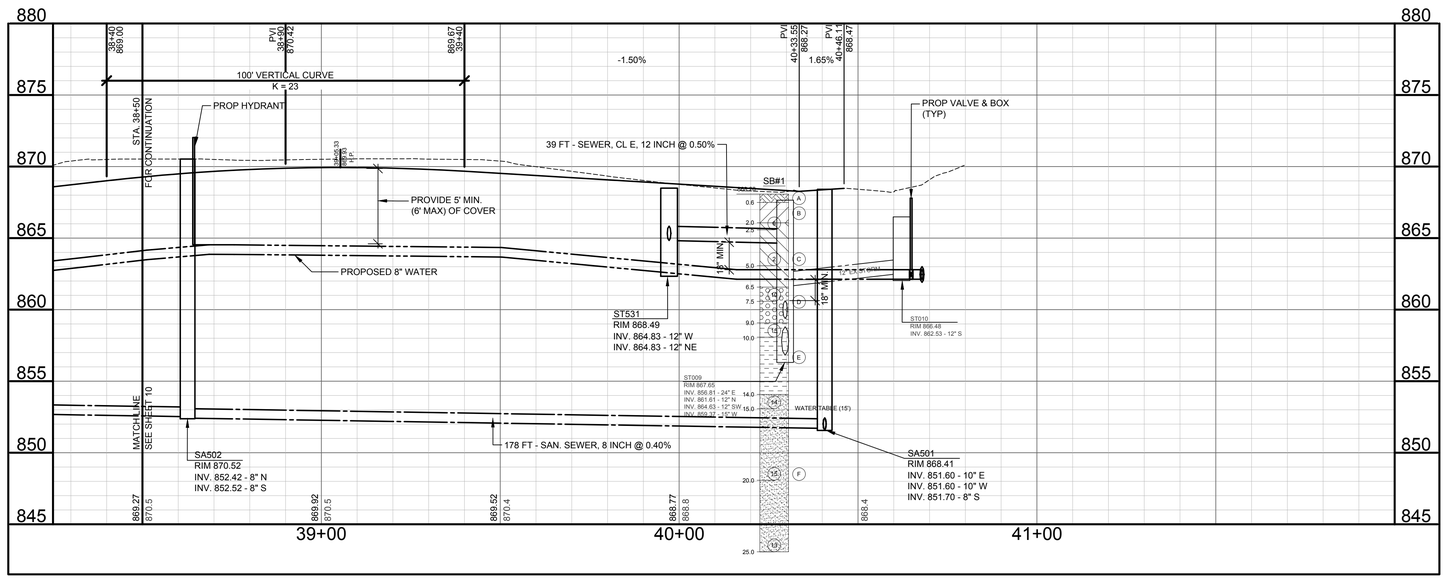
C:\Wight\222353 Portage - Portage Road Residential Planned Development\05 Drawings\850 Auto\CAD\222353-10.dwg 10/13/2025 9:21:58 PM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1" = 20'H; 5'V

PLAN & PROFILE SHEET
OPAL LANE
STA 34+50 TO STA 38+50

JOB No. 222353
10





CURVE TABLE								
CURVE #	RADIUS	LENGTH	Δ	CHORD LENGTH	CHORD BEARING	P.C.	P.I.	P.T.
C7	200.00	36.65	010°30'01"	36.60	N6° 04' 51.42"E	STA. 38+36.22 N 249414.63 E 12798336.96	EXT. STA. 38+54.60 N 249432.65 E 12798340.58	STA. 38+72.88 N 249451.03 E 12798340.84

WATER MAIN NOTE:
WHEN PASSING BY CURB INLETS, CONTRACTOR SHALL PROVIDE 3' MIN HORIZONTAL SEPARATION FROM THE CURB INLETS.

CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CATCH BASIN TO PROVIDE 10' SEPARATION FROM JOINTS.

WHEN CROSSING STORM SEWER OR SANITARY SEWER CONTRACTOR SHALL CENTER A FULL STICK OF PIPE ON THE CROSSING PIPE TO PROVIDE 10' SEPARATION FROM JOINTS WHILE MAINTAINING MIN 18" VERTICAL SEPARATION.

BORINGS

B-1
- (A) 0 - 0.58' TOPSOIL - DARK BROWN SANDY GRAVELLY
- (B) 0.58 - 2' SAND - DARK BROWN FINE TO MEDIUM, GRAVELLY
- (C) 2 - 6.5' SAND - LOOSE TO SLIGHLTY COMPACT BROWN FINE TO MEDIUM
- (D) 6.5 - 9' SAND - COMPACT BROWN FINE TO MEDIUM
- (E) 9 - 14' SAND - COMPACT BROWN FINE TO MEDIUM WITH TRACE OF GRAVEL
- (F) 14 - 25' SAND - COMPACT BROWN FINE TO MEDIUM

25' END OF BORING
WATER TABLE 15'

STRUCTURE, ADJ

ST009
EXISTING DR STRUCTURE
(REPLACE WITH COVER K)
RIM 867.65 (EX)
RIM 866.98± (PROP)
INV. 856.81 - 24" E
INV. 861.61 - 12" N
INV. 864.63 - 12" SW
INV. 859.37 - 15" W

STORM STRUCTURES

ST531
DR STRUCTURE, 48 INCH DIA
COVER K
2.00 FT SUMP
RIM 868.49
INV. 864.83 - 12" W
INV. 864.83 - 12" NE

ST532
DR STRUCTURE, 24 INCH DIA
COVER K
2.00 FT SUMP
RIM 868.49
INV. 864.99 - 12" E

ST533 LEACH BASIN
DR STRUCTURE, 72 INCH DIA
COVER E
2.00 FT SUMP
RIM 869.04
INV. 859.89 - 15" E

ST534 LEACH BASIN
DR STRUCTURE, 72 INCH DIA
COVER E
2.00 FT SUMP
RIM 865.70
INV. 856.65 - 24" E
INV. 856.65 - 24" W

SAN. STRUCTURES

SA501
RIM 868.41
INV. 851.60 - 10" W
INV. 851.70 - 8" S
INV. 851.60 - 10" E

SA502
RIM 870.52
INV. 852.52 - 8" S
INV. 852.42 - 8" N

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

REVISIONS

P:\Allegan\222353 Portage - Portage Road Residential Planned Development\05 Drawings\00 Active\CAD\222353-11.dwg 11/25/2025 11:41:36 AM

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1"=20' H; 5' V

PLAN & PROFILE SHEET
OPAL LANE
STA 38+50 TO STA 42+00

JOB No. 222353
11

Opal Ln D3-1 (9"X24")
3 SFT SIGN, TYPE IA

Topaz Ln D3-1 (9"X24")
3 SFT SIGN, TYPE IA

STOP R1-1 (30" x 30")
6.25 SFT SIGN, TYPE IIIA
1 - 3 LB POST (15 FT)

**SEE PLAN SHEET 10
FOR OPAL LANE WORK**

271 FT - WATER MAIN, DI, 8 INCH,
TR DET G, MODIFIED

18 FT - WATER MAIN, DI, 8 INCH, TR DET G, MODIFIED
1 EA - TEE, 8"x8"
2 EA - GATE VALVE AND BOX, 8 INCH, MODIFIED
6 FT - WATER MAIN, DI, 8 INCH, TR DET G, MODIFIED
1 EA - GATE VALVE AND BOX, 8 INCH, MODIFIED

145 FT - WATER MAIN, DI, 8 INCH,
TR DET G, MODIFIED

1 EA - REDUCER, 8"x6"
1 EA - HYDRANT ASSEMBLY, MODIFIED
1 EA - GATE VALVE AND BOX, 8 INCH, MODIFIED

AT END OF SIDEWALK PLACE 4"X6"
WOOD POST WITH 3"X9" YELLOW
REFLECTOR

PARCEL 16
PROP. SAN LATERAL
INV. 855.06

PARCEL 17
PROP. SAN LATERAL
INV. 855.58

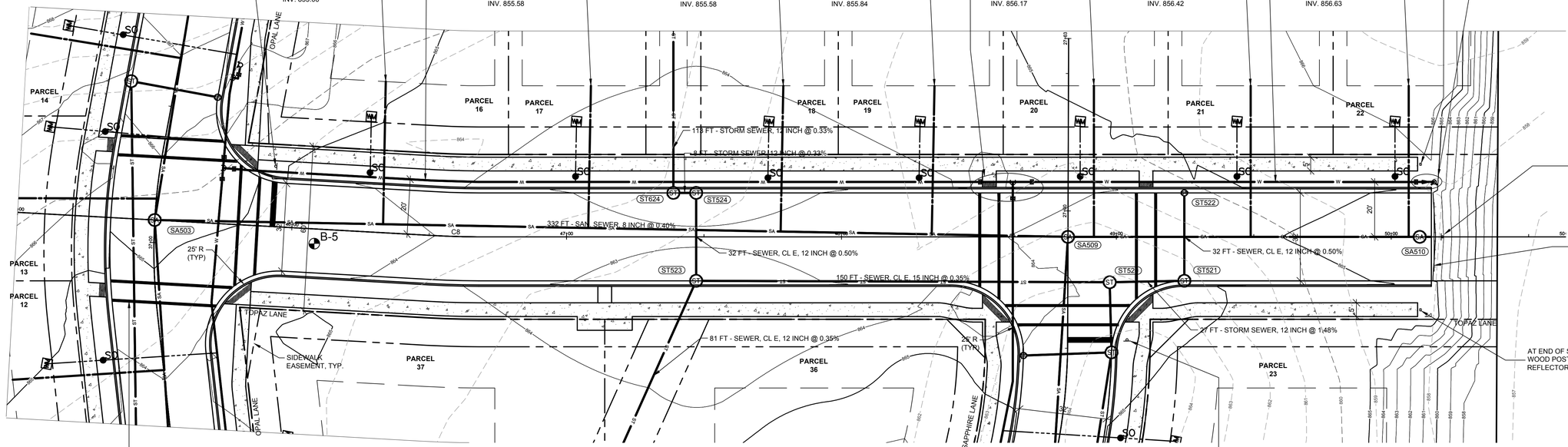
PARCEL 18
PROP. SAN LATERAL
INV. 855.58

PARCEL 19
PROP. SAN LATERAL
INV. 855.84

PARCEL 20
PROP. SAN LATERAL
INV. 856.17

PARCEL 21
PROP. SAN LATERAL
INV. 856.42

PARCEL 22
PROP. SAN LATERAL
INV. 856.63



ROAD ENDS
STREET WILL BE EXTENDED WITH FUTURE DEVELOPMENT

W14-2b (30" x 30")
6.25 SFT SIGN, TYPE IIIB
1 - 3 LB POST (15 FT)

R SERIES (18" x 30")
3.75 SFT SIGN, TYPE IIIB

OM4-3 (18" x 18")
2.25 SFT SIGN, TYPE IIIB

25 FT - GUARDRAIL, TYPE A
(8 FT POSTS)

AT END OF SIDEWALK PLACE 4"X6"
WOOD POST WITH 3"X9" YELLOW
REFLECTOR

**SEE PLAN SHEET 10
FOR OPAL LANE WORK**

SEE SHEET 02 FOR INTERSECTION PAVEMENT MARKING DETAILS (TYP)

**SEE PLAN SHEET 8
FOR SAPPHIRE LANE WORK**

Topaz Ln D3-1 (9"X24")
3 SFT SIGN, TYPE IA

Sapphire Ln D3-1 (9"X30")
3.75 SFT SIGN, TYPE IA

STOP R1-1 (30" x 30")
6.25 SFT SIGN, TYPE IIIA
1 - 3 LB POST (15 FT)

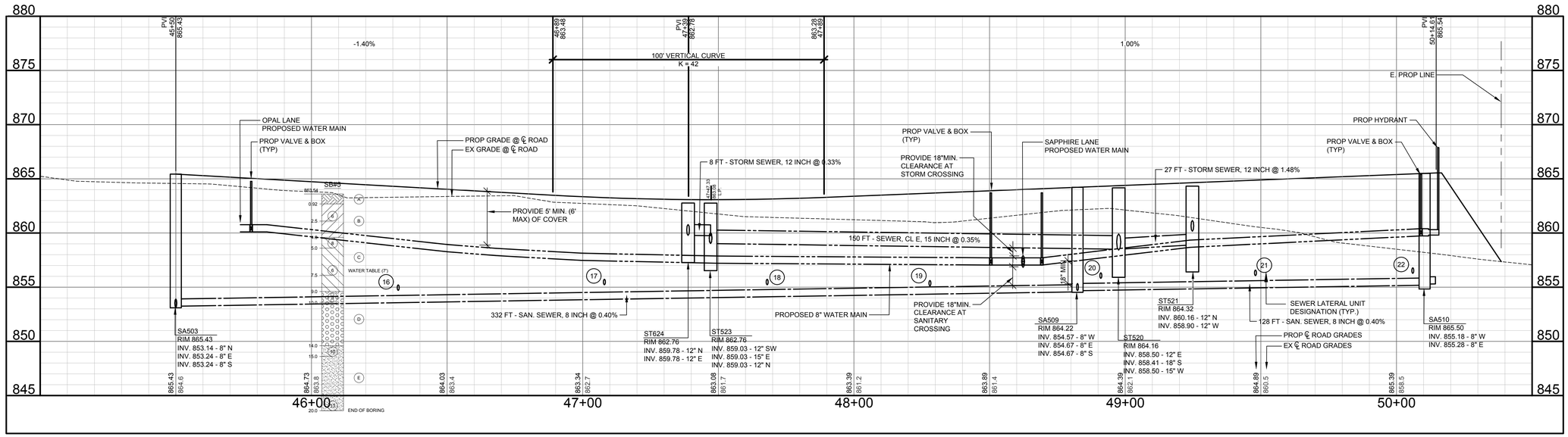
BORINGS

B-5
- A 0 - 0.92' TOPSOIL - DARK BROWN SANDY
- B 0.92 - 4' SAND - SLIGHTLY COMPACT BROWN FINE WITH A TRACE OF SILT
- C 4 - 9' SAND - SLIGHTLY COMPACT TO COMPACT BROWN FINE TO MEDIUM
- D 9 - 14' SAND - SLIGHTLY COMPACT BROWN FINE TO MEDIUM WITH A TRACE OF GRAVEL
- E 14 - 20' SAND - COMPACT BROWN FINE TO MEDIUM

20' END OF BORING
WATER TABLE 7'

CURVE TABLE

CURVE #	RADIUS	LENGTH	Δ	CHORD LENGTH	CHORD BEARING	P.C.	P.I.	P.T.
C8	300.00	16.76	003°12'06.2"	16.76	S87° 37' 13.91"E	STA. 46+51.31 N 249281.81 E 12798414.50	EXT. STA. 46+59.69 N 249281.23 E 12798422.86	STA. 46+68.07 N 249281.12 E 12798431.25



STORM STRUCTURES

ST520 DR STRUCTURE, 48 INCH DIA COVER B 2.00 FT SUMP	RIM 864.16 INV. 858.41 - 18" S INV. 858.50 - 15" W INV. 858.50 - 12" E
ST521 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 864.32 INV. 858.90 - 12" W INV. 860.16 - 12" N
ST522 DR STRUCTURE, 24 INCH DIA COVER K 2.00 FT SUMP	RIM 864.32 INV. 860.32 - 12" S
ST523 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.76 INV. 859.03 - 12" SW INV. 859.03 - 15" E INV. 859.03 - 12" N
ST524 DR STRUCTURE, 48 INCH DIA COVER K 2.00 FT SUMP	RIM 862.76 INV. 859.19 - 12" S INV. 859.75 - 12" W

SAN. STRUCTURES

SA503	RIM 865.43 INV. 853.24 - 8" E INV. 853.24 - 8" S INV. 853.14 - 8" N
SA509	RIM 864.22 INV. 854.57 - 8" W INV. 854.67 - 8" E INV. 854.67 - 8" S
SA510	RIM 865.50 INV. 855.18 - 8" W INV. 855.28 - 8" E

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

REVISIONS

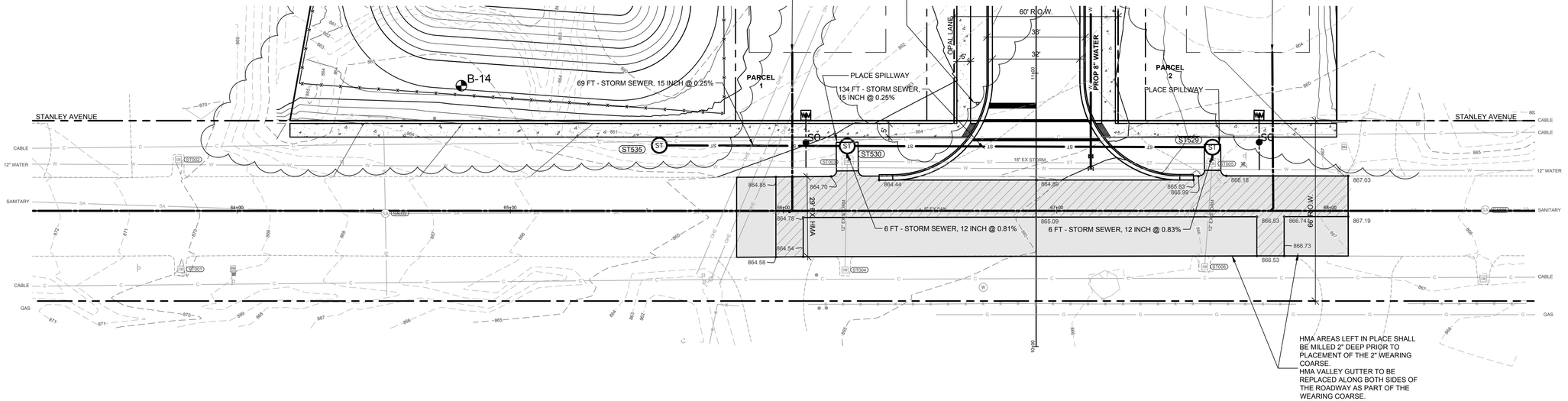
P:\Allegan\222353 Portage - Portage Road Residential Planned Development\05 Drawings\000 Acad\Civil\222353-12.dwg 12/19/2025 9:54:05 AM

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 2024
SCALE: 1"=20' H; 5' V

PLAN & PROFILE SHEET
TOPAZ LANE
STA 45+50 TO STA 50+50

JOB No. 222353
12



0 20' 30' 40'

NOTES:

1. CONTRACTOR TO SAWCUT A CLEAN EDGE ON EXISTING PAVEMENT SHOULDER ON WOODBINE AVE PERPENDICULAR TO PROPOSED DRIVEWAY APPROACHES. DRIVEWAY APPROACH PAVEMENT TO BUTT UP TO SAWCUT LINE ON WOODBINE AVE.

2. FULL DEPTH PAVEMENT RESTORATION SHALL MATCH THE GREATER OF SD-165 FOR LOCAL STREETS OR THE EXISTING PAVEMENT SECTION. RESTORATION SHALL BE COMPLETED IN LIFTS IN ACCORDANCE WITH THE MAX/MIN PERMISSIBLE APPLICATION RATES FOR THE MIX. THE FULL WIDTH OF THE ROAD FROM THE EAST TO WEST LIMITS DISTURBANCE SHALL BE MILLED AND RESURFACED TO A DEPTH OF 2 INCHES. HMA MIX 13A, MODIFIED SHALL BE USED.

3. PAVEMENT PATCH DIMENSIONS ARE APPROXIMATE- FINAL EXCAVATION PATCH(ES) SHALL BE IN ACCORDANCE WITH SD-165.

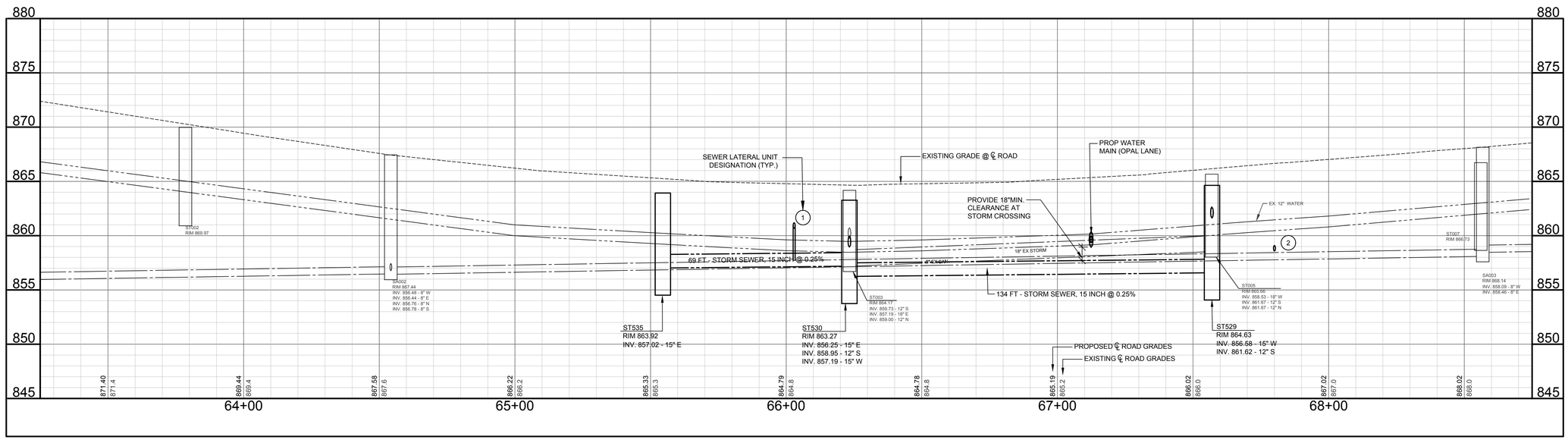
4. THE ROADWAY RESURFACING SHALL NOT BE COMPLETED UNTIL THE DRIVEWAYS TO PARCELS 1 & 2 AND THE CONSTRUCTION OF THE OPAL LANE APPROACH IS COMPLETED.

BORINGS

B-14	0 - 0.67'	TOPSOIL - DARK BROWN SANDY GRAVELLY
	0.67 - 6.5'	SAND - SLIGHTLY COMPACT BROWN FINE CLAYEY
	6.5 - 9'	SAND - LOOSE BROWN FINE TO MEDIUM
	9 - 13'	SAND - COMPACT BROWN FINE TO MEDIUM
	13 - 15'	SAND - COMPACT BROWN FINE TO MEDIUM WITH SILT
	15'	END OF BORING
		WATER TABLE 10'

STRUCTURE, ADJ

ST002	RIM 869.97 (EX)	
EXISTING DR STRUCTURE	RIM 869.97± (PROP)	
(REPLACE WITH STANDARD)		
ST003	RIM 864.17 (EX)	
EXISTING DR STRUCTURE	RIM 864.17± (PROP)	
(REPLACE WITH STANDARD)	INV. 859.73 - 12" S	
	INV. 857.19 - 18" E	**BULKHEAD**
	INV. 859.00 - 12" N	**TAP**
ST005	RIM 865.66 (EX)	
EXISTING DR STRUCTURE	RIM 865.66± (PROP)	
(REPLACE WITH STANDARD)	INV. 858.53 - 18" W	**BULKHEAD**
	INV. 861.67 - 12" S	
	INV. 861.67 - 12" N	**TAP**



STORM STRUCTURES

ST529	**LEACH BASIN**	RIM 864.63
DR STRUCTURE, 60 INCH DIA		INV. 861.62 - 12" S
COVER E		INV. 856.58 - 15" W
2.00 FT SUMP		
ST530	**LEACH BASIN**	RIM 863.27
DR STRUCTURE, 60 INCH DIA		INV. 856.25 - 15" E
COVER E		INV. 858.95 - 12" S
2.00 FT SUMP		INV. 857.19 - 15" W
ST535	**LEACH BASIN**	RIM 863.92
DR STRUCTURE, 60 INCH DIA		INV. 857.02 - 15" E
COVER E		
2.00 FT SUMP		

STRUCTURE, ADJ

SA002	RIM 867.44 (EX)	
EXISTING SAN STRUCTURE	RIM 867.44± (PROP)	
(REPLACE WITH STANDARD)	INV. 856.48 - 8" W	
	INV. 856.44 - 8" E	
	INV. 856.76 - 8" N	
	INV. 856.78 - 8" S	
SA003	RIM 868.14 (EX)	
EXISTING SAN STRUCTURE	RIM 868.14± (PROP)	
(REPLACE WITH STANDARD)	INV. 858.09 - 8" W	
	INV. 858.46 - 8" E	

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06	02/18/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5	
05	02/14/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4	
05	02/05/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3	
04	01/30/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2	
03	01/24/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1	
02	01/02/2025	PDS
	CONSTRUCTION PLAN REVIEW AND PERMITTING	
01	09/06/2024	GDH
	PD REZONING AND CONDOMINIUM SUBDIVISION PLAN	

REVISIONS

P:\Allegan\222353 Portage - Portage Road Residential Planned Development\Engineering\800 Drawings\805 Auto\CAD\222353-13.dwg 11/19/2025 2:14:03 PM

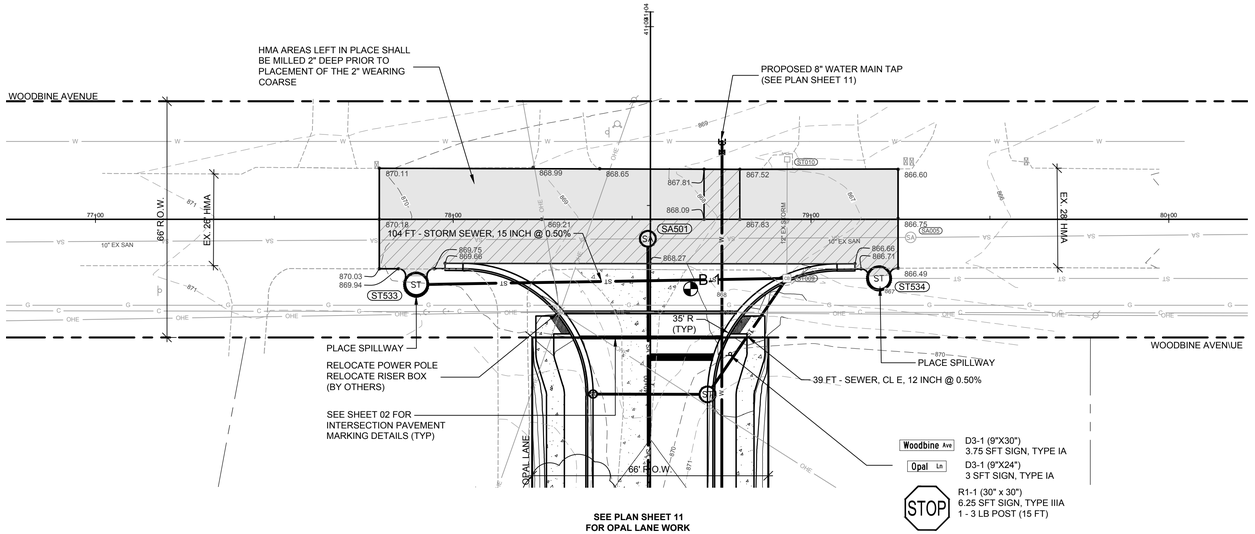
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

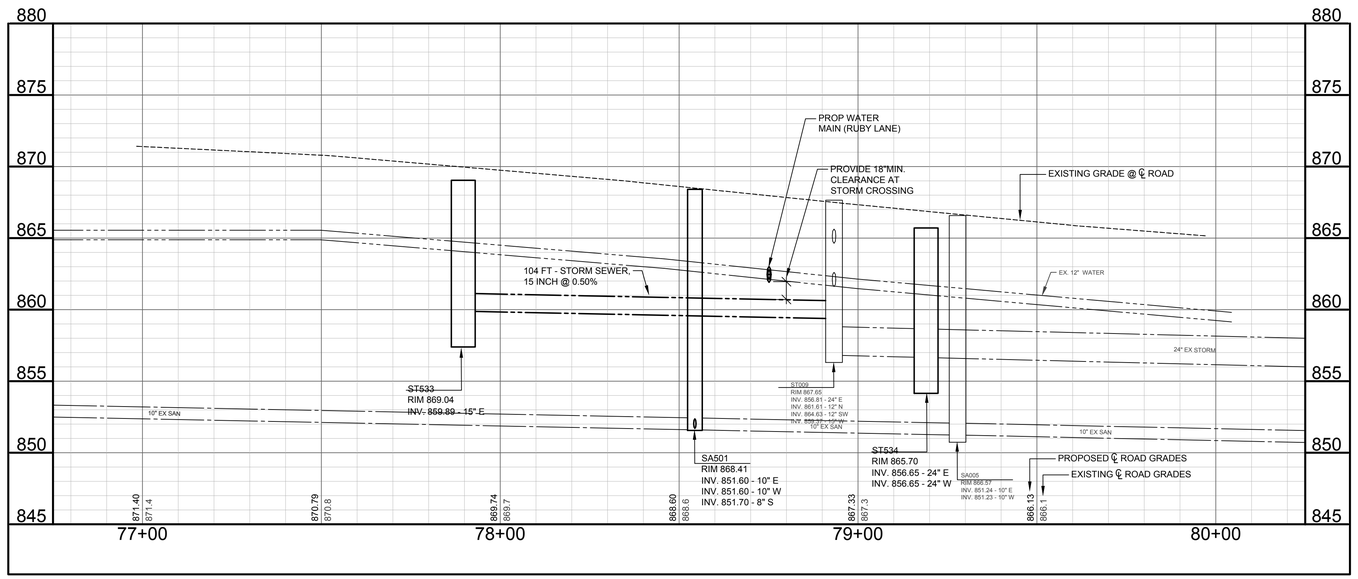
DATE: JUNE 2024
SCALE: 1"=20' H; 5' V

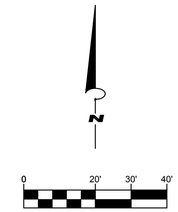
PLAN & PROFILE SHEET
STANLEY AVENUE
STA 63+50 TO STA 68+50

JOB No. 222353

13







NOTES:

1. CONTRACTOR TO SAWCUT A CLEAN EDGE ON EXISTING PAVEMENT SHOULDER ON WOODBINE AVE PERPENDICULAR TO PROPOSED DRIVEWAY APPROACHES. DRIVEWAY APPROACH PAVEMENT TO BUTT UP TO SAWCUT LINE ON WOODBINE AVE.

2. FULL DEPTH PAVEMENT RESTORATION SHALL MATCH THE GREATER OF SD-165 FOR LOCAL STREETS OR THE EXISTING PAVEMENT SECTION. RESTORATION SHALL BE COMPLETED IN LIFTS IN ACCORDANCE WITH THE MAX/MIN PERMISSIBLE APPLICATION RATES FOR THE MIX. THE FULL WIDTH OF THE ROAD FROM THE EAST TO WEST LIMITS DISTURBANCE SHALL BE MILLED AND RESURFACED TO A DEPTH OF 2 INCHES. HMA MIX 13A, MODIFIED SHALL BE USED.

3. PAVEMENT PATCH DIMENSIONS ARE APPROXIMATE- FINAL EXCAVATION PATCH(ES) SHALL BE IN ACCORDANCE WITH SD-165.

4. THE ROADWAY RESURFACING SHALL NOT BE COMPLETED UNTIL THE OPAL LANE APPROACH IS COMPLETED.

BORINGS

B-1	0 - 0.58'	TOPSOIL - DARK BROWN SANDY GRAVELLY
	0.58 - 2'	SAND - DARK BROWN FINE TO MEDIUM, GRAVELLY
	2 - 6.5'	SAND - LOOSE TO SLIGHLTY COMPACT BROWN FINE TO MEDIUM
	6.5 - 9'	SAND - COMPACT BROWN FINE TO MEDIUM
	9 - 14'	SAND - COMPACT BROWN FINE TO MEDIUM WITH TRACE OF GRAVEL
	14 - 25'	SAND - COMPACT BROWN FINE TO MEDIUM
	25'	END OF BORING WATER TABLE 15'

STORM STRUCTURES

ST533	**LEACH BASIN** DR STRUCTURE, 72 INCH DIA COVER E 2.00 FT SUMP	RIM 869.04 INV. 859.89 - 15" E
ST534	**LEACH BASIN** DR STRUCTURE, 72 INCH DIA COVER E 2.00 FT SUMP	RIM 865.70 INV. 856.65 - 24" E INV. 856.65 - 24" W

SAN. STRUCTURES

SA501	RIM 868.41 INV. 851.60 - 10" W INV. 851.70 - 8" S INV. 851.60 - 10" E

STRUCTURE, ADJ

SA005 EXISTING SAN STRUCTURE **(REPLACE WITH STANDARD)**	RIM 866.57 (EX) RIM 866.57± (PROP) INV. 851.24 - 10" E INV. 851.23 - 10" W
ST009 EXISTING DR STRUCTURE **(REPLACE WITH COVER K)**	RIM 867.65 (EX) RIM 866.98± (PROP) INV. 856.81 - 24" E INV. 861.61 - 12" N INV. 864.63 - 12" SW INV. 859.37 - 15" W

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

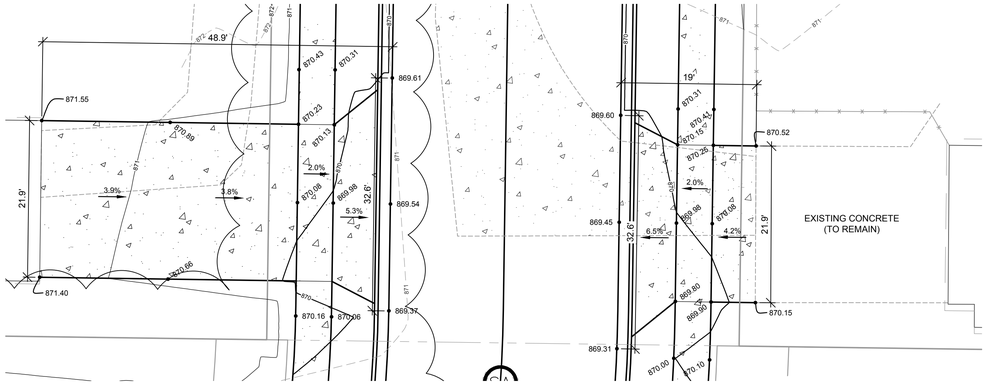
REVISIONS

P:\Wight\222353 Portage - Portage Rural Residential Planned Unit\Design\CD\Drawings\Sht Indx\CAD\222353-14.dwg, 7/1/2025 2:57:47 PM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 2024
SCALE: 1"=20' H; 5' V

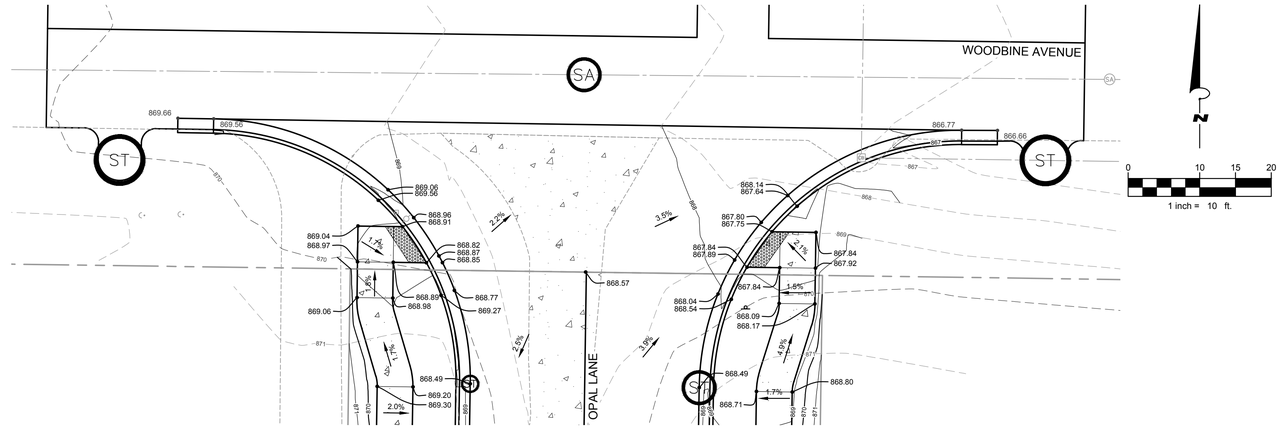
PLAN & PROFILE SHEET
WOODBINE AVENUE
STA 77+00 TO STA 80+00

JOB No. 222353
14



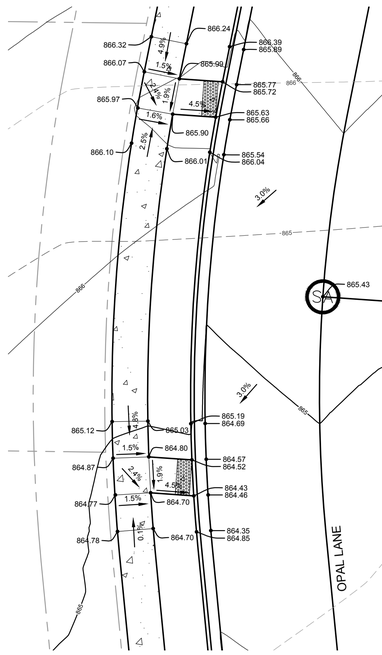
OPAL LANE RESIDENTIAL DRIVEWAY DETAILS

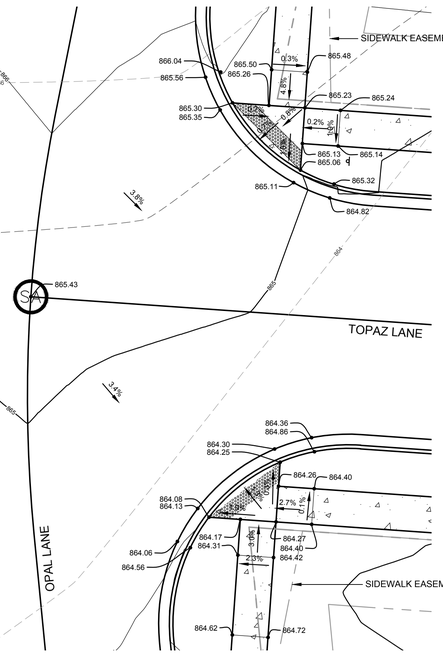
SCALE: 1" = 10'



WOODBINE AVENUE AND OPAL LANE INTERSECTION

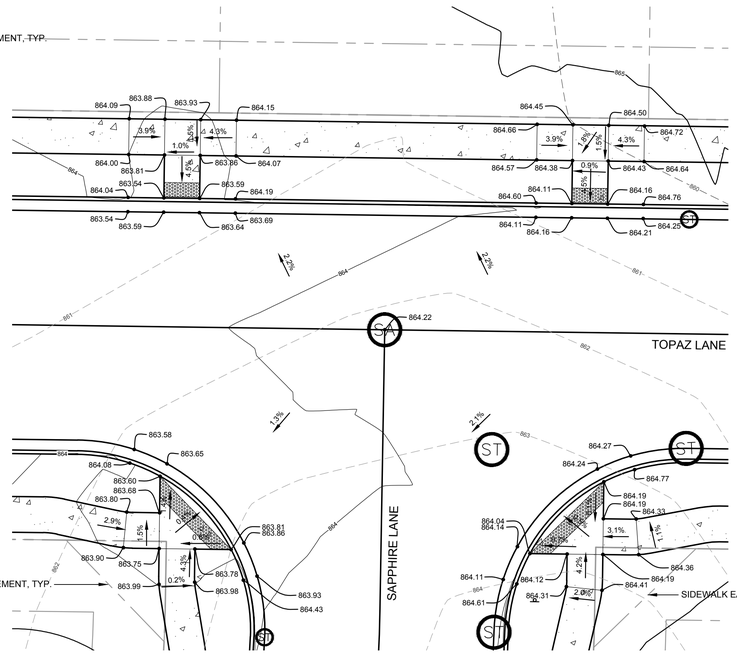
SCALE: 1" = 10'





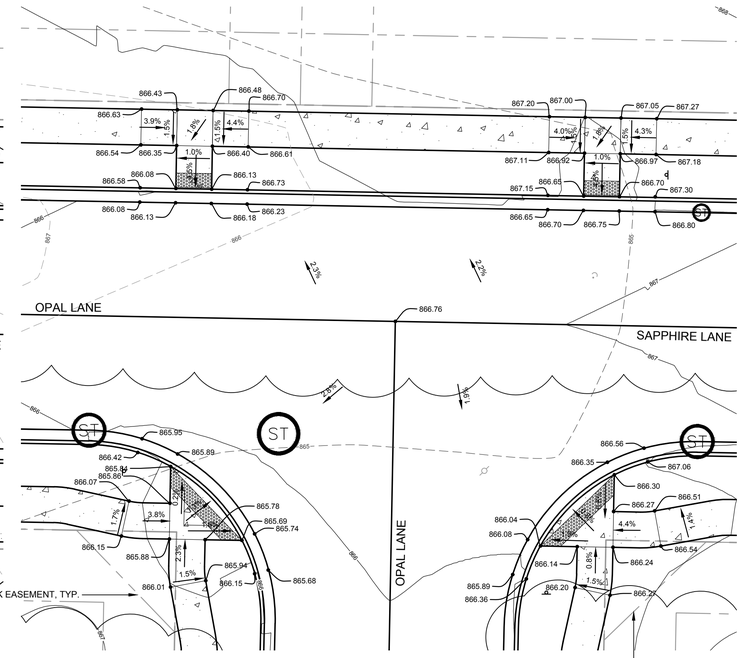
OPAL LANE AND TOPAZ LANE INTERSECTION

SCALE: 1" = 10'



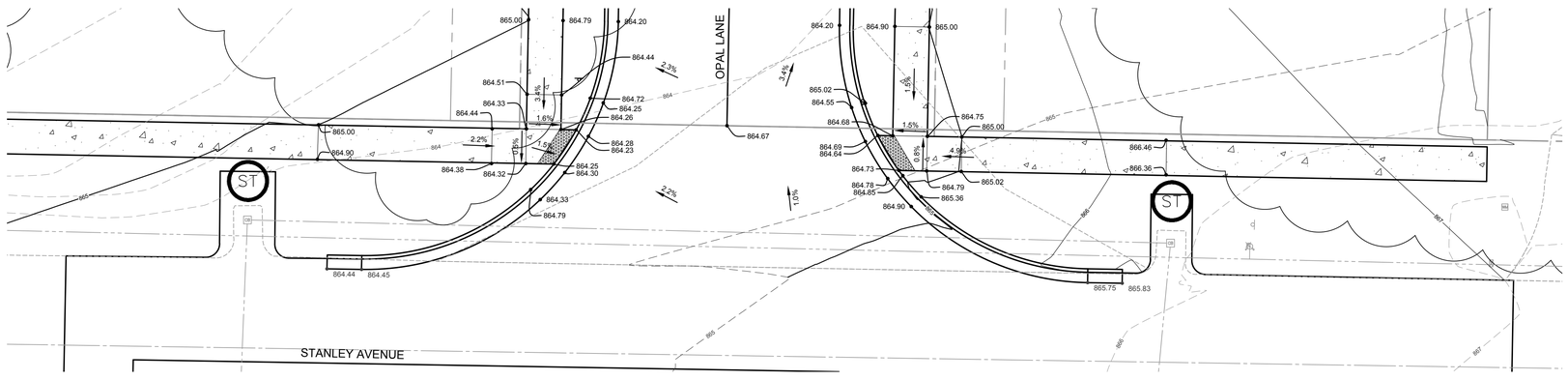
TOPAZ LANE AND SAPPHIRE LANE INTERSECTION

SCALE: 1" = 10'



OPAL LANE INTERSECTION

SCALE: 1" = 10'



STANLEY AVENUE AND OPAL LANE INTERSECTION

SCALE: 1" = 10'

WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

REVISIONS

C:\Widget\222353 Portage - Portage Road Residential Planned Development\SE Drawings\800 Xref\CAD\222353-15.dwg, 10:24:00/25 6:08:17 PM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1" = 10'

SIDEWALK RAMP DETAILS

JOB No. 222353

15

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1 ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.

2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.

3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.

4. GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.

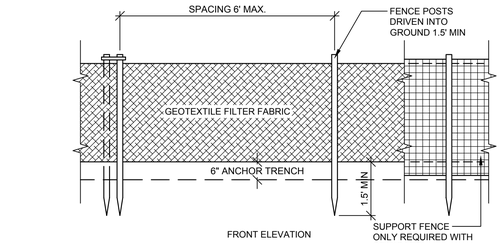
5. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-96 SERIES, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

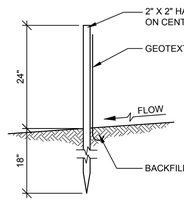
(3T) DENOTES TEMPORARY SEEDING. TEMPORARY SEEDING SHALL BE PLACED AT LOCATIONS DETERMINED BY THE ENGINEER IN THE FIELD AND SHALL INCLUDE CEREAL RYE SEED APPLIED AT A RATE OF 70 LB/ACRE AND MULCH.

(14T) DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 10' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE

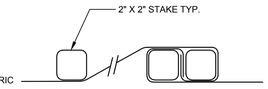
(26T) DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.



FRONT ELEVATION



SIDE ELEVATION



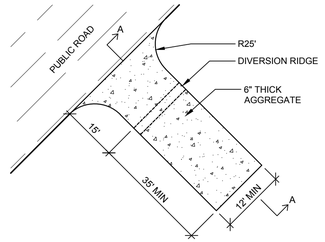
END OF SECTION JOINT PLAN

SEDIMENT CONTROL FENCE

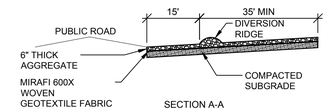
SCALE: NONE

SILT FENCE NOTES

1. THE HEIGHT OF SILT FENCE SHALL NOT EXCEED 36 INCHES ABOVE GROUND.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH.
7. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
8. WHEN EXTRA STRENGTH FILTER FABRIC IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
13. SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED



PLAN VIEW



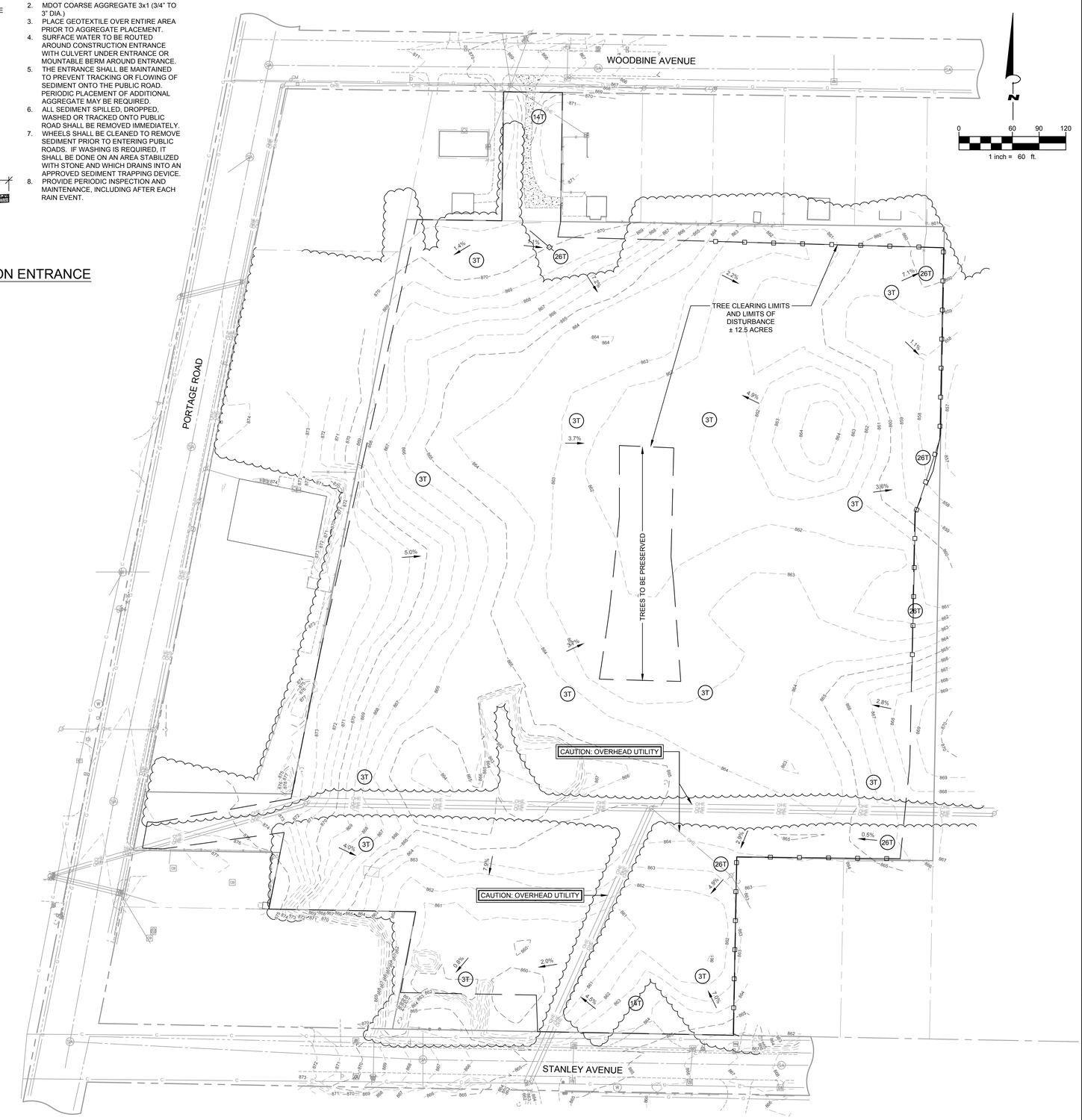
SECTION A-A

NOTES

1. UTILIZE EXISTING DRIVEWAY AND ADD STONE AS REQUIRED WHEN POSSIBLE.
2. MDOT COARSE AGGREGATE 3x1 (3/4" TO 3" DIA.)
3. PLACE GEOTEXTILE OVER ENTIRE AREA PRIOR TO AGGREGATE PLACEMENT.
4. SURFACE WATER TO BE ROUTED AROUND CONSTRUCTION ENTRANCE WITH CULVERT UNDER ENTRANCE OR MOUNTABLE BERM AROUND ENTRANCE.
5. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC ROAD. PERIODIC PLACEMENT OF ADDITIONAL AGGREGATE MAY BE REQUIRED.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROAD SHALL BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC ROADS. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PROVIDE PERIODIC INSPECTION AND MAINTENANCE, INCLUDING AFTER EACH RAIN EVENT.

TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE



WIGHTMAN
1670 LINCOLN RD.
ALLEGAN, MI. 49010
269.673.8465
www.gowightman.com

PAUL D. SCHRAM
6201067420

PROJECT NAME:

STANWOOD CROSSINGS
9617 PORTAGE ROAD
PORTAGE, MI 49002

CITY OF PORTAGE
7719 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002

06 02/18/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 5

05 02/14/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 4

05 02/05/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 3

04 01/30/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 2

03 01/24/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING REV. 1

02 01/02/2025 PDS
CONSTRUCTION PLAN REVIEW AND PERMITTING

01 09/06/2024 GDH
PD REZONING AND CONDOMINIUM SUBDIVISION PLAN

REVISIONS

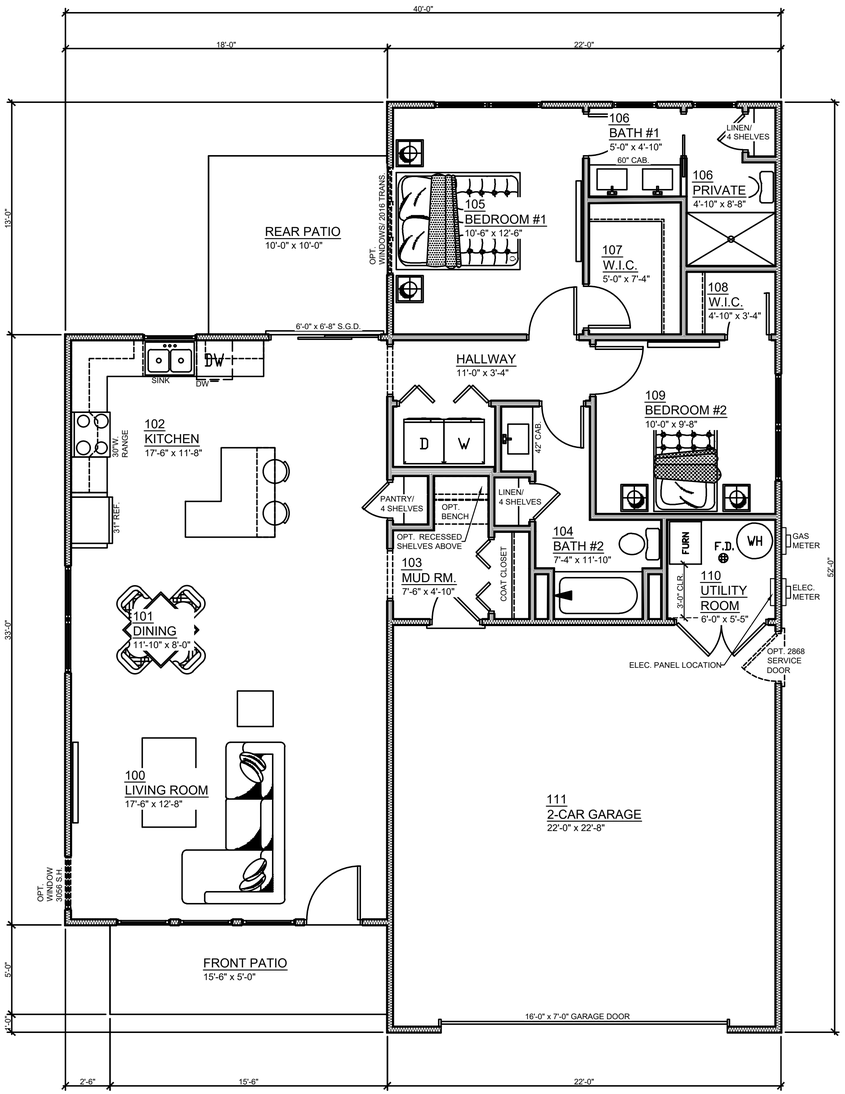
P:\Wwgw\2022\01 Portage - Portage Road Residential Planned Unit Development\Drawings\Civil\Jan2025\Sht 01 Tree Clearing.dwg, 1/6/2025 2:39:09 PM
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2025 WIGHTMAN & ASSOCIATES, INC.

DATE: JANUARY, 2025
SCALE: 1" = 60'

TREE CLEARING SOIL EROSION AND SEDIMENTATION CONTROL PLAN

JOB No. 222353

16



N

MAIN LEVEL PLAN

SCALE 1/4"=1'-0"

MAIN LEVEL PLAN: 1,206 SF

A1

A2

A3

avb

BUILD SOMETHING BETTER.

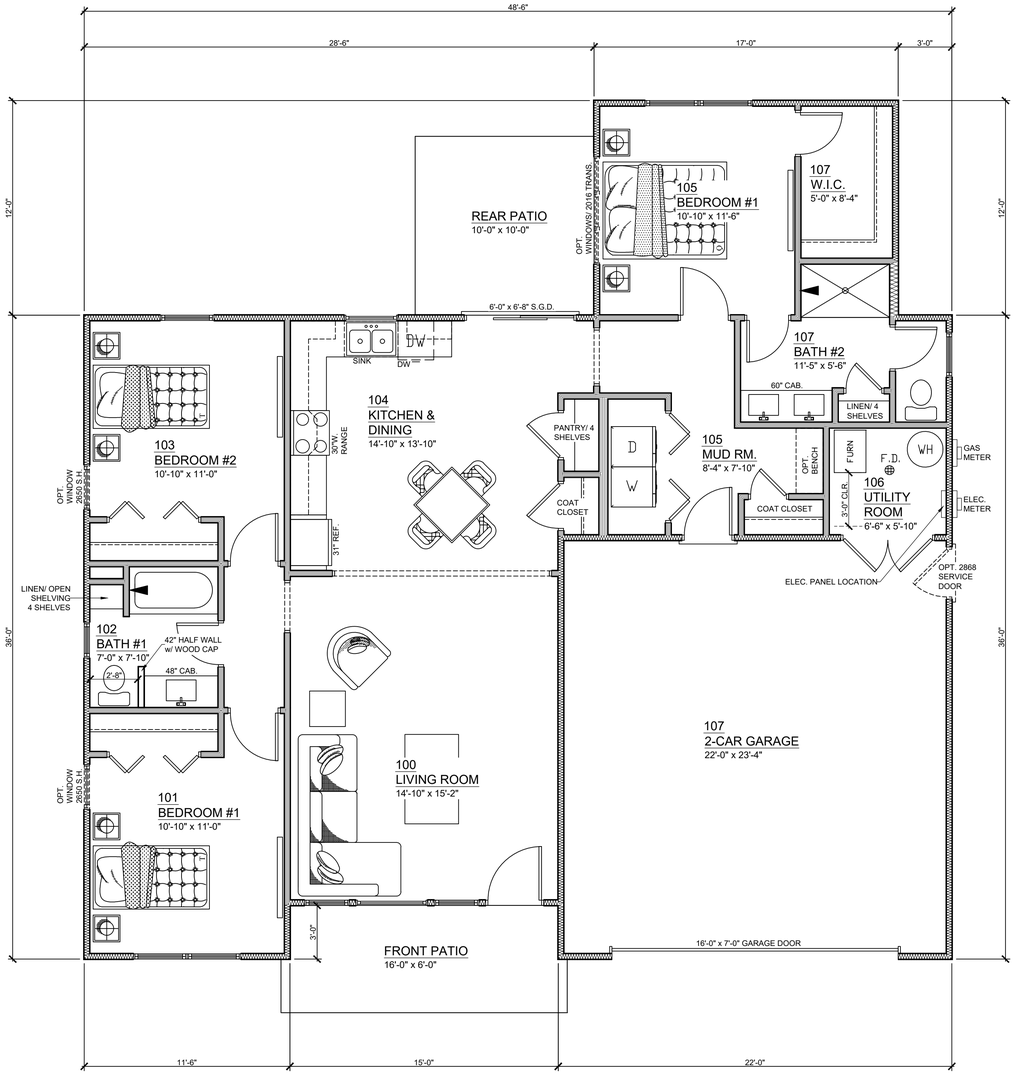
STANWOOD CROSSINGS

CONCEPTUAL HOUSING

CITY OF PORTAGE - WORKFORCE HOUSING

CONCEPTUAL DESIGN -- JULY 23, 2024

ABONMARCHE



N

MAIN LEVEL PLAN

SCALE 1/4"=1'-0"

MAIN LEVEL PLAN: 1,353 SF

B1

B2

B3

avb

BUILD SOMETHING BETTER.

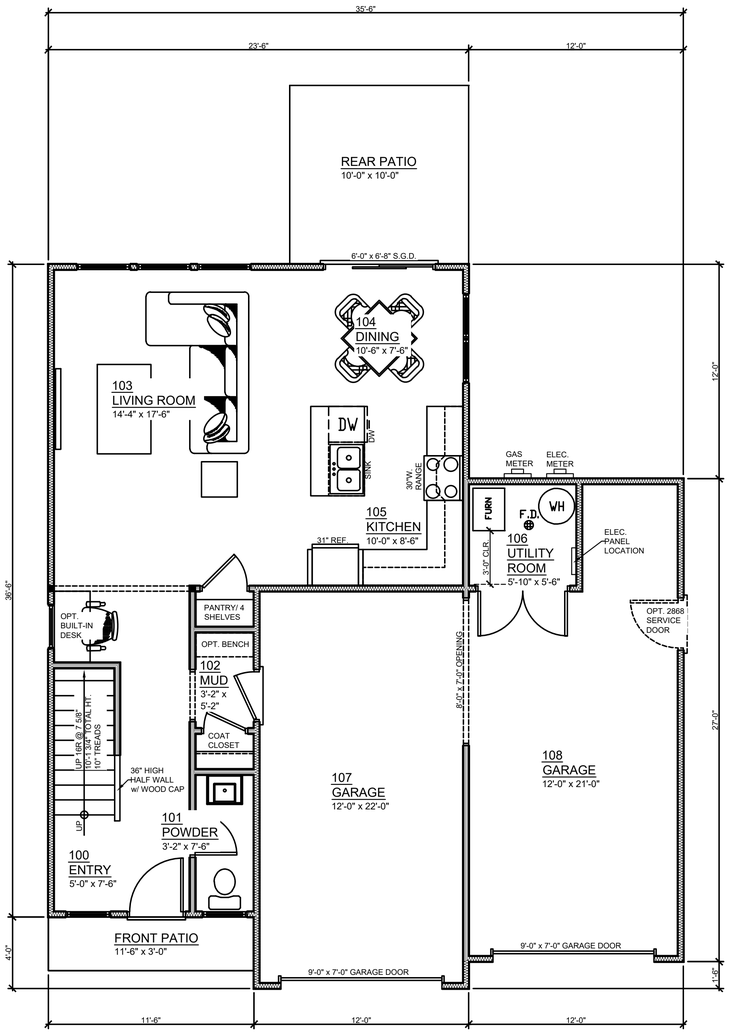
STANWOOD CROSSINGS

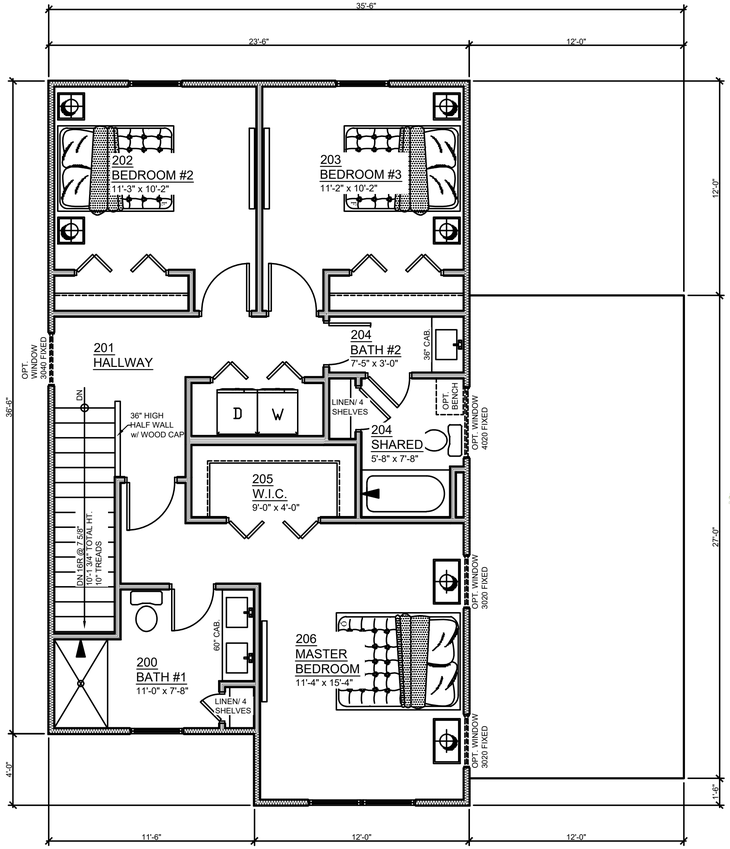
CONCEPTUAL HOUSING

CITY OF PORTAGE - WORKFORCE HOUSING

CONCEPTUAL DESIGN -- JULY 23, 2024

ABONMARCHE





C1

C2

C3

MAIN LEVEL PLAN
SCALE 1/4"=1'-0"

UPPER LEVEL PLAN
SCALE 1/4"=1'-0"

MAIN LEVEL PLAN: 645 SF
UPPER LEVEL PLAN: 859 SF

avb
BUILD SOMETHING BETTER.

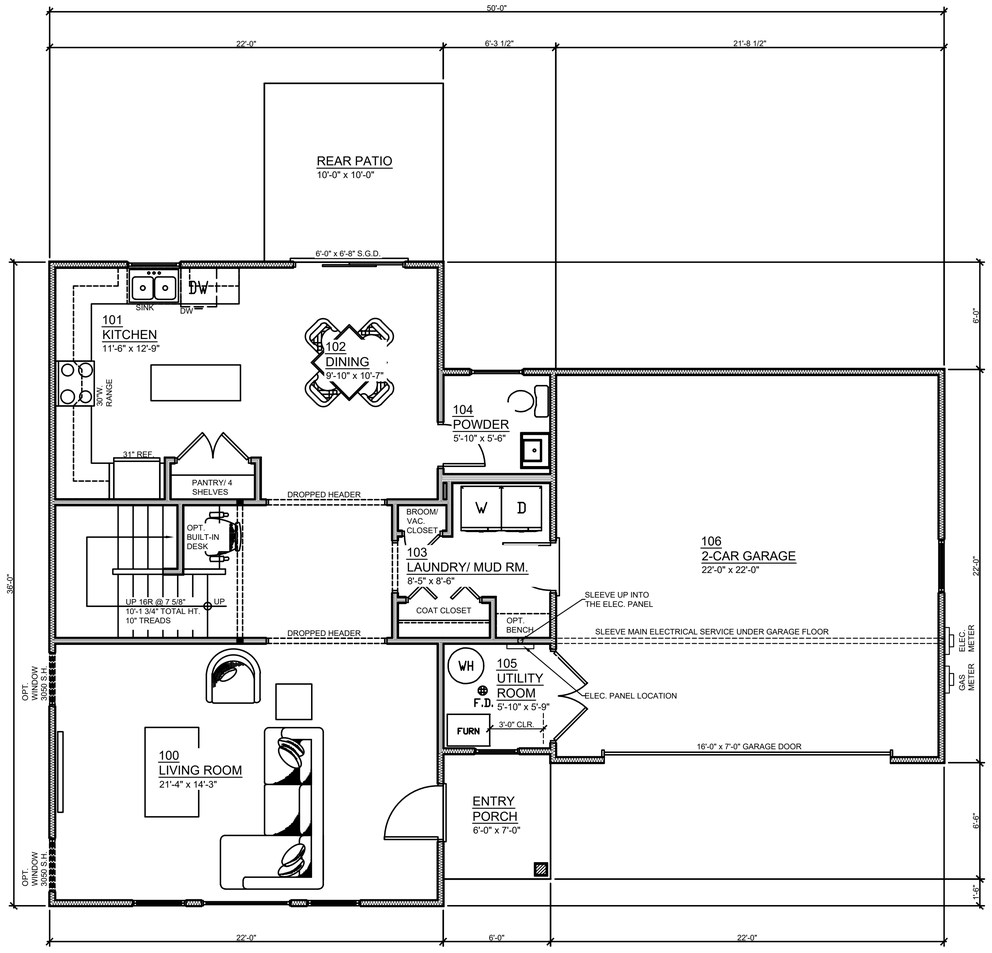
STANWOOD CROSSINGS

CONCEPTUAL HOUSING

CITY OF PORTAGE - WORKFORCE HOUSING

CONCEPTUAL DESIGN -- JULY 23, 2024

ABONMARCHE

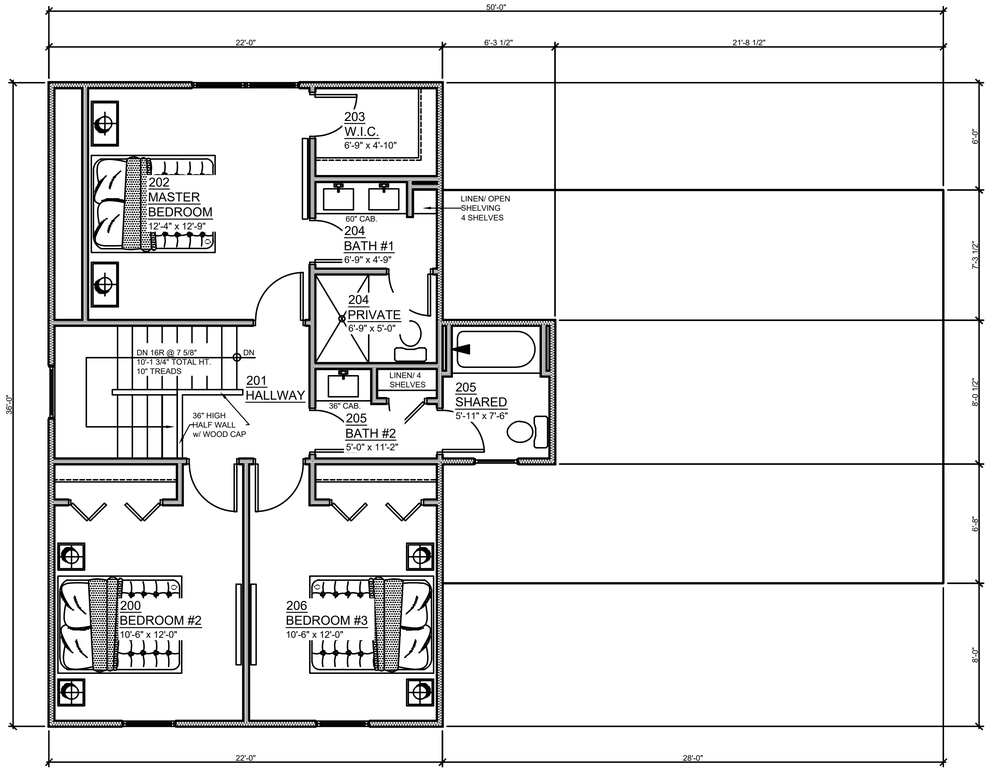


N

MAIN LEVEL PLAN

SCALE 1/4"=1'-0"

MAIN LEVEL PLAN: 888 SF
UPPER LEVEL PLAN: 752 SF



N

UPPER LEVEL PLAN

SCALE 1/4"=1'-0"

D1 D2 D3

avb
BUILD SOMETHING BETTER.

STANWOOD CROSSINGS

CONCEPTUAL HOUSING

CITY OF PORTAGE - WORKFORCE HOUSING

CONCEPTUAL DESIGN -- JULY 23, 2024

ABONMARCHE

From: JONNIE RICHARDS
To: Biqi Zhao
Subject: Fw: Stanwood Crossings Final PD Plan - Planning Commission Review
Date: Tuesday, February 4, 2025 11:46:12 AM

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER
Do not click on links or open attachments unless this is from a sender you know and trust.

From: JONNIE RICHARDS <medevac22@msn.com>
Sent: Tuesday, February 4, 2025 11:40 AM
To: Eric Feldt <feldte@portagemi.gov>; Peter Dame <damep@portagemi.gov>
Cc: patricia.randall@portagemi.gov <patricia.randall@portagemi.gov>; councilmemberjp@portagemi.gov <councilmemberjp@portagemi.gov>; chris.burns@portagemi.gov <chris.burns@portagemi.gov>; vic.ledbetter@portagemi.gov <vic.ledbetter@portagemi.gov>; nicole.miller@portagemi.gov <nicole.miller@portagemi.gov>; terry.urban@portagemi.gov <terry.urban@portagemi.gov>; Pat McGinnis <mcginnip@portagemi.gov>
Subject: Stanwood Crossings Final PD Plan - Planning Commission Review

Dear Mr. Feldt, Mr. Dame and Planning Commission Members,

The conceptual drawing issued at the public meeting at Lake View Park shows all the units with two car garages and two car (double width) driveways. I am the property owner of the parcel directly east of the entry road off of Woodbine Ave and have a recorded ingress/egress easement on that property to my existing two car garage/driveway. I am requesting that you condition your approval of the Final PD drawing with the following:

1. The drawings show a minimum 16' wide, and preferably a 22' wide curb cut and apron to match my existing driveway width.
2. In order to make my easement "whole " again, I am asking the City to extend the concrete or paving apron to my property line or existing driveway at no cost to me.
3. Require the City and Engineering firm to meet with me at the driveway to review the road elevations to ensure the safety and usability of the future driveway since it appears the road will be lowered.
4. Add a note to the drawings notifying any and all contractors of my easement and the requirements thereof. I intend to cooperate with the city and the contractors when it is impossible to keep the easement open, such as the very deep sewer and water line installations, and will move my vehicle and boat to the front of my house when necessary.

I would welcome the opportunity to meet with you at the site to review the situation. If you have any questions, please contact me at 269-808-7159. I appreciate any help you can give

me on this matter.

Jonnie S Richards
2016 Woodbine Ave
Portage, Michigan 49002

COMMUNITY FEATURES:

42 NEW SINGLE FAMILY HOMES

TWO CAR ATTACHED GARAGES

CONCRETE CURBED STREETS

SIDEWALK ON BOTH SIDES OF THE STREET

PEDESTRIAN CONNECTION TO PORTAGE ROAD

STREET TREES

STREET LIGHTING

WIGHTMAN
it's all about people

222353

STANWOOD CROSSINGS

CITY OF PORTAGE

CONCEPTUAL DRAWING

01/31/2025

CITY OF PORTAGE PLANNING COMMISSION

Thursday, February 6, 2025
7:00 PM Portage
Portage City Hall Council Chamber

The City of Portage Planning Commission meeting of August 15, 2024, was called to order by Vice Chair Baldwin at 7:00 p.m.

IN ATTENDANCE

- Peter Dame, Chief Development Officer
- Biqi Zhao, Deputy Director of Planning and Zoning
- Jonathon Hallberg, Deputy Director of Economic Development
- Anita Johnson, Housing Resource Specialist
- Alex Johnson, City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Staff called the roll: Chairman Corradini (no); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Joshi (yes); Fries (no); Youngs (yes); and Crowell (yes). 7-Present; 2-Absent.

Motion by Commissioner Joshi, seconded by Secretary Freiman, to approve the excused commissioners. Motion carried 7-0.

APPROVAL OF MINUTES

1. Meeting Minutes dated November 21, 2024
2. Meeting Minutes dated January 8, 2025

Motion by Commissioner Youngs, seconded by Secretary Freiman to approve both November 21, 2024, and January 8, 2025, meeting minutes as submitted. Motion carried 7-0.

PUBLIC HEARINGS

None.

SITE/FINAL PLANS

1. Creekside Final PD Plan, 8150 Creekside Dr.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, proposed concept house pictures, site location and layout, the permitting process, and analysis. No public hearing was required; no public comments received. Ms. Zhao concluded her presentation with the recommended action of the Planning Commission to City Council the approval of the Final PD Site Plan for Creekside Housing, a proposed 46-units residential development at 8150 Creekside Drive with the following condition: The applicant shall have the required Stormwater Agreement recorded.

Vice Chair Baldwin questioned the cul-de-sac being replaced by an open road on the new plans. Ms. Zhao clarified that it will be a road for the fire department access only and will have a sidewalk connecting to the W. Centre Avenue sidewalk.

DRAFT

Motion by Commissioner Youngs, supported by Secretary Freiman, to recommend to City Council the approval of the Final PD Site Plan for Creekside Housing, a proposed 46-units residential development at 8150 Creekside Drive with the following condition: The applicant shall have the required Stormwater Agreement recorded. Upon voice vote, motion carried 7-0.

2. Stanwood Crossings Final PD Plan, 9617 Portage Rd.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, proposed concept house pictures, site location and layout, the planned development permitting process, and analysis. No public hearing was required; one public comment was received and has been addressed. Ms. Zhao concluded her presentation with the recommended action of the Planning Commission to City Council the approval of the Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed prior to the City Council approval.

Secretary Freiman asked what an example of a technical or clerical correction would be. Ms. Zhao gave two examples of corrections: if a callout needs to be edited because it does not match exactly what it is pointing to, and stormwater elevations line.

Commissioner Copp wanted to confirm that the neighbor's comments had been corrected. Ms. Zhao confirmed. Commissioner Adams asked how long the neighbor has been using the City's property for his driveway. Deputy Director of Economic Development, who is the applicant, Mr. Hallberg, approached the podium and answered that the neighbor had an access easement long before it was a city-owned property.

Commissioner Copp inquired about the different direction of the condo and master deed plan. Mr. Hallberg stated that the City of Portage is allowed to subdivide the property according to the development plan that's been assembled, and a municipality isn't required to undertake a condominium plat or traditional subdivision plat. Attorney Kaufman also added that the city is not bound by the Land Division Act, meaning a subdivision wouldn't be triggered, so the approach being used for Stanwood Crossings will be all on land divisions.

Motion by Commissioner Copp, supported by Commissioner Adams, to recommend to City Council the approval of the Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed prior to the City Council approval. Upon voice vote, motion carried 7-0.

OLD BUSINESS

None.

NEW BUSINESS

1. Haffner Machinery Alternative Screening, 8935 Portage Industrial Dr.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, site location and layout, pictures, the permitting process, examples of neighboring screening, and analysis. No public hearing was required; the developer communicated the proposal with the three adjacent residences, and all signed acknowledgement letter of support. Ms. Zhao concluded her presentation with

the recommended action that the proposed alternative landscape buffer for Haffner Machinery at 8935 Portage Industrial Drive be approved.

Commissioner Joshi wondered about enforcement of the surrounding properties to bring their landscaping up to the requirements; Commissioner Adams asked if a tree were to die, are the businesses required to replace it. Ms. Zhao clarified that when the surrounding properties put landscaping in, the regulations were different than they are today, therefore, each neighboring property could have different landscaping requirements. If their approved site plans have landscaping, it must be kept up. If a tree dies and they do not replace, Community Development would reach out to them and ask them to be in compliance by meeting the approved site plan conditions, and if they do not, then Code Enforcement would step in.

Commissioner Adams asked if this alternative screening buffer amendment and PC approval could be found in the future, and if stormwater is usually required to be in the rear. Ms. Zhao confirmed that the approval will be located with the site plan because it is a condition for the site plan approval; she also clarified that stormwater could go anywhere, however preference is in the back, and the stormwater engineers have a design manual on requirements.

Motion by Commissioner Copp, supported by Commissioner Crowell, to approve the proposed alternative landscape buffer for Haffner Machinery at 8935 Portage Industrial Drive. Upon voice vote, motion carried 7-0.

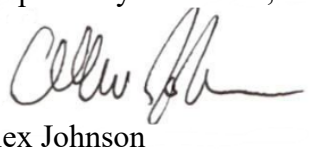
STATEMENT OF CITIZENS
None.

STATEMENT OF COMMISSIONERS/ STAFF
Vice Chair Baldwin welcomed the new commissioner, Keith Crowell.

Ms. Zhao stated that the next meeting status is unknown as there are no projects on deck now, but further communications will come to commissioners.

ADJOURNMENT
There being no further business to come before the Commission, Vice Chair Baldwin adjourned the meeting at 7:43p.m.

Respectfully submitted,



Alex Johnson
City Planner

PORTAGE
A Natural Place to Move

Department of Community Development

TO: Honorable Mayor and City Council

FROM: City of Portage Planning Commission

DATE: February 17, 2025

SUBJECT: A Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road.

At the February 6, 2025, meeting, the Planning Commission reviewed and discussed a Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road. The applicant representative, Jonathon Hallberg, Deputy Director of Economic Development, City of Portage, and the project engineer, Paul Schram, Whiteman Engineering, were present to support the proposed application. One public comment was received and addressed prior to the meeting, and no public comment was received during the meeting.

The Planning Commission voted unanimously (7-0) to recommend to City Council the approval of a Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed prior to the City Council approval.

Sincerely,

CITY OF PORTAGE PLANNING COMMISSION

Dan Corradini
Chairman

Attachments: Draft February 6, 2025, Planning Commission meeting minutes.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Closed Session Regarding Property Acquisition

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Meet in Closed Session immediately following "Statements of City Council and City Manager" of the regularly scheduled City Council Meeting of Tuesday, February 25, 2025, pursuant to MCL 15.268 Sec. 8(d).

The Michigan Open Meetings Act permits a variety of reasons for an elected body to enter into closed session. One of these reasons is to consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained. Therefore, it is recommended that City Council meet in Closed Session immediately following "Statements of City Council and City Manager" of the regularly scheduled City Council Meeting of Tuesday, February 25, 2025, pursuant to MCL 15.268 Sec. 8(d). City Council will then need to reconvene in open session to adjourn the Regular Meeting.

FUNDING: N/A

Attachments: None

Minutes of Boards & Commissions

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT:

SUPPORTING PERSONNEL:

ACTION RECOMMENDED:

FUNDING:

Attachments: 1. EB Meeting Minutes 12-11-2024 Approved

Attendance: David M., Mike S. (City Staff Liaison), Marty, Deirdre, Lauren, David L., Claire and Wendy.
Excused: Joe
Unexcused: None

7:01 PM Call to order and open. Welcome & thoughts on a short meeting due to weather conditions ... introductions and welcome to Claire.
- Motion to open meeting (LT), seconded (DL)moved forward unanimously.

7:01 PM Public Comment Period- no guests present.

7:06 PM Approval of October Minutes
- Motion to approve (CP); seconded (DM) – so moved.

7:08 PM Subcommittee Meetings
- Green Week - A sign up list with dates is circulated and reminders each month for members to participate. Solar Panel electrification is moved to Spring 2025.

7:10 PM Review comments to Special Rules and Procedures
- Motion to approve (D) seconded (DM). Will be forwarded to Mike by end of week and then to City Manager for review and final submission to City Council.

7:12 PM Election of Officers: explanation and discussion to review positions.

Chairperson: nomination for Deirdre and for Lauren and discussion.
Vote - Votes for Deirdre are unanimous.
Vice Chairperson: nomination for David L. vote for David L. is unanimous.
Secretary: nomination for Marty. Vote for Marty is unanimous.

Deirdre and Board thank Lauren for her time and efforts as Chairman this past year, especially with Rules & Procedures. Thank you to all members and those who served in positions for their time and service.

New election results above and roles take effect at the conclusion of tonight's meeting.

7:22 PM Open discussion, establish items for the January Meeting.

7:22 PM Discussion and review of EAB 2024 achievements and 2025 goals – letter to City Council for Council meeting January 7th, 2025. Chairwoman Deridre should attend and all other members are invited.

Changes updated and passed unanimously. Lauren to update and e-mail to Deirdre.
(LT) motion to approve, (DL) seconded.

7:28 PM Ideas and goals for 2025 Guest speakers, learning and shared ideas. City of Kalamazoo and other friend groups(Parks Department of Portage) who align with our cause and commitments. Continue with Green Week and Earth Day, Bee City, sustainability and other items listed within our Council Letter. Expanded upon in January meeting.

7:37 PM Motion to adjourn (LT) seconded (DL), so moved.

PORTAGE
A Natural Place to Move

MATERIALS TRANSMITTED

February 6, 2025

1. Communication from the City Manager regarding the draft RFP for Legal Services – Information Only.

[redacted]

[redacted]

Pat McGinnis, City Manager

cc Adam Herringa, Chief Operating Officer
Peter Dame, Chief Development Officer

PORTAGE
A Natural Place to Move

MATERIALS TRANSMITTED
February 6, 2025

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Draft RFP for Legal Services

Addressing the expiring contract for Legal Services is a current priority of the City Council. At a Committee of the Whole Meeting of November 19, 2024, there was consensus from City Council to go out to bid for a five-year contract. Since this meeting, an RFP has been drafted and is being provided for review and comment by City Council via Materials Transmitted. The plan is for the RFP to be issued on February 13 with a March 13 deadline for submittals. The March deadline permits our Finance Department to gain a better understanding of anticipated costs for preparation of next year's budget.

The RFP is for general municipal (city attorney) services along with prosecution services. The combination of these two essential services with one firm has served the city well over the past several years. There are also efficiencies gained and a simplified process by dealing with a single entity for these services. In preparation of issuance, city staff have reached out to multiple legal firms about the bid opportunity.

Please provide any thoughts/comments/edits to me on or before February 12, 2025. If there are numerous questions or comments another Special Meeting can be called to review and discuss the potential contract.

Department of Purchasing
Victoria Barboza | Purchasing Manager
7900 South Westnedge Avenue, Portage, MI 49002
Phone: 269-324-9284 | Email: purchasing@portagemi.gov

Date Released: February 13, 2025

REQUEST FOR PROPOSAL (RFP) NOTICE
2025 RFP LEGAL SERVICES

The City of Portage invites interested Firms to submit information regarding their experience, qualifications, and fees for **providing legal services including General Municipal Law and Prosecuting Services.** The award may result in an multiple year contract for a term of one (1) base year and four option (4) years.

Evaluations shall be based on the list of criteria contained in the Evaluation Criteria and Submittal Requirements. The proposal submitted should cover any and all expenses related to the project.

The Final decision on selection of the Firm for this project will be determined by the City of Portage Council. The City reserves the right to award a contract in parts, per lot, per item, per task or for the entire project, to award to multiple Contractors/Firms, to waive any irregularities, and to accept or reject any or all bids or parts of bids which it deems to best serve the interest of the City. In addition, contracts will be awarded pending City Council budget approval.

Questions and requests for clarification related to definition or interpretation of this RFP shall be submitted in writing prior to **5:00 p.m.** local time on **Month Date, Year** by email to:

Victoria Barboza, Purchasing Manager
purchasing@portagemi.gov

No questions will be accepted via telephone and oral explanations or instructions shall not be considered binding on behalf of the City. An addendum will be issued in response to questions, which will only be available by downloading from the BidNet website.

Proposals must be submitted by **March 13, 2025** by **3:00 pm** prevailing local time via BidNet at the following website: MITN Purchasing Group. Please call the MITN Purchasing Group support department toll free 1-800-835-4603 option #2 for any questions related to registering with BidNet or submitting a response.

A Pre-Proposal Meeting is scheduled for **Month Date, Year at 10:00 a.m.** via Zoom.

A complete Request for Proposal may be viewed or downloaded at MITN Purchasing Group.

REQUEST FOR PROPOSAL INDEX
2025 RFP – LEGAL SERVICES

PM WILL UPDATE INDEX BEFORE POSTING SOLICITATION

REQUEST FOR PROPOSAL (RFP) COVER PAGE 1

REQUEST FOR PROPOSAL INDEX 2

1. INSTRUCTIONS FOR PROPOSAL SUBMISSION 3

2. SUBMITTAL REQUIREMENTS ..... **Error! Bookmark not defined.**

DRAFT CONTRACT 12

EXHIBIT A – STATEMENT/SCOPE OF WORK/SPECIFICATIONS 14

EXHIBIT B – INSURANCE REQUIREMENTS 20

EXHIBIT C – COST SUMMARY 22

EXHIBIT D - ADDITIONAL TERMS AND CONDITIONS 23

EXHIBIT E – PROPOSAL AND ADDENDA 26

CORPORATION, LLC, SOLE PROPRIETORSHIP/PARTNERSHIP CERTIFICATE **Error! Bookmark not defined.**

CERTIFICATION OF UNDERSTANDING ..... **Error! Bookmark not defined.**

CITY OF PORTAGE
DEPARTMENT OF CITY MANAGER
REQUEST FOR PROPOSAL COVER PAGE
2025 RFP – LEGAL SERVICES

Submit this Completed Form as the Cover Page of Your Proposal.

Firm Name: _____

Address: _____

Telephone: _____

Website: _____

Representative Authorized to Sign Offer and Contract:

Name: _____ **Title:** _____

Email: _____ **Telephone:** _____

Address: _____

Authorized Point of Contact (POC)/Project Supervisor:

Name: _____ **Title:** _____

Email: _____ **Telephone:** _____

Address: _____

*City communications to Firm regarding this RFP will be sent to the POC. If no POC is provided, such communications will be sent to the Authorized Representative.

SIGNATURE

I certify that I am authorized to execute and submit this proposal on behalf of the Firm listed above; that all of the RFP instructions and rules, exhibits, addenda, explanations, evaluation criteria, submittal requirements, terms and conditions and any other information provided by the City has been reviewed, understood and complied with; and that all information in this submission is true, correct, and in compliance with the terms of the RFP.

I hereby state that I have the authority to submit this proposal which will become a binding contract if accepted by the City of Portage. I further state that I have not communicated with nor otherwise colluded with any other person or Firm, nor have I made any agreement with nor offered or accepted anything of value from an Official or employee of the City of Portage that would tend to destroy or hinder free competition.

_____ _____
Authorized Representative Signature Date

INSTRUCTIONS FOR PROPOSAL SUBMISSION

1 Examination of Request for Proposal Documents

Before submitting a proposal, the Firm shall carefully examine the entire Request for Proposal document and shall fully inform themselves as to all existing conditions and limitations and shall indicate in the proposal the sum to cover the cost of all items included on the proposal form.

2 City of Portage Contract Conditions and Specifications

Any Firm that submits a proposal should be prepared to provide services in accordance with the City of Portage Contract Conditions and Specifications.

3 Withdrawal of Proposals

3.1 Any Firm may withdraw its proposal via BidNet at any time prior to the scheduled closing time for receipt of proposals.

3.2 Each proposal shall be considered binding and in effect for a period ninety (90) days after the closing date.

4 Opening of Proposals

Proposals will be opened via Zoom and evaluated as soon as practical after the closing date and time set forth on the Notice page.

Zoom information will be entered once solicitation is ready to be posted.

5 Proposal Form

Whenever forms are provided, each proposal shall be made on the form provided and shall be signed by an individual authorized to execute the proposal on behalf of the Firm.

5.1 Modifications: Alternate written proposals submitted may be considered; however, final determination as to suitability and compliance with specifications of the City will lie with the City. It is recommended that if an alternate proposal is to be suggested that the firm provide both a proposal that meets all specifications and any alternate proposals. In this way the Firm can have its alternate considered, but if the alternate is not acceptable the proposal meeting specifications can still be considered.

5.2 Delivery of Proposals: Proposals shall be delivered by the time and to the place stipulated in the Request for Proposal. It is the sole responsibility of the Firm that its proposal is received in the proper time.

6 Non-Discrimination

Upon submission of a proposal, the Firm agrees that it will comply with the Federal Civil Rights

Act of 1964 as amended; the Federal Civil Rights Act of 1991 as amended; the Americans With Disabilities Act of 1990 as amended; the Elliott-Larsen Civil Rights Act, Article 2, Act No. 453, Public Act of 1976 as amended; the Michigan Handicapper's Civil Rights Act, Article 2, Act No. 220; Public Act of 1976, as amended and all other applicable Federal, State and Local laws and regulations. Specifically, providers are required not to discriminate against any employee or applicant for employment with respect to such person's hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment because of such person's height, weight, race, color, religion, national origin, ancestry, age, marital status, sex or disability, as defined by law. Breach of this covenant may be regarded as a material breach of the contract or purchase agreement and may be processed as provided under the State of Michigan laws.

The City of Portage in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 USC 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of gender, disability, race, color or national origin in consideration for an award.

7 Pre-Proposal Submission Meeting

The City of Portage staff will be present on date and time stated in the RFP Notice Page via Zoom for the purpose of addressing these specifications and/or answering any inquiries you may have about the project or the process. Following this meeting when warranted an addendum to the request for proposals will be issued to address any changes or clarifications. Attendance at this meeting is not mandatory, but is strongly recommended since the purpose of the meeting is to address any questions or problems that might arise so that all interested parties can share the benefit of uniform oral and written inquiry responses. All questions or concerns regarding the selection process or procedural matters should be addressed at that meeting.

Zoom information will be entered once solicitation is ready to be posted.

8 Representations

If any questions or responses require revision to the Request for Proposal as originally published, such revisions will be by formal addendum only. If the Request for Proposal includes a contact person for technical information, firms are cautioned that any oral or written representations made by this or any person that appear to change materially any portion of the Request for Proposal shall not be relied upon unless subsequently ratified by a written addendum to the Request for Proposal issued and posted on BidNet by the Purchasing Department. For determination as to whether any representation made requires that an addendum be issued, contact the Purchasing Department.

9 Responsive Proposals

At a minimum, responsive proposals shall include the following:

9.1 Completed and Signed Cover Page
9.2 Completed Submittal Requirements
9.3 Completed Exhibit C per instructions provided.

Interested Firms may also provide any additional information not otherwise requested that may aid the responsible parties in awarding this professional service contract. Unnecessarily elaborate responses, beyond what is sufficient to present a complete and effective response to the solicitation, are not desired and may be construed as an indication of the firm's lack of cost consciousness. Unless specifically requested in the solicitation, elaborate artwork, corporate brochures, lengthy narratives, expensive paper, specialized binding, and other extraneous presentation materials are neither necessary nor desired.

10 Evaluation Criteria

The experience, resources, ingenuity, and creativity of the firm; qualifications, experience and ability of the assigned staff; the completeness and timeliness of the level of service proposed by the Firm and favorable pricing will all be significant factors in the selection process and subsequent award of this contract.

11 Clarifications and Interviews

The City reserves the right to request clarification of and/or additional information ("Clarification") from Firms. The Purchasing Manager will determine the appropriate means of Clarification, which may include telephonic, email, letter, presentations, oral interviews, or as an addendum or revision to the proposal. The City may invite Firms to make a presentation to, or participate in interviews with, the City at a date, time and location determined by the City. The City is not obligated to seek Clarification, so Firms are advised to submit complete and accurate information in the proposal.

Should interviews occur, the quality of the interview will be part of the evaluative criteria.

EVALUATION CRITERIA

Proposals should give clear, concise information in sufficient detail and in the order presented below to allow an evaluation based on these requirements. Although some of the elements listed below may be weighted more heavily than others, all requirements are considered necessary for evaluation. If minimum requirements for eligibility (mandatory minimums) are included in the evaluation criteria, failure to satisfy these mandatory minimum requirements will be considered disqualifying, and the Contractor will not be considered for award.

1. Organization Experience, Qualifications and Capacity including:

   - The extent of the Contractor's experience of providing similar scope with an emphasis on City Government Clients; the provision of favorable references that support the stated experience and the provision of quality services; and the demonstration of having the financial stability to fulfill the requirements of the agreement.

   - The extent of personnel experience and qualifications relevant to providing services of similar scope to the City's requirements and to similar scope organizations for the roles assigned.

2. Technical Approach including:

   - The extent to which the Contractor provides a clear and comprehensive proposed approach that will efficiently deliver a comprehensive, low risk, high quality and timely service of the work described in Exhibit A.

3. Price:

   - Price Reasonableness

   - The extent to which the Contractor provides reasonable, stable, comprehensive, and predictable pricing that limits pricing risk or variance to the City.

4. Terms and Conditions and Compliance including:

   - The acceptance or non-acceptance of the terms and conditions, including insurance, and the extent to which any exceptions increase risk to the City.

SUBMITTAL REQUIREMENTS

Proposals should give clear, concise information in sufficient detail and in the order presented below to allow for a comprehensive evaluation. Any submission may be construed as non-conforming and ineligible for consideration if it does not conform to these Submittal Requirements. The City, at its sole discretion, may waive any variances from these Submittal Requirements and/or seek Clarification.

Although the Submittal Requirements below are organized by Evaluation Criteria, these headings are only for purposes of organization and clarity. The City may evaluate the information provided under any section of the Submittal Requirements for each Evaluation Criterion (e.g. when evaluating the Contractor's Organization Experience, Qualifications and Capacity, the City is not limited to reviewing the information submitted in response to the Organizations Experience, Qualifications and Capacity section below and may, for example, rely on information submitted in response to the Technical Approach section as well).

1. Organization Experience, Qualifications and Capacity

    1.1. Provide an overview of your organizations history and experience of providing the services/work/specifications described in Exhibit A for similar clients involving a similar services request.

    1.2. Provide a list of similar scope projects conducted for City Government Clients or other similar municipalities involving similar scope work to that of the City's requirements and undertaken within the past five (5) years. For each project include listed:

        1.2.1. Client Name.
        1.2.2. A summary description of the work that your Contractor performed and similarities to the City's scope.
        1.2.3. Project Start Date/End Date.

    1.3. Provide up to five references for clients within the past five years of similar scope to that of the City and its requirements. For each reference include:

        1.3.1. Client Name.
        1.3.2. A summary description of the work that your Contractor performed and similarities to the City's scope.
        1.3.3. Project Start Date/End Date.
        1.3.4. Client Contact Information (email address, telephone number).

2. The City will make reasonable attempts to contact references. The City's inability to reach a reference after reasonable attempts may be treated as an unfavorable reference for evaluation purposes. An unfavorable response is a response from a listed reference stating that they would not enlist the company to perform services again in the future, or comments provided that the City deems to be substantially negative or reflective of substandard service.

    2.1. Provide a list of all sub-contractors who are being utilized to perform services related to this agreement. For each proposed sub-contractor:

2.1.1. Describe the role/tasks to be performed.
2.1.2. Provide an overview of experience that supports their ability to perform.
2.1.3. If not applicable confirm 'N/A'.

2.2. Provide resumes and for all key personnel to be assigned to this project. Include:

2.2.1. Pertinent years of experience performing similar scope services for similar types of clients (list project information as applicable).
2.2.2. Education
2.2.3. Certifications
2.2.4. Additional applicable qualifications

3. Technical Approach

3.1. Confirm your agreement to the requirements in Exhibit A – Statement of Work (SOW)" as stated.

3.1.1. If your organization has exceptions to any requirements, provide a marked up redline version of the Statement of Work that provides applicable alternative language along with a supporting explanation to support any alternative standards/language being proposed. Failure to specifically reject a proposed requirement will be deemed an acceptance of such requirement.

3.2. Following the format outlined in the Statement of Work provide a comprehensive and detailed description of your proposed approach. Include:

3.2.1. A comprehensive and detailed description of each task/activity to be performed.
3.2.2. For each task/activity proposed detail who will conduct the work (personnel) and the number of hours assigned to each task/activity.
3.2.3. Identify any issues/risks related to project implementation and include proposed effective risk mitigation strategies.
3.2.4. Describe all added value activities proposed that exceed the requirements as outlined in the statement of work and/or support the delivery of a high-quality services.

4. Pricing

4.1. Submit a firm fixed price for the completion of the work outlined in the Exhibit A Statement of Work in the format provided in Exhibit C – Pricing Schedule.

5. Terms and Conditions; and Compliance

5.1. The City's Terms and Conditions (Draft Services Agreement) has been provided as part of this document. The Contractor should respond to these documents in accordance with the procedures and format set forth below.

6. Confirm (YES/NO) your organization’s acceptance of the proposed City Terms and Conditions and insurance requirements as presented in the RFP.

6.1. Yes ☐ No ☐

6.1.1. If NO, provide a detailed paragraph-by-paragraph, contract clause-by-contract clause description of any issues or concerns that Contractor may have with the documents listed. If Contractor objects to a particular paragraph or clause, then Contractor will need to further describe, in business terms and not in proposed language, the nature of its concern and what terms Contractor is willing to accept. The Exception List shall provide the reason or rationale supporting the item of concern and/or counter-response. Simply stating that a paragraph or clause is "Not Acceptable" or proposing alternative contract terms without describing in business language the reason or rationale may be considered acceptance of that paragraph or clause. If Contractor does not identify specific concerns with a particular paragraph or clause, the City will consider the paragraph and/or clause acceptable. The Contractor shall also provide a description of the business benefit to the City for the proposed language changes. The Contractor shall provide a Redlined (track changes) copy of Terms and Conditions reflecting the proposed revisions.

6.1.2. The City will favor a response that contains a minimal number of exceptions to the requirements and Terms and Conditions contained in the RFP. Should you take exception(s) to the contract, you understand that the City may, as part of its evaluation process, conclude that exceptions are so numerous and/or material as to make Contractor’s response to the solicitation unacceptable.

6.1.3. No Standard Firm Form Contracts – Do not provide a copy of the Contractor’s standard contract to the City. The City will be using the enclosed “Terms and Conditions” in negotiations with the Contractor.

6.1.4. The Contractor will be deemed to have accepted any terms and conditions of the contract to which it does not take exception in its proposal, and such accepted terms and conditions will not be subject to further negotiation.

REQUEST FOR PROPOSAL (RFP)
LEGAL SERVICES

Following is a "*draft copy*" of the contract that will be executed by the City and the Firm for the completion of this project.

Exhibit A – Statement of Work

Exhibit B – Insurance Requirements

Exhibit C – Pricing Schedule

Exhibit D – Additional Terms and Conditions

Exhibit E – Proposal and Addenda

CITY OF PORTAGE
DRAFT CONTRACT

THIS CONTRACT made the date signed by the City of Portage ("Effective Date"), by and between **Firm**, enter address, hereinafter called the "Firm," and the City of Portage, 7900 South Westnedge Avenue, Portage, Michigan 49002, a Michigan municipal corporation, hereinafter called the "City."

WITNESSETH, THAT Firm and City for the consideration stated herein agree as follows:

ARTICLE I - SPECIFICATIONS

Firm shall perform work described in Exhibit A and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all professional services required to perform and complete in a workmanlike manner all the work required for **2025 RFP – Legal Services** all in strict compliance with Firm's proposal and other contract documents herein mentioned which are a part of this contract; and Firm shall do everything required by this contract and the other documents constituting a part hereof.

ARTICLE II - COMPENSATION TO BE PAID TO FIRM

In consideration of the completion of the work described herein and in fulfillment of all stipulations of this contract to the satisfaction and acceptance of City, City shall pay and the said Firm further agrees to receive and accept payment based on the in the Exhibit C – Pricing Schedule, the sum of which shall be, $_____ for the first year and $_____ for the full five years as full compensation for furnishing all the equipment and materials, and for the costs of all premiums on insurance and bonds and for doing all the work contemplated and specified in this contract; also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen obstructions or difficulties which may be encountered in the prosecution of the same; and for all risks of every description connected with the work; and for well and faithfully completing the work and the whole thereof, in full compliance with the Exhibit A and the requirements under it. Payments are to be made to Firm in accordance with and subject to the provisions embodied in the contract documents hereto attached.

ARTICLE III - CONTRACT TERM

The initial term of this Agreement shall begin September 1, 2025 ("Effective Date") and end on August 31, 2026 ("Initial Term") for a base period of twelve (12) months.

OPTION TO EXTEND. City shall have the option to extend the term of this Agreement for four (4) increments of one (1) year each for a total of four (4) years beyond the expiration of the Initial Term, not to exceed August 31, 2030, pursuant to Exhibit C or other applicable pricing provisions of this Agreement. Unless City notifies Contractor in writing not less than sixty (60) days prior to the expiration date that City does not intend to extend the Agreement, the Agreement will be automatically extended for the next option period.

ARTICLE IV - COMPONENT PARTS OF THIS CONTRACT

This contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or, if not attached, as if hereto attached.

1. Contract (this document)
2. City of Portage Contract Conditions and Specifications
3. Exhibit A – Statement of Work (To include Scope, Specifications, Attachments and Appendices, Maps
4. Exhibit B – Insurance Requirements
5. Exhibit C – Pricing Schedule
6. Exhibit D – Additional Terms and Conditions
7. Exhibit E – Firm Proposal and Addenda

In the event that any provision in any of the above component parts of this contract conflicts with any provision in any other of the component parts, the provision in the component part first enumerated above shall govern over any other component part which follows it numerically, except as may be otherwise specifically stated.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in four original counterparts the day and year first above written.

FIRM	**CITY OF PORTAGE**
By: _____	By: _____
Name, Title	Patrick McGinnis, City Manager
Date: _____	Date: _____

EXHIBIT A – STATEMENT/SCOPE OF WORK/SPECIFICATIONS

1 Background

Historically, contracts for legal services are currently based on an annual retainer, which includes costs to provide all legal services.

Annual Expenditures for Current Contract

2020/21	2021/22	2022/23	2023/24	2024/25
$225,718.00	$225,718.00	$237,003.90	$237,003.90	$237,003.90

During calendar year 2024, City attorney and Prosecuting Attorney work is summarized as follows:

CATEGORY OF SERVICE	ANNUAL ESTIMATES
Opinions (formal opinions & legal advice)	125
Ordinances/Amendments: Zoning Text Zoning Map Other	 5 10
FOIA's Police Other	 200 60
Police Department Prosecutions Warrants	 650 15
Ordinance Enforcement: Orders of Compliance prepared Show Cause Hearings	 35 6
Resolutions	20
Attendance at Meetings City Council Planning Commission Zoning Board of Appeals Meetings with City Staff	 30 24 12 Numerous
Agreements/Contracts reviewed and/or modified	150
Agreements/Contracts prepared	25
Bankruptcies	10
Discharge of Taxes	20
Communications with City Staff and others regarding city matters (includes telephone calls, emails, facsimiles)	Daily

2 Scope of Service

Firm will be expected to provide its own clerical assistance and office supplies, have and maintain its own legal subscription services, and provide for its own fringe benefits package. Conferences and training concerning municipal affairs shall also be included as part of the total proposal price that includes all costs. City Attorney Services have been provided as follows:

Firm shall perform professional legal counsel services in strict accordance with the Portage City Charter and other professional city attorney legal services as indicated below:

2.1 Portage City Charter Requirements:

City Attorney:

2.1.1 Shall act as the legal advisor of and be responsible to the Council in all respects concerning the performance of its official duties.

2.1.2 Shall advise City Manager concerning legal problems affecting City administration, and the Clerk, Treasurer, and Assessor concerning their statutory and Charter duties, when required, and shall file with the Clerk a copy of all written opinions given by him/her.

2.1.3 Shall prosecute ordinance violations and shall represent City in cases before courts and other tribunals.

2.1.4 Shall prepare or review all ordinances, regulations, contracts, bonds, and such other instruments that may be required by this Charter or by the Council, and shall promptly give his opinion as to the legality thereof.

2.1.5 Shall attend the meetings of the Council.

2.1.6 Shall be the attorney for the several boards of City and shall give opinions to such boards upon the written request of the chairmen thereof.

2.1.7 Shall perform such other duties as may be prescribed for him by this Charter of the Council.

2.1.8 And the Council shall agree upon the basic compensation for any or all of the foregoing functions and duties of the attorney office as agreed to be covered thereby and upon the basis of compensating City Attorney for services rendered which are not covered by such basic compensation. All such agreements shall be made before the services to be covered thereby are rendered.

2.1.9 Recommend to Council, or Council upon its own initiative, may provide for an assistant to City Attorney and may retain special legal counsel to handle any matter in which City has an interest, or to assist City Attorney in connection therewith.

(a) In the event a separate Attorney/Firm is chosen for prosecution services, a separate contract and scope for that attorney's/firm's services will be created, and City Attorney will not be responsible for prosecution.

2.2 Professional City Attorney Legal Services: As part of, or in addition to the Charter requirements, City Attorney will be required to perform the following professional legal services:

2.2.1 Advise City Council at all meetings, including committee meetings, when needed.

2.2.2 Advise City Manager and Department Heads.

2.2.3 Review and/or review and approve all contracts.

2.2.4 Prepare and/or review and approve all easements and licenses.

2.2.5 Prosecute community quality and zoning ordinance violations.

2.2.6 Negotiate property acquisition.

2.2.7 Conduct proper defense for City against any and all claims where legal counsel is not provided through a valid insurance contract or self-insured agreement. Represent City and provide proper defense in all cases where a dispute or reservation of rights exists or is expressed by any insurance carrier or self-funded contract administration.

2.2.8 Assist city in working with liability/property/automobile insurance providers to facilitate their providing proper coverages.

2.2.9 Advise Planning Commission and the Zoning Board of Appeals with attendance at all meetings.

2.2.10 Prepare and/or review and approve all charter and ordinance amendments.

2.2.11 Provide services to Community Development Department for code enforcement and zoning issues.

2.2.12 Render oral and/or written legal opinions at the request of City Council, City Manager, or Department Heads.

2.2.13 Service contract shall include providing legal service continuation for all matters pending as of August 31, 2024.

2.2.14 Provide all required prosecuting attorney services.

2.2.15 Review and respond to all FOIA requests and advise the FOIA Administrator.

2.2.16 Prepare and/or review all resolutions.

2.2.17 Handle all bankruptcies for City.

2.2.18 Be available as first priority to conduct meetings with administration.

2.2.19 Handle all controlled substances forfeitures.

2.2.20 Must possess, and be able to operate technology, to facilitate digital execution of City agreements (City is implementing digital execution of agreements).

2.2.21 In the event a separate Attorney/Firm is chosen for prosecution services, a separate contract and scope for that attorney's/firm's services will be created, and City Attorney will not be responsible for prosecution.

2.2.22 Firm will keep a record of basic breakdown of services provided on a monthly basis and shall be able to provide such a report when requested by City.

Attachment 1 - Relevant City Documents

Organization Chart: Portage Org Chart

Current Fiscal Year Budget and other Financial Documents: Budgets and Financial Documents | Portage, MI

Boards and Commissions: Boards & Commissions | Portage, MI

Attachment 2 – City Attorney Access Policy

As prescribed in the City's Charter, the City Attorney shall act as the legal advisor of and be responsible to the Council in all respects concerning the performance of its official duties. The Charter also provides that the Attorney shall advise the City Manager on all matters affecting the City Administration and also is the Attorney for the several boards of the City and gives opinions to such boards upon the written request of the chair thereof.

The City Attorney is appointed directly by the City Council, and the Charter contemplates the Attorney being accessed by the Council, the City Manager or the Chairs of the several Boards and Commissions.

To clarify the proper approach to accessing the services of the City Attorney and to avoid duplication of efforts and exhaustive use of the Attorney's time, this policy controls the proper approach to requesting and sharing the advice of the City Attorney.

The City's contract with the City Attorney's law firm contains a retainer arrangement that allows staff to consult with the attorney when necessary to conduct ongoing operations and provides separate billing provisions for larger issues or time-consuming matters.

To respect the Attorney's time and to allow proper oversight of monthly billing statements, staff must communicate with the City Manager prior to contacting the City Attorney with any matter that will require research or involve more than one conversation.

Because it is not always practical to seek advice during sessions of the City Council when an expedient response is required, the Mayor and/or any three members of the City Council may request legal opinions in writing outside of regular meetings. Such requests and the resulting opinion or work product shall be immediately shared with the full City Council.

The Attorney shall immediately share requests for opinions and advice received from the several Chairs of City boards with the entire board, the Mayor and City Council and the City Manager. Resulting advice shall be shared in the same manner.

Members of the public seeking to speak with the City Attorney should be referred to the City Manager or City Clerk for an explanation of the City Attorney's role as advisor to the city as an entity and not to individual residents.

EXHIBIT B – INSURANCE REQUIREMENTS

The Contractor will be required to furnish to City of Portage, upon notice from the Purchasing Manager and prior to commencement of work, *a Certificate of Insurance as well as any required endorsements*. In lieu of required endorsements a copy of the policy sections where coverage is provided for additional insured and cancellation notice would be acceptable. Copies or certified copies of all policies mentioned below shall be furnished, if so requested.

The Contractor, and their subcontractors, shall not commence work under this contract until they have obtained the insurance required under this paragraph, and shall keep such insurance in force during the entire life of this contract. All coverage shall be with insurance companies licensed and admitted to do business in the State of Michigan and acceptable to City of Portage. The requirements below should not be interpreted to limit the liability of the Contractor. All deductibles and SIRs are the responsibility of the Contractor.

The Contractor shall procure and maintain the following insurance coverage:

1. **Professional Liability** in an amount not less than $2,000,000 per claim. If this policy is claims made form, then the contractor shall be required to keep the policy in force, or purchase "tail" coverage, for a minimum of 3 years after the termination of this contract.

2. **Workers' Compensation Insurance**, including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

3. **Commercial General Liability Insurance** on an "Occurrence Basis" with limits of liability not less than $2,000,000 per occurrence and aggregate. Coverage shall include, but not limited to, the following: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Explosion, Collapse, and Underground, if applicable.

4. **Automobile Liability**, including Michigan No-Fault Coverages, with limits of liability not less than $1,000,000 per occurrence combined single limit for Bodily Injury, and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

5. **Excess/Umbrella Liability**, Commercial General Liability and Automobile Liability Required liability limits may be obtained by using an Excess/Umbrella Liability policy in addition to the primary liability policy(ies). If coverage limits are satisfied by an Excess and/or Umbrella policy, coverage must follow form of the primary liability policy(ies), including but not limited to additional insured and primary/non-contributory coverage.

6. **Additional Insured:** Commercial General Liability Insurance shall include an endorsement stating City **of Portage, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees, and volunteers,** shall be **Additional Insured.** It is understood and agreed by naming City of Portage as additional insured, coverage afforded is considered to be primary and any other insurance City of Portage may have in effect shall be considered secondary and/or excess.

7. **Cancellation Notice:** Policy(ies), as described above, shall be endorsed to state the following: It is understood and agreed Thirty (30) days, Ten (10) days for non-payment of premium, Advance Written Notice of Cancellation or Non-Renewal shall be sent to the Certificate Holder to purchasing@portagemi.gov.

8. If any of the above coverages expire during the term of this contract, the Contractor shall deliver renewal certificates, endorsements, and/or policies to City of Portage at least ten (10) days prior to the expiration date.

9. Indemnification

To the fullest extent permitted by Laws and Regulations, the Contractor, at its sole cost and expense, shall indemnify and hold harmless City and its officers, directors, employees, agents and consultants (hereinafter referred to as "Indemnified Parties") from and against all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from the performance of the Work or from the failure to comply with any covenant or term of the contract, provided that any such claim, cost, loss or damage: (i) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom or (ii) is caused in whole or in part by any act or omission of the Contractor, its agents, officers, contractors, subcontractors, employees, invitees, suppliers or any other person or entity, directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable. Provided, however, that the Contractor shall not be required to indemnify the Indemnified Party for injury, death, loss or damage caused by the sole negligence of the Indemnified Party. If such injury or damage is caused in whole or in part by the acts or omissions of the Indemnified Parties, then the indemnification obligation shall be reduced in proportion to the Indemnified Party's percentage of responsibility for such injury or damage.

In any and all claims against City or any consultants, agents, officers, directors or employees of City by any employee (or the survivor or personal representative of such employee) of the Contractor, any Subcontractor, any Supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation above shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any such Subcontractor, Supplier or other person or organization under workers' compensation Acts, disability benefit Acts or other employee benefit Acts.

Insurance coverage required by the Contractor constitutes the minimum requirements and those requirements shall in no way lessen or limit the liability of the Contractor under the terms of the contract. The Contractor shall procure and maintain at Contractor's own cost and expense any additional claims or amounts of insurance that, in the judgment of City, may be necessary for Contractor's proper protection in the prosecution of the work.

EXHIBIT C – PRICING SCHEDULE

TOTALS

Base Term	_____
Option Year 1	_____
Option Year 2	_____
Option Year 3	_____
Option Year 4	_____
Contract Total	_____

If it becomes necessary to perform extra work as defined in Section 9. Amendments in Exhibit D – Additional Terms and Conditions, these hourly rates will apply. Rates quoted should be inclusive of all expenses including, but not limited to personnel services, fringe benefits, overhead, and profit required by Firm.

EXHIBIT D - ADDITIONAL TERMS AND CONDITIONS

1. Coordination of Work Required

Unless specifically identified as work to be provided by City staff, Firm shall furnish supervision and all labor, equipment, supplies, materials (except as otherwise noted herein), and perform satisfactorily the professional services at the frequencies and during the times as specified herein. The professional service shall include all functions normally considered a part of completing this work in a satisfactory manner. Compensation to cover any and all expenses shall be included in the project cost.

2. Default

City may, by written notice to Firm, terminate the right to proceed as to the whole or any part of the contract (1) if Firm fails to perform the services within the time specified or any extension thereof, (2) so fails to make progress as to endanger performance of the contract in accordance with its terms, or (3) Firm fails to perform any other provisions of the contract. Firm shall not be subject to this provision if failure to perform the contract arises out of any cause beyond its control and without any fault or negligence by Firm or subcontractors.

3. Status of Firm

Firm and its employees at all times shall be considered as independent contractors and not as City employees. In delivering services, Firm shall exercise all supervisory control and general control over all day-to-day operations, including control over all workers' duties, payment of all wages to its employees, and the right to hire, fire, and discipline all employees. As an independent contractor, payment to Firm under this contract shall not be subject to any withholding for tax, social security, or other purposes, nor shall Firm or employees of Firm be entitled to any City of Portage fringe benefit programs.

4. Employees of Firm

Firm shall at all times be responsible for the conduct and discipline of its employees and/or any subcontractor or persons employed by Firm. All workers must have sufficient knowledge, skill, and experience to properly perform the work assigned to them. Any worker employed by Firm, who in the opinion of City Contract Administrator, does not perform work in a skilled manner, or acts in a disorderly or intemperate manner, or engages in sexual harassment or other forms of inappropriate behavior as defined by City Contract Administrator, shall, at the written request of City Contract Administrator, be removed immediately from the project and shall not be utilized again in any portion of the work without approval of City Contract Administrator.

5. Laws and Municipal Ordinances

Firm shall keep fully informed of all laws and municipal ordinances and regulations in any manner affecting those engaged or employed in the work, or the equipment and materials used in the work, and all orders and decrees of bodies or tribunals having any jurisdiction or authority over the same. Firm shall at all times observe and comply with all such existing laws, codes,

ordinances, regulations, orders, and decrees. In particular, all work shall be in compliance with the Laws of the State of Michigan, City Ordinances, as well as all other bodies having jurisdictional authority.

6. Supervision by Firm

Firm will supervise and direct the work of its employees. Firm will be solely responsible for the means, methods, techniques, sequences, and procedures of the professional services performed. Firm will appoint a Project Supervisor who shall have been designated in writing by Firm at the time the Request for Proposal is submitted. The Project Supervisor shall have full authority to act on behalf of Firm and all communications given to the Project Supervisor shall be as binding as if given to Firm. The Project Supervisor shall be present to the extent necessary so as to perform adequate supervision and coordination of the work.

7. Billing and Payment

Firm shall present an invoice in duplicate at the appropriate identified times, billing for services rendered. The billing shall be at the contracted price. The billing shall reference the appropriate purchase order number. The billing shall contain, if applicable, adjustments for additions, deletions, or changes in service. City will strive to pay the billed amount within thirty (30) days after receipt of invoice, but City will not pay any interest penalties for late payments.

For more timely payments, we strongly encourage you to enroll in ACH payment. To enroll in ACH payment please complete and submit the ***VENDOR ACH AUTHORIZATION FORM*** to AccountsPayable@portagemi.gov

All invoices **MUST** be sent directly to AccountsPayable@portagemi.gov or

Attn: Finance Department
Accounts Payable
7900 South Westnedge Avenue
Portage, MI 49002

If invoices are sent to the contract administrator for this project or their department, City is not responsible for any delayed payment.

Please make sure to clearly reference the name of the project.

8. Assignability

Firm agrees that the work proposed shall be accomplished by Firm identified in the Cover Page. Firm agrees that any work under the contract to be assigned to another firm, and/or subcontractor shall be done only with the prior approval of City Contract Administrator.

9. Amendments

During the period of this contract there may be occasions when extra services related to the Statement of Work or changes to the Statement of Work or Specifications will be required via

written amendment agreed upon by both parties. Costs for services provided in these situations will be based on the rates quoted in the Exhibit C and/or the proposal or may be negotiated at the time of each occurrence. Any such work must have pre-approval of City Contract Administrator. City will not be responsible for additional invoices for work or materials that did not have written pre-approval.

10. City Contract Administrator

City Manager, or their designated representative, shall be City Contract Administrator. City Contract Administrator will approve payments, oversee schedules, and generally be responsible for overseeing the execution of the contract.

Designated Representative: Pat McGinnis, City Manager
Phone: (269) 329-4401| Email: mcginnip@portagemi.gov

Designated Representatives
Adam Herringa, Chief Operational Officer
Phone: (269) 329-4400| Email: herringa@portagemi.gov

Peter Dame, Chief Development Officer
Phone: (269) 329-4403| Email: damep@portagemi.gov

DO NOT CONTACT DURING ACTIVE SOLICITATION. This may be grounds for disqualification from solicitation. Any and all contact during an active solicitation should be with the Purchasing Manager.

11. Copyright

Firm shall irrevocably transfer, assign, set over, and convey to City of Portage all rights, title, and interest, including the sole exclusive and complete copyright interest, in any and all copyrightable works creased pursuant to the Contract. Firm further agrees to execute such documents as City of Portage may request to effect such transfer or assignment. Further, Firm agrees that the rights granted to City of Portage by this paragraph are irrevocable. Firm's remedy in the event of termination of or dispute over any agreement entered into as a result of this solicitation shall not include any right to rescind, terminate, or otherwise revoke or invalidate in any way the rights conferred pursuant to the provisions of this paragraph. Similarly, no termination of any agreement entered into as a result of this solicitation shall have the effect of rescinding, terminating, or otherwise invalidating the rights acquired pursuant to the provisions of this paragraph.

EXHIBIT E – PROPOSAL AND ADDENDA

TO BE INSERTED UPON AWARD.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Solicitor Permit Denial Appeal

SUPPORTING PERSONNEL: Erica Eklov, City Clerk

ACTION RECOMMENDED: Public hearing for Ms. Rishelle Hartman of Weed Man Lawncare appealing the denial of a Solicitor's Permit.

The attached appeal was received by the Office of the City Clerk on January 30, 2025 from Rishelle Hartman, an employee of Weed Man Lawncare. Her appeal is a result of her employer's second annual application for a City of Portage Solicitor's Permit for several of their staff. Chapter 14 (Businesses) of the Code of Ordinances includes Article 4 "Solicitors and Canvassers" which guides how a person interested in soliciting or canvassing in the City of Portage must first obtain a permit by application to the City Clerk and the Police Division. As outlined in the ordinance, an application is required to allow for a review of an applicant's background for the "protection of the public good."

Weed Man Lawncare submitted a Solicitor Permit application in May 2024 for the 2024 calendar year, and in January 2025 for the 2025 calendar year. In both instances, Ms. Hartman was one of several representatives listed in the company's application. For both applications, the background reviews allowed for the approval of all applicants, except Ms. Hartman. When verified by Public Safety Director Nick Armold, he confirmed her application was denied due to her background. As information, the City Council was provided copies of the 2024 and 2025 Weed Man Lawncare applications, including the supplementary Michigan criminal background history in the Materials Transmitted of February 6, 2025.

Per Sec. 14-145 of the Code of Ordinances: "*A person aggrieved by the action of the chief of police or the city clerk in the denial or revocation of a permit, as set forth in section 14-143 or section 14-147, may appeal to the council. Such appeal shall be taken by filing with the council, within 14 days after notice of the action complained of has been mailed to such person's last known address, a written statement setting forth fully the grounds for the appeal. The council shall set a time and place for a hearing on such appeal, and notice of such hearing shall be given to the appellant at his last known address by mail (postage prepaid) at least five days prior to the date set for the hearing.*"

FUNDING: Ms. Hartman's portion of the application fee was $10. No additional funding is involved.

Attachments:
1. Appeal
2. Detail on the Appeal (confidential)

Attn City Council 1-17-25

Recently, I applied for a Solicitors permit through Weed-Man lawncare, are received correspondence on January 16, 2025 that I was denied, so I'm writing this letter to request an appeal in regards to this decision. Thank you for this opportunity.

If you have additional details to this process you can contact me at [redacted] or [redacted]

Sincerely, Richelle Hartman

RECEIVED
JAN 3 0 2025
PORTAGE
CITY CLERK

Rishelle Hartman
[redacted]
Kalamazoo, MI 49001

GRAND RAPIDS MI 493
27 JAN 2025 PM 5 L

Attention City Council
7900 South Westnedge Ave
Portage, MI 49002

49002-511700