

Berlin Charter Township Planning Commission
Preliminary Site Plan Review Application _____
Final Site Plan Review Application _____

Applicant Information:

Name: Michigan Materials & Aggregates Co. Address: 7250 Reaume Rd.

Telephone: [REDACTED] Newport, MI 48166

Fax: _____

Property Owner Information (if different from Applicant)

Name: _____

Address: _____

Telephone: _____

Fax: _____

Engineer/Architect Information:

Name: James S. Jacobs

Address: 25 Washington Street

Telephone: 734-241-7933

Monroe, MI 48162

Fax: 734-241-1181

Legal Counsel:

Name: _____

Address: _____

Telephone: _____

Site Information:

Address: 7250 Reaume Rd.

Parcel Number: 03-003-001-05

Proposed Use: Adding barn/shop (accessory building)

Application Fee:

Amount Paid: _____

Date Paid: _____

Intent: Berlin Charter Township recommends that the applicant check off each item below as it is completed. This will assist in avoiding missing a required submittal item that could require resubmittal. The provisions below are intended to only be an outline of the requirements of the Ordinance. The application is not intended to be comprehensive. The appropriate sections of the Ordinance should be reviewed when developing the required information.

- Planning Commission Schedule Provided to Applicant
- Site Plan Submitted.** Twelve (12) copies of the Site Plan must be submitted. The following information must be included on the Site Plan. A Site Plan which is not complete will not be accepted for review by the Township.
- Conditional Use.** Check the *Conditional Use Supplement to the Site Plan Review Application* to see whether the proposed use is a conditional use. If so, be sure to read the appropriate Ordinance subsection for any conditions that may apply.
- Legal description of the property under consideration.
- A map indicating the gross land area of the development, the present zoning classification thereof and the zoning classification and land use of the area surrounding the proposed development.
- A fully dimensioned map of the land showing topographic information at a contour interval of two feet (2') or less.
- A vicinity map showing the location of the area in relation to surrounding properties, streets, freeways, schools, school sites and other significant features of the community where appropriate.
- A site development plan with at least the following details shown to scale and dimensional.
- The date, north arrow, and scale. The scale shall be not less than one inch (1") equals twenty feet (20'), for property under three (3) acres and at least one inch (1") equals one hundred feet (100') for those three (3) acres or more.
- Statistical data, including number of dwelling units, size of dwelling units, if any, and total gross acreage involved.
- The location and height of all existing and proposed structures on and within one hundred feet (100') of the subject property's boundary.

- All lot and/ or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- Vehicular traffic and pedestrian circulation features within and contiguous of the site.
- The location of all proposed landscaping, fences or walls should include any topographic alterations or changes in natural terrain.
- Size and location of existing and proposed utilities, including proposed connections to public sewer or water supply systems.
- The location and pavement width and right-of-way width of all abutting roads, streets, alleys or The location and size of all existing and proposed surface and subsurface water Drainage facilities.
- The plan shall show areas of marsh, swamp, and floodplains together with any other feature that is of significance to the use and to the site.
- The location of all free-standing signs.
- The location of any outdoor storage materials and the manner in which they shall be screened or covered.
- The names and addresses of the architect and/ or engineer responsible for the preparation of the site plans.
- Other Agency Approvals.** Prior to site plan approval by the Planning Commission, the Applicant/Property Owner shall have secured approval from all applicable government agencies and departments, as applicable, including bur not limited to:
 - Monroe County Road Commission approval.
 - Monroe County Drain Commission approval.
 - Monroe County Health Department/ Michigan Department of Public Health approval.

I, Applicant/Property Owner, have reviewed §18-316 *Site Plan Review* of the Berlin Charter Township Zoning Ordinance, and have submitted all documents, data and other information as required, and further depose that this Application and accompanying documents, data and other information are true and accurate, and further grant permission to Berlin Charter Township to enter the above-described property for the purposes of gathering information related to this application.



Signature of Applicant/Property Owner

1/23/26

Date

03 033 019 10



NEW STORAGE BUILDING FOR: STONECO NEWPORT QUARRY

7250 REAUME ROAD • NEWPORT, MICHIGAN • 48166



JAMES S. JACOBS ARCHITECTS, PLLC

25 WASHINGTON STREET
MONROE, MICHIGAN 48161
TEL: (734) 241-7933
FAX: (734) 241-1181
EMAIL: jim@jacobsearch.com

LEGAL DESCRIPTION

PARCEL ID: 56 05 005 001 05

A PARCEL OF LAND LOCATED IN SECTION 54, T. 5 S., R. 10 E. & SECTION 5, T. 6 S., R. 10 E. BEGINNING AT THE NORTHEAST CORNER OF SECTION 9

THENCE S 02-04-30 E 2616.53 FT;
THENCE S 02-15-25 E 1497.44 FT;
THENCE S 04-50-40 N 112.40 FT;
THENCE S 68-22-01 N 871.14 FT;
THENCE S 04-32-43 N 140.55 FT;
THENCE S 58-16-21 N 871.05 FT;
THENCE S 18-00-25 N 594.21 FT;
THENCE S 68-01-21 N 943.50 FT;
THENCE S 01-50-02 N 944.44 FT;
THENCE N 02-01-06 N 600.73 FT;
THENCE S 88-49-08 N 145.52 FT;
THENCE N 48-00-13 N 183.11 FT;
THENCE S 68-28-50 N 628.32 FT;
THENCE S 44-52-26 N 322.50 FT;
THENCE S 01-54-73 N 1506.66 FT;
THENCE N 02-06-54 N 1794.34 FT;
THENCE N 02-08-14 N 2691.54 FT;
THENCE N 02-05-54 N 155.94 FT;

THENCE N 58-32-12 E 424.64 FT NORTHEASTERLY 606.41 FT IN ARC OF CURVE TO LEFT, RADIUS 5955.02 FT, CENTRAL ANGLE 04-45-18 CHORD N 53-54-55 E 606.24 FT;

THENCE N 48-46-54 E 251.44 FT NORTHEASTERLY 584.94 FT IN THE ARC OF A CIRCULAR CURVE TO THE LEFT RADIUS 12166.11 FT, CENTRAL ANGLE 02-01-11 CHORD N 47-28-13 E 584.44 FT;

THENCE N 46-04-51 E 481.20 FT, NORTHEASTERLY 468.81 FT IN THE ARC OF A CIRCULAR CURVE TO THE LEFT RADIUS 4168.35 FT, CENTRAL ANGLE 05-58-00, CHORD N 43-20-31 E 468.62 FT;

THENCE N 40-51-31 E 89.60 FT;

THENCE S 02-18-00 E 2246.84 FT;

THENCE N 88-12-45 E 2850.55 FT TO POINT OF BEGINNING.

PARCEL OF LAND CONTAINS 514 ACRES MORE OR LESS.

ZONING INFORMATION

ZONED: AG AGRICULTURAL

MIN. LOT AREA = 2.5 ACRES

ACTUAL = 514.1 ACRES (GROSS)

MIN. LOT WIDTH = 200.0'

ACTUAL = 0'

MAX. LOT COVERAGE = NONE

PROPOSED =

MAX. BUILDING HEIGHT = 2 1/2 STORY

PROPOSED = ONE STORY, 50' ROOF RIDGE HT.

MIN. FRONT YARD SETBACK = 50.0'

PROPOSED = 144.0'

MIN. SIDE YARD SETBACK = 50.0'

PROPOSED = 114.0' SOUTH SIDE, 144.0' NORTH SIDE

MIN. REAR YARD SETBACK = 50.0'

PROPOSED = 841.0'

EXISTING USE

EXISTING QUARRY (EXTRACTIVE USES)

PERMITTED USES AFTER SPECIAL APPROVAL

EXTRACTIVE USES

FLOOD ZONE INFORMATION

INFORMATION FROM:

FLOOD INSURANCE RATE MAP

MAP NUMBER: 2618C0136F

DATED: JUNE 14, 2020

ZONE AE: AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION TO BE 571.00

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

WETLAND INFORMATION

PER THE ONLINE NATIONAL WETLANDS INVENTORY & 65LE WETLANDS MAP VIEWER WEBSITE, NO REGULATED WETLANDS WERE IDENTIFIED ON THIS SITE.

BUSINESS INFORMATION

EXISTING BUSINESS HOURS TO REMAIN:

MONDAY THRU FRIDAY, 6:00 A.M. TO 5:00 P.M.

SAUNDAY, 1:00 TO 12:00 P.M.

SUNDAY, CLOSED

NO INCREASE IN EMPLOYEES

UTILITY NOTE

PROPOSED BUILDINGS TO BE COLD STORAGE WITH ONE CONDITIONED AREA.

NO SANITARY SEWER OR WATER IS PROPOSED TO THIS BUILDING.

ALL STORM WATER WILL BE CONTAINED ON-SITE.

SIGNAGE NOTE

NO NEW SIGNAGE IS PROPOSED WITH THIS SUBMITTAL.



PLAN NORTH
SITE LOCATION PLAN
SCALE: 1" = 2000.0'

PROJECT NARRATIVE

STONECO IS PROPOSING A NEW STORAGE BUILDING AT THEIR NEWPORT / ROCKWOOD QUARRY LOCATION LOCATED AT 7250 REAUME ROAD, NEWPORT, MICHIGAN 48166. THE PROPOSED STRUCTURE WILL BE USED FOR EQUIPMENT STORAGE AND INCLUDES A SMALL CONDITIONED CONFERENCE / BREAK ROOM WITHIN THE BUILDING FOOTPRINT WITH LIMITED STORAGE MEZZANINE ABOVE.

AN EXISTING BERM SHALL BE PARTIALLY REMOVED TO ALLOW FOR THE NEW BUILDING AND RELOCATION OF THE EXISTING ON-SITE FUEL ISLAND. A PROPOSED GRAVEL DRIVE AREA WILL ALLOW FOR ACCESS TO THE NEW BUILDING AND FUEL ISLAND.

A 5.0' BERM SHALL REMAIN ALONG REAUME ROAD FOR SCREENING.

GENERAL NOTES

1. DRAWINGS ARE SCHEMATIC. ACTUAL CONDITIONS AFFECTING THIS WORK ARE TO BE VERIFIED IN THE FIELD. DO NOT SCALE DRAWINGS.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS UTILIZED IN THE EXECUTION OF THE WORK.
3. SECURE AND PAY FOR ALL PERMITS, INSPECTIONS, TESTS, ETC., AS REQUIRED FOR THE WORK UNDER THIS CONTRACT.
4. CONTACT PUBLIC UTILITIES AND COORDINATE WORK WITH PUBLIC REQUIREMENTS AND INSTALLATIONS. CONTACT "MISS DIS" (811) PRIOR TO START OF OPERATIONS.
5. PROVIDE ANY MEANS NECESSARY TO ENSURE SAFETY TO EMPLOYEES, VISITORS TO THE SITE, AND THE GENERAL PUBLIC.
6. WORK RELATING TO DISTURBANCE OF EXISTING HAZARDOUS MATERIALS, SUCH AS ASBESTOS, PCBs, LEAD, ETC., IS NOT WITHIN THE SCOPE OF THIS WORK. IF CONTRACTOR ENCOUNTERS MATERIALS KNOWN OR SUSPECTED TO CONTAIN A HAZARDOUS PRODUCT, HE/SHE SHALL ADVISE THE OWNER OF THE FINDINGS FOR DETERMINATION OF PROPER DISPOSITION. ANY SUCH HAZARDOUS MATERIALS SHALL NOT BE INCORPORATED IN THIS WORK.
7. UNLESS OTHERWISE APPROVED BY OWNER, FURNISH ONLY NEW MATERIALS OF GOOD QUALITY FOR INCORPORATION INTO THIS WORK.
8. EQUIPMENT AND FINISH MATERIAL COLOR SELECTION BY THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL SURFACES AND COMPONENTS DAMAGED DURING CONSTRUCTION.
10. VERIFY FINAL LAYOUT WITH OWNER.

DRAWING INDEX

- CIVIL**
- T-1 TITLE SHEET, GENERAL NOTES & LOCATION MAP
 - C-1 SITE PLAN & DETAILS
 - C-2 GRADING PLAN
 - C-3 SOIL EROSION CONTROL PLAN

ARCHITECTURAL (FOR REFERENCE)

- A-1 FOUNDATION PLAN & FLOOR PLAN
- A-2 ELEVATIONS



Newport / Rockwood Quarry	
As Shown	STONECO
8/12/25	Approval Date
Originally Drawn by Daniel Tokar	Approved by None
	N/A

0' 500.0' 1000.0' 1500.0'



PLAN NORTH
SITE MAP
SCALE: 1" = 500.0'

NEW STORAGE BUILDING FOR:



STONECO
NEWPORT QUARRY
7250 REAUME ROAD
NEWPORT MI 48166

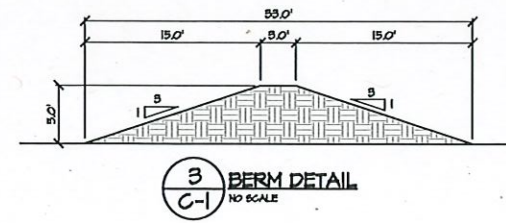
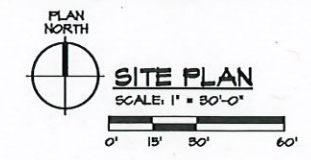
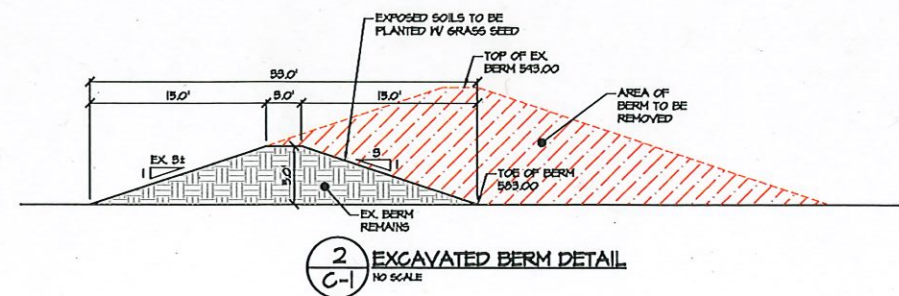
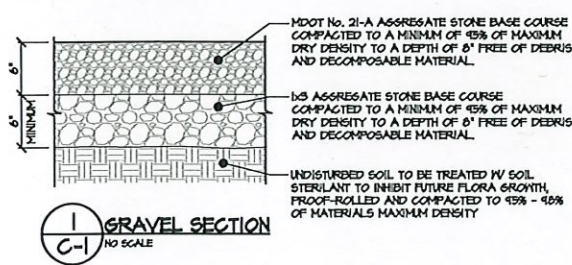
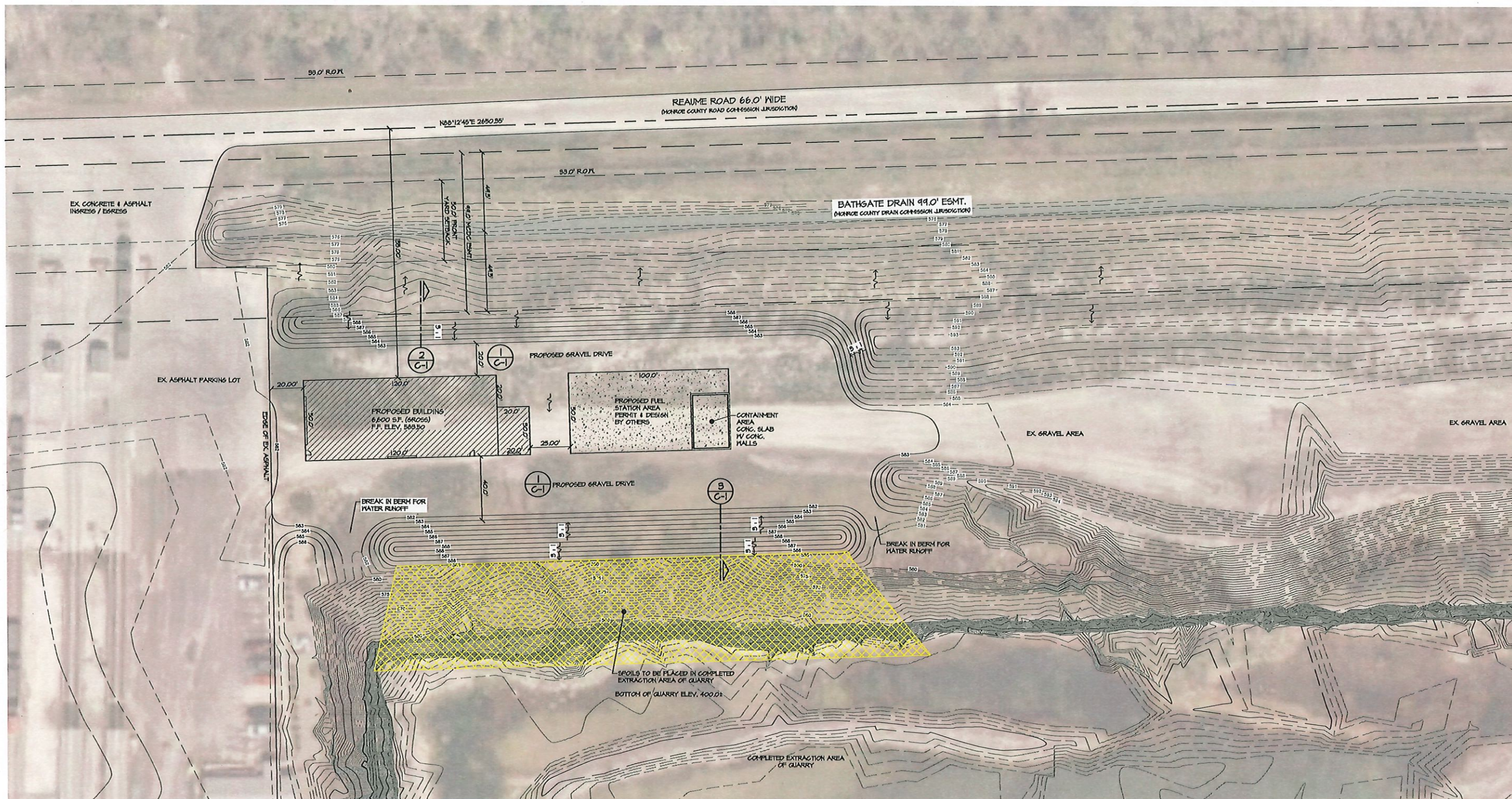
PROPERTY OWNER CONTACT:
NICK NIEMI
7250 REAUME ROAD

**TITLE SHEET,
GENERAL NOTES,
& LOCATION MAP**

03-30-26	SITE PLAN APPROVAL
03-16-26	OWNER REVIEW
DATE:	ISSUED FOR:
DRAWN:	KMB
REVIEW'D:	JSJ
202541	

T-1

1 OF 1



BERM SPOILS
ALL BERM SPOILS REMOVED SHALL REMAIN ON-SITE. SPOILS TO BE PLACED AS SHOWN ON SITE PLAN.

FUEL ISLAND NOTES
EXISTING ON-SITE FUEL ISLAND TO BE RELOCATED TO LOCATION SHOWN ON SITE PLAN.

FUEL ISLAND IS CURRENTLY PERMITTED BY THE STATE OF MICHIGAN.

NECESSARY RELOCATION & PERMIT RENEWAL TO BE SOUGHT BY CORRIGAN OIL ON BEHALF OF STONECO.

FUEL ISLAND TO CONTAIN:
- 500 GALLON TANK FOR GASOLINE
- 500 GALLON TANK FOR ON-ROAD DIESEL FUEL
- 15,000 GALLON TANK FOR DIESEL FUEL



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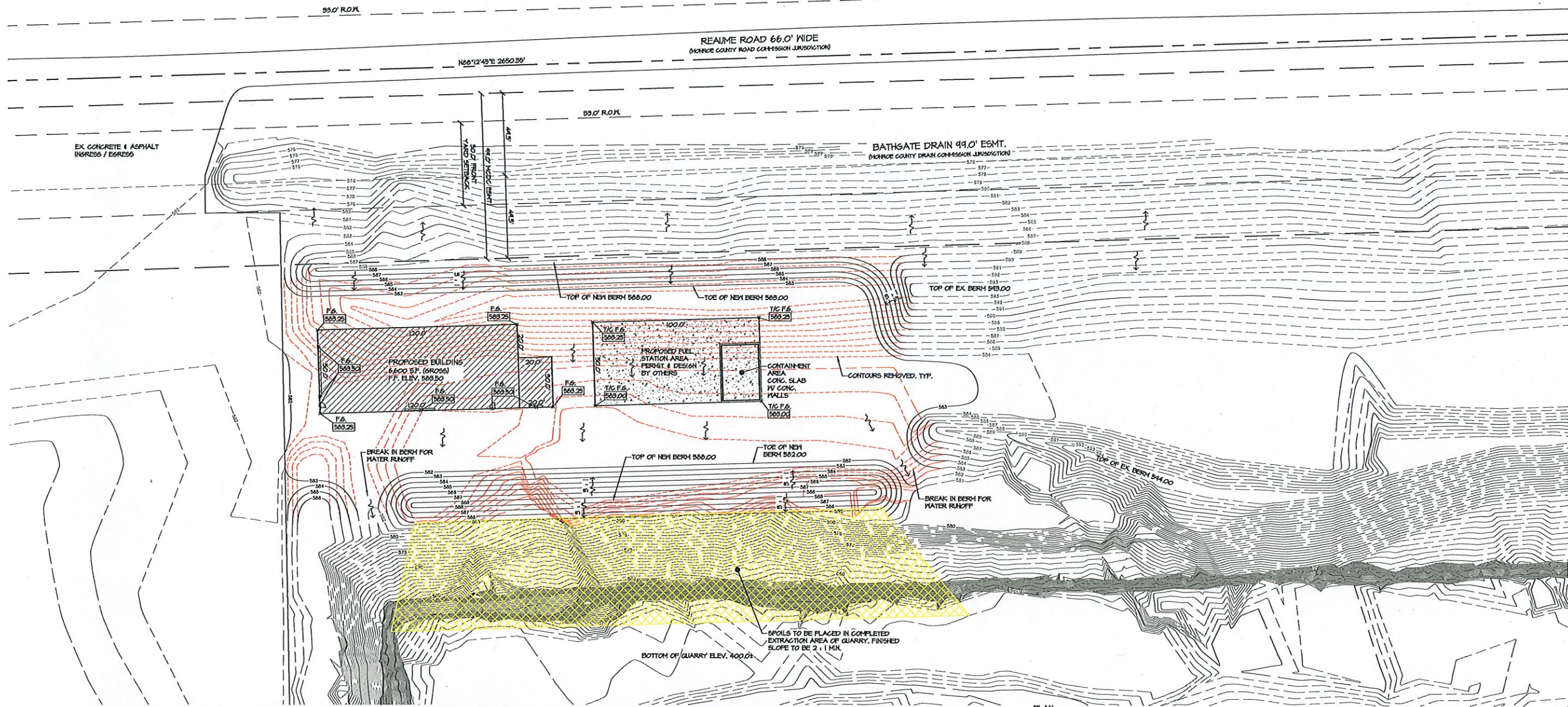
STONECO
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PROPERTY OWNER CONTACT:
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SITE PLAN & DETAILS

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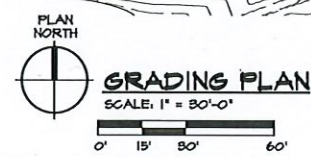
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STONECO
 NEWPORT QUARRY
 7250 REARME ROAD
 NEWPORT MI 48166

PROPERTY OWNER CONTACT:
 NICK NIEMI
 7250 REARME ROAD

GRADING PLAN



AERIAL VIEW OF PROPOSED DEVELOPMENT AREA
 DRONE PICTURE TAKEN 5-25-26



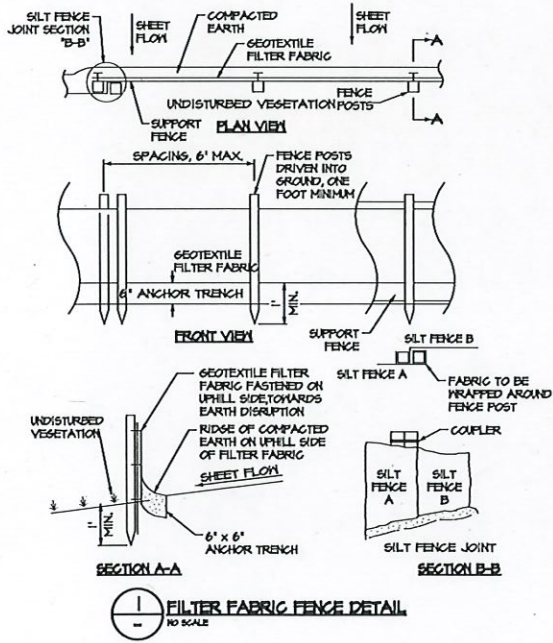
AERIAL VIEW OF EXISTING FUEL ISLAND LOCATION
 DRONE PICTURE TAKEN 5-25-26

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03-16-26	OWNER REVIEW
03-10-26	OWNER REVIEW
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C-2

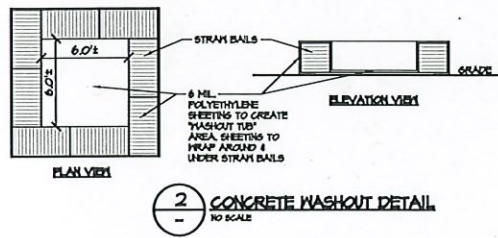
SOIL EROSION & SEDIMENTATION CONTROL NOTES:

1. A SOIL EROSION AND SEDIMENT CONTROL PERMIT SHALL BE OBTAINED FROM THE OFFICE OF THE MONROE COUNTY DRAIN COMMISSIONER PRIOR TO CONSTRUCTION. SOIL EROSION PROTECTION PRACTICES ARE TO BE IMPLEMENTED DURING CONSTRUCTION AS STIPULATED IN PART 41, ACT 45, 1974, AS AMENDED BY 2000 P.A. 304.
2. THE CONTRACTOR SHALL CONDUCT HIS OPERATION IN SUCH MANNER AS TO MINIMIZE EROSION AND SEDIMENTATION OF DISTURBED SOIL. EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE ESDS PERMIT, BERLIN TOWNSHIP AND THE MONROE COUNTY DRAIN COMMISSIONER STANDARDS AND SPECIFICATIONS.
3. AS REQUIRED EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICE AND CONSTRUCTION BARRIERS WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SOIL OFF THE SITE.
4. EROSION AND SEDIMENTATION RESULTING FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT IN ANY OFF-SITE AREAS OR IN WATERWAYS INCLUDING BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS. SEDIMENTATION SHALL BE REMOVED AND SPREAD ON SITE UPON COMPLETION OF CONSTRUCTION.
5. IF REQUIRED CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THE PLANS. HE SHALL REMOVE THE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED, UNLESS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE SILTATION IN NEARBY DRAINAGE COURSES.
6. ALL EXCAVATED MATERIAL AND / OR IMPORTED FILL MATERIAL SHALL BE KEPT WITHIN THE DESIGNATED WORK AREA.
7. PROMPTLY REMOVE ALL SOIL, MISCELLANEOUS DEBRIS AND OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS DURING TRANSPORT TO AND FROM THE CONSTRUCTION SITE. ALL CONSTRUCTION TRAFFIC SHALL USE THE DEDICATED CONSTRUCTION ENTRANCE AS NOTED ON THE PLAN.
8. DIRECT RUNOFF WATER FROM THE CONSTRUCTION AREA TO TEMPORARY SILT TRAPS.
9. SHOULD IT BE NECESSARY FOR THE CONTRACTOR TO DEWATER THE SITE, THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY STRAW BALE BERM IN A MANNER THAT WILL FILTER ALL DISCHARGED WATER FROM THE DEWATERING OPERATION IN AN ESTABLISHED VEGETATIVE AREA.
10. FINAL STABILIZATION SHALL IMMEDIATELY FOLLOW COMPLETION OF SITE GRADING.
11. ALL MUD/DIRT TRACKED ONTO EXISTING STREETS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY SHEPT BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. DUST CONTROL SHALL BE CONTROLLED BY CONTRACTOR FOR THE DURATION OF THE PROJECT. THE USE OF WATER AND APPROVED CHEMICALS SHALL BE UTILIZED.
13. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
14. SHOULD THE SOIL EROSION CONTROL REQUIREMENTS BE NEGLECTED OR NOT ADEQUATELY FOLLOWED, THE OWNER SHALL REQUIRE THE CONTRACTOR TO CEASE CONSTRUCTION OPERATION AND THE CONTRACTOR TO APPLY HIS/HER ENTIRE FORCE TO MEET THE REQUIREMENT BEFORE PROCEEDING FURTHER WITH THE PROJECT.
15. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS SEED, GRASS SEED SHALL BE CERTIFIED NEED - FREE AND CONSIST OF A BLEND OF 20% - 50% KENTUCKY BLUEGRASS, RED FESCUE & PERENNIAL RYE APPLIED AT THE RATE OF 10 LBS. PER 1000 SF. ALL SEEDED AREAS TO BE COVERED WITH STRAW BLANKETS (STAKED) NOT LOOSE STRAW.

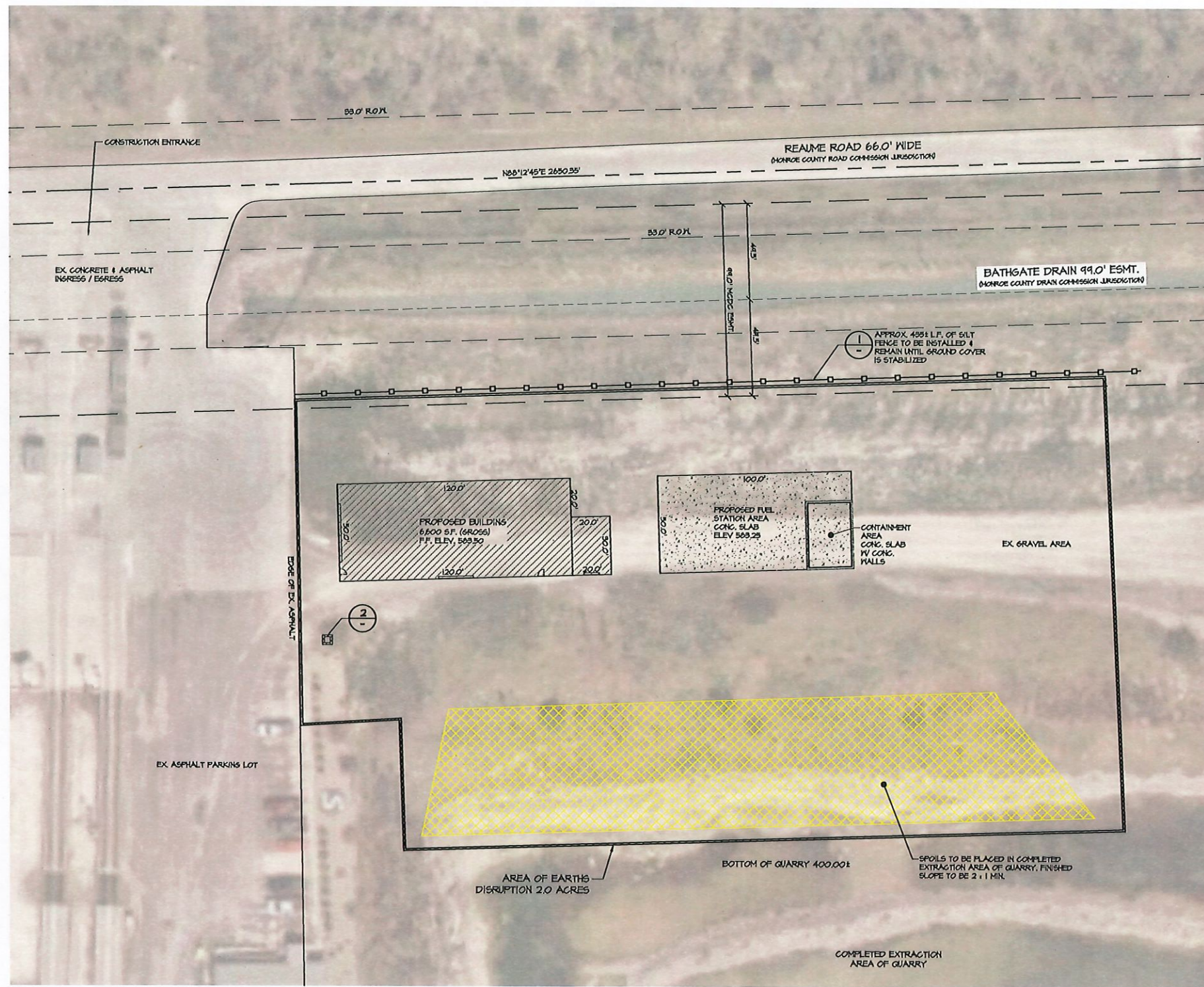


CONCRETE WASHOUT DETAIL NOTES:

1. ALL CEMENT TRUCKS SHALL USE THE DESIGNATED WASHOUT PIT ON-SITE PRIOR TO LEAVING THE SITE.
2. WASHOUT PIT MAY BE DUG INTO THE GROUND OR BUILT ABOVE GRADE.
3. PLASTIC LINING SHOULD BE FREE OF TEARS OR HOLES.
4. AFTER WASH WATER HAS EVAPORATED OR HAS BEEN VACUUMED OFF THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP AND REMOVED FROM THE PIT.
5. BROKEN UP SOLIDS CAN BE USED AS RIP RAP OR HAILED OFF SITE AND DISPOSED OF PROPERLY.
6. CONTRACTOR'S OPTION TO USE A MANUFACTURED WASHOUT TUB IN PLACE OF ON-SITE CONSTRUCTED WASHOUT PIT.



MAINTENANCE:
STRAW BALS & PLASTIC LINING SHOULD BE INSPECTED PERIODICALLY FOR DAMAGE, RIPS & OR TEARS. THE PIT SHALL BE REPAIRED PRIOR TO ANY FURTHER WASHOUT USE.



PROPOSED EARTH CHANGES

1. EXISTING BERM TO PARTIALLY BE REMOVED FOR SHALLER BERM. SPOILS TO BE PLACED IN AREA OF COMPLETED QUARRY.
2. REGRADE STONE AREA FOR NEW DRIVE AND STAGING AREA.
3. NEW 6600 SF. BUILDING AND CONCRETE FUEL ISLAND TO BE INSTALLED.

SOIL CHARACTERISTICS

15A - FULTON SILTY CLAY LOAM, 0 TO 5% SLOPES

BERM SPOILS

ALL BERM SPOILS REMOVED SHALL REMAIN ON-SITE. SPOILS TO BE PLACED AS SHOWN ON SITE PLAN.

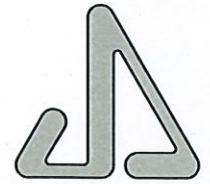
EROSION CONTROL SCHEDULE

- DAY 1 - 2 TEMPORARY SOIL EROSION CONTROL MEASURES INSTALLED
 DAY 2 - 16 BERM REMOVED, SPOILS RELOCATED ON-SITE
 DAY 16 - 21 INSTALL / GRADE GRAVEL DRIVE & BUILDING FOOTINGS
 DAY 22 - 60 BUILDING CONSTRUCTION, FUEL CANOPY CONSTRUCTION
 DAY 60+ REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES (ONLY IF PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED)

NOTE: SCHEDULE MAY VARY DUE TO WEATHER CONDITIONS.

EROSION CONTROL MAINTENANCE NOTE

ALL SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER ANY RAIN EVENT. IF ANY SOIL EROSION CONTROL MEASURE IS FOUND TO BE IN NEED OF REPAIR OR REPLACEMENT THE CONTRACTOR SHALL DO SO IMMEDIATELY.



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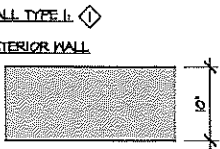
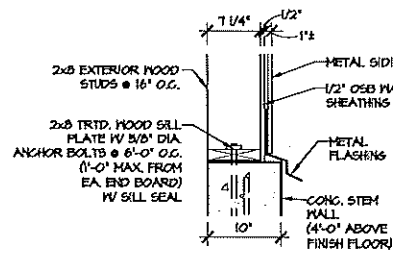
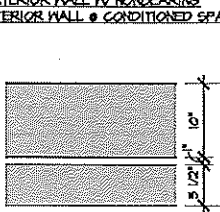
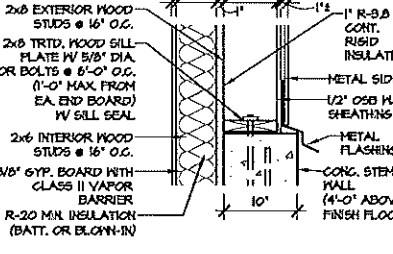
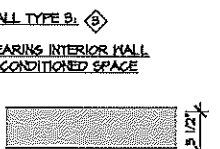
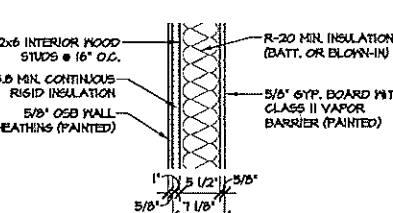
SOIL EROSION CONTROL PLAN

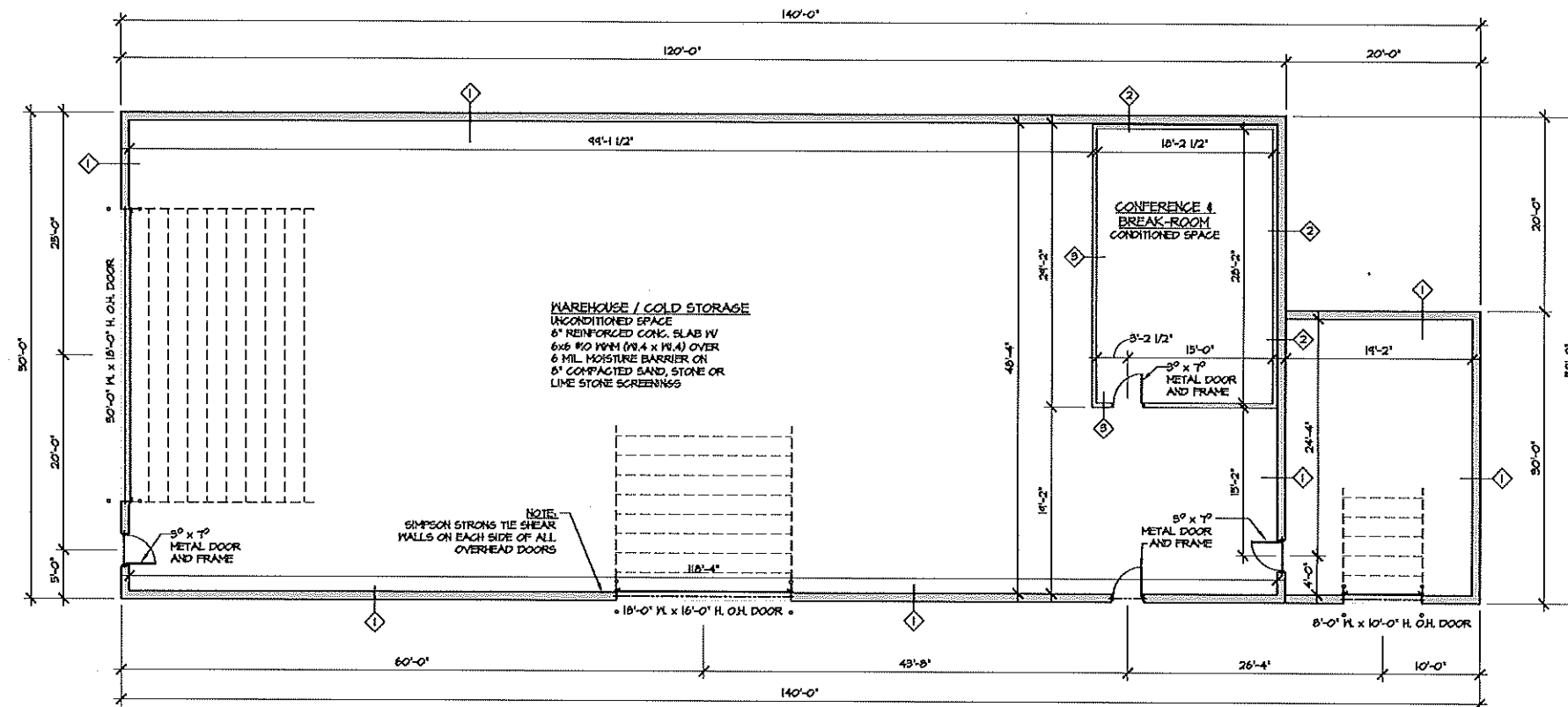
03-30-28	SITE PLAN APPROVAL
03-18-28	OWNER REVIEW
DATE:	ISSUED FOR:
DRAWN:	KMB
REVIEW'D:	JSJ
	202541



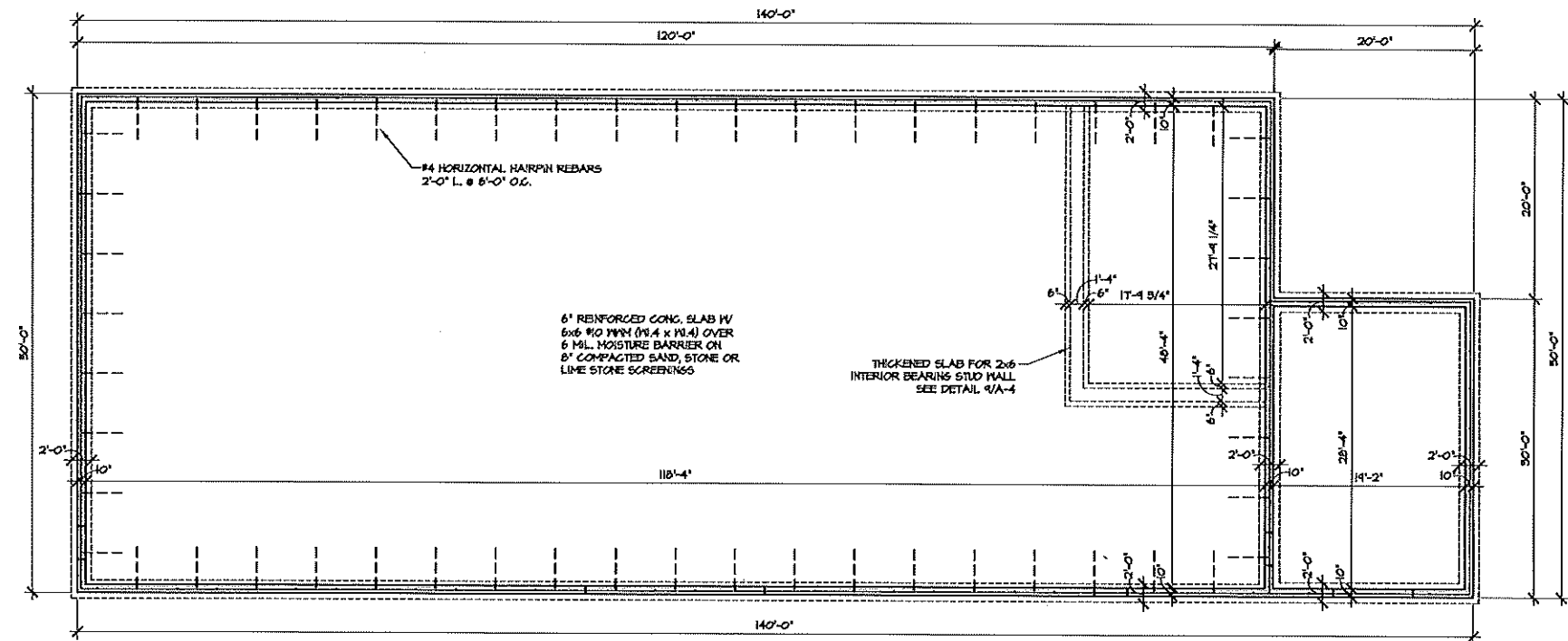
Know what's Below.
 Call before you dig.
 Non Members must call directly.

C-3

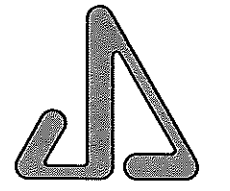
WALL LEGEND	
PLAN VIEW	SECTION VIEW
WALL TYPE 1  EXTERIOR WALL NOTE: INTERIOR WALLS FACE TO FACE OF STUDS	 2x6 EXTERIOR WOOD STUDS @ 16" O.C. 2x6 TRTD. WOOD SILL PLATE W/ 5/8" DIA. ANCHOR BOLTS @ 6'-0" O.C. (1'-0" MAX. FROM EA. END BOARD) W/ SILL SEAL METAL SIDING 1/2" OSB WALL SHEATHING METAL FLASHING CONG. STEM WALL (4'-0" ABOVE FINISH FLOOR)
WALL TYPE 2  EXTERIOR WALL W/ NONBEARING INTERIOR WALL @ CONDITIONED SPACE NOTE: INTERIOR WALLS FACE TO FACE OF STUDS	 2x6 EXTERIOR WOOD STUDS @ 16" O.C. 2x6 TRTD. WOOD SILL PLATE W/ 5/8" DIA. ANCHOR BOLTS @ 6'-0" O.C. (1'-0" MAX. FROM EA. END BOARD) W/ SILL SEAL 2x6 INTERIOR WOOD STUDS @ 16" O.C. 5/8" GYP. BOARD WITH CLASS II VAPOR BARRIER (BATT. OR BLOWN-IN) 1" R-3.8 MIN. CONT. RISID INSULATION METAL SIDING 1/2" OSB WALL SHEATHING METAL FLASHING CONG. STEM WALL (4'-0" ABOVE FINISH FLOOR)
WALL TYPE 3  BEARING INTERIOR WALL @ CONDITIONED SPACE NOTE: INTERIOR WALLS FACE TO FACE OF STUDS	 2x6 INTERIOR WOOD STUDS @ 16" O.C. 1" R-3.8 MIN. CONTINUOUS RISID INSULATION 5/8" OSB WALL SHEATHING (PAINTED) R-20 MIN. INSULATION (BATT. OR BLOWN-IN) 5/8" GYP. BOARD WITH CLASS II VAPOR BARRIER (PAINTED)




PLAN NORTH
PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PLAN NORTH
PROPOSED FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



JAMES S. JACOBS ARCHITECTS, PLLC
 25 WASHINGTON STREET
 MONROE, MICHIGAN 48161
 TEL: (734) 241-7933
 FAX: (734) 241-1181
 EMAIL: jim@jacobsoarch.com

NEW STORAGE BUILDING FOR:

STONECO
NEWPORT QUARRY
 7250 REAUME ROAD
 NEWPORT MI 48166

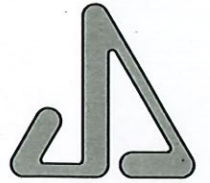
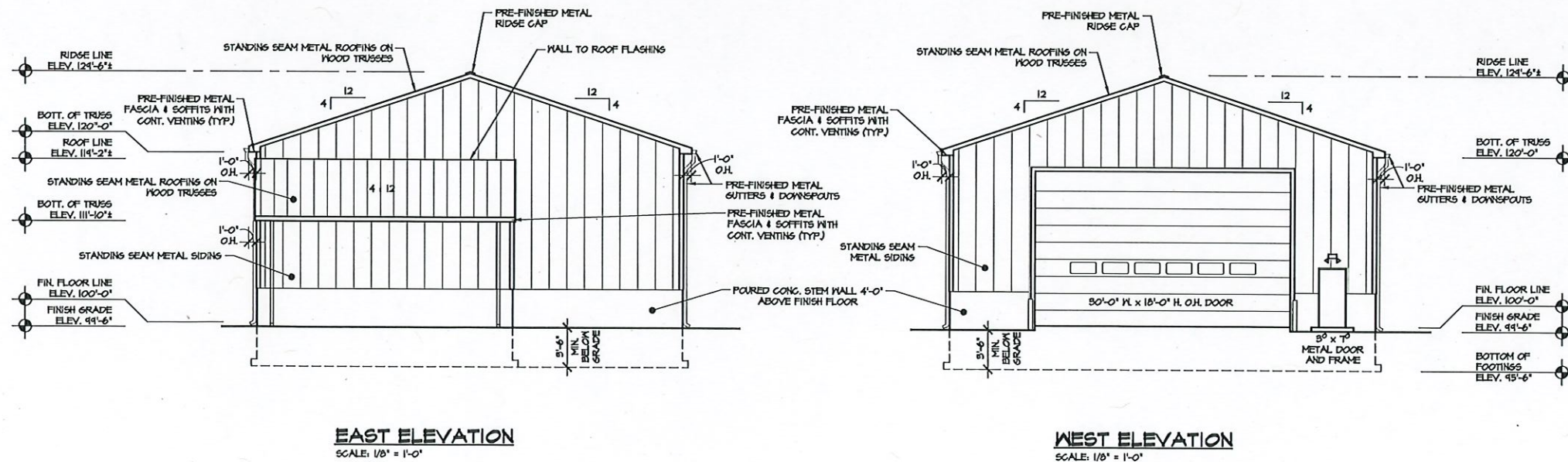
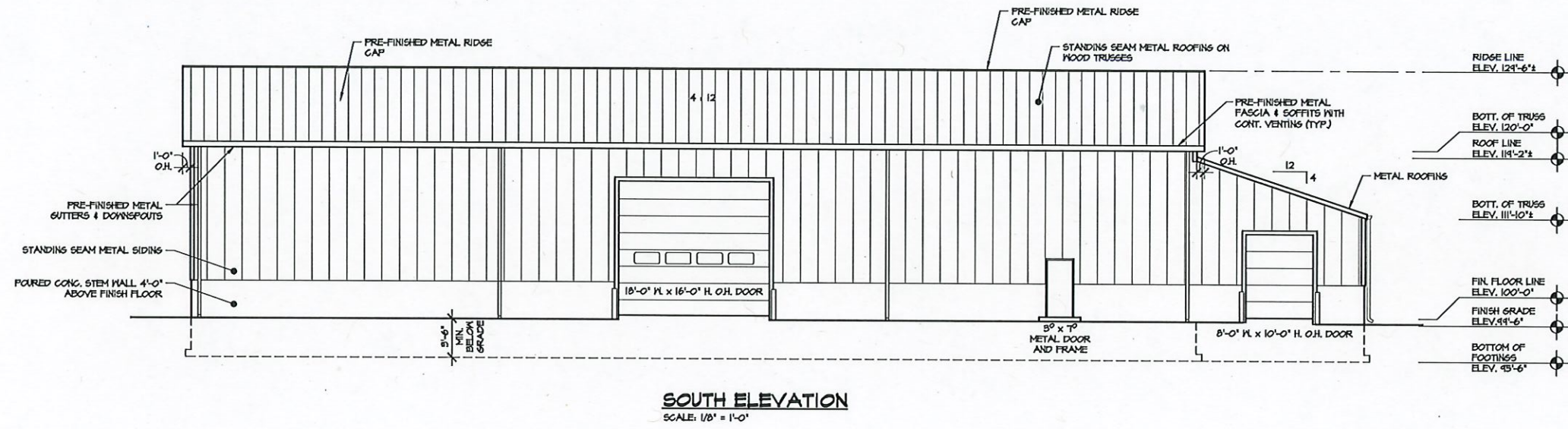
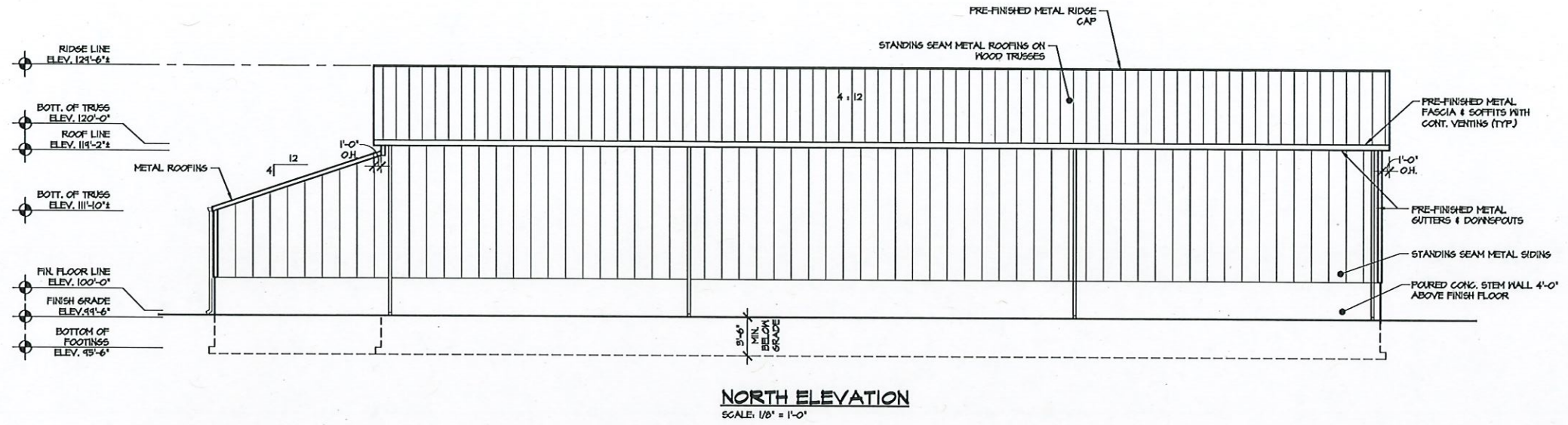
PROPERTY OWNER CONTACT:
 NICK REEM
 7250 REAUME ROAD

FOUNDATION PLAN & FLOOR PLAN

NOT FOR CONSTRUCTION

03-30-28	SITE PLAN APPROVAL
DATE:	ISSUED FOR:
DRAWN	JSJ, JJM
REVIEW'D	JSJ
202541	

A-1



JAMES S. JACOBS ARCHITECTS, PLLC
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 EMAIL: jim@jacobssarch.com

NEW STORAGE BUILDING FOR:



STONECO
 NEWPORT QUARRY
 7250 REAUNE ROAD
 NEWPORT MI 48166

PROPERTY OWNER CONTACT:
 NICK NIEMI
 7950 BEAUNE ROAD

ELEVATIONS

NOT FOR CONSTRUCTION

03-30-28	SITE PLAN APPROVAL
DATE:	ISSUED FOR:
DRAWN	JSJ, JJM
REVIEW'D	JSJ
202541	

A-2

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building				<<<<< Calculator Cost Computations >>>>>													
Class: C				Class: C Quality: Average		Stories: 1 Story Height: 16 Perimeter: 320											
Floor Area: 6,000 Gross Bldg Area: 6,900 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Base Rate for Upper Floors = 43.73											
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 95 Economic %Good: 100				High	Above Ave.	X Ave.	Low	(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 43.73									
Year Built Remodeled				** ** Calculator Cost Data ** **		Total Floor Area: 6,000 Base Cost New of Upper Floors = 262,380			Reproduction/Replacement Cost = 262,380								
Overall Bldg Height				Area:		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/95 /100/34.2			Total Depreciated Cost = 89,734								
Comments:				Type: Finished Basement		ECF (INDUSTRIAL) 1.068 => TCV of Bldg: 1 = 95,836			Replacement Cost/Floor Area= 43.73 Est. TCV/Floor Area= 15.97								
				Heat:		* Mezzanine Info *			Area:		Type: Average						
				Area #1: Type #1: Office (No Rates)		Area #2: Type #2: Office (No Rates)		* Sprinkler Info *		Area:		Type: Average					
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:					
X Poured Conc. Brick/Stone Block				Many Above Ave.		Average Typical		Few None		X Few Average Many Unfinished Typical		X Few Average Many Unfinished Typical					
(3) Frame:				Total Fixtures		Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:					
(4) Floor Structure:				3-Piece Baths		Wash Bowls		Water Heaters		Thickness		Bsmnt Insul.					
(5) Floor Cover:				2-Piece Baths		Water Heaters		(9) Sprinklers:		(13) Roof Structure: Slope=0							
(6) Ceiling:				Shower Stalls		Wash Fountains		(10) Heating and Cooling:		(14) Roof Cover:							
				Toilets		Water Softeners		X Gas Oil Coal Stoker Hand Fired Boiler									

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building				<<<<< Calculator Cost Computations >>>>>									
Class: D Floor Area: 900 Gross Bldg Area: 6,900 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 0 Base Rate for Upper Floors = 25.36 Adjusted Square Foot Cost for Upper Floors = 25.36 Total Floor Area: 900 Base Cost New of Upper Floors = 22,824 Eff. Age: 32 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 7,988 ECF (INDUSTRIAL) 1.068 => TCV of Bldg: 2 = 8,532 Replacement Cost/Floor Area= 25.36 Est. TCV/Floor Area= 9.48									
Depr. Table : 4% Effective Age : 32 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 900 Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low					High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low									
Year Built Remodeled		Overall Bldg Height			Comments:								
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:						
(2) Foundation:		(8) Plumbing:			Outlets: Fixtures:								
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None							
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners								
(4) Floor Structure:					Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(5) Floor Cover:		(9) Sprinklers:			(13) Roof Structure: Slope=0		(40) Exterior Wall:						
							Thickness Bsmnt Insul.						
(6) Ceiling:		(10) Heating and Cooling:			(14) Roof Cover:								
		Gas Oil	Coal Stoker	Hand Fired Boiler									

*** Information herein deemed reliable but not guaranteed***