PROJECT INFORMATION

PROPERTY OWNER/APPLICANT
E. M. Real Estate Co LLC
CONTACT: Troy Bronn
3600 Renee School Road
PO Box 8168
 Traverse City, MI  49695
PHONE: (231) 922-3442

ZONING INFORMATION
PARCEL ZONING: GENERAL INDUSTRIAL AND AGRICULTURE
ADJACENT ZONING:
- NORTH AND EAST: AGRICULTURE
- SOUTH OF BOYNE CITY RD = SMALL LOT RESIDENTIAL
- WEST OF MAPLE GROVE RD = RURAL RESIDENTIAL AND AGRICULTURE
EXISTING USE - SAND AND GRAVEL, CONTRACTING OFFICE AND EQUIPMENT REPAIR, CONSTRUCTION SUPPLY TO RETAIL AND STORE EQUIPMENT
ABANDONED RUBBLE, CONCRETE, ASPHALT TREE CLEARING MATERIALS AND OTHER CONSTRUCTION MATERIALS & RECYCLING OF THESE MATERIALS
EXISTING HOME AND BARRNS ON R/T FOR RESIDENTIAL, RENTAL USE.
PROPOSED ADDITIONAL USE - CONCRETE PRODUCTION FACILITY
PARCEL ADDRESS - 7500 BOYNE CITY RD
PROPERTY TAX ID - 15-007-002-00 & 15-007-002-00-02

DISTRICT REGULATIONS
MAXIMUM BUILDING HEIGHT - 60 FEET
PROPOSED BUILDING HEIGHT - NOT TO EXCEED 60 FEET (OR NOT TO EXCEED 70')
MINIMUM BUILDING SETBACKS (INDUSTRIAL):
FRONT - 50 FEET
SIDE - 25 FEET
REAR - 60 FEET
PARCEL SIZE - 25,000 ACRES
LOT COVERAGE OF PROPOSED BUILDING < 1%
PARKING BASED ON INDUSTRIAL:
EXISTING OFFICE 10/A/1.0
EXISTING OFFICE FACILITY 4000 SF
EXISTING FACILITY 4000 SF
7 PARKING SPACES REQUIRED
7 PARKING SPACES REQUIRED AND PROVIDED (EXCLUDES ONE BARRIER FREE)

LIGHTING NOTES
ALL LIGHTING TO MEET HAYES TOWNSHIP ZONING ORDINANCE REQUIREMENTS
ALL LIGHTING TO BE FULL CUTOFF FIXTURES WITH HORIZONTAL ALIGNED FLUSH MOUNT LENS AND FIXTURE ON SITE ONLY.
MAXIMUM HEIGHT WITH MAXIMUM FOOT CANDLES MEASURED 3' ABOVE GRADE
MAXIMUM PROPOSED 4 WALL MOUNT FIXTURES C/W PROPOSED PLANT AND 1 WALL MOUNT FIXTURE ON EXISTING OFFICE MEETING THE ABOVE REQUIREMENTS

SIGNAGE NOTES
REQUEST APPROVAL FOR A MAX 245 SF "ELMERS" SIGN TO BE PLACED ON THE EXISTING OFFICE OR PROPOSED PLANT BUILDING. THIS WILL NOT BE ILLUMINATED NO STREET SIGN PROPOSED

HEALTH DEPARTMENT NOTES
NO CHANGES PROPOSED
EXISTING FACILITY WELL AND SEPTIC TO BE UTILIZED

DETENTION BASIN DESIGN
NOTE: NO DETENTION BASIN MANDATORY FOR EXISTING BUILDINGS TO BE REMOVED OR FOR EXISTING GRAVEL THAT WILL BE PAVED.
IMPEVIOUS SURFACE PROPOSED
ASPHALT PAVERING 20,000 SF
ROOF - ASH
VOLUME REQUIRED 38,862 X 2.12G = 81,470 CF
VOLUME PROVIDED = 31,229 CF
TOP OF BASIN = 480 FEET
EMERGENCY OVERFLOW = 986.50
BOTTOM OF BASIN = 192.50
DRAINAGE TD 70-12' 00'-01'-02'-03'
70'-12' 00'-01'-02'-03'

PROPERTY IMPROVEMENT TIMELINE
MARCH 2019 - PLACE PORTABLE CONCRETE PLANT
MAY 2019 - DISMANTLE ALL PROPOSED LANDSCAPING BUFFER
- Pendant All Propane Gas Piles & Shovel
- Permanent Building Entrance
- All Disturbed Areas from Above Activities to Be Topsoiled & Mulched

2020-20 - PERMANENT FACILITY TO BE CONSTRUCTED AS SHOWN
NOTE - ALL PERMENANT DISSIPATING PILES ARE SPRINKLED DAILY FOR DUST CONTROL
- PAVED AREAS ARE SHOVED AS NEEDED IN A MECHANICAL BROOM

LANDSCAPING
BOYNE CITY ROAD BUFFER - LARGE EVERGREEN TREES - 28
- 1001N (MIN. 7' TALL)
- GUMPS OR FIR

MAPLE GROVE ROAD BUFFER
SEEDING EVERGREEN TREES - 70
EVERGREEN BUFFER TREE SPACING NOT TO EXCEED 20 OVER CENTER IN EACH ROW AND TO BE STAGGERED IN 2 ROWS

LEGEND
- PROPERTY LINE
- SETTLE LINE
- PROPERTY LINE
- DRAINAGE

REAL ESTATE CO LLC
TROY BRONN
3600 RENEW SCHOOL ROAD
PO BOX 8168
TRAVIS CITY, MI 49695
PHONE: (231) 922-3442

FIELD CHECKER: AL
REVISIONS MADE: 04/06/19
PREPARED BY: JADRE NORTON

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PLANTING DETAIL

DRAINAGE AND GRADING NOTES

1. The soil erosion measures shown are the minimum controls to be used on this project. The contractor shall be responsible for temporary and permanent soil erosion control measures to protect the disturbed areas and adjacent properties from accelerated erosion and sedimentation resulting from project construction at no additional cost to the owner.

2. All disturbed areas shall be topsoiled, seeded, fertilized and mulched or sodded. Mulch blanket shall be installed in areas designated and shall be incidental to other items.

3. Contractor shall obtain soil erosion permit prior to any construction.

4. All retention basins shall have 3% on one side slopes.

5. The contractor is responsible for establishing ground cover on areas disturbed by construction and shall repair all washouts and erosion during the guarantee period of one (1) year after ground cover is established at no additional cost to the owner.

GENERAL NOTES

1. All construction, workmanship and materials shall conform with the current applicable local, county, state or federal specifications and details.

2. The contractor shall comply with all applicable laws and regulations governing the furnishing and use of safeguard, safety devices and protection equipment. The contractor shall take any necessary precautions to protect the life and health of employees and the public in the performance of the work.

3. Prior to the start of any construction, the contractor shall notify "MISDUG" and request the utility companies to mark the utilities in question.

4. Special care shall be taken in excavating in the proximity of all underground utilities. The contractor shall provide support for any utilities within the excavation, provide proper compaction under any disturbed utility structure and if necessary, install temporary sheeting or use a trench box to minimize the excavation.

EMERGENCY OVERFLOW