

EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 1045 INDEPENDENCE BLVD.

CHARLOTTE, MI 48813

(517) 543-2689 Fax: (517) 543-9924

(517) 543-3689 Fax: (517) 543-9924

NOTICE OF REZONING REQUEST

TO: AFFECTED GOVERNMENTS, AGENCIES, DEPARTMENTS

The Eaton Co Board of Commissioners
Township Board of Trustees in all affected

townships

Any other Governmental Units with jurisdiction w/in 0.5 mi of property

The Fire Chief or Fire Marshall of the Fire

Dept. servicing the site

Any affected School District

Eaton Conservation District

Conservationist

Eaton Co. Drain Commissioner

Eaton Co Road Commission Engineer/

Manager

MI Dept. Transportation

The Barry Eaton Health Department

FROM: EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Pursuant to P.A. 110 of 2006, as amended, and Article 13 of the Eaton County Land Development Code, **NOTICE IS HEREBY GIVEN** that all interested parties may review and comment on the following application at the Community Development Dept., Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI. Monday thru Friday 8:00 a.m. to 5:00 p.m.

A Public Hearing before the Eaton County Planning Commission on this application is scheduled for **November 2, 2021**. Auxiliary aids for individuals with disabilities will be provided upon 10 days notice.

APPLICATION DCA-11-21-5

Applicant(s) Name: Eaton Community Palliative Care, Inc.

Site Address/location: 2615 & 2675 S. Cochran, Charlotte, Michigan, 48813

Property Codes: 110-030-300-030-11 (portion of after adjustment), 110-030-300-030-13, &

110-030-300-030-14

Township: Eaton

Proposed Amendment(s): Rezone from Limited Agricultural (LA) to Local Business (C-1)

Comments will be accepted for 35 days. PLEASE RESPOND BY: October 22, 2021.

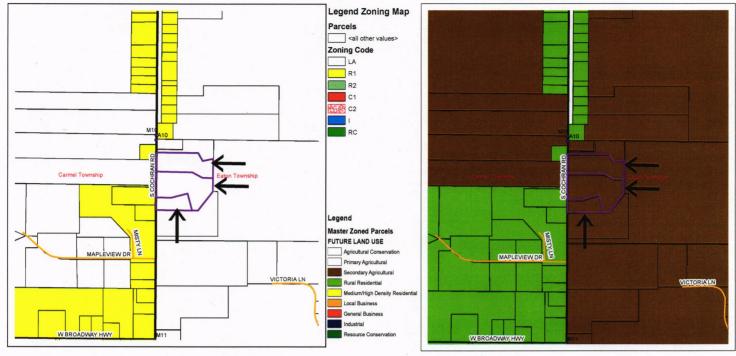
If no response by the deadline, we assume your approval of this request.

Return to: Eaton County Community Development, 1045 Independence Blvd., Charlotte, MI 48813 E-mail: bhatt@eatoncounty.org Phone: 517-543-3689

APPLICATION DCA-11-21-5

Zoning Map of proposed re-zoning:

Future Land Use Map of Proposed re-zoning:



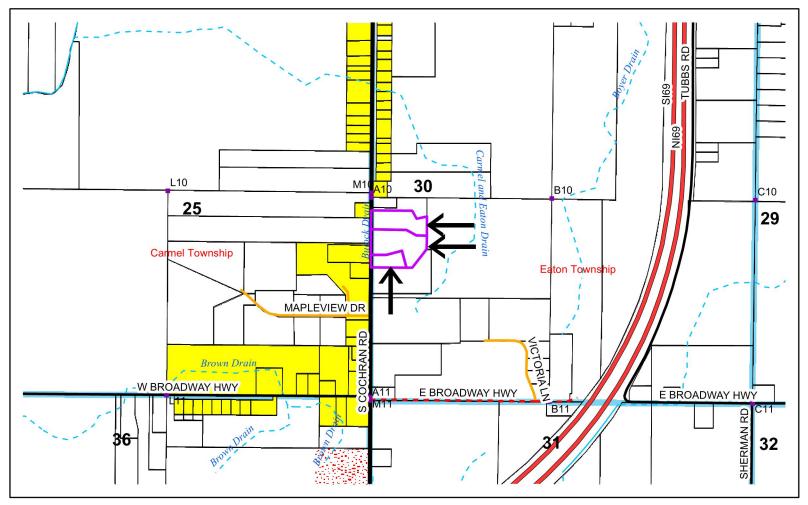
Legal Description of properties:

Parcels 110-030-300-030-11 & 110-030-300-030-13 after proposed adjustment: A parcel of land in the Southwest fractional 1/4 of Section 30, T2N, R4W, Eaton Township, Eaton County, Michigan, described as: Commencing at the Southwest corner of said Section 30; thence N0114'46"W along the West Section line 46.20 feet to the Southeast Corner of Section 25, T2N, R5W; thence North continuing along said West line 1845.10 to the point of beginning; thence North continuing along said West line 331.00 feet; thence N8934'58"E 364.92 feet; thence N3616'01"E 298.87 feet; thence S2931'31"E 111.83 feet; thence N7811'32"E 130.95 feet; thence South parallel with said West line 424.27 feet; thence S4106'14"W 304.22 feet; thence S8956'00"W parallel with the East—West 1/4 line 75.00 feet; thence N14'33'22"W 222.91 feet; thence S7227'03"W 219.10 feet; thence S8956'00"W parallel with said East—West 1/4 line 185.07 feet to the point of beginning; said parcel containing 7.05 acres more or less; said parcel subject to right of way for road purposes along M-50/Cochran Road; said parcel subject to all easements and restrictions if any.

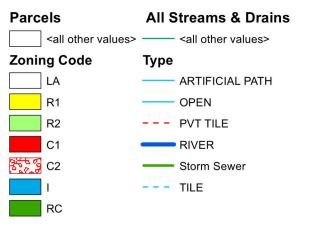
Parcel 110-030-300-030-14: COM SW COR SEC 30; N01°14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N 1695.1 FT TO POB; N 150 FT; N89°56'0"E 185.07 FT; N72°27'03"E 219.1 FT; S14°33'22"E 222.91 FT; S89°56'0"W 450 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 5-19-09 R 5-19-09 (ADJUSTMENT) SPLIT FROM 110-030-300-030-09 & 110-030-300-030-10 FOR 2010.

Reviewer Name:			•
Reviewer Title & Dept.:			<u> </u>
What is your recommendation?	(circle one)	APPROVE	DENY

<u>PLEASE COMMENT</u>. Include any questions or concerns you have about this request. Describe your reason for approving or denying this request. (Attach additional sheets if needed).







Eaton County Community Development Department

Permit: DCA-11-21-5

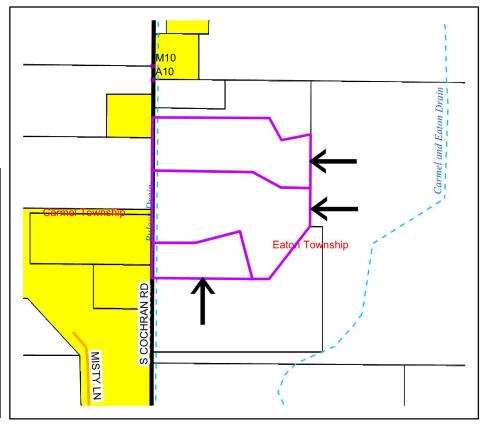
Township: Eaton

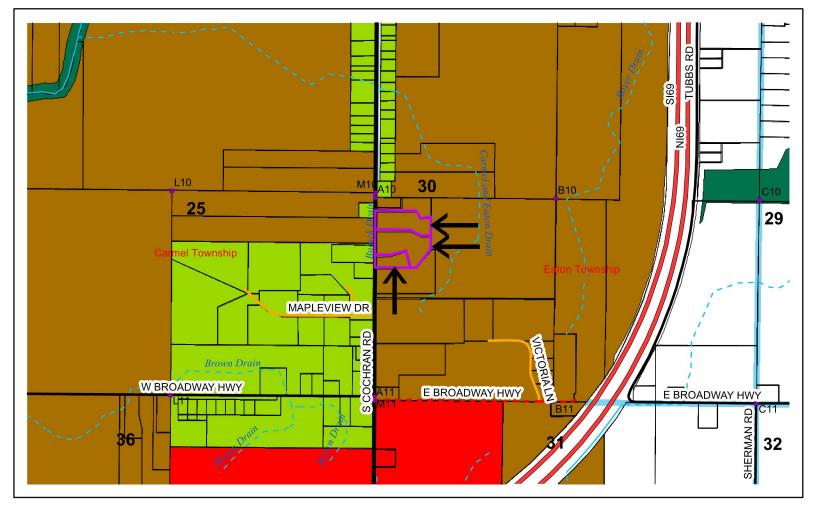
Parcel Numbers: 110-030-300-030-11,

110-030-300-030-13 & 110-030-300-030-14

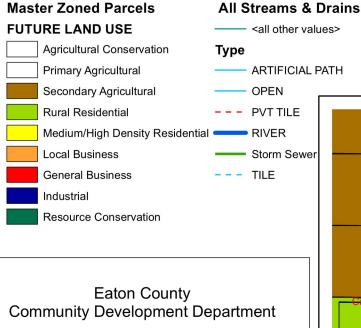
Parcel Zoning: Limited Agricultural (LA)











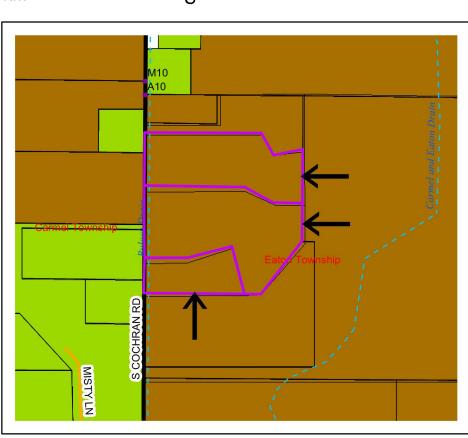
Permit: DCA-11-21-5

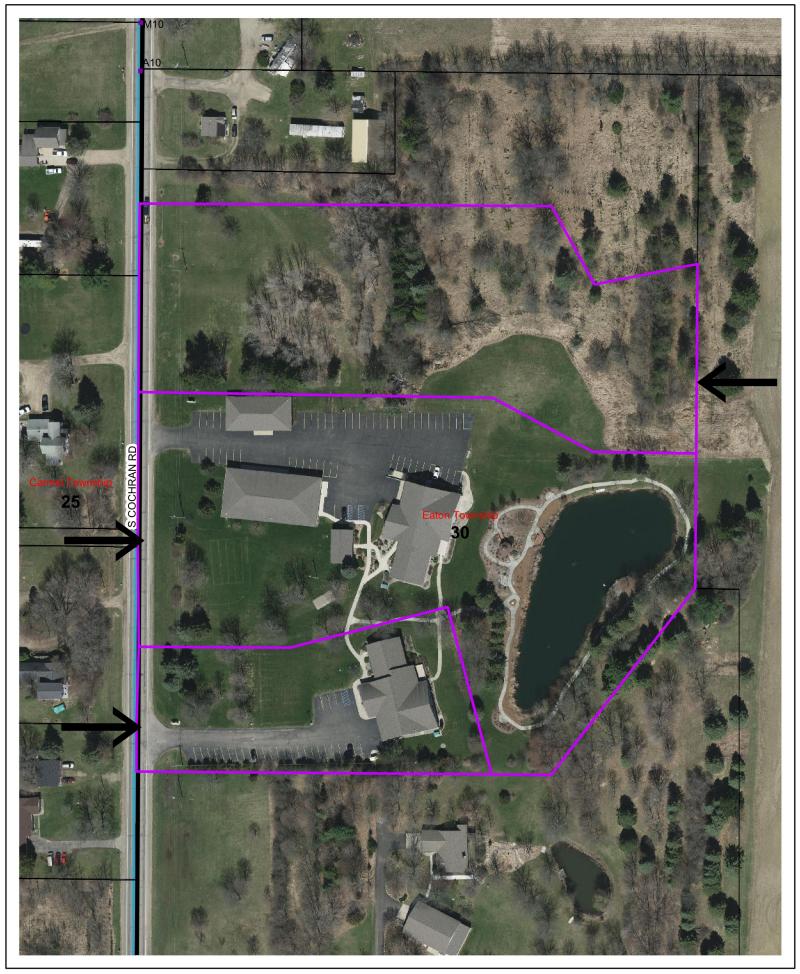
Township: Eaton

Parcel Numbers: 110-030-300-030-11,

110-030-300-030-13 & 110-030-300-030-14

Future: Secondary Agricultural







DCA-11-21-5, Eaton Community Palliative Care, Inc. Parcel Numbers: 110-030-300-030-11, 110-030-300-030-13, & 110-030-300-030-14

DISTRICT CHANGE AMENDMENT APPLICATION

EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 1045 INDEPENDENCE BLVD., CHARLOTTE, MI 48813 517-543-3689 FAX 517-543-8457

Applicant Name(s):	Office Use Staff will complete
Eaton Community Palliative Care, Inc	Case No.: DcA -11-21-5
Circle one: Property Owner Representative (must have proof of ownership/owner permission)	Fee \$500 checkcash Date received: タ/17/シャン
<u>Mailing Ad</u> dres <u>s:</u>	Hearing Date: <u>ルタ人のよし</u>
Street 2675 South Cochran Road	Township Board
City, Charlotte State, MI zip 48813	Action Date
Phone(s): 517-881-9513	Eaton County Planning Commission
Property Address: (if different than above)	Action Date
Street 2615 and 2675 A. Cochian 110-030-300-030-11	Na
I Property Code: 110 - 030 - 300 - 030 - 13 ■ II	Action Date
110 - 030 - 300 - 030 - 14 <u>Township:</u> Eaton	
PLEASE NOTE: All questions must be answered of and attached additional sheets. The total number of and attached additional sheets. The total number of the state of the following petition for zoning amendment: A. Text Amendment: Amend ArticleSecurity) the Eaton County Land Development additional sheets if necessary).	of sheets attached is3 he Eaton County Board of Commissions approve
(property information), for the following purp We are asking for your approval so t	hat we can continue to operate our Palliative Care, ated items. This would bring Eaton Community
Please describe any previous request for land connection with this property that pertains to the	development related permits, which have been in his petition.
Federal	
	Approved / Denied

	State
	Approved / Denied
	County
	Approved / Denied
	County (zoning related) <u>CU-11-04-18, CU-8-08-11, BA-10-08-9, DCA-8-11-2</u> SPA-9-11-17
	Approved / Denied
II. <u>Pf</u>	ROPERTY INFORMATION
Α	Please attach a legal description of property(s) proposes to be rezoned. A legal description of the parcel is the deed, land contract, or tax information for a property. It must include any deed restrictions, easements, etc.
В	. Address of Property:2675 & 2615 South Cochran Road, Charlotte
C	Names and address of all other persons, firms, or corporations currently having a legal or equitable interest in the land.
D	This area is X unplatted platted will be platted If platted, name of plat
E	Present use of the property is Palliative Care Residence, Thrift Store, Christmas Store and storage area for donated items.
II. <u>\$1</u>	TATEMENT OF JUSTIFICATION FOR REQUESTED ACTION
Α	. State specifically the reason for this amendment request at this time
	See Attached
В	. What, if any, identifiable conditions related to this petition have changed since the adoption of the Eaton County Land Development Code on October 13, 1981, which justify the proposed amendment? See Attached

	C.	What, if any, error was made in the original Ordinance, which justifies the proposed amendment?
	D.	Can, in your opinion, the property be put to a reasonable economic use as it now stands under the Ordinance? No. We are currently in non-compliance. If this application for rezoning to local business and the text amendment application are both approved, we will no longer be in non-compliance.
	E.	What do you anticipate the impacts of the proposed amendment to be on the following areas: 1. Adjacent roads 2. County Drains 3. Public Schools None None
	F.	What do you anticipate the impacts of the proposed amendment to be on the environment and the value of the adjacent property? What steps do you propose to take to mitigate any negative impacts associated with the proposed change? None. The Hospice Thrift Store has been open for several years at the 2675 S Cochran location without any neighbor issues. In fact some of our neighbors volunteer for us.
IV.	A si on t natu a) b) c) d) e) f)	te plan is a scale drawing that shows the boundaries of the property, any structures, buildings he property, public or private roads, driveways, easements, or other property features, and any ural features including bodies of water, wetlands, etc. The site plan must include the following: Property dimensions (measurements of all property boundaries, including road frontage). Any easements or public right of way, including utility easements or ingress/egress. Location(s) of existing and proposed driveways. All existing and proposed buildings, accessory structures, and outdoor storage area(s) (for vehicles, equipment, or materials) with measurements between them and to property boundaries. Bodies of water, creeks, lakes, ponds, county drains, marshes, and seasonally flooded wetlands, etc. (Show distances from building sites, parking, and storage areas). Proposed grades and site drainage pattern(s) (Include drainage patterns around the entire perimeter of the property). Location of water supply and location and design of waste water systems. All existing and proposed signs.
		<u>AFFIDAVIT</u>
ai ui	omplia nswer: nderst	wledge that if a District Change Amendment is granted that the decision does not relieve me from since with all other laws and requirements. I affirm that I am involved in this application and that the s and statements herein contained and the information provided is true, accurate and correct. I and that if it is not, this application and any approvals are void. I hereby give county officials permission sect the property to verify information and to verify compliance with rules and conditions.
$\frac{1}{A}$	pplica	ant(s) Signature(s) Date Date
Ā	pplica	ant(s) Signature(s) Date

District Change Amendment Application Eaton County Community Development Department

III. Statement of Justification For Requested Action

A. State specifically the reason for this amendment request at this time

Eaton Community Palliative Care (formerly Eaton Community Hospice) opened our first 6-bed residential home in 2003. In 2004, we were notified of a violation for operation of the Hospice House and a Hospice Thrift Store. In 2004, we applied for and received a Conditional Use Permit (CU-11-04-18), which allowed for the operation of the Thrift Store and Hospice House in 2004. Both were approved.

In 2008, we applied to change our Conditional Use Permit to allow for expanding our Thrift Store to a larger building. We were denied. We applied for a variance, but were also denied. Conversations among board members during those meetings all directed to the property being better served by being zoned commercial. We were unable to rezone the property at that time due to it being Master Planned as Medium Density Residential.

Since 2011, we have constructed two additional barn type buildings which are used to store donated items to be sold at our Annual March Auction, our Christmas Store and the Furniture Store. We also use an existing building that was built by Jon Sommers for his retail landscaping business for our Christmas Store. That store is open for approximately 9 weeks prior to Christmas. For the past 10 years, we have rented a building in the city of Charlotte to sell furniture. In August of this year, our lease was cancelled and all available retail property is too expensive for our needs. The Furniture Store, Thrift Store and Christmas Store covers one third of our Palliative Care program's operating budget needs. This fundraising revenue is vital to keeping our Palliative Care program operational.

We were recently informed all of these uses are in violation of the current Eaton County Zoning Ordinance. We have also been informed that the property is now Master Planned as Secondary Agricultural, which may be considered for Commercial Zoning. We truly believe our purpose as the only Eaton County Palliative Care/Hospice Residence would be better served on Commercially Zoned property.

100% of all sales from these events are used to assist with the cost of caring for those individuals unable to live safely in their home. We have recently had to change how we are doing business due to Covid. We were closed for 8 months in 2020. Upon reopening, our hours changed and in May of 2021, we were notified that our Hospice Furniture Store lease was being cancelled. It's very important for us to be able to sell and store items donated in our existing buildings to continue to provide the care we do.

The survey attached to this application shows a proposed lot line adjustment between parcels 110-030-300-11 and 110-030-300-030-13. Parcel 110-030-300-030 is currently 5.50 acres; it is proposed to be 7.05 acres if this application is approved.

We understand we are currently in non-compliance with our Conditional Use Permit. Approval of this application will assist with bringing our properties into compliance with the Zoning Ordinance. Our goal is to continue to serve the community by caring for the fragile elderly who are unable to be cared for in their homes as well as being compliant with the Zoning Ordinance.

District Change Amendment Application Eaton County Community Development Department

III. Statement of Justification For Requested Action

B. What, if any, identifiable conditions related to this petition have changed since the adoption of the Eaton County Land development Code on October 13,1981, which justify the proposed amendment?

An identifiable condition that has changed since the adoption of the Eaton County Land Development Code on October 13, 1998 is the aging population of Eaton County.

Our properties, 2615 & 2675 South Cochran Road are on a Michigan Department of Transportation Highway and is located approximately one-half mile from the I-69 interchange. This property was formally used by Emerald Real Estate for their offices and previous to that was a landscape business and gardening supple store.

We currently have to the north of our property a motel and a church. Located to the south of our property is a construction business and a veterinarian hospital.

We believe this stretch of highway, where we are located, should have been Master Planned or even rezoned to Commercial Zoning at the time I-69 was constructed.



September 16, 2021

To Whom It May Concern:

As President of the Eaton Community Palliative Care Board of Directors, I authorize our Executive Director, Margaret Kyser to sign any and all documents related to our Community Development applications for District Change Amendments.

Sincerely,

Rick Jones, President

Eaton Community Palliative Care

Information herein deemed reliable but not guaranteed

Parcel:

110-030-300-030-11

Owner's Name:

EATON COMMUNITY HOSPICE INC

Property Address:

S COCHRAN RD

CHARLOTTE, MI 48813

Liber/Page:

2230/174

Created: 12/29/2008

None None

Current Class: Previous Class: Taxable Status

Prev. Taxable Status Gov. Unit:

School:

702.EXEMPT STATE PROP, 702 702.EXEMPT STATE PROP, 702

TAXABLE

TAXABLE

110 110, EATON TOWNSHIP

Split:

11/10/2008

Active: Active

Neighborhood:

23030 CHARL SCH 23030

Topography: **Mailing Address:**

Public Impr.:

Description:

EATON COMMUNITY HOSPICE INC

2675 S COCHRAN RD **CHARLOTTE MI 48813-0000** COM SW COR SEC 30; N01º14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N 2176.1 FT TO POB; N 243 FT; N89°56'0"E 541.71 FT; S29°31'31"E 111.83 FT; N78°11'32"E 130.95 FT; S 248.72 FT; W 132.74 FT; N58°11'33"W 149.86 FT; S89°34'58"W 464.92 FT TO POB. SUBJ TO EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 11-10-08 R 11-10-08 (ADJUSTMENT) SPLIT FROM 110-030-300-030-06, 110-030-300-030-07 & 110-030-300-030-08 FOR 2009.

	t Sale Informati				· · · · · · · · · · · · · · · · · · ·
Sold on 05/19/2009	9 for 0 by EATON COMMU	NITY HOSPICE INC.			
Terms of Sale:	21-NOT USED		Liber/Page:	2230/174	
Most Recent	t Permit Inform	ation —			
None Found					
Physical Pro	perty Characte	ristics ———			
2022 S.E.V.:	0	2022 Taxable:	0	Lot Dimensions:	
2021 S.E.V.:	0	2021 Taxable:	0	Acreage:	4.06
Zoning:	LA	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0
Improveme	nt Data ——				

None

Image	 	
	 	7

Information herein deemed reliable but not guaranteed

Parcel:

110-030-300-030-13

Owner's Name:

EATON COMMUNITY HOSPICE INC

Property Address:

2615 S COCHRAN RD

CHARLOTTE, MI 48813

Liber/Page:

2340/1268 05/19/2009

Created: 10/07/2009

Active: Active

Current Class: Previous Class: Taxable Status

Prev. Taxable Status Gov. Unit:

School:

702.EXEMPT STATE PROP, 702 702.EXEMPT STATE PROP, 702

TAXABLE TAXABLE

110 110, EATON TOWNSHIP 23030 CHARL SCH 23030

Neighborhood:

Split: **Public Impr.:** Topography:

None None

Mailing Address:

Description:

EATON COMMUNITY HOSPICE INC

2675 S COCHRAN RD **CHARLOTTE MI 48813-0000**

COM SW COR SEC 30; N01º14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N ALONG W SEC LINE 1845.1 FT TO POB; N 331 FT; N89°34'58"E 464.92 FT; S58°11'33"E 149.86 FT; E 132.74 FT; S 175.55 FT; S41°06'14"W 304.22 FT; S89°56'0"W 75 FT; N14°33'22"W 222.91 FT; S72°27'03"W 219.1 FT; S89°56'0"W 185.07 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 5-19-09 R 5-19-09 (ADJUSTMENT) SPLIT FROM 110-030-300-030-10 FOR 2010.

	t Sale Inform					
Sold on 05/31/201	1 for 0 by EATON CO	MMUNITY HOSPICE INC.	*			
Terms of Sale:	33-TO BE DETE	RMINED	Liber/Page:	2340/1268		
Most Recen	t Permit Info	rmation ———				
Permit 11-0692 o	on 10/27/2011 for \$0	category RESIDENCE.				
Physical Pro	operty Chara	cteristics ———			· · · · · · · · · · · · · · · · · · ·	
2022 S.E.V.:	0	2022 Taxable:	0	Lot Dimensions:		
2021 S.E.V.:	0	2021 Taxable:	0	Acreage:	5.50	
Zoning:	LA	Land Value:	0	Frontage:	0.0	
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0	

Improvement Data

None

Image	· -	
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		Į

Information herein deemed reliable but not guaranteed

701.EXEMPT FEDERAL PROP, 701 701.EXEMPT FEDERAL PROP, 701

110 110, EATON TOWNSHIP

23030 CHARL SCH 23030

TAXABLE

TAXABLE

Parcel:

110-030-300-030-14

Owner's Name:

EATON COMMUNITY HOSPICE INC

Property Address:

2675 S COCHRAN RD

CHARLOTTE, MI 48813

Liber/Page: Split:

2230/174 05/19/2009 Created: 10/07/2009 Active: Active

Public Impr.: Topography:

None None

Mailing Address:

Description:

EATON COMMUNITY HOSPICE INC 2675 S COCHRAN RD

CHARLOTTE MI 48813-0000

COM SW COR SEC 30; N01°14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N 1695.1 FT TO POB; N 150 FT; N89°56'0"E 185.07 FT; N72°27'03"E 219.1 FT; S14°33'22"E 222.91 FT; S89°56'0"W 450 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 5-19-09 R 5-19-09 (ADJUSTMENT) SPLIT FROM 110-030-300-030-09 & 110-030-300-030-10 FOR 2010.

Current Class:

Gov. Unit:

School:

Previous Class: Taxable Status

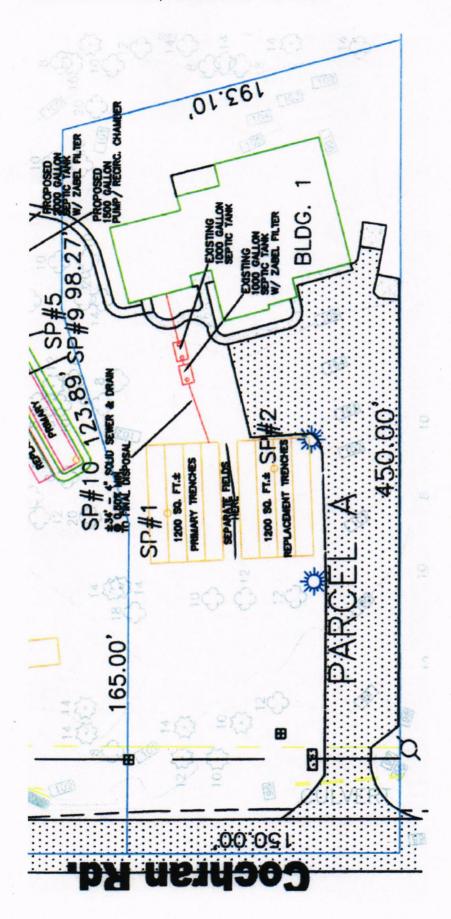
Neighborhood:

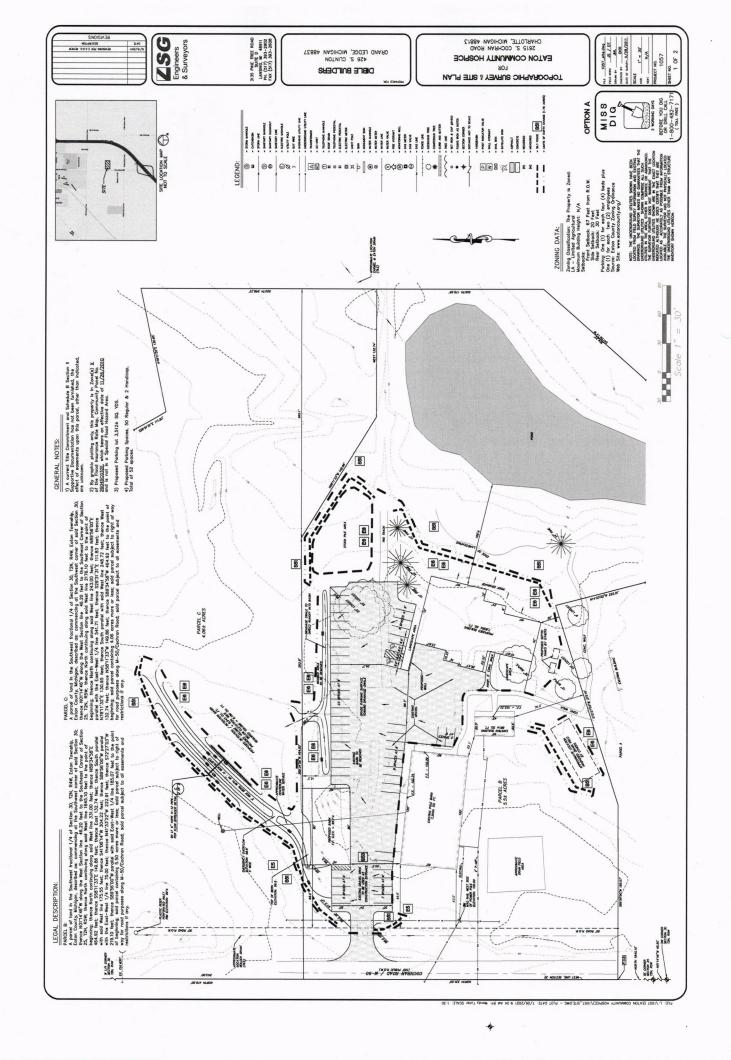
Prev. Taxable Status

Most Recent Sale Information Sold on 05/19/2009 for 0 by EATON COMMUNITY HOSPICE INC. 2230/174 Liber/Page: 21-NOT USED Terms of Sale: **Most Recent Permit Information** None Found **Physical Property Characteristics** 2022 Taxable: 0 **Lot Dimensions:** 2022 S.E.V.: 1.65 Acreage: 2021 Taxable: 0 2021 S.E.V.: 0 0.0 Frontage: Land Value: 0 LA Zoning: 0.0 0 Average Depth: Land Impr. Value: PRE: 0.000 **Improvement Data**

None

·	Image
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STANDARD EROSION AND

SEDIMENTATION CONTROL PLAN NOTES

- 2. STE BONCHAMM (7. ATMELL TRANEL POWT AS P.K. MAL IN CONTRAL CRICLE DRIVE. ELEVATION = 869.53
- CONTRACTOR IS TO CONTACT EATON COUNTY ROAD COMMESSION AT LEAST PREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION. THE SITE IS MADE UP OF MARLETTE LOAM WITH 2 TO 6 PERCENT SLOPES AND IS CONSIDERED HIGHLY ERODRILE.
 - FOR LAND AREAS POSSESSING SLOPES EXCEEDING 15% THE CONTRACTOR SHALL:
 - A. PROTECT AND STABILIZE AREAS THAT HAVE A HIGH POTENTLY FOR SOIL EROSON. ASSURE STRUCTURAL SAFETY AND MINIMIZE HARM TO THE DIVIRONIADIT ASSOCIATED WITH THE DEVELOPMENT.
 - PROTECT AND PRESERVE ANY VALUABLE NATURAL WEDLFE AND/OR PLANT HABITATS WHICH CONCOCES WITH THE STEEP-SLOPE AREAS OF THE STE.
- PROTECT WATER QUALITY ON AND AROUND THE STE FROM THE ADVERSE EFFECTS OF THE PROPOSED USE.
- CONTRACTOR IS RESPONSBLE FOR INSTALLING AND MAINTAINING ALL SON, BEDGOON CONTROL MEASURES ON A NEDRY BASIS, DURING CONSTRUCTION OWNER SAILL MAINTAIN ALL PERMANENT S.E.G. MEASURES AFTER CONSTRUCTION IS COUNCIL. F. PROTECT ANY STEP SLOPES ON ADJOINING PROPERTIES. ALL SLOPES DREATER THAN 8:1 SWALL BE SECTED AND STABLIZED IMMEDIATELY AFTER GRADE IS ESTABLISHED.
- ALL TEMPORARY S.E.C. MEASURES SHALL BE MANTANED 30 DAYS AFTER CONSTRUCTION IS COMPLETE OR UNTIL GRADED AREAS ARE STABLIZED. AT THIS TIME OMNER IN SESPONSBLE FOR REMOVAL AND PROPER DISPOSAL. OF THESE S.E.C. MEASURES.
- ALL CRADE DESCRIPTIONS ON NORSE THAN 20 ONES SHALL WAS TRIMAN MALCH AWARD AT THE RATE OF THOSE AWARD AND AWARD AND AWARD AND AWARD AWARD AND AWARD AWA
 - ONLY LANTED DISTURBANCE WILL BE PERMITED TO PROVICE ACCESS TO THE SITE FOR CALONIC AND TO CONSTRUCT SEDMENT BASINS, SEDMENT MENS, DIVERSION TERRACES, NIETRCEPTOR CHANNELS, AND/OR CHANNELL, OF CONVETNALE AS APPROPRIATE.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITH THE TRIBUTARY AREAS OF THOSE CONTROLS.

for use on construction sites, unpowed roads, etc. to reduce dust and sedimentation from wind and construction activities. For use in areas subject to erosive surface flows severe wind or on newly seeded areas.

WHERE USED

KEY BEST MNGM'T PRAC.

EROSION CONTROLS

DUST CONTROL

E6

۵ ۵

BILL KLEIN DIBLE BUILDERS 426 S. CLINTON GRAND LEDGE, MI 48837 PHONE: (517) 627-7219 FAX: (517) 627-8645

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

ALL SEDMENT AND EROSICH COHING, FACUTIES SHULL BE CHECKED FOR LLOAKEE AFTER ELACH STORK ALL FACUTIES THAT ARE DAMAGE). CLOGOSO OR CAN NO LONGER PEDIFORM THE PETRATION OR SUSPENDED SOUS SHULL BE REPLACED. ANY PERAMENT SEEDED AREAS THAT BECOME ERODED SHALL HAN'T THE TOPSOL, REPLACED, THE GRANS SEED RESONAN AND MALCH, REAPPLED, OR AT THE DRECTION OF THE OWNER, SOO MAY BE INSTALLED.

S-E-S-C KEYING SYSTEM

3135 PINE TREE ROAD SUITE D LANSING, MI 48911 PH. (517) 393-2902 FAX (517) 393-2608

WHERE NOTED, PLACE ROCK RIP-RAP SLOPE PROTECTION ON ONE LAYER OF MRAPI FLIERWEAVE 400 OR EQUAL.

GRAND LEDGE, MICHIGAN 48837

Stabilization method utilized on sites where earth change has been completed (final grading attaine

E8 PERMANENT SEEDING

MULCH

2

SOIL EROSION CONTROL NOTES 2815 S. COURRAN ROAD CHARLOTTE, MICHIGAN 48813

		(252
THE ENTRANCE SHALL BE MANTANED IN A CONDITION THAT WILL RESEART TRACOMO SE FLOWING OF SEQUENCE TO FORD PUBLIC FROHES—GE—WX. THIS MAY REQUIRE THE DECESSING REAR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEGMENT.	WHEN RECESSARY, WHEELS SHALL BE CLEAVED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.	MASSING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED OF THE CROSSED STONE THAT DRAWS INTO AN APPROVED SEDIMENT TRAP	0)

PLAN

	(8
WHEN NECESSARY, WHELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.	WEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLUZED WITH CHOISED STONE THAT DRANS INTO AN APPROVED SEDMENT TRAP OR SEDMENT BASIN.

TEMPORARY GRAVEL

CONSTRUCTION ENTRANCE/EXIT A OUT OF 2

SR.T FABRIC FENCE MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST EXTEND AT LEAST 10 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIDAMENT. AFTER FINAL STE. STABILZATION HAS BEEN ACHEVED, TEMPORARY EROSION AND SEDMENTATION CONTROLS MUST BE REMOYED. AREAS SECRIBED DURING REMOYAL OF THE CONTROLS MUST BE STABILZED MARTINATY.

- SEDIMENT MUST BE REMOVED INNEN ACCUALLATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
- STORM WATER RILETS WHICH DO NOT DISCHARGE TO SECIMENT TRAPS OR STABING, MUST BE PROTECTED UNTIL THE TRBUTARY AREAS ARE STABILISED. ANY FENCE SECTION WHICH HAS BEEN UNDERWIND OR TOPPED MUST IMMEDIATELY REPLACED WITH A ROCK FLITER OUTLET.
 - EDMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STIDMA EVENT.
- STOCKPLE HEIGHTS MUST NOT EXCRED 35 FEET, STOCKPLE SLOPES MUS BE 2:1 OR FLATTER.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH MILL REMANN DECSED FOR MORE THAN 20 DAYS MUST BE STABILZED MARTANTE Y

 - DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY. HAY OR STRAW MULCH MUST BE APPLED AT RATES OF AT LEAST 3 TONS/ACRE.
- WINT, THE SETS STRUCTURE, ALL TODGOM, HAS ASSEMBLY HAVE WESTERNEY OF ALL TROOGN HAS TREADED RESPECTIVEN. ALL TROOGN HAS TREADED RESPECTIVEN AND ON A MODING TABLE ADDISONATE TOTAL MAD ON A MODING TABLE. ALL PREPARENTE AND REMOVED THE SETS ASSEMBLY TO SET ASSEMBLY.

MARKATINE S TO ACCOMENT THE EROSON AND SEDERICHTAND CONTROL, PLAN FACTOR OF LANDAC MARKAT, MICHOLANA, AND SALVAL BE CONSIDERED A PART OF THE FYCRS OF LANDSHAMMAN, AND SALVAL BE CONSIDERED A PART OF THE THE PROJECT SITE IS LOCATED IN SECTION 30, 72N, R4W, EATON TOWNSHIP, EATON COUNTY, STATE OF MICHEAN. SENERAL STATEMENT OF THE PROJECT

THE PROPOSED MEMORITARIES WITHIN THE STEE INCLUDE BALLONG CHNESTRUCTON THE SHOWN OF THE MEMORY THE MELS OF PROPOSED FARM DISTURBANCE ME SHOWN OF THE SOL, EROSION CONTROL PLAN, THE LIMIT OF LARTH CHNINGE IS "THE MEMORY OF LINES OF THE MEMORY OF THE MEMORY OF LARTH CHNINGE."

TEMPORARY CONTROL MEASURES AND FACILITIES FOR USE DURING EARTHMOVING

SOIL EROSION CONTROL SCHEDULE

LERATIO DECORA MA DEMONSTRATE IL MUTERAL LAND TO TERRITORIA OF OF DESIGNATION OF OFFICIAL LAND TO TERRITORIA LAND TO TERRITORIA LAND THANKE OF THE SCA. FEGORAL CONTRACT LAND THE CONTRACTORS ANAL, WITE THE SCHIZIALE FOR EARTH MEMORY AND THE RESTRECTIONS MAD THE THE MAD THE RESTRECTIONS MAD THE RESTRECTI THE STORM WATER MANACEMENT FACUTES WILL CONSIST OF DRAWAZ TO GRADED SWALES, GRASS FILTRATION AND A SEDMENT / DETENTION BASIN. THE STORM WATER CALCULATOR'S FOR THE SET RIRE REPORDING IN ACCORDANCE WITH THE CALCULATOR'S FOR THE STRANDARDS.

987 Engineers & Surveyors

MARCH 15 TO OCT 15

X BY MEIGHT

DPES

PULVERZED AG. LINESTONE 10-20-20

UME P

PERMANENT STABLIZATION PERMANENT STERNED

STABILIZATION INFORMATION

MARCH 15 TO JUNE 1 AUGUST 1 TO OCT 15

DATES

MARCH 15 TO JUNE 1 AUGUST 1 TO OCT 15

70X 15.0 LBS/1000 SY

8.0 LBS/1000 SY

140 LBS/1000 SY

140 LBS/1000 SY

3 TORS/LOR FOR AREA

DP/0200 MSR THAN 70 MYS

OREUPING RED FESCUE

CREEPING RED FESCUE

LIME PULVERIZED AG, LIME STONE
FERFILIZER

10-20-20

RMULA D

MALCH: HAY OR STRAW MALCH SHALL BE APPLED TO SEEDING AREAS TO HELD ESTABLISH A PERMARENT GRANS COVER AND TO PREVANT ENGINGAL. IS ALLL BE, APPLED AT THE RATE OF 3 TONS PER ACRE.

EROSION CONTROL BLANKETS OR FABRIC. IN AREAS WERE THE SLOPE EXCEEDS SHE'N, MORTH AMERICAN OFFERN \$75 SOL, EROSION CONTROL, BLANKET SHALL BE INSTALLED TO PREVENT EROSION.

SOC: IN AREAS WERE STABLIZATION IS FOUND TO BE DEFICIAL!, THE DEFICIAL STABLIZATION IS FOUND TO ALGORITHE SPECIFICATIONS FOR SOCIONG BY THE AMERICAN SOD PRODUCERS ASSOCIATION.

PERMARNI STABILIZATION ENERGY DESPARTERS OR ROCK RP RAP 9,099 PROTECTION: SEE PERMARNI STABILIZATION AS NOTED IN THE PLANS. ROCK THE RAP SOOTE PROTECTION INVOLVES THE PLACEMENT OF ROCK. RP RAP DIA GOTTCHMENT FARRIC.

MAINTENANCE PROGRAM FOR THE CONTROL FACILITIES INCLUDING DISPOSAL OF MAITRIALS REMOVED FROM THE CONTROL FACILITIES.

PERMANENT CONTROL MEASURES AND FACILITIES FOR LONG JERM PROTECTION

PERUMENT STABLIZATION OR POBLANDIT SEEDING: SEE PORMANDIT STABLIZATION AS NOTED ON PLANS. TEMPORARY SEEDING. SEE TEMPORARY SEEDING AS NOTED ON THE PLANS.

SILT FENCES. SLIT FENCES SHALL BE LOCATED AS SHOWN ON THE PLAN TO SLOW RINGOT FROM DRANAGE WAYS AND EXPOSED BANKS AND TO PREVIDIT SEDMENT FROM FLOWING ONTO ADJACENT PROPERTIES.

STABILZED CONSTRUCTION ENTRANCES: THIS ENTRANCE PROTECTION TAXILITY SHALL BE USED TO KEEP STORMANTER FROM FLOWING UNDICKEDE FOR THE STORMANTER FROM FLOWING OWNERSPRUCTION YEARLES.

HAY OR STRAW

- DISTURBED AREAS INTENDED TO BE LAWN OR GRASS AREAS SHALL, INVEDIATELY AFTER FINAL GRACING, BE SEEDED PER THE PENJAMENT STABILIZATION MIX AND MANTANED. CONSTRUCTION ON THIS PROJECT SHOULD BEGIN IN JAME 2011.

 TOPOGRAPHIC FEATURES OF THE PROJECT AREA
- THE LOCATION OF THE STE, CONTOURS, PROPERTY LINES, AGREACE, AND ALL OTHER PHYSICAL, FEATURES WERE LOCATED BY THE USE OF GROUND GRESENATION AND ARE SHOWN ON THE PLAN. THE ENTRE SITE IS MADE UP OF MARLETTE LOAM WITH 2 TO 6 PERCENT SLOPES. TYPES, DEPTH, SLOPE AND AREA EXTENT OF SOILS.
 - AMOUNT OF RUNGE FROM THE PROJECT AREA AND THE UPSTREAM WATERSHED. PROPOSED ALTERATIONS ARE SHOWN ON THE PLAN. PROPOSED GRADES HAVE BEEN SELECTED KEEPING IN MIND THE EDSTSHIP GRANAGE PATTERNS. THE GRADING PLAN MIL INDICATE, THE FINAL GRADES OF THE STE. PROPOSED ALTERATION TO THE AREA
 - THE ANDANTS OF RUNOT FROM THE PROACCT AREA OF FROM THE UPSTIFEAN WATERSHED WALL BE KEPT TO A MANAMA BY THE USE OF SOIL EMOSION.
 - BMP'S, DEMOUTION, CLEARING AND TOP SOIL REMOVED STACING OF EARTH MOVING ACTIVITIES
- MEDIS 5-6 GRADING OF PARKING LOT, PLACEMENT OF STONE, PANEMENT, CONSTRUCTION, MANITAIN BMP'S. 3-4 Juanis to Place Excess solls to cont L Mantain Bup's.

2.0% OR CREATER

DIVERSION RIDGE REGUINED WHERE GRADE EXCEEDS 2.0%

EXISTING PAVED ROADWAY

PHASE III WERS 7-16 CONTINUE BUILDING CONSTRUCTION, FINSH GRACING AND SEECING, MANTAIN BAIP'S. MEDS 17–25 COMPLETE BULIDHG CONSTRUCTION, MANTAN PERMANINT BMP'S, REMOVE TEMPOR BMP'S ONCE SITE IS STABILIZED.

EXTRA STRENGTH FILTER-FABRIC NEEDED WITHOUT WRFE MESH SUPPORT

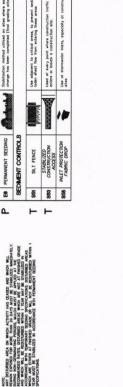
WOOD POST

NOTE:
USE SANDBACS, STRAW BALES OR
OTHER APPROVED METHODS TO
OTHANBLIZE RANOFF TO BASIN AS
SCRIBEN.

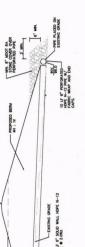
-FLTER FABRIC

SECTION A-A

SUPPORT FENCE 6 FT MAX SUPPORT FENCE 6 FT MAX SPACHG WITHOUT WIRE SUPPORT FENCE







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FLOW SPREADER DETAIL

S21

SILT FENCE B

2. REMOVED SEDMENT SHALL BE DEPOSTED TO AN AREA THAT WILL NOT CONTRIBUTE SEDMENT OFF-STE, AND CAN BE PERMANENTLY STABLIZED. 3. SEL TENCE SHALL BE PLACED ON SLOPE CONTRURS TO MANAZE PROMONE STRICKLY.

INSPECT AND REPAR FEMCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

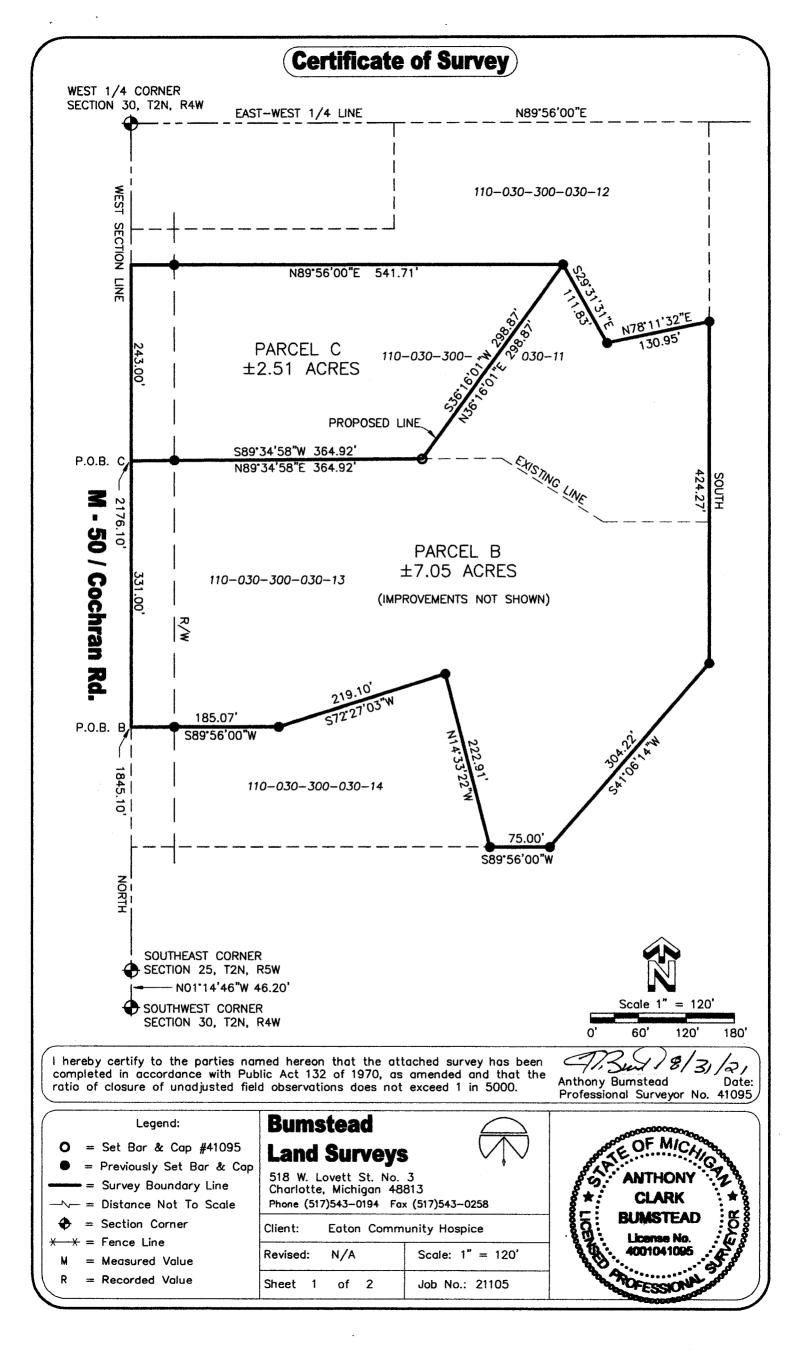
ALTERNATE DETAIL
TRENCH WITH GRAVEL

STANDARD DETAIL

RENCH WITH NATIVE BACKFILL

205

SSIM



Certificate of Survey

Legal Descriptions as Surveyed:

Parcel B: A parcel of land in the Southwest fractional 1/4 of Section 30, T2N, R4W, Eaton Township, Eaton County, Michigan, described as: Commencing at the Southwest corner of said Section 30; thence N01°14'46"W along the West Section line 46.20 feet to the Southeast Corner of Section 25, T2N, R5W; thence North continuing along said West line 1845.10 to the point of beginning; thence North continuing along said West line 331.00 feet; thence N89°34'58"E 364.92 feet; thence N36°16'01"E 298.87 feet; thence S29°31'31"E 111.83 feet; thence N78*11'32"E 130.95 feet; thence South parallel with said West line 424.27 feet; thence S41°06'14"W 304.22 feet; thence S89°56'00"W parallel with the East-West 1/4 line 75.00 feet; thence N14*33'22"W 222.91 feet; thence S72*27'03"W 219.10 feet; thence S89°56'00"W parallel with said East-West 1/4 line 185.07 feet to the point of beginning; said parcel containing 7.05 acres more or less; said parcel subject to right of way for road purposes along M-50/Cochran Road; said parcel subject to all easements and restrictions if

Parcel C: A parcel of land in the Southwest fractional 1/4 of Section 30, T2N, R4W, Eaton Township, Eaton County, Michigan, described as: Commencing at the Southwest corner of said Section 30; thence NO1°14'46"W along the West Section line 46.20 feet to the Southeast Corner of Section 25, T2N, R5W; thence North continuing along said West line 2176.10 feet to the point of beginning; thence North continuing along said West line 243.00 feet; thence N89°56'00"E parallel with the East-West 1/4 line 541.71 feet; thence S36°16'01"W 298.87 feet; thence S89°34'58"W 364.92 feet to the point of beginning; said parcel containing 2.51 acres more or less; said parcel subject to right of way for road purposes along M-50/Cochran Road; said parcel subject to all easements and restrictions if

Southwest corner Section 30, T2N, R4W Bar & remon cap in mon. box 3' West of C/L Nail & tag North side 44" maple, N80"W, 75.55' Nail & tag Southwest side 40" maple, N35'W, 94.00' Southwest corner concrete R/W marker, N30°W, 91.91' Iron in mon. box, North 46.22'

West 1/4 Corner Section 30, T2N, R4W Bar & cap in mon box Nail & tag North side 24" maple, N45E, 76.91' Nail & tag Northwest side 20" maple, N30°E, 100.50' Nail & tag Northwest side 20" maple, N27°E, 119.83' 3/4" bar & cap in mon. box, North, 63.19"

All bearings are derived from the West line of Section 30 which is recorded to bear North in Liber 10 of Surveys, Page 408, Eaton County Records.

I hereby certify to the parties named hereon that the attached survey has been completed in accordance with Public Act 132 of 1970, as amended and that the ratio of closure of unadjusted field observations does not exceed 1 in 5000.

8/31 Anthony Burnstead Date: Professional Surveyor No.

Legend:

= Set Bar & Cap #41095

= Found Monument

= Survey Boundary Line

= Distance Not To Scale

= Section Corner

= Fence Line

= Measured Value

= Recorded Value

Bumstead Land Surveys

518 W. Lovett St. No. 3 Charlotte, Michigan 48813

Phone (517)543-0194 Fax (517)543-0258

Client: **Eaton Community Hospice** Revised: N/A Scale: N / A

Sheet 2 of Job No.: 21105

