

**PROPOSED STORAGE BUILDING
FOR NORTH AMERICAN CLEANING**

IMPACT ASSESSMENT STATEMENT

OWNER:
Mr. Gary Kern
620 Wexford Ave.
Buckley, Michigan 49620

PREPARED BY:
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Proposed Project

This report contains the anticipated physical impacts of the proposed North American Cleaning building on the immediate project area.

The proposed building will contain a total of 6,000 SF: 1,481 SF of office space and 4,519 SF of storage. The building will be one (1) story in height (24' 8").

The property and business are owned by Mr. Gary Kern. The overall property is dual zoned: rural residential and commercial. The building will be constructed within the commercial zoned area. A second future building is shown for planning purposes only. The building is permitted within the C-1 district. The site is bordered on the east and west by parcels that have the same split zoning (C-1 and RR). The property (parcel A) contains 5.47 acres and fronts onto M-37. The site is relatively flat except for along M-37. The property will be accessed off of M-37 and will share an easement with Parcel B (to the east). The existing parcel has no structures on it.

The building will not create any nuisances such as dust, fumes, vibrations or smoke. The property does not contain any significant vegetation.

Soils

The soils of the site are predominantly Kalkaska loamy sand with 2-6 % slope. The proposed driveways and parking areas will not have heavy truck traffic. Normal asphalt paving thickness and design will be provided. The soils are characterized with low potential and high to moderate infiltrate rate.

Drainage

The storm water drainage system will be designed to meet the storage requirements and maintain the storm water on site. The drain commission /soil erosion requirements will be maintained.

Sanitary Sewer

The building will be serviced with a septic tank and field. The building has no unusual sewage in terms of quantity or quality. Health Department requirements will be adhered to.

Water Supply

The building will be supplied with a well. No fire suppression will be required. Health Department requirements will be adhered to.

Traffic Access

A 66' 0" easement exists on the east of the property. Access off of M-37 will be onto the easement. The internal roads and parking will be privately maintained. 35' radii on curbing will be provided to allow for fire department access.

Landscaping

The areas disturbed by construction will be seeded with grass. A landscape buffer will be provided along M -37 to meet the ordinance. The existing site does not contain any existing significant vegetation.

Miscellaneous

Internal directional and traffic signage will be provided throughout the site.

Parking (based on SF) will require a minimum of (26) spaces. A total of (28) spaces have been provided including (1) ADA space. The spaces will be 10' 0" x 20' 0" with a 26' 0" aisle.

The ordinance required setbacks are on the site plan and exceed minimum requirements.

A screened dumpster enclosure will be provided.

The property tax ID number and legal description are shown on the site plan.

No hazardous materials will be utilized or stored on the site.