

Lodi Township

3755 Pleasant Lake Road
Ann Arbor MI 48103

Telephone (734) 665-7583
Fax (734) 665-3212
Website: www.twp-lodi.org
Email: masterse@ewashtenwa.org

FEBRUARY 26, 2008

Lodi Township Planning Commission Meeting – Tuesday, February 26, 2008 – 7:30 p.m., Lodi Township Hall – 3755 Pleasant Lake Road, Ann Arbor MI 48103

AGENDA

1. Approve Minutes of January 2008
2. Stowaway Storage - Phase 3
3. Other Business

Next Meeting –March 25, 2008.

Current Items Tabled
Cedar Ridge

Minutes of Meeting
Lodi Township Planning Commission
January 22, 2008

Present: Crowner, Diuble, Steeb, Swenson, Thelen, Veenstra
Absent O'Connor

Meeting opened at 7:33 PM.

Minutes of the November 27, 2007 meeting were reviewed and the following corrections were made:

Page 5- paragraph 5 – add after quotation mark use of his or her property”

paragraph 9 - add after Suburban Residential near the northwest corner of this intersection, but the Frederick Farm site does not abut the designated lands. The Planning Commission finds that this Suburban Residential designation

Page 7 – paragraph 3 – add the word rezoning after The proposed R-3

Page 7 – item No. 8 - Change my to may

Veenstra moved, seconded by Diuble, to approve the minutes as corrected. Motion passed 6-0.

Three Arch Bay PUD extension

A letter, dated 1/8/08, requesting an extension to the PUD time requirements was received. According to the Zoning Ordinance, Section 42.21D, approval of the final site plan shall expire 180 days after approval by the Township Board unless the Building Inspector shall have issued a building permit. Obviously the Building Inspector can only issue permits for buildings. Approval of the development infrastructure is approved by the Township Engineer. No building permits have been issued at this time.

Section 42.22 provides that the time limits may be extended upon showing of good cause and upon written agreement between the applicant and the Planning Commission.

Move that the Planning Commission grant an 18 month extension to the final site plan in regard to commencing the first building. We recognize that this action is timely given the real estate and loan markets in Michigan at this time.

Above motion made by Crowner, seconded by Swenson. Motion passed 6-0.

Stowaway Storage Phase III

James Butler, Engineer and Maurice Pogoda were present representing Stowaway. Don Pennington presented his Planning report and Ron Cavallaro presented his Engineering report. Moved by Thelen, seconded by Crowner, that the application be tabled pending submission of a revised preliminary site plan incorporating the issues raised in the two reports. Motion passes 6-0.

Special Use Permit for Cedar Ridge Equestrian Center

John Cooch and Caroline Wheeler were present representing Cedar Ridge. . Don Pennington presented his Planning report and Ron Cavallaro presented his Engineering report. Recommendations made including

1. remove Parcels I and III from the Preliminary Plan since they have been sold.
2. remove the 3 engineered septic fields from the Plan since they are not to be built at this time.
3. Provide a separate driveway to serve the Center on Parcel I.
4. Provide sign location on the Plan.
5. Show berm details on the Plan.
6. Don Pennington shall meet with John Cooch to draw up an agreement to be signed by Cooch which will record the various questions and answers supplied on miscellaneous papers at the meeting.

Moved by Thelen, seconded by Veenstra, that Cedar Ridge Special Use be tabled pending resolution of the above recommendations. Motion passed 6-0,

Don Pennington requested a special meeting of the Planning Commission to discuss the General Development Plan 2008. Steeb will arrange a meeting

Thelen moved, seconded by Crowner, to adjourn the meeting at 10:00 PM. Motion passed 6-0.

Robert Crowner, Vice Chair.

February 21, 2008

Mr. Jack Steeb, Planning Commission Chairman
Lodi Township
3755 Pleasant Lake Road
Ann Arbor, MI 48103



Re: Stowaway – Phase III

Dear Mr. Steeb:

We have reviewed the January 26, 2007 revision of the above referenced plans according to Township ordinances and general engineering standards. General project information has been provided below, followed by our review comments.

GENERAL INFORMATION

Applicant: Pogoda Companies – Maurice Pogoda
Project Name: Stowaway – Phase III
Plan Date: January 26, 2007
Location: North of Airey Court/West of Oak Valley Drive
Parcel ID: M-13-01-100-017
Action Requested: Final Site Plan Approval

The applicant has submitted a final site plan for a new building and an outside gravel RV storage area at the existing storage facility site. The plans depict the existing facilities and proposed facilities including a landscaped berm, RV parking area and new climate controlled building. Our comments are as follows:

COMMENTS

1. The Fire Marshal should review the plans to assure that adequate room is available around the proposed building for fire access. We have not received any documentation from the Fire Marshal.
2. It is stated on the plan that the existing storm water detention facilities are adequate for the proposed development. The original computations are now provided on the plans. The computations provided show that adequate existing detention **volume** is available for the proposed additional impervious area. However, the detention basin riser structure for Detention Basin No. 2 will need to be modified for the additional runoff created by the proposed development and to meet the WCDC's current standards for first flush and bank full release rates. A riser detail and additional computations will need to be provided.
3. Several sections of HDPE pipe are now proposed to convey proposed parking lot runoff to the existing detention basin. The HDPE backfill detail should indicate aggregate stone bedding to 1 foot above the top of pipe in lieu of Class II material.

4. The proprietor's engineer has stated that the existing septic tanks are in the vicinity of the existing office building and will not be impacted by the proposed construction.
5. It is our understanding that the proposed facilities will not require water or sewer service. This has been confirmed by the proprietor's engineer.

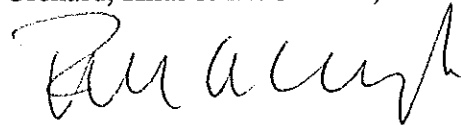
REQUIRED PERMITS/APPROVALS

The following is a list of outside agency reviews and permits that will likely be required for the project. We request that copies of correspondence between the applicant and the review agencies be sent to our office.

- No water or sewer modifications and/or additional loading is proposed as part of the development. Therefore a WCEHD permit will not be required.
- **Washtenaw County SESC** – A Soil Erosion and Sedimentation Control permit will be required.

Should you have any questions, please contact us at (734) 522-6711.

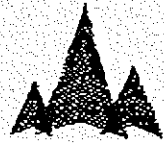
Sincerely,
Orchard, Hiltz & McCliment, Inc.



Ronald A. Cavallaro, Jr., P.E.
Manager of Municipal Services

c: Elaine Masters, Lodi Township Clerk
Janann Godek, Lodi Township Supervisor
Donald Pennington, Township Planner
Jim Butler, PEA

File



SITE PLAN REPORT

Lodi Township Planning Commission

Stowaway Mini Warehouse Storage Buildings

Previous Reports - July 17, 1995, November 17, 1995, February 8, 1996, January 12, 1996, March 15, 1999 & January 14, 2008

Current Report – February 15, 2008

1. Site Plan Description – A revised site plan was received by Lodi Township on January 31, 2008, concerning an amendment to a previously approved site plan for Phase III of the overall project. The submittal continues to consist of the following:

- Proposed climate controlled Storage building consisting of 11,700 sq. ft.
- Proposed gravel surfaced storage area for boats and recreation vehicles consisting of 60 spaces.
- Vegetated landscaping berm and wood fence on east side of storage area

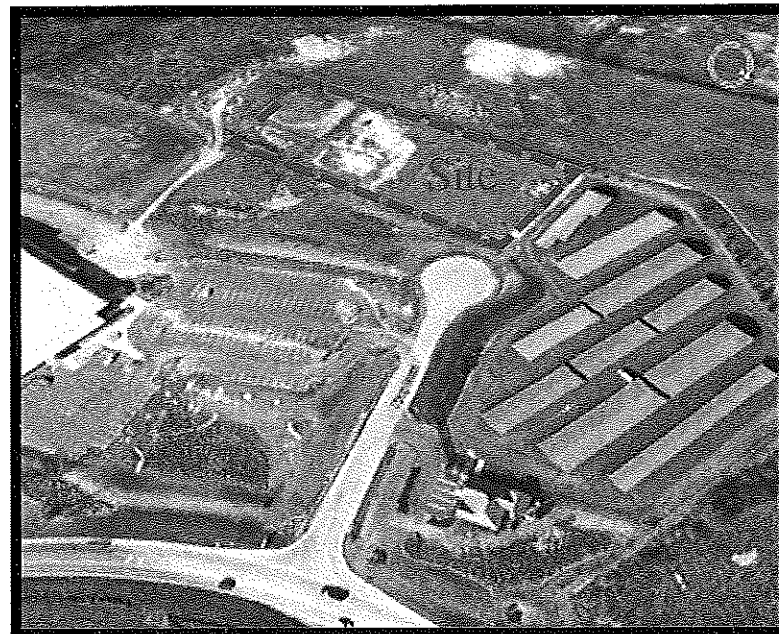
2. History of Proposal

The Planning Commission passed a motion on January 22, 2008 to accept the applicant's submitted site plan as preliminary and allow the applicant time to make noted corrections on a future final site plan submittal.

3. Site Plan Evaluation

Review of the current submittal is based upon new information received from the applicant and reference to my previous report concerning the project. The following issues have been clarified and/or addressed:

- The site plan contains the engineer's professional seal.



- Acreage for the site has been clarified and is stated to be 10.88 acres.

- Surface water flow characteristics have been graphically depicted on the site. Additional detail has been provided for stormwater management had will be verified by the Township Engineer.
- Method of access into the designated gravel storage area has been depicted as well as internal surface circulation patterns.
- Designated vehicle parking has been taken out of the side yard setback on the western edge of the site.
- Clarification regarding bituminous pavement has been detailed.
- Wattage, type of light fixture, and height of light poles have been depicted.
- The proposed berm with staggered landscape vegetation has been extended farther to the south providing additional screening adjacent to the vehicular parking area.

4. Conclusion

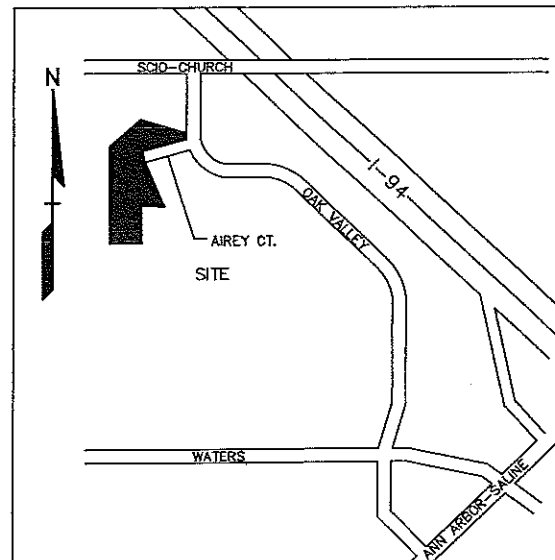
From a planning prospective, the applicant has provided acceptable revised site plan information for Phase III of the project.

Donald N. Pennington
Land Use Planning Consultant

FINAL SITE PLAN APPROVAL DRAWINGS FOR STOWAWAY-PHASE III

2200 AIREY COURT
LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

RECEIVED
JAN 31 2008
LODI TOWNSHIP



LOCATION MAP

INDEX OF DRAWINGS:

- COVER SHEET
- C-1A TOPOGRAPHIC SURVEY-NORTH
- C-1B TOPOGRAPHIC SURVEY-SOUTH
- C-2.0 OVERALL SITE PLAN
- C-3.0 DIMENSION & PAVING PLAN
- C-4.0 GRADING AND UTILITY PLAN
- C-5.0 STORM WATER MANAGEMENT PLAN
- C-6.0 CONSTRUCTION NOTES & DETAILS ELEVATION

ARCHITECT:

GAV ASSOCIATES, INC
31471 NORTHWESTERN HIGHWAY, SUITE: 02
FARMINGTON HILLS, MICHIGAN 48334
PHONE: (248) 985-9101
CONTACT: AL VALENTINE

ENGINEER:

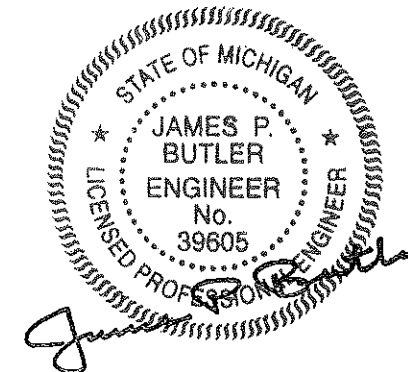
PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2430 ROCHESTER CT., SUITE 100
TROY, MI 48063
PHONE: (248) 689-9090
FAX: (248) 689-1044
CONTACT: JAMES P. BUTLER, P.E.

OWNER:

POGODA COMPANIES
30301 NORTHWESTERN HIGHWAY, SUITE: 400
FARMINGTON HILLS, MICHIGAN 48334
PHONE: (248) 855-9676
CONTACT: MAURICE POGODA

STATEMENT OF INTENT:

Climate control means that the temperature of the storage unit is regulated. A climate controlled storage unit typically keeps the temperature below 85-degrees Fahrenheit in the summer and above 55 degrees Fahrenheit in the winter. Climate controlled storage is the ideal place to store anything that should be protected from rapid change of external temperatures as well as providing protection against mold and mildew.



No.	DATE	DESCRIPTION	REVISIONS

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND CONDITIONS OF THE SITE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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CONSTRUCTION CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND CONDITIONS OF THE SITE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.


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 2430 Rochester Ct. Suite 100
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 Phone: (248) 689-9090
 Fax: (248) 689-1044
 website: www.peainc.com

POGODA COMPANIES 30301 NORTHWESTERN-HIGHWAY, SUITE: 400 FARMINGTON HILLS, MICHIGAN 48334	COVER SHEET STOWAWAY-PHASE III 2200 AIREY COURT Lodi Township, Washtenaw County, Michigan	SUR. N/A DIV. JPB DES. JPB DATE 1/26/08
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ORIGINAL
ISSUE DATE: JANUARY 26, 2008
PEA JOB NO. 2008-238
SCALE: NONE
DRAWING NUMBER
COVER

BENCHMARKS: NAVD 88

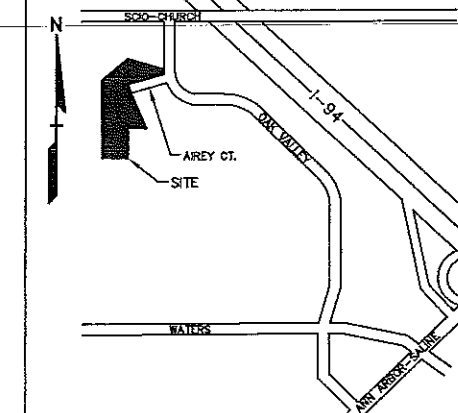
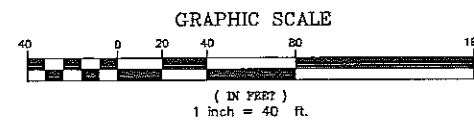
BM#5 - Set Iron Rod with "PEA TRAV" cap, Southeast of site, N 85° E, 80.3' of the Southeast corner of a 6' high wrought iron fence and S 70° W, 181.9'. Elevation = 571.67'

BM#7 - Set Iron Rod with "PEA TRAV" cap, on the North edge of the detention pond directly south of Alray Court, S 75° E, 26.8' from the center of a storm manhole and S 65° W, 73.4' from the westerly edge of a rock sediment filter. Elevation = 964.07'

BM#8 - Set Iron Rod with "PEA TRAV" cap, near the edge of asphalt pavement north of the westerly entrance to storage facility, S 75° E, 18.0' from the center of catch basin, and N 10° E, 30.8' from electronic gate box. Elevation = 956.67'

M-13-01-100-018
PSF VENTURE, LLC
3010 CHURCH RD

M-13-01-100-014
PARKER WILLIAMS S & KATHLEEN D
2845 SCIO CHURCH RD



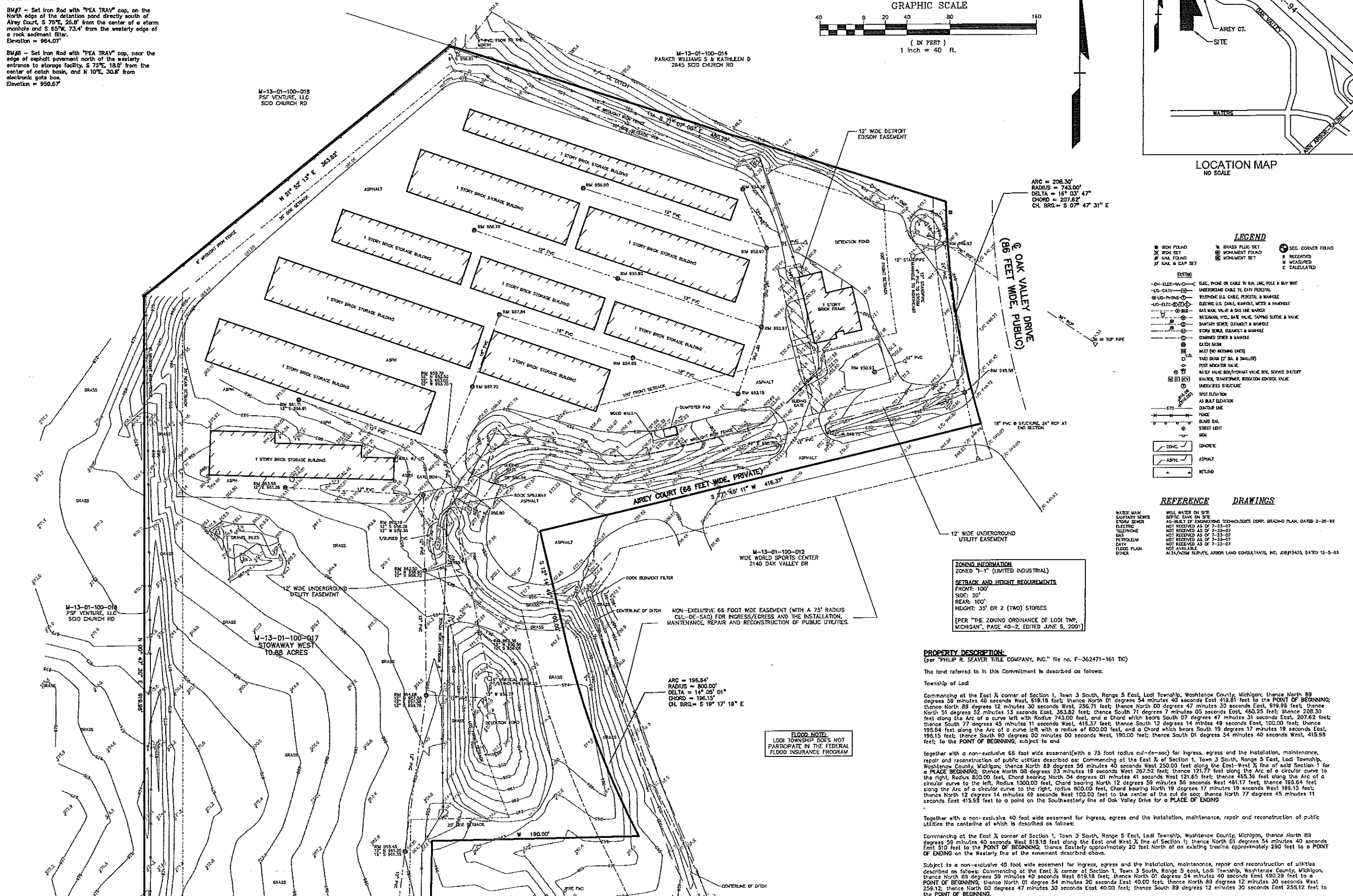
ARC = 208.30'
RADIUS = 743.00'
DELTA = 15° 03' 47"
CHORD = 207.62'
CH. BRG. = S 07° 47' 31" E

LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FIELD
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ IRON FOUND AT MAIL & CAP SET	⊗ MONUMENT SET	⊗ MEASURED
		⊗ CALCULATED

REFERENCE DRAWINGS

— 10" ELECT. W/ 10' TUB, POLE OR CABLE TO BUL. LAMP, POLE & BAY WIRE UNDERGROUND CABLE TO CITY FACILITY	— 10" ELECT. W/ 10' TUB, POLE OR CABLE TO BUL. LAMP, POLE & BAY WIRE UNDERGROUND CABLE TO CITY FACILITY
— 10" ELECT. W/ 10' TUB, POLE OR CABLE TO BUL. LAMP, POLE & BAY WIRE UNDERGROUND CABLE TO CITY FACILITY	— 10" ELECT. W/ 10' TUB, POLE OR CABLE TO BUL. LAMP, POLE & BAY WIRE UNDERGROUND CABLE TO CITY FACILITY
— 10" ELECT. W/ 10' TUB, POLE OR CABLE TO BUL. LAMP, POLE & BAY WIRE UNDERGROUND CABLE TO CITY FACILITY	— 10" ELECT. W/ 10' TUB, POLE OR CABLE TO BUL. LAMP, POLE & BAY WIRE UNDERGROUND CABLE TO CITY FACILITY



ZONING INFORMATION
ZONED "I-1" (LIMITED INDUSTRIAL)

SETBACK AND HEIGHT REQUIREMENTS
FRONT: 100'
SIDE: 20'
REAR: 100'
HEIGHT: 35' OR 2 (TWO) STORES

[PER "THE ZONING ORDINANCE OF LODI TWP, MICHIGAN", PAGE 40-2, EDITED JUNE 5, 2001]

PROPERTY DESCRIPTION:
(per "PHILIP R. SEAYER TITLE COMPANY, INC." file no. F-362471-161 TIC)

The land referred to in this Commitment is described as follows:

Township of Lodi

Commencing at the East 1/4 corner of Section 1, Town 3 South, Range 5 East, Lodi Township, Washtenaw County, Michigan; thence North 89 degrees 59 minutes 40 seconds West, 619.18 feet; thence North 01 degrees 54 minutes 40 seconds East 419.61 feet to the POINT OF BEGINNING; thence North 89 degrees 12 minutes 30 seconds West, 256.71 feet; thence North 00 degrees 47 minutes 30 seconds East, 519.95 feet; thence North 51 degrees 52 minutes 13 seconds East, 363.82 feet; thence South 71 degrees 05 seconds East, 480.25 feet; thence 208.30 feet along the Arc of a curve left with Radius 743.00 feet, and a Chord which bears South 07 degrees 47 minutes 31 seconds East, 207.62 feet; thence South 77 degrees 45 minutes 11 seconds West, 418.37 feet; thence South 12 degrees 14 minutes 49 seconds East, 100.00 feet; thence 195.64 feet along the Arc of a curve left with a radius of 800.00 feet, and a Chord which bears South 19 degrees 11 minutes 19 seconds East, 195.12 feet; thence South 80 degrees 00 minutes 00 seconds West, 190.00 feet; thence South 01 degree 54 minutes 40 seconds West, 415.99 feet; to the POINT OF BEGINNING, subject to and

together with a non-exclusive 66 foot wide easement (with a 75 foot radius cut-de-sac) for ingress, egress and the installation, maintenance, repair and reconstruction of public utilities described as: Commencing at the East 1/4 corner of Section 1, Town 3 South, Range 5 East, Lodi Township, Washtenaw County, Michigan; thence North 89 degrees 59 minutes 40 seconds West 250.00 feet along the East-West X line of said Section 1 for a PLACE OF BEGINNING; thence North 08 degrees 23 minutes 19 seconds West 267.52 feet; thence 121.77 feet along the Arc of a circular curve to the right, Radius 800.00 feet, Chord bearing North 04 degrees 01 minutes 41 seconds West 121.63 feet; thence 463.36 feet along the Arc of a circular curve to the left, Radius 1000.00 feet, Chord bearing North 12 degrees 59 minutes 56 seconds West 451.17 feet; thence 195.64 feet along the Arc of a circular curve to the right, Radius 800.00 feet, Chord bearing North 19 degrees 11 minutes 19 seconds West 195.12 feet; thence North 12 degrees 14 minutes 49 seconds West 100.00 feet to the center of the cut-de-sac; thence North 77 degrees 45 minutes 11 seconds East 415.99 feet to a point on the Southwesterly line of Oak Valley Drive for a PLACE OF ENDING

together with a non-exclusive 40 foot wide easement for ingress, egress and the installation, maintenance, repair and reconstruction of public utilities the centerline of which is described as follows:

Commencing at the East 1/4 corner of Section 1, Town 3 South, Range 5 East, Lodi Township, Washtenaw County, Michigan; thence North 89 degrees 59 minutes 40 seconds West 819.18 feet along the East and West X line of Section 1; thence North 01 degree 54 minutes 40 seconds East 510 feet to the POINT OF BEGINNING; thence Easterly approximately 20 feet North of an existing tree line approximately 290 feet to a POINT OF ENDING on the Westerly line of the easement described above.

Subject to a non-exclusive 40 foot wide easement for ingress, egress and the installation, maintenance, repair and reconstruction of utilities described as follows: Commencing at the East 1/4 corner of Section 1, Town 3 South, Range 5 East, Lodi Township, Washtenaw County, Michigan; thence North 89 degrees 59 minutes 40 seconds West 819.18 feet; thence North 01 degree 54 minutes 40 seconds East 490.29 feet to a POINT OF BEGINNING; thence North 01 degree 54 minutes 40 seconds East 40.00 feet; thence North 89 degrees 12 minutes 30 seconds West 259.12; thence North 00 degrees 47 minutes 30 seconds East 40.00 feet; thence South 89 degrees 12 minutes 30 seconds East 258.12 feet to the POINT OF BEGINNING.

Tax Item no. M-13-01-100-017

SEE SHEET C-1B

CAUTION!
THE LOCATION AND RELATIVES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UTILITIES SHOWN PRIOR TO THE START OF CONSTRUCTION.

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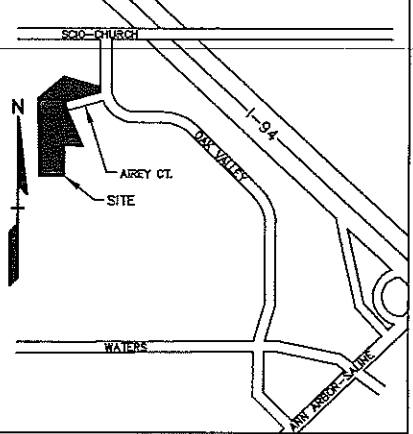
PROFESSIONAL ENGINEERING ASSOCIATES
2900 E. GRAND RIVER AVE.
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Fax: (517) 546-8973
website: www.peainc.com

POGODA COMPANIES
3007 NORTHWESTERN HIGHWAY, SUITE 400
FARMINGTON HILLS, MICHIGAN 48334

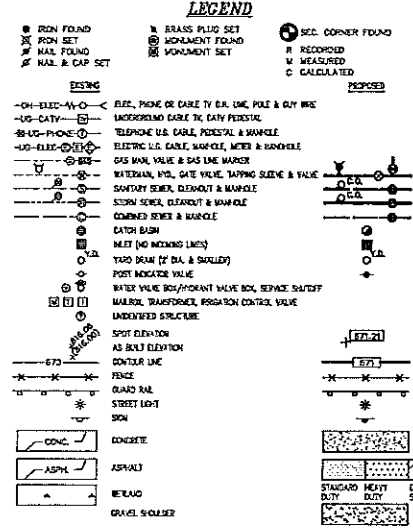
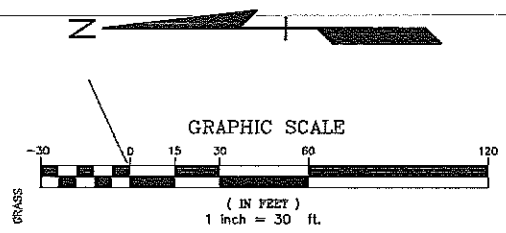
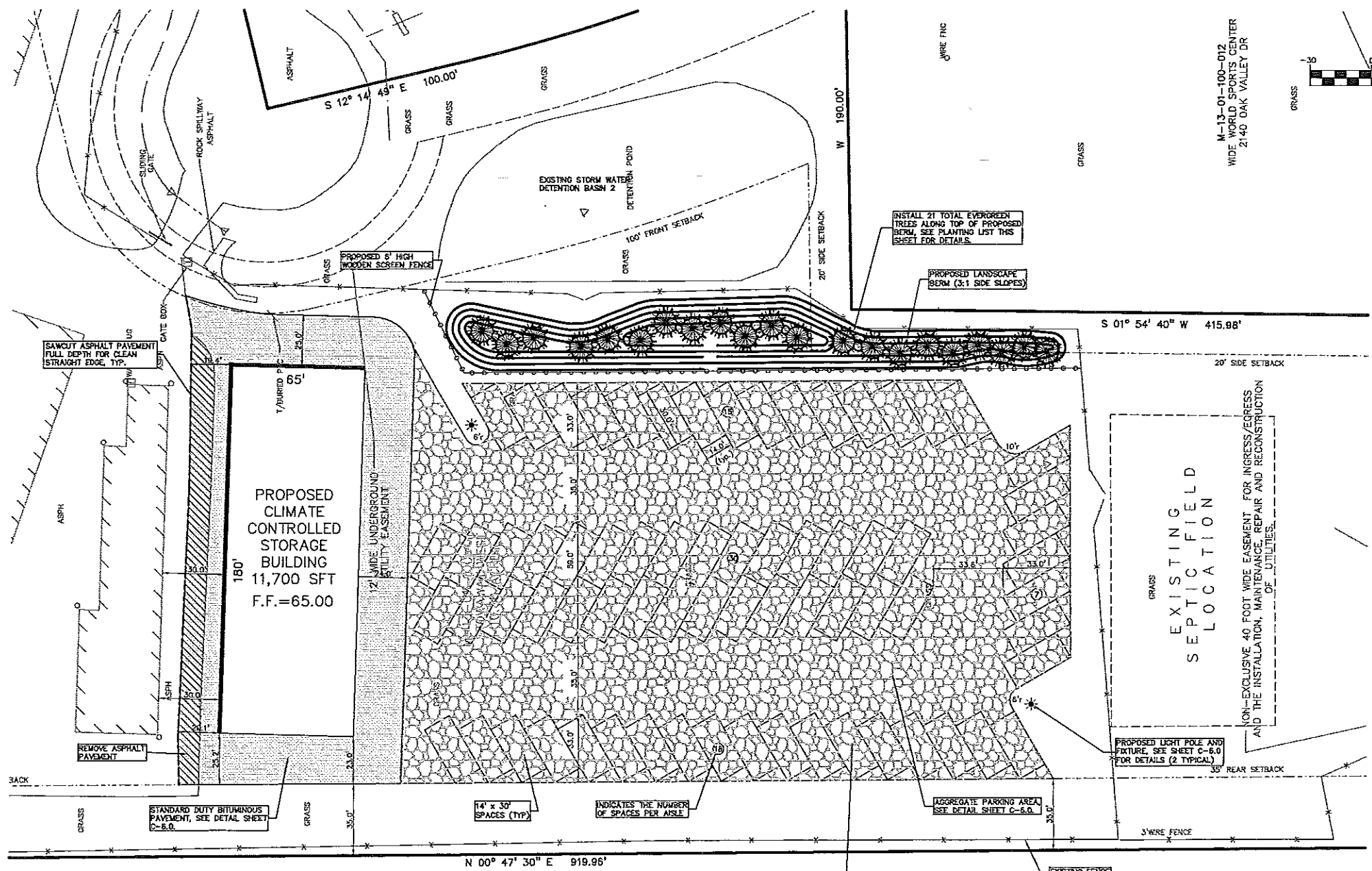
TOPOGRAPHIC SURVEY-NORTH STOWAWAY-PHASE III
PART OF THE NE 1/4 OF SECTION 1, T3S, R5E, LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES. SUR. MEAS. P.M. CIVIC

ORIGINAL ISSUE DATE: 10-3-07
PEA JOB NO. 2006-238
SCALE: 1" = 40'
DRAWING NUMBER: C-1A



LOCATION MAP
NO SCALE



REFERENCE DRAWINGS

WATER MAIN	NONE RECEIVED AS OF 11-21-06
SEWERY MAIN	NONE RECEIVED AS OF 11-21-06
STORM SEWER	NONE RECEIVED AS OF 11-21-06
COMBINED SEWER	NONE RECEIVED AS OF 11-21-06
ELECTRIC	NONE RECEIVED AS OF 11-21-06
TELEPHONE	NONE RECEIVED AS OF 11-21-06
COAX	NONE RECEIVED AS OF 11-21-06
PETROLEUM	NONE RECEIVED AS OF 11-21-06
DATA	NONE RECEIVED AS OF 11-21-06
FLOOD PLAN	AS SHOWN
OTHER	N/A
OTHER	N/A

PLANT MATERIAL LIST

QTY	KEY	BOTANICAL NAME/COMMON NAME	SIZE	COMMENTS
7	PAB	PICA ABIES/NORWAY SPRUCE	8" H2H B & B	
7	PGB	PICA GLAUCA 'DENSATA'/BLACKHILLS SPRUCE	8" H2H B & B	
7	PPB	PICA PUNGENS/COLORADO SPRUCE	8" H2H B & B	

GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEET C-6.0 FOR ON-SITE PAVING DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LODI TOWNSHIP AND/OR WASHTENAW COUNTY CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

NO.	BY	DATE	REVISIONS

CAUTIONS:
THE LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES PRIOR TO THE BEGINNING OF CONSTRUCTION.

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Phone: (248) 689-9000
Fax: (248) 689-1044
website: www.peainc.com

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30301 NORTHWESTERN HIGHWAY, SUITE 400
FARMINGTON HILLS, MI 48334

DIMENSION & PAVING PLAN STOWAWAY - PHASE III
2200 ARREY COURT
LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

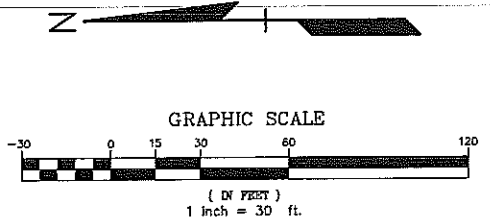
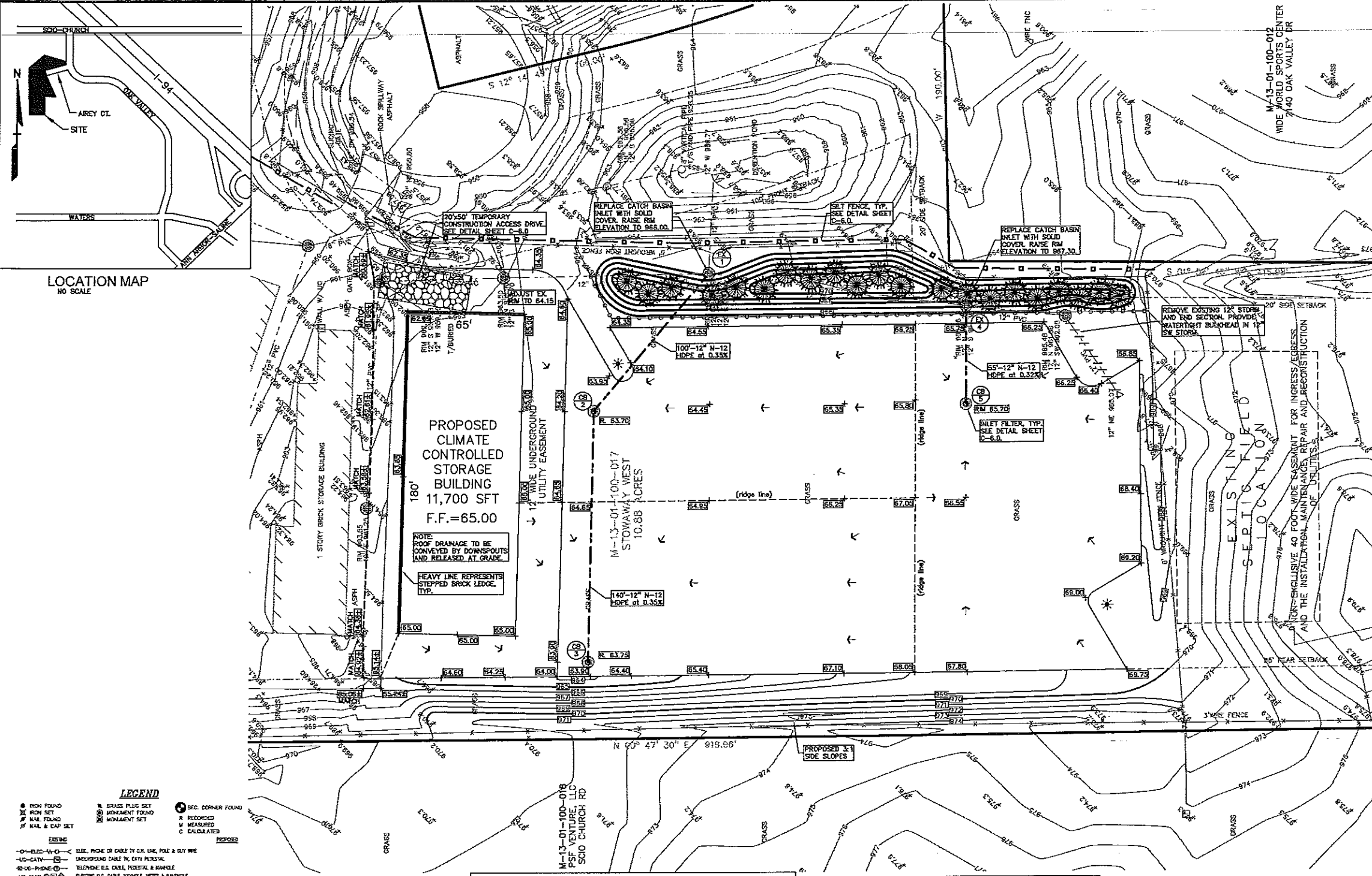
DES. EMMY DUNN SUR. JAVAN P.M.

ORIGINAL
ISSUE DATE: JANUARY 26, 2008

PEA JOB NO. 2006-238.C

SCALE: 1" = 30'

DRAWING NUMBER
C-3.0



GENERAL GRADING AND EARTHWORK NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
 - ALL GRADES ARE TO TOP OF PAYMENT UNLESS OTHERWISE NOTED. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATION.
 - THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE LODI TOWNSHIP AND/OR WASHINGTON COUNTY.
 - ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SOODED. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION
ALL GRADES INDICATED ARE TOP OF PAYMENT UNLESS OTHERWISE NOTED. ADD 0.50' TO ALL 4-DIGIT ELEVATIONS TO OBTAIN ACTUAL ELEVATION.

— 695 — PROPOSED CONTOUR LINE

EARTHWORK BALANCING NOTE:

1. AS CURRENTLY DESIGNED THE SITE IS PROPOSED TO "BALANCE". THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

SYMBOLS: EROSION CONTROL

— S — SILT FENCE, TYP. SEE SHEET C-6.0 FOR DETAIL.

— IF — INLET FILTER, SEE SHEET C-6.0 FOR DETAIL.

EROSION CONTROL QUANTITIES

SILT FENCE	498 LF
INLET FILTERS	10 EA.
TEMPORARY STONE ACCESS DRIVE	1 EA.

STORM SEWER STRUCTURES

EX 1 EXISTING STRUCTURE RAISE RM TO 968.00 AND REPLACE WITH SOLID COVER	EX 4 EXISTING STRUCTURE RAISE RM TO 967.30 AND REPLACE WITH SOLID COVER
EX 12" N. 957.58	EX 12" S. 961.25
EX 12" S. 957.28	EX 12" S. 961.35
EX 12" S. 959.78	EX 12" S. 961.35
12" NW. 958.00	
CB 2 (4" DIA./2' SUMP) EXW #1040 WITH TYPE #11 GRATE RM 965.70	CB 5 (4" DIA./2' SUMP) EXW #1040 WITH TYPE #11 GRATE RM 965.20
12" SE. 958.35	12" E. 961.53
12" W. 958.35	
CB 3 (4" DIA./2' SUMP) EXW #1040 WITH TYPE #11 GRATE RM 963.75	
12" E. 958.64	

STORM SEWER QUANTITIES:

12" N-12 HOPE PIPE	295 LF
4" DIA. CATCH BASIN	3 EA.
TAP EXISTING MANHOLE	2 EA.

NOTE:
CONTRACTOR TO VERIFY ALL QUANTITIES. ANY DEVIATIONS TO THE PLAN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. FOR VERIFICATION, PRIOR TO BIDDING.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

LEGEND

EXISTING

- IRON FOUND
- CONCRETE FOUND
- WATER MAIN
- SAWTOOTH SEWER
- STORM SEWER
- COMBINED SEWER
- ELECTRIC
- TELEPHONE
- CATV
- PETROLEUM
- CITY
- FLOOD PLAN
- OTHER
- OTHER

PROPOSED

- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

FINISH

- BLK. PAVE OR CURB TY. OR. LIME, POLE & BUT WRE
- UNDERGROUND CABLE TV, CITY FIBER
- TELEPHONE CABLE, POSTAL & WIRE
- ELECTRIC U.S. CABLE, WIRELESS, METEOR & BROADCAST
- EXISTING POLE, GAS VALVE, STOPPING SIGN & VALVE
- SAWTOOTH SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- WRETH (SEE RECORDING LINES)
- WOOD SHED (IF D.N. & SHADY)
- POST INDICATOR VALVE
- WATER VALVE (BOYD/DRAWN VALVE BOX, SERVICE #4707)
- MALICE, TRANSFORMER, PROTECTION CENTER, VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- EXIST. LMK
- EDGE
- GRAVEL
- STREET LIGHT
- SDI
- CONCRETE
- ASPHALT
- METAL
- GRAVEL SPALLER
- STANDARD HEAVY DEEP BITT
- STRENGTH

REFERENCE DRAWINGS

- NONE RECEIVED AS OF 11-23-09
- NONE RECEIVED AS OF 11-23-09
- NONE RECEIVED AS OF 11-23-09
- NONE RECEIVED AS OF 11-23-09
- NONE RECEIVED AS OF 11-23-09
- NONE RECEIVED AS OF 11-23-09
- NONE RECEIVED AS OF 11-23-09
- NONE RECEIVED AS OF 11-23-09
- AS SHOWN
- N/A
- N/A

SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE OF CONSTRUCTION

- SEE SHEET C-6.0 FOR SOIL EROSION AND SEDIMENTATION CONTROL DETAILS.
- PLACE SILT FENCE & INSTALL INLET FILTERS ON EXISTING STORM SEWER STRUCTURES, ACCORDING TO PLANS.
- INSTALL TEMPORARY CRUSHED CONCRETE ACCESS DRIVE AT ALL CONSTRUCTION ENTRANCES. (50'x20'x8" @ MINIMUM OF 1"-3" CRUSHED CONCRETE - NO FINES).
- DEMOLISH STRUCTURES, FENCES, PAVEMENT, TREES, ETC. AS DIRECTED ON THE PLANS.
- STRIP AND STOCKPILE TOPSOIL.
- DISPOSE OF ALL EXCESS, UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO BURN OR BURY PITS ALLOWED.
- UNSUITABLE MATERIALS CONSIST OF, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING: CONCRETE, ASPHALT, TREES, BRUSH, STUMPS, ROOTS, OR OTHER MISCELLANEOUS DEBRIS OR TRASH.
- MASS GRADE THE SITE IN ACCORDANCE WITH THE PLANS.
- INSTALL SEED, MULCH AND EROSION CONTROL BLANKETS AT DETENTION BASIN WITHIN 5 DAYS OF COMPLETION OF MASS GRADING.
- COMPLETE ROUGH GRADING OF SITE AND INSTALL UTILITIES. PLACE INLET FILTERS AT ALL INLETS AND CATCH BASINS, AS SHOWN.
- FINISH GRADE AND PAVE SITE AS PROPOSED TO DRAIN TO STORM SEWER SYSTEM. REPAIR INLET FILTERS AS REQUIRED.
- APPLY TOPSOIL, SEED AND MULCH TO ALL DISTURBED AREAS UPON COMPLETION OF GRADING. THE CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE EXPOSURE OF UNSTABILIZED AREAS.
- CLEAN PAVEMENT AND STORM SEWERS. REMOVE SILT FENCE, AND INLET FILTERS ONCE VEGETATION HAS BEEN ESTABLISHED.
- CLEAN DETENTION BASIN AND OVERFLOW SPILLWAYS AND REPAIR RIPRAP AS NECESSARY.
- ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
- STREET CATCH BASINS TO BE PERIODICALLY CLEANED AND FILTER CLOTH CHANGED AND MAINTAINED.

SOIL EROSION MAINTENANCE SCHEDULE AND NOTES:

- THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL DEVICES EACH WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER OCCURRING FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS OCCURRED.
- ANY DEBRIS OR DIRT ON ANY PAVED AREA RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED IN A PROMPT MANNER BY THE CONTRACTOR. THE CONSTRUCTION DRIVE SHALL BE CLEANED AT THE END OF EACH DAY.
- ALL DIRT AND MUD TRACKED ONTO PAVED AREAS SHALL BE REMOVED DAILY BY SCRAPING. STREET SWEEPING IS REQUIRED WEEKLY.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR REBACKFILL THE SILTATION FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
- INLET FILTER MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SILT OR OTHER DEBRIS. THE REMOVAL OF SILT SHOULD BE WITH THE USE OF A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTERS CAN NOT BE CLEANED OR ARE DAMAGED, THEN THE FABRIC MUST BE REPLACED.
- A WATER TRUCK SHALL BE AVAILABLE TO WATER DOWN THE SITE ON A DAILY BASIS AS REQUIRED TO MAINTAIN DUST CONTROL.

REVISIONS

NO.	BY	DATE	DESCRIPTION

CAUTION:
THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE SHOWN BY THE RECORD DRAWING AND ARE APPROXIMATE. NO GUARANTEE IS MADE BY THE ENGINEER FOR THE ACCURACY OF THE LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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**GRADING & UTILITY PLAN
STOWAWAY - PHASE III**
LODI TOWNSHIP, WASHINGTON COUNTY, MICHIGAN

DES: EMV DN: EMV SUR: JANUARY 1 P.M. JPB
DATE: 1/23/2010 10:52:00 AM (10-01) 00000000

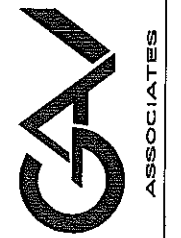
ORIGINAL
ISSUE DATE: JANUARY 26, 2009
PEA JOB NO. 2009-233.C
SCALE: 1" = 60'
DRAWING NUMBER:
C-4.0

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KEEP: L:\2009\01\100-012\TOP\BASE-C4002.DWG
KEEP: L:\2009\01\100-012\TOP\BASE-C4003.DWG

ISSUED FOR	DATE
SPA	4-26-07

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 248-855-0170

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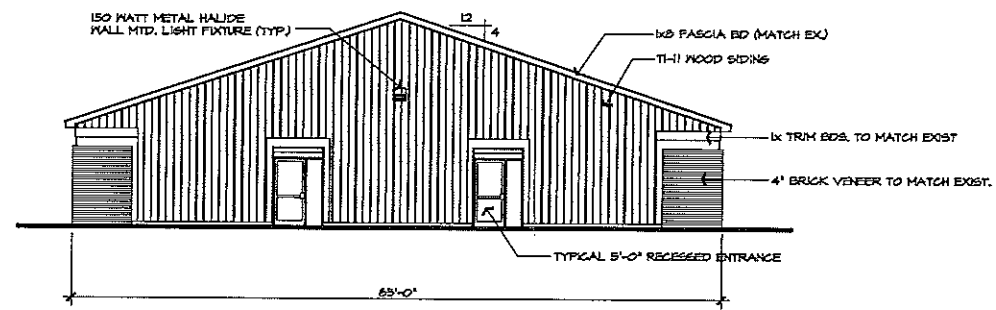
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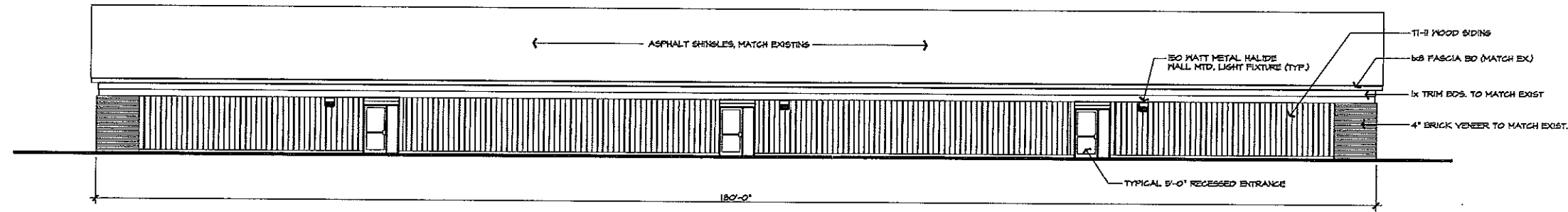
JOB # 07165

SHEET TITLE
 SIDE and
 END ELEVATIONS

SHEET #
 A-1



TYPICAL END ELEVATION



TYPICAL SIDE ELEVATION