

320 5th Street, Calumet, Michigan
Site Plan Review Narrative Information

- F. Description of all existing and proposed structures referenced in item 5.
- The site contains a 23 x 66, two story, ca. 1917 shop house that is constructed on zero lot lines from the west side of the lot and fronting 5th Street
 - The proposed structure is a 16 x 35 wood frame, pitched roof, one story freezer and garage building. There will be a 9 x 12 overhead door on the east end of the building and a man door on the west end. The building will be sided with vinyl lap siding. A 14 x 20 freezer system will be installed inside the framed structure. A condensing unit will protrude from the North side
 - J. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate areas of change.
 - The area to be changed is located at the southeast corner of the lot and is adjacent to a larger garage structure on the adjacent property.
 - There is no appreciable effect on the site. The roof simply displaces the impermeable surface of the parking lot.
- M. A stormwater management plan showing all existing above and below grade drainage facilities, and proposed plans incorporating low impact development water quality technologies and other best management practices.
- The grade of 4th Street is higher at the west curb line along 4th Street than the back of the lot. Stormwater will be directed to a catch basin located along the property line and off of the back of the adjacent lot 21' to the north of the site but just inside the road ROW. The applicant owns the adjacent two lots and will manage all runoff from these lots to this catch basin.
- R. An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects.
- The proposed use replaces the existing container housed freezer and is viewed positively by the HDC. An application for a Certificate of Appropriateness is pending.
 - It is similar to an existing larger garage structure adjacent to the proposed structure.
- S. The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke, or lights.
- [The condenser will not be appreciably louder than the existing condenser that it will replace.]
- T. Plans to control soil erosion and sedimentation, including during construction.
- Silt fence will be used to maintain any sedimentation runoff to the property and protect storm sewer catch basins. Locations are noted on the site plan.
- U. The method to be used to serve the development with municipal water.

- Municipal water serves the existing building. No water line will be brought to the new building
- V. The method to be used to serve the development with sanitary sewer.
- Municipal sewer serves the existing building. No new sewer line will be used or brought to the new building.

AB. The name and address of the property owner.

- Nathan McParlan, 55175 St. John's Creek Rd., Hancock, Michigan

AC. Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.

- Chris Raasio, Raasio Contracting, 21173 Sunshine Rd., Hancock, Michigan
- Chris Holmes, P.E., UPEA, 100 Portage Street, Houghton, MI 49931