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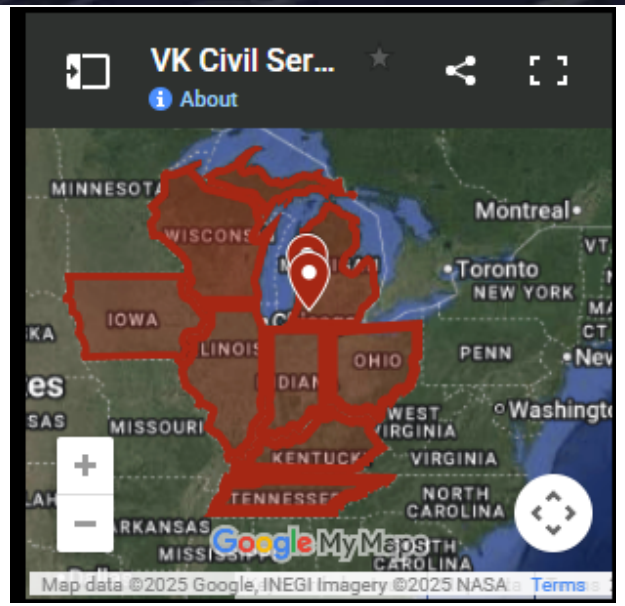
New Buffalo Area Schools Building & Trades Subdivision

COLIN FINCH, pe

VK CIVIL COMPANY PROFILE



CIVIL ENGINEERING

- Municipal Engineering
- Parks and Recreation
- Commercial
- Industrial
- Residential
- Healthcare
- Educational
- Mining
- Traffic Studies

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SITE – Education, Commercial, Retail, Healthcare, Office, Etc..

Residential – Master planning, rural and urban neighborhoods

SITE PLAN

Commercial, Retail, Industrial, & Healthcare

- Design
- Municipal Approval
- Agency Approvals
- Rezoning
- Variances
- Special Use

DESIGNING COMMUNITIES THAT THRIVE

MASTER PLANNING

- Large Parcels
- Business/Retail Park
- Mixed Use PUD

DUE DILIGENCE

Site Investigation Report (SIR)

- Municipal/Zoning Information
- Floodplain/Wetland/ Environmental
- Identify Special Use, Rezoning, or Variance Needs
- Utility Availability
- Jurisdictional Approvals List: Site Plan, Road, Utility, Etc.
- Approval Process, Fees, & Timeline

REDEVELOPMENT

- Demolition
- Re-Use
- Additions
- Drive-throughs

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NBAS – Building and Trades Subdivision Process

- 3 Step Process (Preliminary Design, Construction Documents and Permitting, Construction)
- Public Roadway with Public Water and Sewer
- Parcels for Building and Trades to work through for several years to come.

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NBAS – Building and Trades Subdivision Process

Step 1 – Entitlement / Overall Site Plan

- Review Township Ordinance
- Coordinate with private utilities
- Develop Conceptual Layout
- Meet with Township for Planned Unit Development (PUD) ordinance
- Prepare preliminary plans for review by Road Commission and Township

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NBAS – Building and Trades Subdivision Process

Step 2 – Engineering and Construction Plans

- Design of public roadway, watermain, sanitary sewer and storm sewer with water and sanitary sewer service to each lot
- Develop stormwater management plan and coordinate design and calculations with County Drain Commission
- Work with Township for PUD Site Plan review and approval
- Submit to the State for public water and sewer permit approval as well as for erosion control and construction stormwater management
- Provide construction plans and a quantities sheet for contractor bidding

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NBAS – Building and Trades Subdivision Process

Step 3 – Construction

- Provide construction plans and staking for contractor to build the public utilities and roadway and place services for water and sewer to each lot
- Prepare record plans
- Prepare Exhibit B documentation
- Place property iron stakes
- End with buildable parcels that each have roadway access and water and sewer service to connect to.
- Building and Trades program will have many years worth of lots to build homes on so that each new class of students will have the opportunity to learn these valuable hands on skills and lessons

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Questions?

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