City of Hastings Michigan

(269) 945-2468
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201 E. State Street 49058

Regular Council Meeting
October 13, 2025
Executive Summary

Item #	Summary
9A	**Description**: Items for Action by Unanimous Consent **Recommended Action**: Motion to approve the consent agenda as presented.
10A	**Description:** Ordinance 632 - 420 E Mill St PUD **Recommended Action:** Motion to conduct second reading and adopt **Ordinance 632** and to approve the final site plan as presented.
10B	**Description:** Ordinance 633 – 3-4 Family Overlay District **Recommended Action:** Conduct first reading of **Ordinance 633** pertaining to text amendment to Chapter 90, Article 90-VI to add Division 90-VI-6A, Sections 90-350 through 90-357 pertaining to the 3-4 Family Overlay District as recommended by the Planning Commission on October 6, 2025.

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Item #	Summary
10C	**Description:** Final Clarifier #2 Construction Contract Approval **Recommended Action:** Motion to accept the proposal from Allied Mechanical Services, and to approve a construction contract for the WWTF Improvements Final Clarifier #2 project in the amount of $494,000 with a contingency of $24,700 for a total authorized cost of **$518,700.**
10D	**Description:** 2025 Street Line Painting **Recommended Action:** Motion to approve the 2025 street line painting with Michigan Pavement Markings for **$35,907.**
10E	**Description:** Proposal from SME for Incentive Design Services **Recommended Action:** Motion to approve the proposal by SME for incentive design services in the amount of **$5,500.**
10F	**Description:** Tree Planting **Recommended Action:** Motion to accept the proposal by **TBD** to plant fifteen (15) trees in the amount of **$TBD.**
10G	**Description:** 133 E State St Vacant Parcel **Recommended Action:** Motion to approve staff to provide notice that we are accepting letters of interest for the property at 133 E State Street and to approve the City Manager to negotiate a purchase and development agreement with interested developers.

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

City Council Agenda
October 13, 2025

1. Regular meeting called to order at 7:00 PM
2. Roll call
3. Pledge to the flag

* 4. Approval of the agenda

* 5. Approval of the minutes

- A. Approval of the September 22, 2025, regular meeting minutes.
- B. Approval of the September 22, 2025, closed session minutes.
- C. Approval of the September 29, 2025, special meeting minutes.

√ 6. Public Hearings: (None)

7. Public Comment:

8. Formal Recognitions and Presentations:

- A. Presentation from Dave Hatfield, Barry County Commissioner.

√ 9. Items for Action by Unanimous Consent:

* A. Receive and place on file fourteen (14) invoices totaling **$613,407.30**.

√ 10. Items of Business:

* A. Second reading and adoption of Ordinance 632

* B. First reading of Ordinance 633

* C. Final Clarifier #2 Construction Contract Approval

* D. Approval of Moore & Bruggink Engineering Services for WWTP

* E. 2025 Street Line Painting Bid

* F. Proposal from SME for Incentive Design Services

* G. Tree Planting

* H. 133 East State Street Vacant Parcel

11. Staff Presentations and Policy Discussions (None)

12. City Manager Report:

* A. Fire Chief Jordan Monthly Report
* B. Library Director Edelman Monthly Report

√ 13. Reports and Communications:

* A. Hastings Public Library Board of Trustees DRAFT Minutes – September 8, 2025
* B. Hastings Public Library Board of Trustees DRAFT Minutes – October 6, 2025
* C. YMCA Updates for the City of Hastings – September 24, 2025
* D. Rutland Charter Township/City of Hastings Joint Planning Commission DRAFT Minutes – September 17, 2025
* E. Thornapple River Trail Stakeholders Meeting Minutes – September 22, 2025

14. Public Comment:

15. Mayor and Council comment:

16. Adjourn

* Items with enclosures.
√ Motion under agenda heading requires roll call vote.

Guidelines for Public Comment

Public Comment is welcomed and appreciated. Please follow these simple guidelines to ensure all have an opportunity to be heard.

All comments and questions will be made through the chair. All comments will be made in a courteous and civil manner; profanity and personal attacks will not be tolerated. Please limit the length of your comments to 3 minutes. If you are a member of a group, please appoint a spokesperson to speak on behalf of the group (those speaking on behalf of a group may be provided additional time). Please state your name before offering comment.

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

City Council Minutes
September 22, 2025

1. Regular meeting called to order at 7:00 PM

2. Roll call

   Councilmembers Present: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava

   City Staff and Appointees Present: Moyer-Cale, Boulter, Jordan, King and Perin

3. Motion by Mclean, with support from Rocha, to excuse Councilmember Bergeron from the September 22, 2025, regular meeting.

   All ayes. Motion carried.

4. Pledge to the flag

5. Approval of the agenda

   Motion by McLean, with support from Devroy, to approve the agenda as presented. All ayes. Motion carried.

6. Approval of the minutes of the September 8, 2025, regular meeting

   Motion by Stenzelbarton, with support from Brehm, to approve the minutes of the September 8, 2025, regular meeting.

   Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
   Nays: None
   Absent: Bergeron
   Motion carried.

7. Public Hearings: (None)

8. Public Comment:

   Comments from Carol Ergang, City resident, about the Relay for Life "Survivor's Walk" in Tyden Park, and requesting repairs for the sidewalks in Tyden Park.

   Comments from Sarah Robins, City resident, concerned about the safety of the Lifegate Church fireworks displays, in relation to her proximity and the well-being of her neighbors. Also showcased a year's-worth of spent fireworks casings.

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Comments from Joyce Fryling, City resident, echoing Sarah's concerns about Lifegate Church and their fireworks displays.

9. Formal Recognitions and Presentations:

   A. Presentation from Dave Hatfield, Barry County Commissioner (Absent).

   B. Presentation from Gino Lucci, Hastings City/Barry County Airport Manager.

      Shared Powerpoint presentation on Airport activities, and answered Council questions.

10. Items for Action by Unanimous Consent:

   A. Consider casting a ballot for Michelle LaVoy and Josh Meringa to serve three-year terms on the MML Liability & Property Pool Board.

      Motion by Rocha, with support from Devroy, to cast a ballot for Michelle LaVoy and Josh Meringa to serve three-year terms on the MML Liability & Property Pool Board.

      Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
      Nays: None
      Absent: Bergeron
      Motion carried.

11. Items of Business:

   A. Consider approval of, under direction of staff, the Downtown Business Connection request to hold the Fall Girls Night Out event on **Thursday, October 9, 2025, from 5:00 PM until 8:00 PM** and consent to the closure of South Jefferson Street between State Street and Court Street, and allow food trucks.

      Motion by McLean, with support from Barlow, to approve, under direction of staff, the Downtown Business Connection request to hold the Fall Girls Night Out event on **Thursday, October 9, 2025, from 5:00 PM until 8:00 PM** and consent to the closure of South Jefferson Street between State Street and Court Street, and allow food trucks.

      Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
      Nays: None
      Absent: Bergeron
      Motion carried.

   B. Consider approval of, under direction of staff, the Hastings Student Council's request to conduct the annual Homecoming Parade on city streets located near Hastings High School on **Friday, October 10, 2025, from 5:30 PM to 6:00 PM.**

      Motion by Stenzelbarton, with support from McLean, to approve, under direction of staff, the Hastings Student Council's request to conduct the annual Homecoming

Parade on city streets located near Hastings High School on **Friday, October 10, 2025, from 5:30 PM to 6:00 PM.**

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
Nays: None
Absent: Bergeron
Motion carried.

C. Consider approval of, under direction of staff, St. Rose of Lima's request to hold the annual 5K Fun Run to be held on **May 2, 2026, from 10:00 AM until 11:30 AM.**

Motion by McLean, with support from Devroy, to approve, under direction of staff, St. Rose of Lima's request to hold the annual 5K Fun Run to be held on **May 2, 2026, from 10:00 AM until 11:30 AM.**

Discussion held to adjust initial typo in agenda and minutes, to be corrected.

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
Nays: None
Absent: Bergeron
Motion carried.

D. Consider approval of the replacement of storm sewer on S. Boltwood St. from Baker Excavating for **$17,300.**

Motion by Barlow, with support from McLean, to approve of the replacement of storm sewer on S. Boltwood St. from Baker Excavating for **$17,300.**

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
Nays: None
Absent: Bergeron
Motion carried.

E. Consider approval of the shared purchase of a PortaCount Model 8048 Respirator Fit Tester for the shared cost of **$5,800.**

Motion by Brehm, with support from McLean, to approve the shared purchase of a PortaCount Model 8048 Respirator Fit Tester for the shared cost of **$5,800.**

Discussion held.

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
Nays: None
Absent: Bergeron
Motion carried.

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F. Consider authorization of the purchase of a new radar trailer, along with a portable radar sign, from All Traffic Solutions, Inc. for the total amount of **$17,132.12.**

Motion by Resseguie, with support from Devroy, to authorize the purchase of a new radar trailer, along with a portable radar sign, from All Traffic Solutions, Inc. for the total amount of **$17,132.12.**

Discussion held.

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha and Tossava
Nays: Stenzelbarton
Absent: Bergeron
Motion carried.

G. Consider authorization of the purchase of four new Taser Model 10 devices, and sign contract with Axon Enterprise for the next five years of service, in the total amount of **$40,780.**

Motion by McLean, with support from Brehm, to authorize the purchase of four new Taser Model 10 devices, and sign contract with Axon Enterprise for the next five years of service, in the total amount of **$40,780.**

Discussion held.

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
Nays: None
Absent: Bergeron
Motion carried.

H. Consider accepting the proposal by Progressive Companies for the W. State Street Corridor Plan in the amount of **$48,450.**

Motion by McLean, with support from Devroy, to accept the proposal by Progressive Companies for the W. State Street Corridor Plan in the amount of **$48,450.**

Discussion held, providing added details, such as MDOT planning a Cook to Broadway reconstruction in 2028, that this item has been shared with the DDA because it is within their district, that this proposal is not budgeted, but the General Fund balance can be used to pay, and the DDA may contribute with added funds.

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha and Tossava
Nays: Stenzelbarton
Absent: Bergeron
Motion carried.

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12. Staff Presentations and Policy Discussions:

    A. Pedestrian Crossing Survey Results

    Discussion held, with Chief Boulter providing future feedback on crash incidents at the Pedestrian Island, and suggesting no left turn onto Thorn Street off of Southbound Broadway.

13. City Manager Report:

    A. Police Chief Boulter Monthly Report
    B. City Clerk/Treasurer Perin Monthly Financial Reports
    C. Community Development Director King Monthly Report
    D. Department of Public Services Street Superintendent Neil Report

14. Reports and Communications:

    A. Downtown Development Authority DRAFT Meeting Minutes – September 18, 2025

    Motion by Brehm, with support from Rocha, to place on file item A.
    All ayes. Motion carried.

15. Public Comment:

    Comments from Gino Lucci, Nashville resident, suggesting a full traffic light at the intersection of Broadway and West State Road to help slow traffic at pedestrian crossing.

16. Mayor and Council comment:

    Comments from Mayor Tossava, sharing his experiences at the MML Conference in Grand Rapids, MI, last week.

17. Closed Session:

    A. Consider recessing to closed session at the conclusion of regular business as permitted under Section 8 (1)(a) of the Michigan Open Meetings Act for the periodic personnel evaluation of the City Manager, at the Manager's request.

       Motion by McLean, with support from Devroy, to recess to closed session at the conclusion of regular business as permitted under Section 8 (1)(a) of the Michigan Open Meetings Act for the periodic personnel evaluation of the City Manager, at the Manager's request.

       Ayes: Barlow, Brehm, Devroy, Resseguie, Rocha, Stenzelbarton and Tossava
       Nays: None
       Absent: Bergeron
       All ayes. Motion carried. Meeting adjourned to closed session at 8:20 PM

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18. Return to Open Session:

Council returned to open session at 8:37 PM.

A. Motion by Stenzelbarton, with support from Devroy, to approve increase in City Manager Compensation to **Grade 11, Step 8 at $135,464.75.**

Ayes: Barlow, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava.
Nays: None
Absent: Bergeron
Motion carried.

19. Adjourn:

Motion by Rocha, with support from McLean, to adjourn.
All ayes. Motion carried. Meeting adjourned at 8:38 PM.

Read and Approved:

_____ _____

David J. Tossava, Mayor Linda Perin, City Clerk

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City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

City Council Special Meeting Minutes
September 29, 2025

1. Special meeting called to order at 7:00 PM

2. Roll call

   Councilmembers Present: Bergeron, Brehm, Devroy, McLean, Resseguie, Stenzelbarton and Tossava

   Councilmembers Absent: Barlow and Rocha

   City Staff and Appointees Present: Moyer-Cale, Kelly and Perin

3. Approval of agenda

   Motion by Stenzelbarton, with support from Devroy, to amend and approve of the agenda to add Public Comments as Item 4.
   All ayes. Motion carried.

4. Public Comments: None

5. Public Hearing to hear comments on the Planned Unit Development (PUD) Modification.

   Comments from Chris Stafford, on behalf of the Barry Community Foundation, in support of the development, including the addition of childcare.

   Closed Public Comments: 7:05 PM.

   Presentation from Greg Taylor, Senior Development Specialist with Copper Rock Construction & Development.

6. Presentation of final site plan and conduct first reading of **Ordinance 632.**

7. Consider request for road closure on Green Street on **Friday, October 31, 2025,** for Halloween Trick or Treating. The closure requested is on Green Street from Broadway Avenue to Cass Street to include all intersecting roadways in between. The requested closure is from **5:00 PM until 7:30 PM.**

   Motion by McLean, with support from Devroy, to close Green Street Green Street on **Friday, October 31, 2025,** for Halloween Trick or Treating. The closure requested is on Green Street from Broadway Avenue to Cass Street to include all intersecting roadways in between. The requested closure is from **5:00 PM until 7:30 PM.**

   Ayes: Bergeron, Brehm, Devroy, McLean, Resseguie, Stenzelbarton and Tossava

Nays: None
Absent: Barlow and Rocha
Motion carried.

8. Consider approval of the Interlocal Agreement with Hastings Area School System as presented, and to authorize the Mayor and Clerk to sign the document.

   Motion by Brehm, with support from Bergeron, to approve the Interlocal Agreement with Hastings Area School System as presented, and to authorize the Mayor and Clerk to sign the document.

   Ayes: Bergeron, Brehm, Devroy, McLean, Resseguie, Stenzelbarton and Tossava
   Nays: None
   Absent: Barlow and Rocha
   Motion carried.

9. Adjourn Special Meeting.

   Motion by McLean, with support from Resseguie.
   All ayes. Motion carried. Special Meeting adjourned at 7:09 PM.

Read and Approved:

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David J. Tossava, Mayor Linda Perin, City Clerk

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Summary - City of Hastings Invoices
City Council Meeting
October 13, 2025

No.	Vendor	Amount	Description (with date paid)
1	National Hose Testing	$5,424.00	Annual Fire Host Testing (Sep 9, 2025)
2	Civic Systems LLC	$6,510.00	Software Support and Maintenance (Sep 8, 2025)
3	USALCO	$6,820.51	Alum Sulfate WWTP (Sep 12, 2025)
4	Windemuller	$9,500.00	Inv #2 Comm Services - LDO Sensors Upgrade (Aug 29, 2025)
5	KV Landscapes LLC	$11,807.00	September Lawn Maintenance (Oct 1, 2025)
6	Aunalytics Inc	$15,144.98	September IT Service (Oct 2, 2025)
7	Stryker Sales LLC	$18,207.07	Lifepac LP 15 Monitor/AED (Aug 26, 2025)
8	EJ USA Inc	$19,058.80	Lead Service Replacement Supplies (Sep 16, 2025)
9	Advantage Plumbing	$22,470.00	Lead Service Replacement Sep 2025 (Sep 16, 2025)
10	Thornapple Arts Council	$35,255.00	2025 Program Support (Oct 2, 2025)
11	Lunghamer Ford Owosso	$50,171.00	2026 Ford F250 Pickup (Sep 12, 2025)
12	Ace Asphalt Chip Seal	$66,367.13	Deposit for Chip Seal Paving (Sep 17, 2025
13	Clear Heights Construct	$96,356.40	Salt Storage Barn (Sep 23, 2025)
14	Michigan CAT	$250,315.41	2025 New Caterpillar Loader (Sep 22, 2025)
14	**Invoices**	**$613,407.30**	

Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: Ordinance #632 420 E Mill PUD

Meeting Date: October 13, 2025

Recommended Action:

Motion to conduct second reading and adopt **Ordinance 632** and to approve the final site plan as presented.

Background Information:

During a special meeting of City Council on September 29, 2025, City Council conducted a public hearing and considered a 420 E Mill Planned Unit Development (PUD) modification. City Council conducted the first reading of Ordinance #632. Section 7.3 (b)(4) of the City Code states: Unless declared to be an emergency ordinance by a vote of not less than six (6) members of the Council, no ordinance shall be adopted by the Council until at least two (2) weeks have elapsed following the introduction thereof.

Financial Implications:

There are no direct financial implications from this request.

Attachments:

- Ordinance # 632

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 632
AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING ARTICLE VII-C 420 E MILL PUD

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 of the Code of Ordinances, City of Hastings, Michigan, is amended to amend Article VII-C as follows:

Article VII-C: 420 E MILL PUD

Sec. 90-730.13. - Zoning map.

The zoning ordinance of the City of Hastings is hereby amended by rezoning the following described lands from the D-1, Industrial District to the PUD, Planned Unit Development District, in accordance with the final development plan of the 420 E Mill Planned Unit Development, subject to all the terms and conditions of this division:

DESCRIPTION

ALL OF LOTS 330, 332, 333, AND 334 AND PART OF LOTS 329, 331, AND 335 AND PART OF VACATED PLATTED HANOVER STREET, AND PART OF VACATED PLATTED BOLTWOOD STREET, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST: THENCE S00°15'23"W, 1121.83 FEET ALONG THE NORTH-SOUTH ¼ LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET; THENCE ALONG SAID SOUTH LINE N89°46'48"W, 534.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE S34°44'13"W, 359.13 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BAND OF THE THORNAPPLE RIVER; THENCE ALONG SAID TRAVERSE LINE N50°51'15"W, 331.34 FEET; THENCE CONTINUING ALONG SAID TRAVERSE LINE N68°47'24"W, 82.56 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE ALONG THE WEST LINE OF VACATED BOLTWOOD STREET N00°19'59"E, 58.15 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE ALONG SAID SOUTH

LINE S89°46'48"E, 538.24 FEET TO THE POINT OF BEGINNING. INCLUDING LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER, AS LIMITED BY THE SIDE LINES EXTENDED TO THE WATER EDGE. CONTAINING 1.95 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AS UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER.SPLIT/COMBINED ON 01/13/2017 FROM 55-001-001-00.

General Location: 328 E Mill St. This parcel contains approximately 2.152 acres.

and;

The zoning ordinance of the City of Hastings is hereby amended by rezoning the following described lands from Royal Coach PUD to Planned Unit Development, in accordance with the final development plan of 420 E Mill Planned Unit Development, subject to all the terms and conditions of this division:

DESCRIPTION

ALL OF LOTS 322 THRU 328, LOTS 336 THRU 348, PART OF LOTS 329 AND 335, ALL OF THE BLANK LOTS LYING WEST OF LOT 348, SOUTH OF APPLE STREET AND NORTHERLY OF THE THORNAPPLE RIVER, AND PART OF VACATED HANOVER, EAST AND APPLE STREETS, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 POST OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST, HASTINGS TOWNSHIP, BARRY COUNTY, MICHIGAN; THENCE S00°15'25"W 1121.72 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET (SAID POINT LYING 1.39 FEET EAST OF AN IRON PIPE); THENCE S00°15'25"W, 499.60 FEET ALONG SAID 1/4 LINE TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BANK OF THE THORNAPPLE RIVER; THENCE S70°55'22"W, 268.20 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N72°46'49"W, 215 .56 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N50o12'27"W, 358 .27 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE N34 °44'13"E, 360 .42 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE S89°46'48"E, 531.53 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. INCLUDING ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER AS LIMITED BY THE SOUTHERLY EXTENSION OF THE SIDELINES. CONTAINING 7.71 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AN UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER.

General Location: 420 E Mill St. This parcel contains approximately 8.21 acres.

Sec. 90-730.14. - Development plan.

The rezoning of the above-described lands to the planned unit development district, in accordance with the final amended PUD plan of the 420 E Mill Planned Unit Development ("the development") is subject to all the following terms and conditions:

The 420 E Mill Planned Unit Development shall comply in all respects with the final PUD plan of the development. The final development plan has a date of July 23, 2025, as prepared by AR Engineering on behalf of CopperRock Construction and includes the application for planned unit development rezoning, the PUD narrative, architectural elevation drawings of the proposed buildings and other materials submitted with the application, except to the extent that any such materials may be inconsistent with this division.

In the case of conflicts or discrepancies between any part of the final amended development plan and the terms of this division, this division shall control.

Sec. 90-730.15. - Permitted uses.

Only the principal and accessory uses noted below shall be allowed in the 420 E Mill PUD District:

(a) Building "A" consisting of Eighteen (18) one-bedroom units, thirty (30) two-bedroom units, and three (3) three-bedroom units for an overall unit count of fifty-one (51).

(b) Building "B" consisting of nine (9) one-bedroom units, forty-two (42) two-bedroom units, and three (3) three-bedroom units for an overall unit count of fifty-four (54) units.

(c) Building "C" consisting of nine (9) one-bedroom units, nineteen (19) two-bedroom units, and two (2) three-bedroom units for an overall unit count of thirty (30) units.

(d) Building "D" Barry County Food and Arts Center consisting of parking lot area**s** to the west and northeast of building "D" consisting of 10,740 square feet with a Child Care Center and other uses consistent with this Article.

Sec. 90-730.16. – District Regulations.

The district regulations for the 420 E Mill PUD will be the same as A-1 (Sec. 90-394) with the following departures:

(a) Building front setback for multi-family buildings with more than four dwelling units is a minimum of 5 feet.

(b) The unit density is 24.5 units per acre of development area and multiple family buildings to exceed 24 units per building.

(c) Maximum building height is 40 feet.

(d) 30 feet building separation

Sec. 90-730.17. - Development requirements.

(1) *Street and access.*

(a) Ingress and egress shall be by way of three (3) driveways from Mill Street to the north.

(b) Pedestrian access will also be by the existing trestle bridge over the Thornapple River.

(2) *Utilities.* The uses shall be served by public water and sanitary sewer as approved by the director of public services for the City of Hastings.

(3) *Surface water drainage.* Stormwater management plan as approved by director of public services for the City of Hastings with review by the Department of Energy, Great Lakes, and Environment.

(4) *Open space.* Development will provide approximately 3.50 acres or 35% of open space on the site.

(5) *Preservation of natural area.* Placement of buildings, site improvements, and open space is largely respectful of wetlands, floodplain, Butler Creek, and the Thornapple River frontage.

(6) *Landscaping.* Landscaping shall be provided in compliance with Article XII and approved by administrative staff.

(7) *Lighting.* Lighting plans shall be approved by administrative staff.

(8) *Signs.* Signs for the 420 E Mill PUD shall comply with all regulations of article XI of the Hastings Zoning Ordinance as are applicable to the use.

(9) *Parking.* 259 parking spaces required, and 267 parking spaces will be provided.

(10) *Uses and development regulations not specified.* For all uses and development regulations not specified in this division, the requirements of the multifamily buildings shall use the requirements of the A-1 zone.

Sec. 90-730.18. - Findings.

The city council hereby determines that the final amended site plan and PUD zone for 420 E Mill project complies with the provisions of the Hastings Zoning Ordinance and

promotes its intent and purposes. The council also finds that granting the PUD rezoning will result in a recognizable and substantial benefit to the users of the project and to the community and that the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.

The council further finds that based on the design of the PUD, the proposed use is appropriate for the proposed location and is not likely to lead to a significant change in the uses master planned in the area adjacent to the 420 E Mill PUD. Also, the proposed development will not have a significant negative impact on the surrounding area and the proposed development will be under single ownership and control for completing the project in conformity with this article.

SECTION II.

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

SECTION IV

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member , with support by Member , that Ordinance No. 632 be adopted as read.

YEAS:
NAYS:
ABSENT:

CITY OF HASTINGS

Adoption Date:
Effective Date:
First Reading: September 29, 2025
Second Reading: October 13, 2025

_____
By: Linda Perin
City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Hastings City Council, of the City of Hastings, at a regular meeting of the City Council on the 13th day of September, 2025, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted, and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

_____
Linda Perin
City Clerk

HASTINGS RIVERWALK APARTMENTS

420 E. MILL STREET
SECTION 07, T.03N, R.08W
CITY OF HASTINGS
BARRY COUNTY, MI

SITE DEVELOPMENT PLANS
JULY 23, 2025

ISSUED FOR: SITE PLAN REVIEW

SHEET INDEX

No.	SHEET TITLE
T1.0	TITLE SHEET
C1.0	EX CONDITIONS - DEMO PLAN
C2.0	SITE LAYOUT
C3.0	UTILITY PLAN
C3.1	STRUCTURE DETAILS
C3.2	UNDERGROUND STORM DETAILS
C3.3	WATERMAIN PLAN & PROFILE
C4.0	GRADING - SESC PLAN
C4.1	GRADING & SESC PLAN - WEST
C4.2	GRADING & SESC PLAN - EAST
C5.0	DETAILS
C6.0	SITE CUT & FILL IN FLOODPLAIN
L1.0	LANDSCAPE PLAN
L2.0	PHOTOMETRIC PLAN

REVISIONS

No.	ISSUED FOR:	DATE:	BY:
0	SITE PLAN REVIEW	07/23/2025	sao
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.

DEVELOPER:

COPPERROCK CONSTRUCTION
601 FIFTH STREET NW, SUITE 300
GRAND RAPIDS, MI 49504

CIVIL ENGINEER:

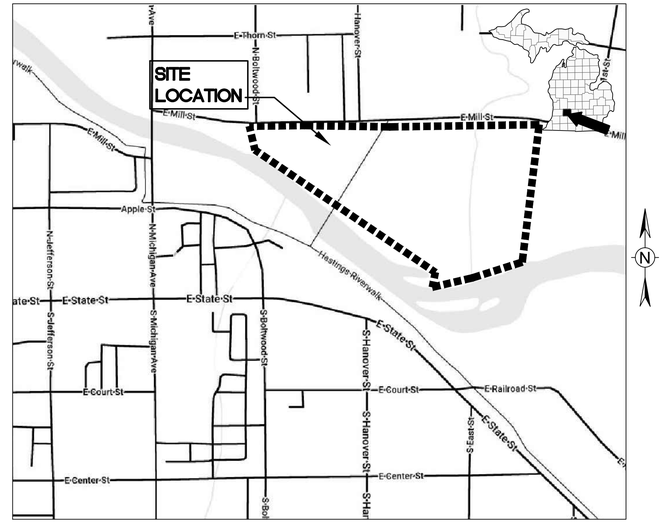
AR ENGINEERING, LLC.
5725 VENTURE PARK DRIVE, SUITE A
KALAMAZOO, MI 49008
TEL. (269) 250-5991 FAX. (866) 569-0604

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING

SPENCER O'DELL. P.E. DATE

LOCATION MAP

NOT TO SCALE



42°39'00.91"N 85°16'58.91"W

LEGAL DESCRIPTION

PARCEL #: 55-001-001-02, 55-001-001-04

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1

ALL OF LOTS 322 THORUGH 328, LOTS 336 THROUGH 348, PART OF LOTS 329 AND 335, ALL OF THE BLANK LOTS LYING WEST OF LOT 348, SOUTH OF APPLE STREET AND NORTHERLY OF THE THRONAPPLE RIVER, AND PART OF VACATED HANOVER, EAST AND APPLE STREETS, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 POST OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST, HASTINGS TOWNSHIP, BARRY COUNTY, MICHIGAN: THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS WEST 1121.72 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET (SAID POINT LYING 1.39 FEET EAST OF AN IRON PIPE); THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS WEST 499.60 FEET ALONG SAID 1/4 LINE TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BANK OF THE THORNAPPLE RIVER; THENCE SOUTH 70 DEGREES 55 MINUTES 22 SECONDS WEST 268.20 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE NORTH 72 DEGREES 46 MINUTES 49 SECONDS WEST 215.56 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE NORTH 50 DEGREES 12 MINUTES 27 SECONDS WEST 358.27 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE NORTH 34 DEGREES 44 MINUTES 13 SECONDS EAST 360.42 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE SOUTH 89 DEGREES 46 MINUTES 48 SECONDS EAST 531.53 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, INCLUDING ALL LAND LAYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS FOR THE THORNAPPLE RIVER AS LIMITED BY THE SOUTHER EXTENSION OF THE SIDELINES

PARCEL 2

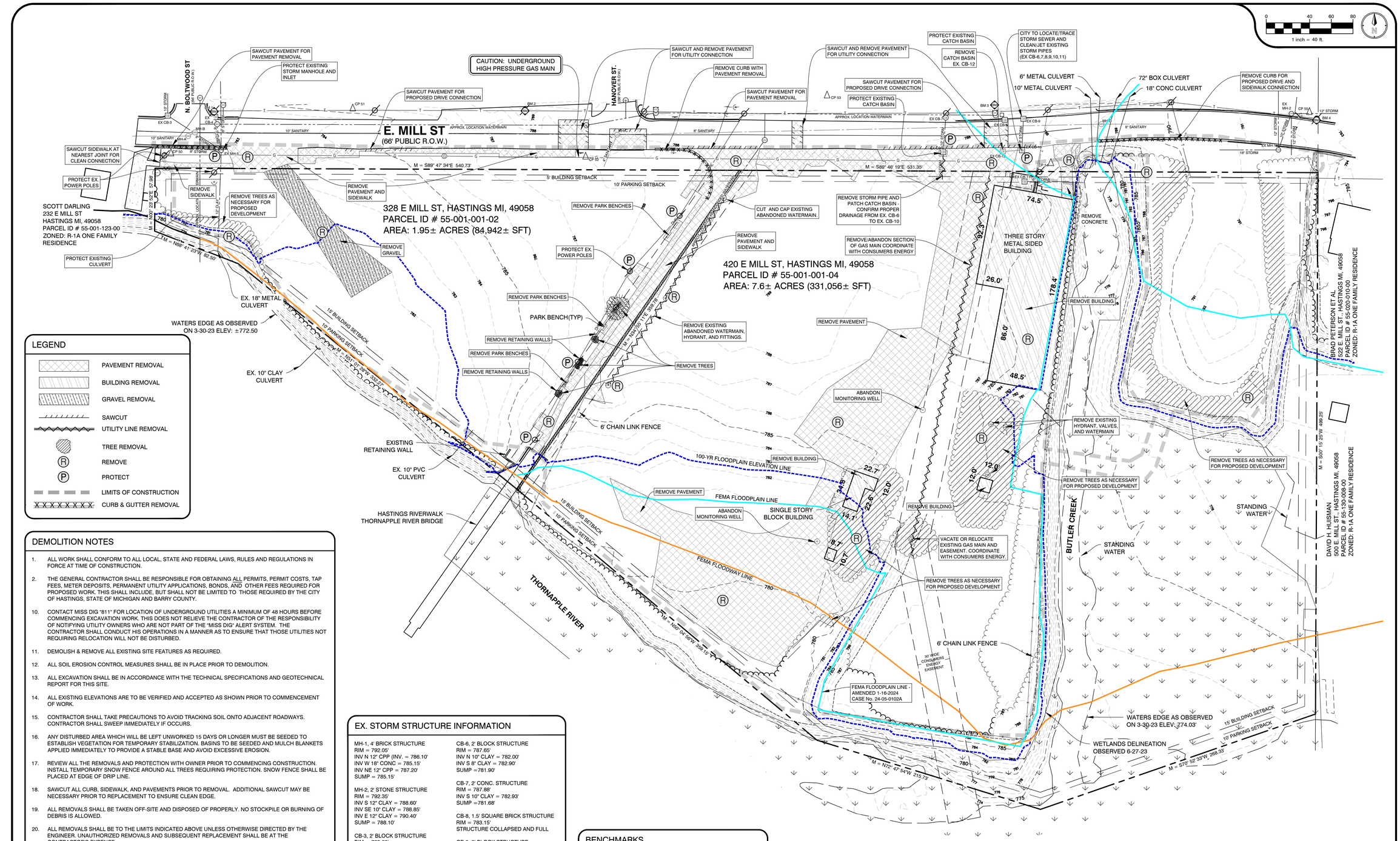
ALL OF LOTS 330, 332, 333 AND 334 AND PART OF LOTS 329, 331 AND 335 AND THE PART OF VACATED PLATTED HANOVER STREET AND PART OF VACATED BOLTWOOD STREET, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 17, TOWN 7 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 15 MINUTES 23 SECONDS WEST 1121.83 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 46 MINUTES 48 SECONDS WEST 534.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 44 MINUTES 48 SECONDS WEST 359.13 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BANK OF THRONAPPE RIVER; THENCE ALONG SAID TRAVERSE LINE NORTH 50 DEGREES 51 MINUTES 15 SECONDS WEST 331.34 FEET; THENCE CONTINUING ALONG SAID TRAVERSE LINE NORTH 68 DEGREES 47 MINUTES 24 SECONDS WEST 82.56 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE ALONG THE WEST LINE OF VACATED BOLTWOOD STREET NORTH 00 DEGREES 19 MINUTES 59 SECONDS EAST 58.15 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 46 MINUTES 48 SECONDS EAST 538.24 FEET TO THE POINT OF BEGINNING. INCLUDING LAND LAYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATER OF THE THRONAPPLE RIVER, AS LIMITED BY THE SIDE LINES EXTENDED TO THE WATERS EDGE

UTILITY CONTACTS

CABLE	XFINITY (866) 477-2179	TELEPHONE	AT&T (877) 368-2737
WATER	HASTINGS DEPARTMENT OF PUBLIC SERVICES 201 E STATE ST HASTINGS, MI 49058 (269) 945-2468	SEWER	HASTINGS DEPARTMENT OF PUBLIC SERVICES 201 E STATE ST HASTINGS, MI 49058 (269) 945-2468
GAS	CONSUMERS ENERGY (800) 477-5050	ELECTRIC	CONSUMERS ENERGY (800) 477-5050
		MISS DIG	811

7/23/25

MILL STREET MIXED USE



LEGEND

- PAVEMENT REMOVAL
- BUILDING REMOVAL
- GRAVEL REMOVAL
- SAWCUT
- UTILITY LINE REMOVAL
- TREE REMOVAL
- (R) REMOVE
- (P) PROTECT
- LIMITS OF CONSTRUCTION
- CURB & GUTTER REMOVAL

DEMOLITION NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE CITY OF HASTINGS, STATE OF MICHIGAN AND BARRY COUNTY.
10. CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
11. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
12. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
13. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR THIS SITE.
14. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
16. ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
17. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
18. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
19. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF PROPERLY. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
20. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
21. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
22. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
23. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
24. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
25. CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATION TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER TIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.

EX. STORM STRUCTURE INFORMATION

MH-1, 4' BRICK STRUCTURE
RIM = 792.05'
INV N 12" CPP (INV. = 786.10'
INV W 18" CONC = 785.15'
INV NE 12" CPP = 787.20'
SUMP = 785.15'

MH-2, 2' STONE STRUCTURE
RIM = 792.35'
INV S 12" CLAY = 788.60'
INV SE 10" CLAY = 788.85'
INV E 12" CLAY = 790.40'
SUMP = 788.10'

CB-3, 2' BLOCK STRUCTURE
RIM = 783.29'
INV N 10" CLAY = 781.29'
INV SE 8" CLAY = 781.24'
SUMP = 780.54'

CB-4, 2' BLOCK STRUCTURE
RIM = 783.15'
INV SES 8" CLAY = 781.45'
SUMP =781.15'

MH-5, 2' BLOCK STRUCTURE
RIM = 783.15'
INV NNW 8" CLAY = 780.20'
INV N 8" CLAY = 780.15'
INV NW 8" CLAY = 780.35'
INV S 12" CLAY = 779.95'
INV E 8" CLAY = 781.45'
SUMP=779.90

CB-6, 2' BLOCK STRUCTURE
RIM = 787.65'
INV N 10" CLAY = 782.00'
INV S 8" CLAY = 782.90'
SUMP =781.90'

CB-7, 2' CONC. STRUCTURE
RIM = 787.86'
INV S 10" CLAY = 782.93'
SUMP =781.68'

CB-8, 1.5' SQUARE BRICK STRUCTURE
RIM = 783.15'
STRUCTURE COLLAPSED AND FULL

CB-9, 2' BLOCK STRUCTURE
RIM = 787.57'
INV S 8" CONC = 784.17'
SUMP =783.72'

CB-10, 1.5' SQUARE BRICK STRUCTURE
RIM = 787.41
INV E 10" CLAY = 780.66'
INV W 10" CLAY = 780.56'
SUMP = 780.56'

CB-11, 1.5' SQUARE CONC. STRUCTURE
RIM = 786.62'
INV E 6" CLAY = 785.32'
SUMP =784.72'

CB-12, 1.5' SQUARE BRICK STRUCTURE
RIM = 787.46' (BROKEN STRUCTURE)
INV E 10" CLAY = 781.11'
INV W 10" CLAY = 781.06
SUMP =781.06'

BENCHMARKS

BM-1: ELEV: 785.69
SET MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED APPROX. TWENTY FEET NORTH OF CENTERLINE OF MILL ST. & APPROX TWENTY FEET EAST OF CENTERLINE OF BOLTWOOD STREET.

BM-2: ELEV: 790.05
SET MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED APPROX. TWENTY FEET NORTH OF CENTERLINE OF MILL ST. & APPROX NINETY FEET WEST OF CENTERLINE OF HANOVER ST.

BM-3: ELEV: 789.80
TOP OF NORTH EAST FLANG BOLT ON HYDRANT LOCATED APPROX. TWENTY FIVE FEET NORTH OF CENTERLINE OF MILL ST. AND APPROX. 8' ± FEET WEST OF CATCH BASIN IN MILL ST.

BM-4: ELEV: 794.54
SET MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED APPROX. FIFTEEN FEET NORTH FROM CENTERLINE OF MILL ST. & APPROX. 23'± FEET EAST OF MH-2.

EX. SANITARY STRUCTURE INFORMATION

MH-A, 4' CONC. STRUCTURE
RIM = 783.32'
INV NE 10" PVC 779.12'
INV W 10" PVC 779.02'

MH-B 2' BLOCK STRUCTURE
RIM = 783.27'
INV SW 10" PVC 779.17'
INV E 10" CLAY 779.27'

MH-C 4' BRICK STRUCTURE
RIM = 787.96'
INV E 8" CLAY = 781.01'
INV W 8" CLAY = 780.96'
INV SW 4" METAL = 782.96'

MH-D 4' CONC. STRUCTURE
RIM = 789.18'
INV E 8" CLAY 782.88'
PLPE W = FULLY COVERED

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

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

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
MICHIGAN | INDIANA | ILLINOIS | OHIO
269.250.5991 PHONE | 866.589.0934 FAX
www.arengineeringllc.com

DRAWN:	eag
CHECKED:	SAO

STATE OF MICHIGAN
SPENCER ANDREW O'DELL
ENGINEER
No. 6201309325
LICENSED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 6201309325

No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	07/23/2025	sao
1	CITY REVISIONS	09/09/2025	sao
2	.	.	.
3	.	.	.
4	.	.	.

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SHEET TITLE: EXISTING CONDITIONS & DEMO PLAN
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C1.0

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
4. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

LEGEND

- ASPHALT PAVEMENT (SEE DETAIL ON C5.0)
- CONCRETE SIDEWALK (SEE DETAIL ON C5.0)
- HEAVY DUTY CONCRETE (SEE DETAIL ON C5.0)
- MAINTENANCE EASEMENT AREA
- FLEXAMAT PERMANENT EROSION CONTROL (SEE DETAIL THIS SHEET)
- PROPOSED BUILDING
- DECORATIVE STAMPED CONCRETE - STYLE TO BE DETERMINED BY DIXON ARCHITECTURE
- PROPOSED UTILITY EASEMENTS

BENCHMARKS

BM-1: ELEV: 785.69
SET MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED APPROX. TWENTY FEET NORTH OF CENTERLINE OF MILL ST. & APPROX TWENTY FEET EAST OF CENTERLINE OF BOLTWOOD STREET.

BM-2: ELEV: 790.05
SET MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED APPROX. TWENTY FEET NORTH OF CENTERLINE OF MILL ST. & APPROX NINETY FEET WEST OF CENTERLINE OF HANOVER ST.

BM-3: ELEV: 789.80
TOP OF NORTH EAST FLANG BOLT ON HYDRANT LOCATED APPROX. TWENTY FIVE FEET NORTH OF CENTERLINE OF MILL ST. AND APPROX. 8' ± FEET WEST OF CATCH BASIN IN MILL ST.

BM-4: ELEV: 794.54
SET MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED APPROX. FIFTEEN FEET NORTH FROM CENTERLINE OF MILL ST. & APPROX. 23'± FEET EAST OF MH-2.

SITE PLAN NOTES

- A. BITUMINOUS PAVEMENT (SEE DETAIL ON C5.0).
- B. INTEGRAL CURB/WALK (SEE DETAIL ON C5.0).
- C. SIDEWALK RAMP MAX 1":12" (SEE GRADING PLAN).
- D. 6" BARRIER CURB (SEE DETAIL ON C5.0).
- E. INTERNAL DOWNSPOUTS (TYP.).
- F. 4" PAINTED PARKING LOT MARKINGS / STRIPING (TYP.).
- G. PROPOSED 6' WIDE PUBLIC SIDEWALK (SEE DETAIL ON C5.0).
- H. CONCRETE DUMPSTER PAD (SEE DETAIL ON C5.0) (DUMPSTER ENCLOSURE. COORDINATE WITH ARCHITECTURAL DRAWINGS).
- I. ADA RAMP WITH DETECTABLE WARNING PLATE.
- J. PROPOSED MDOT TYPE B GUARDRAIL (SEE DETAIL ON C5.0).
- K. MDOT F2 CURB AND GUTTER (SEE DETAIL ON C5.0).
- L. 12" FLAT CURB (SEE DETAIL ON C5.0).
- M. CONCRETE SPILLWAY (SEE GRADING PLAN).
- N. PVMT MRKG, OVLY COLD PLASTIC, 6" CROSSWALK.
- O. ADA SIGNS (SEE DETAIL ON C5.0).
- P. CONCRETE WHEEL STOPS (TYP.).
- Q. PROVIDE HAND RAILS IN ACCORDANCE WITH ADA STANDARDS - STYLE TO BE DETERMINED BY DIXON ARCHITECTURE.
- R. AT GRADE WALK
- S. CONCRETE STAIRS
- T. RAISED DECK/WALKWAY (SEE ARCHITECTURAL PLANS)
- U. FENCE - (COORDINATE WITH ARCHITECTURAL DRAWINGS)
- V. MDOT F4 CURB AND GUTTER, COORDINATE WITH CITY STREET DEPARTMENT

SITE DATA

1. PROPERTY INFORMATION:
   PARCEL #'S: 55-001-001-02
   55-001-001-04

   SITE AREA: 415,998 SF (9.55 AC)

   OWNER: ROYAL COACH ACQUISITIONS, LLC
   402 E MILL STREET
   HASTINGS, MI 49058

   DEVELOPER: COPPERROCK CONSTRUCTION
   601 FIFTH STREET NW, SUITE 300
   GRAND RAPIDS, MI 49504

2. ZONING:
   PROPERTY CURRENTLY ZONED:
   PUD - PLANNED UNIT DEVELOPMENT
   ABUTTING PROPERTY CURRENTLY ZONED:
   NORTH: D-1 INDUSTRIAL DISTRICT
   SOUTH: R-P - THORNAPPLE RIVER PROTECTION OVERLAY ZONE
   EAST: R-1A - ONE FAMILY RESIDENTIAL DISTRICT
   WEST: R-P - THORNAPPLE RIVER PROTECTION OVERLAY ZONE

   PROPOSED LAND USE = MIXED USE
   *PERMITTED USE IN PUD

3. SETBACKS
   FRONT = 5'
   SIDES = 15'
   REAR = 15'

4. DENSITY
   135 UNITS
   NET DEVELOPABLE AREA
   SITE - FLOODPLAIN = 5.75 ACRES
   UNIT DENSITY = 23.4 UNITS/ACRE

5. OPEN SPACE
   REQUIRED = 10% (0.95 ACRES)
   PROVIDED = 36% (3.50 ACRES)

6. PARKING:
   REQUIRED:
   MULTI-FAMILY DWELLING UNITS - 1.5 PER EACH DWELLING UNIT, 1/3 OF WHICH SHALL BE WITHIN A GARAGE OR CARPORT

   COMMERCIAL(RETAIL/OFFICE) - 1 PER 200 SQ FT

BUILDING A = 51 UNITS X 1.5	77 SPACES
BUILDING B = 54 UNITS X 1.5	81 SPACES
BUILDING C = 30 UNITS X 1.5	45 SPACES
COMMERCIAL = 11,200 SFT / 200 (NET AREA WITH MEZZANINE)	+ 56 SPACES
TOTAL REQUIRED SPACES	= 259 SPACES

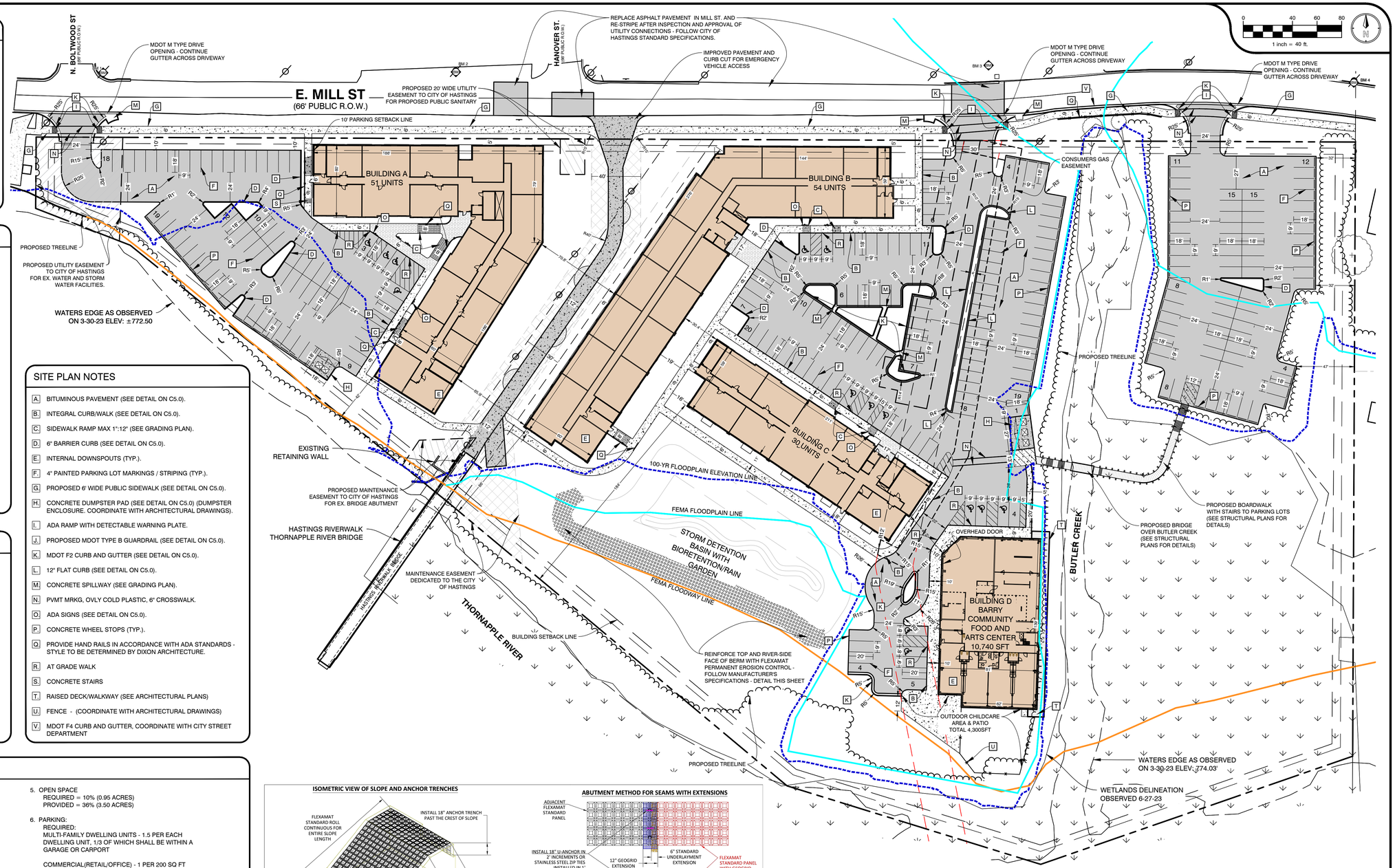
PROVIDED = STANDARD 9' x 18' SPACES =	159
CARPORT SPACES =	94
BARRIER FREE SPACES =	14
TOTAL PROVIDED	267

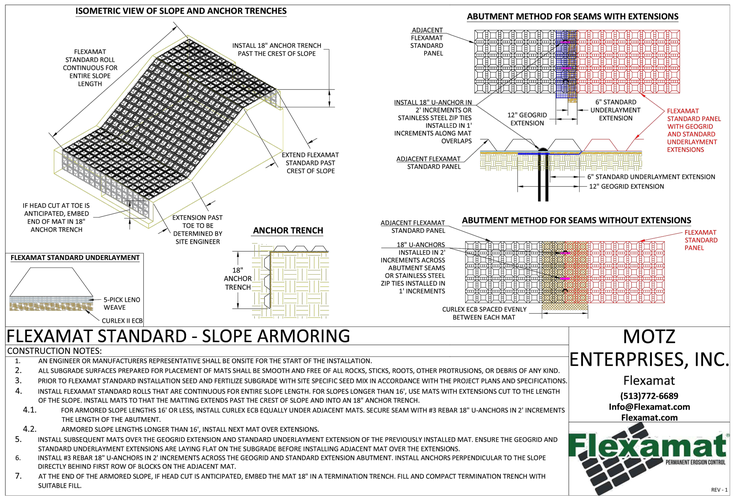
7. BUILDING:
   THREE-STORY
   MAXIMUM HEIGHT: N/A
   SEE ARCH PLANS FOR BUILDING SIZES AND DETAILS
   PROPOSED BUILDING COVERAGE: 16%
   MAXIMUM BUILDING COVERAGE: N/A

8. LOT:
   MINIMUM LOT SIZE: 2,500 SFT
   MINIMUM LOT WIDTH: 35FT
   LOT SIZE: 415,998 SFT / 9.55 ACRES
   LOT DIMENSIONS: IRREGULAR

9. LANDSCAPING:
   SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.

10. STORM WATER DETENTION REQUIRED:
    STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY AND COUNTY STORM WATER GUIDELINES.





FLEXAMAT STANDARD - SLOPE ARMORING

CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURERS REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE SUBGRADE WITH SITE SPECIFIC SEED MIX IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS THAT ARE CONTINUOUS FOR ENTIRE SLOPE LENGTH. FOR SLOPES LONGER THAN 16', USE MATS WITH EXTENSIONS CUT TO THE LENGTH OF THE SLOPE. INSTALL MATS TO THAT THE MATTING EXTENDS PAST THE CREST OF SLOPE AND INTO AN 18" ANCHOR TRENCH.
   4.1. FOR ARMORED SLOPE LENGTHS 16' OR LESS, INSTALL CURLEX ECB EQUALLY UNDER ADJACENT MATS. SECURE SEAM WITH #3 REBAR 18" U-ANCHORS IN 2' INCREMENTS THE LENGTH OF THE ABUTMENT.
   4.2. ARMORED SLOPE LENGTHS LONGER THAN 16', INSTALL NEXT MAT OVER EXTENSIONS.
5. INSTALL SUBSEQUENT MATS OVER THE GEOGRID EXTENSION AND STANDARD UNDERLAYMENT EXTENSION OF THE PREVIOUSLY INSTALLED MAT. ENSURE THE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON THE SUBGRADE BEFORE INSTALLING ADJACENT MAT OVER THE EXTENSIONS.
6. INSTALL #3 REBAR 18" U-ANCHORS IN 2' INCREMENTS ACROSS THE GEOGRID AND STANDARD EXTENSION ABUTMENT. INSTALL ANCHORS PERPENDICULAR TO THE SLOPE DIRECTLY BEHIND FIRST ROW OF BLOCKS ON THE ADJACENT MAT.
7. AT THE END OF THE ARMORED SLOPE, IF HEAD CUT IS ANTICIPATED, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SUITABLE FILL.

REV - 1

MOTZ ENTERPRISES, INC.
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Flexamat PERMANENT EROSION CONTROL

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

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

PLANS PREPARED BY:

AR ENGINEERING
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STATE OF MICHIGAN
SPENCER ANDREW O'DELL
ENGINEER
No. 62013093 25
LICENSED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 62013093 25

No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	07/23/2025	sao
1	CITY REVISIONS	09/09/2025	sao
2	.	.	.
3	.	.	.
4	.	.	.

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SHEET TITLE: SITE LAYOUT
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER 23144001

DATE 09/09/2025

SHEET NUMBER C2.0

UTILITY PLAN NOTES

- A 4" DIP DOMESTIC WATER SERVICE. COORDINATE CONNECTION WITH PLUMBING PLANS.
- B 6" DIP FIRE SERVICE. COORDINATE CONNECTION WITH PLUMBING PLANS.
- C LIVE TAP EXISTING WATER MAIN, WITH TAPPING SLEEVE AND VALVE. COORDINATE WITH CITY OF HASTINGS - 269-645-2468
- D SANITARY SERVICE. COORDINATE CONNECTION WITH PLUMBING PLANS.
- E CONNECT TO EXISTING SEWER MAIN WITH WYE. COORDINATE WITH CITY OF HASTINGS - 269-645-2468
- F ELECTRIC SERVICE.
- G TELEPHONE SERVICE.
- H GAS SERVICE.
- I FLARED END SECTION WITH RIP RAP AND REFUSE SCREEN. MATCH PIPE SIZE (SEE DETAIL ON C3.1)
- J TWO-WAY SANITARY YARD CLEANOUT (SEE DETAIL SHEET).
- K DOWNSPOUT TO CONNECT TO STORM HEADER (TYP).
- L SLOW-RELEASE / OVERFLOW STRUCTURE. (SEE DETAIL ON C3.1).
- M SANITARY SEWER CLEANOUT
- N SANITARY MONITORING MANHOLE
- O 160 LF - 8' WIDE BIORETENTION/RAIN GARDEN WITH WITH BOTTOM DRAIN (SEE CITY DETAIL THIS SHEET).
- P WATER-TIGHT PVC SLEEVE 4" LARGER DIA. THAN UTILITY LINE - CENTER UTILITY WITH SPACER - EXTEND SLEEVE 1' OUTSIDE FOUNDATION WALL.
- Q 2" TYPE K COPPER DOMESTIC WATER SERVICE. COORDINATE CONNECTION WITH PLUMBING PLANS.
- R 4" DIP FIRE SERVICE. COORDINATE CONNECTION WITH PLUMBING PLANS.
- S STORM SEWER CLEANOUT.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
2. ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE N.F.P.A. NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
3. ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER ACCORDING TO THE INTERNATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
4. ALL MECHANICAL WORK SHALL BE PERFORMED ACCORDING TO THE INTERNATIONAL MECHANICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN AND THE MICHIGAN ENERGY CODE. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
5. ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
6. WATER SERVICE PRESSURE TESTING AND CHLORINATION SHALL BE PER EGLE AND THE CITY OF HASTINGS REQUIREMENTS.
7. SANITARY SEWER INSTALLATION AND TESTING MUST MEET THE REQUIREMENTS OF THE CITY OF HASTINGS AND EGLE.
8. ALL REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK.
10. CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
11. ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION, AND AT THE CONTRACTORS EXPENSE. IF ANY ELEMENTS OF THE SANITARY SEWER SYSTEM ARE DAMAGED AND NEED REPAIRED, IT MUST MEET THE CITY OF HASTINGS STANDARD CONSTRUCTION SPECIFICATIONS DATED JULY 2016.
12. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER PAD PER THE UTILITY COMPANY SPECIFICATIONS.
13. THE TELEPHONE UTILITY COMPANY SHALL PROVIDE UNDERGROUND TELEPHONE TO THE BUILDING AT THE OWNERS EXPENSE.
14. REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL REQUIREMENTS FOR SITE LIGHTING & SITE DETAILS SHEETS FOR THE FIXTURE AND & POLE SPECIFICATIONS.
15. DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.
17. CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
18. THE CONTRACTOR IS TO PROVIDE THE WATER SERVICE PIPING FROM THE BUILDING TO THE EXISTING MAIN. THE CONTRACTOR SHALL MAKE THE CONNECTION TO THE SHUT OFF VALVE, THE CONTRACTOR SHALL COORDINATE SERVICES WITH THE CITY OF HASTINGS.
19. CONTRACTOR/OWNER SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ONSITE.
20. MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT. STORM STRUCTURES MUST ALL HAVE A SUMP OF TWO FEET.
21. ALL WATER MAIN TO HAVE A BURIAL DEPTH AS REQUIRED BY EGLE FOR THE SPECIFIC REGION OF WORK IN CITY OF HASTINGS.
22. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
23. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PREPARED BY SME.
24. DRIVEWAY LAYOUT AND CONNECTION TO E MILLS STREET SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF HASTINGS DRIVE PERMIT.

SANITARY STRUCTURES

SAN-1, 4' DIA. EJIW 1020 SOLID
RIM = 785.68
8" N 781.53
6" SDR 35 SE 781.53

SAN-2, 5' DIA. EJIW 1020 SOLID
RIM = 786.11
8" N 781.26
8" S 781.35
8" SDR 35 W 781.35

SAN-3, 4' DIA. EJIW 1020 SOLID
RIM = 788.12
8" EXISTING W 781.05
8" EXISTING E 781.05
6" S 781.05

SAN-5, 5' DIA. EJIW 1020 SOLID
RIM = 787.82'
6" PVC I.E. 782.82' N
1.25" FORCEMAIN I.E. 783.82' S

SAN-6, 3.5' DIA. LIFT STATION
LIBERTY PUMPS
D3696-SERIES DUPLEX GRINDER PUMP VAULT OR APPROVED EQUAL
RIM = 784.87'
1.25" FORCEMAIN I.E. 782.50' W
6" PVC I.E. 782.18' S

EX. STORM STRUCTURES

EX MH-1, 4' BRICK STRUCTURE
RIM = 792.05'
INV N 12" CPP (INV. = 786.10'
INV W 18" CONC = 785.15'
INV NE 12" CPP = 787.20'
SUMP = 785.15'

EX MH-2, 2' STONE STRUCTURE
RIM = 792.35'
INV S 12" CLAY = 788.60'
INV SE 10" CLAY = 788.85'
INV E 12" CLAY = 790.40'
SUMP = 788.10'

EX CB-3, 2' BLOCK STRUCTURE
RIM = 783.29'
INV N 10" CLAY = 781.29'
INV SE 8" CLAY = 781.24'
SUMP = 780.54'

EX CB-4, 2' BLOCK STRUCTURE
RIM = 783.15'
INV SES 8" CLAY = 781.45'
SUMP =781.15'

EX MH-5, 2' BLOCK STRUCTURE
RIM = 783.15'
INV NNW 8" CLAY = 780.20'
INV N 8" CLAY = 780.15'
INV NW 8" CLAY = 780.35'
INV S 12" CLAY = 779.95'
INV E 8" CLAY = 781.45'
SUMP=779.90

EX CB-6, 2' BLOCK STRUCTURE
RIM = 787.65'
INV N 10" CLAY = 782.00'
INV S 8" CLAY = 782.90'
SUMP =781.90'

EX CB-7, 2' CONC. STRUCTURE
RIM = 787.88'
INV S 10" CLAY = 782.93'
SUMP =781.68'

EX CB-8, 1.5' SQUARE BRICK STRUCTURE
RIM = 783.15'
STRUCTURE COLLAPSED AND FULL

EX CB-9, 2' BLOCK STRUCTURE
RIM = 787.57'
INV S 8" CONC = 784.17'
SUMP =783.72'

EX CB-10, 1.5' SQUARE BRICK STRUCTURE
RIM = 787.41
INV E 10" CLAY = 780.66'
INV W 10" CLAY = 780.56'
SUMP =780.56'

EX CB-11, 1.5' SQUARE CONC. STRUCTURE
RIM = 786.62'
INV E 6" CLAY = 785.32'
SUMP =784.72'

EX CB-12, 1.5' SQUARE BRICK STRUCTURE
RIM = 787.46' (BROKEN STRUCTURE)
INV E 10" CLAY = 781.11'
INV W 10" CLAY = 781.06
SUMP =781.06'

EX. SANITARY STRUCTURES

MH-A, 4' CONC. STRUCTURE
RIM = 783.32'
INV NE 10" PVC 779.12'
INV W 10" PVC 779.02'

MH-B 2' BLOCK STRUCTURE
RIM = 783.27'
INV SW 10" PVC 779.17'
INV E 10" CLAY 779.27'

MH-C 4' BRICK STRUCTURE
RIM = 787.96'
INV E 8" CLAY = 781.01'
INV W 8" CLAY = 780.96'
INV SW 4" METAL = 782.96'

MH-D 4' CONC. STRUCTURE
RIM = 789.18'
INV E 8" CLAY 782.88'
PLPE W = FULLY COVERED

STORM STRUCTURES

CB-1, 2.0' DIA. EJIW 5105
RIM = 783.00
12" N12 HDPE SE 780.51

CB-2, 4.0' DIA. EJIW 5105
RIM = 783.62
12" N12 HDPE SE 780.30
12" N12 HDPE NW 780.30

CB-3, 4.0' DIA. EJIW 5105
RIM = 783.67
12" N12 HDPE NW 780.08
12" N12 HDPE SE 780.08

CB-4, 4.0' DIA. EJIW 5105
RIM = 783.58
12" N12 HDPE NW 779.89
15" N12 HDPE SE 779.64

MH-5, 4.0' DIA. EJIW 1020 SOLID
RIM = 785.19
15" N12 HDPE NW 779.29
15" N12 HDPE E 779.29
12" N12 HDPE NE 779.29

MH-6, 4.0' DIA. EJIW 1020 SOLID
RIM = 786.42
15" N12 HDPE W 779.15
18" N12 HDPE SE 778.90
12" N12 HDPE NE 780.00

MH-7, 4.0' DIA. EJIW 1020 SOLID
RIM = 785.21
12" N12 HDPE SW 780.56
8" N12 HDPE NW 780.90
8" N12 HDPE NE 780.56

YD-8, 2.0' DIA. EJIW 1020 O2 BEE HIVE
RIM = 784.77
8" N12 HDPE SE 781.03

CB-9, 2.0' DIA. EJIW 5105
RIM = 784.83
12" N12 HDPE SE 782.12

CB-10, 4.0' DIA. EJIW 5105
RIM = 784.67
12" N12 HDPE NW 781.96
12" N12 HDPE SE 781.96

CB-11, 4.0' DIA. EJIW 5105
RIM = 784.62
15" N12 HDPE NW 781.14
15" N12 HDPE SW 781.14
8" N12 HDPE SE 781.14

CB-12, 4.0' DIA. EJIW 5105
RIM = 784.16
15" N12 HDPE NE 780.44
12" N12 HDPE S 781.17
15" N12 HDPE W 780.44

CB-13, 4.0' DIA. EJIW 5105
RIM = 788.56
12" N12 HDPE S 785.14

CB-14, 4.0' DIA. EJIW 5105
RIM = 787.02
12" N12 HDPE N 784.20
12" N12 HDPE E 784.20

MH-15, 4.0' DIA. TREATMENT SEE C3.1
RIM = 787.19
12" N12 HDPE W 784.17
12" N12 HDPE E 784.17

OS-16, 4.0' DIA. EJIW 1020 SOLID
RIM = 787.46
12" N12 HDPE W 780.46
12" N12 HDPE N 780.46

MH-17, 6.0' DIA. TREATMENT SEE C3.1
RIM = 785.85
18" N12 HDPE NW 778.80
18" N12 HDPE SE 778.80

OS-19, 4.0' DIA. EJIW 1020 O2 BEE HIVE
RIM = 781.00
12" N12 HDPE SW 774.55
4" N12 HDPE N 774.55

CB-20, 4.0' DIA. EJIW 5105
RIM = 784.50
12" N12 HDPE NW 781.59
15" N12 HDPE SE 781.34
12" N12 HDPE N 781.58

YD-21, 2.0' DIA. EJIW 1020 O2 BEE HIVE
RIM = 784.55
12" N12 HDPE S 781.80

YD-22, 2.0' DIA. EJIW 1020 O2 BEE HIVE
RIM = 784.74
8" N12 HDPE SW 781.07

CB-23, 4.0' DIA. EJIW 5105
RIM = 784.42
12" N12 HDPE N 781.42

MH-25, 6.0' DIA. TREATMENT SEE C3.1
RIM = 784.30
15" N12 HDPE E 780.36
15" N12 HDPE W 780.36

MH-26, 4.0' DIA. EJIW 1020 SOLID
RIM = 784.58
18" N12 HDPE NW 778.76
18" N12 HDPE SE 778.76
12" N12 HDPE N 779.76

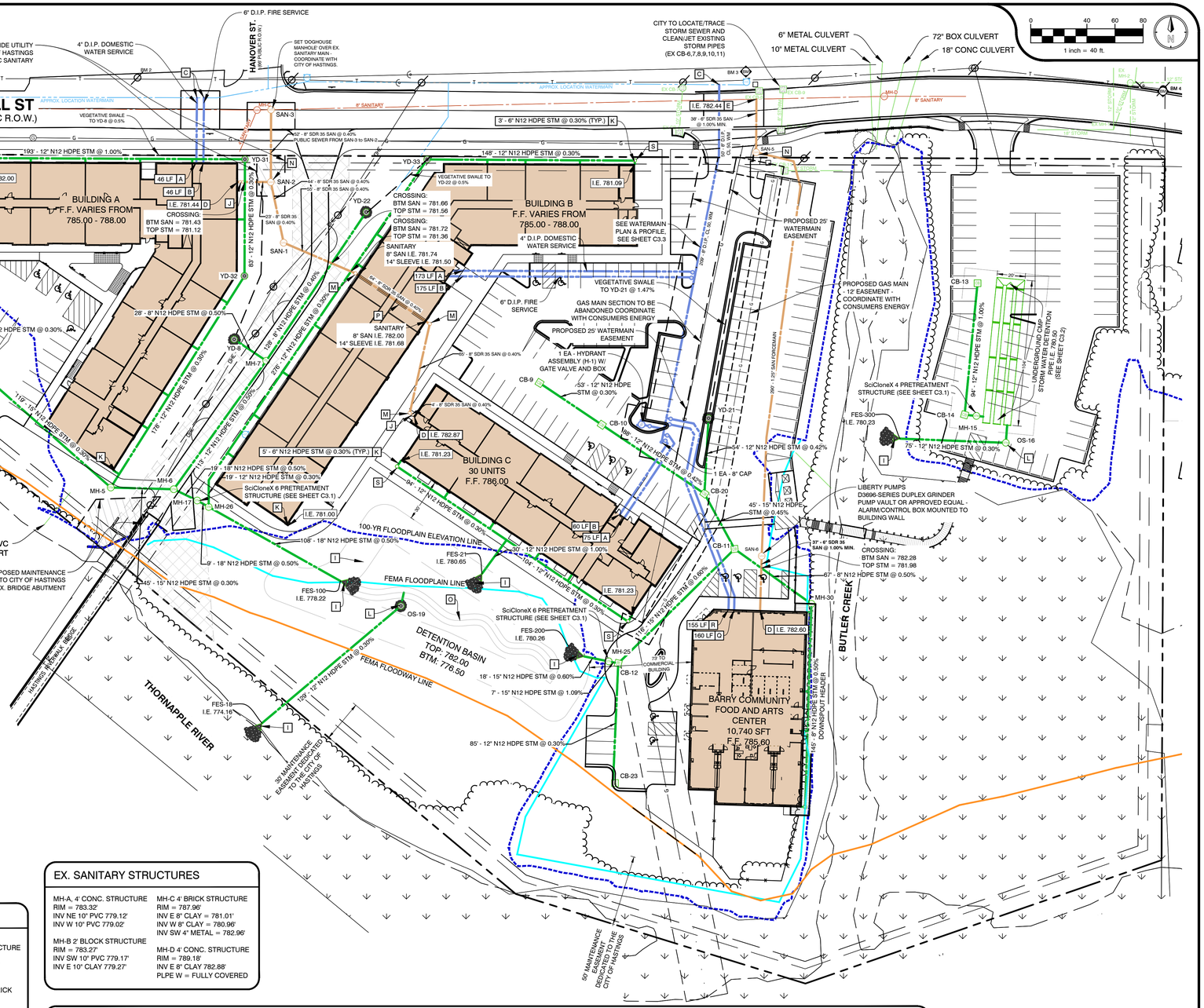
MH-30, 2.0' DIA. EJIW 1020 SOLID
RIM = 783.52
8" N12 HDPE NW 781.47
8" N12 HDPE S 781.47

YD-31, 1.5' DIA. ADS NYLOPLAST
RIM = 786.74
12" N12 HDPE W 780.07
12" N12 HDPE S 780.07

YD-32, 1.5' DIA. ADS NYLOPLAST
RIM = 786.73
12" N12 HDPE N 779.82
12" N12 HDPE SW 779.82

YD-33, 1.5' DIA. ADS NYLOPLAST
RIM = 786.61
12" N12 HDPE E 780.64
12" N12 HDPE SW 780.64

* ALL STORM STRUCTURES TO HAVE 2' SUMPS


N. BOLTWOOD ST
(66' PUBLIC R.O.W.)
E. MILL ST
(66' PUBLIC R.O.W.)
HANOVER ST.
(66' PUBLIC R.O.W.)
6" D.I.P. FIRE SERVICE
PROPOSED 20' WIDE UTILITY EASEMENT TO CITY OF HASTINGS FOR PROPOSED PUBLIC SANITARY
4" D.I.P. DOMESTIC WATER SERVICE
SET 'DOGHOUSE' MANHOLE OVER EX. SANITARY MAIN - COORDINATE WITH CITY OF HASTINGS.
CITY TO LOCATE/TRACE STORM SEWER AND CLEANJET EXISTING STORM PIPES (EX CB-6,7,8,9,10,11)
6" METAL CULVERT
10" METAL CULVERT
72" BOX CULVERT
18" CONC CULVERT
1 inch = 40 ft.
BUILDING A
F.F. VARIES FROM
785.00 - 788.00
BUILDING B
F.F. VARIES FROM
785.00 - 788.00
BUILDING C
30 UNITS
F.F. 786.00
BARRY COMMUNITY FOOD AND ARTS CENTER
10,740 SFT
F.F. 785.60
DETENTION BASIN
TOP: 782.00
BTM: 776.50
100-YR FLOODPLAIN ELEVATION LINE
FEMA FLOODPLAIN LINE
FEMA FLOODWAY LINE
HASTINGS RIVERWALK TRAIL
THORNAPPLE RIVER
BUTLER CREEK
EX. 18" METAL CULVERT
EX. 10" CLAY CULVERT
EX. 10" PVC CULVERT
PROPOSED UTILITY EASEMENT TO CITY OF HASTINGS FOR EX. WATER AND STORM WATER FACILITIES
PROPOSED MAINTENANCE EASEMENT TO CITY OF HASTINGS FOR EX. BRIDGE ABUTMENT
30' MAINTENANCE EASEMENT DEDICATED TO THE CITY OF HASTINGS
PROPOSED 25' WATERMAIN EASEMENT
PROPOSED GAS MAIN - 12' EASEMENT - COORDINATE WITH CONSUMERS ENERGY
GAS MAIN SECTION TO BE ABANDONED COORDINATE WITH CONSUMERS ENERGY
SEE WATERMAIN PLAN & PROFILE, SEE SHEET C3.3
1 EA - HYDRANT ASSEMBLY (H-1) W/ GATE VALVE AND BOX
1 EA - 8" CAP
SciCloneX 4 PRETREATMENT STRUCTURE (SEE SHEET C3.1)
SciCloneX 6 PRETREATMENT STRUCTURE (SEE SHEET C3.1)
UNDERGROUND CMP STORMWATER DETENTION PIPE SYSTEM (SEE SHEET C3.2)
LIBERTY PUMPS D3696-SERIES DUPLEX GRINDER PUMP VAULT OR APPROVED EQUAL - ALARM/CONTROL BOX MOUNTED TO BUILDING WALL
CROSSING: BTM SAN = 782.28 TOP STM = 781.98
CROSSING: BTM SAN = 781.43 TOP STM = 781.12
CROSSING: BTM SAN = 781.66 TOP STM = 781.56
CROSSING: BTM SAN = 781.72 TOP STM = 781.36
SANITARY 8" SAN I.E. 781.74 14" SLEEVE I.E. 781.50
SANITARY 8" SAN I.E. 782.00 14" SLEEVE I.E. 781.68
I.E. 782.44
I.E. 782.00
I.E. 781.09
I.E. 781.44
I.E. 781.23
I.E. 782.87
I.E. 781.00
I.E. 781.23
I.E. 782.60
FES-21 I.E. 780.65
FES-100 I.E. 778.22
FES-200 I.E. 780.26
FES-18 I.E. 774.16
MH-A
MH-B
MH-C
MH-D
SAN-1
SAN-2
SAN-3
SAN-5
SAN-6
YD-8
YD-21
YD-22
YD-31
YD-32
YD-33
CB-1
CB-2
CB-3
CB-4
CB-9
CB-10
CB-11
CB-12
CB-13
CB-14
CB-20
CB-23
MH-5
MH-6
MH-7
MH-15
MH-17
MH-25
MH-26
MH-30
OS-16
OS-19
73 YD COMMERCIAL BUILDING
3' - 6" N12 HDPE STM @ 0.30% (TYP.)
5' - 6" N12 HDPE STM @ 0.30% (TYP.)
193' - 12" N12 HDPE STM @ 1.00%
148' - 12" N12 HDPE STM @ 0.30%
69' - 12" N12 HDPE STM @ 0.30%
75' - 12" N12 HDPE STM @ 0.30%
62' - 12" N12 HDPE STM @ 0.30%
119' - 12" N12 HDPE STM @ 0.30%
178' - 12" N12 HDPE STM @ 0.30%
115' - 12" N12 HDPE STM @ 0.30%
19' - 18" N12 HDPE STM @ 0.50%
105' - 18" N12 HDPE STM @ 0.50%
9' - 18" N12 HDPE STM @ 0.50%
45' - 15" N12 HDPE STM @ 0.30%
18' - 15" N12 HDPE STM @ 0.60%
7' - 15" N12 HDPE STM @ 1.09%
128' - 12" N12 HDPE STM @ 0.30%
28' - 8" N12 HDPE STM @ 0.50%
85' - 12" N12 HDPE STM @ 0.30%
64' - 12" N12 HDPE STM @ 0.42%
45' - 15" N12 HDPE STM @ 0.45%
67' - 8" N12 HDPE STM @ 0.50%
94' - 12" N12 HDPE STM @ 0.30%
30' - 12" N12 HDPE STM @ 1.00%
104' - 12" N12 HDPE STM @ 0.30%
75' - 12" N12 HDPE STM @ 0.30%
94' - 12" N12 HDPE STM @ 1.00%
145' - 8" N12 HDPE STM @ 0.50%
106' - 12" N12 HDPE STM @ 0.42%
53' - 12" N12 HDPE STM @ 0.30%
52' - 8" SDR 35 SAN @ 0.40%
PUBLIC SEWER FROM SAN-3 to SAN-2
52' - 8" SDR 35 SAN @ 0.40%
52' - 8" SDR 35 SAN @ 0.40%
23' - 8" SDR 35 SAN @ 0.40%
4' - 8" SDR 35 SAN @ 0.40%
52' - 8" SDR 35 SAN @ 0.40%
38' - 6" SDR 35 SAN @ 1.00% MIN.
37' - 6" SDR 35 SAN @ 1.00% MIN.
VEGETATIVE SWALE TO YD-8 @ 0.5%
VEGETATIVE SWALE TO YD-22 @ 0.5%
VEGETATIVE SWALE TO YD-21 @ 1.47%
APPROX. LOCATION WATERMAIN
EX. 8" WATERMAIN
EX. 12" WATERMAIN
EX. 6" WATERMAIN
EX. 8" SANITARY
EX. 10" SANITARY
EX. 12" STORM
EX. 18" STORM
EX. 24" STORM
EX. 30" STORM
EX. 36" STORM
EX. 42" STORM
EX. 48" STORM
EX. 54" STORM
EX. 60" STORM
EX. 72" STORM
EX. 8" GAS
EX. 12" GAS
EX. 6" GAS
EX. 4" GAS
EX. OHU
EX. UGP
EX. UGT
EX. UGG
EX. UGC
EX. UGF
EX. UGE
EX. UGW
EX. UGS
EX. UGTV
EX. UGTEL
EX. UGTR
EX. UGTRAF
EX. UGTRAFSIG
EX. UGTRAFSIGCON
EX. UGTRAFSIGCONDUIT
EX. UGTRAFSIGCONDUITSIG
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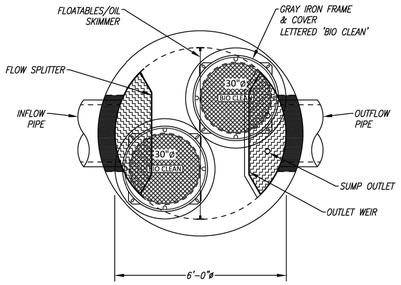
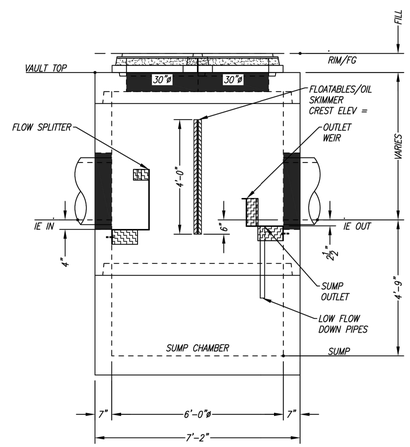
SITE SPECIFIC DATA*			
PROJECT NUMBER	.		
PROJECT NAME	.		
PROJECT LOCATION	.		
STRUCTURE ID	SCX-06		
WATER QUALITY FLOW RATE (CFS)	4.09		
PEAK FLOW RATE (CFS)	.		
PEAK STORM DURATION (YEARS)	.		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INFLOW PIPE 1	.	.	.
OUTFLOW PIPE 1	.	.	.
RIM ELEVATION	.		
SUMP ELEVATION	////		
SURFACE LOADING REQUIREMENT	HS20		
FRAME AND COVER	(2) Ø30"		
SKIMMER WALL HEIGHT	STANDARD		
KNOWN GROUNDWATER ELEVATION	NA		
NOTES: CONCEPT ONLY. NOT FOR CONSTRUCTION.			
*PER ENGINEER OF RECORD			

PERFORMANCE DATA	
TREATMENT FLOW RATE (CFS)	---
TSS REMOVAL EFFICIENCY	---

SUMP CHAMBER CAPACITY			
DIAMETER (FT)	AREA (SF)	HEIGHT (FT)	TOTAL (CF)
6	28.26	4.75	134.2



PLAN VIEW



ELEVATION VIEW

MH-17 & MH-12 TREATMENT STRUCTURE

GENERAL NOTES

1. BIO CLEAN TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS, AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS, AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SCICLONEX UNIT AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. MANUFACTURER RECOMMENDS A 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. ALL GAPS AROUND PIPES SHALL BE SEALED WATERTIGHT WITH A NON-SHRINK GROUT PER MANUFACTURER'S STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS AND MANHOLES. ALL COVERS SHALL BE SHIPPED LOOSE. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.

1:30 SCALE

8.42/2MBILLINGS

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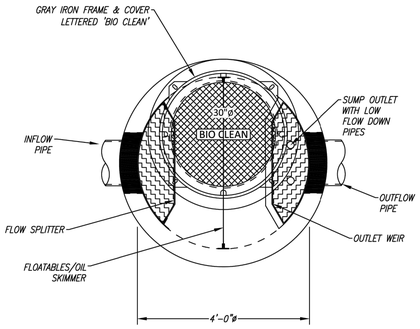
Bio Clean — A Forterra Company

SCICLONE SCX-06
HYDRODYNAMIC SEPARATOR
STANDARD DETAIL

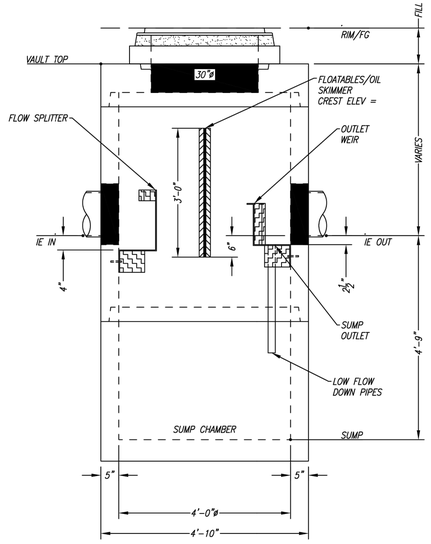
SITE SPECIFIC DATA*			
PROJECT NUMBER	.		
PROJECT NAME	.		
PROJECT LOCATION	.		
STRUCTURE ID	SCX-04		
WATER QUALITY FLOW RATE (CFS)	1.82		
PEAK FLOW RATE (CFS)	.		
PEAK STORM DURATION (YEARS)	.		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INFLOW PIPE 1	.	.	.
OUTFLOW PIPE 1	.	.	.
RIM ELEVATION	.		
SUMP ELEVATION	////		
SURFACE LOADING REQUIREMENT	HS20		
FRAME AND COVER	(1) ø30"		
SKIMMER WALL HEIGHT	STANDARD		
KNOWN GROUNDWATER ELEVATION	NA		
NOTES: CONCEPT ONLY. NOT FOR CONSTRUCTION.			
*PER ENGINEER OF RECORD			

PERFORMANCE DATA	
TREATMENT FLOW RATE (CFS)	----
TSS REMOVAL EFFICIENCY	----

SUMP CHAMBER CAPACITY			
DIAMETER (FT)	AREA (SF)	HEIGHT (FT)	TOTAL (CF)
4	12.56	4.75	59.7



PLAN VIEW



ELEVATION VIEW

MH-15 TREATMENT STRUCTURE

GENERAL NOTES

1. BIO CLEAN TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS, AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS, AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

INSTALLATION NOTES

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1:20 SCALE

8.42/2MBILLINGS

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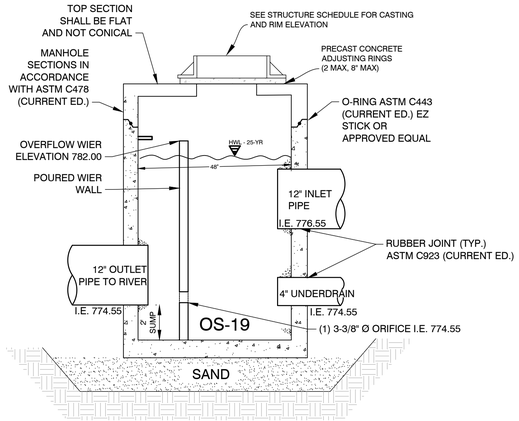
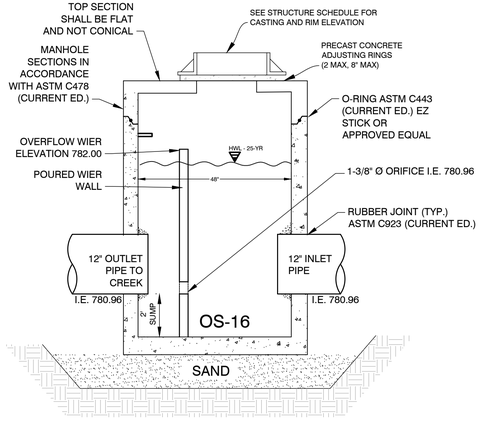
Bio Clean — A Forterra Company

SCICLONE SCX-04
HYDRODYNAMIC SEPARATOR
STANDARD DETAIL



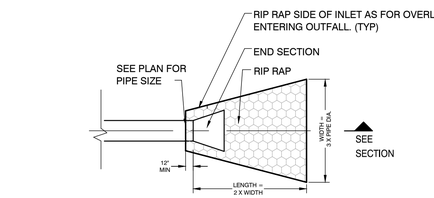
OS-19 SLOW RELEASE OVERFLOW DETAIL

C3.1 — NOT TO SCALE

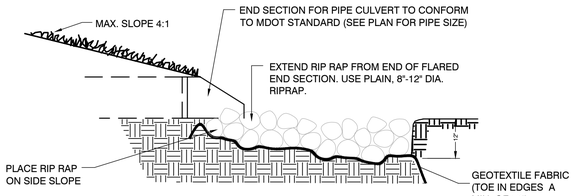


OS-16 SLOW RELEASE OVERFLOW DETAIL

C3.1 — NOT TO SCALE



PLAN



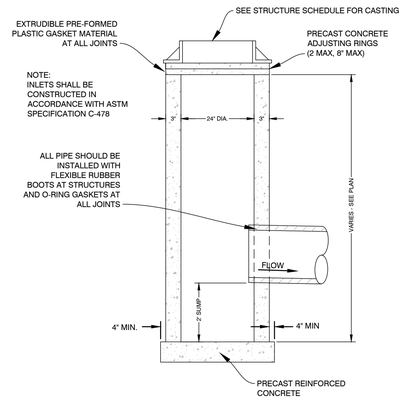
SECTION

PIPE CULVERT WITH FLARED END SECTION DETAIL

C3.1 - 050002 — NOT TO SCALE

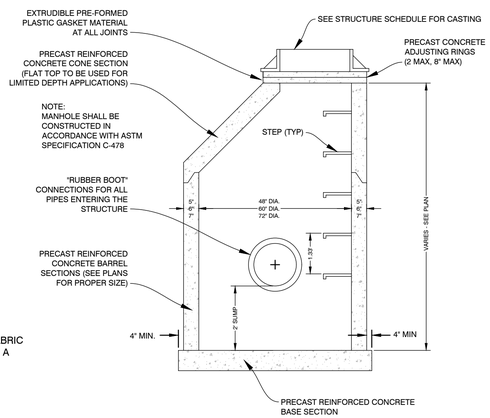
SITE MATERIALS & CONSTRUCTION NOTES

1. 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.
2. REMOVE ALL SUBGRADE GRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
3. STORM SEWER SHALL BE CORRUGATED HDPE PIPE WITH SMOOTH INTERIOR WALL. BY ADS OR EQUAL. LEACHING BASINS AND MANHOLES ARE TO BE REINFORCED CONCRETE WITH RIM AND SLOTTED GRATING (AS SHOWN). STORM SEWER & LEACHING BASINS ARE TO BE WRAPPED WITH FILTER FABRIC.
4. SANITARY SEWER PIPE SHALL BE PVC SDR 3034 MATERIAL.
5. ALL WATER SERVICE LINES SHALL DUCTILE IRON AND BE SIZED PER PLAN. PROVIDE 5' COVER FROM FINISHED GRADE.
6. PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES, IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
7. PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES, IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
8. MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.
9. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
10. EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE LIMESTONE AGGREGATE AND SHALL HAVE 4 - 6 % AIR ENTRAINMENT WITH A BROOM FINISH.
11. EXPANSION JOINTS IN CONCRETE PAVEMENT AND WALLS SHALL BE 1/2" ASPHALT IMPREGNATED FULL DEPTH 40' O.C. MAXIMUM & AT SIDEWALK INTERSECTIONS. CRACK CONTROL SCORING AT SIDEWALK WIDTH DIMENSION AND @ 10'-0" O.C. IN DRIVES.



24" STORM INLET DETAIL

C3.1 - 050005 — NOT TO SCALE



STORM CATCH BASIN DETAIL

C3.1 - 050003 — NOT TO SCALE

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
MICHIGAN | INDIANA | ILLINOIS | OHIO
269.250.5991 PHONE | 866.589.0934 FAX
www.arengineeringllc.com

DRAWN:	eag
CHECKED:	SAO

STATE OF MICHIGAN — SPENCER ANDREW O'DELL — ENGINEER — No. 6201309325 — REGISTERED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 6201309325

No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	07/23/2025	sao
1	CITY REVISIONS	09/09/2025	sao
2		.	.
3		.	.
4		.	.

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SHEET TITLE: STRUCTURE DETAILS
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C3.1

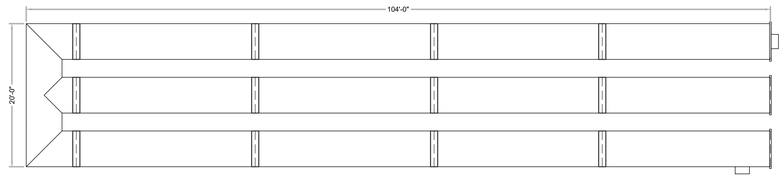
STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 6,189 CF
- PIPE STORAGE VOLUME = 6,224 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 6,268 CF

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



ASSEMBLY
SCALE: 1" = 10'

DETENTION SYSTEMS - CMP DETENTION / CMP DRAINAGE			
Material Location	Description	Material Designation	Designation
8 Rigid or Flexible Pavement (if applicable)			
7 Road Base (if applicable)			
A Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	
6 Backfill	Well graded granular material which may contain small amounts of silt or clay.	AASHTO M 145- A-1, A-2, A-3	Placed in 8" +/- loose lifts and compacted to 90% Standard Proctor Per AASHTO T 99
3 Bedding Stone	Well graded granular bedding material w/maximum particle size of 3"	AASHTO M43 - 3,357,4,467, 5, 56, 57	Unsuitable material should be over-excavated and re-placed with a 6" layer. See AASHTO 26.3.8.1 / 26.5.3 Bedding info.
A Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	
*	*Note: Backfill using controlled low-strength material (CLSM, "flash fill" or "flowable fill") when the spacing between the pipes will not allow for placement and adequate compaction of the backfill.*		

1. MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

FOUNDATION/BEDDING PREPARATION

2. PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.

5. HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMALLY COMPACTED WITHOUT SOFT SPOTS.

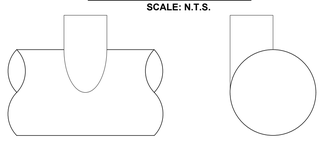
BACKFILL

WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.

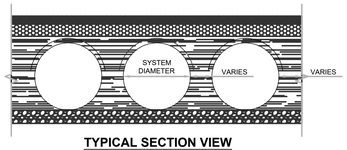
TYPICAL MANWAY DETAIL
SCALE: N.T.S.

NOTE:
MANWAY DETAIL APPLICABLE FOR CMP SYSTEMS WITH DIAMETERS 48" AND LARGER. MANWAYS MAY BE REQUIRED ON SMALLER SYSTEMS DEPENDING ON ACTUAL SITE SPECIFIC CONDITIONS.



TYPICAL RISER DETAIL
SCALE: N.T.S.

NOTE:
LADDERS ARE OPTIONAL AND ARE NOT REQUIRED FOR ALL SYSTEMS.



TYPICAL SECTION VIEW
LINER OVER ROWS
SCALE: N.T.S.

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

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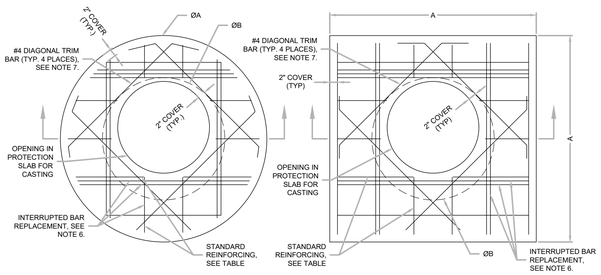
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW

SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

PLANS PREPARED BY:

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CIVIL ENGINEERING & SURVEYING
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269.250.5991 PHONE | 866.589.0804 FAX
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STATE OF MICHIGAN
SPENCER ANDREW O'DELL
ENGINEER
No. 6201309325
LICENSED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 6201309325

ISSUED FOR:

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1	CITY REVISIONS	09/09/2025	sao
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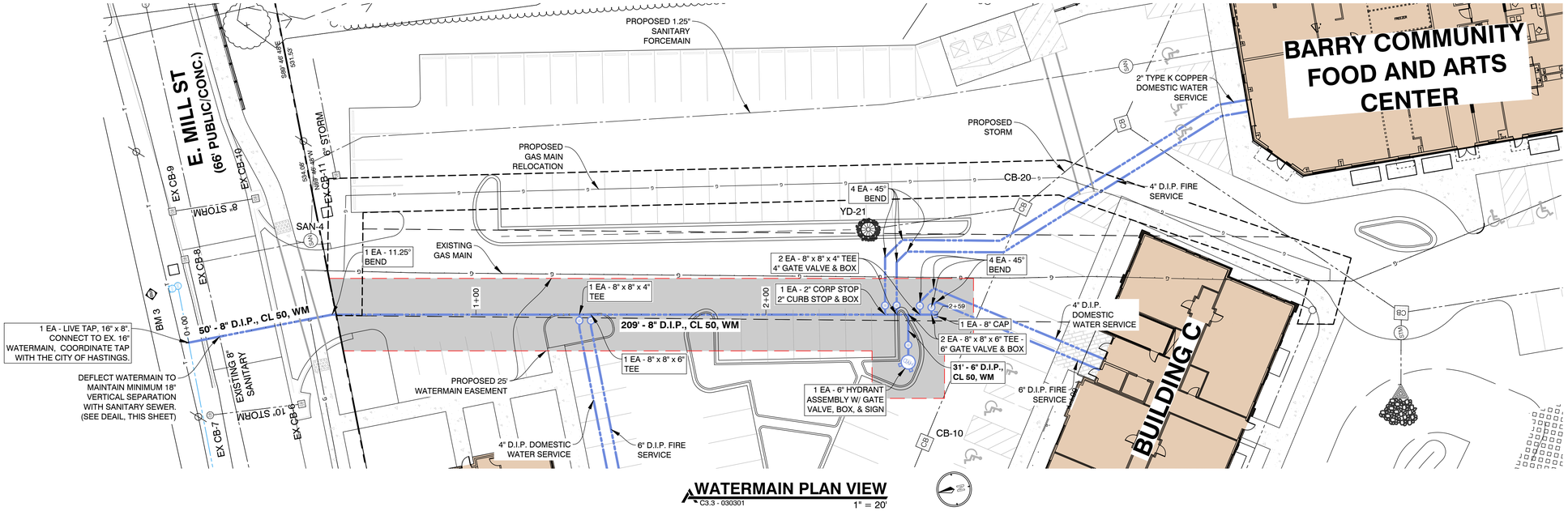
UNDERGROUND STORM DETAILS
THORNAPPLE RIVER MILL
COPPERROCK
420 E. MILL STREET
SECTION 07, T03N, R08W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23144001

DATE
09/09/2025

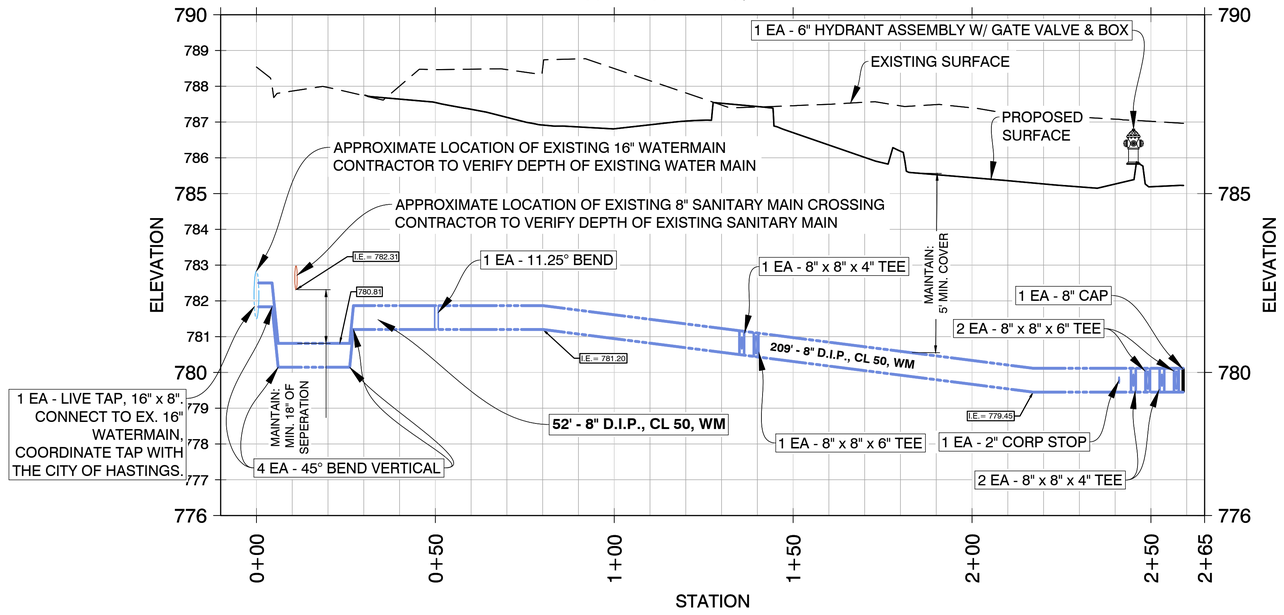
SHEET NUMBER
C3.2

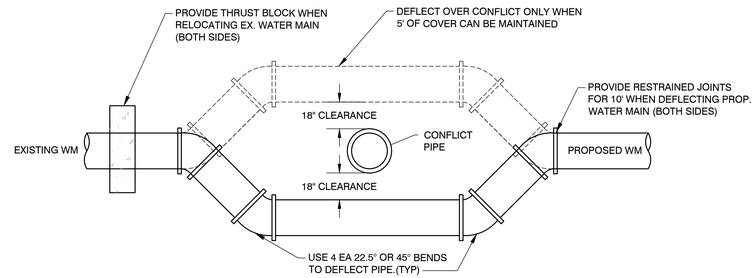


WATERMAIN PLAN VIEW
C3.3 - 030301
1" = 20'

Watermain Profile View

SCALE: HORZ 1" = 20', VERT 1" = 2'





NOTE:
RESTRAIN ALL JOINTS IN DEFLECTION AREA.

WATER MAIN DEFLECTION DETAIL
C3.3 - 030403
NOT TO SCALE

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

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SPENCER O'DELL, P.E.
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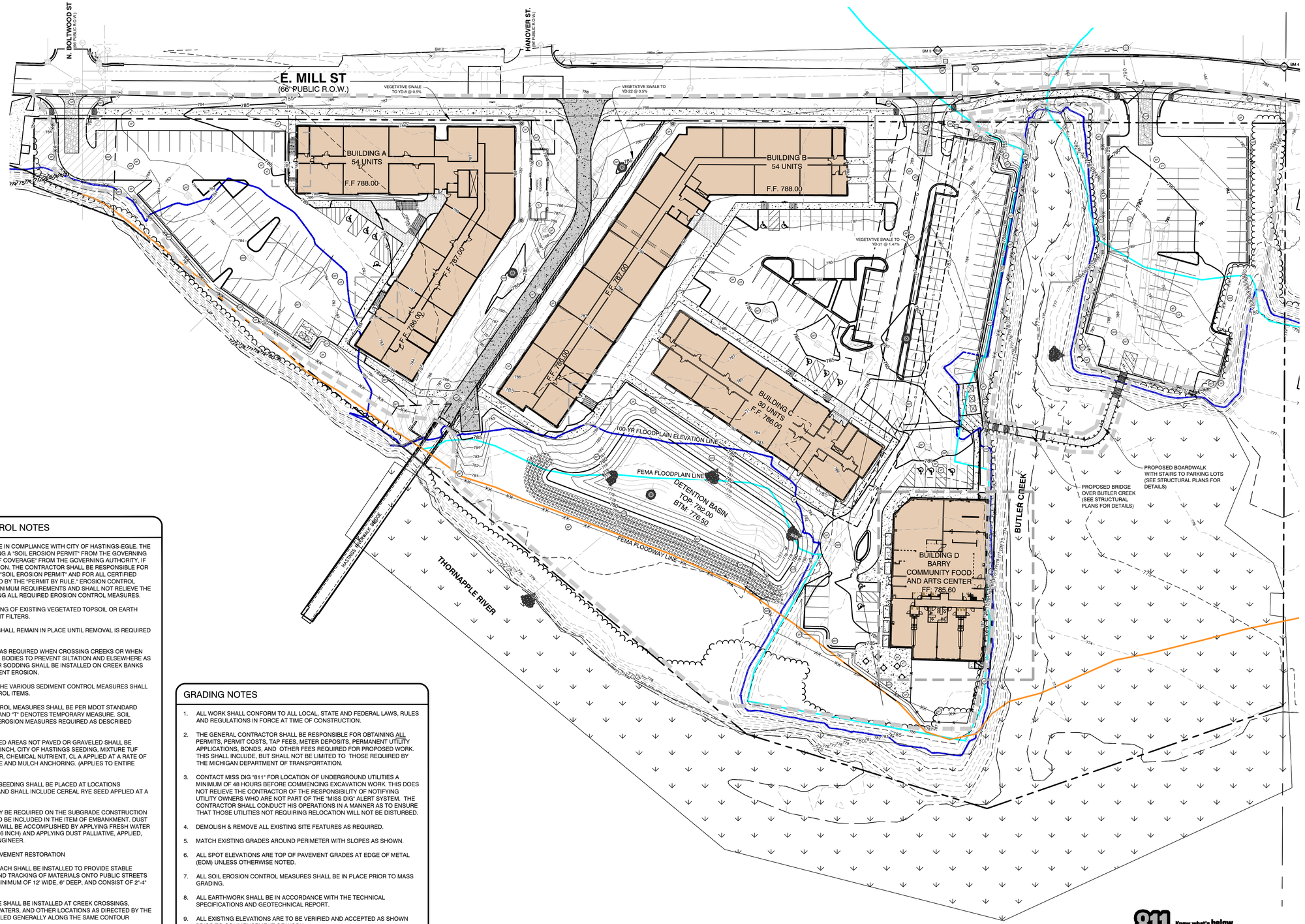
WATERMAIN PLAN & PROFILE
THORNAPPLE RIVER MILL
COPPERROCK
420 E. MILL STREET
SECTION 07, T03N, R08W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C3.3



SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH CITY OF HASTINGS-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE GOVERNING AUTHORITY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE GOVERNING AUTHORITY, IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE "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.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PER MDOT STANDARD DETAILS. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

(##) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV, 3 INCH, CITY OF HASTINGS SEEDING, MIXTURE TUF APPLIED AT A RATE OF 220 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)

(3P) 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.

(3T) DENOTES DUST CONTROL. DUST CONTROL MAY BE REQUIRED ON THE SUBGRADE CONSTRUCTION AND WILL INCLUDE APPLYING FRESH WATER TO BE INCLUDED IN THE ITEM OF EMBANKMENT. DUST CONTROL ON THE AGGREGATE BASE COURSE WILL BE ACCOMPLISHED BY APPLYING FRESH WATER (INCLUDED IN THE ITEM OF AGGREGATE BASE, 6 INCH) AND APPLYING DUST PALLIATIVE, APPLIED, $CACL_2$ (TON) AS DIRECTED BY THE PROJECT ENGINEER.

(4T) DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION

(8P) 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 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.

(14T) 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.

(26T) 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.

(29T) DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN DS150, OR APPROVED EQUAL. MULCH BLANKETS SHALL BE PLACED ON ALL 1:3 SLOPES OR GREATER, IN AND AROUND DITCH BOTTOMS WHERE THERE IS NO BIOSWALE BY CONTRACTOR RESPONSIBLE FOR RESTORING THAT AREA.

(33T)

GRADING NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
3. CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
4. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
5. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
6. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
7. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
8. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
9. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
11. ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

LEGEND

- LIMITS OF CONSTRUCTION
- SILT FENCE

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3	.	.	.
4	.	.	.

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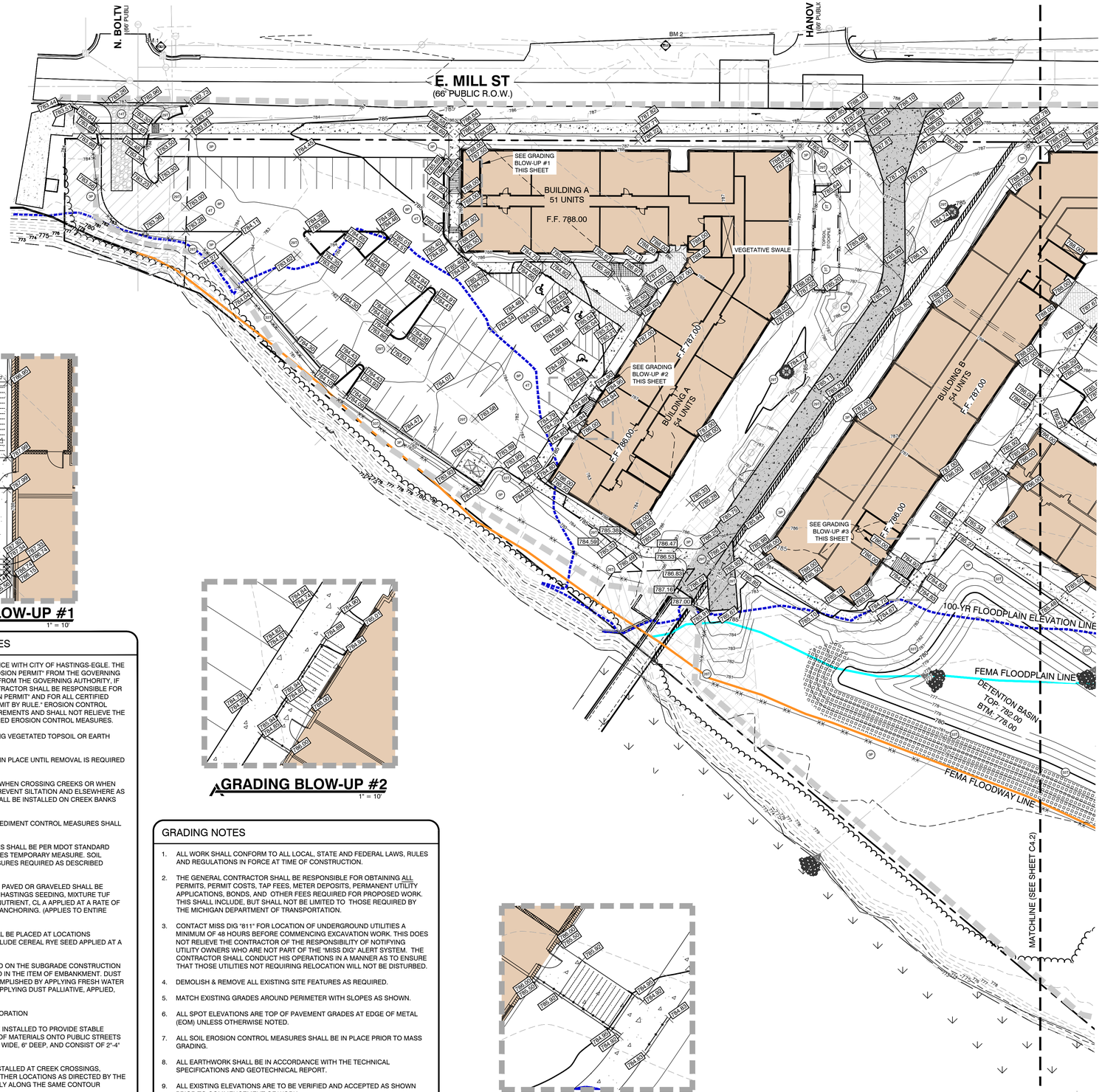
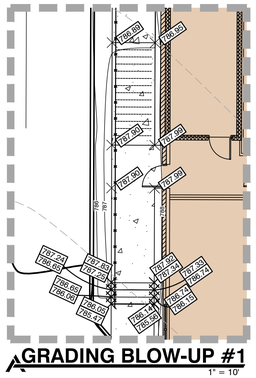
SHEET TITLE: GRADING & SESC PLAN - OVERALL
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C4.0





GRADING BLOW-UP #1
1" = 10'

GRADING BLOW-UP #2
1" = 10'

GRADING BLOW-UP #3
1" = 10'

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(29T) DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN DS150, OR APPROVED EQUAL. MULCH BLANKETS SHALL BE PLACED ON ALL 1:3 SLOPES OR GREATER, IN AND AROUND DITCH BOTTOMS WHERE THERE IS NO BIOSWALE BY CONTRACTOR RESPONSIBLE FOR RESTORING THAT AREA.

(33T)

GRADING NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
3. CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
4. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
5. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
6. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
7. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
8. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
9. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
11. ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

LEGEND

- LIMITS OF CONSTRUCTION
- SILT FENCE (xx xx)

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

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

0 30 45 60
1 inch = 30 ft.

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
MICHIGAN | INDIANA | ILLINOIS | OHIO
269.250.5991 PHONE | 866.589.0804 FAX
www.arengineeringllc.com

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CHECKED:	SAO

STATE OF MICHIGAN
SPENCER ANDREW O'DELL
ENGINEER
No. 6201309325
LICENSED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 6201309325

No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	07/23/2025	sao
1	CITY REVISIONS	09/09/2025	sao
2	.	.	.
3	.	.	.
4	.	.	.

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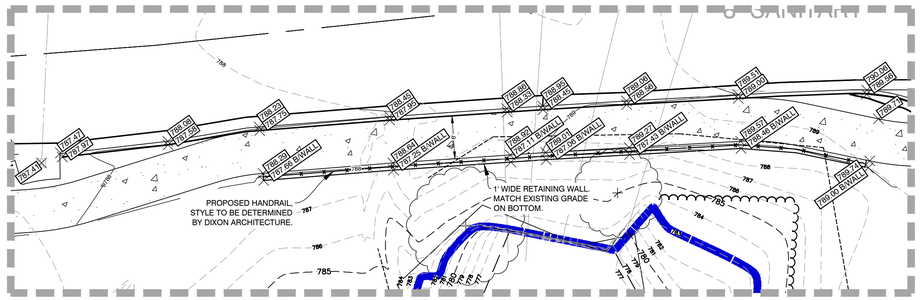
SHEET TITLE: GRADING & SESC PLAN - WEST
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

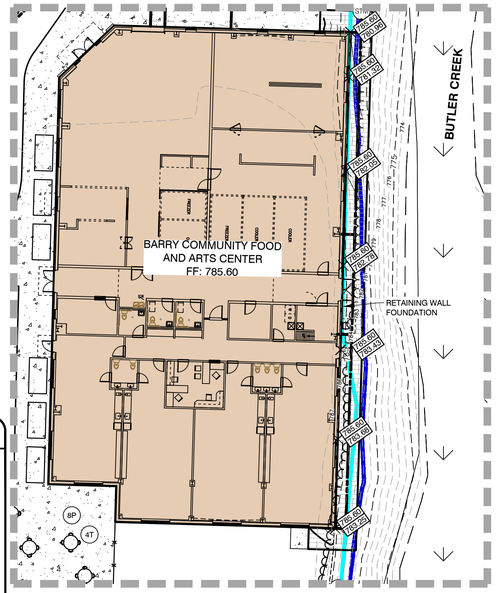
JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C4.1



GRADING BLOW-UP #4
1" = 10'



GRADING BLOW-UP #5
1" = 20'

SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH CITY OF HASTINGS-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE GOVERNING AUTHORITY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE GOVERNING AUTHORITY, IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE "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.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PER MDOT STANDARD DETAILS. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

(##) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV, 3 INCH, CITY OF HASTINGS SEEDING, MIXTURE TUF APPLIED AT A RATE OF 220 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)

(3P) 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.

(3T) DENOTES DUST CONTROL. DUST CONTROL MAY BE REQUIRED ON THE SUBGRADE CONSTRUCTION AND WILL INCLUDE APPLYING FRESH WATER TO BE INCLUDED IN THE ITEM OF EMBANKMENT. DUST CONTROL ON THE AGGREGATE BASE COURSE WILL BE ACCOMPLISHED BY APPLYING FRESH WATER (INCLUDED IN THE ITEM OF AGGREGATE BASE, 6 INCH) AND APPLYING DUST PALLIATIVE, APPLIED, $CACL_2$ (TON) AS DIRECTED BY THE PROJECT ENGINEER.

(4T) DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION

(8P) 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 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.

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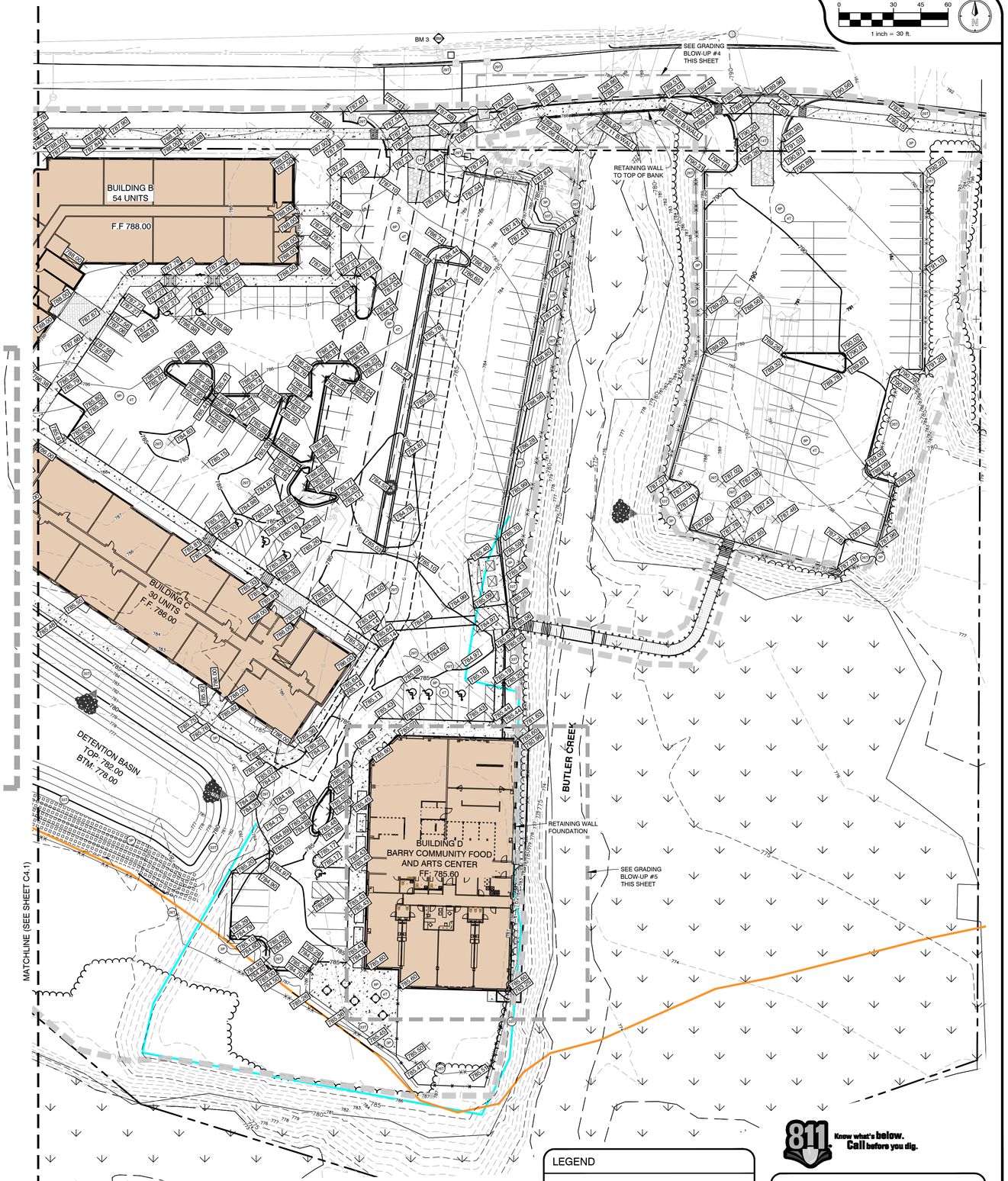
(33T)



LEGEND

- LIMITS OF CONSTRUCTION
- SILT FENCE

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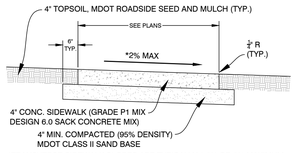
SHEET TITLE: GRADING & SESC PLAN - EAST
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER
23144001

DATE
09/09/2025

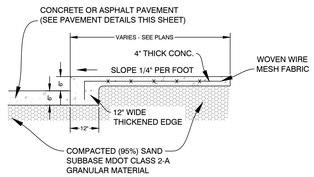
SHEET NUMBER
C4.2



*TRANSVERSE SIDEWALK SLOPES ARE TYPICALLY 1.5% OR 2% MAXIMUM. IN ORDER TO MEET SITE CONDITIONS, IF THE TRANSVERSE SLOPE IS REQUIRED TO BE LESS THAN 1.5%, LONGITUDINAL DRAINAGE MUST BE PROVIDED.

REFER TO MDOT STANDARD PLAN R-29-I (DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK)

SIDEWALK SECTION
C5.0 - 030301 NOT TO SCALE



RAISED WALK SECTION
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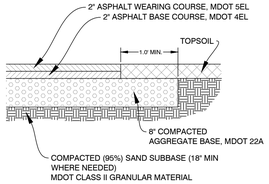

ASPHALT SECTION
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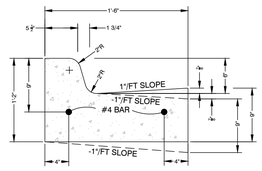
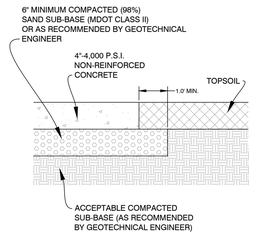
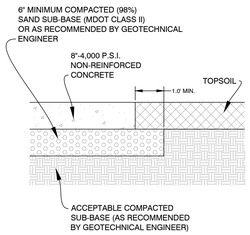


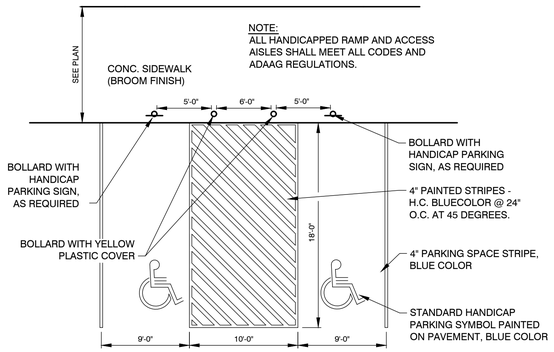
MDOT F2 CONC. CURB & GUTTER
C5.0 - 030109 NOT TO SCALE



CONC. PAVEMENT SECTION
C5.0 - 030402 NOT TO SCALE

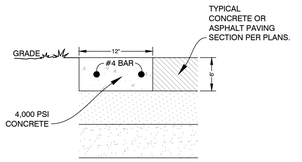


HEAVY DUTY CONC. PAVEMENT SECTION
C5.0 - 030402 NOT TO SCALE

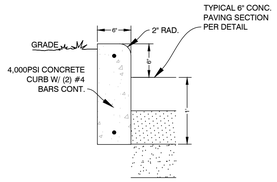


NOTE:
ALL HANDICAPPED RAMP AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.

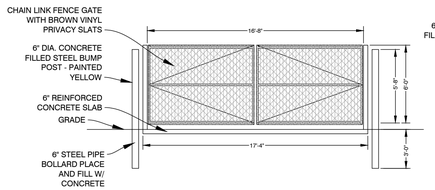
HANDICAP PARKING DETAIL
C5.0 - 040902 NOT TO SCALE



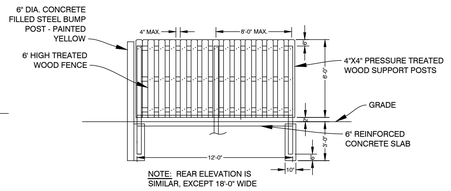
FLAT CURB DETAIL
C5.0 - 030106 NOT TO SCALE



BARRIER CURB REINF. DETAIL
C5.0 - 030105 NOT TO SCALE

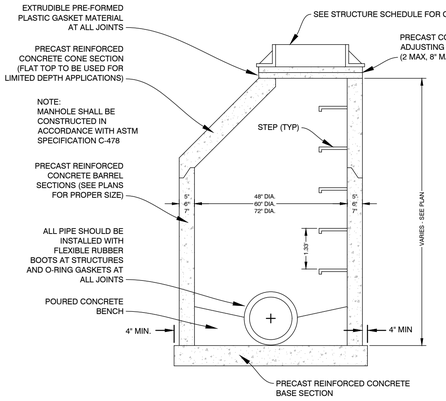


FRONT ELEVATION

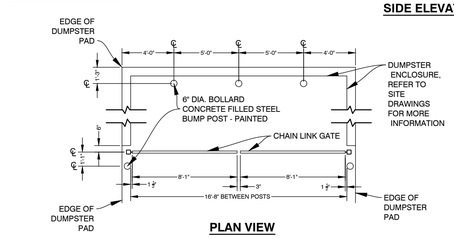


NOTE: REAR ELEVATION IS SIMILAR, EXCEPT 18'-0" WIDE

SIDE ELEVATION

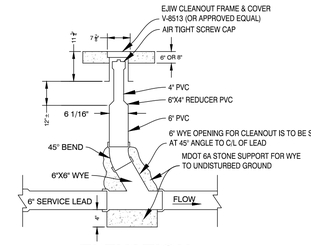


SANITARY MANHOLE DETAIL
C5.0 - 060108 NOT TO SCALE

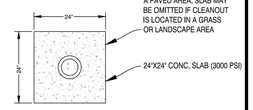


PLAN VIEW

DUMPSTER ENCLOSURE DETAIL
C5.0 - 110105 NOT TO SCALE

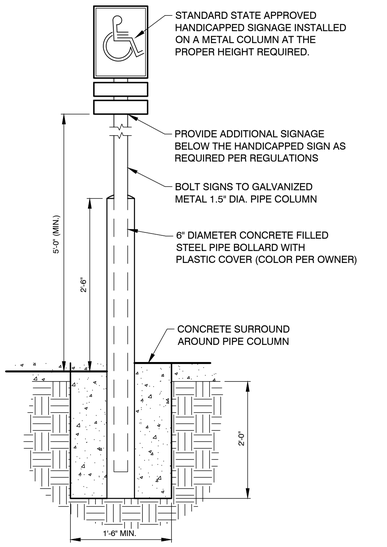


ELEVATION
NOT TO SCALE

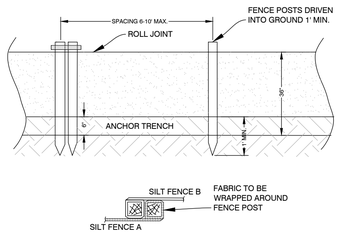


TOP VIEW

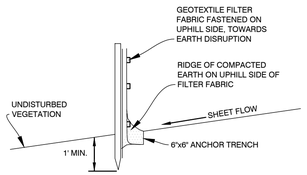
SANITARY SEWER CLEANOUT DETAIL
C5.0 - 090109



HANDICAP PARKING SIGN DETAIL
C5.0 - 090102 NOT TO SCALE



ROLL JOINTS



36" SILT FENCE DETAIL
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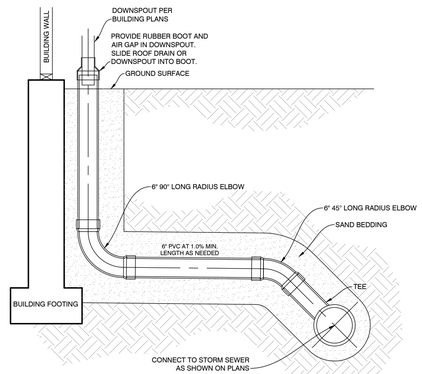
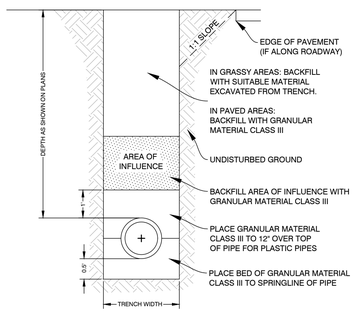


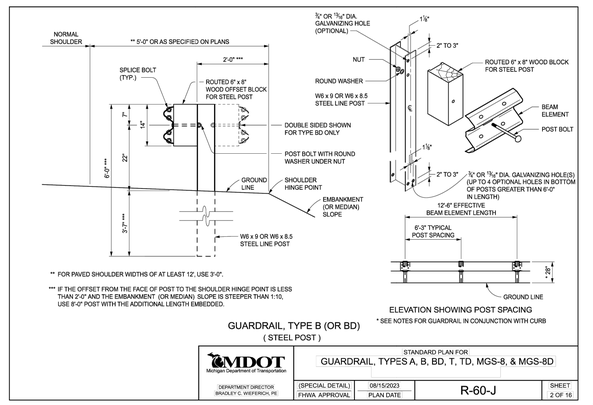
ROOF LEAD/DOWNSPOUT DETAIL
C5.0 - 050004 NOT TO SCALE

FOR PIPES 33 INCHES IN DIAMETER AND SMALLER: TRENCH WIDTH SHALL BE 12"-16" WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE.

FOR PIPES GREATER THAN 33 INCHES IN DIAMETER: TRENCH WIDTH SHALL BE LESS THAN 24 INCHES PLUS THE OUTSIDE DIAMETER OF THE PIPE.



TRENCH BACKFILL DETAIL
C5.0 - 020102 NOT TO SCALE



** FOR PAVED SHOULDER WIDTHS OF AT LEAST 12', USE 3'-0".

*** IF THE OFFSET FROM THE FACE OF POST TO THE SHOULDER HINGE POINT IS LESS THAN 2'-0" AND THE EMBANKMENT (OR MEDIAN) SLOPE IS STEEPER THAN 1:10, USE 6'-0" POST WITH THE ADDITIONAL LENGTH EMBEDDED.

GUARDRAIL, TYPE B (OR BD)
(STEEL POST)

MDOT Michigan Department of Transportation
DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE

STANDARD PLAN FOR
GUARDRAIL, TYPES A, B, BD, T, TD, MGS-8, & MGS-8D

(SPECIAL DETAIL)	08/15/2023	R-60-J	SHEET
FHWA APPROVAL	PLAN DATE		2 OF 16

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
MICHIGAN | INDIANA | ILLINOIS | OHIO
269.250.5991 PHONE | 866.569.0834 FAX
www.arengineeringllc.com

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STATE OF MICHIGAN
SPENCER ANDREW O'DELL ENGINEER No. 6201309325
LICENSED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 6201309325

ISSUED FOR:

No.		DATE	BY
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4	.	.	.

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SHEET TITLE: DETAILS
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C5.0

LEGEND

- AREA OF FILL
- AREA OF CUT

CUT AND FILL SUMMARY

CUT VOLUME 1,568.42 CYD.
FILL VOLUME 579.66 CYD.
NET VOLUME 988.77 CYD. (CUT)

VOLUMES ARE CALCULATED COMPARING PROPOSED AND EXISTING GRADE BELOW FLOODPLAIN ELEVATION (782.40)
- SEE SHEET C6.1 FOR CROSS SECTIONS

PLANS PREPARED BY:

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SPENCER ANDREW O'DELL
ENGINEER
No. 6201309325
LICENSED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 6201309325

No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	07/23/2025	sao
1	CITY REVISIONS	09/09/2025	sao
2	.	.	.
3	.	.	.
4	.	.	.

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SHEET TITLE: SITE CUT & FILL IN FLOODPLAIN
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

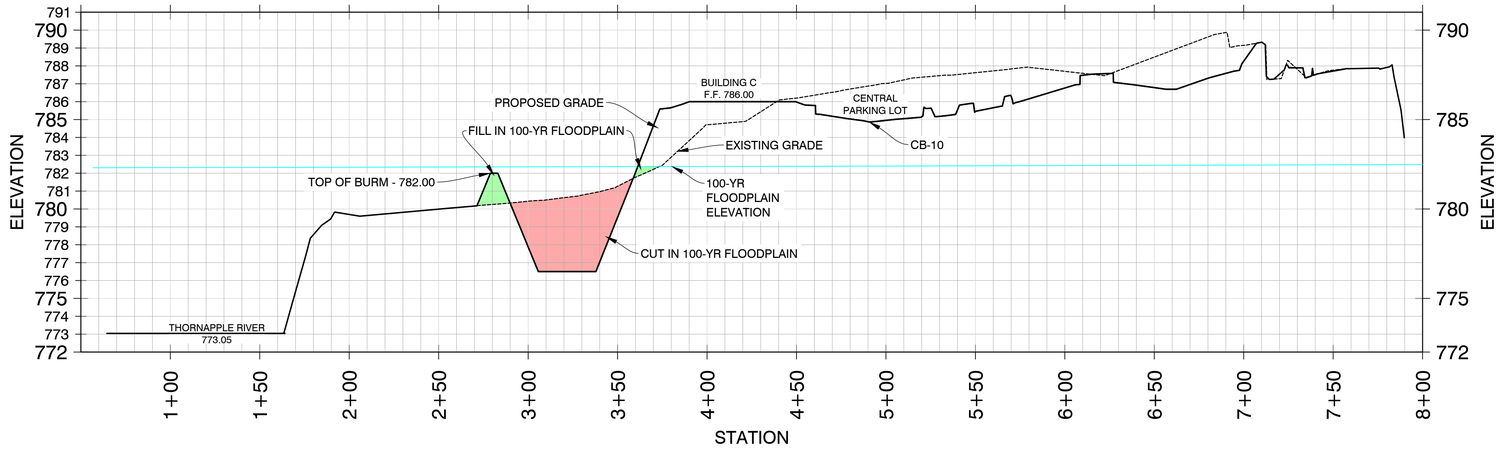
JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C6.0

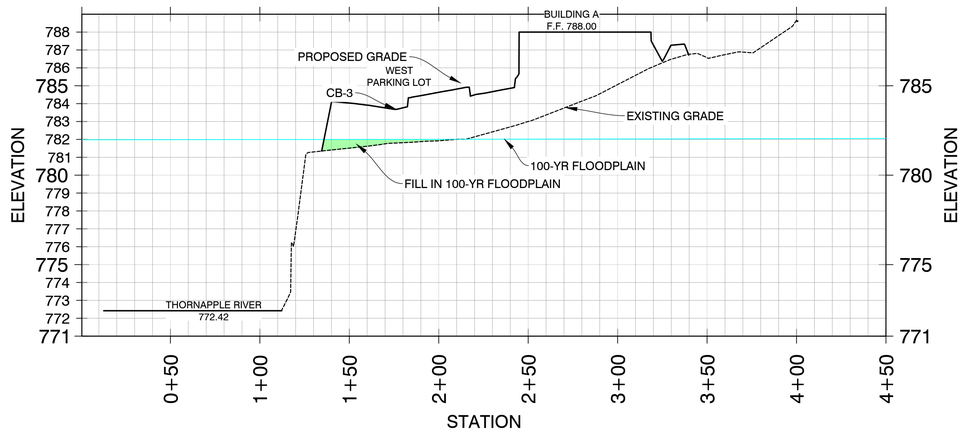
SITE CROSS SECTION 1

SCALE: HORZ 1" = 40', VERT 1" = 4'



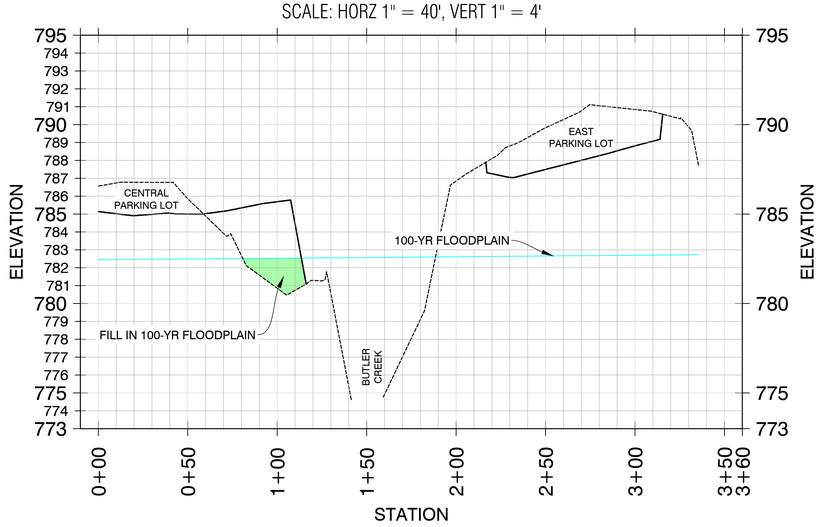
SITE CROSS SECTION 2

SCALE: HORZ 1" = 40', VERT 1" = 4'



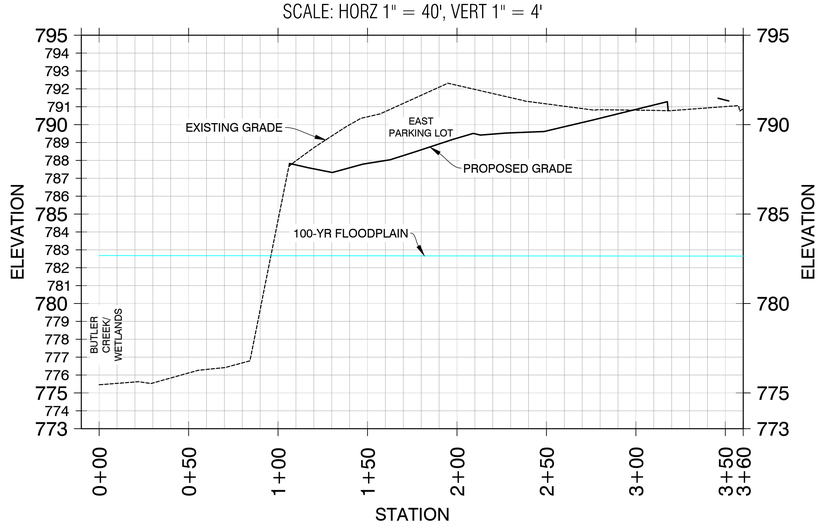
SITE CROSS SECTION 4

SCALE: HORZ 1" = 40', VERT 1" = 4'



SITE CROSS SECTION 3

SCALE: HORZ 1" = 40', VERT 1" = 4'



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CHECKED:	SAO

STATE OF MICHIGAN
SPENCER ANDREW O'DELL
ENGINEER
No. 6201309325
LICENSED PROFESSIONAL ENGINEER

SPENCER O'DELL, P.E.
No. 6201309325

No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	07/23/2025	sao
1	CITY REVISIONS	09/09/2025	sao
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SHEET TITLE: SITE CROSS SECTIONS
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
C6.1

LANDSCAPING NOTES

LANDSCAPE REQUIRED:

1. BUFFER ZONE:
   10 FOOT WIDE BUFFER
   PLANTINGS REQUIRED PER 100 LINEAR FEET OF BUFFER ZONE
   - 2 CANOPY TREES
   - 2 ORNAMENTAL TREES
   - 2 EVERGREEN TREES
   - 4 SHRUBS

   WEST BUFFER ZONE = 50' / 100 = 0.5 TREES
   - 2 * 0.5 = 1 CANOPY TREE
   - 2 * 0.5 = 1 ORNAMENTAL TREES
   - 2 * 0.5 = 1 EVERGREEN TREES
   - 4 * 0.5 = 2 SHRUBS

   EAST BUFFER ZONE = 400' / 100 = 4 TREES
   - 2 * 4 = 8 CANOPY TREE
   - 2 * 4 = 8 ORNAMENTAL TREES
   - 2 * 4 = 8 EVERGREEN TREES
   - 4 * 4 = 16 SHRUBS

2. FRONT YARD LANDSCAPING:
   - 1 CANOPY TREE AND 2 EVERGREEN TREES PLUS 1 CANOPY AND 1 EVERGREEN FOR EACH 75 FEET IN ROAD FRONTAGE
   - 1 ORNAMENTAL TREE PLUS 1 FOR EACH 75 FEET IN ROAD FRONTAGE
   - SHRUBS AT A RATE OF 1 PER EACH TREE REQUIRED

   1,072 FEET OF ROAD FRONTAGE / 75 = 14.3 ≈ 15 ADDITIONAL TREES
   - 16 CANOPY TREES, 18 EVERGREEN TREES
   - 16 ORNAMENTAL TREES
   - 50 SHRUBS

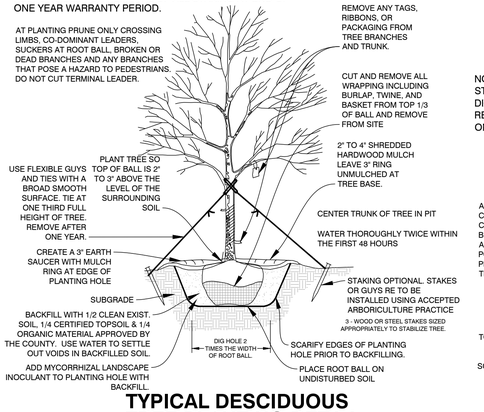
3. PARKING LANDSCAPING
   1 CANOPY TREE FOR EVERY 20 SPACES
   - 282 SPACES / 20 = 14.1 = 14 TREES

   1 TREE PER LANDSCAPE ISLAND
   - 10 LANDSCAPE ISLAND = 10 TREES

   24 TOTAL PARKING LOT TREES

4. 10% OPEN SPACE REQUIRED
   415,998 * 0.10 = 41,599 SFT

NOTE:
STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.



TYPICAL DESCIDUOUS TREE PLANTING DETAIL

L1.0 - 170102 NOT TO SCALE

NOTE:
STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.

TYPICAL CONIFEROUS TREE PLANTING DETAIL

L1.0 - 170101 NOT TO SCALE

LEGEND

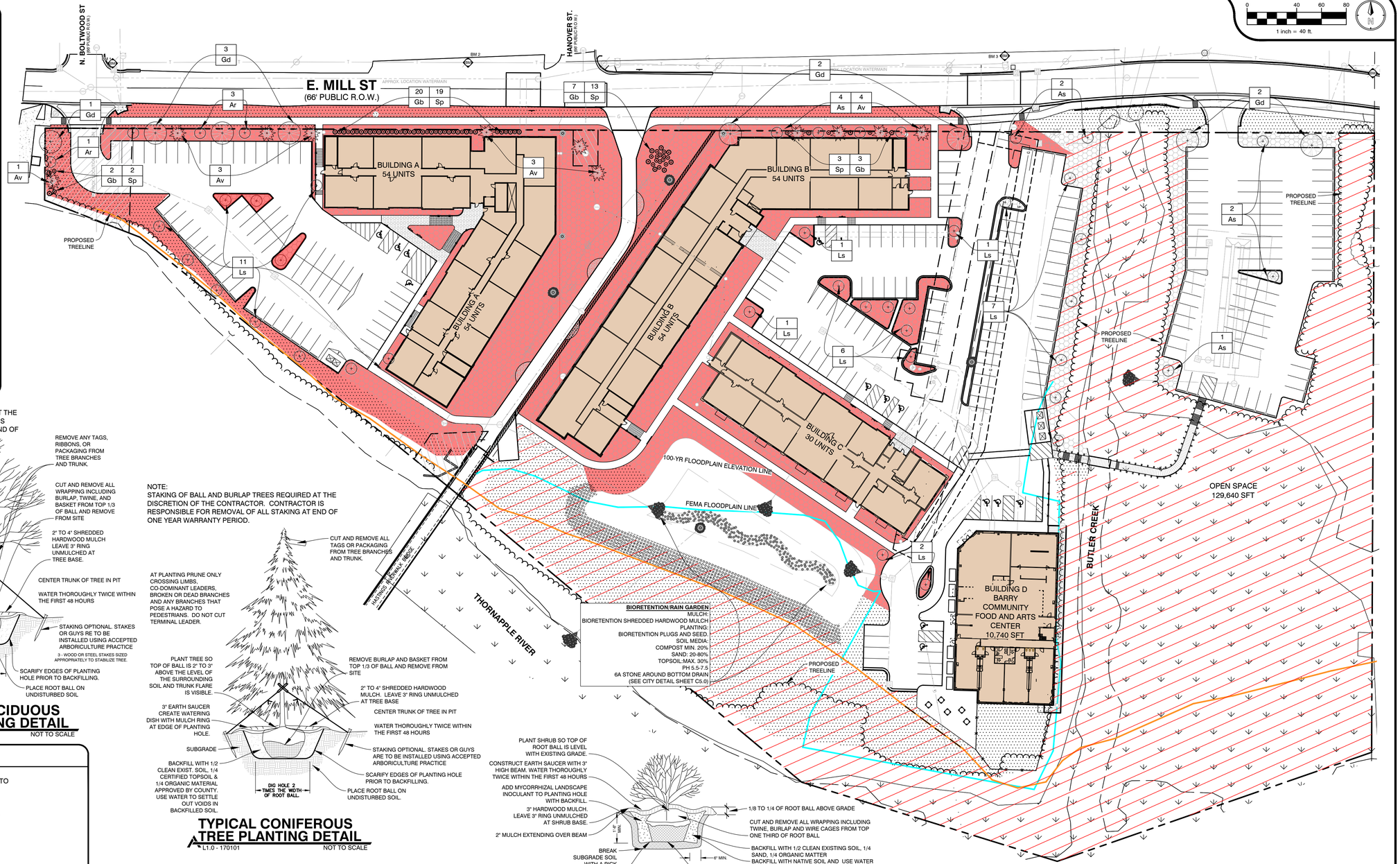
- 1 / Xx — NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB DECIDUOUS/ EVERGREEN
- OPEN SPACE
- SOD LAWN WITH IRRIGATION ON 4" TOPSOIL
- PERENNIAL RYE GRASS WITHOUT IRRIGATION ON 4" TOPSOIL

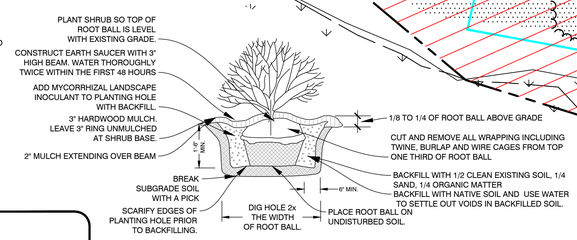
ALL PLANTINGS AND LANDSCAPED BEDS REQUIRE IRRIGATION – EITHER DRIP LINE OR MISTERS AS REQUIRED TO ESTABLISH GROWTH AND MAINTAIN HEALTH OF ALL PLANTINGS/LANDSCAPED BEDS.

LANDSCAPING CONTRACTOR RESPONSIBLE FOR TOUCHING-UP AND FINISH-LEVELING OF TOPSOIL AS NECESSARY TO ENSURE HYDROSEED AND SOD ARE INSTALLED ON A SMOOTH AND LEVEL SURFACE FREE OF CLUMPS, STICKS, HOLES, ETC.

LANDSCAPING NOTES

1. INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO COMPACTION OR INCREASED DEPTH OF SOIL OVER THE ROOT SYSTEM AREA PRIOR TO AND DURING CONSTRUCTION.
2. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 3-4 LBS/ 1000 SFT.
3. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/16" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
4. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
5. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
6. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
7. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
8. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICK, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
9. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
10. MAINTAIN TREES AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
11. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
12. TREES, AND SHRUBS SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTORS CONTROL.





TYPICAL SHRUB PLANTING DETAIL

L1.0 - 170103 NOT TO SCALE

Shrub Planting Schedule

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Sp	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	24" Ht.	3–5 gallon cont.	3' O.C.
Gb	Buxus 'Green Gem'	Green Gem Boxwood	24" Ht.	B&B or Cont.	3' O.C.

Tree Planting Schedule

Symbol	Latin Name	Common Name	Size	Container Type	Comments
As	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal.	B&B	
Av	Thuja orientalis	Aborvitae	4' Ht.	B&B	
Gd	Gleditsia triacathos 'Skycole'	Skyline Honey Locust	2.5 – 3" Cal.	B&B	
Ls	Liquidambar styraciflua	Sweetgum	2.5 – 3" Cal.	B&B	

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

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

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No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	07/23/2025	sao
1	CITY REVISIONS	09/09/2025	sao
2	.	.	.
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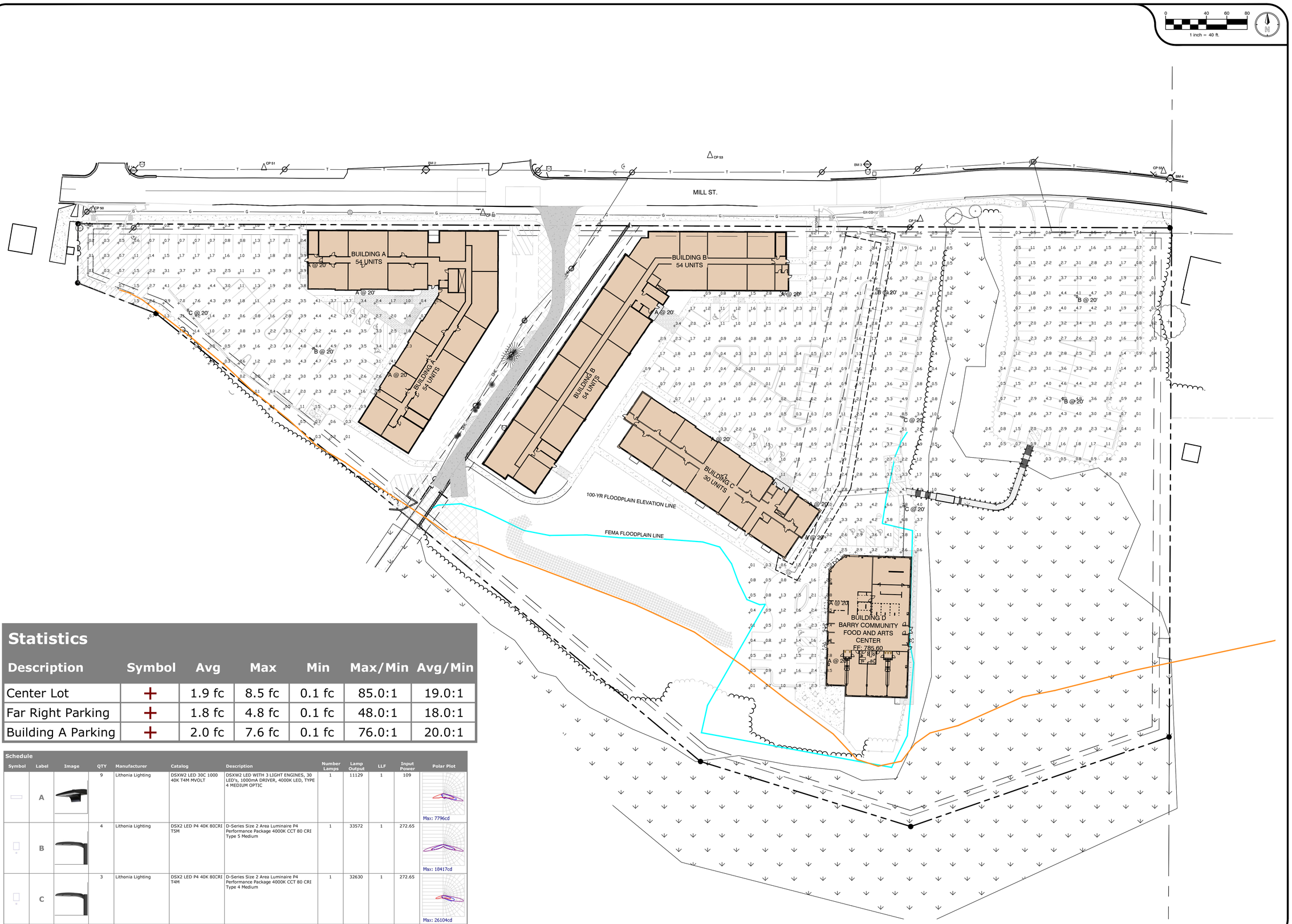
SHEET TITLE: LANDSCAPING PLAN
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER 23144001

DATE 09/09/2025

SHEET NUMBER L1.0



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Center Lot	+	1.9 fc	8.5 fc	0.1 fc	85.0:1	19.0:1
Far Right Parking	+	1.8 fc	4.8 fc	0.1 fc	48.0:1	18.0:1
Building A Parking	+	2.0 fc	7.6 fc	0.1 fc	76.0:1	20.0:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		9	Lithonia Lighting	DSXW2 LED 30C 1000 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	1	11129	1	109	Max: 7796cd
	B		4	Lithonia Lighting	DSX2 LED P4 40K 80CRI T5M	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 5 Medium	1	33572	1	272.65	Max: 18417cd
	C		3	Lithonia Lighting	DSX2 LED P4 40K 80CRI T4M	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	32630	1	272.65	Max: 26104cd

PLANS PREPARED BY:

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No.	ISSUED FOR:	DATE	BY
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1	CITY REVISIONS	09/09/2025	sao
2	-	-	-
3	-	-	-
4	-	-	-

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SHEET TITLE: PHOTOMETRIC PLAN
PROJECT: THORNAPPLE RIVER MILL
CLIENT: COPPERROCK
SITE ADDRESS: 420 E. MILL STREET
SITE SECTION: SECTION 07, T03N, R08W

JOB NUMBER
23144001

DATE
09/09/2025

SHEET NUMBER
L2.0

Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: Ordinance #633

Meeting Date: October 13, 2025

Recommended Action:

Conduct first reading of **Ordinance 633** pertaining to text amendment to Chapter 90, Article 90-VI to add Division 90-VI-6A, Sections 90-350 through 90-357 pertaining to the 3-4 Family Overlay District as recommended by the Planning Commission on October 6, 2025.

Background Information:

The Master Plan, adopted in 2021, identified housing as the key issue in the success of providing a vibrant, sustainable, and prosperous community. The Planning Commission organized a Housing Committee tasked with inventorying existing housing stock and developing a Housing Needs Matrix that could be used to identify general areas and/or neighborhoods within the city that were ripe for the application of targeted strategies.

The development and implementation of a 3-4 family dwelling overlay district is intended to recognize the usefulness of gentle density housing near employment areas such as the core downtown. The district further recognizes that there are older, large homes near the core downtown that have already been divided into two or more dwelling units that require careful review of further divisions to ensure the character of the neighborhood is maintained. The district is designed to allow additional housing opportunities, allowing attached single-family housing and smaller multi-unit dwellings consistent with the overall density of the surrounding area.

Financial Implications:

There are no financial implications from this request.

Attachments:

- Ordinance 633

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 633

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING ARTICLE 90-IV TO ADD DIVISION 90-VI-6A, SECTIONS 90-350 THROUGH 90-357.

AS RECOMMENDED BY THE PLANNING COMMISSION ON OCTOBER 6, 2025

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by amending Article 90-VI to add Division 90-VI-6A, Sections 90-350 through 90-357. Amended text in BOLD.

Division 90-VI-6A 3-4 Family Dwelling Overlay District

Section 90-350 Purpose

a) **The 3-4 Family Dwelling Overlay District is designed to be considered generally for application to those lands identified by the City of Hastings Master Plan *Future Land Use Map* as *Residential Growth C – Multiple Family; Core Neighborhood; Neighborhood Center; or Downtown Edge*.**

b) **This District is intended to recognize the usefulness of 'gentle density' housing near employment areas such as the downtown but also encourages the preservation of single-family homes near the center of the City.**

c) **This District further recognizes that there are older, large homes near the downtown that have already been divided into two or more dwelling units and require careful review of further divisions to ensure the character of the area is maintained.**

d) **This District is designed to provide for *Missing Middle* housing opportunities, allowing attached single-family housing and smaller, multi-dwelling buildings consistent with the overall density of the surrounding area.**

e) **This District should not be applied where resulting overall density of the block will exceed 6 dwelling units per acre.**

For purposes of this Overlay District, 'block' is defined as *'the space for buildings within the street pattern of the City, where a street extends through the middle with lots fronting on either side, bounded by streets on*

both ends.' **The Planning Commission shall determine the boundaries of the block in consideration of this definition.**

Section 90-351 Applicability

a) **The 3-4 Family Dwelling Overlay District shall be an overlay district that applies over existing zoning districts. Use and development of land within the overlay district shall be regulated as follows:**

   1) **Any existing lawfully conforming use shall be permitted to continue, and the use shall be subject to the requirements of the underlying district and not the requirements of the 3-4 Family Dwelling Overlay District.**

   2) **Any new use may elect to develop pursuant to either the underlying district or the 3-4 Family Dwelling Overlay District.**

Section 90-352 Permitted Uses

a) **Three- and four-family dwellings.**
b) **Attached single-family dwellings, with no more than four (4) attached dwelling units.**

Section 90-353 District Regulations

Property within the 3-4 Family Dwelling Overlay District shall be subject to the regulations set forth in Sec 90-216 of this Ordinance for the R-D District related to lot size/width, lot coverage, and yard setbacks.

Section 90-354 Building Form Standards

New buildings, building expansions, and/or exterior building renovations within the 3-4 Family Dwelling Overlay District shall be subject to the following building form standards.

Architectural Style	**Buildings shall have an architectural style respecting the scale, proportion, character, and materials of nearby existing buildings. Building mass shall be de-emphasized in a variety of ways, including the use of projecting and recessed sections to reduce the apparent overall bulk and volume and provide visual appeal.**

Exterior Building Materials	**Exterior wall materials may consist of brick, stucco, wood, vinyl aggregate or split-face block, stone or similar decorative material which is similar to the exteriors of nearby buildings. Metal-sided buildings, including accessory buildings, may be acceptable provided the appearance of such buildings is compatible with the style and materials of nearby existing buildings.**
Roofs	**Roofs shall be pitched and have overhanging eaves. Materials for pitched roofs shall include shingles (either wood or asphalt composition), slate, or tiles. Metal roofing may be acceptable provided the appearance of the roofing is compatible with the roofing of nearby existing buildings.**
Building Entrance	***3-4 Family Dwelling*** **- An entrance to the building shall be visible from and face the street from which the address of the building is derived.** ***Attached Single-Family Dwelling*** **- The primary entrance to each dwelling unit shall be visible from and face the street from which the address of the dwelling unit is derived.**
Minimum Front Porch Area (if provided)	**70 sq ft; enclosed porches are allowed**

Section 90-355 Site Design Standards

a) ***Vehicle Access:*** **Vehicle access to the property shall be determined during the site plan review process. An existing driveway(s) may be required to be closed in order to achieve safe access.**

b) ***Parking:*** **Off-street parking in the 3-4 Family Dwelling Overlay District shall be regulated by Article X of this Ordinance, except 1) the garage/carport requirement of Section 90-924 shall not apply, and 2) the Planning Commission may reduce the parking requirements by no more than 30 percent if it can be demonstrated that the required number of parking spaces is not needed. The Commission may take into consideration the location and availability of authorized off-site parking arrangements, such as on-street**

parking spaces or municipal parking lots located within 300 feet of the proposed building. Parking on site must be located behind the principal building and be designed so vehicles do not back into the public street when exiting the site.

c) ***Pedestrian Access*: A walkway shall be provided from the existing or proposed sidewalk along the property frontage to the primary building entrance.**

d) ***Refuse Disposal*: Dumpsters shall be kept within a fenced or brick walled area which shall be at least 6 feet high and located so that their use, including emptying, does not pose a nuisance to nearby neighbors.**

e) ***Landscaping:* Landscaping shall be provided in accordance with the requirements of Article XII. Shade trees shall be emphasized to provide shade and continuity in landscape design within the neighborhood.**

Sec 90-356 Modification of Standards

The Building Form and Site Design Standards of this District may be modified by the Planning Commission upon determination that:

a) **The modification shall satisfy the purposes of the Overlay District stated in Section 90-350.**

b) **The modification will result in the alteration of an existing building or the construction of a new building, which is visually compatible and comparable with nearby existing buildings, and which maintains or improves upon the character of the surrounding neighborhood through the use of similar building materials or site design.**

Sec 90-357 Additional Regulations

a) **Site plan review as regulated by Article IV of this chapter is required, except as modified by this Section.**

b) **Site plan review by the Planning Commission is required for 1) new construction, and/or 2) the expansion of an existing building.**

c) **Site plan review by the Zoning Administrator is required for 1) a change in the use (increase in density) of an existing building that does not involve an expansion of the building, and/or 2) exterior building renovations.**

d) **Each site plan submitted for official review under this Article shall meet the site plan content requirements of Sec 90-130, except as modified by the Planning Commission or Zoning Administrator.**

e) Where exterior building renovations are proposed, the site plan submittal shall include building elevations or sketches showing the proposed changes to the building exterior.

SECTION II.

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III.

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by , with support by , that Ordinance No. 633 be adopted as read.

YEAS:
NAYS:
ABSENT:

CITY OF HASTINGS

Adoption Date:
Effective Date:
First Reading: October 13, 2025
Second Reading:

By: Linda Perin
City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the day of 2025, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted, and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated:

Linda Perin
City Clerk

Regular Council Agenda Item Memorandum

To: Hastings City Council

From: Verne Robins, Utilities Superintendent &

Sarah Moyer-Cale, City Manager

Subject: Final Clarifier #2 construction contract approval

Meeting Date: October 13, 2025

Recommended Action:

Motion to accept the proposal from Allied Mechanical Services, and to approve a construction contract for the WWTF Improvements Final Clarifier #2 project in the amount of $494,000 with a contingency of $24,700 for a total authorized cost of **$518,700.**

Background Information:

The final clarifier follows the biological treatment process with the main goal of returning activated sludge. It slows the flow to settle biomass (microorganisms) in which most is returned to pre aeration or the anoxic tank. The structure we are replacing has a skimmer on the surface that removes any floating scum, has brushes to keep the launders and V notch weirs clean also has plows that ride on the bottom of the tank to continuously move the biomass to the middle for pumping. This is the last chance for settling of sludge before disinfection and discharge to the river. This project includes the removal of the entire mechanical drive, support structure, and appurtenances on Clarifier #2, and replacing them with all new. It also includes safety improvements for when staff must walk on the bridge and enter the clarifier for maintenance.

The clarifier is over fifty years old and has had structural failure along with severe deterioration of the bridge decking and the submerged portion of the mechanical structure. The manufacturer of the unit is unknown, and we cannot reasonably obtain replacement components. This unit also lacks the features of present-day units to protect it from certain types of mechanical malfunctions and subsequent damage.

Our cost estimates that we used for budgeting were under the bids received. We received five bids, the lowest being Allied Mechanical.

Regular Council
Agenda Item Memorandum

Ford Hamman, IAI and Brad Lyons, Moore and Bruggink, will be present to help discuss the project and the costs.

Financial Implications:

We budgeted $420,000 for construction and $25,000 for engineering for this project. We have already paid for the design engineering. This approval, including the contingency, is $98,700 over budget for construction and $19,000 over for engineering. We reviewed options for reducing the cost and can discuss that further at the meeting, but we decided not to recommend changes. The potential reductions would not improve the project value and we recommend keeping all items in place.

The good news is that we experienced about 5% higher sewer revenues than planned last year and the value of our assets in the water/sewer fund increased by $955,300. Our expenses were also under budget last year, helped mainly by this project being planned but not completed for FY 2025. We are confident that although this project exceeds the budget, we can move ahead with the lowest bidder. Further project delays will likely result in even higher pricing.

Importantly, we are splitting the water and sewer funds this year into separate funds. We do not know which of the total assets for the fund are water and which are sewer until the split is completed.

Attachments:

- Bid Tab
- Award Letter
- Budget Letter

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

Sealed Bid Opening Results

Procurement Number: 2025-09001 [Assigned by Clerk's Office]

Bid Name: WWTP IMPROVEMENTS FINAL CLARIFIER #2

Opening Date & Time: SEPT 4 2025 AT 11AM ELECTRONICALLY

Vender Bids:

Name: Allied Mechanical Service	Amount: 494,000
Name: DHE	Amount: 519,400
Name: Franklin Holwerda	Amount: 539,900
Name: L.D.Doesa Assoc	Amount: 507,000
Name: Sorenson Gross Company	Amount: 775,000
Name:	Amount:
Name:	Amount:
Name:	Amount:
Name:	Amount:

Present at Opening: Brad of Moore&Bruggink, Emily and Brad of Bid Express, Verne, Ford, Linda, Amy

Bid Granted to: _____

PO #: _____ ISSUED TO: _____ ON: _____

APPROVED VENDOR DATE

Process Final Sign Off By: _____ *ON:* _____

CLERK'S REPRESENTATIVE DATE

Moore+Bruggink
Consulting Engineers

September 12, 2025

Re: Hastings WWTF Final Clarifier 2 Improvements
Project No. 240196.01

Ms. Sarah Moyer-Cale
City of Hastings
201 East State Street
Hastings, Michigan 49058

Dear Ms. Moyer-Cale:

In a separate letter, we provided a review of bids and a recommendation to award a construction contract for the ***WWTF Improvements Final Clarifier #2*** project in the amount of $494,000.00 to Allied Mechanical Services, Inc. If you concur with that recommendation, we further recommend a total project budget as follows:

PROJECT COSTS

Low Bid (Allied Mechanical Services Inc.)	$494,000.00
Construction Contingencies (5%)	$24,700.00
Design Engineering	$52,700.00
Construction Administration and Engineering	$19,500.00
Construction Inspection	$24,500.00
TOTAL ESTIMATED BUDGET	**$615,400.00**

If acceptable, a Change Order Request will be submitted to authorize Construction Administration, Engineering, and Inspection services, which were not included in the City's original Request for Proposals for Engineering Services.

If you have any questions, please contact me.

Sincerely,

Brad W. Lyons

Brad W. Lyons, P.E.
Project Engineer

BWL/pim

2020 Monroe Avenue NW | Grand Rapids, MI 49505-6298

Regular Council Agenda Item Memorandum

To: Hastings City Council

From: Sarah Moyer-Cale, City Manager

Subject: Change Order Approval for Engineering Services – Clarifier 2 project

Meeting Date: October 13, 2025

Recommended Action:

Motion to approve an additional $10,000 for design and bidding oversight and construction administration and inspection engineering for a total of **$44,000.**

Background Information:

Moore & Bruggink was authorized to perform design engineering services for the Final Clarifier #2 project. To move forward with the project's next steps, they need additional authorization for bidding, construction administration, and inspection engineering. Additionally, some changes were made to the project scope that required additional design. These changes are all reflected in the enclosed letter attached and dated September 12, 2025.

Financial Implications:

Please see the memo for Clarifier 2 construction.

Attachments:

- Final Clarifier #2 Improvements letter dated September 12, 2025

Moore+Bruggink
Consulting Engineers

September 12, 2025

Re: Hastings WWTP
Final Clarifier #2 Improvements
Project No. 240196.01

Sarah Moyer-Cale, Manager
City of Hastings
201 East State Street
Hastings, MI 49508

Dear Ms. Moyer-Cale:

We appreciate the opportunity to provide continuing engineering services related to replacement of the clarifier equipment in the existing Final Clarifier #2 at the Wastewater Treatment Plant. Design has been completed and bids have been received.

Since our original engineering proposal in July 2024, the scope of work has changed and we hereby request consideration for a change order to our previous authorization. Following is a summary of the originally authorized scope of services and fees, along with updates for each.

	Scope of Services	Original Authorization	Current Scope
1.	Evaluation Phase, Complete	$5,600	$5,600
2.	Preliminary Design Phase, Completed	$19,600	$19,600
3.	Confined Space Safety Equipment, Completed	$0	$0
4.	Final Design Phase, Completed	$14,500	$14,500
5.	Construction Permitting Phase, Not Required	$3,000	$0
6.	Clarifier Access Stairs, Completed	$0	$6,500
7.	Bidding Assistance, Ongoing	$0	$6,500
8.	Construction Administration and Engineering, Pending	$0	$19,500
9.	Construction Inspection/Startup, Pending	$0	$24,500
10.	Total, All Phases	$42,700	$96,700

In particular, we note the following changes in scope:

- The original proposal anticipated that construction permitting through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) would be required. Contact by both M+B and Hastings staff determined that EGLE considers this work a “replacement-in-kind,” and therefore, construction permitting is not required.

2020 Monroe Avenue NW | Grand Rapids, MI 49505-6298
T [616] 363 9801 | F [616] 363 2480 | W mbce.com

- During the preliminary design phase, the former Director of Public Services and WWTP staff requested a review of confined space safety equipment options that could serve at both Final Clarifier #2 and also be portable for use at other access locations at the WWTP. Equipment was reviewed with WWTP staff and is currently included in the Final Clarifier Improvements scope for bidding.

- During the final design phase, WWTP staff identified that addition of access stairs on the south end of the clarifier would be beneficial for both O&M and emergency egress purposes. Engineering services include structural design and onsite layout review to confirm acceptable Vactor-truck access to the Thickening Tank Scum Well.

- As outlined in the City's RFP dated June 25, 2024, the original scope of work was intended to include only design and construction permitting services. At that time, it was discussed that Bidding Assistance, Construction Administration, and Construction Observation would be addressed at a later date. We currently only requesting formal authorization for the current Bidding Assistance portion of the work. Remaining phases can be discussed after bids have been received and the contract is awarded.

- Bids were received by the City of Hastings on September 4, 2025. With the recommended award of the construction contract, we offer Construction Administration and Engineering services to support City personnel. These services were not included in the City's original Request for Proposals for Engineering Services.

- We also offer Construction Inspection services for the purpose of confirming that construction conforms with design documents and the manufacturer's installation recommendations. Similarly, these services were not included in the City's original Request for Proposals for Engineering Services.

The requested change order amount for this project is $54,000.

Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

Brad W. Lyons

Brad W. Lyons, P.E.
Sr. Project Engineer

cc: Verne Robins, Utilities Superintendent
Ford Hamman, WWTP Superintendent
Brian Hannon, M+B Principle-in-Charge

Regular Council Agenda Item Memorandum

To: City Council

From: Robert Neil, Superintendent of Streets and Construction

Subject: Street Line Painting

Meeting Date: October 13, 2025

Recommended Action:

Motion to approve street line painting by Michigan Pavement Markings for **$35,907.**

Background Information:

The City of Hastings received 1 bid for this project. This contract will include center lines, fog lines, bike lanes, turn lanes, and symbols for streets, parking lots, and parks.

Financial Implications:

This item is included in the approved budget.

Attachments:

- Bid Tab
- Michigan pavement markings quote

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

Sealed Bid Opening Results

Procurement Number: 2025-09001 [Assigned by Clerk's Office]

Bid Name: WWTP IMPROVEMENTS FINAL CLARIFIER #2

Opening Date & Time: SEPT 4 2025 AT 11AM ELECTRONICALLY

Vender Bids:

Name: Allied Mechanical Service	Amount: 494,000
Name: DHE	Amount: 519,400
Name: Franklin Holwerda	Amount: 539,900
Name: L.D.Doesa Assoc	Amount: 507,000
Name: Sorenson Gross Company	Amount: 775,000
Name:	Amount:
Name:	Amount:
Name:	Amount:
Name:	Amount:

Present at Opening: Brad of Moore&Bruggink, Emily and Brad of Bid Express, Verne, Ford, Linda, Amy

Bid Granted to: _____

PO #: _____ ISSUED TO: _____ ON: _____

APPROVED VENDOR DATE

Process Final Sign Off By: _____ ***ON:*** _____

CLERK'S REPRESENTATIVE DATE

4" White Centerline	3,600	LF	0.10	360.00
4" White Edgeline	50,000	LF	0.08	4000.00
4" Yellow Centerline	115,500	LF	0.08	9240.00
4" White Parking Lines	6,500	LF	0.40	2600.00
4" Blue Parking Lines	1,900	LF	0.50	950.00
4" Yellow Parking Lines	5,400	LF	0.40	2160.00
6" Crosswalk	8,000	LF	0.90	7200.00
12" Crosswalk	770	LF	1.50	1155.00
24" Crosswalk	340	LF	2.00	680.00
18" Stop Bar	2,330	LF	1.50	3495.00
Turn Arrows	49	EA	45.00	2205.00
Handicap Symbol (Blue)	38	EA	25.00	950.00
Yellow Thru Arrow	1	EA	45.00	45.00
Small Bike Symbol (White)	20	EA	40.00	800.00
4" White Crosshatch (at Green Street and Broadway Avenue)	134	LF	0.50	67.00

Line Painting Estimated Total: $ 35,907.00

Job Locations: City Streets Throughout Hastings, Michigan

MPM

C. RESPONSE SUBMITTAL FORMS

Every valid response to the RFP will include the next six (6) pages completed in full and returned to the City by the stated deadline.

CERTIFICATION

In compliance with this request for proposal and subject to all terms and conditions imposed herein, which are incorporated in this proposal by reference, the undersigned offers and agrees to furnish the services and/or items requested in this solicitation if the undersigned is selected as the successful offeror.

Legal Name of Entity Submitting Proposal: Michigan Pavement Markings LLC

Address: P.O. Box 9673
Street

Wyoming MI 49509
City, State Zip

Phone: [redacted]

Email: [redacted]

Authorized Official: Shannon Nielsen President
Name Title

Shannon Nielsen 9-30-25
Signature Date

RELATED PARTIES DISCLOSURE ***(CHECK AND COMPLETE AS APPROPRIATE)***

THIS PAGE MUST BE RETURNED SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE OFFEROR

✓ **NONE** of offeror's owners, officers, employees, or agents, or their immediate family members, is currently, or has been in the past year, an employee of the City of Hastings nor has any responsibility or authority with the City that might affect the procurement transaction or any claim resulting there from.

○ **EXCEPTIONS TO THE ABOVE STATED ARE AS FOLLOWS:**

Name _____

Address _____

Connection or Relationship to the City of Hastings: _____

_____

Name _____

Address

_____

Connection or Relationship to the City of Hastings: _____

_____

USE ADDITONAL SHEETS IF NECESSARY

Authorized Official: Shannon Nielsen — President

Name — Title

Signature — 9-30-25 Date

REFERENCES

Each offeror should provide the names, addresses, and telephone numbers of at least three (3) references in connection with supplying the services or items requested in this RFP. References of other similar local government operations are preferred.

REFERENCE # 1

Entity Name: City of Hastings

Address: _____
Street

_____ _____
City, State Zip

Phone: _____

Contact: _____
Name Title

_____
Email

Brief Description of Relationship:

_____

_____

_____

_____

Attachment B

Standard Form of Agreement

Between The City of Hastings and Contractors

This agreement is made this day _____ between the City of Hastings, 201 East State Street, Hastings, Michigan, 49058, and the Contractor Michigan Pavement Markings LLC, for the following project: 2025 Pavement Markings

The City of Hastings and the Contractor agree as follows:

The Contractor shall complete the work described in the bid specifications for the project. The bid specifications will consist of this agreement signed by the City of Hastings authorized representative and the Contractor, and any drawings and specifications prepared by the City of Hastings.

Written Change Orders for minor changes in the scope of work issued after execution of this agreement will be made upon written approval of the Director of Public Services.

The date of commencement of the project will be the date of the agreement, unless otherwise states in the bid specifications. The Contractor will complete the work no later than stated in the bid specifications, subject to any adjustments by the Director of Public Services.

Subject to additions and deductions by a Change Order approved by the Director of Public Services, the contract sum will be outlines in the bid submitted by the Contractor to the City of Hastings. The Contractor will not exceed the approved amount of the contract, unless prior written authorization from the City Manager is received.

If the Contractor fails to correct work which is not in accordance with the specifications as stated in the bid documents, the City of Hastings may direct the Contractor in writing to stop the work until the correction is made. If the Contractor defaults or neglects to carry out the work in accordance with the specifications as stated in the bid documents, and fails within a seven day period after receipt of written notice from the City of Hastings to correct such default or neglect with diligence and promptness, the City of Hastings may, without prejudice to other remedies, correct such deficiencies. In such case, the City of Hastings will deduct the cost of the correction from payments due to the contractor.

The City of Hastings reserves the right to perform construction or operations related to the project with its own labor forces, and to award separate contracts in connection with other portions of the project. The Contractor will coordinate and cooperate with separate Contractors employed by the City of Hastings. Costs caused by delays or by improperly timed activities or defective construction will be borne by the party responsible therefore.

For the purposes of payment, the contract sum amount will include all items and services necessary for the proper execution and completion of the work as outline in the bid documents.

Payment to a Contactor for the completion of work as outlines in the bid documents, and as a result of the agreement will be made within thirty days from receipt of the Contractors billing statement and processing by the Director of Public Services.

The Contractor will provide proof of insurance in the amount required on the attached policy. Certificates of Insurance will be provided prior to the commencement of work, naming the City of Hastings as the additional insured.

This agreement is entered into as of the day and year first written above.

City of Hastings	**Contractor**
Signature	Signature
Printed Name	Printed Name Shamon Nelson
Title	Title President
201 East State St	P.O. Box 9673
Address	Address
Hastings, MI 49058	Wyoming MI 49509

Tax ID Number [redacted]

ATTACHMENT "C"

INSURANCE POLICY FOR THE CITY OF HASTINGS

The purpose of this policy statement is to establish guidelines requiring insurance for contractors, organizations, groups or individuals that carry on activities or do work on City properties. All Certificates of Insurance shall be maintained by the City Clerks Department and updated as necessary.

I. Doing work on City Property.

Certificates indicating insurance coverage shall be required by all contractors or individuals that do work on City-owned property including land, parks, roads, sidewalks, easements, right-of-ways and buildings.

The following coverage is required:

	Type	Limit of Liability	
1	Workers Compensation Statutory Coverage B and Employers Liability	$500,000.00	
2	Public Liability (Including products and completed operations liability)	$500,000.00	Each Person
	Bodily Injury	$1,000,000.00	Each Accident
	Property Damage	$500,000.00	Each Accident
		$1,000,000.00	Each Aggregate
3	Automobile Liability (Including hired cars and automobile non- ownership)		
	Bodily Injury	$250,000.00	Each Person
		$500,000.00	Each Accident
	Property Damage	$250,000.00	Each Accident
		$5,000,000.00	Each Aggregate
4	Additional Insured - The City of Hastings to be specifically named in clause on policy and certificate as an "additional insured"		

Attachment D

Contractors Checklist

I Certificate of Insurance

A Workers Compensation Date Received _____

B Liability Date Received _____

II **Loss History** A Provided by Agent

III	**Safety Program**	Yes	No
A	Familiar with MIOSHA regulations	✓	
B	Are safety standards used daily	✓	
C	Written safety program	✓	
D	Safety Coordinator	✓	
E	Michigan Right to Know Program	✓	
F	Permit required Confined Space Entry	N/A	
G	Power lock out/tag out program H First aid personnel on site	N/A	
I	Fire safety and suppression plan	✓	
J	Personal protective equipment used	✓	
K	Auto safety (CDL Certifications)	VARIES	
L	Proper MDOT Roadway procedures	✓	
M	Proper trenching/excavation standards	NA	
N	Preventative maintenance program	✓	
O	Process safety mgmt of hazardous chemicals	✓	

I attest that the above responses are true to the best of my knowledge.

Contractor or Representative

President

Title

9-30-25

Date

Attachment E

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Michigan Pavement Markings LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ P
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals, see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
P.O. Box 9673

6 City, state, and ZIP code
Wyoming MI 49509

Requester's name and address (optional)
City of Hastings
201 E State St
Hastings, MI 49058-1954

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
[redacted]

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here **Signature of U.S. person** ▶ [signature] **Date** ▶ 9-30-25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Brown & Brown Insurance Services, Inc.
2851 Charlevoix Dr SE
Suite 220
Grand Rapids MI 49546

CONTACT NAME: Tammy Glessner
PHONE (A/C, No, Ext): [redacted] **FAX (A/C, No):**
E-MAIL ADDRESS: [redacted]

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Nationwide Mutual Insurance Company	19100
INSURER B:	Accident Fund National Insurance Company	12305
INSURER C:	Nationwide Property & casualty Insurance Company	19100
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
Michigan Pavement Markings LLC
PO Box 9673
Wyoming MI 49509-0673

COVERAGES **CERTIFICATE NUMBER:** [redacted] **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] $1,000 PD Ded GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			[redacted]	01/01/2025	01/01/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
C	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			[redacted]	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0			[redacted]	01/01/2025	01/01/2026	EACH OCCURRENCE	$ 2,000,000
							AGGREGATE	$ 2,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		[redacted]	01/01/2025	01/01/2026	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
CITY OF HASTINGS OFFICE OF THE CITY CLERK/TREASURER
201 EAST STATE ST
HASTINGS MI 49058

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Tammy Glessner

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Regular Council Agenda Item Memorandum

To: Hastings City Council

From: Sarah Moyer-Cale, City Manager

Subject: Proposal from SME for Incentive Design Services

Meeting Date: October 13, 2025

Recommended Action:

Motion to approve the proposal by SME for incentive design services in the amount of **$5,500**.

Background Information:

There are several different kinds of tax incentives for developers. The city has used many of them, but there are others that are available that we have little or no experience in. There are also newer tools, such as the housing TIF, that can be widely interpreted.

Community Development Director King and I have had many discussions over the past two years about the need to have some goals and direction about incentives to help us communicate with developers. We want to be clear with developers about what incentives are available and the conditions and limitations of each. We are being approached on a more regular basis about incentives and feel the time is right given some projects on the horizon to create an incentive policy.

Financial Implications:

The financial results of completing the project – and not completing it – are difficult to quantify and depend heavily on the results of upcoming projects. This affects tax collection on new projects for up to 30 years.

Attachments:

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882 40th Street SE
Grand Rapids, MI 49508-2401

T (616) 406-1756

www.sme-usa.com

October 8, 2025

Sarah Moyer-Cale, City Manager
Dan King, Community Development Director
City of Hastings
201 E State Street
Hastings, Michigan 49058

Via E-Mail: smoyer-cale@hastingsmi.gov
dking@hastingsmi.gov

RE: Proposal for Brownfield Redevelopment Authority Consulting Services
SME Proposal No.: P04014.25
SME Project No.: 101723.00

Dear Ms. Moyer-Cale and Mr. King:

The City of Hastings continues to become more of a destination for development investment, as evidenced by multiple examples of exciting projects downtown and throughout the community. As development demand increases, so can the opportunities to leverage available financing tools to help bring projects that meet the City's vision to life.

As previously discussed, we have prepared this proposal to provide consulting services to assist the City and its Brownfield Redevelopment Authority (BRA) align its focus, enhance its understanding of redevelopment tools & programs available to catalyze desired development investment within the City of Hastings.

Our proposed scope of service is summarized below.

SCOPE OF SERVICE

BROWNFIELD REDEVELOPMENT CONSULTING

We have prepared the following scope of work to support the City's efforts to enhance its readiness in understanding, evaluating, and collaboratively mobilizing the slate of development tools available via its BRA.

- Facilitate up to two joint work sessions between City leadership, including City Staff, City Council, BRA Board members and others;
- Assist with the development of appropriate BRA policy & procedure documents, which will clarify processes for both development interests and municipal decision-makers;
- Assist with public and stakeholder engagement & education initiatives, which can be crucially important for galvanizing support and understanding around proposed development projects

As policies are intended to be dynamic documents, and as the development landscape evolves, the SME team is also open to discussing an ongoing consulting role with the City/BRA. A knowledgeable, deeply experienced resource for City leaders can be extremely valuable to effectively address development

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proposals, efficiently utilize financial resources and stay abreast of potential changes to incentive tools and best practices.

SME'S VALUE PROPOSITION

As an engineering consulting firm with more than sixty years of success across Michigan, SME has shepherded community prosperity initiatives ranging from workforce housing development to blighted & contaminated site remediation to infrastructure implementation. With local West Michigan teams hailing from offices in both Grand Rapids and Kalamazoo, SME has deep brownfield redevelopment expertise going back decades. In particular, SME has served as Barry County's BRA consultant since the early 2010's, helping local communities and developers leverage millions in grant funding and private sector investment. Resumes for our key project team members: Jess Solis, Casey Smith, and Travis Alden are attached to this proposal.

SCHEDULE

We will work with you to meet your schedule, understanding that expediency is a priority due to current potential development projects. While initial policy examples and working versions can be drafted in short order, essential convening of stakeholders and City/BRA leadership is subject to the availability of necessary individuals and scheduling. That said, we anticipate this being a Q4 2025 initiative.

ESTIMATED FEES AND AUTHORIZATION

Our estimated fee to implement the scope of services is **$5,500,** based on what we anticipate as a reasonable number of meetings, background work, etc. We will provide these services on a Time and Materials (T&M) basis in accordance with the attached General Conditions of service (SME General Conditions - Commercial (03/15)) and the attached Fee Schedule (FS:0 (1/25)), which are integral parts of this proposal.

If it appears as though the necessary capacity to complete this project may exceed the above total, SME will contact you ASAP to determine next steps.

To authorize the proposed services, please sign the General Conditions where space is provided and return a signed copy to us. If there are questions concerning this proposal or Scope of Services, please contact us.

If there are questions concerning this proposal or Scope of Services, please contact us.

Sincerely,

SME

PREPARED BY:

Jessica M. Solis
Project Consultant

PREPARED BY:

Travis Alden
Corporate Development

REVIEWED BY:

Elizabeth J. Masserang
Senior Project Consultant

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Attachments: SME Team Member Resumes
SME General Conditions – Commercial (03/15)
SME Fee Schedule – FS:0 (01/25)

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JESS SOLIS

PROJECT CONSULTANT

(616) 407-1647 jess.solis@sme-usa.com

- Brownfield Redevelopment and Financing
- Economic Development and Public-Private Partnerships
- Policy Development and Implementation
- Real Estate Finance

BACKGROUND

Jess recently joined SME's Economic Development team as a Project Consultant. With ten years of experience, she works with communities, developers, and state agencies to facilitate economic incentives including brownfield redevelopment, tax abatements, and grants across West Michigan.

Prior to joining SME, Jess spent six years at the City of Grand Rapids working with corridor improvement authorities and managing economic development incentives including tax abatements, brownfield redevelopment (including transformational projects), and state and local grant programs. In her time at the City, Jess shepherded dozens of projects of all sizes through the local and state incentive approval process, including many with multiple incentives associated with the projects. Additionally, Jess administered the Brownfield Authority's Environmental Site Assessment grant program and was part of the team that developed the City's Housing TIF guidelines and the Local Brownfield Revolving Fund emerging developer program. Prior to working for the City of Grand Rapids, Jess worked for a local non-profit for four years and administered a Community Development Block Grant program.

RELATED PROJECT EXPERIENCE

Served as the City of Grand Rapids staff in charge of reviewing and evaluating application materials, brownfield plans, TIF tables, and other materials to facilitate the local and state economic development incentive approval processes for the following projects:

Southtown Lofts* – included traditional brownfield TIF, a 15-year Neighborhood Enterprise Zone (NEZ) exemption certificate, a $15,000 façade grant, a $165,000 LBRF emerging developer grant, and a $2 million Revitalization and Placemaking (RAP) Program grant from the Michigan Economic Development Corporation (MEDC). The Southtown Lofts project included a total investment estimated at $4.7 million and facilitated the demolition of a structurally compromised building for the construction of a new four-story building with a non-profit radio station and youth broadcast company occupying the ground floor with 12 affordable apartments in Southeast Grand Rapids.

Pleasant Hills Phase I and II* – included Brownfield Housing TIF and a $500,000 grant from the Local Brownfield Revolving Fund to facilitate the development of 27 for-sale residential units on the Southwest side of Grand Rapids. Private investment was estimated to be just over $12 million and was the first project in Grand Rapids to receive conditional Act 381 Work Plan approval from the Michigan State Housing Development Authority (MSHDA). The project is currently under construction.

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RELATED PROJECT EXPERIENCE CONT.

The Current* – included a revised Brownfield Plan Amendment for traditional brownfield TIF with support from the Michigan Economic Development Corporation (MEDC) and an NEZ exemption certificate. Prior to the approval of this project, several other developers attempted to redevelop the site but were unable to make a project work. The project was the first for the developer in Grand Rapids and provided some of the first major investment in this corridor of the city in many years. The Current has completed construction and is a four-story, 72-unit mixed use building with private investment of $15 million.

Additionally, Jess played an integral role on the project team responsible for the local approval process for the **Factory Yards Transformational Brownfield Project*** (TBP), which was the first TBP in the City of Grand Rapids. The project is a multi-phased, mixed-use development that includes the redevelopment of approximately 15.5 acres on the Southwest side of the city. Private investment in the project is estimated to be approximately $150 million and when completed is estimated to include 467 apartments, ground floor commercial space, a food hall, offices, and public greenspace.

**Project completed prior to SME.*

EDUCATION

B.A., Communications and Public Relations, Grand Valley State University, 2014
M.A., Public Administration, Grand Valley State University, 2018

REGISTRATIONS AND CERTIFICATIONS

Economic Development Finance Professional (EDFP), Grow America

AFFILIATIONS

Michigan Economic Developers Association

PREVIOUS EXPERIENCE

City of Grand Rapids, Economic Development Department (6 years)

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CASEY E. SMITH, CPG

SENIOR CONSULTANT / GROUP LEADER

(616) 293-8472 casey.smith@sme-usa.com

- Environmental Services
- Brownfield Redevelopment
- Hazardous Materials Inspections
- Environmental Site Assessments
- Project Manager

BACKGROUND

Casey's principal roles are coordinating and executing the overall operations of our Environmental Services Group in the regions we serve, as well as business development and project management in West Michigan. He also provides a multitude of environmental consulting services, including brownfield redevelopment incentives, environmental due diligence, site assessment and monitoring, vapor mitigation design and oversight, underground storage tank (UST) management, storm water services, and other environmental services.

He is a Certified Professional Geologist with more than 20 years of experience working with regulators, communities, property owners, industrial clients, developers, construction companies, real estate agents, attorneys, and lenders to address environmental challenges associated with acquiring and developing/redeveloping property, repurposing brownfield sites, fulfilling liable party obligations, and navigating complex state and federal regulatory requirements.

Casey is also experienced in brownfield grant writing, community economic development, and acquisition and redevelopment projects involving Phase I and II Environmental Site Assessments (ESAs), Baseline Environmental Assessments (BEAs), Due Care documentation, vapor intrusion assessment and mitigation, and financial incentive programs. His familiarity with tax increment financing (TIF), the Michigan Department of Environment, Great Lakes, and Energy's brownfield grant and loan program, and the U.S. EPA's brownfields assessment and cleanup program have helped our clients with challenging project funding situations. Casey has significant field and project management experience with soil, groundwater, surface water, soil gas, indoor air, and storm water sampling; environmental drilling and monitoring well installation methods; asbestos, lead-based paint, and other hazardous materials inspections; and contractor oversight.

RELATED PROJECT EXPERIENCE

Managed multiple soil and groundwater remediation projects ranging in size from small soil remediation projects to projects involving dewatering and removal of over 50,000 tons of contaminated soil from historical **gas station sites, manufactured gas plant (MGP) sites**, and other sites of contamination in Michigan. Responsible for complying with state and municipal requirements for associated dewatering compliance monitoring involving multiple contaminants, including **PFAS** chemicals and **vapor intrusion** and for helping clients achieve **No Further Action (NFA)** status with regulatory agencies.

Performed Phase I and II ESAs for **residential, commercial, and industrial sites** including site visits, project team and subcontractor scheduling, environmental sampling, and report preparation.

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RELATED PROJECT EXPERIENCE CONT.

Provided grant writing project administration, management, and field implementation services for multiple brownfield redevelopment projects funded through **Michigan EGLE's brownfield grant and loan program** and the **U.S. EPA's brownfields program**. Assisted developers and communities with preparing multiple grant applications and securing funding for site assessment, demolition, site cleanup, and other redevelopment activities for repurposing abandoned gas stations, dry cleaning facilities, automotive repair, and manufacturing sites throughout Michigan.

Investigated and managed dozens of environmentally contaminated sites with **vapor intrusion (VI)** concerns. Worked with public and private clients and EGLE to assess, design, and mitigate VI risks at sites with existing and new buildings ranging from under 10,000 square feet to 250,000 square feet. Conducted oversight and operation and maintenance (O&M) testing of EGLE-approved VI mitigation systems at multiple redevelopment sites.

Prepared multiple **Brownfield Plans** and **Act 381 Work Plans** for redevelopment projects in Michigan, including Michigan's affordable housing TIF programs. Projects have ranged from smaller, $5M-$10M mixed-use projects to $60M+ mixed-use redevelopments with affordable and market rate housing components, offices, manufacturing, and parking decks throughout lower Michigan. Also, prepared or assisted with preparation of several other Brownfield Plan and Act 381 Work Plan projects throughout Michigan.

Managed environmental issues related to demolition of the 2.2 million square-foot **General Motors Stamping Plant** in Wyoming, Michigan. Responsible for preparation of a self-implementing cleanup plan for PCBs, a soil erosion and sedimentation control plan, and a storm water permit. Managed and provided field representation for storm water monitoring, PCB remediation, oversight of plant cleaning and demolition, and characterization and management of hazardous and nonhazardous waste streams.

Planned and implemented investigations and cleanups at **contaminated sites and leaking underground storage tank (LUST) sites** (Parts 201 and 213 of Act 451) throughout Michigan to identify, evaluate, and mitigate contaminant migration and human exposure pathways and contaminant source areas. Investigated over 150 LUST sites under **EGLE's Environmental Triage program**.

EDUCATION

B.S., Natural Resource Biology and Environmental Science, Central Michigan University
M.S., Earth Science (Hydrogeology and Environmental Concentration), Western Michigan University

REGISTRATIONS AND CERTIFICATIONS

Certified Professional Geologist – American Institute of Professional Geologists
Asbestos Inspector – Michigan
EGLE Certified Construction and Industrial Storm Water Operator
EGLE Soil Erosion and Sedimentation Control Plan Reviewer and Designer
40-Hour HAZWOPER Course with Current Annual Refresher

AFFILIATIONS

Air and Waste Management Association
Commercial Alliance of Realtors of West Michigan

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TRAVIS B. ALDEN

CLIENT RELATIONSHIPS LEADER

(616) 407-2305 travis.alden@sme-usa.com

- Regional Community and Economic Development
- Industrial Site Readiness Strategy
- Grant Funding and Deployment
- Community Engagement and Public/Private Partnerships

BACKGROUND

Since joining the SME team in March 2025, Travis has brought with him a wealth of experience in community and economic development. He is driven by a problem-solving mindset and a commitment to “finding a way to ‘yes’.” For Travis, any day he can help a community or client reach their full potential is a good one.

With over 20 years of experience, Travis has built strong, far-reaching relationships and developed a diverse skill set through broad-based, community-focused work. His background spans historic property rehabilitation, downtown revitalization, industrial site selection, public space placemaking and facilitating collaboration among community stakeholders. He’s led engagement activities ranging from public open houses to gather input and share opportunities on large industrially zoned sites to facilitating strategic planning for DDA and Chamber of Commerce boards of directors.

Throughout his career, Travis has led nonprofit organizations – including serving as Executive Director of the Manistee Downtown Development Authority and President of the Barry County Chamber of Commerce & Economic Development Alliance. He has also spearheaded regional and place-based initiatives as Senior Director of Community Development at The Right Place, Inc., and even led the revival of a beloved historic downtown cinema as Executive Manager of the Historic Vogue Theatre of Manistee.

RELATED PROJECT EXPERIENCE

While at both **The Right Place** and the **Barry County Economic Development Alliance**, Travis supported manufacturing companies with expansion and attraction projects of various scales. These projects frequently involved site selection assistance – whether identifying suitable locations on behalf of a company or promoting sites on behalf of a community or property owner. Navigating the complexities of both public- and private-sector priorities was essential, requiring extensive stakeholder engagement, public education, and coordination with experts such as site selection consultants, engineering firms, and real estate brokers.

In 2023 and 2024, Travis led the industrial site readiness initiative for the 13-county West Michigan **Prosperity Region 4**, deploying over $4 million in Strategic Site Readiness Program (SSRP) funding. This effort advanced dozens of sites, totaling more than 2,000 acres toward shovel-ready status. The initiative required close collaboration with local government officials, economic development organizations, private developers, property owners, and leadership from the Michigan Economic Development Corporation (MEDC), along with diligent grant compliance and reporting oversight.

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RELATED PROJECT EXPERIENCE CONT.

In 2024, he led the successful application securing $17.5 Million from Michigan Economic Development Corporation's (MEDC)'s Strategic Site Readiness Program (SSRP) for a proposed 237-acre industrial park on I-96 in Lowell Township, Kent County. His community development and placemaking experience is extensive, including:

- Supporting the successful applications for MEDC's Revitalization And Placemaking (RAP) program in 2022 and 2023 for over $9 Million supporting 25 public placemaking projects across eight counties in West Michigan.
- Co-led the annual Kent County Developer Day initiative, bringing hundreds of individuals in the real estate development ecosystem together to tour strategic opportunity sites, ranging from industrial to housing to commercial, in multiple communities each year.
- Provided strategic and tactical guidance to regional county partner economic development lead staff to launch regional Developer Day events in nine other west Michigan counties in 2023.
- Launched a "Place Matters" initiative, including an annual regional summit focused on inspiration and tactical community development and placemaking topics, as well as initiated a series of short "place matters" video segments for The Right Place's social media channels.
- Steered a holistic initiative to revitalize The Right Place's rural partnership model, including:
    - Facilitated numerous discussions with stakeholders at the local level in seven counties.
    - Collaborated with a third-party consultant to examine best practices nationwide and meld this information with first-hand feedback received from community conversations.
    - Rolled out the new the partnership model, resulting in all five existing partner counties re-engaging with The Right Place (three counties increasing from a part-time to full-time partnership) and two additional counties entering into partnerships for the first time.

EDUCATION

B.S., Film & Video Production, Grand Valley State University School of Communications
Targeted coursework in:

- Economic Development Finance Professional (EDFP) curriculum
- Institute for Organization Management (IOM) curriculum
- Certified Economic Developer (CEcD) curriculum

AFFILIATIONS, INVOLVEMENT AND AWARDS

Habitat For Humanity Kent County – Development Task Force Member
Michigan Economic Developers Association (MEDA) – Member
Thornapple Area Enrichment Foundation (Middleville, MI) – Board Chair
Commercial Alliance of Realtors, West Michigan – Member
Michigan's Roadmap To Rural Prosperity Report/Office of Rural Prosperity (2023-2024) – Review Committee Member
Manistee Area Businessperson of the Year (2014)
Co-Chair, Thornapple-Kellogg Schools Bond Campaign (2019)

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SME GENERAL CONDITIONS

1. DEFINITIONS: In this Agreement, the party agreeing to have the services performed is the "CLIENT." The CLIENT's CLIENT shall be referred to as the "OWNER." Unless expressly stated otherwise, SME, its employees, agents, subconsultants and subcontractors, are collectively referred to as "SME." The "services" to be provided under this Agreement are defined in SME's Proposal and subsequent written amendments, change orders, or otherwise-authorized additional services.

2. INVOICING AND PAYMENT: SME will submit invoices to CLIENT monthly and a final bill upon completion of services. Payment is due upon presentation of invoice to the CLIENT and is past due 30 days from date of the invoice. CLIENT agrees to pay a service charge of 1-1/2% per month, or the maximum rate allowed by law, whichever is greater, on past due accounts.

3. INSTRUMENTS OF SERVICE: All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by SME in connection with this Project shall be considered instruments of service, and shall remain the property of SME. SME grants CLIENT and OWNER a limited license to use such instruments of service for the purpose of designing, constructing, maintaining or repairing work that is part of this Project. Any reuse of SME's instruments of service for any purpose other than the limited license granted herein is prohibited and SME shall have no responsibility to CLIENT, OWNER or third parties for unauthorized use of its instruments of services.

4. RECORDS RETENTION: SME will retain pertinent records relating to the services performed for CLIENT for a period of time consistent with SME's File Management Plan, a copy of which will be provided to CLIENT upon request. During that period, the records will be made available to the CLIENT at reasonable times. At the end of the retention period indicated in SME's File Management Plan, SME may, in its sole discretion, dispose of all such records.

5. SME MAKES NO WARRANTY, EXPRESS OR IMPLIED, WITH REGARDS TO ITS SERVICES.

6. TERMINATION: Either party may terminate this Agreement upon at least 7 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination will not be effective if that substantial failure is remedied before expiration of the period specified in the written notice. This Agreement shall also be automatically terminated upon a suspension of the Project for more than 3 months. In the event of termination, CLIENT will pay SME for services performed to the termination notice date plus reasonable termination expenses. In the event of termination, or suspension, prior to completion of all reports contemplated by this Agreement, SME may complete such analyses and records as are necessary to complete the files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension include all direct costs of completing such analyses, records, and reports.

7. DISPUTES: If any dispute arising out of or relating to this Agreement, or its breach, is not settled through direct discussions, the parties agree that as a condition precedent to litigation or arbitration, they will endeavor for 30 days following written notice by one party to the other of a dispute or breach, to settle the dispute by mediation with the assistance of a neutral mediator. In any litigation or arbitration, if applicable, the parties agree that the prevailing party is entitled to recover all reasonable costs incurred in defense or prosecution of the claim, including its staff time, court costs, attorney's fees, and other claim-related expenses. Notwithstanding, SME has no obligation to mediate with CLIENT prior to litigation when collecting fees owed by CLIENT.

8. AUTHORIZATION: By signing these General Conditions, CLIENT agrees to accept the proposal, including these General Conditions and any Special Conditions, as the Agreement governing SME's services and the relationship between the parties. If CLIENT gives SME other-than-written authorization to proceed with services after receiving SME's written proposal, CLIENT accepts the proposal, these General Conditions, and any Special Conditions, as the Agreement governing SME's services, and the Agreement is effective, except for those provisions that CLIENT objects to in writing within 7 days following the other-than-written authorization.

9. SAFETY: SME will be responsible only for the safety of SME employees. Unless otherwise explicitly described in our scope of services, the scope of services does not include job or site safety for, or supervision or direction of, the work of others. The presence of SME on the job site should not be construed to in any way relieve the CLIENT, other contractors, or other parties on the site of the obligation and responsibilities for their personal safety and the safety of their employees, consultants, and subcontractors.

10. INSURANCE: SME and its staff are protected by worker's compensation insurance and SME has coverage under General Liability and Professional Liability insurance policies. SME will provide CLIENT with evidence of such policies upon written request. SME is not responsible for any loss, damage or liability arising from acts of CLIENT, its agents, staff, and other consultants employed by CLIENT.

11. INDEMNIFICATION: To the fullest extent permitted by law, CLIENT shall hold harmless, defend, and indemnify SME from and against all claims, damages, losses and expense, including reasonable attorney fees, arising out of the performance of SME's services or the materials of others in connection with the Project regardless of whether or not such claim, damage, loss or expense is caused in part by SME; provided however, that this obligation shall not apply to claims, damage, loss or expense caused solely by negligence of SME.

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12. GOVERNING LAW: The parties agree that this Agreement shall be governed in all respects by the laws of the State of Michigan.

13. LIMITATION OF LIABILITY: In consideration for SME's undertaking to perform services at the rates set forth on the Fee Schedule attached to SME's proposal or the lump sum fee provided, CLIENT agrees to limit all potential liability of SME to CLIENT, its employees, agents, successors and assigns, for any and all claims, losses, breaches, damages or expenses arising from, or relating to SME's performance of services on this Project, such that SME's total aggregate liability to CLIENT, its employees, agents, successors and assigns shall not exceed $50,000 or SME's total fee for the services rendered on the Project, whichever is greater. The CLIENT understands that it may negotiate a higher limit of liability in exchange for an appropriate increase in SME's fee.

a) CLIENT further agrees that it will require all of its contractors and consultants on this project and their respective subcontractors and subconsultants, be bound by an identical limitation of SME's aggregate liability in their agreements for work on this Project.

b) CLIENT further agrees that it will require all of its contractors and subcontractors defend and indemnify CLIENT and SME from any and all loss or damage, including bodily injury or death, arising from contractor or subcontractors performance of work on this Project, regardless of whether or not such claim, damage, loss or expense is caused in part by SME provided however, that this obligation shall not apply to claims, damage, loss or expense caused by the sole negligence or fault of SME.

14. PERIOD OF LIMITATION: Notwithstanding any period of limitations that might otherwise apply, the parties agree that no action, claim or proceeding of any kind, whether in tort, contract or equity arising out of SME's services may be brought against SME more than two years after the first to occur of the following events: (i) the date of CLIENT's acceptance, use or occupancy of the Project that is the subject of this engagement, or (ii) the date of SME's last service in connection with this Project.

15. ADDITIONAL SERVICES: If SME provides services at the request of CLIENT, in addition to those described in the scope of work contained in SME's proposal, CLIENT agrees that these general conditions including any Special Conditions shall apply to all such additional services.

16. AGREEMENT: This Agreement includes SME's Proposal, these General Conditions, and any other Special Conditions, Fee Schedules, or other documents provided with SME's Proposal. This Agreement constitutes the entire contractual relationship between the parties and cannot be changed except by a written instrument signed by both parties. All preprinted Terms and Conditions on CLIENT's Purchase Order(s) or acknowledgement forms are inapplicable to this Agreement. In the event any provision of this Agreement is held invalid or unenforceable, the other provisions will remain in full force and effect, and binding upon the parties. All the terms of this Agreement, including provisions relating to limitation and allocation of liability, shall survive the completion and/or termination of this Agreement. This Agreement cannot be assigned by either party without the written consent of the other party.

Please complete and return the signed General Conditions to SME to indicate acceptance of this proposal and to initiate work on the referenced project. The CLIENT's signature or direction to proceed also indicates that he/she has read or has had the opportunity to read the General Conditions and agrees to be bound by such General Conditions.

SME PROPOSAL

Proposal No.: _____

Project Name: _____

Project Location: _____

CLIENT PROPOSAL AND AGREEMENT ACCEPTANCE (Please Print or Type)

CLIENT Signature: _____ Date: _____

Printed Name: _____

Title: _____

CLIENT (Company) Name: _____

Address: _____

_____

Telephone No.: _____ Email: _____

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FEE SCHEDULE – PERSONNEL AND EXPENSES

PERSONNEL

Chief Consultant	Per Hour	335.00
Principal Consultant//Project Director	Per Hour	305.00
Senior Consultant/Senior Project Manager	Per Hour	260.00
Certified Professional (Ohio VAP)/Certified Industrial Hygienist	Per Hour	260.00
Level III NDT	Per Hour	225.00
Project Manager/Senior Civil Designer/Senior Licensed Surveyor	Per Hour	212.00
Senior Project Engineer/Geologist/Architect/Consultant	Per Hour	212.00
Survey Crew Chief	Per Hour	195.00
Civil Designer/Licensed Surveyor/Materials/Welding Consultant	Per Hour	185.00
Project Engineer/Geologist/Architect/Consultant	Per Hour	185.00
Senior Staff Engineer/Geologist/Architect/Specialist/Surveyor/GIS Specialist	Per Hour	165.00
Level II NDT	Per Hour	165.00
Staff Engineer/Geologist/Architect/Specialist/GIS Specialist	Per Hour	155.00
Field Engineer/Geologist/Specialist/Survey Technician/GIS Technician	Per Hour	138.00
Senior CADD Operator	Per Hour	155.00
CADD Operator	Per Hour	138.00
CADD Technician	Per Hour	120.00
Senior Administrative Assistant/Log Processor	Per Hour	125.00
Administrative Assistant	Per Hour	100.00
Technician IV/Laboratory Technician	Per Hour	138.00
Technician III	Per Hour	112.00
Technician II	Per Hour	100.00
Technician I	Per Hour	85.00

Minimum 4 Hours Per Day for field work.

Overtime rate (Applies to all field work in excess of 8 hours per day, before 8:00 am or after 5:00 pm Monday through Friday or anytime Saturday, Sunday, or Holiday) ..... Standard Rate x 1.5

Expert Testimony and Depositions (including preparation time) ..... Rates available upon request

TRANSPORTATION AND EXPENSES

Vehicle Mileage Charge	Per Mile	1.40
Out-of-town Expenses (Airfare, Lodging, Meals & Incidental, etc.)	At Cost + 20%	
Subcontract Expenses, Equipment Rental	At Cost + 20%	
Direct Expenses (Prints, Permits, Maps, etc.)	At Cost + 20%	
Hard Copies of Report	Per Copy	100.00
Plotting 24 x 36 (Black & White)	Each	25.00
Plotting 24 x 36 (Color)	Each	35.00

Other Services including Drilling, Equipment use, and Laboratory Testing ..... See Appropriate Fee Schedule

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Regular Council Agenda Item Memorandum

To: Hastings City Council

From: Sarah Moyer-Cale, City Manager

Subject: Tree Planting

Meeting Date: October 13, 2025

Recommended Action:

Motion to accept the proposal by TBD to plant fifteen (15) trees in the amount of $TBD.

Background Information:

The city contracts tree planting on an annual basis. We were able to receive a grant from Consumer's Energy to plant fifteen trees. We usually plant additional trees, however, due to the initial results of the tree assessment for city street trees, we plan to shift some funds from planting to removal and trimming.

We have received several quotes for this work, but the results have not yet been compiled. This information and an updated recommendation will be available prior to the Monday's meeting.

Financial Implications:

This is a budgeted expense and partially reimbursed by grant funds.

Attachments:

- None

Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: 133 E. State Street Vacant Parcel

Meeting Date: October 13, 2025

Recommended Action:

Motion to approve staff to provide notice that we are accepting letters of interest for the property at 133 E. State Street and to approve the City Manager to negotiate a purchase and development agreement with interested developers.

Background Information:

The City of Hastings acquired the subject property via tax sale in 2025. The preferred uses of the property would be for retail, restaurant, or mixed-use residential. To encourage interested developers, the property will be listed for sale for the tax sale acquisition cost. Please see the enclosed notice of availability for more information.

Financial Implications:

Sale of the subject property will result in a non-recurring revenue source for the General Fund.

Attachments:

- Parcel Availability Prospectus

133 E. State Street - Available for Commercial Development

List Price $3,304

Parcel 55-201-081-00, 0.051 acres – 2,122 square feet.

B-1 Zoning District Central Business District.

No front or side setbacks required.

12-foot rear setback required.

40-ft maximum building height (can be higher with an approved special land use permit).

Please review the city's zoning code for complete information or contact Community Development Director/Zoning Administrator Dan King at 269-945-6001 or dking@hastingsmi.gov.

The City of Hastings is requesting letters of interest regarding the acquisition and development of this property. Projects must support the goals of the city's master plan and comply with zoning requirements.

City of Hastings

The City of Hastings is the county seat for Barry County located in southwestern Michigan. The city has a resident population of 7,500. The household median income is $59,189 with a household average income of $74,847. Hastings has both a vibrant downtown district as well as a robust western gateway district that includes many national and regional retail and restaurant businesses. Hastings is home to lively arts and entertainment including sculptures, musical entertainment, and seasonal festivals. Hastings is also home to the Barry Roubaix Killer Gravel Road Race, one of the largest bicycle races of its kind in the country.

Master Plan

The city's master plan supports the development of high-quality place components, including businesses that draw people and have strong elements of "place". Dining and entertainment uses are among the most effective, followed by general merchandise retailers. Mixed use is encouraged. **Development of the property for office purposes will not be considered.**

The building design characteristics should be like those of other structures in the area. Windows and exterior building materials should reflect building design and form standards consistent with the zoning ordinance.

Letter of Interest Requirements and Conditions

Interested developers are encouraged to submit a letter of interest to the Community Development Department, City of Hastings, 201 E. State Street, Hastings, Michigan 49058 no later than 4:00 PM on Friday October 17, 2025. Letters of interest to include the following:

- Offer Price
- Prospective Use
- Building Design Elements
- Anticipated Building Height

- Submittals evaluated on price, prospective use, impact on the business community, design and structural components, and contribution to the tax base.
- Successful candidate to execute a Purchase and Development Agreement upon acceptance by Hastings City Council.
- Conveyance will be "as is", "where is" subject to restrictive covenants and reversion of title provision for non-compliance.
- **THE CITY OF HASTINGS RESERVES THE RIGHT TO REJECT, IN ITS SOLE DISCRETION, ANY AND ALL PROPOSALS/LETTERS OF INTEREST, AND TO WAIVE ANY IRREGULARITIES IN THE MATERIALS SUBMITTED, AND TO NEGOTIATE, DISCUSS, ACCEPT, OR REJECT, VARIOUS DEVELOPMENT SCENARIOS WITH ANY OR ALL APPLICANTS.**

City of Hastings Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

Fire Department Council Report September 2025

The department responded to 106 calls for service, including 41 in the city, 62 in the townships, and three mutual aid requests. Our members spent a total of 318 hours responding to calls. Year-to-date, we have responded to 898 calls for service. YTD, we have issued 608 burn permits in the townships.

Public safety

We have installed 162 smoke/carbon dioxide detectors in 62 homes year to date. The department has overall increased our presence at public buildings through inspections and attending open houses. Completing 34 Knox boxes, 11 fire code, and six safety inspections in September.

Training

Our members trained a total of 38 hours in September. We continue to provide our staff with medical fire-related continuing education credits to meet the state's education requirements. We spent time training on the new Dry Hydrant placed in Charlton Park, which provides a water source in Hastings Township.

Department activities

Calls for service remain high. The month of September saw 106 calls for service, representing a 107% increase over September 2024, which is a 54% increase YTD. We completed all our annual NFPA testing. Our aerial/ladder truck passed inspection this year without incurring any significant expenditures. Overall, we passed all NPPA inspections without incurring any significant costs to achieve full compliance. In 2025, we revised our members' physical requirements to include a comprehensive NFPA physical testing, which encompasses a range of assessments from heart monitoring to lung capacity. This is done to ensure our members are in a condition that allows them to perform the duties they are assigned and to identify any related health concerns. The new bathrooms are well underway, hope to see them completed within a couple of weeks.

Chief's Comments

I will be absent at the Oct 13th meeting as I am attending a Michigan State Police certification class to obtain my Arson /Investigator Certification. This is an 80-hour class held in Grand Rapids and is partially funded through a grant. We continue to attract new paid-on-call members and work to elevate all members to a higher level, ensuring that everyone understands how an organized fire department operates.

Respectfully, Mark Jordan, Fire Chief

Chief Mark Jordan

City of Hastings Fire Department

Incident Analysis

9/1/2025 - 9/30/2025

INCIDENT TYPE CATEGORY BREAKDOWN AND COMPARISON

		9/1/2025 - 9/30/2025		9/1/2024 - 9/30/2024
Code	Incident Type Series	Occurances	Percentage	Occurances
100-199	Fire/Explosion	8	7.5%	2
200-299	Overpressure Rupture	0	0.0%	0
300-399	Rescue Call	46	43.4%	17
400-499	Hazardous Condition	15	14.2%	10
500-599	Service Call	3	2.8%	3
600-699	Good Intent Call	24	22.6%	13
700-799	False Call	10	9.4%	6
800-899	Severe Weather/Natural Disaster	0	0.0%	0
900-999	Special Type/Complaint	0	0.0%	0
	Undetermined Incident Series	0	0.0%	0
	Total	**106**	**100.0%**	**51**

MUTUAL AID DISTRICT BREAKDOWN

District	Fire	EMS	Other	Total	Percentage
Mutual Aid	1	2	0	3	2.8%
Total	**1**	**2**	**0**	**3**	**2.8%**

FIRE DISTRICT BREAKDOWN

District	Occurances	Percentage
Baltimore Twp	6	5.7%
Carlton Twp	3	2.8%
Hastings Twp	10	9.4%
Irving Twp	2	1.9%
Rutland Twp	41	38.7%
Ward 1	6	5.7%
Ward 2	8	7.5%
Ward 3	13	12.3%
Ward 4	14	13.2%
Total	**103**	**97.2%**

City of Hastings Fire Department

NFIRS Reports Analysis

9/1/2025 - 9/30/2025

INCIDENT TYPE CATEGORY BREAKDOWN

Code	Incident Type Series	Occurances	Percentage
100-199	Fire/Explosion	8	7.5%
200-299	Overpressure Rupture	0	0.0%
300-399	Rescue Call	46	43.4%
400-499	Hazardous Condition	15	14.2%
500-599	Service Call	3	2.8%
600-699	Good Intent Call	24	22.6%
700-799	False Call	10	9.4%
800-899	Severe Weather/Natural Disaster	0	0.0%
900-999	Special Type/Complaint	0	0.0%
	Total	**106**	**100.0%**

FIRE DISTRICT BREAKDOWN

District	Fire	EMS	Other	Total	Percentage
BALTIMORE TWP	1	2	3	6	5.7%
CARLTON TWP	2	1	0	3	2.8%
HASTINGS TWP	3	5	2	10	9.4%
IRVING TWP	1	0	1	2	1.9%
RUTLAND TWP	7	19	15	41	38.7%
WARD 1	1	2	3	6	5.7%
WARD 2	3	1	4	8	7.5%
WARD 3	2	5	6	13	12.3%
WARD 4	2	9	3	14	13.2%
Total	**22**	**44**	**37**	**103**	**97.2%**

MUTUAL AID DISTRICT BREAKDOWN

District	Fire	EMS	Other	Total	Percentage
MUTUAL AID	1	2	0	3	2.8%
Total	**1**	**2**	**0**	**3**	**2.8%**

City of Hastings Fire Department

Apparatus Summary

9/1/2025 - 9/30/2025

Total Runs for Date Range: 106

RESPONSE TOTALS PER APPARATUS

Apparatus Name	Total	%
831	34	32.1 %
832	15	14.2 %
833	3	2.8 %
834	6	5.7 %
835	45	42.5 %
836	1	.9 %
837	29	27.4 %
838	25	23.6 %
839	2	1.9 %
A141	0	0 %
Air Trailer	0	0 %
EM82	0	0 %
Haz1	0	0 %
LT1	0	0 %
POV	13	12.3 %

HAAS ALERT

September 1 - September 30, 2025
YTD January 1 - September 30
Lifetime Since January 2024

MI - Hastings Fire Department
Safety Cloud® Report

Alert Totals

Drivers Alerted
1,116
YTD 8,636
Lifetime 16,551

R2R Alerts sent
0
YTD 0
Lifetime 0

R2R Alerts Received
0
YTD 0
Lifetime 0

Incident Totals

Total Incidents
70
YTD 597
Lifetime 1,143

Average Time On-Scene
20.5 min
YTD 20.9 min
Lifetime 21.7 min

Run Totals

Total Runs
65
YTD 643
Lifetime 1,238

Total Responding Time
306 min
YTD 3,074 min
Lifetime 6,026 min

Average Time-to-Scene
4.7 min
YTD 4.8 min
Lifetime 4.9 min

Drivers Alerted
Total drivers alerted; based on HAAS Alert enabled applications.

R2R Alerts Sent
Total number of Responder-to-Responder Alerts sent to nearby emergency vehicles.

R2R Alerts Received
Total number of Responder-to-Responder Alerts received by your emergency vehicles.

Total Incidents
Total number of times at least one vehicle arrived on-scene with lights engaged for 2+ minutes.

Average Time On-Scene
Average time duration per incident.

Total Runs
Total times a vehicle was dispatched to an incident with lights engaged for at least 1+ minute.

Total Responding Time
Total time vehicles/apparatus spent traveling to dispatched calls with lights engaged.

Average Time-to-Scene
Average time it took for dispatched vehicle to arrive on-scene.

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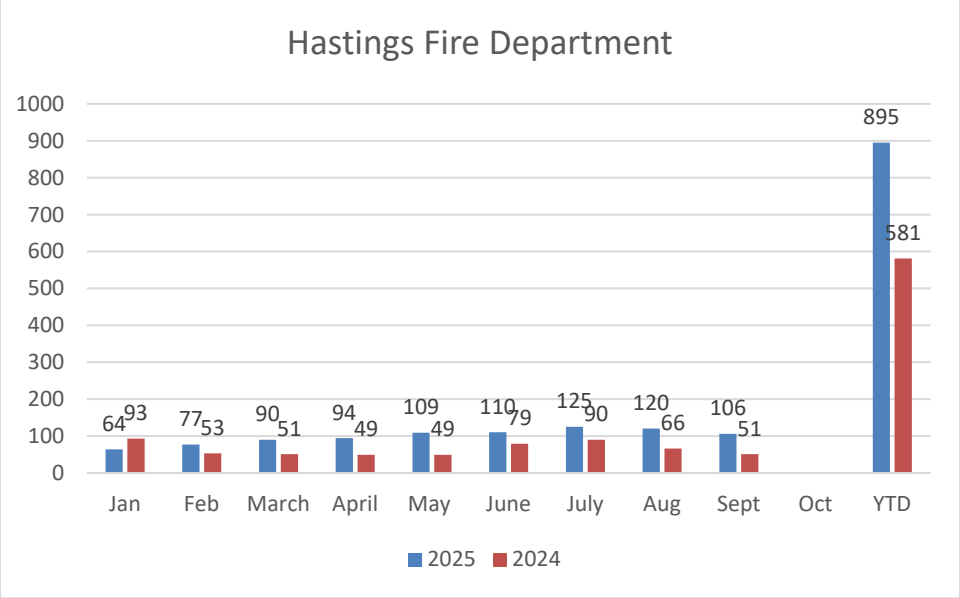
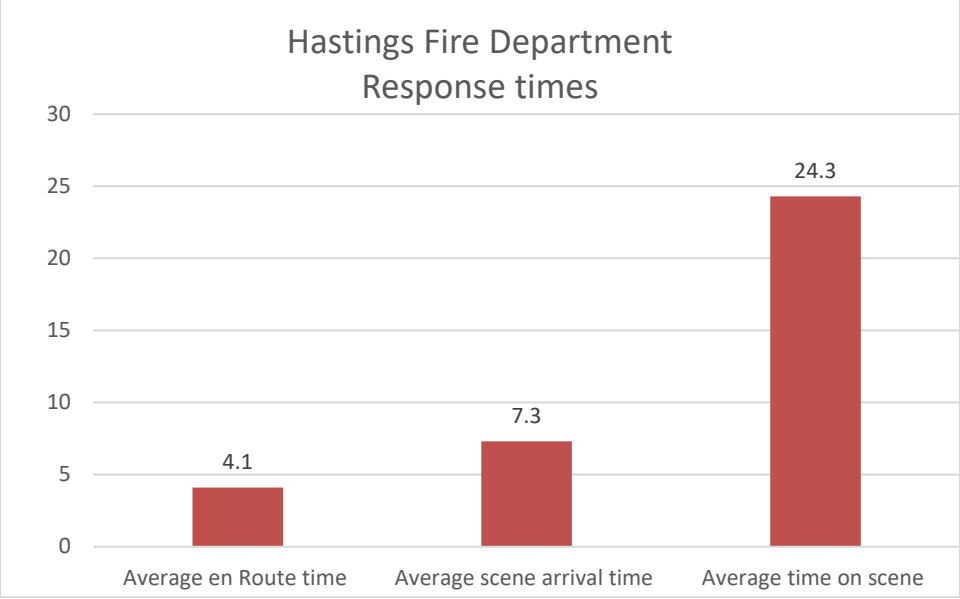
City of Hastings Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058





HASTINGS PUBLIC LIBRARY
Explore • Imagine • Grow

Library Director's Report - September, 2025
October 6, 2025 Board Meeting

Highlights

The team has great updates in their sections about programs and events, so I won't repeat here, but I want to call out all of the hard work they put into making HPL the success that it is. It's truly a team effort – without them and all of our dedicated volunteers, we could not do everything we do.

And speaking of volunteers, I want to send a BIG THANK YOU to all of the people who came to the Library on United Way's Day of Caring. We had more than 30 people from businesses all around the area come and help clean up the building. They weeded, dusted, cleaned windows, shined chrome, and helped make us sparkle. Thank you to Laura Jarman, The Substance Abuse Task Force, Rehmann, Lighthouse Title, Flexfab, HPS, and Union Bank.

A last note on volunteers, we are having a **Volunteer Party on Friday October 24 at 4:30pm**. It's one way we say thank you to all of those who volunteer to help make this building run. This year we've got some new activities, including pumpkin painting and smores! Invitations were mailed and emailed the last week of September. And don't forget, the Board is always included at this event.

I am also excited to say that I think our Strategic Planning process is nearing the end. A draft of the final plan goes to the Board at the October meeting for final discussion and approval. Then the hard work really starts! An action plan is being worked on to start meeting the ambitious goals we've set for ourselves to raise the bar in how we serve the community.

Building Updates

Signing: New signing has been installed across the building, including letter dividers, headers, and category dividers (children's non-fiction only). We are also planning to 3D print additional new signs to replace

some of the older category signs that have holders still attached to the book shelving that cannot be easily removed.

Community Room Divider: The room divider in the Community Room has needed maintenance for some time and has finally been addressed. The panels are now much easier to move and slide along the track, so any staff member should be able to set or take down the divider.

Project Updates

Strategic Planning: A final strategic plan with updated Vision, a new Purpose, and Strategic Commitments with Goals is going to the Library Board for final approval this month. The staff is building an action plan to accomplish the goals with intent to publish all relevant content to the public in December 2025.

Automatic Bathroom Doors: Electrical has been run and we are now waiting for an installation date for the door hardware.

Training

Here is what the staff did in September:

- Erin, Ken and David: we all attended a Makerspace Conference in Rochester Hills on September 12. Not only was it free, and they fed us 😊, but we brought back a lot of extremely useful information. We have a lot of programing ideas and ways to grow our makerspace program, which happens to be a goal on the new Strategic Plan.

Assistant Director Tess Allerding's Report

September was a busy month! On September 12th and 13th, we hosted local author, and Hastings native, Sydney Wiswell for two events: a guide to independent publishing and a writing workshop. Between the two events, we had over 20 attendees! We also partnered with The Wild Wood bookstore where Sydney did a reading of her debut novel on September 13th following the event at the library. Sydney was a dynamic speaker who took time to interact with all attendees, and we are looking forward to having her back in the future!

I attended a few webinars this month, some of which were more helpful than others. The first one I attended was regarding linked data for libraries. Linked data is something that occurs on more of the cataloging and processing side of things, and just provides more detail about an item to make it more accessible and discoverable within a library's catalog. Since I have taken over supervising Marty, our Processing Supervisor, I think this was beneficial for me to be aware of. I also attended the Michigan Library Association's Advocacy Hour, where they discussed ongoing budget issues, and a potential state government shutdown. Since that webinar, it sounds like budget agreements have been reached, but I have not heard anything further about how that will affect mel.org and MeLCat. Staff from the Library of Michigan were on the call, and they advised that even if a line item for IMLS funding was not included in this year's budget, MeL.org eResources are paid for through September 2026. Finally, I sat in on a State Aid webinar with David so that I could become more familiar with the process. In that webinar, they reviewed the online tool that we will use to complete the State Aid report later this year.

Erin and I collaborated this month to create a presentation and talking points that senior staff can share with local organizations and businesses on our newly revamped Summer Library Program that will be kicking off in 2026. We are working toward a more sustainable program that provides patrons with more experiential prizes, less stuff that eventually gets thrown away, and more investment in the community. We will be sharing this information at various meetings over the coming months (Kiwanis, Rotary, etc.) to forge more partnerships with local organizations and businesses, and hopefully get support via donations, prizes, and experiences for our patrons who participate in the Summer Library Program. Next summer will be a soft launch of the new program, and we hope to build on it in subsequent years.

The Local Authors project is continuing to progress. During the United Way Day of Caring, we had some volunteers help us rearrange the furniture in the Wi-Fi Lounge to accommodate this new collection. I'm very happy with the new furniture layout, and I hope patrons will appreciate the change of scenery! The final step in the Local Authors project, actually getting the books on the shelves, should be completed by my next report!

Youth Librarian Erin Quada's Report

September saw the return of programming in youth services with our regular programs like storytimes and LEGO Club along with special programming for youth of all ages.

Programs

- Our Teen Videogame Tournament had a fantastic turnout with several youth who were new to the Library. We had the competitive screen set up using the projector and screen and another station for teens to play for fun while waiting their turns. Snacks were provided and the winner received an item we printed on the 3D printer.

- Paws for Reading started back up again with Jace the therapy dog, and his handler, Michal Enders. We had four kids read with Jace on a Saturday morning ranging from just turned 2 through 10 years old. Besides the kids that sign up to read with Jace, he is popular with other patrons visiting the library.
- Science Storytime with Ms. Emma from Pierce Cedar Creek Institute (PCCI) was a lot of fun as we discussed the harvest over in Pocket Park. This was Ms. Emma's last event with us as it was also her last day at PCCI. Science Sara (Sara Syswerda) will be taking over the partnership for our next program in November.

Collection

- Space in the Teen room has been a hot commodity with the addition of the Spanish and large print collections. To generate some extra shelf space, we relocated a small shelf from near the entrance to near the tween fiction shelves. Another shelving unit was moved from near the Wi-Fi lounge to be in-line with the shelf that currently holds the teen graphic novels to provide more shelf space. Part of the rearranging required the removal of one of the smaller tables from the Teen Room. It was relocated to the Children's Rotunda and has seen a lot of use by parents working or studying while their children play. We have heard many compliments and comments of appreciation from patrons.

Outreach

- I had the privilege of attending Family Reading Night at Central Elementary this month. It was a lively event with lots of fun and activities. I interacted with dozens of families and always love hearing about people's experiences with the library or letting them know that they are always welcome, library card or not!

Professional Development

- I attended the MI Youth zoom meeting this month which covered a variety of topics ranging from summer reading through the budget upheaval at both the national and state levels. Many resources available on mel.org were shared.
- The first annual Guild of Library Makers Conference (GOLMCON) was held this month and I attended with David and Ken. I gained a lot of insight about ways to create a makerspace without a space, types of equipment that are most popular, and ways to use a makerspace to create programming for people of all ages. This long day was chock full of helpful information as well as the sharing of information and resources to help us be successful as we explore a makerspace at HPL.

Marketing and Programming Coordinator Barbara Haywood's Report

Events Summary

- **Chicken Keeping 101** • Sept 8 | Attendance: 8

  Intro to backyard chickens with local author, Kathryn Christie in partnership with her educational start-up, An Earful of Agriculture. Covered brooder setup, breeds, coops, winter care, and city permits.

- **"Useful" vs. "Likely to Kill You" Mushroom Identification 101** with Dr. Ellen Holste, PCCI Partner • Sept 15 | Attendance: 15

  Dr. Ellen Holste, PCCI Partner, led a workshop on identifying edible vs. poisonous mushrooms. Included hands-on specimens and Q&A.

- **Discover Treasures of Historic Hollywood** • Sept 24 | Attendance: 6

  Preview of a new museum featuring classic film memorabilia and lesser-known Hollywood stars. Hosted by collector Terry Dennison.

- **Regenerative Agriculture** • Sept 29 | Attendance: 28
  Virginia Bolshakova shared how sustainable farming practices like composting and cover crops can strengthen communities. Program in partnership with Barry County Earth Alliance & PCCI.

I also hosted an overnight hammock camping trip that was won by a local family as an adult Summer Reading prize. We all had a great time roasting hotdogs and smores over a campfire and sleeping in hammocks under the stars. They especially expressed how excited they were to have experiences available as prizes, saying they "don't need more stuff." This is a great example of why we are revamping the Summer Reading program for next year to reduce the stuff and add experiences.

Circulation Supervisor Chloe Lewis' Report

NEW Books Shelf: We've made some positive changes around the library recently!

After discussions with senior staff and Sharon, who creates our displays, we decided to remove the display shelf located between the New Books and the Hold Shelf.

This creates more space for the growing number of new books we are ordering, makes our New Spanish Books more visible, and improves the browsing experience by reducing crowding in that area.

While expanding the NEW space, we also moved Holds to the low fixture adjacent to New in the Wi-Fi Lounge. This is also where Local Author books will soon be displayed.

Room Reservation Payments: Staff is now trained on the new process for handling room reservation fees and deposits. We are now ringing all deposits through the register for belter financial tracking and accountability. The transition has gone smoothly and only required a minor adjustment for everyone. Moving forward, this process will help us keep track of everything more efficiently.

Upcoming Programs and Events – October 2025

- 7, Tuesday, 4:30pm: Senior Bingo Night
- 10, Friday, 3:30pm: Kids Video Game Play
- 11, Saturday, 11am: Drive Electric Car Show
- 13, Monday, 6pm: Lift Every Voice Speaker Series – Veteran Advocacy
- 14, Tuesday, 3:30pm: Teen Button Making
- 14, Tuesday, 6pm: Lift Every Voice Book Club
- 15, Wednesday, 6:30pm: Charcuterie Board Workshop
- 20, Monday, 6pm: Lift Every Voice Speaker Series – Native American life stories with the Gun Lake Tribe
- 22, Wednesday, 6pm: Parliamentary Procedure
- 24, Friday, 4:30pm: Volunteer Party
- 27, Monday, 3:30pm: Spooky Cookie Decorating
- 28, Tuesday, 3:30pm: Book Release for author Katie Christie
- 29, Wednesday, 3pm: Teen Makerspace

Hastings Public Library Board of Trustees
DRAFT Minutes
Date: September 8, 2025 - 4:30PM
Location: Hastings Public Library, 227 E. State St., Hastings, MI 49058
Community Room

1. CALL TO ORDER
   The Meeting was called to order by Kelli Newberry at 4:30 p.m.
   - Board members present: Jane Cybulski, Kelli Newberry, Sam Cale, Carol Dwyer, Ann Devroy, Ellyn Main, Rebecca Lectka, Cloe Oliver, and Amanda Mattson.
   - Also present was David Edelman and Tess Allerding.

2. AGENDA: Approved with additions of a roof update and a sprinkler update. Motion to approve made by Ann Devroy, and seconded by Carol Dwyer.

3. MINUTES: Ann Devroy motioned to approve the August 4, 2025, minutes, seconded by Rebecca Lectka. Minutes edited to remove Tess Allerding as present at the meeting. Motion approved.

4. FINANCIALS
   a. July invoices and Budget Report: Carol Dwyer motioned to approve the financials, seconded by Sam Cale. Motion approved.

5. LIBRARY DIRECTOR REPORTS
   a. August 2025
   b. August 2025 Infographic

6. COMMITTEES
   a. Budget and Finance –
   b. Building and Grounds -
   c. Personnel –
   d. Policy- Scheduled a meeting September 29 at 3:30p.m.
   e. Marketing-

7. UNFINISHED BUSINES: None

8. NEW BUSINESS:

   a. Carol Dwyer motioned to approve considering adopting the Personnel Committee's recommendation for the updated Director's annual review process, seconded by Ellen Main. Motioned approved.
   b. Rebecca Leckta motioned to consider closing the Library on Tuesday, October 21, for all day staff training, seconded by Ann Devroy. Motion approved.
   c. Strategic Planning update
      1. Focus Groups and Survey Feedback
      2. Plan Outline <<< need final doc >>>

DRAFT

d. HPL accessibility report from The Ability Collective
e. Discuss Board email addresses and FOIA – Topic tabled.
f. Building Updates
   1. Signing Project Update – final version of signs has arrived.
   2. Server Room Air Conditioner – new unit installed.
   3. Battery Backup/Inverter Install – still pending.
   4. Windows Update – still pending communication from BCG.
   5. Roof Update – current leak to be repaired.
   6. Indoor Sprinkler Update – small repairs needed.

9. PUBLIC COMMENTS

10. BOARD MEMBER COMMENTS

11. NEXT MEETING DATE
    - Next board meeting on Monday, October 6, 2025, at 4:30 p.m.

12. ADJOURNMENT: Meeting was adjourned at 6:04 p.m.

DRAFT

Hastings Public Library Board of Trustees
DRAFT Minutes
Date: October 8, 2025 - 4:30PM
Location: Hastings Public Library, 227 E. State St., Hastings, MI 49058
Community Room

1. CALL TO ORDER
   The Meeting was called to order by Kelli Newberry at 4:31 p.m.
   - Board members present: Jane Cybulski, Kelli Newberry, Sam Cale, Carol Dwyer, Ann Devroy, Ellyn Main, Rebecca Lectka, and Cloe Oliver. Not present was Amanda Mattson.
   - Also present was David Edelman and Tess Allerding.

2. AGENDA:

3. MINUTES: Ann Devroy motioned to approve the September 8, 2025, minutes, seconded by Cloe Oliver. Motion approved.

4. FINANCIALS
   a. August invoices and Budget Report: Carol Dwyer motioned to approve the financials, seconded by Cloe Oliver. Motion approved.

5. LIBRARY DIRECTOR REPORTS
   a. September 2025
   b. September 2025 Infographic

6. COMMITTEES
   a. Budget and Finance –
   b. Building and Grounds -
   c. Personnel –
   d. Policy-Recap meeting on September 29, 2025
   e. Marketing-

7. UNFINISHED BUSINES: Recap Board email addresses and FOIA

8. NEW BUSINESS:

   a. Strategic Planning update
   1. Rebecca Leckta motioned to consider approving the 2026-2029 Strategic Plan draft consisting of the Purpose and Vision statements, Strategic Commitments, and Goals. Seconded by Cloe Oliver. Motion approved.

   b. Consider approving the following policies as recommended by the Policy Committee.
   1. Carol Dwyer motioned to approve the updated community room policy with changes to the payment and refund processes, seconded by Sam Cale. Motion approved.
   2. Cloe Oliver motioned to approve the updated fee schedule with updated Community Room payment and refund costs and process, seconded by Sam Cale. Motion approved.

DRAFT

3. Sam Cale motioned to approve the New FOIA policy, seconded by Cloe Oliver. Motion approved.
4. Cloe Oliver motioned to approve the New Parental Leave Policy to remain consistent with the City of Hastings policy, seconded by Carol Dwyer. Motioned not approved. Ann Devroy motioned to amend the New Parental Leave Policy to include part-time employees working at least 25 hours per week, seconded by Jane Cybulski. Motion approved.
5. Ann Devroy made a motion to accept the updated Personnel Policy with reference to the Parental Leave Policy, seconded by Sam Cale. Motion approved

c. Building updates
1. Windows update
2. Roof update

d. State of Michigan Budget/IMLS/MelCat Update

9. PUBLIC COMMENTS

10. BOARD MEMBER COMMENTS

11. NEXT MEETING
- Next board meeting on Monday, November 3, 2025, at 4:30 p.m.

12. ADJOURNMENT: Meeting was adjourned

DRAFT

September 24, 2025
YMCA Updates for the City of Hastings

Facility Updates:

- Ribbon cutting held on 9/17/25: turnout was great! Thank you to everyone that was able to attend.
- Childcare openings:
    - 2.5-5 years (preschool aged): 11 openings (13/24 filled)
    - 5-12 years: 22 openings (28/50 filled)
    - Programs do accept children that are not potty-trained
    - Contact Y-Childcare for details
    - Programs are both currently staffed and will scale up as seats are filled

Summer Recap

- Y on the Fly Meals served: 1,811
- Summer Playground Participants: 295
- Summer Playground meals/snacks served: 1,952
- B.Bus Book Checkouts: 2,637
- Summer Camp Participants: 541
    - New Campers: 25.12% (104)
    - Return Campers: 74.88% (310)
- Camperships awarded: $31,000
- YTime Summer Participants: 54
- Youth Sports participants: 59
- 2026 Camp Registration to open in October 2025

Respectfully submitted,
Jon Sporer, CEO
Nichole Lyke, YMCA Board Secretary

RUTLAND CHARTER TOWNSHIP / CITY OF HASTINGS
JOINT PLANNING COMMISSION
September 17, 2025 Meeting Minutes

Chairperson Hatfield called the meeting to order at 5:31 p.m. with the following members present: John Resseguie (Hastings City Mayor Pro Tem), Dave Hatfield (Hastings City), Robin Hawthorne (Rutland Township), Ines Straube (Rutland Township) and Steve Pachulski (Rutland Township).

Members absent: Tom Wiswell (Hastings City) and Sarah Moyer-Cale (Hastings City Manager)

Others present: JPC Zoning Administrator Stacey Graham, Gene Hall and Bill Mattson

Chairperson Hatfield welcomed Ms. Straube to the Commission and thanked her for agreeing to serve. Hatfield then led the pledge of allegiance.

It was moved by Hawthorne and supported by Resseguie that the agenda for the meeting be approved as presented. All members present voting yes; motion carried.

It was moved by Hawthorne and supported by Pachulski that the proposed minutes of the May 21, 2025 meeting be approved as presented. All members present voting yes; motion carried.

Public Hearings: None.

Staff Report: Ms. Graham stated that it would be likely that the JPC will need to meet on November 19, 2025. All members present stated that date worked for their schedule.

New Business:
Text Amendments to Mixed Use District (MUD): Hawthorne gave an overview of the JPC Mixed Use District ordinance. Hawthorne and Hatfield updated members on a recent meeting with representatives from Meijer Corporation on September 8. Hatfield noted that the Rutland Township Board and Hastings City Council expect the JPC to address text amendments within the MUD ordinance. Graham reviewed the six proposed text amendments to the MUD. Members agreed updates were needed. It was moved by Ressequie and supported by Straube to send the proposed text amendments to the JPC MUD to public hearing on November 19. All members present voting yes, motion carried.

Old Business:
Review Sign Ordinance in JPC District: Discussion occurred on the JPC Sign Ordinance. Graham and Hatfield recommended members review the ordinance and come prepared to discuss any changes that may be needed at the December 17 JPC meeting.

Public Comments: None

Commissioner Comments: Hatfield and Graham noted it is likely the October 15 JPC Meeting will be canceled.

It was moved Resseguie and seconded by Hawthorne that the meeting be adjourned. All members present voting yes; motion carried. Meeting adjourned at 6:38 p.m.

Respectfully submitted,

Stacey Graham
Zoning Administrator

DRAFT

Summary of September 22, 2025, Meeting

Present: Bryan Harrison, Jade Smith, Hastings representative, Anna Kornoelje, Eric Schaefer, Craig Stolsonburg, Renee, Alison Nugent, and Catherine Getty.

Municipal Perspectives on Thornapple River Planning

- **Cascade Township:** Would like to conduct a community survey to confirm local support, noting that some residents may not be in favor of a designated river trail.
- **Barry County:** The project aligns with its current five-year plan.
- **City of Hastings:** No formal steps taken but no known objections to participation.
- **Village of Middleville:** Interested, though a current logjam on the river presents a challenge.

Background – Water Trail Efforts in Kent County

LGROW's work to designate the Grand River as a State Water Trail serves as a local model. That designation was achieved through collaboration among multiple entities, with community input, access point inventory, and coordination through the **Grand Valley Metro Council (GVMC)**.

Steering Committee

Proposed members include:

- **Renne** – Thornapple Watershed Council
- **Catherine Getty** – Barry County
- **Anna Kornoelje** and **Alison Nugent** – Caledonia Township
- **Kent County Parks Department** – Representation requested

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Thornapple River State Water Trail – Project Steps and Status

Step	Description	Status
1	Establish Steering Committee	Complete
2	Obtain support from local stakeholders (Public/Private Access Owners) -Execute a Memorandum of Understanding (MOU) among all supporting entities	In Progress
3	Inventory all access points: public/private, location, ownership, relevant details	In Progress

4	Determine mapping and documentation costs, including photography and descriptions.	Not Started
5	Compile State Water Trail Designation Application	Not Started
6	Submit Application to the State of Michigan	Not Started
7	Upon approval, develop a County-hosted website featuring maps, access points, and related information.	Not Started
8	Use approval to apply for grant funding.	Not Started