

ISABELLA COUNTY  
APPLICATION FOR SITE PLAN REVIEW

*Applicant*

Name: Farwell Colemah BTS Retail, LLC Owner/Agent/Other interest (circle one)  
Address: 14600 Detroit Ave, Suite 1500, Lakewood, OH 44107  
Phone: (216)226-4168 Fax: \_\_\_\_\_

*Property Owner (if different from applicant)*

Name: Aaron Harsh  
Address: 9506 Ashbrook Shores  
Phone: (989)429-2597 Fax: \_\_\_\_\_

*Property Location*

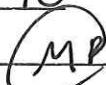
Tax ID Number: 08-022-30-003-00  
Job Site Address: 2880 W Coleman Rd, Farwell, MI 48622  
Township: Gilmore Township Section: 22 Zoning District: C-1 General Commercial

Detailed Description of Use: Proposed 10,640 Sq. Ft. Commercial Retail Facility, with parking lot, landscaping, and storm water management improvements.

Signature:  Date: 8/19/24

NOTE: All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but not limited to, all copyrighted drawings/blueprints.

**\*OFFICE USE ONLY\***

File #: PSPR240011 Fee: \$ 225 Check #: 5740 Receipt #: 14214  
Date Received: 8-26-24 Received by: 

Review Type: Zoning Administrator Planning Commission Approved  Denied

Conditions (if any):  
\_\_\_\_\_  
\_\_\_\_\_

Isabella County Zoning Administrator

Date



STORE #: 31101

**2960 W COLEMAN RD  
SECTION 22, T.16N, R.5W  
ISABELLA COUNTY, MI**

**SITE DEVELOPMENT PLANS  
SEPTEMBER 9, 2024**

**ISSUED FOR: SITE PLAN REVIEW**

**SHEET INDEX**

No.	SHEET TITLE
T1.0	TITLE SHEET
C1.0	EX CONDITIONS - DEMO PLAN
C2.0	SITE LAYOUT
C3.0	UTILITY PLAN
C3.1	SEPTIC DETAILS
C4.0	GRADING - SESC PLAN
C5.0	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	PHOTOMETRIC PLAN

**OWNERS:**

AARON HARSH  
9506 ASHBROOK SHORES  
LAKE, MI 48632

**DEVELOPER:**

ZAREMBA GROUP, LLC  
14600 DETROIT AVE.  
LAKEWOOD, OH 44107  
TEL. (216) 226-5160



**REVISIONS**

No.	ISSUED FOR:	DATE:	BY:
0	OWNER REVIEW	08/15/2024	wp
1	SITE PLAN REVIEW	08/19/2024	wp
2	DRIVE PERMIT RESUBMITTAL	08/27/2024	wp
3	SITE PLAN REVIEW	09/09/2024	wp
4			
5			

**CIVIL ENGINEER:**

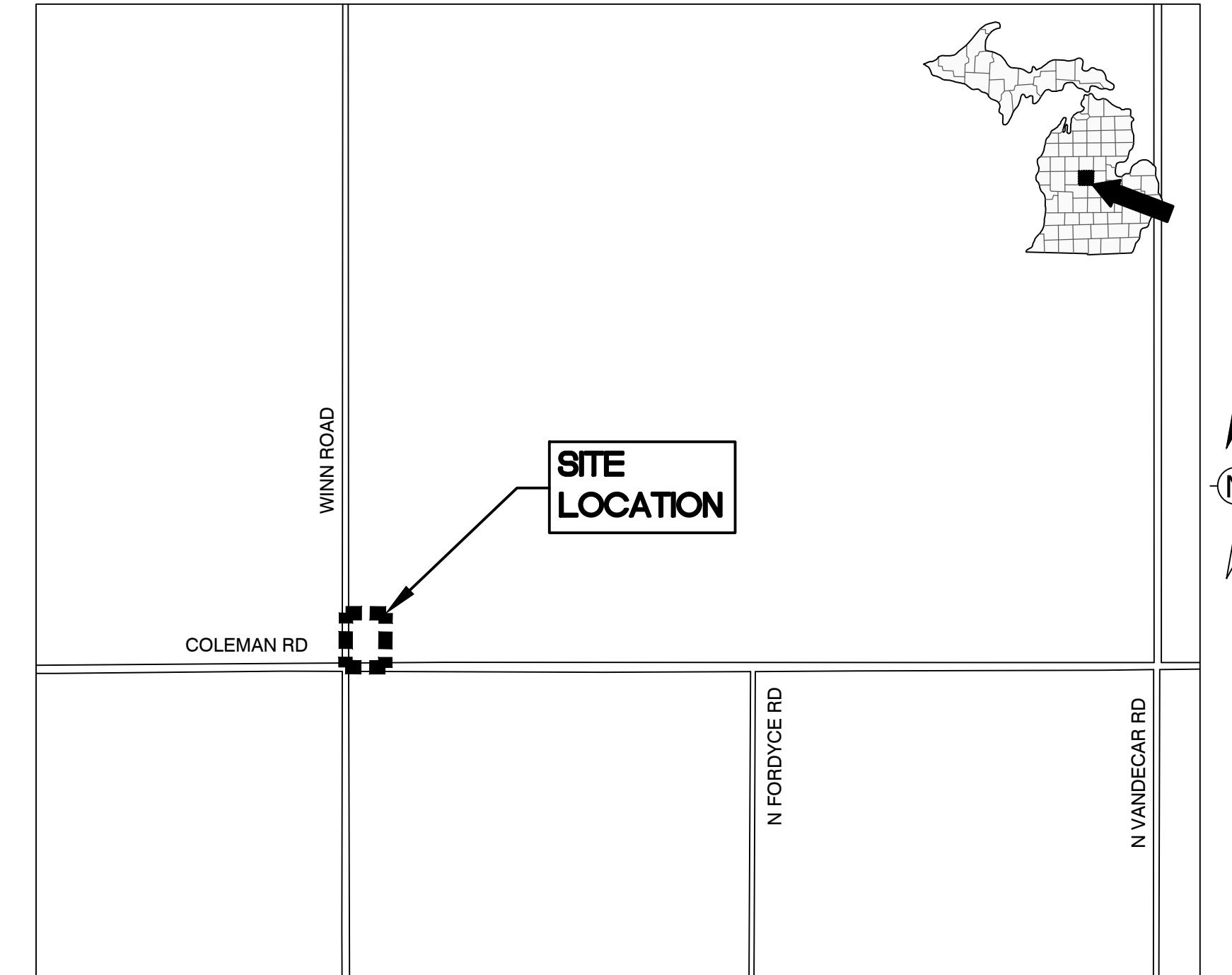
AR ENGINEERING, LLC.  
5725 VENTURE PARK DRIVE, SUITE A  
KALAMAZOO, MI 49008  
TEL. (269) 250-5991 FAX. (866) 569-0604



ANDREW ROSSELL, P.E.

DATE

**LOCATION MAP**  
NOT TO SCALE



43°45'24.69"N 84°54'27.13"W

**LEGAL DESCRIPTION**

PARCEL #: 08-022-30-003-20

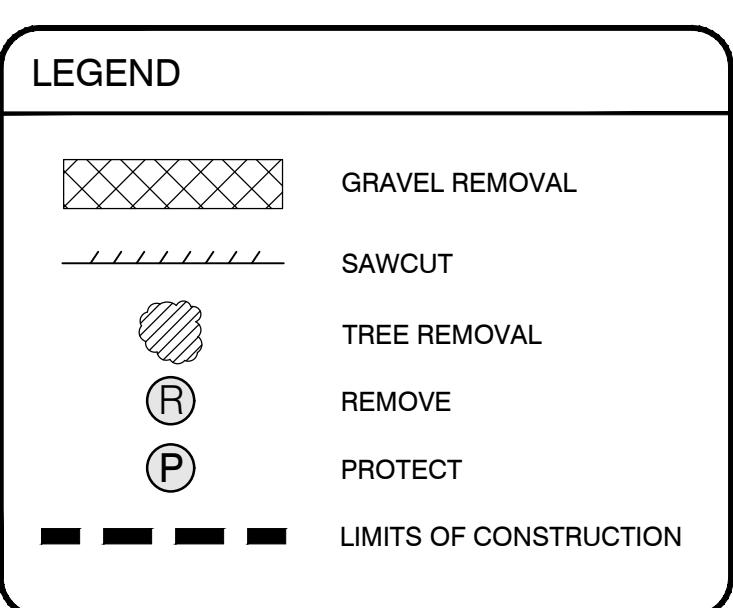
PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 16 NORTH, RANGE 5 WEST, GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN; DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, TOWN 16 NORTH, RANGE 5 WEST, THENCE NORTH 00°28'50" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 350.00 FEET; THENCE SOUTH 89°32'35" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 258.00 FEET; THENCE SOUTH 00°28'50" WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 350.00 FEET TO SAID SOUTH LINE; THENCE NORTH 89°32' 35" WEST ALONG SAID LINE A DISTANCE OF 258.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.073 ACRES; SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**UTILITY CONTACTS**

CABLE	HOMEWORKS 7973 E. GRAND RIVER AVE. PORTLAND, MI 48875 517-647-1236 TMANTING@HOMEWORKS.ORG	TELEPHONE	HOMEWORKS CONTACT TOM MANTING 7973 E. GRAND RIVER AVE. PORTLAND, MI 48875 517-647-1236 TMANTING@HOMEWORKS.ORG
WELL	CENTRAL MICHIGAN DISTRICT HEALTH DEPT. TRACY NELSON 2012 E. PRESTON ST MT. PLEASANT, MI 48858 989-773-5921 EXT.1477/989-600-9527	SEPTIC	CENTRAL MICHIGAN DISTRICT HEALTH DEPT. TRACY NELSON 2012 E. PRESTON ST MT. PLEASANT, MI 48858 989-773-5921 EXT.1477/989-600-9527
GAS	HOMEWORKS PROPANE 7973 E. GRAND RIVER AVE. PORTLAND, MI 48875 877-574-2740	ELECTRIC	HOMEWORKS TRI-COUNTY ELECTRIC COOPERATIVE CONTACT CHRIS JENSEN 7973 E. GRAND RIVER AVE. PORTLAND, MI 48875 517-647-1236 CJENSEN@HOMEWORKS.ORG
		MISS DIG	811

**DEMOLITION NOTES**

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- 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. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT, MICHIGAN AND ISABELLA COUNTY.
- CONTACT MISS DIG "811" 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.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR THIS SITE BY CT CONSULTANTS, INC.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF PROPERLY. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
- THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPAKTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
- CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATION TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER TIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.



**WELL CONTINUATION  
THIS SHEET**

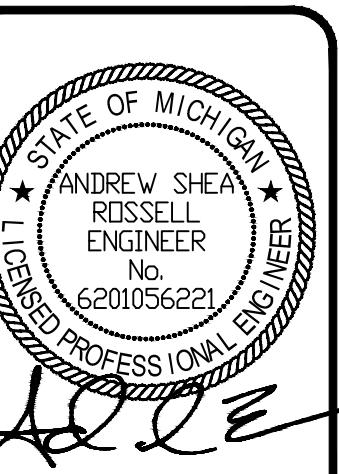
0 5 10 20  
1 inch = 20 ft.

**BENCHMARK INFORMATION**

BM-1: ELEV: 938.80  
SMAG IN NORTH SIDE OF POWER POLE.  
BM-2: ELEV: 935.73  
SMAG IN WEST SIDE OF POWER POLE.

PLANS PREPARED BY:  
**AR ENGINEERING**  
MICHIGAN | INDIANA | ILLINOIS | OHIO  
269.250.5991 PHONE | 866.569.0004 FAX  
www.arengineeringllc.com

DRAWN: mt / aw  
CHECKED: wp



ANDREW ROSELL, P.E.  
No. 6201056221

No.	ISSUED FOR:	DATE	BY
0	OWNER REVIEW	08/15/2024	wp
1	SITE PLAN REVIEW	08/19/2024	wp
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4			

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**WELL CONTINUATION  
THIS SHEET**

**BENCHMARK INFORMATION**

BM-1: ELEV: 938.80  
SMAG IN NORTH SIDE OF POWER POLE.  
BM-2: ELEV: 935.73  
SMAG IN WEST SIDE OF POWER POLE.

**EXISTING CONDITIONS & DEMO PLAN**  
FARWELL DOLLAR GENERAL  
FARWELL COLEMAN BTS RETAIL, LLC  
2960 W COLEMAN RD.  
SECTION 22 TOWNSHIP 16N RANGE 5W

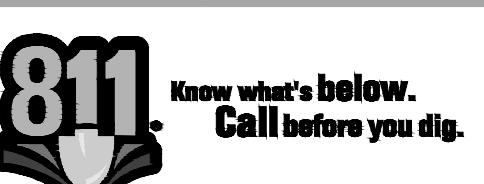
SHEET TITLE:  
PROJECT:  
CLIENT:  
SITE ADDRESS:  
SITE SECTION:

JOB NUMBER  
24012101

DATE  
09/09/2024

SHEET NUMBER

C1.0



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: AR ENGINEERING

**SOIL BORINGS - REFER TO GEOTECH REPORT BY CT CONSULTANTS[08/05/24]**

SOIL BORING [E-1]	WATER ENCOUNTERED: NONE	SOIL BORING [E-5]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL
3.5 - 13.5' SAND	BROWN, SILTY, SANDY	3.5' - 18.5' SAND	BROWN, SILTY, SANDY
13.5 - 18.5' SAND	BROWN, TRACE SILT, SANDY	18.5' - 20.0' CLAY	BROWN, SANDY, CLAY
18.5' - 20.0' SAND	BROWN, SANDY, TRACE CLAY		END OF BORING
			END OF BORING
SOIL BORING [B-2]	WATER ENCOUNTERED: NONE	SOIL BORING [B-6]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL
3.5 - 13.5' SAND	BROWN, SILTY, SANDY	3.5' - 10.0' SAND	BROWN, SILTY, SANDY
13.5' - 18.5' SAND	BROWN, TRACE SILT, SANDY	18.5' - 18.7' CLAY	BROWN, CLAY, SANDY
18.7' - 20.0' SAND	BROWN, SANDY, CLAY		END OF BORING
			END OF BORING
SOIL BORING [B-3]	WATER ENCOUNTERED: NONE	SOIL BORING [B-7]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL
3.5 - 13.5' SAND	BROWN, SILTY, SANDY	3.5' - 10.0' SAND	BROWN, SILTY, SANDY
13.5' - 18.5' SAND	BROWN, SILTY, SANDY	18.5' - 20.0' CLAY	BROWN, SANDY, CLAY
18.5' - 20.0' SAND	BROWN, SANDY, CLAY		END OF BORING
			END OF BORING
SOIL BORING [B-4]	WATER ENCOUNTERED: NONE	SOIL BORING [B-8]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.2' TOPSOIL	TOPSOIL - 6 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.2' - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY	3.5' - 10.0' SAND	BROWN, SILTY, SANDY
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-5]	WATER ENCOUNTERED: NONE	SOIL BORING [B-9]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.2' TOPSOIL	TOPSOIL - 6 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.2' - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY	3.5' - 10.0' SAND	BROWN, SILTY, SANDY
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-6]	WATER ENCOUNTERED: NONE	SOIL BORING [B-10]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.3' TOPSOIL	TOPSOIL - 3 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.3' - 6.0' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY	6.0' - 10.0' SAND	BROWN, SILTY, SANDY
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-7]	WATER ENCOUNTERED: NONE	SOIL BORING [B-11]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.3' TOPSOIL	TOPSOIL - 3 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.3' - 5.0' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY		
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-8]	WATER ENCOUNTERED: NONE	SOIL BORING [B-12]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.3' TOPSOIL	TOPSOIL - 3 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.3' - 5.0' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY		
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-9]	WATER ENCOUNTERED: NONE	SOIL BORING [B-13]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.3' TOPSOIL	TOPSOIL - 3 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.3' - 5.0' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY		
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-10]	WATER ENCOUNTERED: NONE	SOIL BORING [B-14]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.3' TOPSOIL	TOPSOIL - 3 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.3' - 5.0' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY		
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-11]	WATER ENCOUNTERED: NONE	SOIL BORING [B-15]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.3' TOPSOIL	TOPSOIL - 3 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.3' - 5.0' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY		
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-12]	WATER ENCOUNTERED: NONE	SOIL BORING [B-16]	WATER ENCOUNTERED: NONE
0.0 - 0.5' TOPSOIL	TOPSOIL - 6 INCHES	0.0' - 0.3' TOPSOIL	TOPSOIL - 3 INCHES
0.5 - 3.5' SAND	BROWN, SILTY, TRACE GRAVEL	0.3' - 5.0' SAND	BROWN, SILTY, TRACE GRAVEL
3.5' - 8.5' SAND	BROWN, SILTY, SANDY		
8.5' - 13.5' SAND	BROWN, SILTY, SANDY		
13.5' - 18.5' SAND	BROWN, SILTY, SANDY		
18.5' - 20.0' CLAY	BROWN, SANDY, CLAY		
			END OF BORING
SOIL BORING [B-13]	WATER ENCOUNTERED: NONE	SOIL BORING [B-17]	WATER ENCOUNTERED: NONE
0			

DRAWN: mt / aw  
 CHECKED: wp



ANDREW ROSELL, P.E.  
 No. 6201056221

**SITE DATA**

1. PROPERTY INFORMATION:  
 PARCEL #: 08-022-30-003-20  
 SITE AREA: 90,300 SF (2.07 AC)  
 OWNER: AARON HARSH  
 9505 ASHBROOK SHORES  
 LAKE, MI 48632

2. ZONING:  
 PROPERTY CURRENTLY ZONED:  
 C-1 GENERAL COMMERCIAL DISTRICT  
 ABUTTING PROPERTY CURRENTLY ZONED:  
 NORTH: AG-3 AGRICULTURAL BUFFER DISTRICT  
 SOUTH: C-1 GENERAL COMMERCIAL DISTRICT  
 EAST: C-1 GENERAL COMMERCIAL DISTRICT  
 WEST: C-1 GENERAL COMMERCIAL DISTRICT  
 PROPOSED LAND USE = RETAIL STORE  
 \*PERMITTED USE IN GENERAL COMMERCIAL DISTRICT

3. SETBACKS:  
 FRONT = 50'  
 SIDES = 10'  
 \* THE PROPERTY IS A CORNER LOT AND THE SITE WILL HAVE 2 FRONT YARDS AND 2 SIDE YARDS.

4. PARKING:  
 REQUIRED = (1) PARKING SPACE PER (200) SF. OF USABLE FLOOR AREA  
 $8,522 \text{ SF}/200 = 42.61$   
 PROVIDED = STANDARD 9'x20' SPACES = 41  
 BARRIER FREE SPACES = 2  
 TOTAL PROVIDED = 43

5. BUILDING:  
 SINGLE-STORY (18')  
 MAXIMUM HEIGHT: 35'  
 TOTAL AREA OF 10,640 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)  
 PROPOSED BUILDING COVERAGE: 15%  
 MAXIMUM BUILDING COVERAGE: N/A  
 PROPOSED IMPERVIOUS COVERAGE: 47%  
 MAXIMUM IMPERVIOUS COVERAGE: N/A

6. LOT:  
 MINIMUM LOT SIZE: 12,000 SFT  
 MINIMUM LOT WIDTH: 80FT  
 LOT SIZE: 90,300 SFT (2.07 AC)  
 LOT DIMENSIONS: 258' x 350'

7. LANDSCAPING:  
 SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.

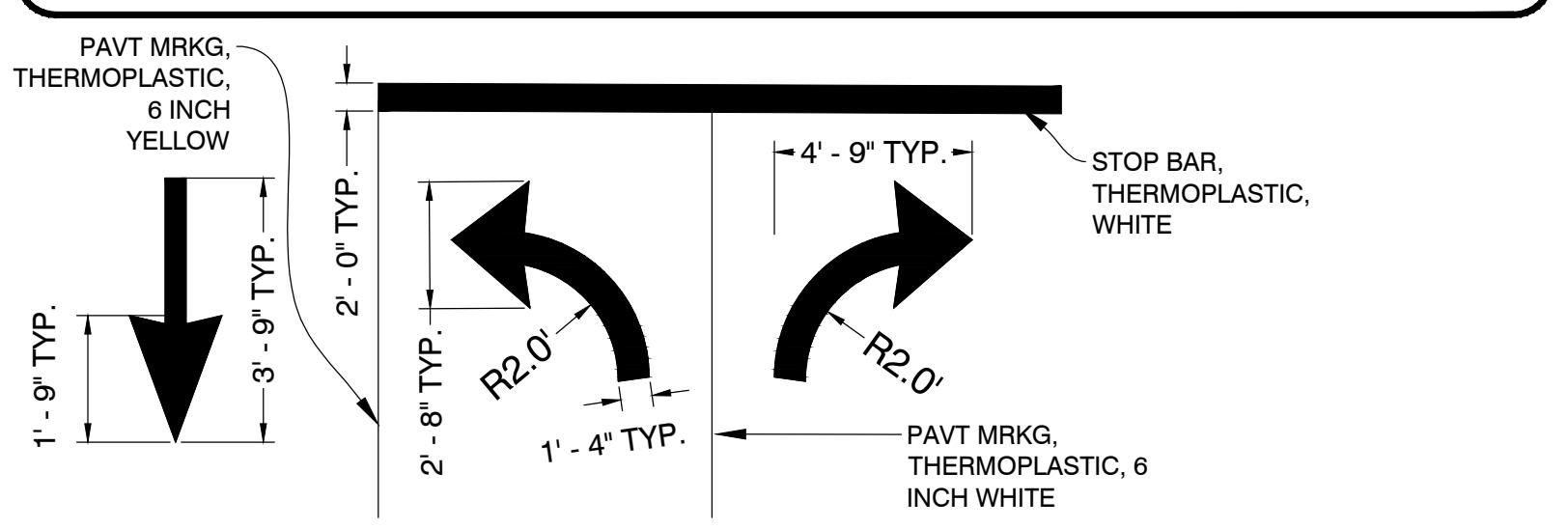
8. STORM WATER DETENTION REQUIRED:  
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STORM WATER GUIDELINES.

**SITE PLAN NOTES**

A. BITUMINOUS PAVEMENT (SEE DETAIL, SHEET C5.0)	J. DOWNSPOUT (TYP.) (SEE DETAIL, SHEET C5.0)
B. 50' x 18' - 6' CONCRETE PAD/LOADING AREA. (SEE DETAIL, SHEET C5.0)	K. PAINT/ STRIPING (SEE DETAIL, THIS SHEET)
C. 18' X 12' (MIN.) - 6' CONCRETE DUMPSTER PAD (PROVIDE 18' X 12' DUMPSTER ENCLOSURE. AREA FOR (2) STD DUMPSTERS (SEE DETAIL, SHEET C5.0)	L. 4" PAINTED PARKING LOT MARKING/ STRIPING (TYP.) (SEE DETAIL, THIS SHEET)
D. PROPOSED HVAC CONDENSERS LOCATED ON THE ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.	M. PROVIDE CONCRETE WHEEL STOPS (SEE DETAIL, SHEET C5.0)
E. INTEGRAL CURB/WALK (SEE DETAIL, SHEET C5.0).	N. DELIVERY RAMP (SEE DETAIL, THIS SHEET).
F. AT-GRADE RAMP (SEE GRADING PLAN, SHEET C4.0).	O. ADA PARKING TO BE CONCRETE PAVEMENT (SEE DETAIL, SHEET C5.0).
G. 18' x 10' - CONCRETE PAD FOR PROPANE TANK (SEE UTILITY PLAN, SHEET C3.0)	P. 3" PVC CONDUCT FOR IRRIGATION LINE.
H. MDOT B2 CURB AND GUTTER (SEE DETAIL, SHEET C5.0)	Q. VEGETATIVE SWALE TO PROPOSED DETENTION BASIN (SEE DETAIL, SHEET C5.0)
I. BOLLARDS - (10) TOTAL (SEE DETAIL, SHEET C5.0)	R. 4" WIDE CONCRETE SPILLWAY WITH RIP RAP (SEE DETAIL, SHEET C5.0)

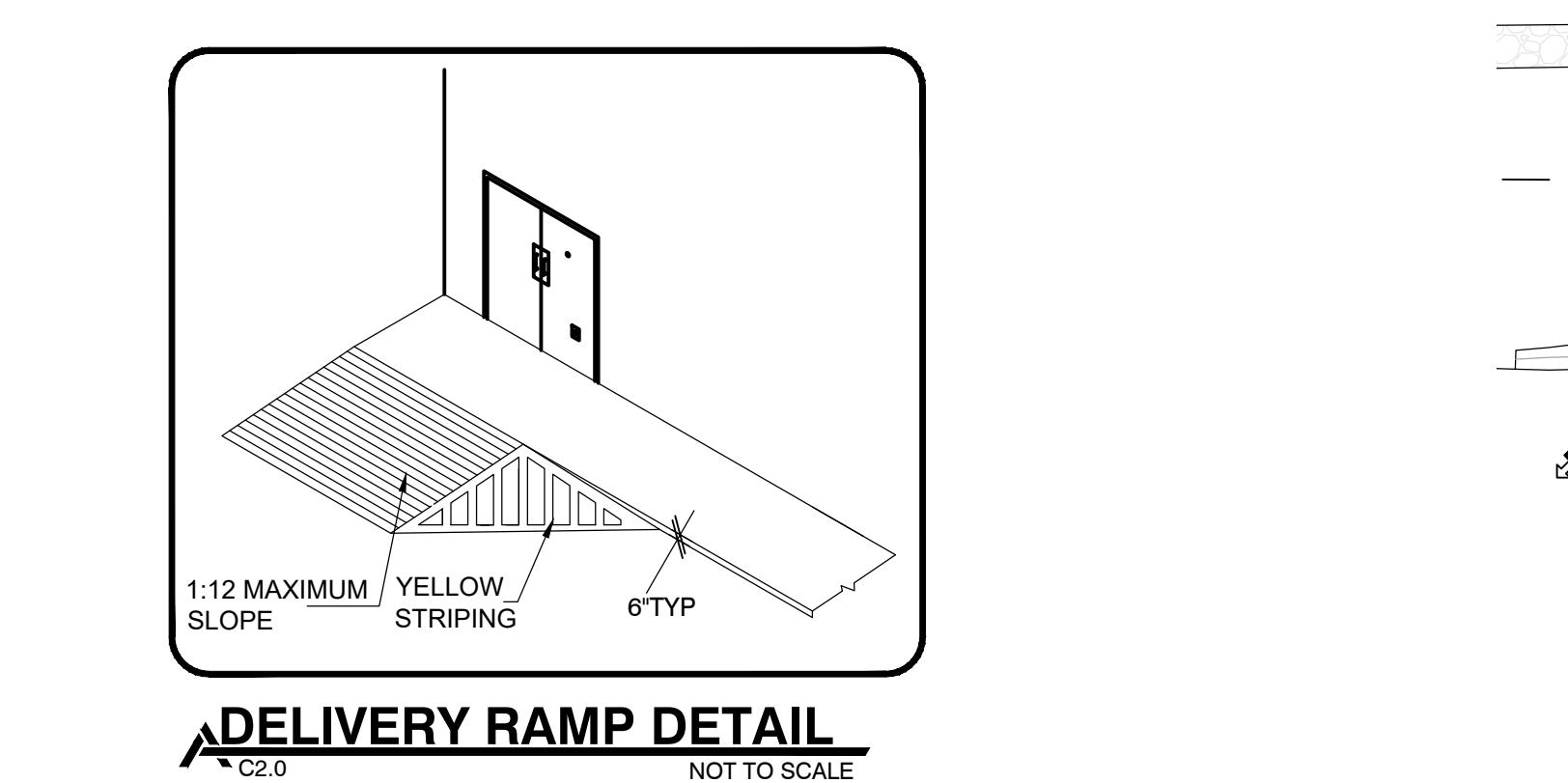
**STRIPING LEGEND**

YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

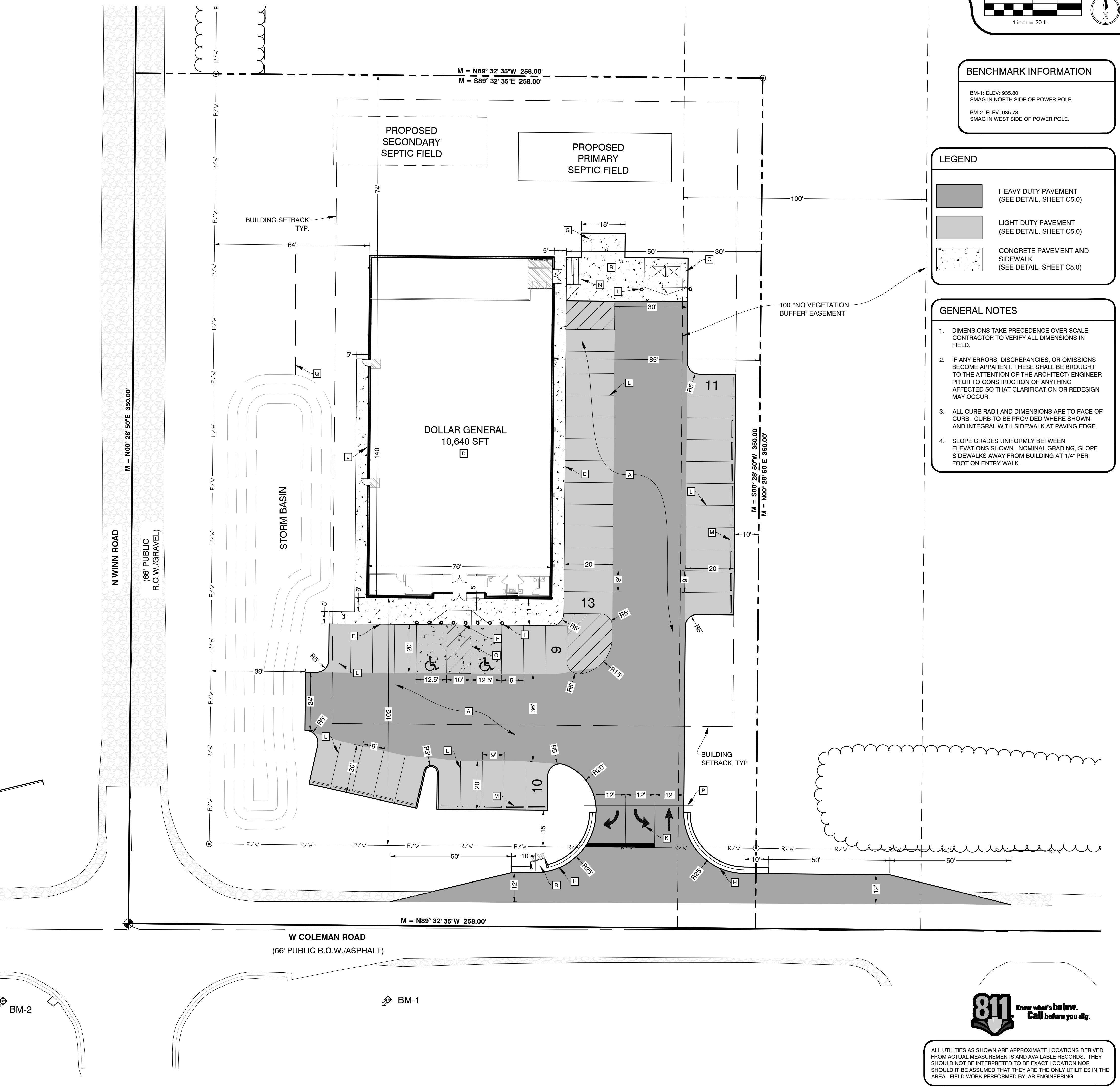


NOTE: ALL TRAFFIC ARROWS SHALL BE WHITE. ALL MARKINGS SHOULD BE THERMOPLASTIC MATERIAL.

**TRAFFIC FLOW ARROW FOR PARKING LOTS**  
 A C2.0  
 NOT TO SCALE



**DELIVERY RAMP DETAIL**  
 C2.0  
 NOT TO SCALE



SHEET TITLE: PROJECT: CLIENT: SITE ADDRESS: SITE SECTION:

JOB NUMBER 24012101 DATE 09/09/2024

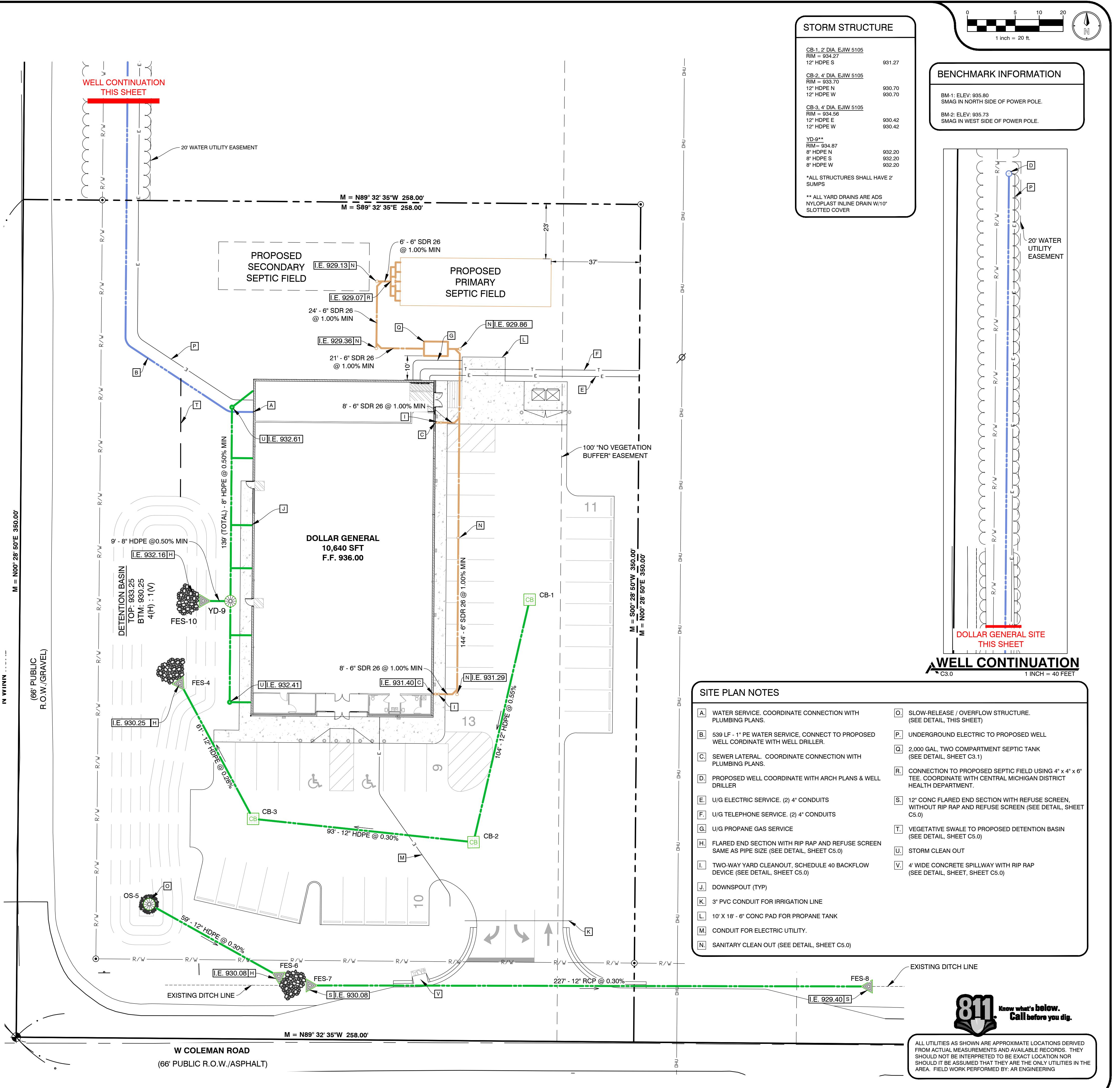
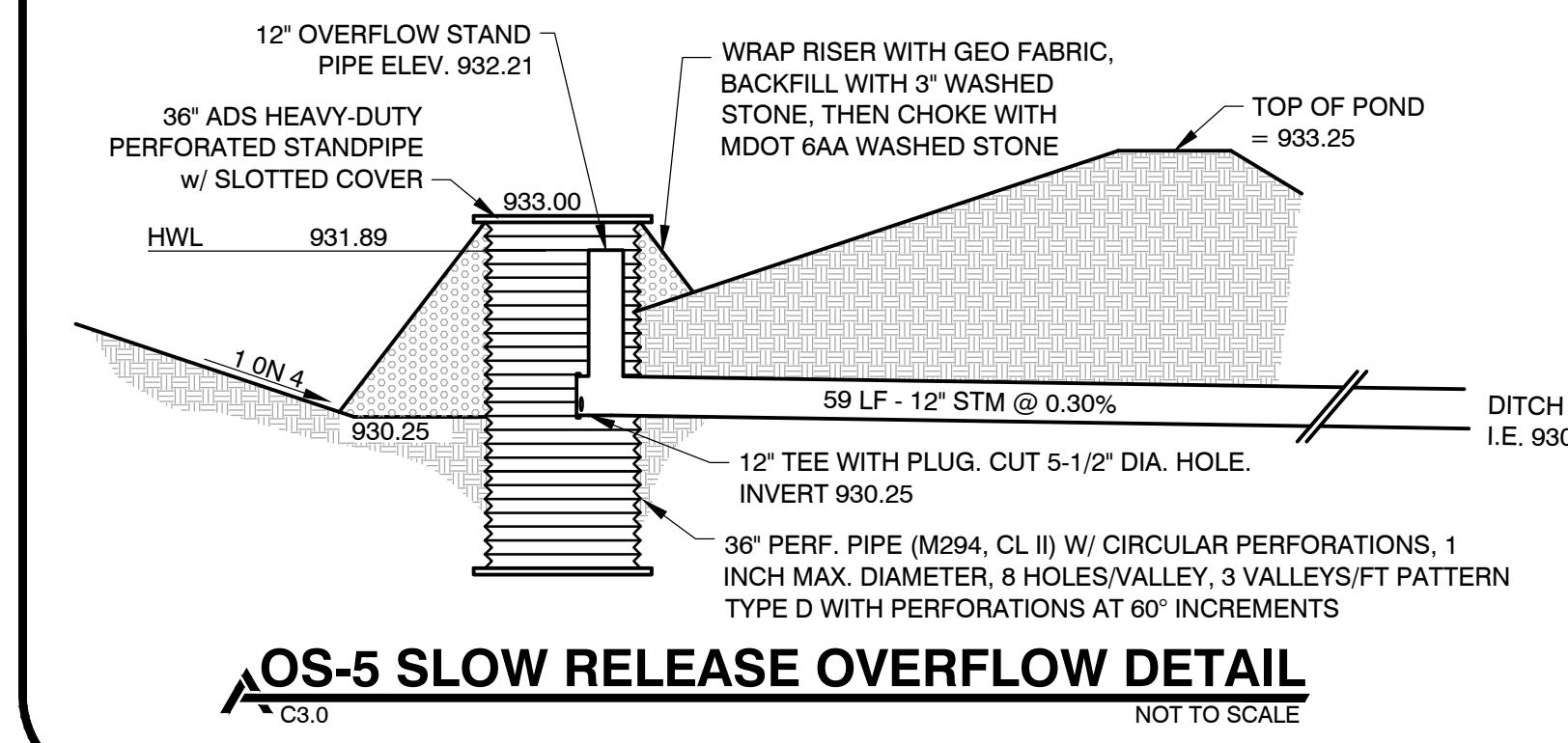
SHEET NUMBER C2.0



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: AR ENGINEERING

SITE MATERIALS & CONSTRUCTION NOTES	
1. SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETERMINANT 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.	
2. REMOVE ALL SUBGRADE GRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.	
3. 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.	
4. ALL WATER SERVICE LINES SHALL BE 1" PE PIPE WITHIN 5' OF BUILDING, WITH COMPRESSION FITTINGS OR MECHANICAL FITTINGS OTHER THAN FLARED ENDS. PROVIDE 5' COVER FROM FINISHED GRADE.	
5. PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.	
6. PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.	
7. MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.	
8. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.	
9. EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE LIMESTONE AGGREGATE AND SHALL HAVE 4-6% AIR ENTRAINMENT WITH A BROOM FINISH.	
10. 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	
1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.	
2. ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE N.F.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.	
3. ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER ACCORDING TO THE INTERNATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.	
4. ALL MECHANICAL WORK SHALL BE PERFORMED ACCORDING TO THE INTERNATIONAL MECHANICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN AND THE MICHIGAN ENERGY CODE. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.	
5. ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.	
6. WATER SERVICE PRESSURE TESTING AND CHLORINATION SHALL BE PER EGLE AND THE CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT REQUIREMENTS.	
7. SANITARY SEWER INSTALLATION AND TESTING MUST MEET THE REQUIREMENTS OF THE EGLE AND THE CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT.	
8. ALL REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION.	
9. 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.	
10. CONTACT MISS DIG "811" 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.	
11. ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION, AND AT THE CONTRACTORS EXPENSE, IF ANY ELEMENTS OF THE SANITARY SEWER SYSTEM ARE DAMAGED AND NEED REPAIRED, IT MUST MEET THE CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT SPECIFICATIONS.	
12. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER PAD PER THE UTILITY COMPANY SPECIFICATIONS.	
13. THE TELEPHONE UTILITY COMPANY SHALL PROVIDE UNDERGROUND TELEPHONE TO THE BUILDING AT THE OWNERS EXPENSE.	
14. REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL REQUIREMENTS FOR SITE LIGHTING & SITE DETAILS SHEETS FOR THE FIXTURE AND POLE SPECIFICATIONS.	
15. DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR.	
16. CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.	
17. CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.	
18. THE CONTRACTOR IS TO PROVIDE THE WATER SERVICE PIPING FROM THE BUILDING TO THE PROPOSED WELL. THE CONTRACTOR SHALL MAKE THE CONNECTION TO THE SHUT OFF VALVE. THE CONTRACTOR SHALL COORDINATE SERVICES WITH THE WELL DRILLER.	
19. CONTRACTOR/OWNER SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ON SITE.	
20. MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT. STORM STRUCTURES MUST ALL HAVE A SUMP OF TWO FEET.	
21. ALL WATER MAIN TO HAVE A BURIAL DEPTH AS REQUIRED BY THE EGLE FOR THE SPECIFIC REGION OF WORK IN CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT.	
22. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.	
23. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PREPARED BY CT CONSULTANTS, INC..	
24. DRIVEWAY LAYOUT AND CONNECTION TO W COLEMAN RD SHALL COMPLY WITH ALL ASPECTS OF THE ISABELLA COUNTY ROAD COMMISSION DRIVE PERMIT.	




**Central Michigan District Health Department**

Serving: Arenac, Clare, Gladwin, Isabella, Roscommon, and Osceola Counties

O&amp;M Status: N/A

Alternative: No

Number of Bedrooms:

Gallons Per Day (commercial only): 950

Garbage Disposal: No

Basement plumbing: No

Variance Requested: No

Variance Approved: N/A

Variance Comments:

Septic Remarks:  
Divert roof drains and surface run-off away from drainfield area.

This permit is null and void if the building location is changed and interferes with the approved sewage disposal system area.

Commercial sewage usage estimates: 950 gallons/ day based on water meter data from other Dollar General stores in the area.

(950 gallons/day) / (0.75 gallon/square ft.) = 1250 sq ft.

Septic Isolation:  
Maintain 75' minimum isolation from sewage disposal system to Type II and Type III public wells.

Maintain 50' minimum isolation from sewage disposal system, including tank, to all private wells and surface water.

No part of the septic system can be located with a utility easement. Recommend minimum 10' isolation from utility easement.

No drains or perforated drainage tiles allowed within 50 feet of any part of the sewage disposal system.

Site Preparation:  
See the Construction Drawing page for site sketch showing the system location.

Maintain a reserve area (RA) for future use.

**SEPTIC TANK**Label: Prop ST  
Type: Septic  
Material:

Capacity Gallons:

Septic Tank Comments:  
Install minimum 2000 gallons of septic tank holding capacity with a 6+ effluent filter.

Install tank 10' from foundation.

Recommend risers.

**DRAIN FIELD**Label: Prop DF  
Drain Field Type: Gravity Bed  
Advance Treatment Type (if applicable):ANDREW ROSELL, P.E.  
No. 6201056221

2/4

Soil Type: Loamy Sand Size: Medium	Depth Start (in): 0 Depth End (in): 12 Soil Notes: Topsoil.
Soil Type: Sand Size: Medium	Depth Start (in): 12 Depth End (in): 24 Soil Notes: Bright orange.
Soil Type: Sand Size: Medium	Depth Start (in): 24 Depth End (in): 72 Soil Notes: Bright orange to 48", mottled at 48", pockets of clay.

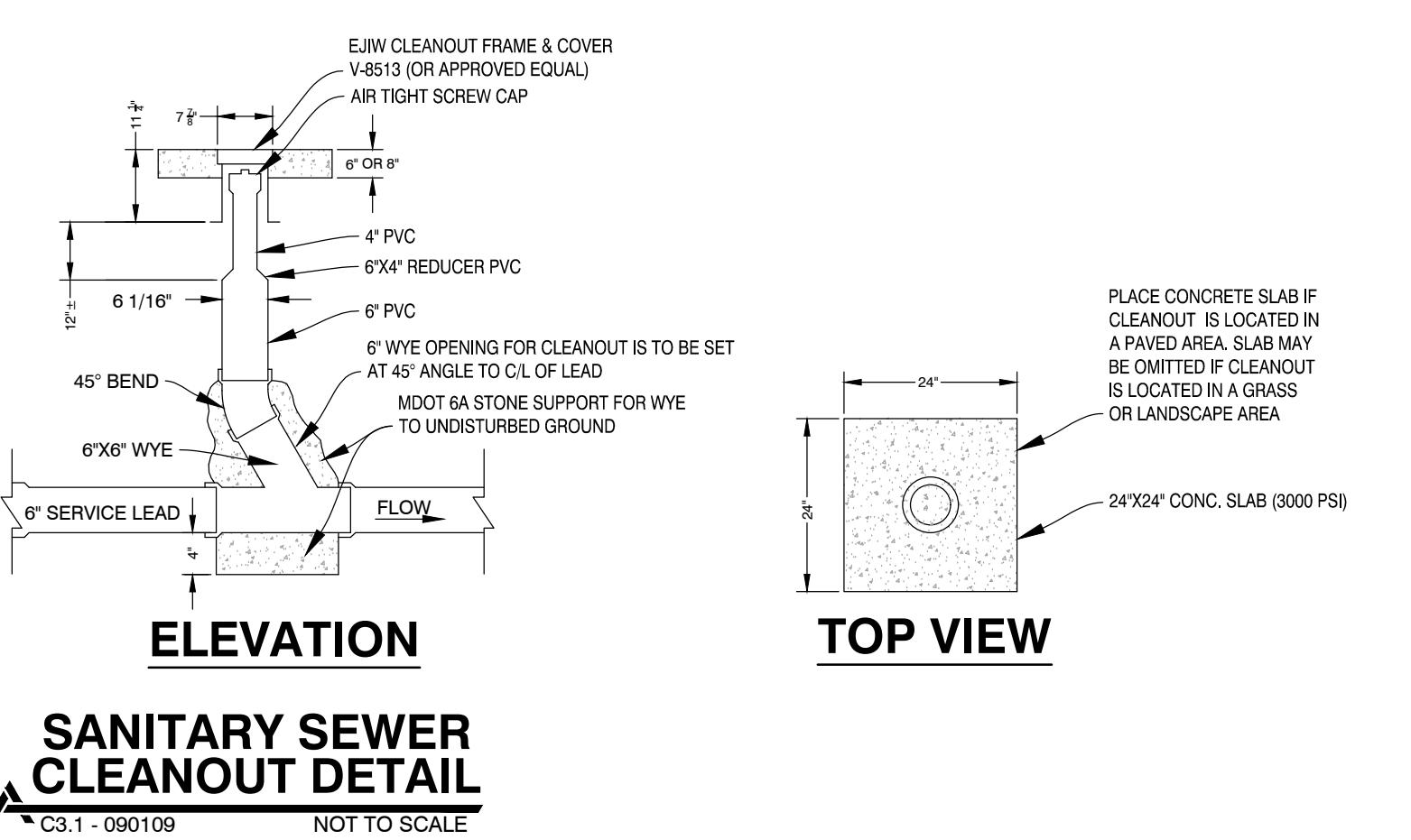
SOIL BORINGS	Boring Type: Backhoe Cut
Label: BC1 Boring Completed By: Contractor Seasonal High Water Table/Limiting Layer (in): 72 Comments:	Boring Date: 08/01/2024

SOIL HORIZON	Depth Start (in): 0 Depth End (in): 12 Soil Notes: Topsoil.
Soil Type: Loamy Sand Size: Medium	Depth Start (in): 12 Depth End (in): 30 Soil Notes: Bright orange.
Soil Type: Sand Size: Medium	Depth Start (in): 30 Depth End (in): 72 Soil Notes: Bright tan, mixed pockets of loamy sand at 60".

No.	ISSUED FOR:	DATE	BY
0	OWNER REVIEW	08/15/2024	wp
1	SITE PLAN REVIEW	08/19/2024	wp
2	DRIVE PERMIT SUBMITTAL	08/27/2024	wp
3	SITE PLAN REVIEW	09/09/2024	wp
4	-	-	-

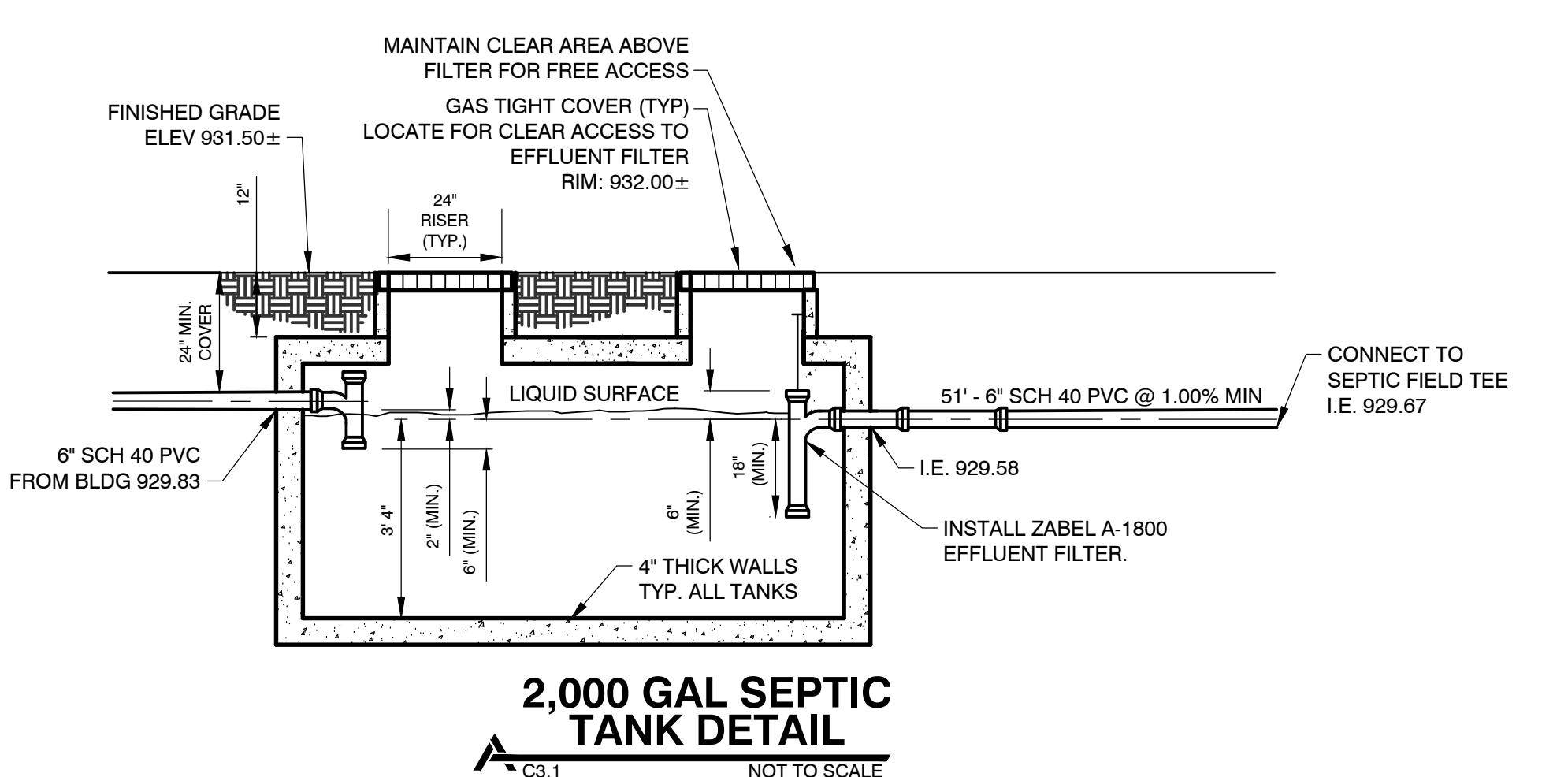
SHEET TITLE:	PROJECT:	CLIENT:	SITE ADDRESS:
JOB NUMBER 24012101	DATE 09/09/2024		SITE SECTION:

SHEET NUMBER
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**SANITARY SEWER  
CLEANOUT DETAIL**

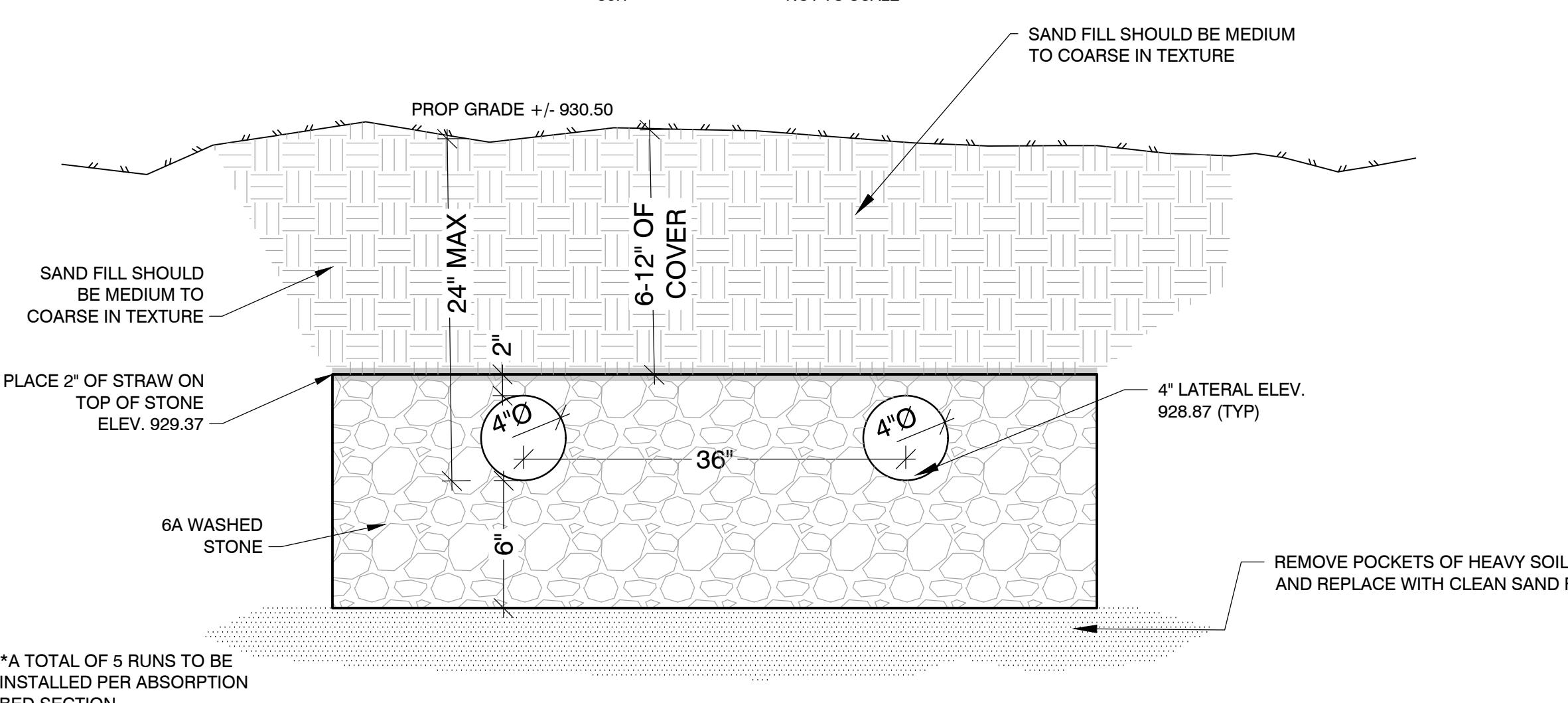
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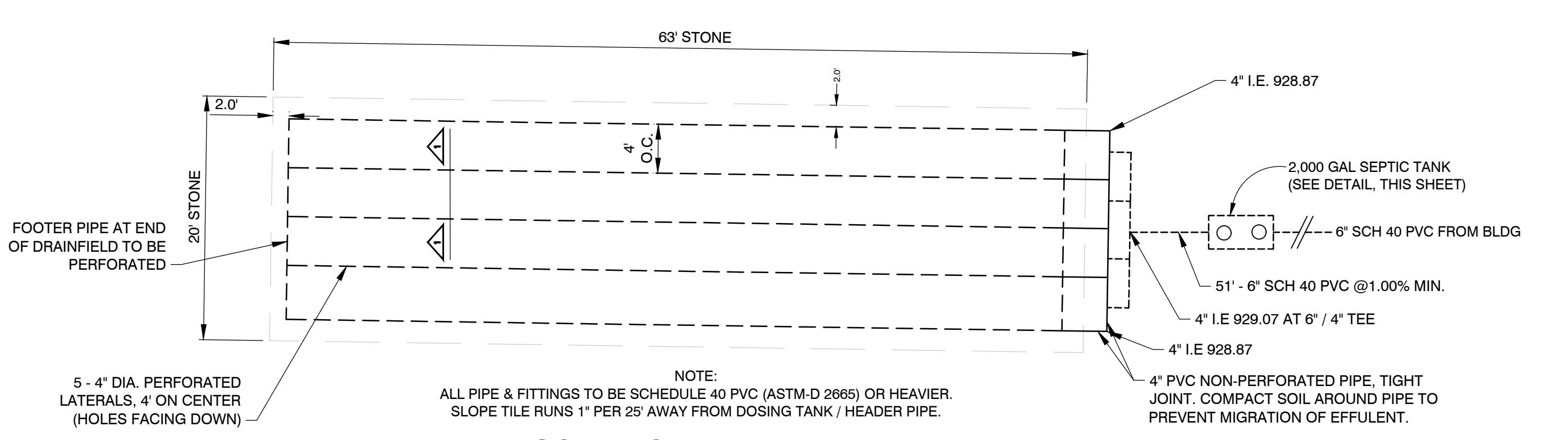

**2,000 GAL SEPTIC  
TANK DETAIL**

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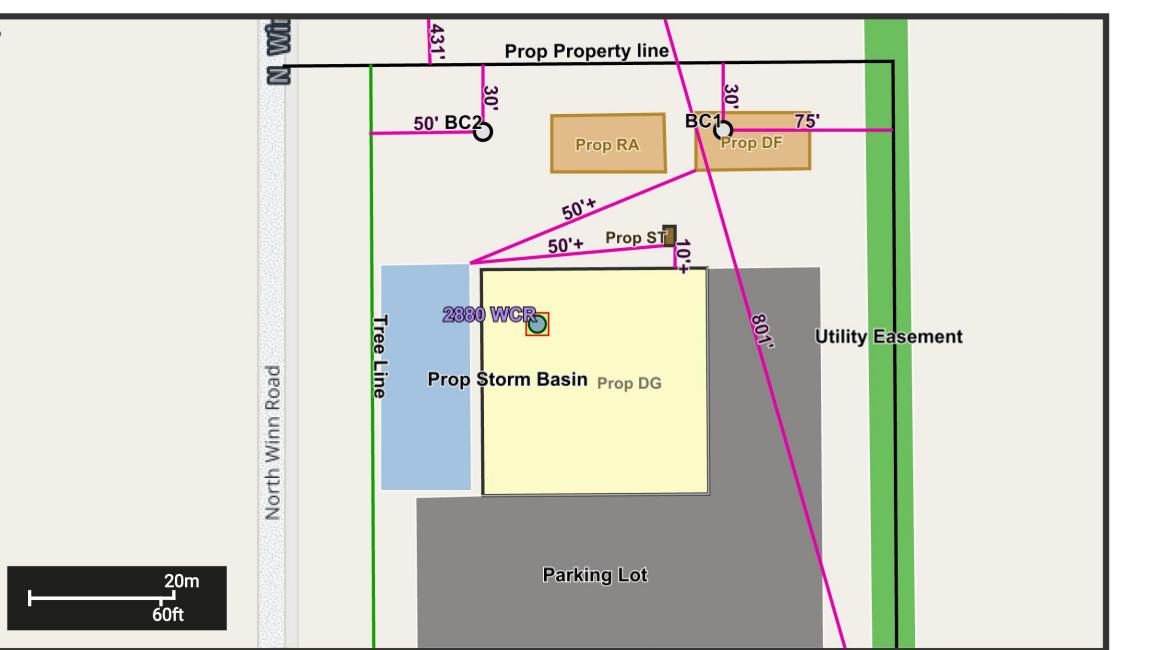
NOT TO SCALE

\*A TOTAL OF 5 RUNS TO BE  
INSTALLED PER ABSORPTION  
BED SECTION
**SEPTIC ABSORPTION BED SECTION**

NOT TO SCALE


**ABSORPTION BED DETAIL**

NOT TO SCALE



System Type: Commercial  
Property Information  
Address: 2880 W COLEMAN RD  
City: Farwell  
State: MI  
Township: Gilmore Township  
PIN: 08-022-30-003-00  
Property Use Limitations:  
Parcel accessible to Public Sewer System:  
Parcel accessible to Public Water System:  
Owner Name: HARSH AARON  
Owner Phone: Owner Email:

PERMIT TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM	
Permit Status: Issued	Permit Type: New
Permit Number: 63227	Extension Expiration Date: MM/DD/YYYY
Expiration Date: 08/07/2025	8/16/2024, 3:07 PM EDT

Square Area (sqft): 1250  
Taper Length (ft):  
Drained Comments:  
Plan for 6-12" cover and seed to grass. Cover maintenance is needed to promote surface water drainage away from stonebed.  
Remove pockets of heavy soils if encounter and replace with clean sand fill.  
Sand fill should be medium to coarse in texture.  
Bottom of drainfield to start at 24" below grade or higher, measured from highest point of original grade.  
Max Depth of System (in): 24  
Bottom of Bed: Below Grade

(1) For isolation distance required for any Type II, A or Type III supplies, must reference Act 399.  
(2) See health department for severs of approved materials for use within the above isolation distances. A minimum isolation distance may be required by the health officer between buried drains and an individual sewage disposal system, depending on site conditions such as topography, soil conditions and ground water elevation.

General Septic System Recommendations:  
All methods of water conservation are encouraged due to site limitations. For example, low flush toilets, low flow fixtures on sinks and shower heads, save water on washer, etc.  
• Driveways and parking areas shall not be constructed over the drainfield area.  
• Recommend removing all trees near the drainfield area to reduce potential for roots clogging system.  
• Routine pumping of the septic tank every 3-5 years will prolong the system's useful life.  
• Recommend setting aside a reserve area for a replacement sewage system equal to or larger than original area design for future use.  
• Unnecessary water, such as footing drains, eaves, water softener discharge must be diverted away from sewage disposal system.

Issued By: Glen Smith  
Issued Date: 08/07/2024

Sanitarian Signature:

Instructions: Central Michigan District Health Department Sanitary Code. Final inspection and approval is required before backfilling. No excavation for a septic tank or of a drainfield area and the installation cannot be considered by the owner as a guarantee that successful operation is assured. Health Officer may require 24 hours notice prior to beginning construction of a septic system or drilling water well.  
Contractor/owner to be aware that other local or state permits maybe required (i.e. soil erosion, natural rivers, wetlands). This permit is for sanitary waste only.

SOIL BORINGS  
Label: BC2  
Boring Type: Backhoe Cut  
Boring Completed By: Contractor  
Seasonal High Water Table/Limiting Layer (in): 48  
Comments: There are pockets of clay loam that can be removed if encountered.

SOIL HORIZON  
Label: BC1  
Soil Type: Loamy Sand  
Size: Medium  
Depth Start (in): 0  
Depth End (in): 12  
Soil Notes: Topsoil.Soil Type: Sand  
Size: Medium  
Depth Start (in): 12  
Depth End (in): 30  
Soil Notes: Bright orange.Soil Type: Sand  
Size: Medium  
Depth Start (in): 30  
Depth End (in): 72  
Soil Notes: Bright tan, mixed pockets of loamy sand at 60".

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**GRADING NOTES**

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- 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. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
- CONTACT MISS DIG "811" 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.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- 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 EARTHWORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT PREPARED BY CT CONSULTANTS, INC. DATED 8/19/2024.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEADED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

**SOIL EROSION & SEDIMENT CONTROL NOTES**

1 ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-EGL. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE GOVERNING AUTHORITY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE GOVERNING AUTHORITY. IF APPLICABLE, PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE "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 CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.

2 AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.

3 ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.

4 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.

5 MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PER MDOT STANDARD DETAILS. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

3P DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALT, 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)

3T 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.

4T 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 IN THE ITEM OF AGGREGATE BASE, 6 INCH) AND APPLYING DUST PALLIATIVE, APPLIED,  $\text{CaCl}_2$  (TON) AS DIRECTED BY THE PROJECT ENGINEER.

8P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION

14T 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.

26T 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.

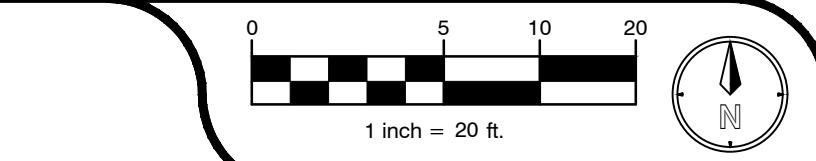
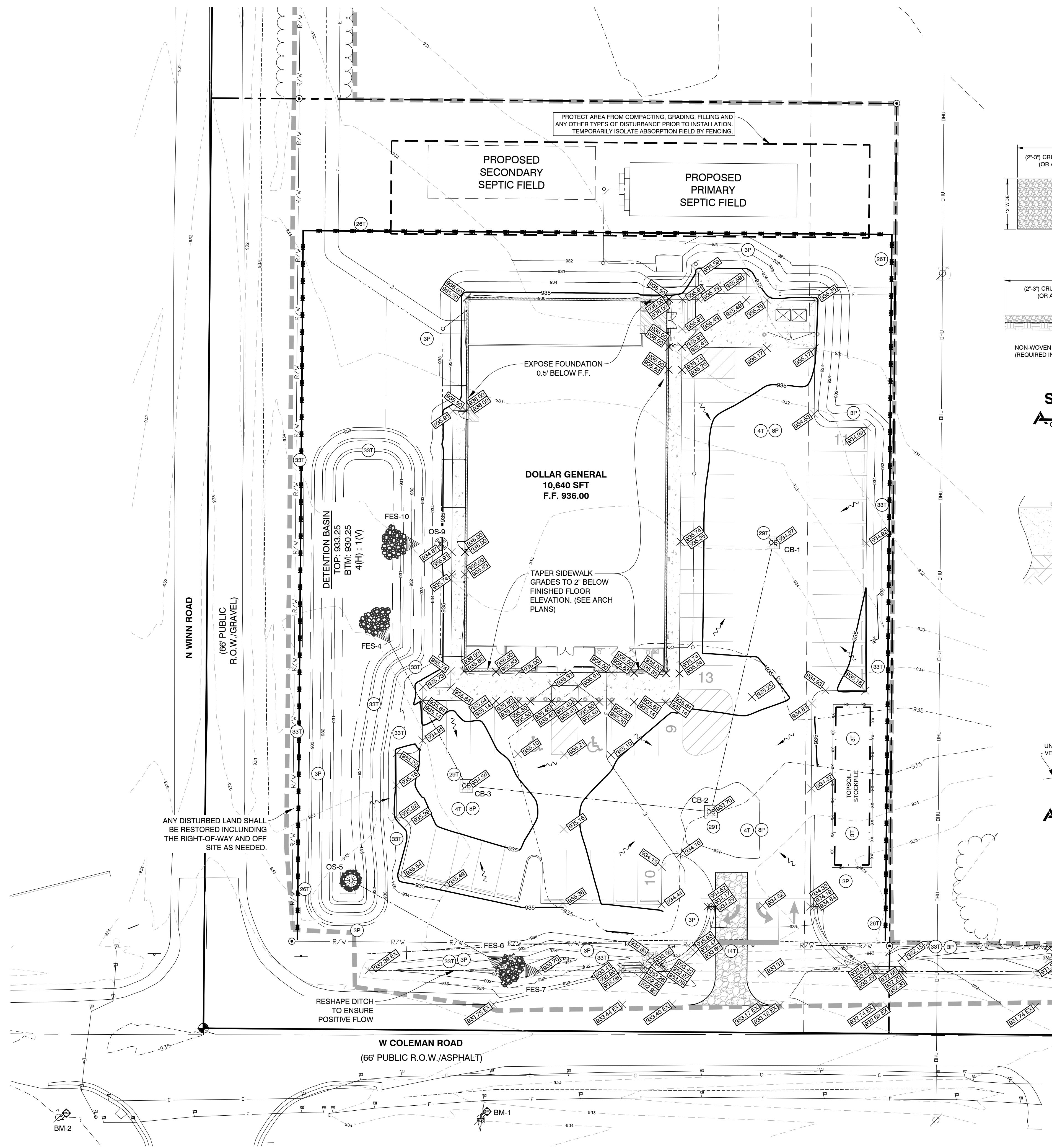
29T DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.

33T DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN DS150, 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.

WITHIN 48 HOURS OF PLACEMENT, ALL ACCESSIBLE RAMPS MUST BE SURVEYED BY A LICENSED SURVEYOR AND PROVIDE TO OWNER/ENGINEER. ANY NONCOMPLIANT AREAS SHALL BE REWORKED AND RESURVEYED UNTIL THEY ARE COMPLIANT WITH THE CONSTRUCTION PLANS.

**LEGEND**

- LIMITS OF CONSTRUCTION
- SILT FENCE
- DRAINAGE ARROW

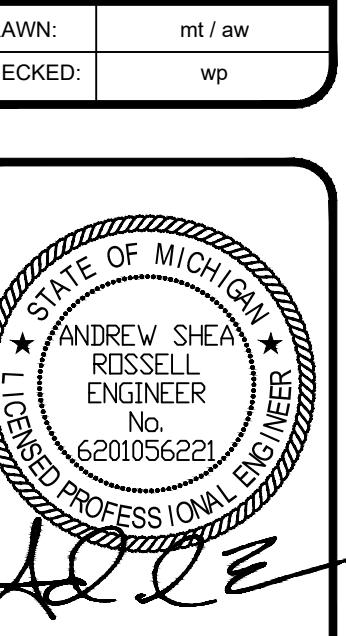


**BENCHMARK INFORMATION**

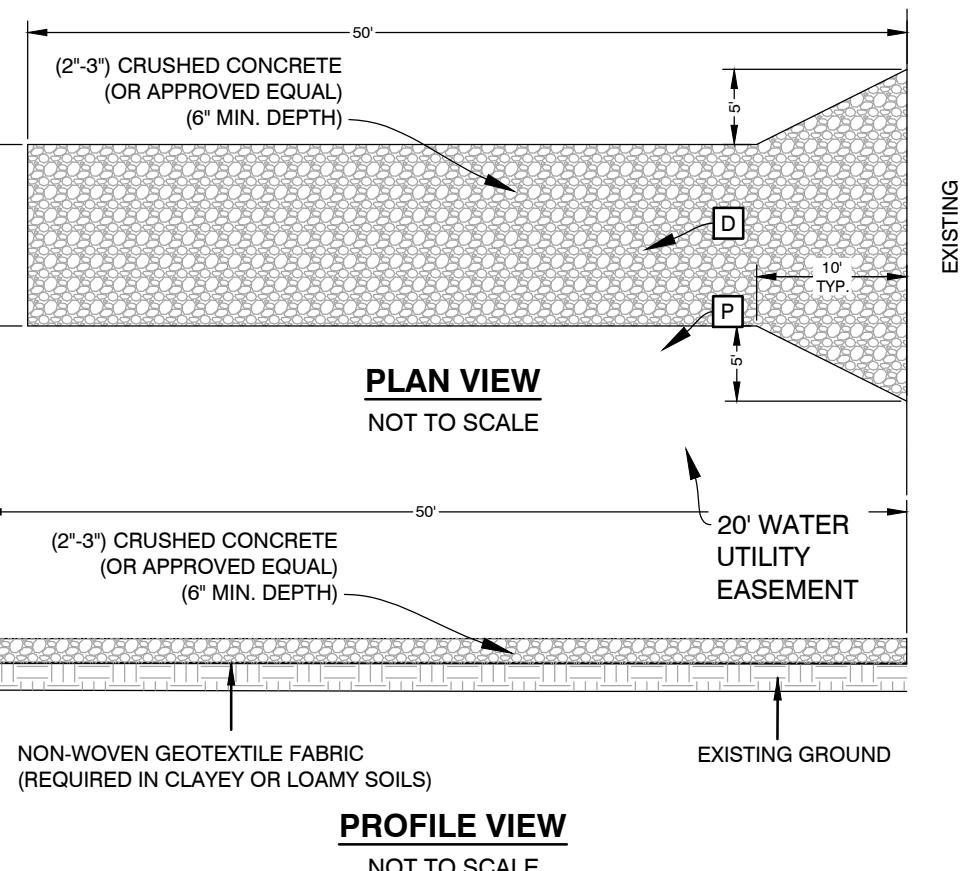
BM-1: ELEV: 935.80  
SMAG IN NORTH SIDE OF POWER POLE.

BM-2: ELEV: 935.73  
SMAG IN WEST SIDE OF POWER POLE.

PLANS PREPARED BY:  
**AR ENGINEERING**  
CIVIL ENGINEERING  
MICHIGAN | INDIANA | ILLINOIS | OHIO  
269.250.5991 PHONE | 866.569.0004 FAX  
www.arenengineeringllc.com

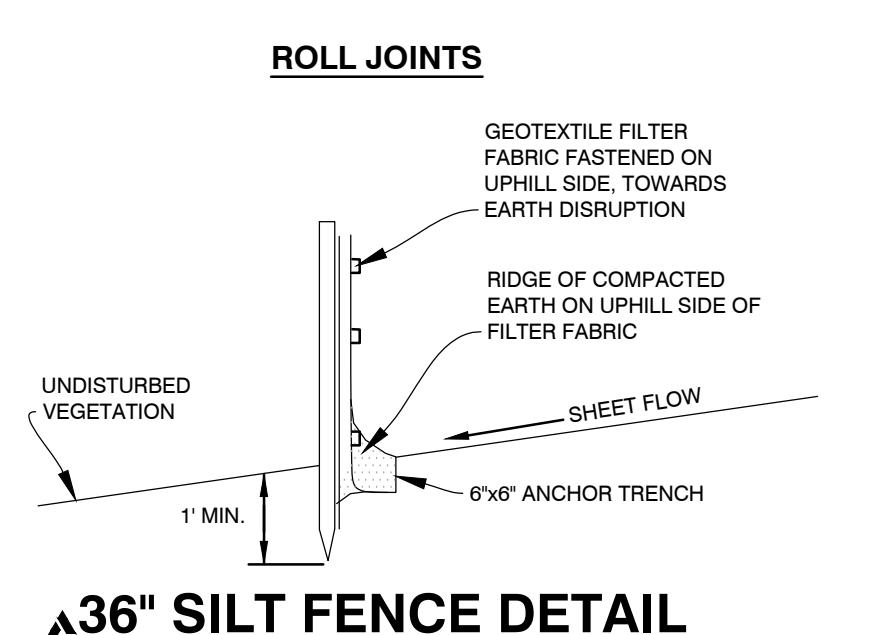
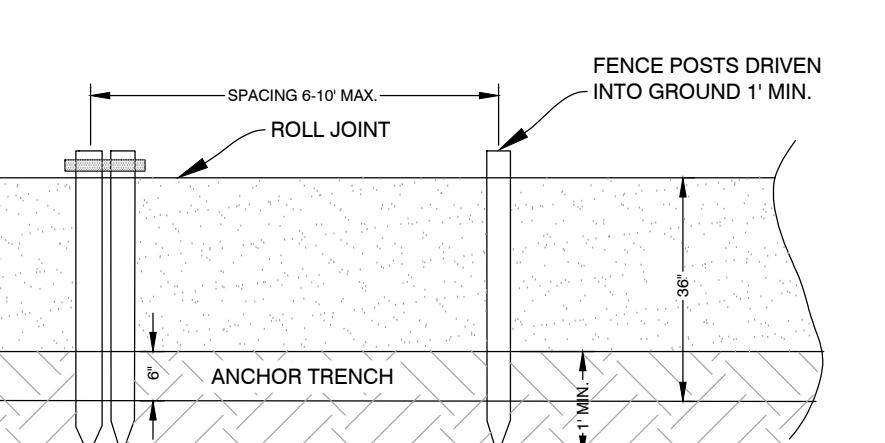


ANDREW ROSELL, P.E.  
No. 6201056221



**STABILIZED CONSTRUCTION TRACKING MAT DETAIL**

C4.0 - 130106  
NOT TO SCALE



**GRADING & SESC PLAN**  
FARWELL DOLLAR GENERAL  
FARWELL COLEMAN BTS RETAIL, LLC  
2960 W COLEMAN RD  
SECTION 22 TOWNSHIP 16N RANGE 5W

SHEET TITLE: PROJECT: CLIENT: SITE ADDRESS: SITE SECTION:

JOB NUMBER: 24012101

DATE: 09/09/2024

SHEET NUMBER: C4.0



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: AR ENGINEERING

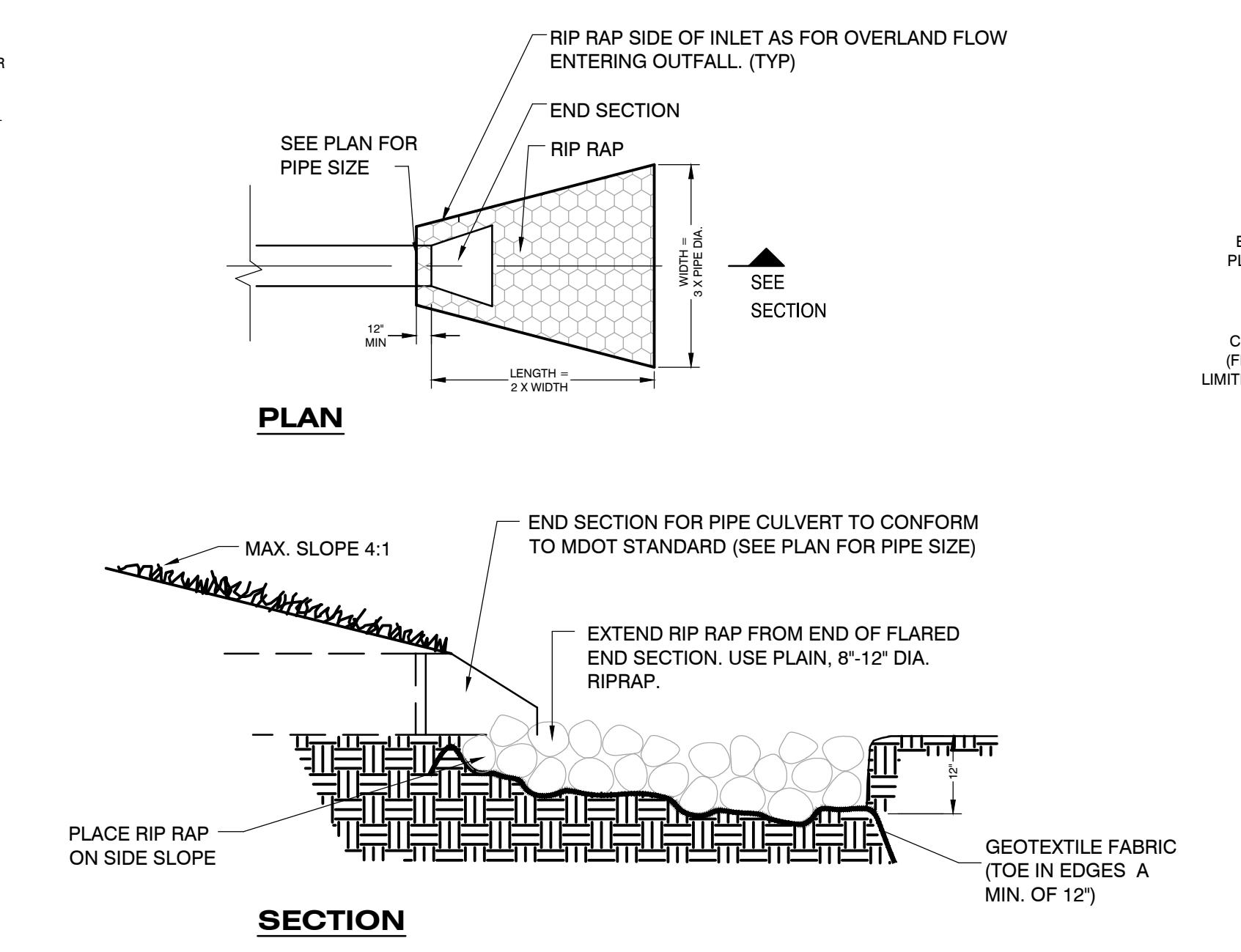
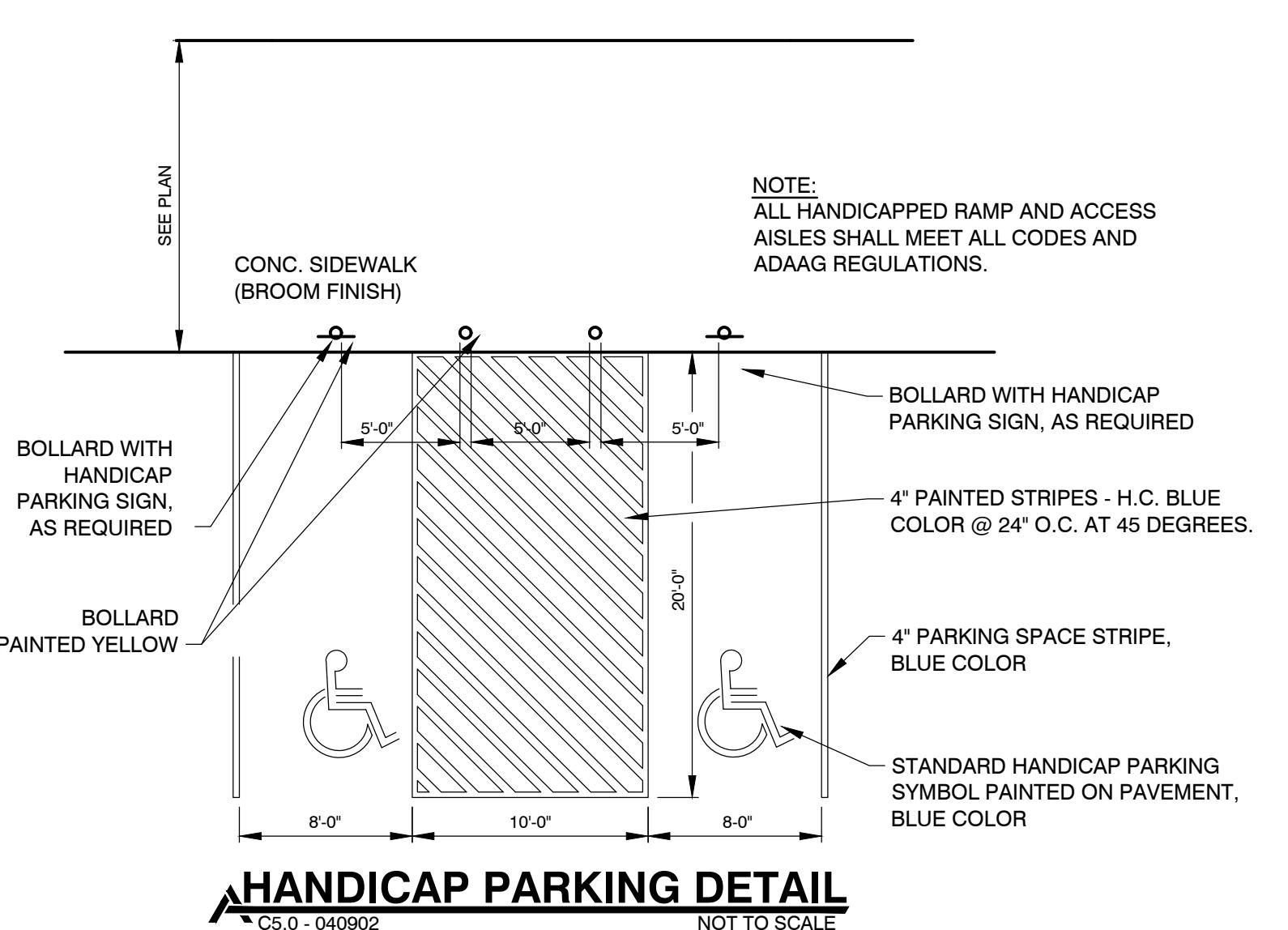
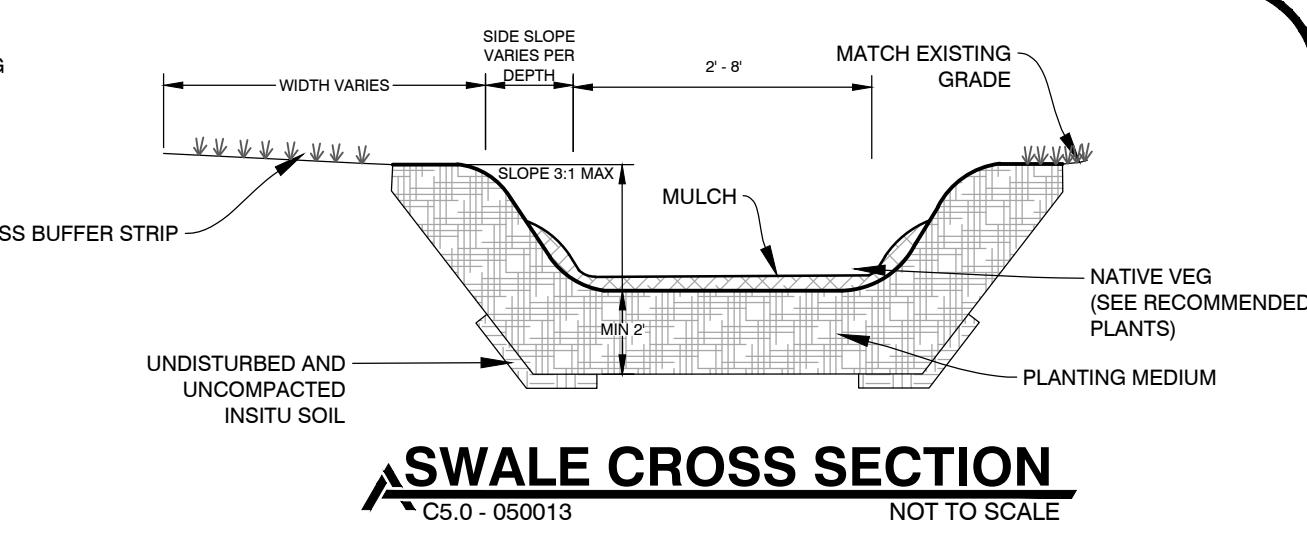
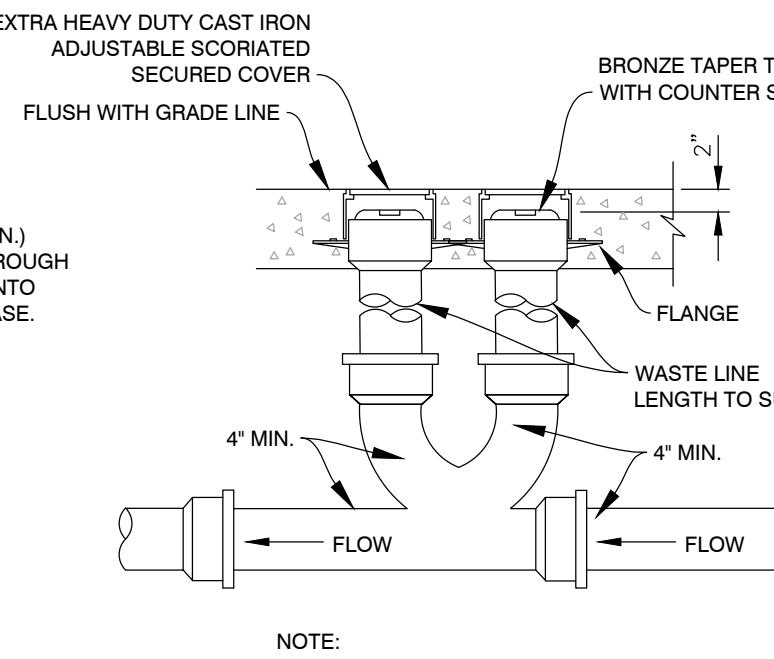
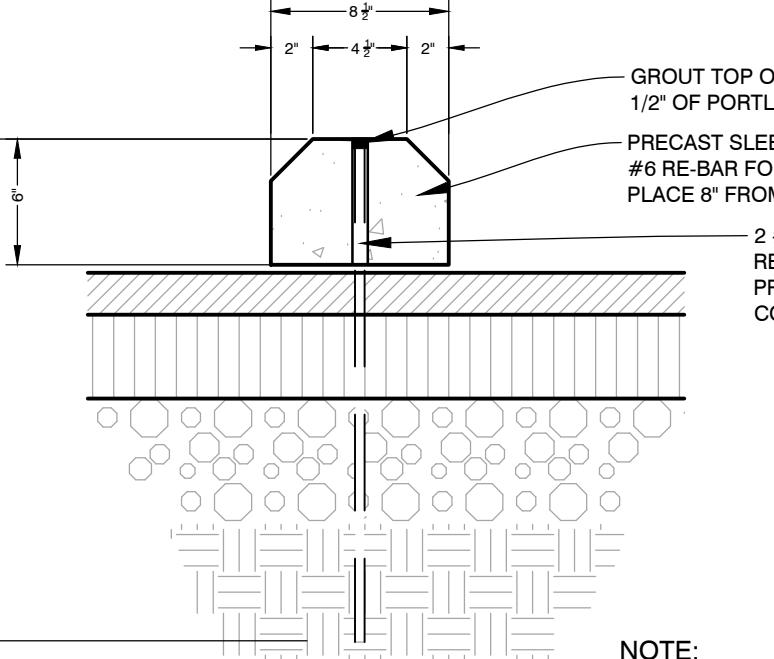
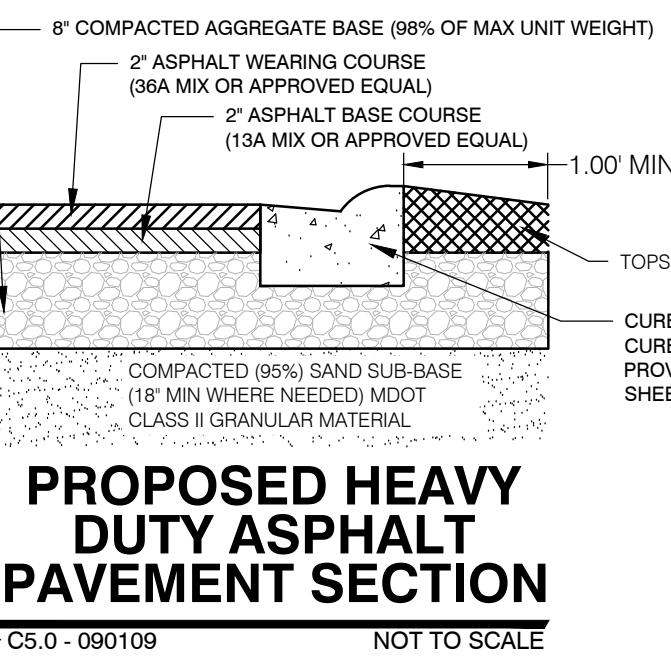
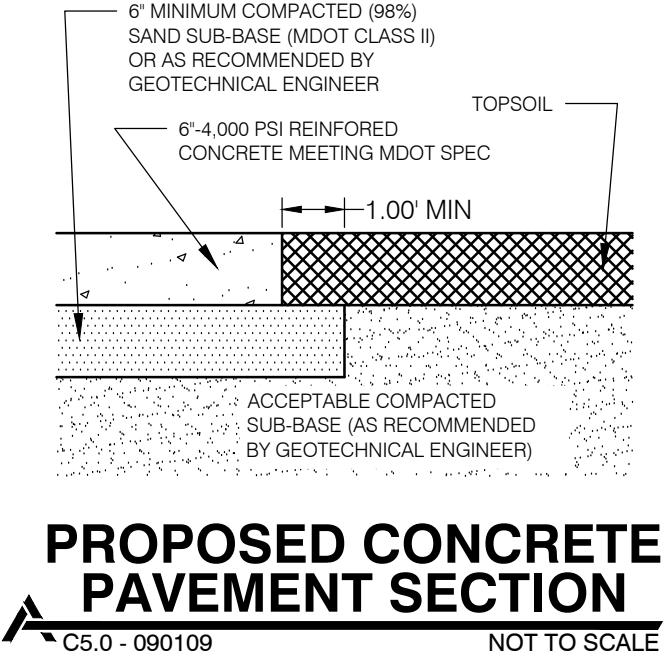
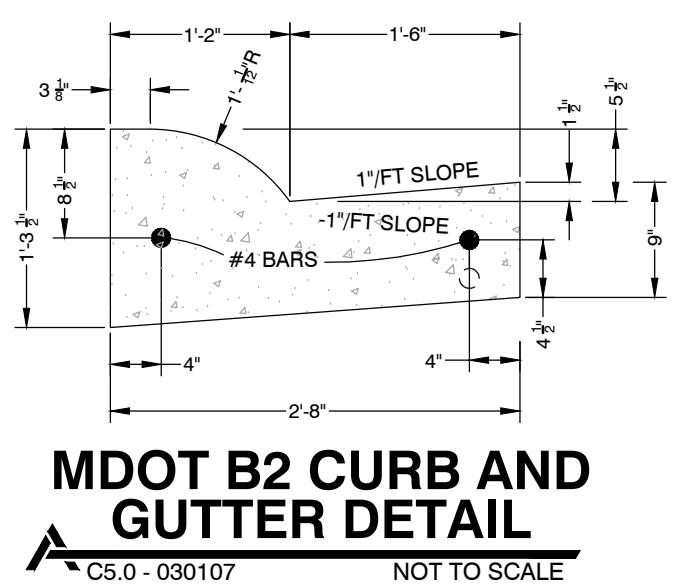
DRAWN: mt / aw  
 CHECKED: wp



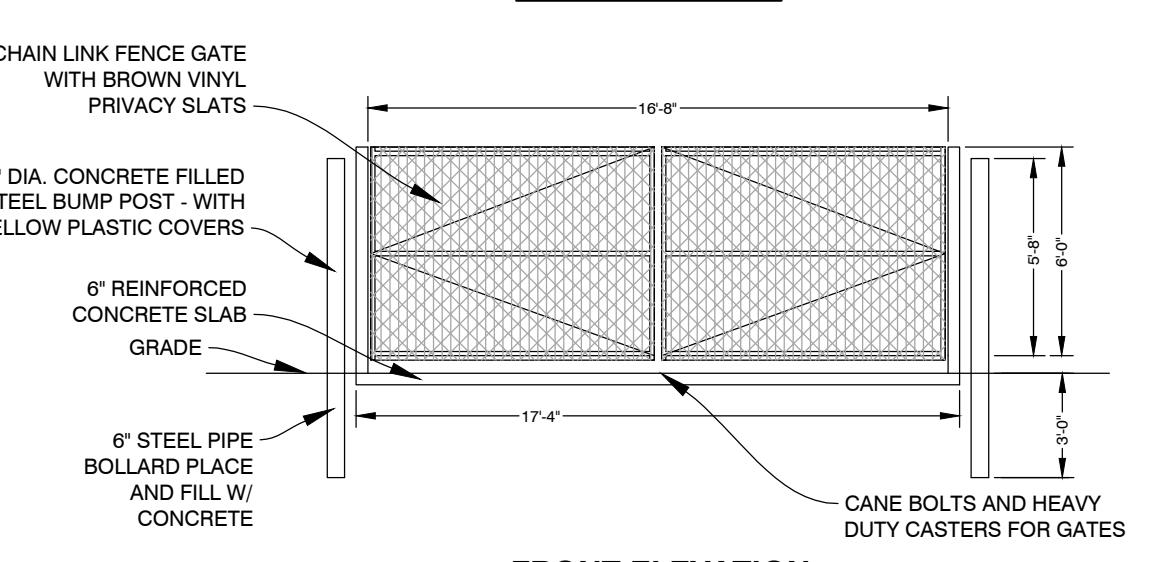
ANDREW ROSELL, P.E.  
 No. 620156221

No.	ISSUED FOR:	DATE	BY
0	OWNER REVIEW	09/15/2024	wp
1	SITE PLAN REVIEW	08/19/2024	wp
2	DRIVE PERMIT SUBMITTAL	08/27/2024	wp
3	SITE PLAN REVIEW	09/09/2024	wp
4			

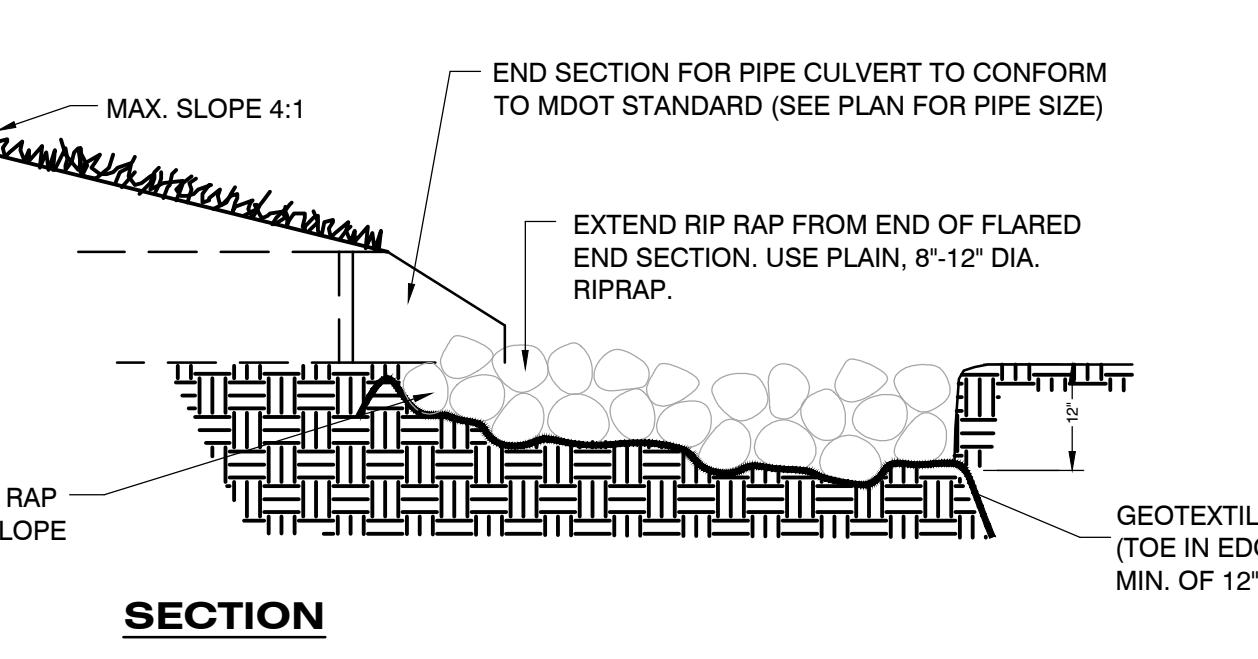
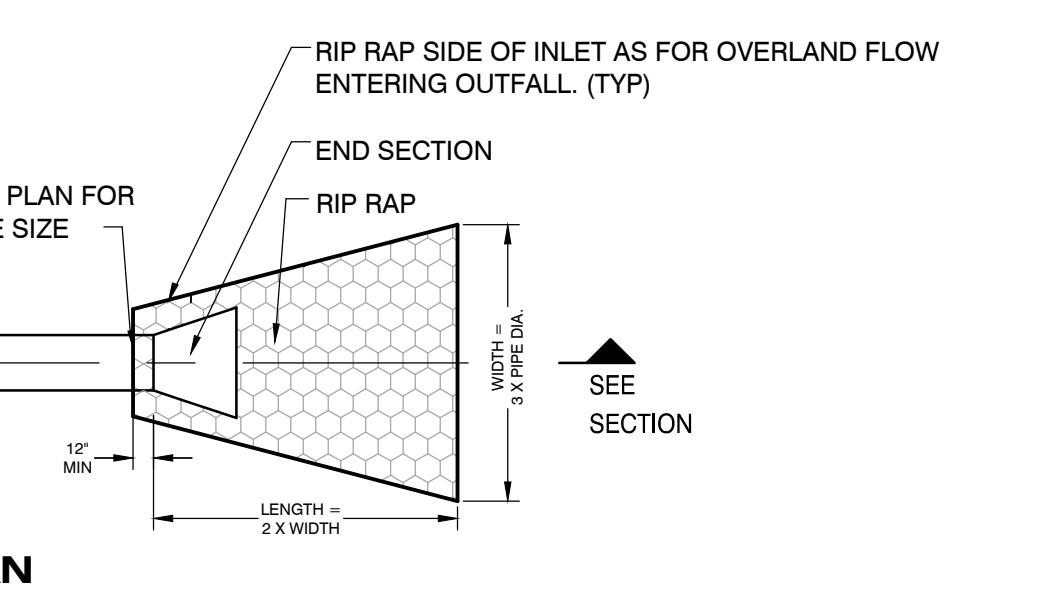
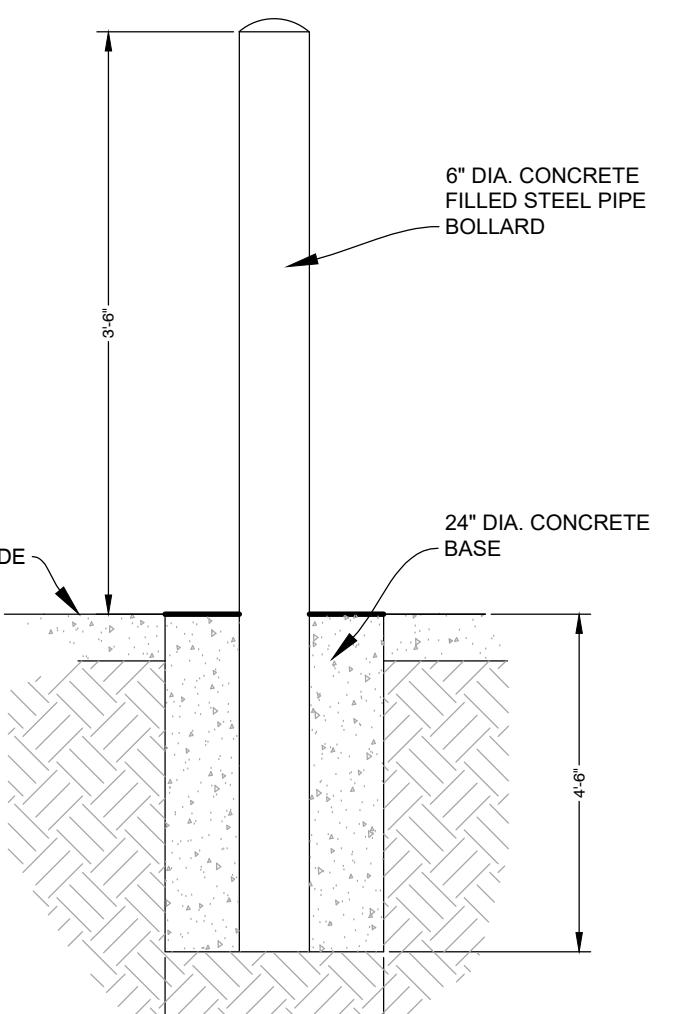
REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED & IS UNLAWFUL.



PIPE CULVERT WITH FLARED END SECTION DETAIL  
 C5.0 - 050002 NOT TO SCALE



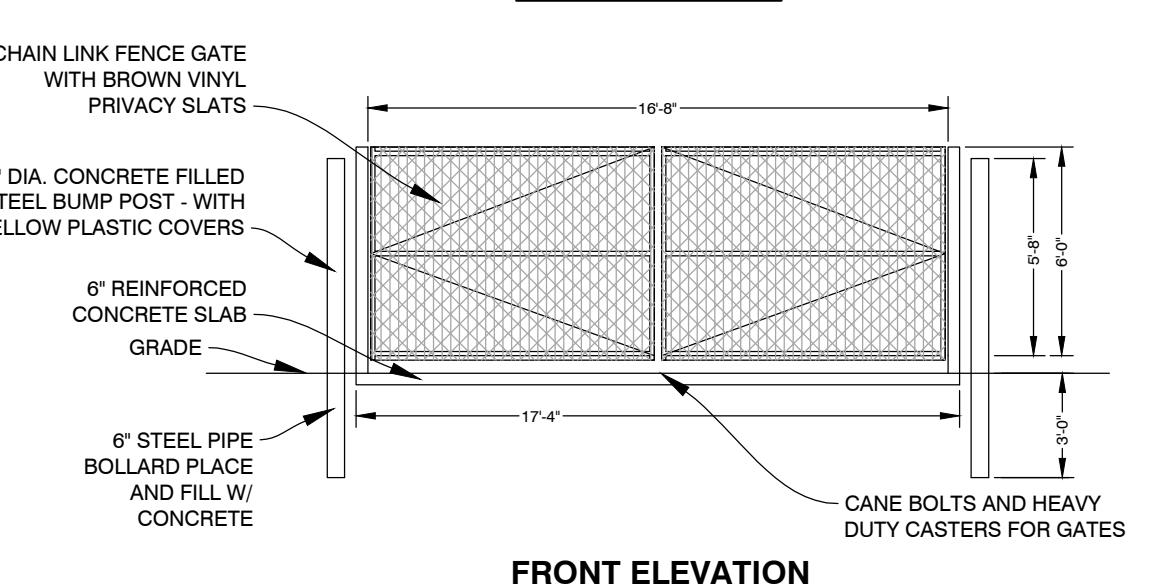
STORM CATCH BASIN DETAIL  
 C5.0 - 050003 NOT TO SCALE



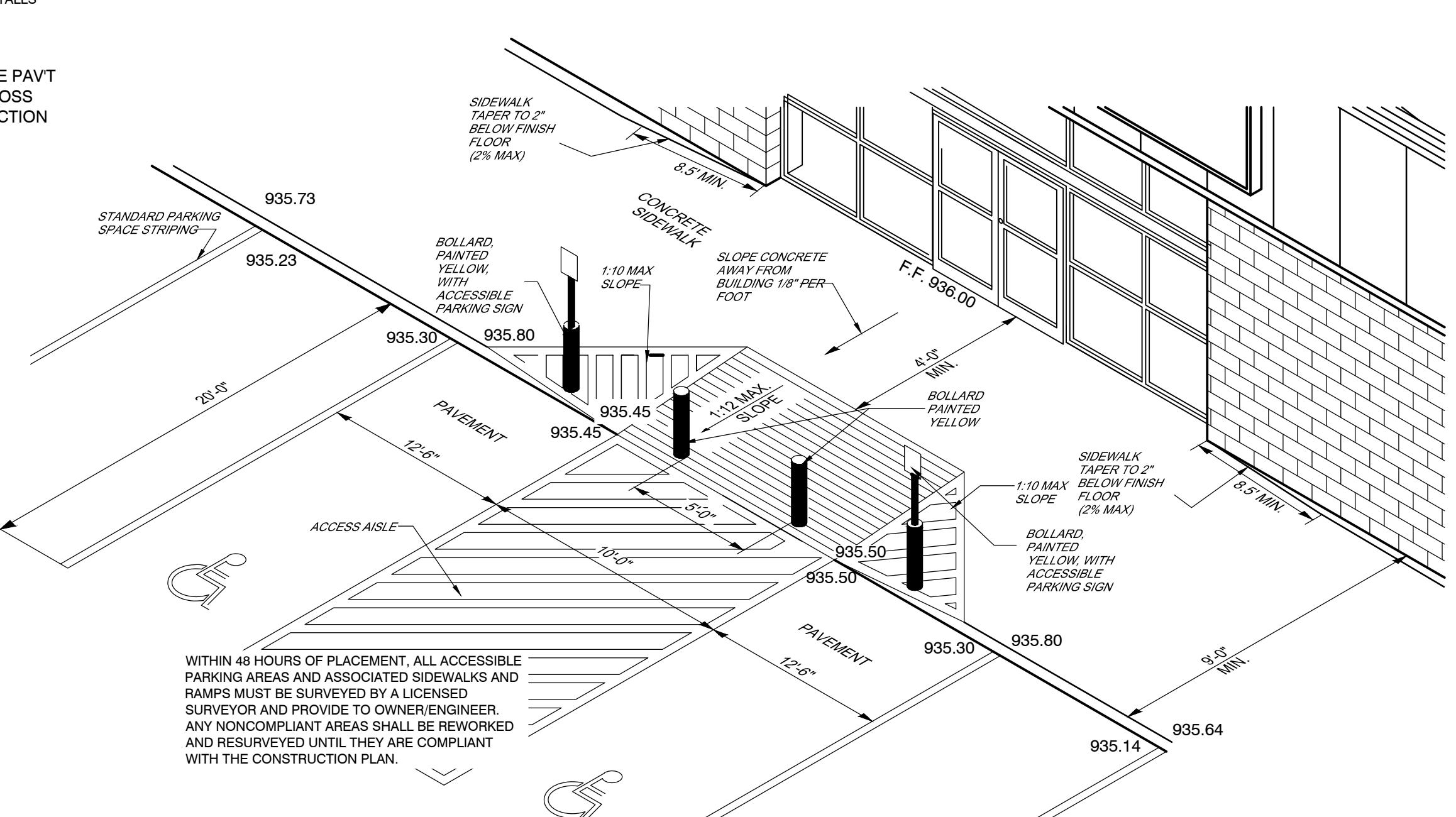
NOTE: WHEELSTOP PLACED PER PLAN.  
 WHEELSTOP 6'-0" IN LENGTH.

NOTE: CLEANOUT SHALL BE INSTALLED WITHIN 5'-0" OF THE BUILDING EXTERIOR.

NOTE: REAR ELEVATION IS SIMILAR, EXCEPT 18'-0" WIDE



DUMPSTER ENCLOSURE DETAIL  
 C5.0 - 110104 NOT TO SCALE



DETAILS  
**FARWELL DOLLAR GENERAL**  
 FARWELL COLEMAN BTS RETAIL, LLC  
 2960 W COLEMAN RD.  
 SECTION 22 TOWNSHIP 16N RANGE 5W

JOB NUMBER  
 24012101  
 DATE  
 09/09/2024

SHEET NUMBER  
 C5.0



## BENCHMARK INFORMATION

 BM-1: ELEV. 985.80  
 SMAG IN NORTH SIDE OF POWER POLE.  
 BM-2: ELEV. 993.73  
 SMAG IN WEST SIDE OF POWER POLE.

 DRAWN: mt / aw  
 CHECKED: wp

## LANDSCAPING NOTES

1. INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO COMPACTION OR INCREASED DEPTH OF SOIL OVER THE ROOT SYSTEM AREA PRIOR TO AND DURING CONSTRUCTION.
2. ALL LAWN AREAS SHALL BE SEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 3-4 LBS/ 1000 SFT.
3. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING  $\frac{3}{4}$ " X 4". ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
4. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, MOWING, TRIMMING, REPAIRING, AND OTHER OPERATIONS AS NECESSARY TO ENSURE A UNIFORM, SMOOTH LAWN, AND REMUISH TO PRODUCE A UNIFORM, SMOOTH LAWN.
6. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
7. PROTECT ADJACENT AND ADJOINING STRUCTURES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
8. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICK, ROOTS, RUBBISH, AND OTHER EXTRANEous MATTER FROM SITE.
9. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
10. MAINTAIN TREES AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITIONS AS NECESSARY TO ESTABLISH AND MAINTAIN VIBABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF DEFECTS AND DISEASES.
11. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
12. TREES, AND SHRUBS SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

## LANDSCAPING CALCULATIONS

1. PARKING LOT LANDSCAPING REQUIREMENT:  
ALL PARKING AREAS CONTAINING 20 OR MORE PARKING SPACES SHALL HAVE A MINIMUM OF 10% OF THE SURFACE AREA LANDSCAPED.  
PARKING AREA = 8,644 SF \*10% = 865 SF OF LANDSCAPING AREA REQUIRED  
PROVIDED = 1,045 SFT OF AREA

## LEGEND

- 1 NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED
- 2 PROPOSED DECIDUOUS TREE
- 3 PARKING LOT LANDSCAPING
- 4 SOD LAWN WITH IRRIGATION ON 4" TOPSOIL
- 5 PERENNIAL RYE GRASS WITHOUT IRRIGATION ON 4" TOPSOIL

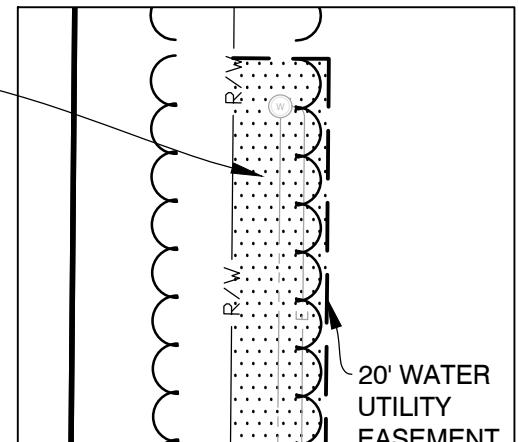
WELL CONTINUATION  
THIS SHEET

SEED AND RESTORE WHAT IS DISTURBED THROUGHOUT WATER SERVICE INSTALLATION PROCESS

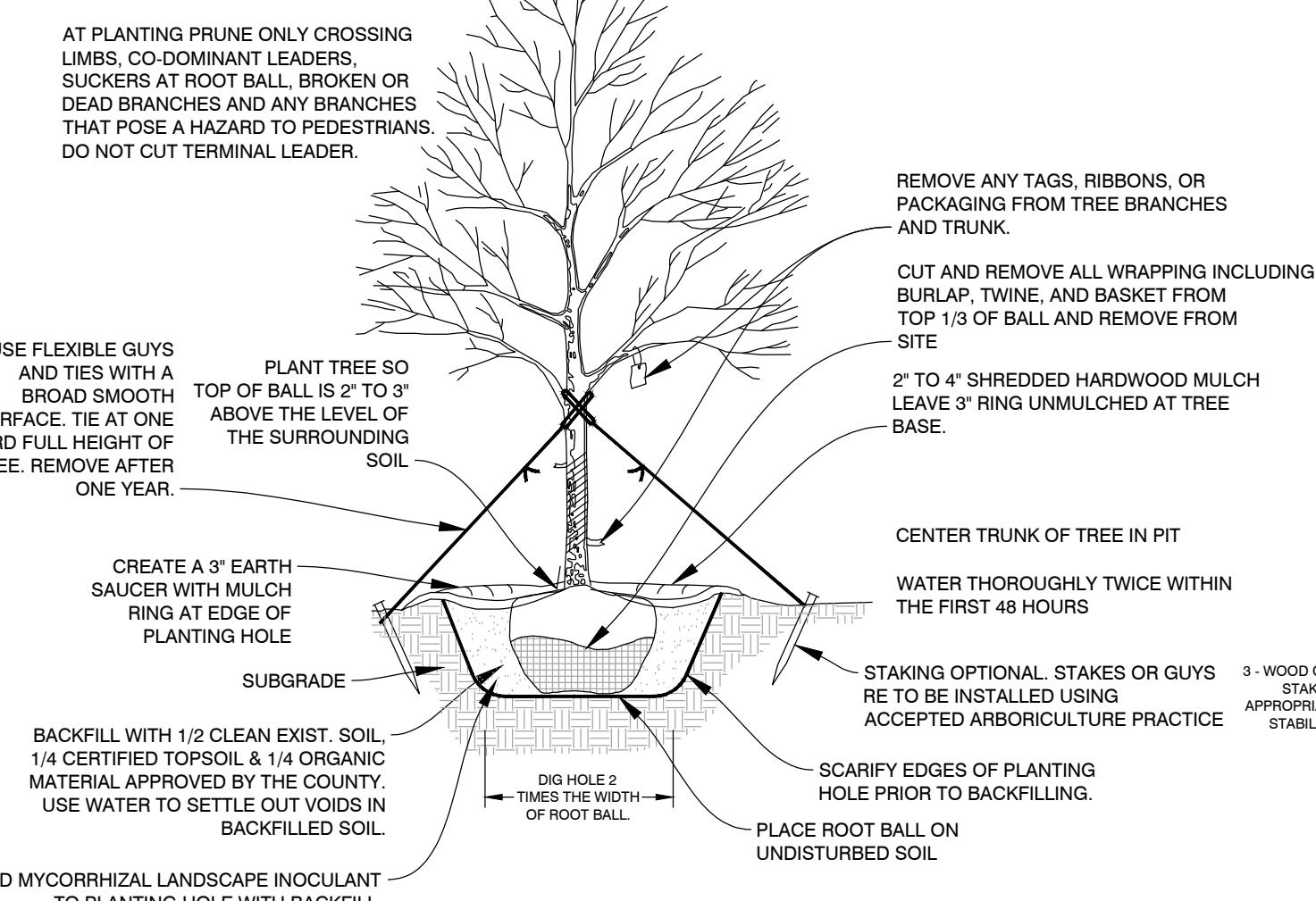
20' WATER UTILITY EASEMENT

PROPOSED  
SECONDARY  
SEPTIC FIELDPROPOSED  
PRIMARY  
SEPTIC FIELD

SEED AND RESTORE  
WHAT IS DISTURBED  
THROUGHOUT  
WATER SERVICE  
INSTALLATION  
PROCESS



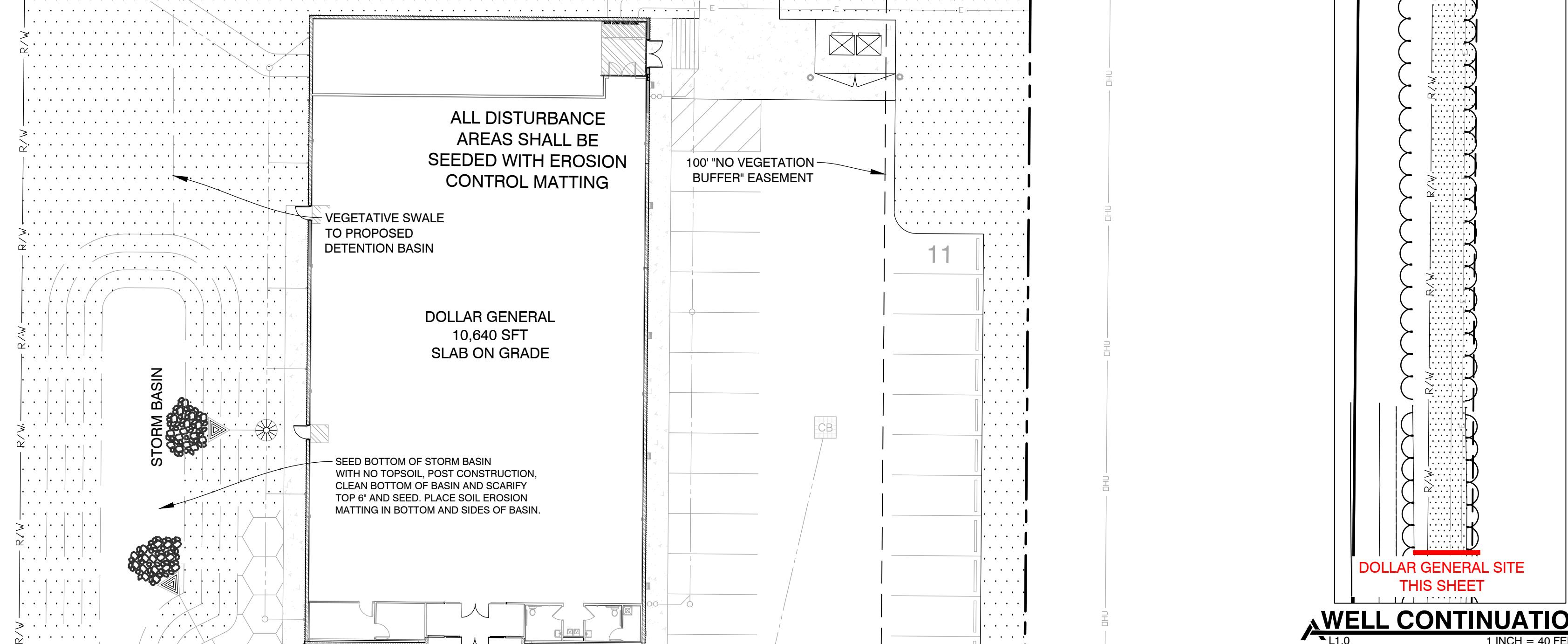
NOTE:  
STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.

TYPICAL DESCIDUOUS  
TREE PLANTING DETAIL

L1.0 - 170102

NOT TO SCALE

N WINN ROAD

(66' PUBLIC  
R.O.W./GRAVEL)

## WELL CONTINUATION

L1.0 1 INCH = 40 FEET

## Tree Planting Schedule

Symbol	Latin Name	Common Name	Size	Container Type	Comments
As	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal.	B&B	



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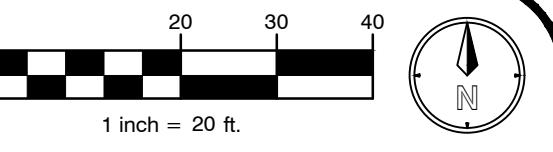
LANDSCAPE PLAN  
FARWELL DOLLAR GENERAL  
FARWELL COLEMAN BTS RETAIL, LLC  
2960 W COLEMAN RD.  
SECTION 22 TOWNSHIP 16N RANGE 5W
 SHEET TITLE:  
 PROJECT:  
 CLIENT:  
 SITE ADDRESS:  
 SITE SECTION:

 JOB NUMBER  
 24012101  
 DATE  
 09/09/2024

SHEET NUMBER

L1.0

200



## TYPE G

### LED Full Cut Wall Pack



#### WALL PACK

Wall pack light is one of the most dependable lights for security lighting luminaire. Applications include perimeter, security, stripmalls, entrance ways, and any general outdoor surface. The high performance optics are specifically designed to produce a Type III distribution.

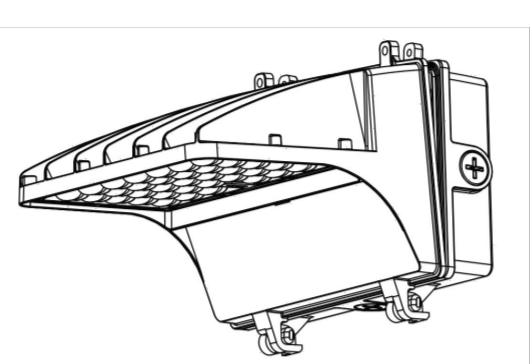
#### DESCRIPTION

- Energy Saving 40 Watt Integrated LED
- Lasts 45 years\* or 50,000 Hours Continuous Use
- Maintenance Free — No Bulb Replacements
- 5 Year Limited Warranty



#### WP4053

Input Voltage	120-277V
Wattage	40W
Dimmability	Dimmable
Lumens	5200lm
CCT	5000K
Avg Rated Life	50,000 hours
Power Factor	0.9
IP Rating	Wet Location
CRI	>80Ra
Working Temp.	Min -4°F (-20°C), Max 104°F (40°C)
Product Dimensions	9.3 x 7.1 x 8.9 in
Product Weight	1.8lbs
Master Carton Weight	19.8lbs
Case Pack	4 pc



1 Hours lifetime with 70% lumen maintenance  
2 Thermally stable typical lumens (+10%)  
3 Thermally stable CCT (+10%)  
4 Color rendering index/Ra



LEDS LLC  
N8774 Firelane 1  
Menasha, WI 54952  
P: 920-840-6054  
F: 920-840-6424  
www.leds-llc.com

## TYPE HB/HP/HP2 LED Area Light



#### AREA LIGHT SERIES

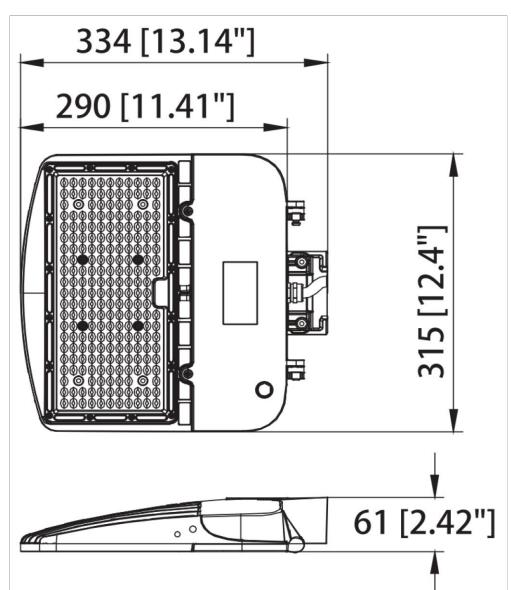
The LEDS Area Lights are perfect for new construction, retrofit and lighting upgrade solutions. High output and top of the line specifications. Available in multiple wattage and lumen output configurations to meet any lighting application. Type 4 & 5 available.

#### FEATURES

- Energy Saving 150 Watt Integrated LED
- Lasts 45 Years\* or 50,000 Hours Continuous Use
- Maintenance Free - No Bulb Replacements
- 5-Year Limited Warranty



Model Number	Part Number	Watts	IP Rating	CCT	CRI	Input Voltage	Product Dimensions(in)
AL1211	AL-15050-MV	150W	IP65	5000K	>80Ra	120-277	11.68x12.40x2.69



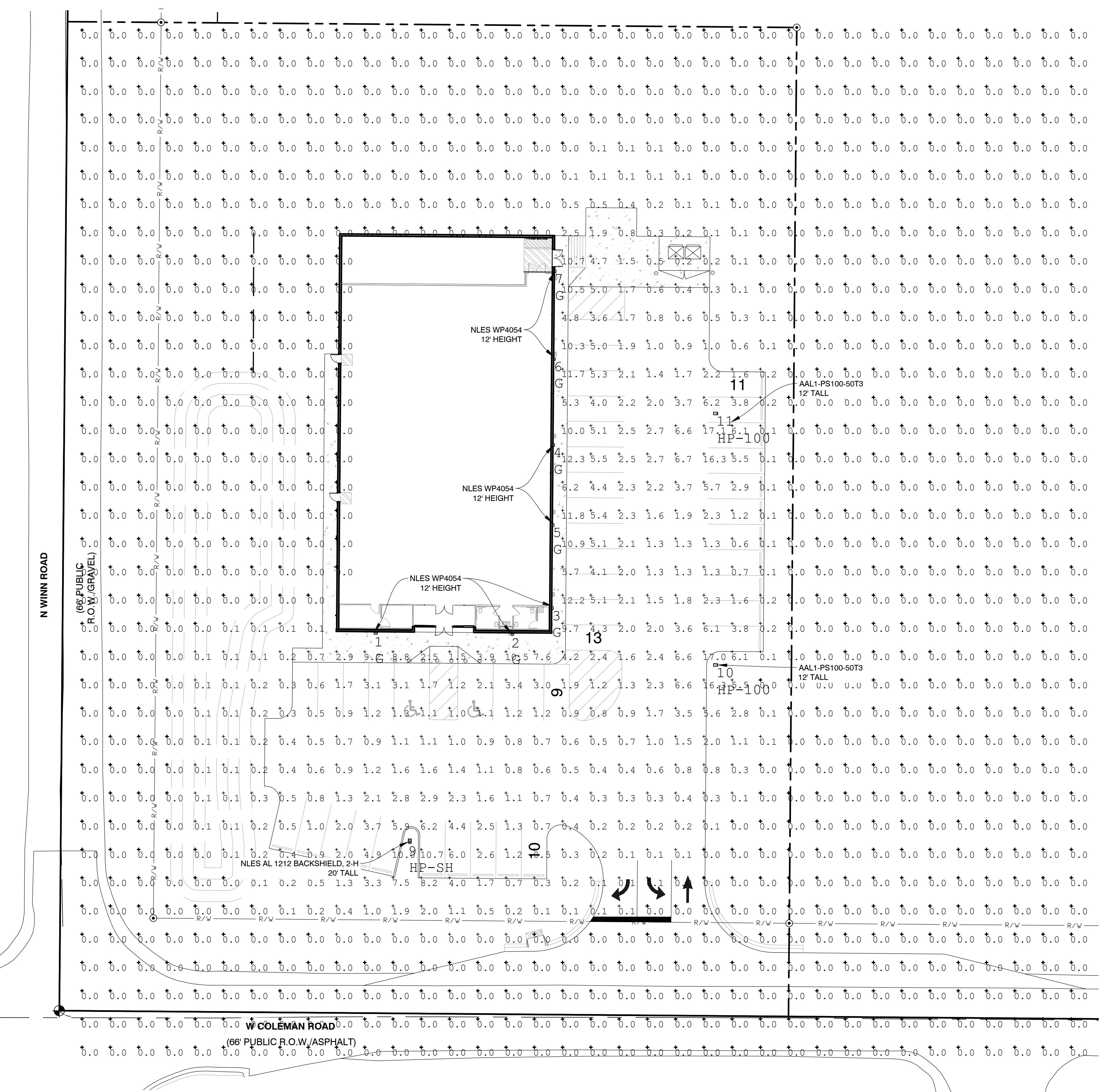
#### ACCESSORIES

Accessories	Model Number	Part Number
Slip-fitter mount	AL7770	AL-SF-003
Round pole mount	AL7771	AL-RP-003
Glare Shield	AL1211SH	N/A



LEDS LLC  
N8774 Firelane 1  
Menasha, WI 54952  
P: 920-840-6054  
F: 920-840-6424  
www.leds-llc.com

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Watts
■	2	HP-100	Single	NLES WP4054	0.950	14711
■	7	G	Single	NLES WP4054	0.950	5696
■	1	HP-SH	Single	NLES AL1212 Back Shield	0.950	16181
						Total Watts
						204.8
						422406
						295.684
						147489
						147.489



PLANS PREPARED BY:  
**AR ENGINEERING**  
CIVIL ENGINEERING & SURVEYING  
MICHIGAN | INDIANA | ILLINOIS | OHIO  
269.250.5991 PHONE | 866.569.0004 FAX  
www.arengeeringllc.com

DRAWN:	mt / aw
CHECKED:	wp

No.	ISSUED FOR:	DATE	BY
0	OWNER REVIEW	08/15/2024	wp
1	SITE PLAN REVIEW	08/19/2024	wp
2	DRIVE PERMIT SUBMITTAL	08/27/2024	wp
3	SITE PLAN REVIEW	09/09/2024	wp
4			

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**PHOTOMETRIC PLAN**  
**FARWELL DOLLAR GENERAL**  
**FARWELL COLEMAN BTS RETAIL, LLC**  
**2960 W COLEMAN RD,**  
**SECTION 22 TOWNSHIP 16N RANGE 5W**

SHEET TITLE:  
PROJECT:  
CLIENT:  
SITE ADDRESS:  
SITE SECTION:

JOB NUMBER  
24012101  
DATE  
09/09/2024

SHEET NUMBER  
L2.0

Gilmore Township, Isabella County  
Assessor's Office  
P.O. Box 359  
Port Austin, MI 48467

RE: Land Division Request  
Parent Parcel(s): 08-022-30-003-00  
Parent Address: 2880 West Coleman Road

July 31, 2024

To whom it may concern:

A request has been made for a land division to be processed on parcel 08-022-30-003-00 owned by Aaron Harsh and located at 2880 West Coleman Road in Farwell, Michigan. The parent parcel has met the requirements of Gilmore Township and Isabella County Zoning. Please be aware that delinquent taxes if any and including the 2024 Summer & Winter taxes must be paid and **all liens must be discharged**.

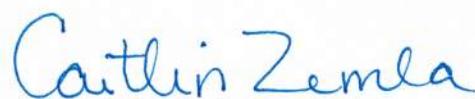
The 2025 parcel numbers will be as follows:

Parcel 1: 08-022-30-003-20 (2.073 +/- acres Parcel A on AR Engineering Survey 24012101)  
Parcel 2: 08-022-30-003-10 (28.311 +/- acres Remainder on AR Engineering Survey 24012101)

These parcels will take affect for the 2025 Assessing and Tax Roll if requirements have been fulfilled.

**\*\* IT IS UP TO THE BUYER AND SELLER TO PRORATE AND OR COME TO AGREEMENT FOR THE CURRENT YEAR TAXES, AS SPLITS ONLY HAPPEN ONCE A YEAR\*\***

Thank you,



Caitlin Zemla  
Michigan Advanced Assessing Officer R9457  
Gilmore Township Assessing Department

Aaron Harsh  
A&E Self Storage  
NEC of W. Coleman Road & North Winn Road  
Farwell, MI 48622

June 26, 2024

To Whom It May Concern

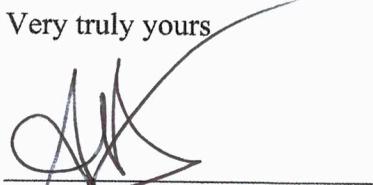
**RE: Property at northeast corner of W. Coleman Road and N. Winn Road, Farwell  
(Gilmore Township), Isabella County, Michigan ("Property")**

Pursuant to a Real Estate Purchase Agreement dated April 30, 2024, between the undersigned and Dearborn Land Investment LLC ("Dearborn") for the sale of the Property to Dearborn, Zaremba Group, LLC an affiliate of Dearborn, and/or AR Engineering a consultant of Dearborn, are authorized to deal with governmental agencies, utility companies, etc. regarding the development of the Property by Dearborn or its nominee.

Please contact the undersigned if you have any questions regarding this letter.

Thank you

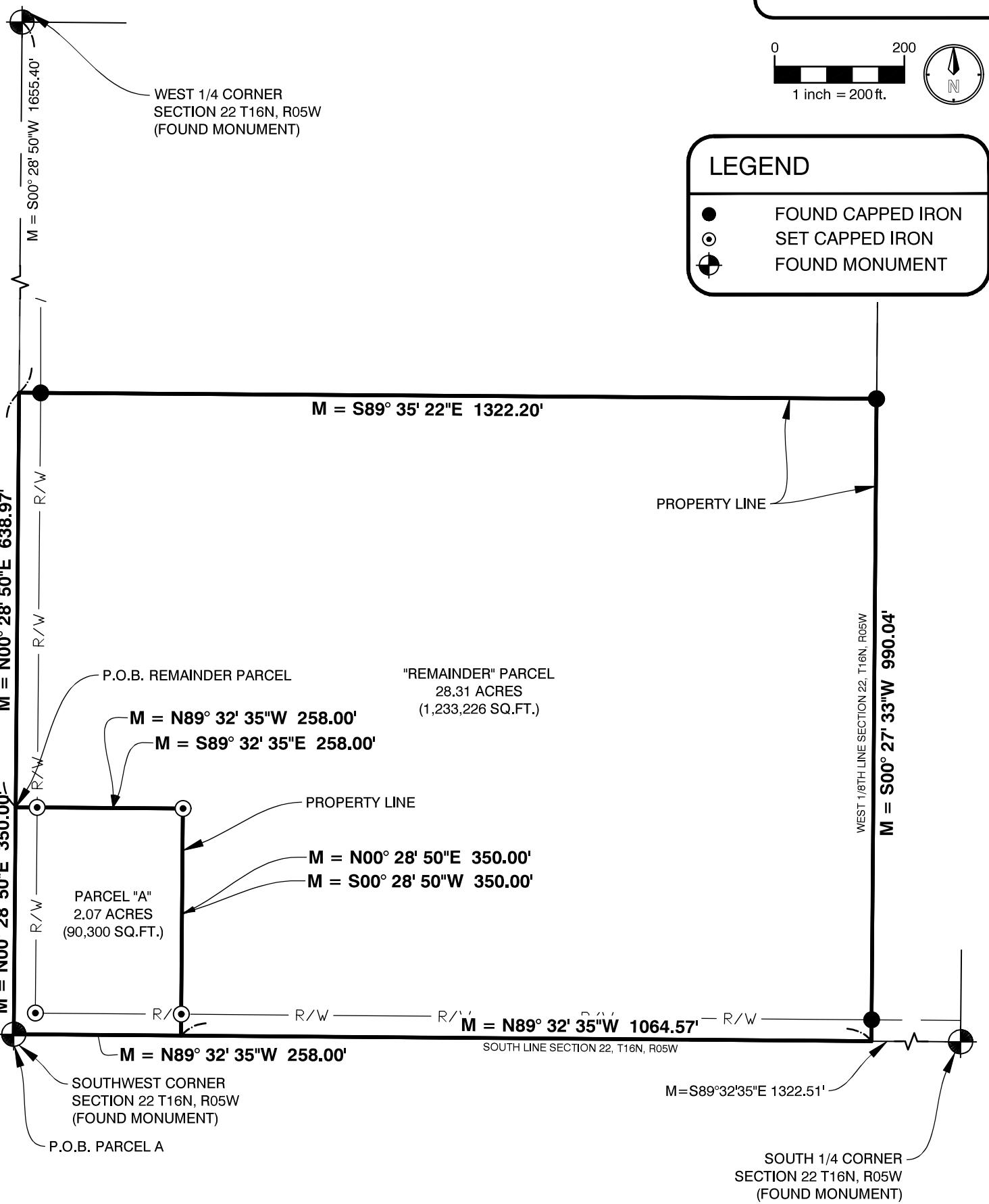
Very truly yours



Aaron Harsh

# CERTIFICATE OF SURVEY

SW 1/4 SECTION 22, TOWNSHIP 16 NORTH, RANGE 05 WEST GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN



#### SURVEYORS CERTIFICATE:

I, MATTHEW T MOKANYK, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCELS HEREON DESCRIBED. THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND MEETS THE REQUIREMENTS OF P.A. 132 OF 1970 MCL 54.213.

*Matthew Mokanyk*

MATTHEW T. MOKANYK P.E., P.S. # 4001042063

#### SHEET TITLE:

PARCEL SPLIT

#### PROJECT:

FARWELL MICHIGAN DOLLAR GENERAL

#### CERTIFIED TO:

FARWELL COLEMAN BTS RETAIL, LLC

#### SITE ADDRESS:

W COLEMAN ROAD

#### SITE SECTION:

SECTION 22 TOWNSHIP 16N RANGE 05W



#### JOB NUMBER:

24012101

#### DATE:

06/27/2024

#### DRAWN BY:

BCD

#### SHEET NUMBER:

1 of 2

# CERTIFICATE OF SURVEY

SW 1/4 SECTION 22, TOWNSHIP 16 NORTH, RANGE 05 WEST GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN

## PARCEL DESCRIPTION

### PARENT PARCEL

PER DEED LIBER 1765, PAGE 829

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 05 WEST, EXCEPT THE NORTH 10.1 ACRES MORE PARTICULARLY DESCRIBED AS BEGINNING NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST, ALONG THE WEST SECTION LINE, 989.42 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST, ALONG SAID WEST SECTION LINE, 332.76 FEET TO THE SOUTH 1/8 LINE; THENCE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, ALONG THE SOUTH 1/8 LINE, 1322.04 FEET TO THE WEST 1/8 LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, ALONG SAID WEST 1/8 LINE, 332.76 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST, 1322.17 FEET BACK TO THE PLACE OF BEGINNING, GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

### PARCEL "A"

PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 05 WEST, GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN; DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 05 WEST, THENCE NORTH 00°28'50" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 350.00 FEET; THENCE SOUTH 89°32'35" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 258.00 FEET; THENCE SOUTH 00°28'50" WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 350.00 FEET TO SAID SOUTH LINE; THENCE NORTH 89°32' 35" WEST ALONG SAID LINE A DISTANCE OF 258.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.073 ACRES; SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

### "REMAINDER" PARCEL

PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 05 WEST, GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN; DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 05 WEST, THENCE NORTH 00°28'50" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°28'50" EAST ALONG SAID LINE A DISTANCE OF 638.97' TO THE SOUTH LINE OF THE NORTH 10.1 ACRES OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°35' 22" EAST ALONG SAID LINE A DISTANCE OF 1322.20 FEET TO THE WEST 1/8TH LINE; THENCE SOUTH 00°27'33" WEST ALONG SAID LINE A DISTANCE OF 990.04 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89°32' 35" WEST ALONG SAID LINE A DISTANCE OF 1064.57 FEET; THENCE NORTH 00° 28' 50" EAST A DISTANCE OF 350.00 FEET; THENCE NORTH 89° 32' 35" WEST A DISTANCE OF 258.00 FEET TO THE POINT OF BEGINNING. CONTAINING 28.311 ACRES; SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

### SECTION CORNER WITNESSES:

WEST 1/4 CORNER SECTION 22 T16N R05W  
FOUND REMON. DISK:

EAST 2.8' CENTERLINE TO WINN RD  
EAST 42.7' TO NAIL IN PP  
N55°E 50.9' TO NAIL IN POST

N30°E 50.6' TO CORNER OF MAILBOX POST 8510

SOUTHWEST CORNER SECTION 22 T16N R05W  
FOUND REMON. DISK:

SOUTH 2.5' TO CENTERLINE COLEMAN ROAD  
NORTH 48.1' TO CENTERLINE WINN ROAD  
S26°W 79.0' TO NAIL IN PP

S55°E 57.4' TO FACE OF TELEPHONE PEDESTAL



SHEET TITLE:

PARCEL SPLIT

PROJECT:

FARWELL MICHIGAN DOLLAR GENERAL

CERTIFIED TO:

FARWELL COLEMAN BTS RETAIL, LLC

SITE ADDRESS:

W COLEMAN ROAD

SITE SECTION:

SECTION 22 TOWNSHIP 16N RANGE 05W

JOB NUMBER:

24012101

DATE:

06/27/2024

DRAWN BY:

BCD

SHEET NUMBER:

2 of 2



# Central Michigan District Health Department

Promoting Healthy Families, Healthy Communities



Jennifer Morse, MD, MPH, FAAFP  
Medical Director

Steve Hall, RS, MS  
Health Officer

Farwell Dollar General  
Attn: Farwell Winn BTS Retail, LLC:  
2880 W Coleman Rd  
Farwell, MI 48622

RE: Permit to install a water supply well at 2880 W Coleman Rd, Farwell Dollar General  
WSSN 2023337 (Source WSF ID 001)

Dear Farwell Winn BTS Retail, LLC:

Enclosed is the approved well permit application for the Type II public water supply water well for Farwell Dollar General.

The conditions of this permit are as follows:

### **Construction**

The proposed well is to serve a general retail store. The calculated peak demand for this water system is 24 gallons per minute (GPM). Ensure the water well contractor is aware of this minimum requirement for pump size and aquifer capacity.

### **Isolation/Location**

The proposed location for the well is 430' north of the property line on the northwest corner of the adjacent property. See drawing for exact location. The proposed water easement must be properly documented and recorded.

The well is to be located a minimum of 75 feet from all potential sources of contamination such as: septic fields, septic tanks, dry wells, buried sewer lines, surface water (lakes, streams, ponds, etc.), storm sewer lines, catch basins or animal pastures.

The well is to be located a minimum of 800 feet from major sources of contamination such as: landfills, large scale sewage disposal facilities, chemical storage tanks, buried fuel tanks, waste water lagoons or buried waste holding tanks.

The well must be accessible for repairs/ maintenance in the future if necessary and fenced off to farm/vehicle traffic.

Because the well is located on/near farmland, it must be ensured that the well is protected from sources of contamination, including pesticide application, and/or future animal barns.

### **Grouting**

The well must be grouted the entire casing length using materials and methods approved by the department. CMDHD does not need to be notified prior to grouting of the well. Please see attached grouting addendum.

## **Well Record**

The well drilling contractor is to complete the well record (well log) upon completion of the well and submit a copy directly to CMDHD for use at the final inspection. Ensure the well is identified with WSSN 2023337 and source number 001 in Wellogic. The well will not be approved until a complete well record is submitted to the CMDHD.

## **Water Sampling**

A usable and unthreaded sample tap must be located near the pressure tank. The sample tap should have a 1/4 inch, downward turned, unthreaded outlet and be operated by a ball valve or a good quality gate valve.

All water sample laboratory results must be in compliance with the Safe Drinking Water Act, Act 399 P.A. 1976 before the well will be approved.

After disinfection and pumping to waste, the health department, the owner, or their authorized representative may collect the water samples. Samples for 1 through 8 must be collected at the location specified by the local health department and sent to a laboratory certified to conduct the analysis. Results must be reviewed and approved by the department prior to use of the water by the public.

1. Bacteria (Coliform)
  - a. A minimum of two samples (obtained 24 hours apart) must be bacteria free before the system can be approved for consumption. The samples shall be collected at the following locations:
    - i. Drinking Fountain
    - ii. Drinking Fountain
  - b. Distribution Testing: A routine sample location and frequency will be determined once two consecutive acceptable bacteriological samples are obtained.
2. Nitrate and Nitrite
3. Volatile Organic Compounds (VOC): This analysis contains 40 required analytes.
4. Arsenic

**Conclusion**

If you have not chosen the well contractor yet, please make sure to provide them with a copy of this letter and any enclosures so the contractor is aware of the permit requirements. LHD must be contacted for final inspection once the well has been completed.

If there are any questions regarding what is required, or if changes to the permit or procedures are proposed, please contact this office for approval.

Sincerely,

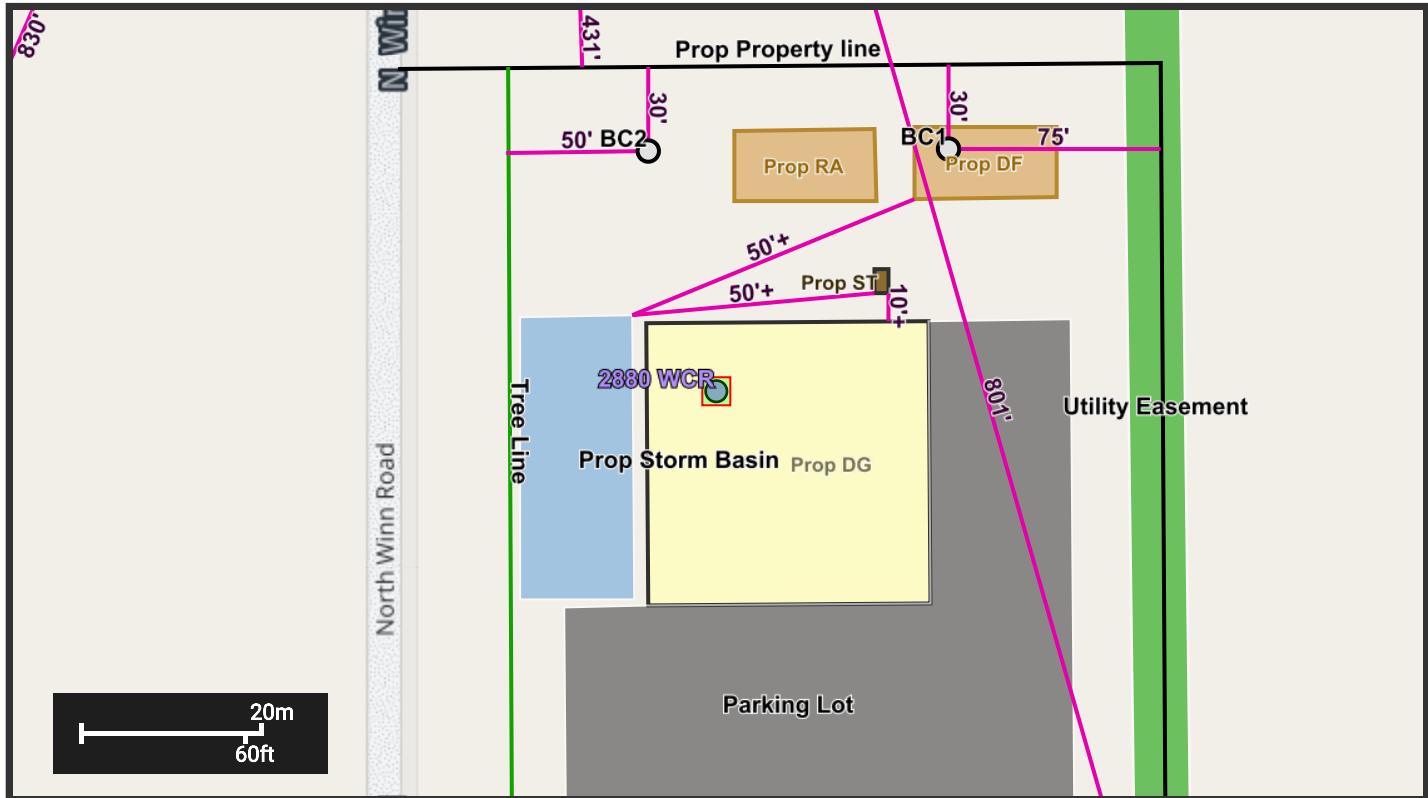


Hadyn Terwilliger  
Environmental Health Sanitarian  
Central Michigan District Health Department  
Isabella County Branch Office  
2012 E Preston St  
Mt. Pleasant, MI 48858



# Central Michigan District Health Department

Serving: Arenac, Clare, Gladwin, Isabella, Roscommon, and Osceola Counties



System Type: Commercial

## Property Information

Address: 2880 W COLEMAN RD

City: Farwell

State: MI

Zip: 48622

Township: Gilmore Township

County: Isabella County

PIN: 08-022-30-003-00

## Property Use Limitations:

Parcel accessible to Public Sewer System:

Parcel accessible to Public Water System:

Owner Name: HARSH AARON

Owner Phone:

Owner Email:

## PERMIT

### PERMIT TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

Permit Status: Issued

Permit Number: 63227

Expiration Date: 08/07/2025

Permit Type: New

Extension Expiration Date: MM/DD/YYYY

O&M Status: N/A  
Number of Bedrooms:  
Garbage Disposal: No  
Variance Requested: No  
Variance Comments:

Alternative: No  
Gallons Per Day (commercial only): 950  
Basement plumbing: No  
Variance Approved: N/A

**Septic Remarks:**  
Divert roof drains and surface run-off away from drainfield area.

This permit is null and void if the building location is changed and interferes with the approved sewage disposal system area.

Commercial sewage usage estimates: 950 gallons/ day based on water meter data from other Dollar General stores in the area.

$(950 \text{ gallons/day}) / (0.75 \text{ gallon/square ft.}) = 1250 \text{ sq ft.}$

**Septic Isolation:**  
Maintain 75' minimum isolation from sewage disposal system to Type II and Type III public wells.

Maintain 50' minimum isolation from sewage disposal system, including tank, to all private wells and surface water.

No part of the septic system can be located with a utility easement. Recommend minimum 10' isolation from utility easement.

No drains or perforated drainage tiles allowed within 50 feet of any part of the sewage disposal system.

**Site Preparation:**  
See the Construction Drawing page for site sketch showing the system location.  
Maintain a reserve area (RA) for future use.

#### SEPTIC TANK

Label: Prop ST  
Type: Septic  
Material:  
**Septic Tank Comments:**  
Install minimum 2000 gallons of septic tank holding capacity with a 6"+ effluent filter.  
Install tank 10'+ from foundation.  
Recommend risers.

Capacity Gallons:  
Compartments:

#### DRAIN FIELD

Label: Prop DF  
Drain Field Type: Gravity Bed  
Advance Treatment Type (if applicable):

Square Area (sqft): 1250

Taper Length (ft):

**Drainfield Comments:**

Plan for 6-12" cover and seed to grass. Cover maintenance is needed to promote surface water drainage away from stonebed.

Remove pockets of heavy soils if encounter and replace with clean sand fill.

Sand fill should be medium to coarse in texture.

Bottom of drainfield to start at 24" below grade or higher, measured from highest point of original grade.

Max Depth of System (in): 24

Bottom of Bed: Below Grade

(1) For isolation distance required for any Type II, A, B or Type III supplies, must reference Act 399.

(2) See health department for sewers of approved materials for use within the above isolation distances. A minimum isolation distance may be required by the health officer between buried drains and an individual sewage disposal system, depending on site conditions such as topography, soil conditions and ground water elevation..

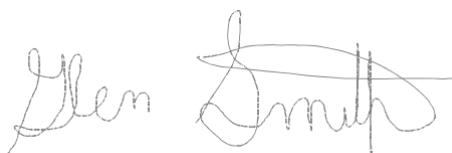
**General Septic System Recommendations:**

- All methods of water conservation are encouraged due to site limitations. For example, low flush toilets, low flow fixtures on sinks and shower heads, suds saver on washer, etc.
- Driveways and parking areas shall not be constructed over the drainfield area.
- Recommend removing all trees near the drainfield area to reduce potential for roots clogging system.
- Routine pumping of the septic tank every 3-5 years will help prolong the system's useful life.
- Recommend setting aside a reserve area for a replacement sewage system equal to or larger than original area design for future use.
- Unnecessary water, such as footing drains, eaves, water softener discharge must be diverted away from sewage disposal system.

Issued By: Glen Smith

Issued Date: 08/07/2024

Sanitarian Signature:



Install per Central Michigan District Health Department Sanitary Code. Final inspection and approval is required before backfilling and approval for use. Approval of a plan and the installation cannot be considered by the owner as a guarantee that successful operation is assured. Health Officer may require 24 hours notice prior to beginning construction of a septic system or drilling water well.

Contractor/owner to be aware that other local or state permits maybe required (i.e.. soil erosion, natural rivers, wetlands). This permit is for sanitary waste only.

**SOIL BORINGS**

Label: BC2

Boring Type: Backhoe Cut

Boring Completed By: Contractor

Boring Date: 08/01/2024

Seasonal High Water Table/Limiting Layer (in): 48

Comments: There are pockets of clay loam that can be removed if encountered.

**SOIL HORIZON**

Soil Type: Loamy Sand	Depth Start (in): 0	Depth End (in): 12
Size: Medium	Soil Notes: Topsoil.	
Soil Type: Sand	Depth Start (in): 12	Depth End (in): 24
Size: Medium	Soil Notes: Bright orange.	
Soil Type: Sand	Depth Start (in): 24	Depth End (in): 72
Size: Medium	Soil Notes: Bright orange to 48", mottled at 48", pockets of clay.	

## SOIL BORINGS

Label: BC1

### Boring Type: Backhoe Cut

Boring Completed By: Contractor

Boring Date: 08/01/2024

Seasonal High Water Table/Limiting Layer (in): 72

### Comments:

## SOIL HORIZON

Soil Type: Loamy Sand	Depth Start (in): 0	Depth End (in): 12
Size: Medium		Soil Notes: Topsoil
Soil Type: Sand	Depth Start (in): 12	Depth End (in): 30
Size: Medium		Soil Notes: Bright orange.
Soil Type: Sand	Depth Start (in): 30	Depth End (in): 72
Size: Medium		Soil Notes: Bright tan, mixed pockets of loamy sand at 60".