

**City of Reading
Planning Commission
December 12, 2022
Regular Meeting
7:00 P.M.**

Call to Order

Roll Call

Approval of Meeting Minutes- November 14, 2022

Agenda/Additions/Deletions

Public Comments and Communication Items (Agenda Items)

New Business

A. No New Business

Old Business

A. Review Historic Overlay District

Zoning Administrator Report

A. Family Dollar Zoning Review

Public Comment (PC related)

Comments from Commissioners

Adjournment

READING PLANNING COMMISSION

CITY OF READING, MI

November 14, 2022

The meeting was called to order at 7:00 p.m. at Reading City Hall by Vice Chair Chad Penney. Present were Chad Penney, Warren Bartels, Chuck Hartshorn, and Kendra Stump. Absent/excused was Betty Blount. Also present was Alan Beeker. Chuck made a motion, seconded by Kendra, to approve the October minutes. Motion carried 4-0. The agenda was accepted as presented. There was no public communication.

NEW BUSINESS: None

OLD BUSINESS: Review of the 2022 Work Goals for the Planning Commission as per the Master Plan—from p. 71 discussion of landlords and absentee landlords. There was discussion about landlords keeping their properties up and what authority that might fall under. There was a question as to whether the Planning Commission could adopt any ordinance amendments and the role of the city in the matter. Alan shared that there is a city code and any enforcement would be a city responsibility. There was some discussion about an IMPC code.

Under Plans the Planning Commission has worked on identifying recreational needs and some potential sites. More on this needs to be moved into 2023.

Under Code nothing has been done about adjusting housing standards which would especially fall within any R-2 zone. This will need to be moved into 2023. Any related design standards for higher density housing would also move into 2023.

From p. 73 under Code the city has posted signs about parking in the rear of downtown buildings. The Planning Commission will focus in December or their next meeting on three of the other areas: 1) reviewing and updating any historic overlay standards, 2) reviewing possible regulations and places for food vendor trucks, and 3) reviewing any parking formulas for land use and instituting parking maximums. Anything not completed moves into 2023.

From p. 75 under Plans, it was the consensus that any plans in this area would be initiated by any developer and reviewed.

Under Code, again any standards initiated by a developer would be reviewed as they would propose plans. As to any neighborhoods being connected, this would depend upon developing plans. These goals can be moved into 2023 and 2024.

ZONING ADMINISTRATOR REPORT: Alan shared that Family Dollar has submitted plans for a store across from the Dollar General on the north side of town.

With no further business or comments, Chuck made a motion, seconded by Warren, to adjourn

<i>Zoning District</i>	<i>Minimum Lot Area (Sq. ft.)(1)</i>	<i>Minimum Lot Width</i>	<i>Setbacks (Front/Sides/Rear)</i>	<i>Maximum Height</i>	<i>Maximum Lot Coverage</i>
<i>R-1 Residential</i>					
1-family dwelling	9,600	66 ft.	20/10/35	25 ft.	25%
1-family dwelling	15,000(2)	100 ft.	30/15/35	25 ft.	15%
2-family dwelling	7,600(3)	100 ft.	30/15/35	25 ft.	25%
3–4 family dwelling	7,600(3)	120 ft.	40/20/40	30 ft.	25%
<i>R-2 Residential</i>					
1-family dwelling	7,200(3)	66 ft.	20/10/30	25 ft.	25%
2-family dwelling	6,000(3)	80 ft.	20/10/30	25 ft.	30%
3–6 family dwelling	5,000(3)	120 ft.	40/20/40	35 ft.	35%
<i>R-3 Residential</i>					
1-family dwelling	7,200(3)	66 ft.	20/10/30	25 ft.	25%
2-family dwelling	6,000(3)	80 ft.	20/10/30	25 ft.	30%
3–8 family dwelling	4,000(3)	120 ft.	40/20/40	35 ft.	35%
9+ family dwelling	4,000(3)	140 ft.	40/20/40	35 ft.	35%
<i>O Office</i>	6,000(3)	66 ft.	20/10/35	30 ft.	40%
<i>B-1 Highway Commercial</i>	12,000(3)	80 ft.	50/10/30(4)	30 ft.	40%
<i>B-2 Central Business</i>	No minimum	None	0/0/0	35 ft.	100%
<i>I-1 Industrial</i>	40,000(3)	200 ft.	75/50/50(4)	40 ft.	50%
<i>I-2 Industrial Park</i>	40,000	150 ft.	50/15/15(5)	40 ft.	50%
(1) For all residential districts, the minimum lot area shown is per dwelling unit					
(2) Without public sanitary sewer, but with an approved on-site septic tank and drain field					
(3) Not permitted unless served by public sanitary sewer					
(4) If abutting residential use and area are planned for residential use, the required minimum setback shall be increased by 50% of the amount stated					
(5) 50 feet if abutting or facing any residential use or residential zoning district					

(Ord., §§ 307, 307.1, passed 6-11-2002)

§ 152.026 HISTORIC OVERLAY DISTRICT.

(A) *Purpose.* The purpose of this section is to safeguard the heritage of the city by preserving a district in the city which reflects elements of its cultural, social, economic, political, or architectural

history; to stabilize and improve property values in such district; to foster civic beauty; to strengthen the local economy; and to promote the use of historic districts for the education, pleasure, and welfare of the citizens of the city.

(B) *Overlay District.* This Historic Overlay District shall be a superimposed district over the Zoning Map established by this chapter. The regulations of this Overlay District are in addition to any regulations in the underlying zoning districts. The regulations of this District supersede all conflicting regulations of the underlying zoning districts to the extent of such conflict and no further. The Historic Overlay map on the subsequent page shall establish the Overlay District.

(C) *Uses permitted.* Any land use permitted by right in the underlying zoning district shall be permitted in this Overlay District subject to the requirements of this Overlay District. Any land use permitted by special use permit in the underlying land use district shall be permitted in this Overlay District, subject to the standards, conditions, and approvals required for a special use permit in addition to the requirements of this Overlay District.

(D) *Use regulations.*

(1) Because of the unique historic character of the central business area of the city no development, preservation, and beautification will be permitted without a site plan approval by the Planning Commission.

(2) In addition to the requirements for preparation of a site plan, pursuant to division (E) of this section, the site plan shall also include:

(a) A rendering of exterior architectural features, along with a notation of materials and colors proposed to be used;

(b) A rendering of proposed signs, lamp posts, structures on sidewalks; and

(c) A rendering of the building, in relationship to the surrounding area, such as but not limited to adjacent buildings.

(3) At least two copies of the renderings shall remain as file copies with the site plan.

(E) *Historic standards.* In addition to the standards for site plan review, pursuant to division (F) of this section, standards shall also include the following consideration. In reviewing plans, the Planning Commission shall give consideration to:

(1) The historic or architectural value and significance and its relationship to the historical value of the surrounding area, using design guidelines which address exterior features of the building;

(2) The relationship of the exterior architectural features of the structure, including but not limited to signs, lamp posts, structures on sidewalks, to the rest of the structure and to the surrounding area; and

(3) The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.

(a) The Planning Commission shall pass only on exterior features of a structure and shall not consider interior arrangements.

(b) In case an application for repair or alteration affecting the exterior appearance of a structure or for the moving or demolition of a structure which the Planning Commission deems so

valuable that the loss thereof will adversely affect the overall character of the historic area, the Planning Commission shall endeavor to work out with the owner an economically feasible plan for preservation of the structure.

(c) An application for repair or alteration affecting the exterior appearance of an historic structure, or for its moving or demolition, shall be approved by the Planning Commission if any of the following conditions prevail, and if in the opinion of the Planning Commission, the proposed changes will materially improve or correct these conditions.

1. The structure constitutes a hazard to the safety of the public or its occupants.
2. The structure is a detriment to a major improvement program which will be of substantial benefit to the community.
3. Retention of the structure would cause undue financial hardship to the owner.
4. Retention of the structure would not be in the best interest of the majority of the community.

(F) *Review procedure.*

(1) *Review procedure.* Review of a site plan shall be as provided for in § 152.106.

(2) *Site plan.* When reviewing a site plan, the site plan shall be approved if there is substantial compliance with the guidelines as set forth in this chapter. All decisions of the Planning Commission related to the historic preservation aspect of site plan reviews shall be appealed to the Zoning Board of Appeals, if the disagreement with a review decision is based on substantial evidence.

(Ord., § 308, passed 6-11-2002)

DISTRICT USES

§ 152.040 USES IN DISTRICTS.

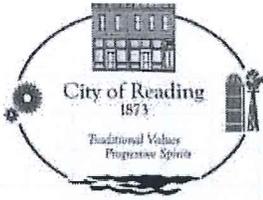
Permitted and special land uses for each district are set forth in the District Use Schedule set out in §§ 152.041 through 152.048. Any use not expressly listed for a district is prohibited in that district. Special land uses require the review and approval of the Planning Commission subject to the provisions of §§ 152.105 and 152.106.

(Ord., § 306, passed 6-11-2002)

§ 152.041 R-1 (LOW DENSITY RESIDENTIAL DISTRICT).

(A) *Permitted uses.*

- (1) Single-family detached dwelling;
- (2) Home occupation;
- (3) Family day care home;



ZONING COMPLIANCE PERMIT APPLICATION

PERMIT# _____

City of Reading 113 S. Main St, Reading, MI 49274

1) Application is hereby made by the undersigned to: (check all that apply)

___ use land construct new building(s) ___ add to existing buildings ___ alter existing building(s)

for the following use(s) and/or construction of: New 10,500sf Family Dollar / Dollar Tree Combo Store

2) The applicant(s) is/are: (check all that apply)

the owner of the property involved ___ acting on behalf of the owner(s) of the property involved

3) PROPERTY OWNER INFORMATION

NAME Wolgast Acquisition Corporation PHONE 989-790-9120

ADDRESS 4835 Towne Centre Rd., Suite 203

CITY Saginaw STATE MI ZIP 48604

4) APPLICANT INFORMATION (CONTRACTOR/ENGINEER/ARCHITECT) if other than owner

NAME Cole Stadler PHONE 989-245-4900

E-MAIL cstadler@wolgast.com FAX NUMBER 989-393-5321

5) PROPERTY INFORMATION

PARCEL NUMBER 20-110-001-059 ADDRESS _____

6) PRESENT ZONING (Circle all that apply) R1 R2 R3 B1 B2 I1 IP HOD

7) LOT SIZE FRONTAGE 250 feet DEPTH 333 feet TOTAL LOT AREA 83,250 sq ft

8) SET BACKS Front 32' Side 20' Side 20' Rear 32' 9) % OF LOT COVERED 45 %

10) BUILDING HEIGHT 28'5" FEET 1 STORIES 11) DISTANCE BETWEEN BUILDINGS 250 feet

12) OFF STREET PARKING 42 CARS 13) PUBLIC SEWER Yes ___ No 14) PUBLIC WATER Yes ___ No

15) ACKNOWLEDGMENT

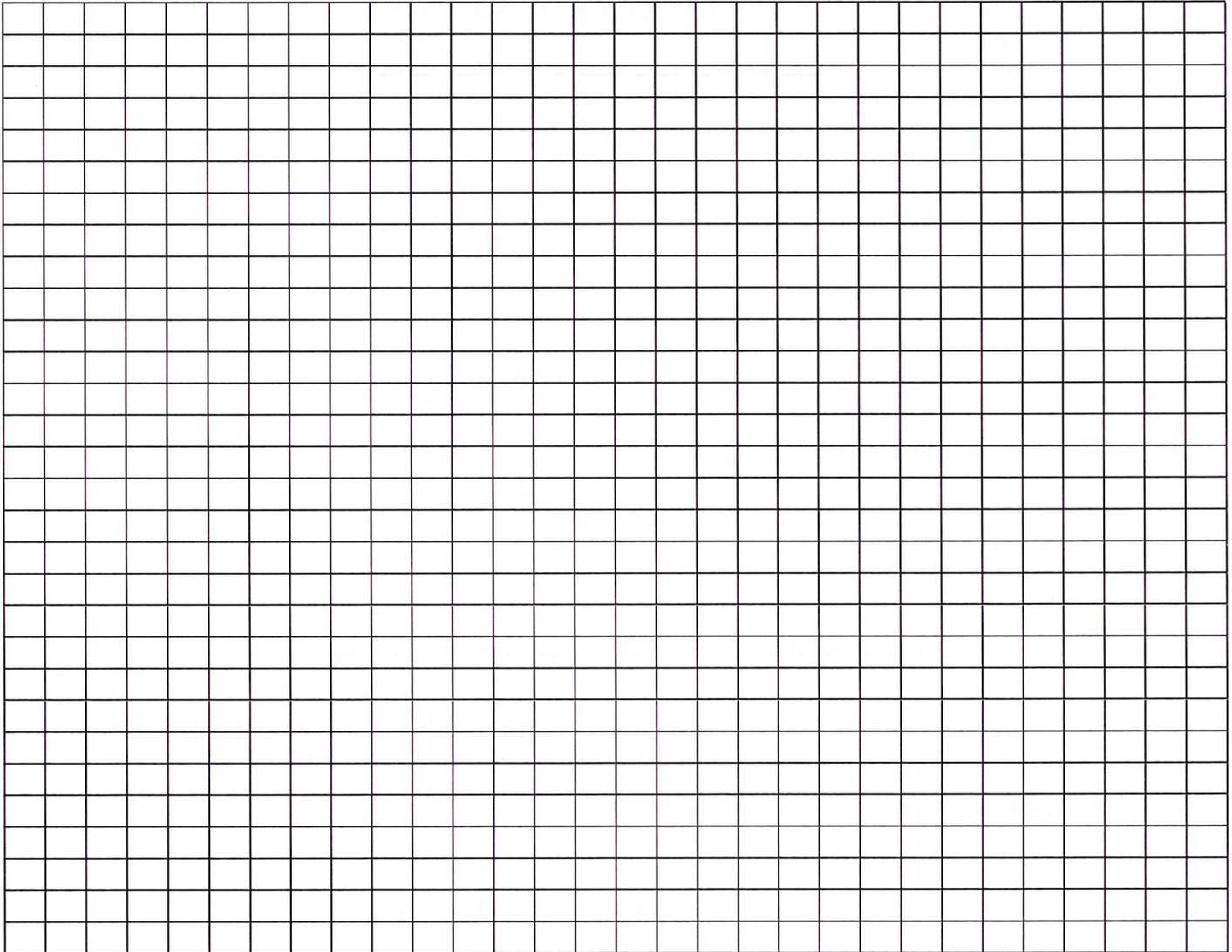
I/We Cole Stadler / Wolgast Corporation do hereby swear that the above information is true and correct to the best of my knowledge. I hereby grant permission for the Zoning Administrator and/or his/her authorized agent to enter the above described property for the purpose of gathering information related to this application.

SIGNATURE OF APPLICANT: [Signature] DATE 11/16/22

SIGNATURE OF APPLICANT: _____ DATE _____

Submit drawing of site plan on back of application

SITE PLAN (attach additional sheets if necessary)



BELOW FOR OFFICE USE ONLY

Complies With Zoning: LOT AREA HEIGHT LOT COVERAGE FRONT SETBACK SIDE SETBACK SIDE SETBACK REAR SETBACK DISTANCE BTWN BLDGS OFF STREET PARKING

NOTES:

Approved Denied ZONING ADMINISTRATOR _____ DATE _____

Permit Fee Received CASH CHECK # _____ Amount \$ _____

PLEASE CONTACT HILLSDALE COUNTY BUILDING DEPARTMENT AT 517-437-4130 FOR ANY FURTHER PERMIT REQUIREMENTS. A COPY OF THIS PERMIT WILL NEED TO BE PROVIDED TO THE BUILDING DEPARTMENT.

CITY OF READING LAND DIVISION APPLICATION

IMPORTANT: You MUST answer all questions *and* include all attachments *or this will be returned to you.* To avoid delays in the Land Division Application process please provide all required documents and payment with this application.

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment (§102 e&f). This form is designed to comply with §108 and §109 of the Michigan Land Division Act, formally the Subdivision Control Act, PA 288 of 1967, as amended (particularly PA 591 of 1996 and PA 87 of 1997, MCL 560 et seq.)

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. PROPERTY OWNER Information:

Name: Helffing Farmsland LLC Phone: (517) 398-3592
Address: 6401 Reading Rd
City: Reading State: MI Zip: 49274

2. LOCATION of parent parcel to be split:

Address: N MAIN STREET, READING, MI 49274
Parent parcel number: 30-20-¹¹⁰100 001 001 22 7 4

3. ATTACHMENTS (all attachments MUST be included) Letter each attachment as shown here.

- A. Attach a copy of proof of fee ownership (copy of warranty deed or completed land contract, not a quit claim deed)
- B. A certificate from the County Treasurer that complies with the requirement of PA 23 of 2019, establishing all property taxes and special assessments due on the parcel or tract subject to the proposed division have been paid for 5 years preceding the date of the application.
- C. A survey and/or scale drawing (aerial with overlay can be purchased from Mapping at the Courthouse) that complies with requirements of PA 59 of 1996 as amended for the proposed division(s) of the parent parcel **showing:** proposed division(s) of the parent parcel showing:
 - (1) current **boundaries** and
 - (2) all previous divisions **made after** March 31, 1997 (indicate when made **or none**), and
 - (3) the proposed division(s) with dimensions each one outlined in a different color and
 - (4) highlight remaining parcel, after division
 - (5) **any existing improvements** (buildings, wells, septic system, driveways, etc), and
- D. Driveway approval, or permit from **Hillsdale County Road Commission**, or _____ Has existing approved driveway or _____ No egress onto public road.
- E. A copy of any transferred division rights (§109(2) of the Act) of the parent parcel. (**STC Form L-4260a**)
- F. A fee of \$25 for each resulting division. Make check payable to: **Ben Wheeler Company**
- G. Other (please list) _____

4. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.,)

New 10,500sf building with a parking lot with 42 parking spaces

5. PROPOSAL: Describe the division(s) being proposed:

- A. Number of new Parcels 1
- B. Intended use(s) (please circle all that apply) Residential Agricultural Commercial/Industrial
- C. Each proposed parcel, if 10 acres or less, has a depth to width ratio not greater than 4 to1 Yes No
- D. Each parcel has a minimum width of 250' feet
- E. Each parcel has a minimum area of _____ square feet or 1.91 acre(s)

RECEIVED
NOV 07 2022

F. Write here or attach a legal description for EACH proposed new parcel (attach extra sheet if necessary)
Please see attached

G. Write here or attach a legal description for the remaining parent parcel (attach extra sheet if necessary)
Please see attached

6. NUMBER of future divisions being transferred from the parent parcel to another? _____
Identify the other parcel: _____ (See §109(2) of the Statute. Make sure your deed includes both statements as required in §109(3) and §109(4) of the Statute.) (see 3.e of this application)

7. **ACKNOWLEDGMENT** The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. Finally even if this division is approved, I understand ordinance, laws, zoning, and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels RH KH (initial after reading.) and,

Public Act 87 of 1997 §(2) further states: The municipality or county approving a proposed division resulting in a parcel less than 1 acre in size and its officers and employees are not liable if a building permit is not issued for the parcel for the reasons set forth in this section. A notice of approval of a proposed division resulting in a parcel of less than 1 acre in size shall include a statement to this effect. RH KH (initial after reading.) and,

Applicant further acknowledges: The tax bill for the original parcel will not be divided until the following tax year. The Parties involved in a transaction of resulting parcels from this land division shall be in agreement as to the responsibility of payment for the most current tax bill(s). RH KH (initial after reading.)

Richard L. Heffelfinger
PROPERTY OWNER SIGNATURE

10-26-2022
DATE

Mail completed application to Ben Wheeler Company, PO Box 541, Reading, MI 49274

FOR OFFICE USE ONLY - DO NOT WRITE BELOW LINE

FEE \$500 CASH or CHECK# 279063 DATE RECEIVED 11/7/22
279180

APPROVED conditions if any: _____

DENIED for reason of: _____

SIGNATURE [Signature] DATE 11-9-22
Land Division Agent

EFFECTIVE TAX YEAR 2023

Allocation of most current assessed values:

COPIES TO:
TWP CLERK Date: _____
COUNTY MAPPING Date: _____
APPLICANT Date: _____

CHILD#1 20-110-001-058 95.22%
CHILD#2 059 4.78%
CHILD#3 _____ %
CHILD#4 _____ %
CHILD#5 _____ %
CHILD#6 _____ %
CHILD#7 _____ %

Stephenie Kyser
Hillsdale County Treasurer
33 McCollum St. Suite 205
Hillsdale, MI 49242
Phone (517) 437-4700



Land Division Tax Payment Certification Form

Name: Hebelinger Farms LLC ^{Land} Phone: 517 398 3592

Owner Address: 6491 Reading Rd

Owner City, State, Zip: Reading MI 49274

Property Address: N MAIN ST

Property City, State, Zip: READING MI 49274

Parcel ID Number: 20 110 001001 22 74

Attach a description of the parcel to be divided

CERTIFICATION DENIED

The Hillsdale County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent Taxes Owed: _____

CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Hillsdale County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the local tax collecting unit. EXCEPTION: This certification being subject to any Board of Review, Tribunal, and/or Principal Resident Exemption Denial.

DATED ON OR AFTER MARCH 1, 2022

The return of current year delinquent taxes are not available for examination.

Certified by: Caitlin Pearson Date Certified: 10/20/22

RECEIVED
NOV 07 2022

LIBER 1540 PAGE 0779 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 08/29/2013 10:21:29 AM 507120
RECORDED 08/28/2013 10:51:45 AM 1 of 4
BAMBI SOMERLOTT, REGISTER OF DEEDS

QUITCLAIM DEED

The Grantors, **Richard L. Heffelfinger** and **Karen L. Heffelfinger**, husband and wife, of 6491 W. Reading Road, Reading, Michigan 49274, *quitclaim* to **Heffelfinger Farms Land, LLC**, a Michigan limited liability company, of 6491 W. Reading Road, Reading, Michigan 49274, the following described premises:

SEE ADDENDUM A.

for the sum of One and No/100ths (\$1.00) Dollars.

Dated this 15th day of AUGUST, 2013.

Signed by:

Richard L. Heffelfinger
Richard L. Heffelfinger

Karen L. Heffelfinger
Karen L. Heffelfinger

Acknowledged before me in Branch County, Michigan, on Aug 15, 2013, by **Richard L. Heffelfinger and Karen L. Heffelfinger**.

Charles L. Lillis
Charles L. Lillis
Notary Public, Branch County, Michigan
acting in Branch County, Michigan
My commission expires: 11/10/2019

Drafted by:
BIRINGER, HUTCHINSON, LILLIS,
BAPPERT & ANGELL, P.C.
By: Megan R. Angell, Esq.
Century Bank and Trust Building
100 West Chicago Street
Coldwater, Michigan 49036-1897
Phone: (517) 279-9745 kjh corp\18731.3

✓
2013

Land in the Township of Reading, Hillsdale County, Michigan.

The NE 1/4 of NE 1/4 except a tract described as the E 16 rods of the NE 1/4 of the NE 1/4 of Section 36, Town 7 South, Range 4 West, Reading Township, Hillsdale County Michigan.

Tax Code No. 30-10-036-200-003-36-7-4

Speciee

Land in the City of Reading, Hillsdale County, Michigan.

That part of the South 1/2 of the Southeast 1/4, described as beginning at a point 65 rods North and 21 1/3 rods West of the Southeast corner thereof on the North line of Lincoln Street, City of Reading, thence West to the West end of Lincoln Street, thence South 4 rods; thence West 8 rods to the Northwest corner of Berry's West Addition, thence South along the West line of said Addition to a point 24 rods North of the South Section line, thence West 19 2/3 rods, thence South to the Section line, thence West on Section line to Southwest corner of said South 1/2 of the Southeast 1/4, thence North to the Northwest corner thereof, thence East on the North line thereof to a point due North of the Point of Beginning, thence South to the Point of Beginning, EXCEPTING beginning at a point on the north line of Lincoln Street which is 65 rods North and 21 1/3 rods West of the Southeast corner of Section, for a Point of Beginning for this exception, thence West along the North line of Lincoln Street to West end of Lincoln Street, thence South 46 feet, thence due West 132 feet, to a point which is 20 feet due North of West line of Berry's West Addition, thence North 146 feet; thence due East to a point 100 feet due North of the Point of Beginning, thence South 100 feet to Point of Beginning. ALSO EXCEPTING beginning at a point 65 rods, 100 feet North and 23 1/3 rods West of the Southeast corner of Section, thence West 33 2/3 rods; thence North to the North line of the South 1/2 of the Southeast 1/4; thence East to point due North of the Point of Beginning; thence South to Point of Beginning, all in Section 22, Town 7 South, Range 4 West, City of Reading, Hillsdale County, Michigan.

EXCEPT land in the Southeast quarter, Section 22, Township 7 South, Range 4 West, City of Reading, Hillsdale County, Michigan, described as follows:

Commencing at the Southeast corner of the Southeast quarter of Section 22; thence North 89° 53' 1" West 1,232.32 feet to the POINT OF BEGINNING of this description; thence North 00° 1' 2" West 395.73 feet; thence North 89° 51' 20" West 154.04 feet; thence South 00° 1' 2" East 395.78 feet; thence South 89° 53' 1" East 154.04 feet to the place of beginning.

Subject to an easement for ingress and egress over the Northerly 3 rods which is hereby reserved by grantors but only for so long as the property adjacent to the conveyed property is owned by grantors or their successors in interest and is used for agricultural purposes and once that use is discontinued for a period of one (1) year this easement shall expire and be of no further force or effect.

Tax Code No. 30-20-110-001-009-22-7-4

Land in the City of Reading, Hillsdale County, Michigan.

The North 1/2 of the North 1/2 of the Southeast 1/4 of Section 22; ALSO EXCEPT the South 153 feet of the East 858 feet thereof.

ALSO, land beginning at a point 80 rods North and 52 rods West of the Southeast corner of Section 22, Town 7 South, Range 4 West, and running thence west 108 rods, thence North 40 rods, thence East 108 rods, thence south 40 rods to Point of Beginning. All in Section 22, Town 7 South, Range 4 West, City of Reading, Hillsdale County, Michigan.

Tax Code Nos. 30-20-110-001-001-22-7-4; 30-20-110-001-003-22-7-4

OVERALL PARCEL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22; ALSO EXCEPT THE SOUTH 153 FEET OF THE EAST 858 FEET THEREOF. ALSO, LAND BEGINNING AT A POINT 80 RODS NORTH AND 52 RODS WEST OF THE SOUTHEAST CORNER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, AND RUNNING THENCE WEST 108 RODS, THENCE NORTH 40 RODS, THENCE EAST 108 RODS, THENCE SOUTH 40 RODS TO POINT OF BEGINNING. ALL IN SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN.

TAX CODE NO'S 30-20-110-001-001-22-7-4; 30-20-110-001-003-22-7-4

SPLIT PARCEL DESCRIPTION

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE EAST 1/4 OF SAID SECTION; THENCE S 00°02'24" W, 100.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°02'24" W, 250.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE N 89°28'24" W, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE; THENCE N 00°02'22" E, 250.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE S 89°28'24" E, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 1.91 ACRES. MORE OR LESS

REMAINDER PARCEL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22; ALSO EXCEPT THE SOUTH 153 FEET OF THE EAST 858 FEET THEREOF. ALSO, LAND BEGINNING AT A POINT 80 RODS NORTH AND 52 RODS WEST OF THE SOUTHEAST CORNER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, AND RUNNING THENCE WEST 108 RODS, THENCE NORTH 40 RODS, THENCE EAST 108 RODS, THENCE SOUTH 40 RODS TO POINT OF BEGINNING. ALL IN SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN. ALSO EXCEPT

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST /4 OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE EAST 1/4 OF SAID SECTION; THENCE S 00°02'24" W, 100.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT

OF BEGINNING; THENCE CONTINUING S 00°02'24" W, 250.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE N 89°28'24" W, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE; THENCE N 00°02'22" E, 250.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE S 89°28'24" E, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 1.91 ACRES. MORE OR LESS

FAMILY DOLLAR NORTH MAIN (M-49) STREET

SECTION 22, T7S-R4W CITY OF READING, HILLSDALE COUNTY, MICHIGAN

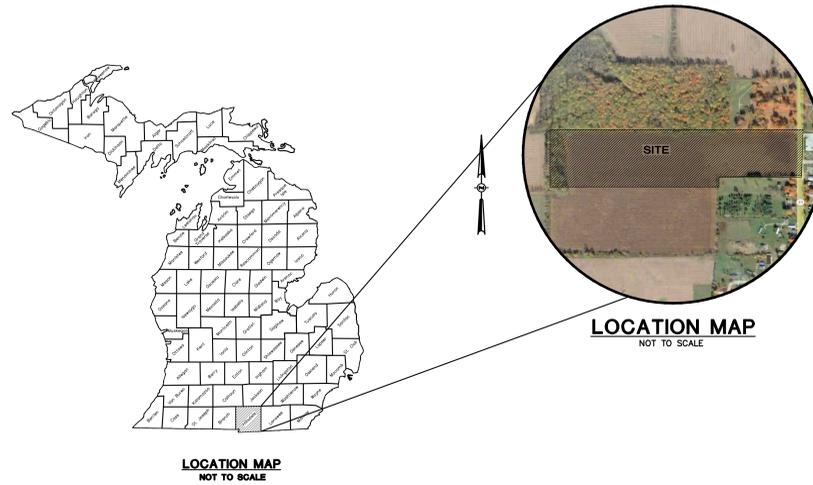
APPLICANT

WOLGAST CORPORATION
4835 TOWNE CENTER ROAD
SUITE 203
SAGINAW, MI 48604

CIVIL ENGINEER

D&M SITE, INC
401 BALSAM STREET
P.O. BOX 159
CARROLLTON, MI 48724

LEGEND	
	MONUMENT / SECTION CORNER
	FOUND PROPERTY IRON
	EXISTING CATCHBASIN
	PROPOSED CATCHBASIN
	SET PROPERTY IRON
	EXISTING MANHOLE/CATCHBASIN
	PROPOSED MANHOLE/CATCHBASIN
	EXISTING MANHOLE
	EXISTING HYDRANT
	EXISTING VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED ASPHALT
	EXISTING CONCRETE SURFACE
	EXISTING BIT SURFACE
	EXISTING FENCE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE T.V. LINE
	EXISTING OVERHEAD ELECTRICAL WIRES
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	EXISTING SIGN
	EXISTING UTILITY POWER POLE
	EXISTING TELEPHONE RISER
	PROPOSED FLOW ARROW
	TW 646.9 PROPOSED TOP OF WALK ELEVATION
	TW 647.0 PROPOSED TOP OF CURB ELEVATION
	FS 646.9 PROPOSED FINISH SURFACE ELEVATION
	PROPOSED MODIFIED CURB AND GUTTER



DRAWING INDEX

- C1.0 COVER SHEET
- C1.1 SITE DETAILS
- C1.2 MDOT DETAILS
- C2.0 BOUNDARY SURVEY
- C2.1 TOPOGRAPHIC SURVEY
- C3.0 SITE PLAN
- C4.0 GRADING AND UTILITY PLAN
- C4.1 STORM MANAGEMENT CALCULATIONS

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

FLOODPLAIN INFORMATION

CITY OF READING
HILLSDALE COUNTY, MICHIGAN
MAP NUMBER: 26059020600 AND 26059030000
EFFECTIVE DATE: 02-19-2014
FLOOD ZONE: X (PER FIRM)
AREA OF MINIMAL FLOOD HAZARD

BENCHMARKS

B.M. #1 - TOP OF NW COR. CONC. SIGN POLE BASE IN MIDDLE OF PROPERTY W. SIDE OF MAIN ST. ELEV. 1185.33 NAVD 88
B.M. #2 - NW BOLT UPPER FLANGE ON HYD. W. SIDE OF MAIN ST. 120' S OF PROPERTY ELEV. 1186.50 NAVD 88

OVERALL PARCEL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, ALSO EXCEPT THE SOUTH 153 FEET OF THE EAST 858 FEET THEREOF, ALSO, LAND BEGINNING AT A POINT 80 RODS NORTH AND 52 RODS WEST OF THE SOUTHWEST CORNER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, AND RUNNING THENCE WEST 108 ROAD, THENCE NORTH 40 RODS, THENCE EAST 108 ROAD, THENCE SOUTH 40 ROAD TO POINT OF BEGINNING, ALL IN SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN
TAX CODE NO'S 30-20-110-001-001-22-7-4;
30-20-110-001-003-22-7-4

SPLIT PARCEL DESCRIPTION

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS: COMMENCING AT THE EAST 1/4 OF SAID SECTION; THENCE S 00°02'24" W, 100.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°02'24" W, 250.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE S N 89°28'24" W, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE; THENCE N 00°02'22" E, 250.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE S 89°28'24" E, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 1.91 ACRES, MORE OR LESS

REMAINDER PARCEL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, ALSO EXCEPT THE SOUTH 153 FEET OF THE EAST 858 FEET THEREOF, ALSO, LAND BEGINNING AT A POINT 80 RODS NORTH AND 52 RODS WEST OF THE SOUTHWEST CORNER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, AND RUNNING THENCE WEST 108 ROAD, THENCE NORTH 40 RODS, THENCE EAST 108 ROAD, THENCE SOUTH 40 ROAD TO POINT OF BEGINNING, ALL IN SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, ALSO EXCEPT

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS: COMMENCING AT THE EAST 1/4 OF SAID SECTION; THENCE S 00°02'24" W, 100.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°02'24" W, 250.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE S N 89°28'24" W, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE; THENCE N 00°02'22" E, 250.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE S 89°28'24" E, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 1.91 ACRES, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

FILE #	PROJ. MGR.	DESIGN BY	DRAWN BY	CHECKED BY	SCALE	SHEET
22-22-32	JM	JR	JR	NTS	OF	

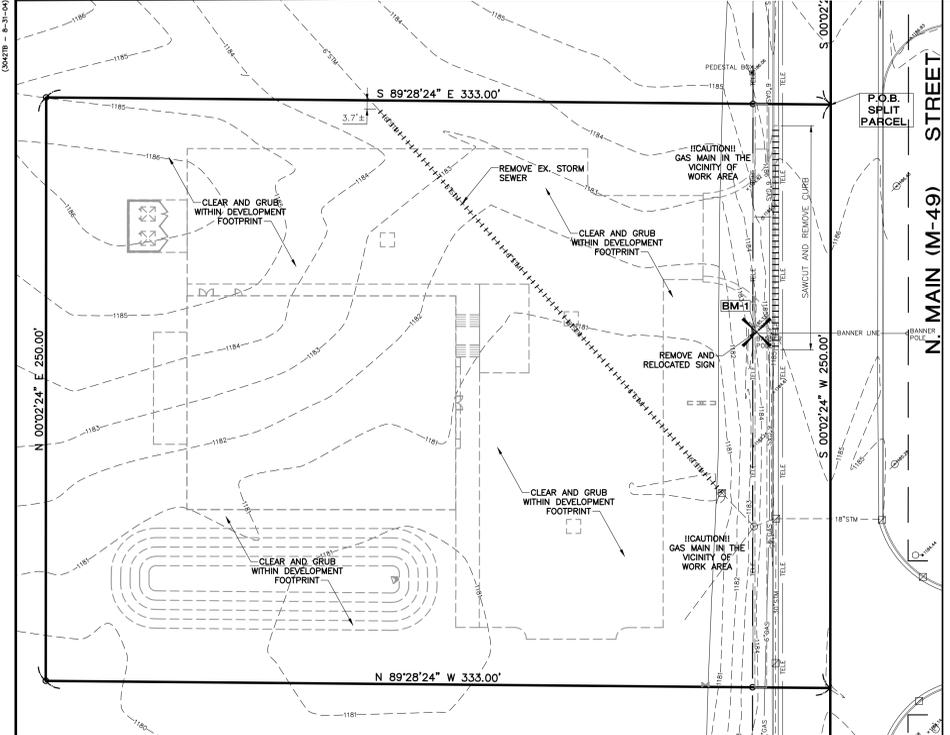
WOLGAST CORPORATION
4835 TOWNE CENTER ROAD, STE 203
SAGINAW, MI 48604

**FAMILY DOLLAR
NORTH MAIN (M-49) STREET**
SECTION 22, T7S-R4W
CITY OF READING
HILLSDALE COUNTY, MICHIGAN

D&M SITE, INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
Phone (989) 355-6674 Fax (971) 758-0860

C1.0
2022-328

D AND SITE NOT PUBLISHED, ALL RIGHTS RESERVED



REMOVAL PLAN
SCALE: 1"=30'

- REMOVAL NOTES**
- CONTRACTOR TO PROVIDE NECESSARY SIGNAGE, BARRICADES AND OTHER DEVICES FOR PROTECTION OF THE PUBLIC AND CONSTRUCTION WORKERS PRIOR TO PERFORMING ANY WORK. TRAFFIC CONTROL TO CONFORM TO M.U.T.C.D.
 - ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO STARTING REMOVALS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
 - ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF-SITE. DISPOSE OF ALL DEBRIS LEGALLY OFF-SITE.
 - THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO STREETS, SIDEWALKS OTHER STRUCTURES AND ADJACENT AREAS CAUSED BY DEMOLITION OR HAULING OPERATIONS.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY ACTIONS TO ENSURE WORKER SAFETY AND COMPLIANCE WITH MI-OSHA GUIDELINES.
 - CONTRACTOR SHALL FULLY REMOVE ALL BUILDING STRUCTURES, SLABS AND FOUNDATIONS AS INDICATED.
 - SAW-CUTTING OF CONCRETE SHALL BE AT THE LOCATION INDICATED OR AT THE NEAREST JOINT.



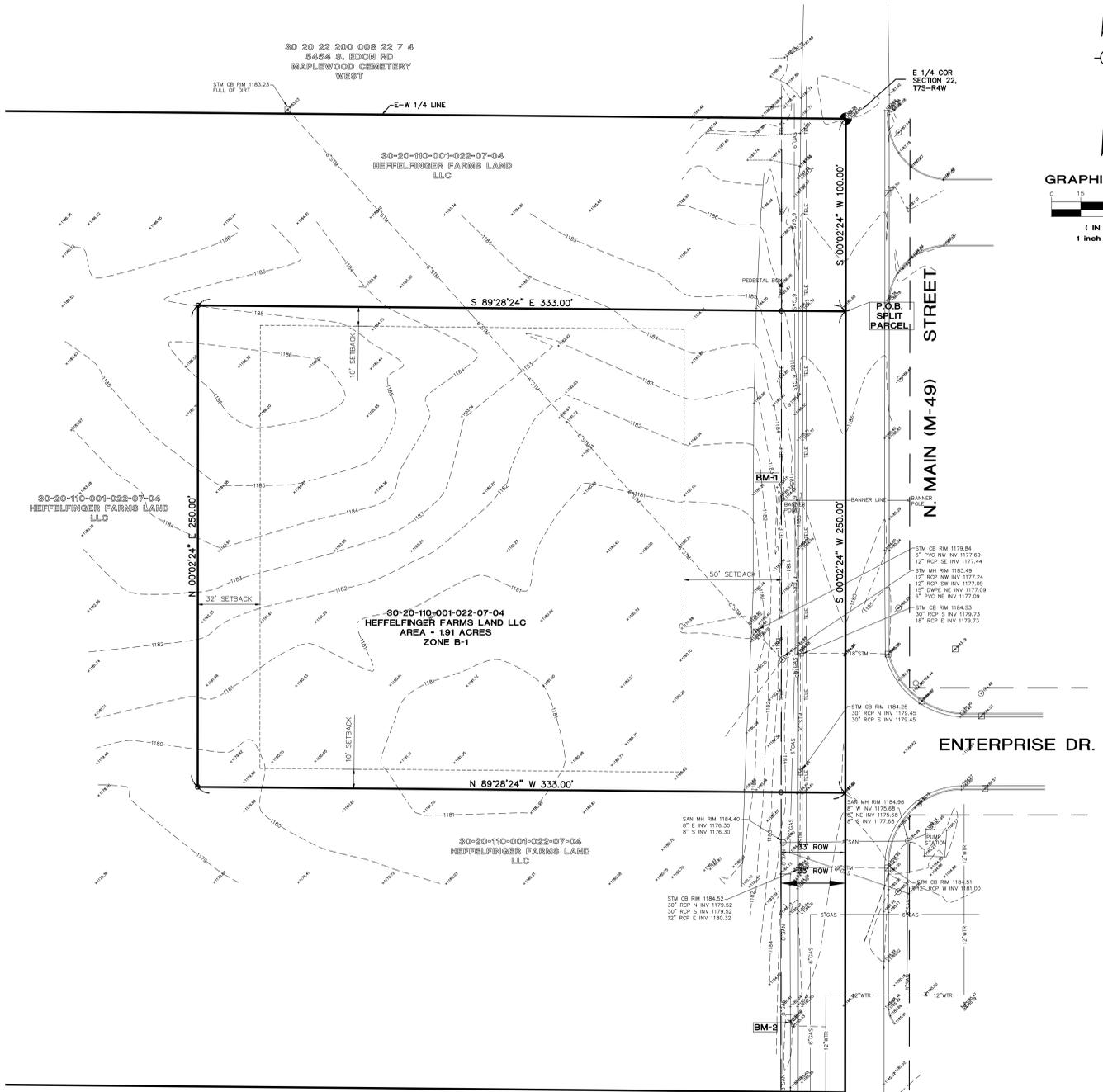
FLOODPLAIN INFORMATION

CITY OF READING
HILLSDALE COUNTY, MICHIGAN
MAP NUMBER: 26059C02600 AND 26059C03000
EFFECTIVE DATE: 02-19-2014
FLOOD ZONE: X (PER FIRM)
AREA OF MINIMAL FLOOD HAZARD

BENCHMARKS

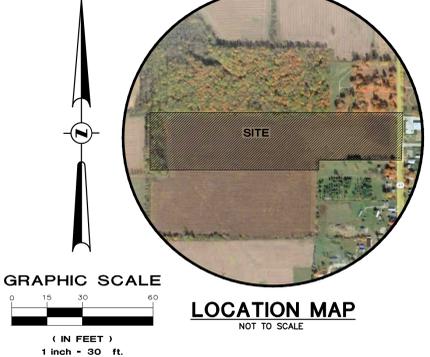
BM #1 - TOP OF NW COR. CONG. SIGN POLE BASE IN MIDDLE OF PROPERTY W. SIDE OF MAIN ST.
ELEV. 1185.33 NAVD 88

BM #2 - NW BOLT UPPER FLANGE ON HYD. W. SIDE OF MAIN ST. 120' S OF PROPERTY
ELEV. 1186.50 NAVD 88



EXCEPTION
30 20 110 001 022 07 4
424 N MAIN ST
HOLLEY, KEVIN
ZONE B-1

30 20 110 001 022 07 4
422 N MAIN ST
ZONE B-1



SURVEY LEGEND

Symbol	MONUMENT / SECTION CORNER
Symbol	FOUND PROPERTY IRON
Symbol	SET PROPERTY IRON
Symbol	EXISTING CATCHBASIN
Symbol	EXISTING MANHOLE/CATCHBASIN
Symbol	EXISTING VALVE
Symbol	EXISTING HYDRANT
Symbol	EXISTING SANITARY SEWER
Symbol	EXISTING STORM SEWER
Symbol	EXISTING WATERMAIN
Symbol	EXISTING FENCE LINE
Symbol	EXISTING UNDERGROUND ELECTRIC LINE
Symbol	EXISTING UNDERGROUND GAS LINE
Symbol	EXISTING UNDERGROUND TELEPHONE LINE
Symbol	EXISTING CENTERLINE
Symbol	EXISTING OVERHEAD ELECTRICAL WIRES
Symbol	EXISTING MAILBOX / NEWSPAPER BOX
Symbol	EXISTING SIGN
Symbol	EXISTING DECIDUOUS TREES
Symbol	EXISTING CONIFEROUS TREES
Symbol	EXISTING UTILITY POWER POLE
Symbol	EXISTING TELEPHONE RISER

OVERALL PARCEL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22; ALSO EXCEPT THE SOUTH 153 FEET OF THE EAST 858 FEET THEREOF; ALSO, LAND BEGINNING AT A POINT 80 RODS NORTH AND 52 RODS WEST OF THE SOUTHEAST CORNER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, AND RUNNING THENCE WEST 108 RODS, THENCE NORTH 40 RODS, THENCE EAST 108 RODS, THENCE SOUTH 40 RODS TO POINT OF BEGINNING, ALL IN SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN.

TAX CODE NO'S 30-20-110-001-001-22-7-4;
30-20-110-001-003-22-7-4

SPLIT PARCEL DESCRIPTION

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS: COMMENCING AT THE EAST 1/4 OF SAID SECTION; THENCE S 00'02'24" W, 100.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING S 00'02'24" W, 250.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE S N 89'28'24" W, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE; THENCE N 00'02'22" E, 250.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE S 89'28'24" E, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 1.91 ACRES, MORE OR LESS.

REMAINDER PARCEL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22; ALSO EXCEPT THE SOUTH 153 FEET OF THE EAST 858 FEET THEREOF; ALSO, LAND BEGINNING AT A POINT 80 RODS NORTH AND 52 RODS WEST OF THE SOUTHEAST CORNER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, AND RUNNING THENCE WEST 108 RODS, THENCE NORTH 40 RODS, THENCE EAST 108 RODS, THENCE SOUTH 40 RODS TO POINT OF BEGINNING, ALL IN SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, ALSO EXCEPT

REMAINDER PARCEL DESCRIPTION

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS: COMMENCING AT THE EAST 1/4 OF SAID SECTION; THENCE S 00'02'24" W, 100.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING S 00'02'24" W, 250.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE S N 89'28'24" W, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE; THENCE N 00'02'22" E, 250.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE S 89'28'24" E, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 1.91 ACRES, MORE OR LESS.

CERTIFICATION

I, BRIAN D FERGUSON, A PROFESSIONAL SURVEYOR, BEING DULY LICENSED BY THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT I HAVE CAUSED THE PROPERTY HEREIN SHOWN TO BE SURVEYED AND PRACTICES FOR THE ACCURACY OF A SURVEY OF THIS TYPE, I ALSO CERTIFY THAT THE SURVEYING CONDITIONS OF THE PROPERTY ARE AS SHOWN HEREON.

Brian D Ferguson
09-15-22
DATE



PROJECT LOG

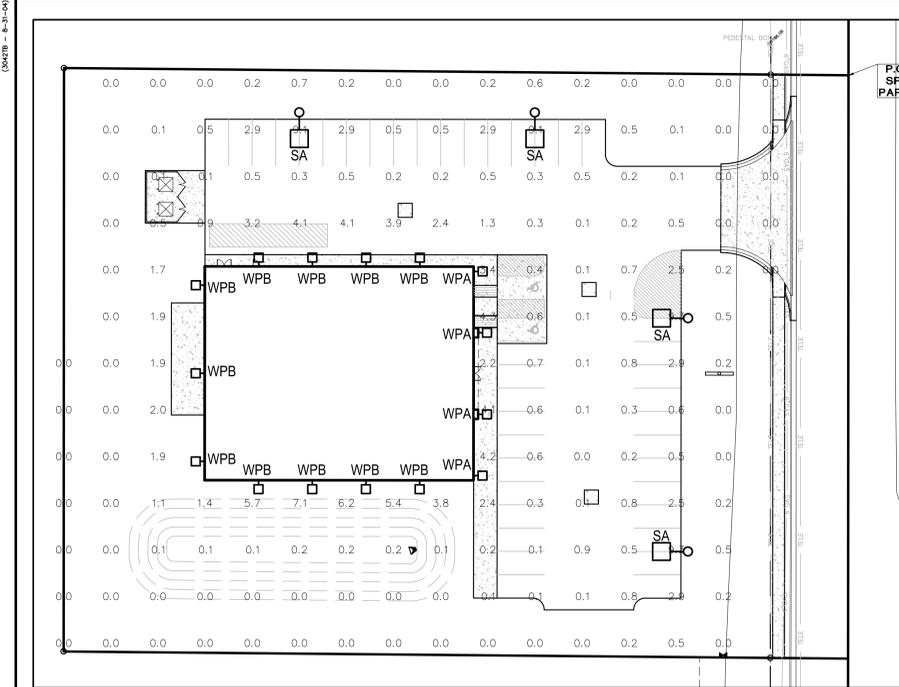
FILE #	FAMILY DOLLAR
PROJ. MGR.	JDM
DESIGN BY:	JDR
CHECKED BY:	NTS
SCALE:	
SHEET:	OF

WOLGAST CORPORATION
4835 TOWNE CENTER ROAD, STE 203
SAGINAW, MI 48604

FAMILY DOLLAR
NORTH MAIN (M-49) STREET
SECTION 22, T7S-R4W
CITY OF READING
HILLSDALE COUNTY, MICHIGAN

D&M SITE INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 159, CARRALLTON, MICHIGAN 48724
PHONE (989) 385-8615 FAX (971) 752-6600

C2.1
2022-328



SITE LIGHTING PLAN
SCALE: 1"=30'

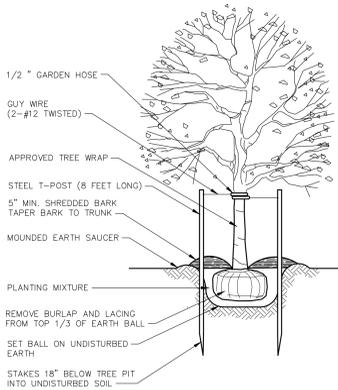
AVERAGE	MAXIMUM	MINIMUM
1.0 FC	9.3 FC	0.0 FC

NOTE: "FC" DENOTES FOOT CANDLE LEVEL

SA	LED AREA LIGHT	RSX1 P1 40K R2 MVOLT SPADDBXD
WPA	LED WALL SCONCE	XWM-2 LED
WPB	LED WALL SCONCE	NEL-WP170

LANDSCAPE GENERAL NOTES

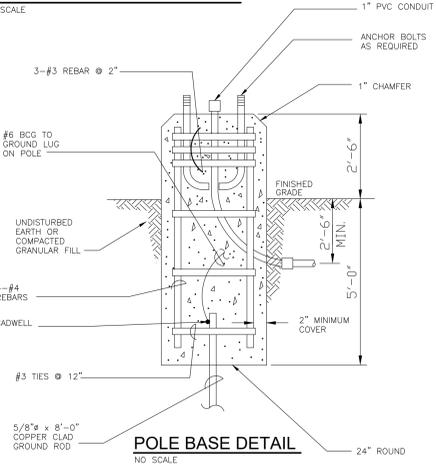
- CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS.
- ALL GREEN SPACES AND PLANTING AREAS SHALL BE IRRIGATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
- REFER TO PLUMBING PLANS FOR LOCATION OF IRRIGATION METER.
- ALL GRASS AREAS TO BE SEED.
- SPACE ALL SHRUBS AT 5- FEET ON CENTER UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID, NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.



DECIDUOUS TREE PLANTING
SCALE: NONE

- NOTE:
- CONTRACTOR SHALL PROVIDE INDICATED LIGHTING OR OTHERWISE APPROVED EQUAL.
 - WHEN ADJACENT TO CURB, LIGHT POLE BASES ARE 3'-FEET FROM B/C TO CENTER OF BASE.

LIGHT POLE AND LAMP DETAIL
NO SCALE



LANDSCAPE NOTES

DESCRIPTION
THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE, PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION 760.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

SITE PREPARATION

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

TOPSOIL SHALL BE FERTILE, FRABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 2% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CARE FOR PLANTS BEFORE PLANTING

PLANTS DESIGNATED "B" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE. ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED" IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

PLANTING

THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS (PLUMB). SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

MULCHING

ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A 5" MINIMUM COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE, TAPERING MULCH TO 2" AROUND THE TRUNK OF ALL PLANTS. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB.

WRAPPING DECIDUOUS TREES

TREE WRAP SHALL COVER TRUNKS OF ALL DECIDUOUS TREES BEGINNING BELOW THE SOIL LINE JUST ABOVE THE ROOTS. TIE WITH TWINE IN 4 PLACES, INCLUDING THE TOP AND BOTTOM OF WRAPPING. MASKING TAPE OR WIRE WILL NOT BE ALLOWED.

BRACING AND GUYING

GUYING SHALL BE EMPLOYED TO PREVENT LEANING OR LOOSENING OF THE TREE FROM THE BALL. BRACING MATERIAL SHALL BE T-POSTS PAINTED GREEN. GUYING MATERIAL SHALL BE 1/2 GAUGE WIRE AND GARDEN HOSE 1/2 INCH DIAMETER. GUY WIRE SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH THE TREE. DECIDUOUS TREES SHALL BE BRACED OR GUYED IMMEDIATELY AFTER THE TREE WRAPPING IS COMPLETED.

STEEL LANDSCAPE EDGING

4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED.

PRUNING

UPON COMPLETION, ALL PLANT MATERIAL MUST BE PRUNED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. ALL CUTS SHALL BE MADE FLUSH LEAVING NOT STUBS. PRUNING PAIN SHALL NOT BE USED.

FINISHING AND CLEANING UP

IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

WARRANTY

THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN ONE (1) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

GENERAL NOTES

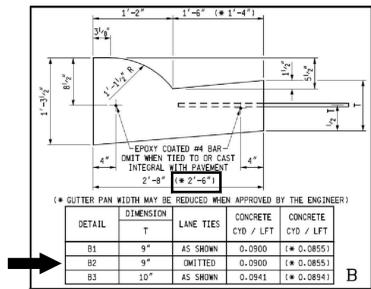
- REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-906 AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
- DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
- ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- PARKING STALL SPACES TO BE 4" SOLID WHITE PAINT STRIPES. HANDICAP PARKING TO BE 4" SOLID BLUE PAINT STRIPES W/ BARRIER FREE STRIPPING OF 4" SOLID BLUE @ 2" O.C. ON 45° ANGLE.
- ALL WORK SHALL CONFORM TO THE CURRENT CITY OF READING AND MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

SITE INFORMATION

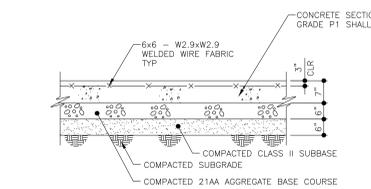
PROPERTY:
AREA = 1.91 ACRES GROSS / 1.72 NET (74,997 S.F.)

LOT COVERAGE:
BUILDING AREA = 10,500 S.F.
LOT COVERAGE = 10,500 / 74,997 = 14.0%

PARKING:
STANDARD = 40
BARRIER FREE = 2
PROVIDED = 42 SPACES



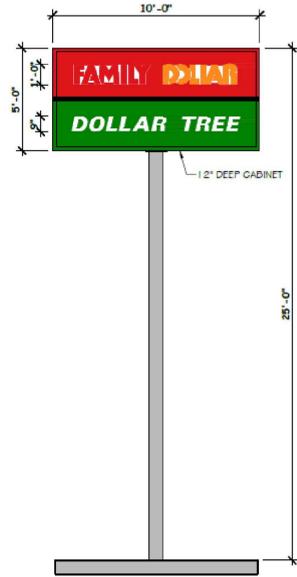
MDOT CONC. CURB & GUTTER
NO SCALE



MDOT COMMERCIAL DRIVEWAY CONCRETE PAVEMENT
NO SCALE

PLANTING SCHEDULE

QUANTITY/KEY	BOTANICAL NAME	COMMON NAME	SIZE
3	TC (GLEDTISA T.) 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" B&B



SIGN DETAIL
SCALE: NO SCALE

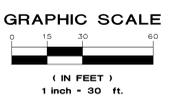
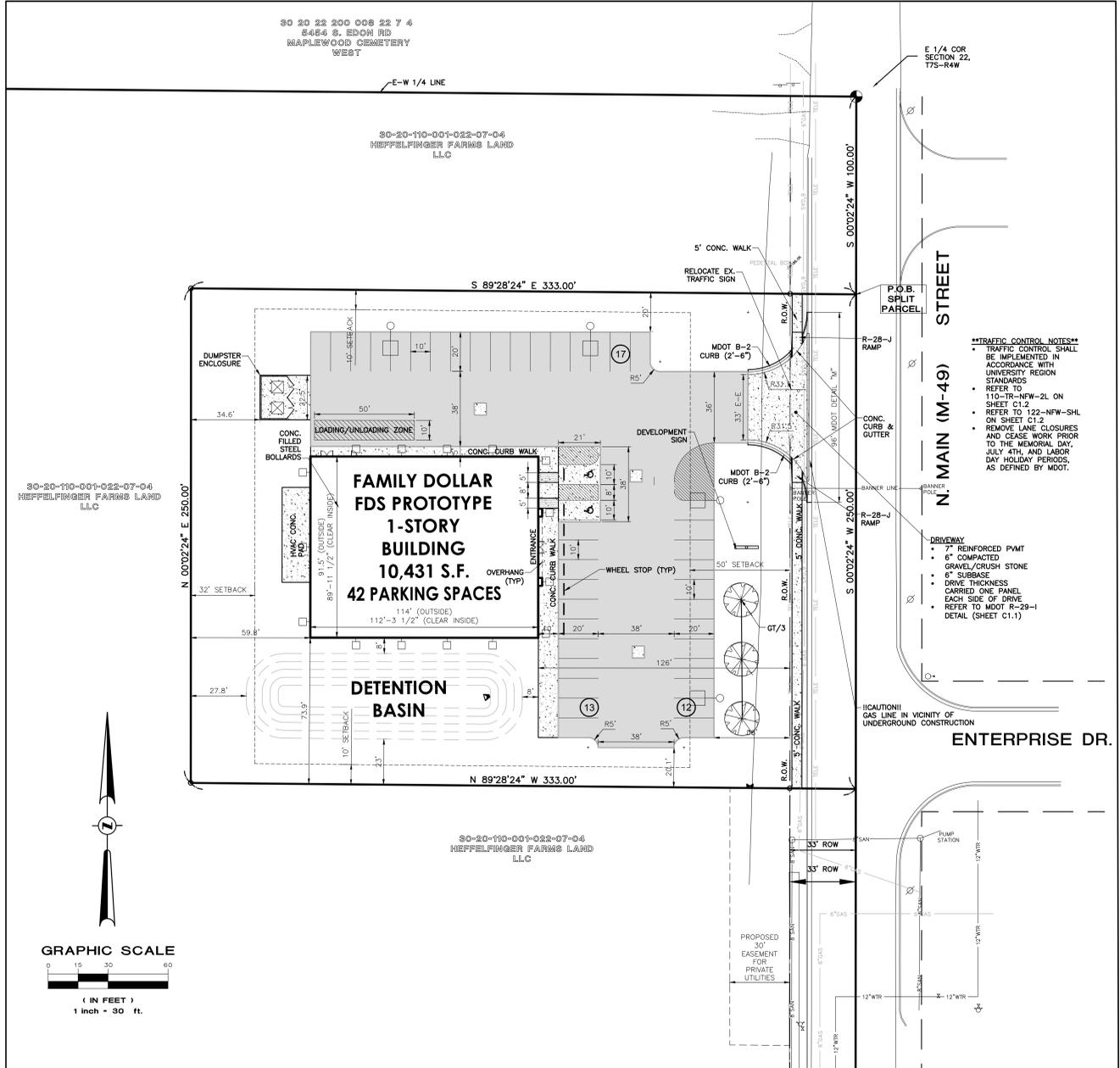


LOCATION MAP
NOT TO SCALE

UTILITY NOTE
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

PAVEMENT INFORMATION

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT



PREPARED UNDER THE SUPERVISION OF:

PROJECT LOG

FILE # FAMILY DOLLAR

DESIGN BY: JDM

DRAWN BY: JDR

CHECKED BY: NTS

SCALE: OF

SHEET: OF

WOLGAST CORPORATION
4835 TOWNE CENTER ROAD, STE 203
SAGINAW, MI 48604

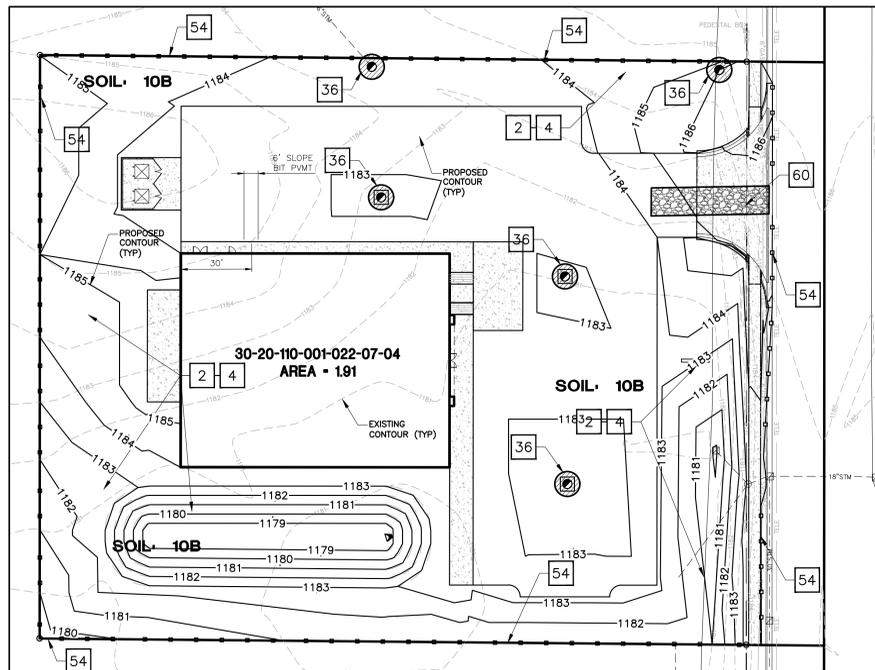
FAMILY DOLLAR
NORTH MAIN (M-49) STREET

SECTION 22, 17S-94W
CITY OF READING
HILLSDALE COUNTY, MICHIGAN

SITE PLAN

D&M SITE INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 195, CARRALLTON, MICHIGAN 48724
PHONE (989) 385-8675 FAX (971) 732-4600

C3.0
2022-2328



EROSION CONTROL PLAN
SCALE: 1"=30'

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- 1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE COUNTY DRAIN COMMISSIONER'S STANDARDS AND SPECIFICATIONS.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
5. AFTER ALL TEMPORARY EROSION CONTROL MEASURES HAVE BEEN INSTALLED, THE CONTRACTOR SHALL CONTACT THE AUTHORITY WITH JURISDICTION FOR AN INSTALLATION INSPECTION.
6. DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR.
7. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR NO LESS THAN ON A DAILY BASIS. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
8. PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING OR EARTH MOVING ACTIVITY HAS BEEN COMPLETED. A FINAL INSPECTION SHALL BE SCHEDULED BY THE CONTRACTOR.
9. AUTHORITY WITH JURISDICTION SHALL INSPECT ALL SOIL EROSION CONTROL MEASURES. FROM THEIR DIRECTION, ADDITIONAL MEASURES SHALL BE CONSTRUCTED AND MAINTENANCE WORK SHALL BE PERFORMED TO ENSURE COMPLIANCE WITH ALL PERMIT REQUIREMENTS.

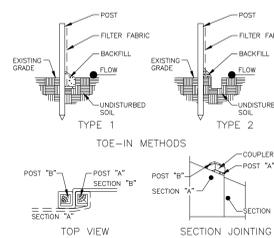
MAINTENANCE NOTES

- 1. SOIL STOCKPILES PERIODIC INSPECTIONS SHOULD BE DONE TO ENSURE EXCESSIVE EROSION HAS NOT OCCURRED. EROSION THAT HAS OCCURRED UNDER THE FENCING, AND TO ENSURE THE FENCE HAS NOT COLLAPSED DUE TO SOIL SLIPPAGE OR ACCESS BY CONSTRUCTION EQUIPMENT. REPAIR ANY DAMAGED FENCING IMMEDIATELY.
2. DUST CONTROL TO PREVENT DUST FROM BECOMING A PUBLIC NUISANCE AND CAUSING OFF-SITE DAMAGES, DUST CONTROL SHOULD BE ONGOING DURING EARTH CHANGES ACTIVITIES.
3. SILT FENCE SILT FENCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF (1/2) THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SOIL STOCKPILE. IF THE FABRIC IS BEING UNDERCUT (I.E. IF WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE PROCEDURES GIVEN ABOVE. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. SILT FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE AREA IS FULLY STABILIZED.

- 4. SEEDING NEWLY SEEDER AREAS NEED TO BE INSPECTED FREQUENTLY FOR THE FIRST FEW MONTHS TO ENSURE THE GRASS IS GROWING. IF THE SEEDER AREA IS DAMAGED DUE TO RUNOFF, ADDITIONAL SEEDING MEASURES MAY BE NEEDED. SPOT SEEDING CAN BE DONE ON SMALL AREAS TO FILL IN BARE SPOTS WHERE GRASS DIDN'T GROW PROPERLY.
5. MULCHING MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MULCH IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE MULCH IN PLACE.
6. CONSTRUCTION ENTRANCE PROPER MAINTENANCE MAY INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.

CONSTRUCTION SEQUENCE

- 1. PROVIDE EROSION CONTROL MEASURES THAT WILL BE USED AS PART OF THIS WORK. INSTALL ADDITIONAL MEASURES AS REQUIRED BY THESE DRAWINGS AND AS FIELD.
2. REMOVE PAVEMENT AND THE INDICATED UTILITY STRUCTURES FULL-DEPTH. REMOVE TREES, SHRUBS, STUMPS AND ROOT SYSTEMS TO MINIMUM DEPTH OF 42" AND LEGALLY DISPOSE OFF-SITE. PROTECT TREES TO REMAIN WITH CONSTRUCTION FENCING PLACED AROUND PERIPHERY OF TREE DRIP-LINE.
3. IMPLEMENT TEMPORARY SOIL EROSION CONTROL MEASURES, INCLUDING SILT FENCE INSTALLATION AND GRAVEL ACCESS DRIVE.
4. STRIP TOPSOIL AND STOCKPILE.
5. CONSTRUCT STORM SEWER SYSTEM COMPLETE. IMMEDIATELY INSTALL INLET FILTERS ON ALL CATCH BASINS.
6. BEGIN FOUNDATION INSTALLATION.
7. INSTALL SANITARY SEWER AND WATERMAN.
8. INSTALL ALL OTHER UTILITIES.
9. INSTALL ALL PAVEMENT.
10. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING, RESTORATION OF ALL CUT AND FILL SLOPES SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING.
11. DAILY, OR AS REQUIRED, CONSTRUCT AND MAINTAIN TEMPORARY BEENS, DRAINS, SILT FENCE, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
12. COMPLETE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, INCLUDING RESTORATION OPERATIONS. PERFORM PAVEMENT INSTALLATION.
13. FINISH GRADE, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS.
14. CLEAN PAVEMENT AND STORM SEWERS OF ALL SEDIMENT.
15. REMOVE SOIL EROSION CONTROL MEASURES AFTER PERMANENT PAVEMENT HAS BEEN ESTABLISHED.
16. INSTALL LANDSCAPING.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.



54 SILT FENCE
NO SCALE

GENERAL NOTES

- 1. REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
5. DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
6. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF READING AND MDTI STANDARDS AND SPECIFICATIONS.

SPLIT PARCEL DESCRIPTION

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 7 SOUTH, RANGE 4 WEST, CITY OF READING, HILLSDALE COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS: COMMENCING AT THE EAST 1/4 OF SAID SECTION; THENCE S 00°02'24" W, 100.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°02'24" W, 250.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE S N 89°28'24" W, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE; THENCE N 00°02'22" E, 250.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE S N 89°28'24" E, 333.00 FEET PARALLEL WITH EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 1.91 ACRES, MORE OR LESS.

FLOODPLAIN INFORMATION

CITY OF READING, HILLSDALE COUNTY, MICHIGAN MAP NUMBER: 26059C02600 AND 26059C03000 EFFECTIVE DATE: 02-19-2014 FLOOD ZONE: X (PER FIRM) AREA OF MINIMAL FLOOD HAZARD

BENCHMARKS

B.M. #1 - TOP OF NW COR. CONC. SIGN POLE BASE IN MIDDLE OF PROPERTY W. SIDE OF MAIN ST. ELEV. 1185.33 NAVD 88
B.M. #2 - NW BOLT UPPER FLANGE ON HYD. W. SIDE OF MAIN ST. 120' S OF PROPERTY ELEV. 1186.50 NAVD 88

RESPONSIBLE PARTY

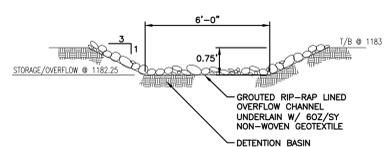
WOLGAST CORPORATION 4835 TOWNE CENTER RD SUITE 203 SAGINAW, MI 48604 PH 989-790-9120

SOIL CONDITIONS

USDA NRCS WEB SOIL SURVEY FOR HILLSDALE COUNTY 10B: HILLSDALE-RIDDLES COMPLEX, 2 TO 6 PERCENT SLOPES

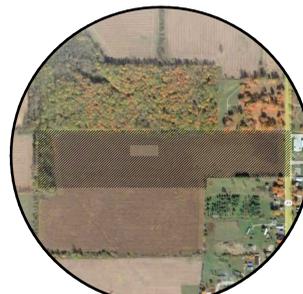
SOIL EROSION CONTROL MEASURES

Table with 3 columns: Measure Number, Measure Name, and Description. Includes Selective Grading & Seeding, Vegetative Stabilization, Silt Fence, and Temporary Gravel Construction Entrance.



DETENTION BASIN OVERFLOW CHANNEL
NO SCALE

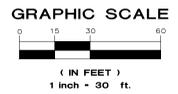
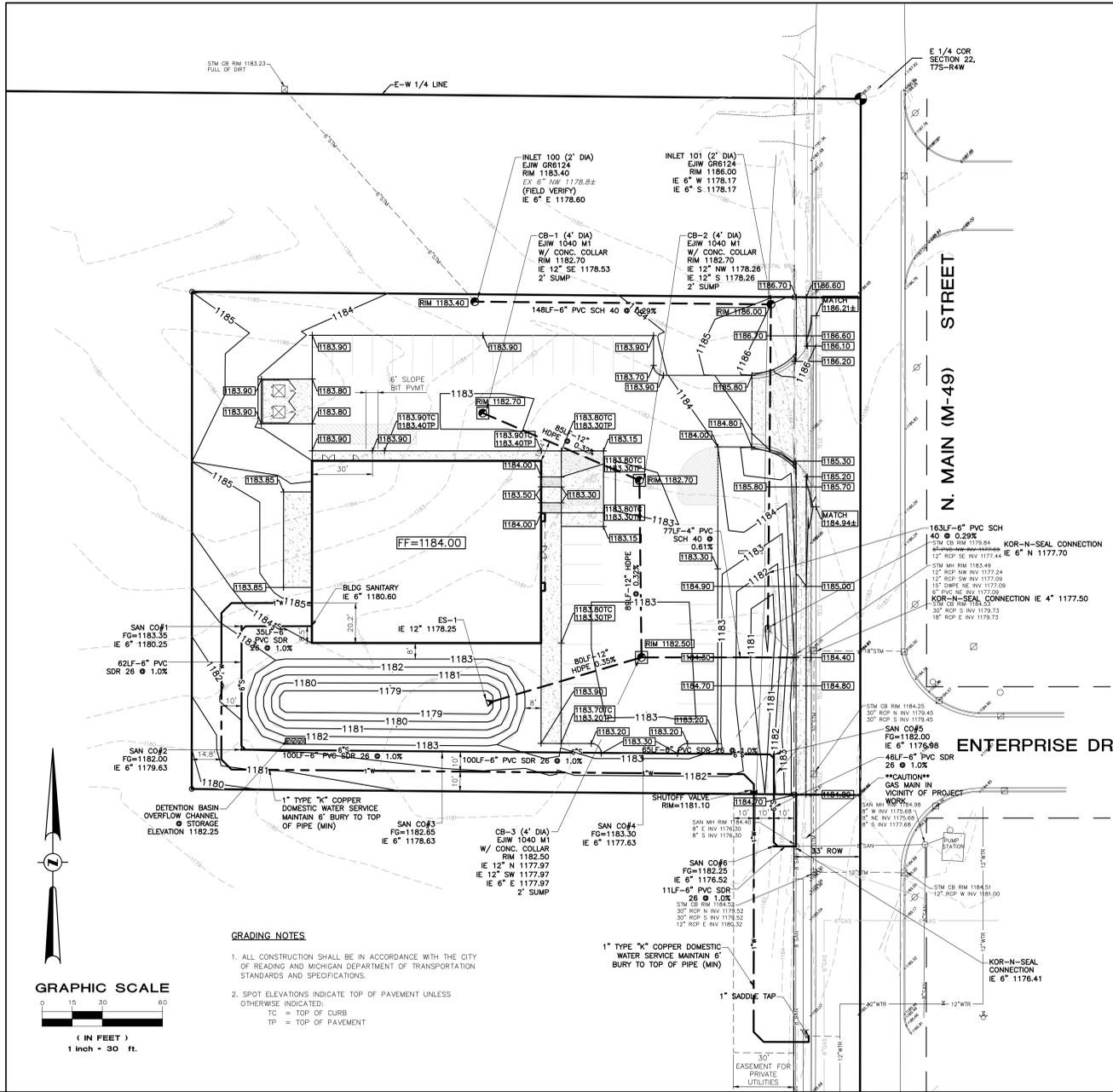
UTILITY NOTE
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.



LOCATION MAP
NOT TO SCALE

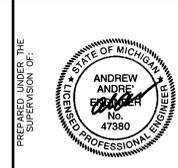
SOIL EROSION & SEDIMENTATION CONTROL OPERATION TIME SCHEDULE. Gantt chart showing construction sequence from April 2023 to April 2024. Includes categories like Temporary Erosion Control Measures, Storm Sewer, Foundation/Bldg. Construction, etc.

DRAINAGE OUTLET: MUNICIPAL STORM SEWER NORTH N. MAIN STREET RIGHT-OF-WAY
NEAREST WATER BODY: MEADE DRAIN APPROXIMATELY 3,000.0 LF TO THE SOUTHEAST OF THE PROJECT SITE



GRADING NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF READING AND MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
TP = TOP OF CURB
TC = TOP OF PAVEMENT



PROJECT LOG table with columns for Date, Description, and Status. Includes entries for File #, Family Dollar, and other project milestones.

Table with columns for Design, Drawn, Checked, Scale, and Sheet. Includes names like J.M., J.R., N.T., and sheet numbers.

WOLGAST CORPORATION
4835 TOWNE CENTER ROAD, STE 203
SAGINAW, MI 48604

FAMILY DOLLAR
NORTH MAIN (M-49) STREET
SECTION 22, T7S-R4W
CITY OF READING
HILLSDALE COUNTY, MICHIGAN

D&M SITE INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 199, CARRILLON, MICHIGAN 48724
PHONE (989) 365-8675 FAX (971) 752-6600

C4.0
2022-238



2
C1.00

FRONT ELEVATION

SCALE: 1/8" = 10' - 0"