

**VILLAGE OF MATTAWAN
PLANNING COMMISSION**

JULY 19, 2023

AGENDA

1. CALL TO ORDER @ 7:00 PM
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. ADDITIONS TO THE AGENDA
7. APPROVAL OF THE AGENDA
8. LIMITED PUBLIC COMMENT ON ANY AGENDA ITEM
9. APPROVAL OF THE MINUTES OF JUNE 21, 2023
10. COUNCIL LIAISON REPORT-*Liaison Stuut*.
11. OLD BUSINESS
12. NEW BUSINESS
 - A. SITE PLAN REVIEW APPLICATION FOR PROPERTY LOCATED AT 24560 COLE AVENUE (STORAGE UNIT)
13. COMMUNICATIONS
14. COMMENTS FROM VISITORS
15. COMMENTS FROM MEMBERS
16. ADJOURN @

**VILLAGE OF MATTAWAN
PLANNING COMMISSION**

JUNE 21, 2023

MINUTES

1. CALL TO ORDER @ 7:00 PM
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE *Casteel, Daniel, Fournier, Lamb, Stuut*
Others present: Manager McLean
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. ADDITIONS TO THE AGENDA *None*
7. APPROVAL OF THE AGENDA
Motion by Lamb, supported by Stuut to approve the agenda. All members voted in favor. Motion carried.
8. LIMITED PUBLIC COMMENT ON ANY AGENDA ITEM *None*
9. APPROVAL OF THE MINUTES OF MAY 17, 2023
Motion by Casteel, supported by Lamb to approve the minutes of May 17, 2023. All members voted in favor. Motion carried.
10. COUNCIL LIAISON REPORT-Chair Stuut reported the 2023/2024 budget is done. The millage rate is set at 4.268 and Police is set at 5.0. There will be a ZBA meeting June 26, 2023 for Tri-Mation Industries for directional signage. Police officers are now wearing body-cams.
11. OLD BUSINESS *None*
12. NEW BUSINESS *None*
13. COMMUNICATIONS *None*
14. COMMENTS FROM VISITORS *None*
15. COMMENTS FROM MEMBERS *None*
16. ADJOURN @ 7:10 PM

SITE PLAN REVIEW APPLICATION

PERMIT FEE SCHEDULE: *Dependent upon nature of project - Refer to Development Review Schedule attached*

The Site Plan Review Application will be presented to the Planning Commission who will schedule a review of the application within 14 days of the receipt of the site plans and application. The Site Plan and application must be filed with the Village of Mattawan a minimum of fourteen (14) days prior to the next regular Planning Commission meeting. The Site Plan review will be based on information submitted with this application and the application of the Criteria for Review detailed in Section 15.40 of Article 15 of Ordinance no. 214, Zoning Ordinance, a copy of which is attached.

The Planning Commission may require performance bond of the owner to assure that the site plan be followed. Approval of a site plan will be valid for one (1) year. If a building permit has not been obtained and on-site development is not actually begun within one (1) year of site plan approval, that approval will become null and void at the conclusion of one (1) year.

GENERAL INFORMATION

Name of Property Owner Bob Parshall

Address of Property Owner 24560 Cole Ave, Mattawan

Day-time Phone number (269) 998-4840

SPECIFIC SITE INFORMATION

Address of property for which Site Plan Review is being requested 24560 Cole Ave, Mattawan

Property tax ID number 80-46-700-002-00, 80-46-700-009-00, 80-46-700-007-03

Current zoning of property HB-Highway Business

SPECIFY TYPE OF PROJECT

CLUSTER HOUSING DEVELOPMENT _____ COMMERCIAL or OFFICE DEVELOPMENT X

INDUSTRIAL DEVELOPMENT _____ PLANNED UNIT DEVELOPMENT or MIXED USE _____

PUBLIC or SEMI-PUBLIC _____ SITE CONDO/MULTI FAMILY/MOBILE HOME PARK _____

OTHER _____

Fee ✓
More Copies ✓

OK #3435
Pd 25000

WILL THIS PROPOSED USE/OPERATION ADVERSELY AFFECT ADJOINING LANDS? Possibly

WHAT SPECIAL FEATURES ARE PROPOSED TO RELIEVE THOSE EFFECTS? Berm with evergreen trees

WILL PROPOSED USE/OPERATION DEMAND FUTURE COMMUNITY SERVICES (DESCRIBE) No

NO. OF CURRENT EMPLOYEES ON-SITE 1-2 NO. OF FUTURE EMPLOYEES ON SITE 1-2

All Village of Mattawan Site Plan review applications are reviewed by the Village Planner to insure that Village Zoning, Planning, and Engineering requirements are met.

All Village of Mattawan Site Plan review applications may be reviewed by the Village Attorney for legal implications.

I acknowledge that I have been notified that this request will be considered at a meeting of the Planning Commission to be held on _____ at _____ o'clock, and that I will follow all requirements of Article 15 of Ordinance No. 214.

Owner's signature

Robert Marshall

Date

6-16-23

Received by

Levi A. Gear

Date

6-27-2023

FOR OFFICE USE ONLY

Application approved? ☐ YES ☐ NO

Application approved contingent upon modification or alteration? ☐ YES ☐ NO

Detail of required modifications or alterations: _____

Further review required? ☐ YES ☐ NO

Signature _____
Planning Commission Chair

Date _____

Article 15 of Village Zoning Ordinance No. 214

The following items must be addressed on each Site Plan submittal package prior to review by the Planning Commission:

Compliance	Non-Compliance
✓ Review Fee Paid by Applicant	_____
✓ Twelve (12) copies of Site Plan Application Provided	_____
✓ Plan Drawn to Scale – 1:20 for Site up to 3 acres - 1:100 for Site over 3 acres	_____
✓ North Arrow, Legend, Date, Scale, Name and Address of Site Plan Preparer	_____
✓ Property Lines, Dimensions, Angles and Legal Description, Easements	_____
✓ Site Topo with 2' Contours, Natural Features Shown with Topo within 100' of Parcel Boundary	_____
✓ All Man-made Features On-Site and within 100' of Site are Shown	_____
✓ Building Location, FF Grade Elevation, Size, Height, Sq. Ft., Setbacks for all Buildings Shown on Site Plan (Multi-Family show Density DU/Ac)	_____
✓ All Off-Street Parking Spaces Shown for Location, Size, Number of Spaces, Service Drives, Delivery/Loading Areas	_____
✓ Location, Use and Size of Open Spaces and Landscaping, Screening Fences, Walls, Topography Changes, Natural Feature Changes, Sign Location, Size and Wording	_____
✓ Description of Proposed Use/Operation Proposed on Site to Impact on Adjacent Lands Showing any Proposed Mitigating Features or Demands on Community Services; Number of Employees on Site	_____
✓ Earth-Change Plans for Grading and Soil, Erosion Control Shall be Included	_____
✓ On-Site Lighting, Surface Water Drainage, Sanitary Service and Public Water Shall be Shown as well as Gas, Electric, CTV and Telephone	_____

And Any Other Information Deemed Necessary by the Village Planning Commission

STATE & COUNTY ENVIRONMENTAL PERMITS CHECKLIST
(FOR municipality and or county)_____

Name of Business: MIDWAY SELF STORAGE
Mailing Address: 24560 COLE AVE
Telephone: 269-998-4840
Facility Owner or Manager: ROBERT PARSHALL
Date: 6-16-23
Signature: Robert Parshall

Note: For assistance with permits and approvals from the Michigan Department of Environmental Quality, including permit coordination among MDEQ divisions, contact the Permit Coordinator, 517-335-4235

Circle (Y/N) the items that MAY pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the municipality as part of your site plan submittal- even if state and county approvals have not yet been obtained. An updated copy should be submitted to prior occupancy.

This list includes the most common permits and approvals related to waste, water quality, and air quality. Other permits and approvals, including local approvals, may also be needed.

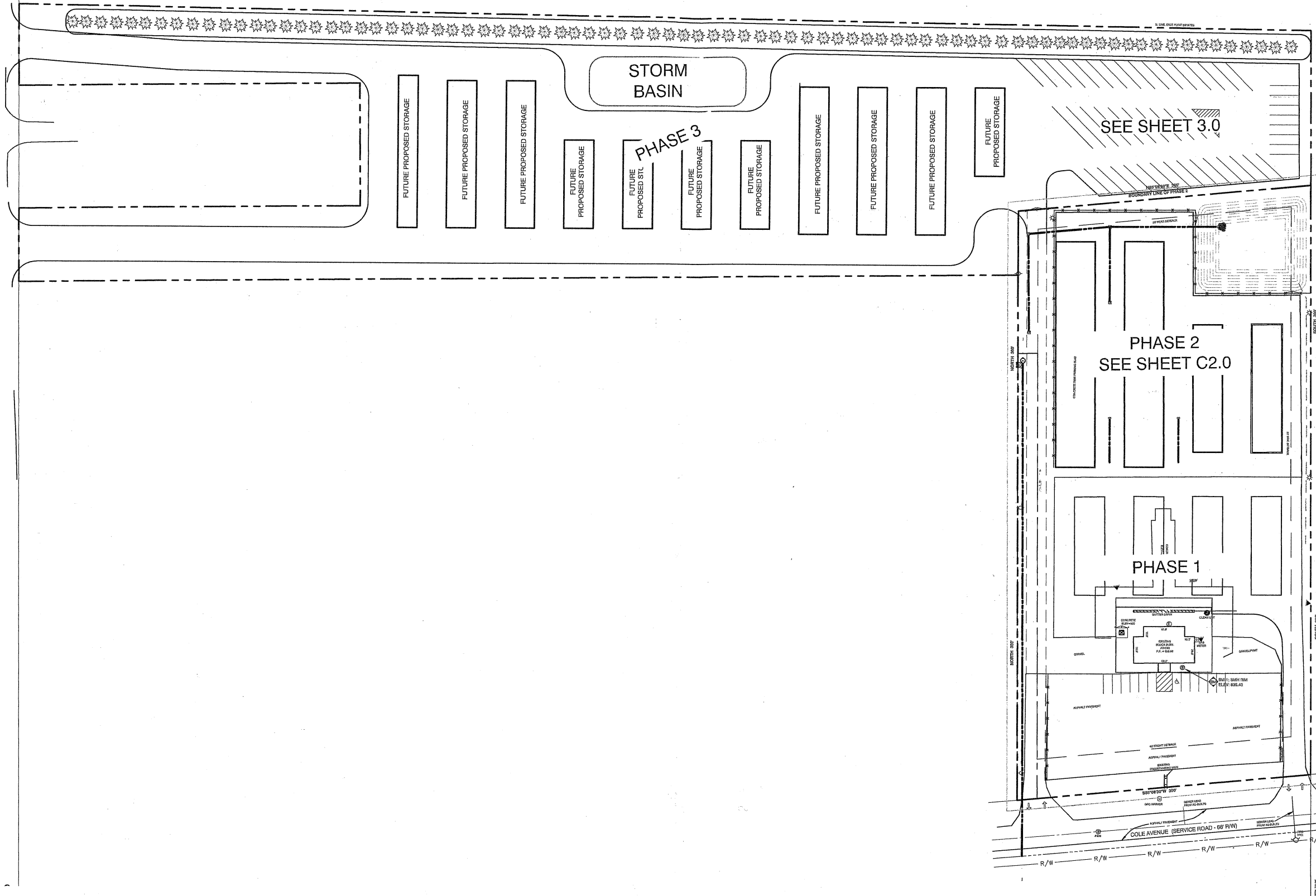
1. Y ☒ N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? Contact: MI Dept. of Environmental Quality Surface Quality Division, Permits section: 517-373-8088 Water
2. Y ☒ N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground? Contact: MI DEQ Management Division, Groundwater Program Section: 517-373-8148 Waste
3. Y ☒ N Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact the MI DEQ, Surface Water Quality Division, District Office. For facilities discharging to groundwater, contact the MI DEQ, Waste Management Division, District Office:
4. Y ☒ N Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan may be required. Contact: MI DEQ Waste Management Division, District Office. (PIPP)
5. Y ☒ N Will the project involve the installation, operation, or removal of an underground or above ground tank containing a petroleum product or a hazardous substance? Contact: MI Storage Tank Division: 517-373-8168 DEQ
6. Y ☒ N Will the project involve liquefies petroleum gas storage tanks or container filling locations? Contact: MI DEQ Storage Tank Division: 517-373-8168
7. Y ☒ N Does the project involve the installation of a compressed natural gas dispensing station with storage? Contact: MI DEQ, Storage Tank Division: 517-373-8168
8. Y ☒ N Will the project involve the generation of hazardous waste? Contact: MI DEQ. Waste Management Division, District Office.
9. Y ☒ N Will the project involve the on-site treatment, storage or disposal of hazardous waste? Contact MI DEQ, Waste Manage Division, Hazardous Waste Permit Unit: 517-373-9875

10. Y ☒ N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact: MI DEQ, Waste Management Division, Hazardous Waste Program: 517-373-9875
11. Y ☒ N Will the project involve land filling, transferring of processing solid non-hazardous wastes on site? Contact: MI DEQ Waste Management Division, District Office.
12. Y ☒ N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? Contact: MI DEQ Air Quality Division, Permit Section: 517-373-7023
13. Y ☒ N Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities. Contact: MI Dept. of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087
14. Y ☒ N Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb and area of one acre or more, or occur within 500 ft of a lake or stream? If the answer to both questions is yes, a soil erosion and sedimentation control permit is required. Contact: County Drain Commissioner.
15. Y ☒ N Will the project involve dredging, filling or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp? (2) wetlands? (3) floodplain (area that may have or ever had either standing or flowing water)? Contact: MI DEQ Land and Water Management Permit consolidation Unit, 517-373-9244.
16. Y ☒ N Will the project involve any dredging proposed within 500 feet of a lake, river, stream, creek or ditch? Contact: Mi. Dept. Environmental Quality Land and Water Mgmt. Permit Consolidation Unit: 517-373-9244.
17. Y ☒ N Will the project involve an earth change activity within 500 feet of a lake or stream or will the project disturb an area greater than one (1) acre in size? Contact: Mi. Dept of Environmental Quality land & Water Mgmt, Division, Soil Erosion & Sedimentation 517-373-3178.
18. Y ☒ N Does the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? Contact: Mi. Dept. of Natural Resources, Forest Mgmt. Division, Rivers Program Unit, 517-373-1275. Natural
19. Y ☒ N Does the project involve construction of a building or septic system in a designated great lakes high risk erosion area? Contact: Mi. Dept. of Environmental Quality, Land and Water Mgmt. Great Lakes Section, 517-373-1950. Division
20. Y ☒ N Does the project involve dredging, filling, grading or other alteration of the soil, vegetation or natural drainage, of placement of permanent structures in a designated environmental area? Contact: MI. Dept. Environmental Quality Land and Water Management Division, Great Lakes Section 517-373-1950
21. Y ☒ N Does the project involve development, silvicultural activities or contour alterations within a designated critical dune area? Contact: Mi. Dept. of Environmental Quality, Land and Water management Division, Great Lakes Section 517-373-1950.
22. Y ☒ N Will an on-site waste water treatment system or septic system be installed? For subsurface sanitary sewage disposal in quantities of 10,000 gallons per day or less:
23. Y ☒ N Will the project involve County or District Environmental Health? For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day- Contact: Mi. Dept of Environmental Quality, Waste Management Division, 517-373-8148.

For subsurface disposal of sanitary sewage in quantities of 6,000 to 10,000 per day. In addition to obtaining a construction permit from the county or district environmental health department, submit a waste water discharge notification form. Flow monitoring and reporting are required. *Mi. Dept. of Environmental quality, Waste Management Division, Groundwater Permits Unit, 517-373-8148.* For industrial or commercial waste water (other than sanitary sewage) in any quantity, *Mi. Dept. of Environmental quality, Waste Management Division, Groundwater Permits Unit; 517-373-8148*

24. Y ☒ Will the project involve the construction of a water supply well or the extension of a water supply service from an existing water system? *Contact: Mi. Dept. Environmental Quality Drinking Water program, appropriate District office, and County or District Environmental Health.*
25. Y ☒ Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation, & monitoring wells) *Contact: County or District Environmental Health.*
26. Y ☒ Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? *Contact: County or District Environmental Health.*
27. Y ☒ Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? *Contact: Mi. Dept. of Environmental Quality, Waste Management Division, Groundwater Program Section, 517-373-8148.*
28. Y ☒ Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? *Contact: Mi. Dept. of Environmental Quality, Environmental Response Division: 517-373-9893 and /or Mi. Dept. of Environmental Quality Storage Tank Division, 517-373-8168.*

25TH STREET



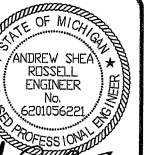
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: SOUTHWEST SURVEYING & ENGINEERING LLC

PLANS PREPARED BY:



Civil Engineers & Surveying
MICHIGAN | INDIANA | ILLINOIS | OHIO
249.226.2941 PHONE | 800.989.5904 FAX
www.ar-engineeringllc.com

DRAWN: 50
CHECKED: ASR



ANDREW ROSSELL, P.E.
No. 620105622

No.	ISSUED FOR:	DATE	BY
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1			
2			
3			
4			

OVERALL LAYOUT
MIDWAY STORAGE PHASE 2
PARSHALL

SHEET TITLE:
PROJECT:
CLIENT:

JOB NUMBER
2122003
DATE
06/02/2023

SHEET NUMBER
1.0

SITE MATERIALS & CONSTRUCTION NOTES:

- 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.
- REMOVE ALL SUBGRADE GRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
- 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.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE LESTONE AGGREGATE AND SHALL HAVE 4 - 6 % AIR ENTRAINMENT WITH A BROOM FINISH.
- 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.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE N.E.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.
- ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- ALL REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
- 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.
- CONTACT "MISS DIG" AT 1-800-482-7171 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.
- CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
- MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ELEVATION. STORM STRUCTURES MUST ALL HAVE A SUMP OF TWO FEET.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- GEOTEXTILE FABRIC SHALL BE PLACED UNDER ALL APPLICATIONS OF RIP RAP FALLOUTS AND SPILLWAYS.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

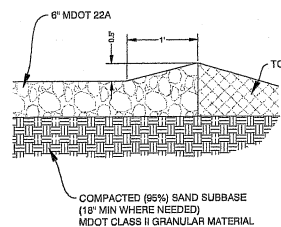
- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A PERMIT BY RULE/NOTICE OF COVERAGE FROM EGLE. IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- 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.
- MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-99-D, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.
 - DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDOT SEEDING MIXTURE TUF APPLIED AT A RATE OF 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)
 - 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.
 - 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, CaCl₂ (TON) AS DIRECTED BY THE PROJECT ENGINEER.
 - DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
 - 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
 - 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.
 - 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.
 - DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN D5150, 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.

GRADING NOTES

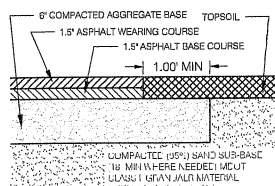
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

LEGEND

- BITUMINOUS PAVEMENT
- GRAVEL PAVEMENT
- SILT FENCE
- CONSTRUCTION LIMITS



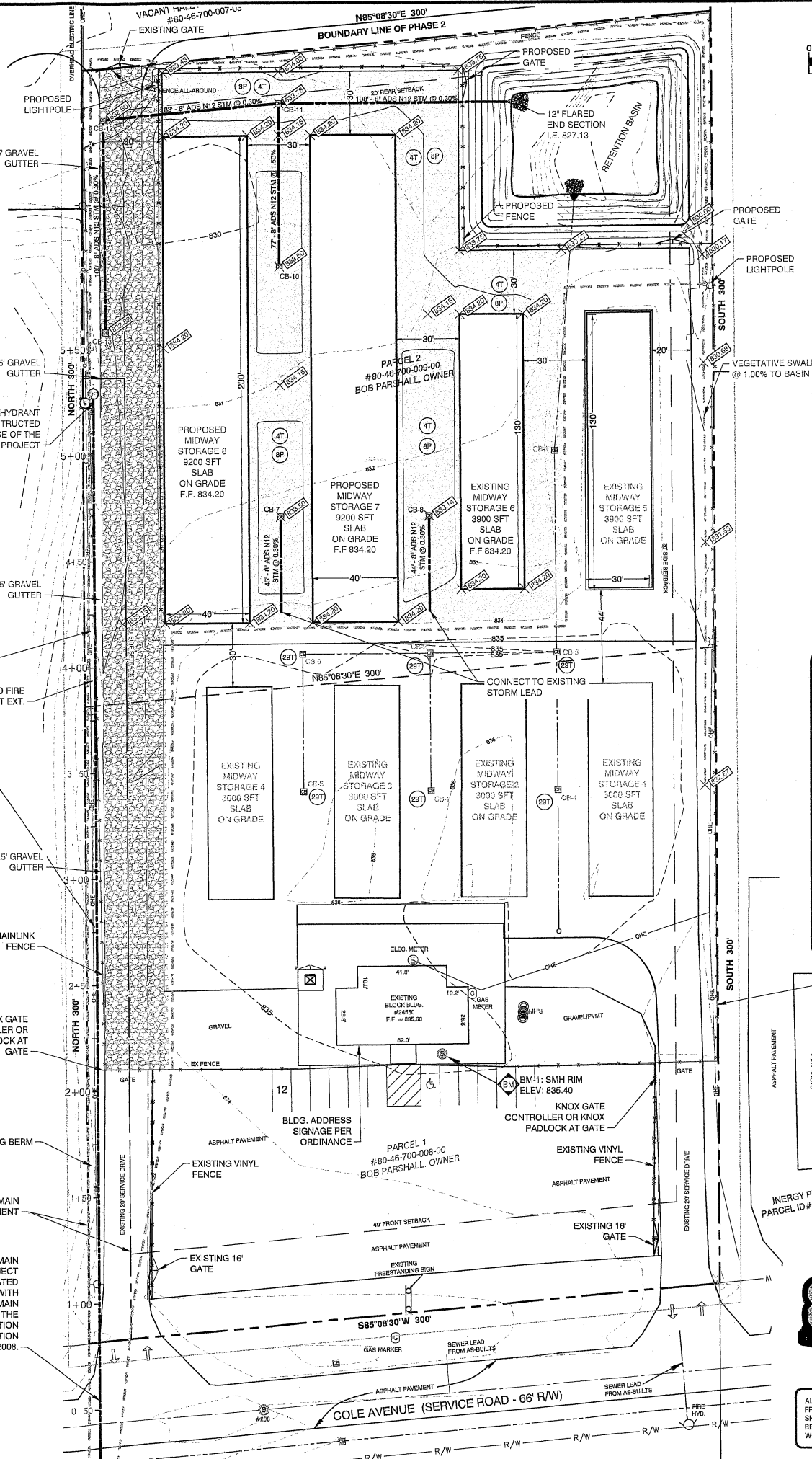
GRAVEL GUTTER DETAIL
NOT TO SCALE

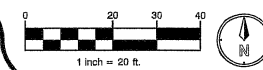


PROPOSED ASPHALT PAVEMENT SECTION
NOT TO SCALE

SITE DATA

- PHASE 1 OF PROPOSED MULTI-PHASE DEVELOPMENT PHASE 1 CONSISTS OF TWO (2) 40'x20' SELF STORAGE BUILDINGS AND STORM WATER RETENTION ON SITE. BUILDINGS WILL NOT HAVE CONNECTIONS TO ELECTRIC, SEWER, WATER, OR GAS UTILITIES.
- PROPERTY INFORMATION:
PARCEL #: 80-46-700-008-00, 80-46-700-009-00, 80-46-700-007-3
SITE AREA: 179,193 SF (4.11 AC)
OWNER: ROBERT PARSHALL
DEVELOPER: ROBERT PARSHALL
ZONING: HIGHWAY BUSINESS DISTRICT
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: HIGHWAY BUSINESS DISTRICT
SOUTH: HIGHWAY BUSINESS DISTRICT
EAST: HIGHWAY BUSINESS DISTRICT
WEST: HIGHWAY BUSINESS DISTRICT
PROPOSED LAND USE = SELF STORAGE
- SETBACKS:
FRONT = 40' (FROM ROW)
SIDES = 20'
REAR = 20'
- BUILDINGS:
TWO BUILDINGS
SINGLE-STORY (10)
TOTAL AREA OF 3000 x 2 = 6000SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL)
PROPOSED BUILDING COVERAGE: 3.3%
- LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN (INTERIOR LANDSCAPING REQUIRED).
- STORM WATER RETENTION REQUIRED:
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH VAN BUREN COUNTY.





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AR Engineering

Civil Engineers & Surveying
MICHIGAN | INDIANA | ILLINOIS | OHIO
259.250.5991 PHONE | 985.569.0604 FAX
www.aengineerinc.com

CHECKED: AS



ANDREW ROSSELL, P.E.
No. 6201056221

No.	ISSUED FOR:	DATE	BY
0			
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.

GRAVEL STORAGE LOT
MIDWAY STORAGE PHASE 2
PARSHALL

SHEET TITLE:
PROJECT:
CLIENT:

JOB NUMBER
2122003

DATE
06/02/2023

SHEET NUMBER

3.0

