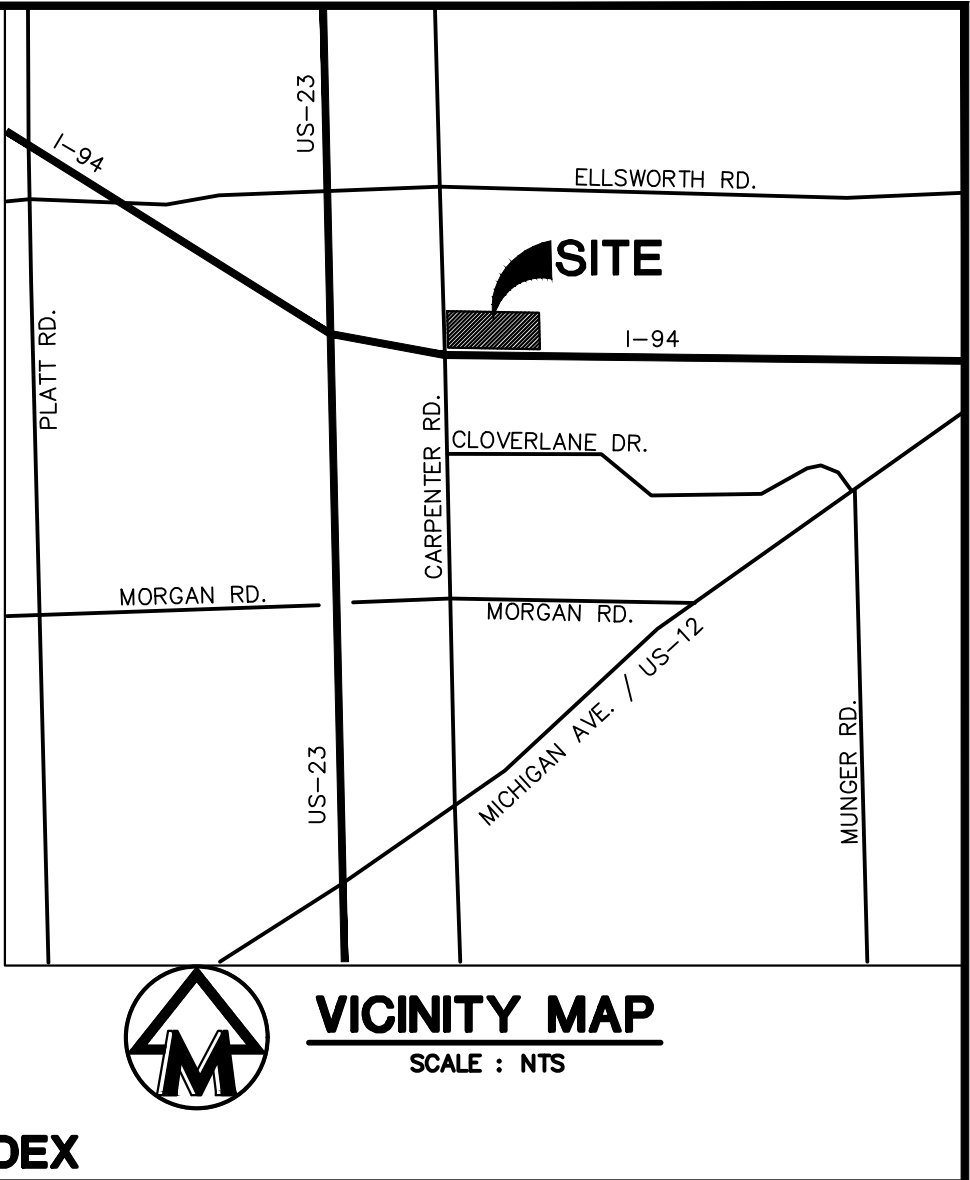


SHAMROCK SELF STORAGE
4251 CARPENTER ROAD
PARCEL# L-12-13-200-034, SECTION 13, T3S, R6E
PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
FINAL SITE PLAN



OWNER
DYNASTY ENTERPRISES
4197 CARPENTER ROAD
YPSILANTI, MICHIGAN 48197
CONTACT: MOE KASHAM
(734) 368-4929

APPLICANT
SHAMROCK BUILDERS
9800 WESTPOINT DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46256
CONTACT: GREG O'HERREN
(317) 590-4713

CONTRACTOR
TBD

ENGINEER/SURVEYOR/LANDSCAPE ARCH.
MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: HEATH HARTT, PE
(734) 995-0200

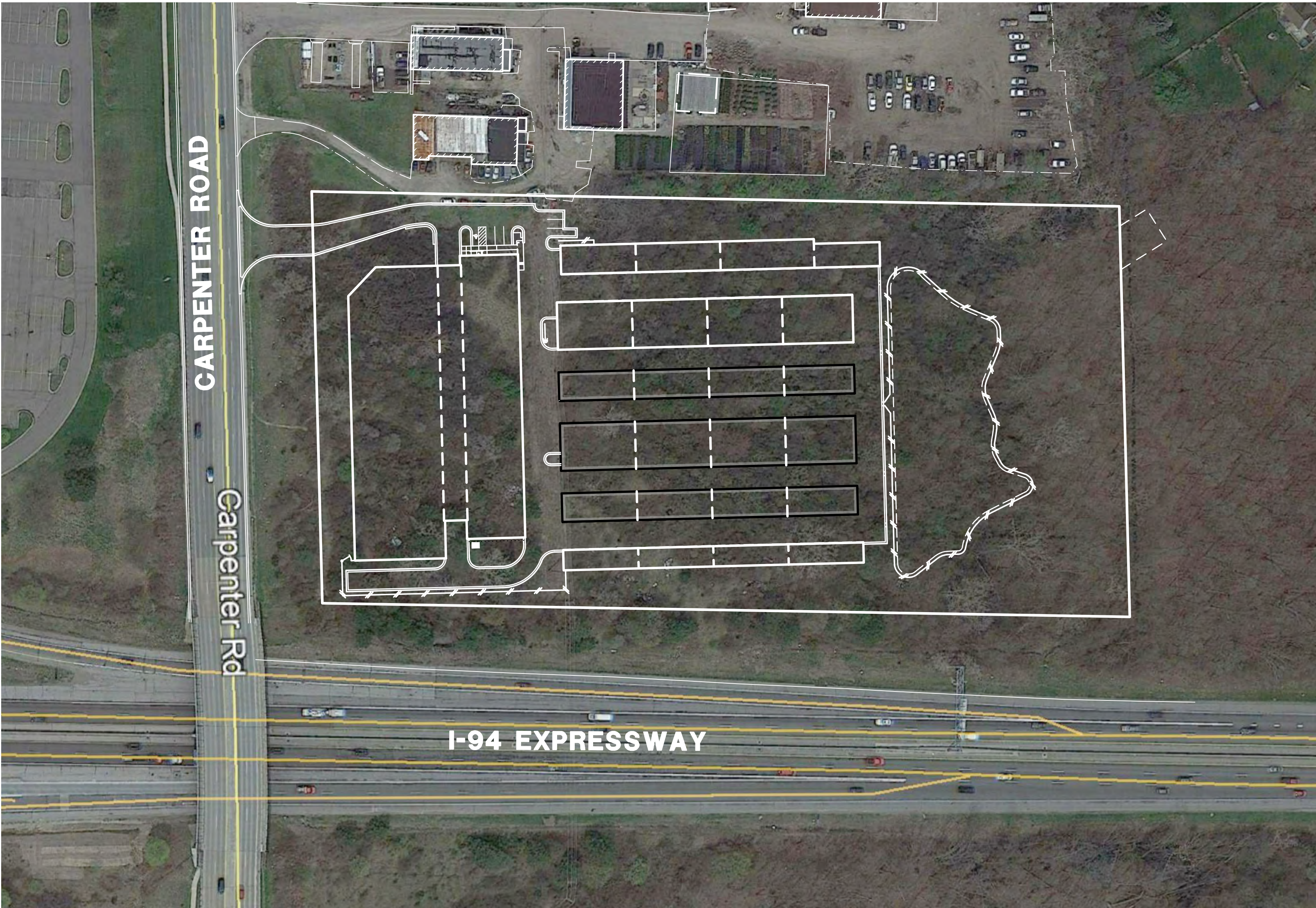
ARCHITECT
GROUNDWORK, LTD
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
CONTACT: DAVID WYTMAR, AIA, LEED AP
(847) 541-4151

SITE DATA		
	EXISTING REQUIRED/ PERMITTED	PROPOSED
ZONING	C2	C2
AREA (ac)	1 ac Min.	
GROSS PROVIDED (ac)	8.65	8.65
NET LOT AREA (ac)	8.52	8.52
USE	VACANT	SELF STORAGE FACILITIES
MIN LOT AREA	20,000 SF	8.65 ac
MIN LOT WIDTH	100' MIN	439'
MAXIMUM LOT COVERAGE (GROSS)	25%	15.6% ¹
BUILDING AREA		
BUILDING A		58,004 sf
BUILDING B		9,550 sf
BUILDING C		15,908 sf
BUILDING D		9,508 sf
BUILDING E		15,908 sf
BUILDING F		9,508 sf
BUILDING G		6,380 sf
IMPERVIOUS SURFACE RATIO	N/A	
SETBACKS FRONT (WEST)	35'	36'
SIDE (NORTH & SOUTH)	10' MIN./35' TOTAL	39.2' AND 40.8'
REAR (EAST)	35'	256.3'
BUILDINGS HEIGHT	45'	35'
STORIES	3	2
FLOOR AREA RATIO	80% MAX	48.5% ²
VEHICULAR PARKING		7 TOTAL (6 STANDARD, 1 BFV)
GUEST SPACES		

¹ Lot coverage is based only on Building A.
² Floor area includes all buildings A - G.

PERMITS AND APPROVALS

Permits/Approvals	Date Approved
Permitting Agency	
Washtenaw County Road Commission	
Washtenaw County Water Resources	
Washtenaw County Environmental Health	
SESC, Pittsfield Twp	
SESC, SOM	
Grading Permit, Pittsfield Twp	
Utilities Permit, Pittsfield Twp	



SITE MAP
SCALE : NTS

PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT, LOCATED AT 4251 CARPENTER ROAD, CONSISTS OF 7 SELF STORAGE BUILDINGS, INCLUDING THE FIRST DRIVE-THRU CLIMATE CONTROLLED SELF STORAGE FACILITY IN WASHTENAW COUNTY. THE DEVELOPMENT WILL BE ACCESSED VIA A PRIVATE ACCESS DRIVE FROM CARPENTER ROAD. THE SITE WILL BE SERVICED BY MUNICIPAL WATER AND A PRIVATE SEPTIC FIELD. ON-SITE STORMWATER MANAGEMENT INCLUDES SURFACE AND UNDERGROUND DETENTION SYSTEMS SIZED TO DETAIN THE 100-YEAR STORM EVENT AND THE SYSTEM WILL OUTLET TO AN EXISTING COUNTY DRAIN. NO DUMPSTER ENCLOSURE IS PROPOSED FOR THE PROJECT AND ALL REFUSE WILL BE CONTAINED WITHIN BLDG A.

#	SHEET TITLE
01	COVER SHEET
02	BOUNDARY SURVEY
03	TREE LIST
04	EXISTING CONDITIONS
05	REMOVAL PLAN
06	SOIL EROSION CONTROL PLAN
07	DIMENSIONAL SITE PLAN
08	UTILITY PLAN
09	DETAILED GRADING PLAN
10	DETAILED GRADING PLAN 2
11	TEMPORARY GRADING PLAN FOR PHASE 2 AREA
12	LANDSCAPE PLAN AND WETLAND RESTORATION PLAN
13	LANDSCAPE DETAILS
14	STORMWATER MANAGEMENT PLAN
15	STORMWATER CALCULATIONS
16	STORM SEWER PLAN AND PROFILE
17	STORM SEWER PLAN, PROFILE, AND STRUCTURE SCHEDULE
18	WATER MAIN PLAN AND PROFILE
19	WATER MAIN PLAN AND PROFILE
20	WATER MAIN PLAN, PROFILE, AND STRUCTURE SCHEDULE
21	TRUCK TURNING TEMPLATE
22	FIRE PROTECTION PLAN
23	DRIVEWAY AND R.O.W. PLAN
24	SITE DETAILS
25	SITE DETAILS 2
26	TEST PITS 1
27	TEST PITS 2
28	E1 - PHOTOMETRIC PLAN
29	E2 - PHOTOMETRIC DETAILS
30	E3 - PHOTOMETRIC DETAILS 2
31	PITTSFIELD TWP SESC DETAILS
32	PITTSFIELD EARTHWORK SPECIFICATIONS
33	PITTSFIELD TWP STORM SEWER DETAILS
34	PITTSFIELD TWP WATER MAIN DETAILS
35	PITTSFIELD TWP WATER MAIN SPECIFICATIONS
36	A-1 PRELIMINARY BUILDING EXTERIOR
37	A-2 PRELIMINARY BUILDING EXTERIOR
38	A-3 ELEVATIONS
39	A-4 ELEVATIONS
40	A-5 ELEVATIONS
41	A-6 ELEVATIONS
42	A-7 FLOOR PLAN
43	A-8 FLOORPLANS
44	A-9 FLOORPLANS

SHAMROCK SELF STORAGE

JOB No. 18354

DATE: 06/24/20

REVISIONS:

REV. DATE

PER WCRC COMMENTS

07/06/20

PER MUNICIPAL REVIEW

09/01/20

PER MUNICIPAL REVIEW

09/24/20

PER MUNICIPAL REVIEW

10/28/20

SHEET 01 OF 44

CADD: GLS, RDW

ENG: HTH

PM: HTH

TECH:

/18354CV1

01

MIDWESTERN CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108

(734) 995-0200 • www.midwesternconsulting.com

Land Development • Land Survey • Institutional • Municipal

Wireless Communications • Transportation • Landfill Services

RELEASED FOR:

DATE

HEATH HARTT, P.E. #56247

u.q. t/f.o.-

19. 1/1.0:—

HIGHWAY SIGN

— NORTHERLY EDGE
OF PAVEMENT



1. ALL CURB RADIUS DIMENSIONS ARE TO BACK OF CURB, ALL WALK DIMENSIONS ARE TO BACK OF CURB OR EDGE OF WALK, AND ALL DRIVE AND AISLE DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
2. ALL BACK OF CURB RADII IS 5 FEET, UNLESS SPECIFIED OTHERWISE.
3. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING DIMENSIONS.
4. A NEW POWER POLE, 5 FEET HIGHER THAN THE EXISTING POLE, WILL BE INSTALLED ADJACENT TO BUILDING C.

LEGEND

- | | |
|---|--|
|  | NUMBER OF STANDARD PARKING SPACES IN ROW |
|  | NUMBER OF BARRIER FREE PARKING SPACES IN ROW |
|  | BARRIER FREE PARKING SIGN |
|  | VAN ACCESSIBLE BARRIER FREE PARKING SIGN |
|  | PROP. CURB & GUTTER |
|  | PROP. BITUMINOUS PAVEMENT |
|  | PROP. HEAVY DUTY BITUMINOUS PAVEMENT |
|  | PROP. CONCRETE PAVEMENT |
|  | SIGN |
|  | PROP. SINGLE LIGHT |
|  | PROP. DOUBLE LIGHT |
|  | FENCE |

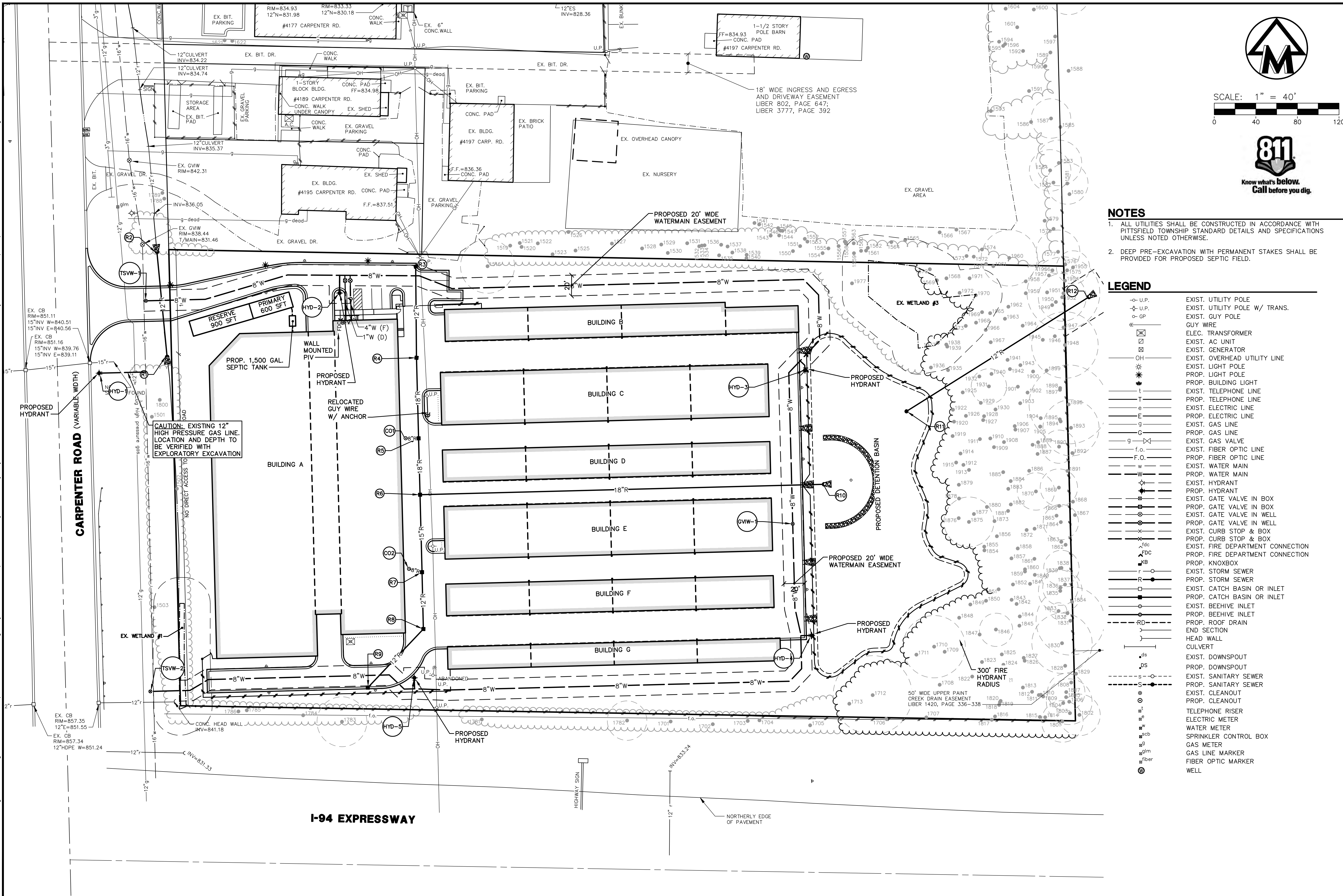
PHASING PLAN

THE PROJECT IS PROPOSED TO BE A PHASED PROJECT.

PHASE 1 WILL INCLUDE ALL GRADING UTILITIES, STORMWATER DETENTION, PERIMETER CURBING AND PAVEMENT OUTSIDE THE FENCED AREA. ALL TREE MITIGATION PLANTINGS WILL BE COMPLETED IN PHASE 1. TEMPORARY GRAVEL SURFACE WILL BE PLACED WITHIN THE FENCED AREA TO PROVIDE DRAINAGE TO THE STORMWATER SYSTEMS.

PHASE 2 WILL INCLUDE THE CONSTRUCTION OF BUILDINGS D, E & F. PAVING OPERATION WILL BE COMPLETED WITHIN THE FENCED AREA.





The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PITTSFIELD TOWNSHIP STANDARD DETAILS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
2. DEEP PRE-EXCAVATION WITH PERMANENT STAKES SHALL BE PROVIDED FOR PROPOSED SEPTIC FIELD.

LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
WIRE	GUY WIRE
TRANS	ELEC. TRANSFORMER
AC	EXIST. AC UNIT
GEN	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
LP	EXIST. LIGHT POLE
LP	PROP. LIGHT POLE
BL	PROP. BUILDING LIGHT
TL	EXIST. TELEPHONE LINE
TL	PROP. TELEPHONE LINE
EL	EXIST. ELECTRIC LINE
EL	PROP. ELECTRIC LINE
GL	EXIST. GAS LINE
GL	PROP. GAS LINE
GV	EXIST. GAS VALVE
F.O.	EXIST. FIBER OPTIC LINE
F.O.	PROP. FIBER OPTIC LINE
WM	EXIST. WATER MAIN
WM	PROP. WATER MAIN
HY	EXIST. HYDRANT
HY	PROP. HYDRANT
GV	EXIST. GATE VALVE IN BOX
GV	PROP. GATE VALVE IN BOX
GV	EXIST. GATE VALVE IN WELL
GV	PROP. GATE VALVE IN WELL
CS	EXIST. CURB STOP & BOX
CS	PROP. CURB STOP & BOX
FDC	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
KB	PROP. KNOXBOX
SS	EXIST. STORM SEWER
SS	PROP. STORM SEWER
CB	EXIST. CATCH BASIN OR INLET
CB	PROP. CATCH BASIN OR INLET
BI	EXIST. BEEHIVE INLET
BI	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
END	END SECTION
CUL	HEAD WALL
CUL	CULVERT
DS	EXIST. DOWNSPOUT
DS	PROP. DOWNSPOUT
SS	EXIST. SANITARY SEWER
SS	PROP. SANITARY SEWER
CL	EXIST. CLEANOUT
CL	PROP. CLEANOUT
TR	TELEPHONE RISER
EM	ELECTRIC METER
WM	WATER METER
SCB	SPRINKLER CONTROL BOX
GM	GAS METER
GLM	GAS LINE MARKER
FOM	FIBER OPTIC MARKER
W	WELL

JOB No. 18354

DATE: 6/24/20

SHEET 08 OF 44

SHAMROCK SELF STORAGE
FINAL SITE PLAN
UTILITY PLAN

CLIENT
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