



SPECIAL MEETING OF THE CITY OF BUCHANAN PLANNING COMMISSION

THURSDAY, NOVEMBER 02, 2023 – 5:30 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

The City of Buchanan Planning Commission, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.

** Comments may also be submitted in writing at least 4 hours in advance to the Community Development Director Richard Murphy at rmurphy@cityofbuchanan.com*

** Buchanan City will provide necessary and reasonable auxiliary aide and services to those individuals with disabilities who wish to attend the public meeting upon receiving at least one (1) week’s prior notice. Any such individual requiring such aids or services should contact the city in writing or by telephoning: Buchanan City Clerk; 302 North Redbud Trail, Buchanan, MI 49107, 269-695-3844.*

I. Special Meeting - Call to Order

II. Roll Call

III. Approve Agenda

IV. Public Comments - Agenda Items

V. New Business

A. *Final site plan review of Historic Livery Project at 206-208 Days Ave.*

VI. Adjournment

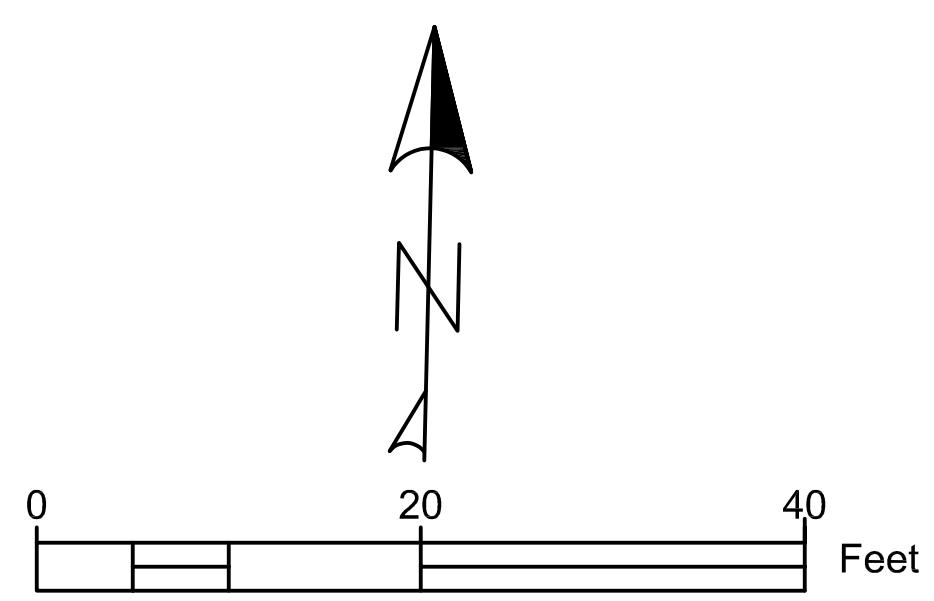
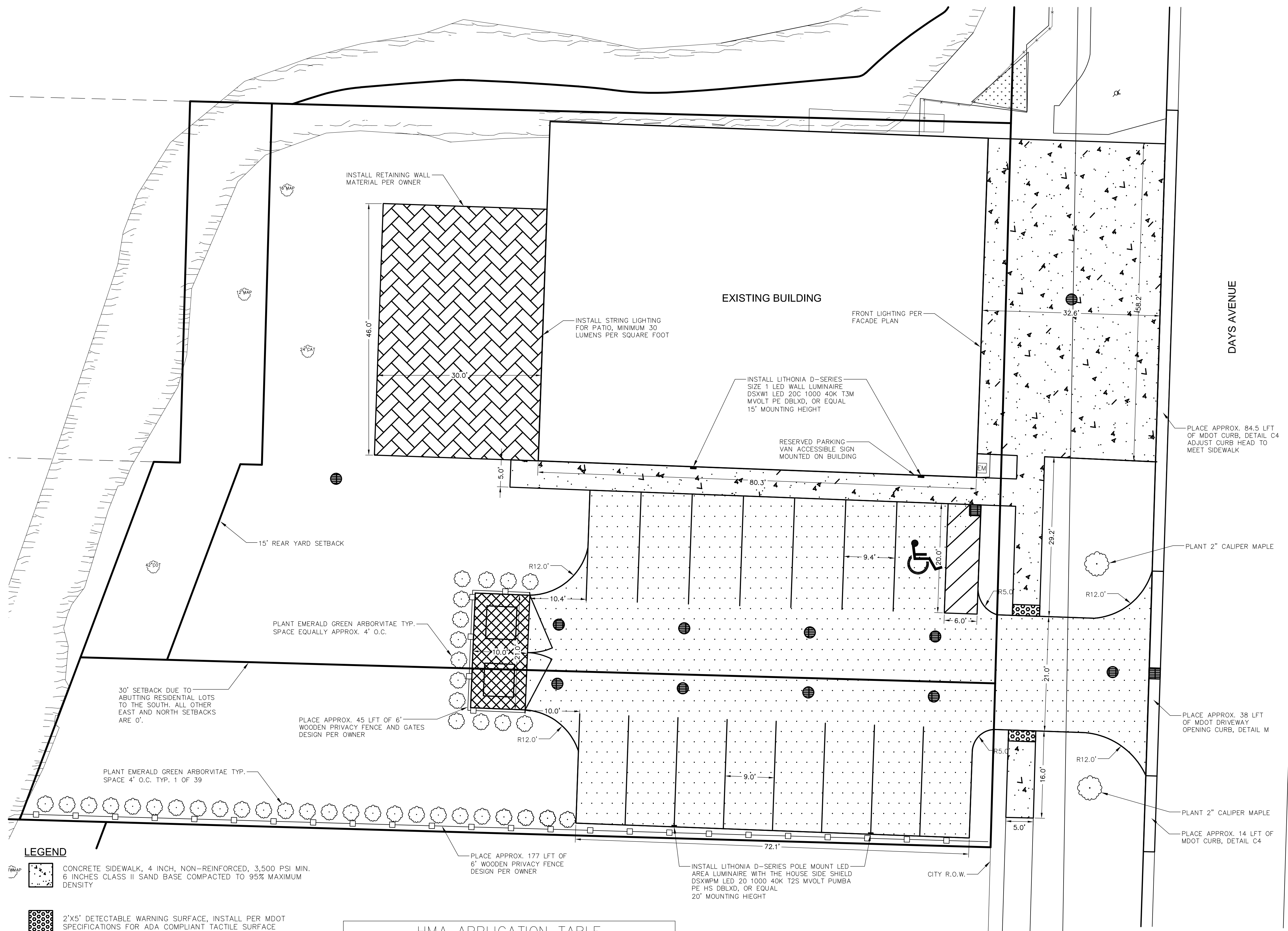


GREEN CONSTRUCTION AND ENGINEERING
P.O. BOX 326,
BUCHANAN, MI 49107
PHONE: (269) 695 - 5825

OWNER: 206 DAYS AVENUE HOLDING, LLC.
PROJECT NAME: 206 DAYS AVE.
DEVELOPMENT PROJECT ADDRESS: 206 DAYS AVENUE, BUCHANAN, MI 49107

SHEET DESCRIPTION: LAYOUT/LANDSCAPE
PROJECT NUMBER: 23-07
DRAWN BY: MAG

L1.0



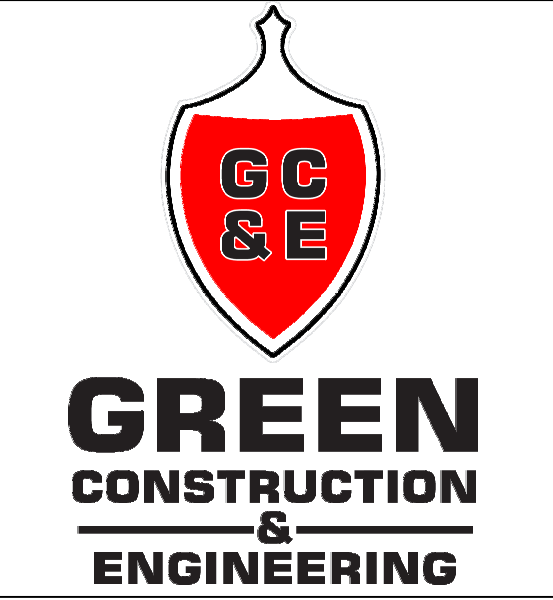
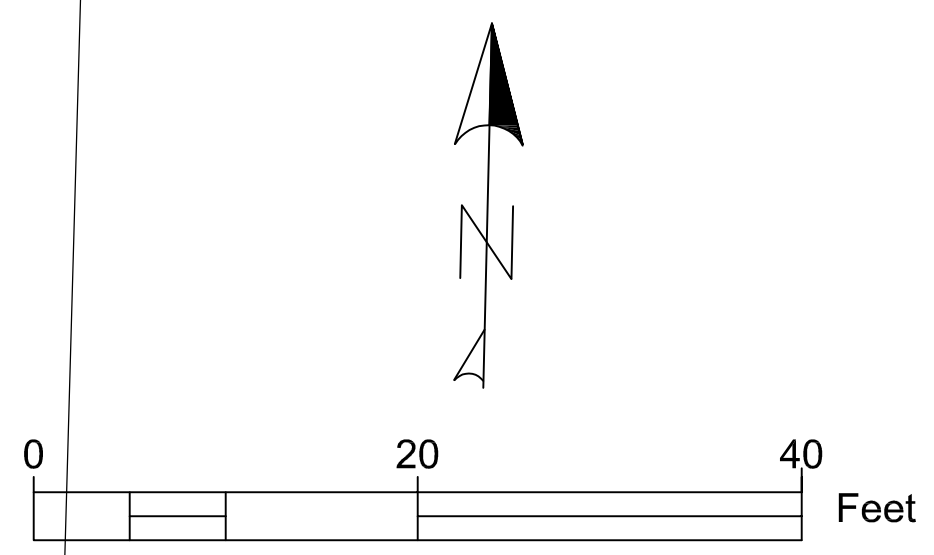
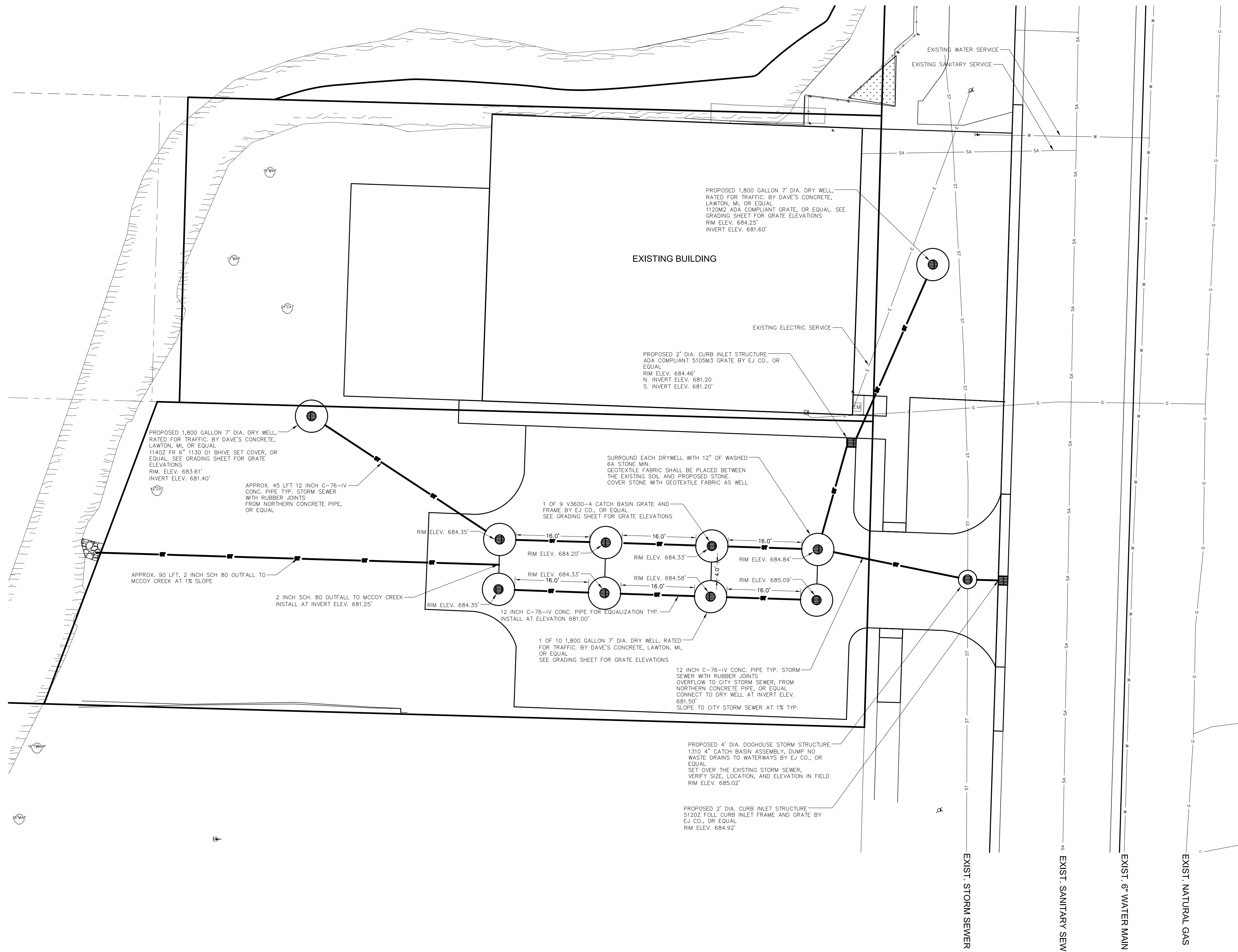
PROJECT NOTES

1. THE "2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
2. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
4. CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
5. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE REGULATING AGENCIES ASSOCIATED WITH THIS PROJECT TO NOTIFY THEM THAT WORK IS COMMENCING.
7. ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR. ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER, OR MDOT CLASS II GRANULAR MATERIAL FROM BORROW. EXCESS FILL SHALL BE REMOVED FROM SITE BY THE CONTRACTOR. NOTE: NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT, AS REQUIRED.
9. ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL SURFACE, FURN. 4" MDOT SEED MIXTURE TUF (220#/ACRE); FERTILIZER, CHEMICAL NUTRIENT, CL A (176#/ACRE); AND MULCH AT THE RATE OF 2 TON/ACRE
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
11. ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
12. ANY MARKED SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, ROOF DRAINS, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
13. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
14. ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER AND ACCORDING TO THE NATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.

- LEGEND**
- CONCRETE SIDEWALK, 4 INCH, NON-REINFORCED, 3,500 PSI MIN. 6 INCHES CLASS II SAND BASE COMPACTED TO 95% MAXIMUM DENSITY
 - 2'x5' DETECTABLE WARNING SURFACE, INSTALL PER MDOT SPECIFICATIONS FOR ADA COMPLIANT TACTILE SURFACE
 - PROPOSED PATIO AREA, CONSTRUCTION MATERIAL PER OWNER SPECIFICATIONS
 - CONCRETE DUMPSTER PAD, 6 INCH, 4,000 PSI MIN., REINFORCED WITH 6"x6" 6 GAUGE WELDED WIRE FABRIC 6 INCHES CLASS II SAND BASE COMPACTED TO 95% MAX. DENSITY
 - HMA, PERFORMANCE GRADE 58-28, SS-1H BOND COAT 1.5 INCHES 36A TOP COURSE 2 INCHES 13 A LEVELING COURSE 8 INCHES OF 22A AGGREGATE BASE, COMPACTED TO 98% MAXIMUM DENSITY 12 INCHES OF CLASS II SAND SUBBASE, COMPACTED TO 95% MAXIMUM DENSITY

HMA APPLICATION TABLE

ITEM	AWI	YIELD	PERFORMANCE GRADE
HMA, 36A (TOP)	220	165 #/SYD	P.G. 58-28
HMA, 13 (LEVELING)		275 #/SYD	P.G. 58-28
HAND PATCH		165 #/SYD (LIFTS)	P.G. 58-28
HMA BOND COAT		0.05 TO 0.15 GAL/SYD	SS - 1h



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 206 DAYS AVENUE
 HOLDING, LLC.
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 206 DAYS AVE.
 DEVELOPMENT
PROJECT ADDRESS:
 206 DAYS AVENUE,
 BUCHANAN, MI 49107

SHEET DESCRIPTION:
 UTILITIES
PROJECT NUMBER:
 23-07
DRAWN BY: MAG

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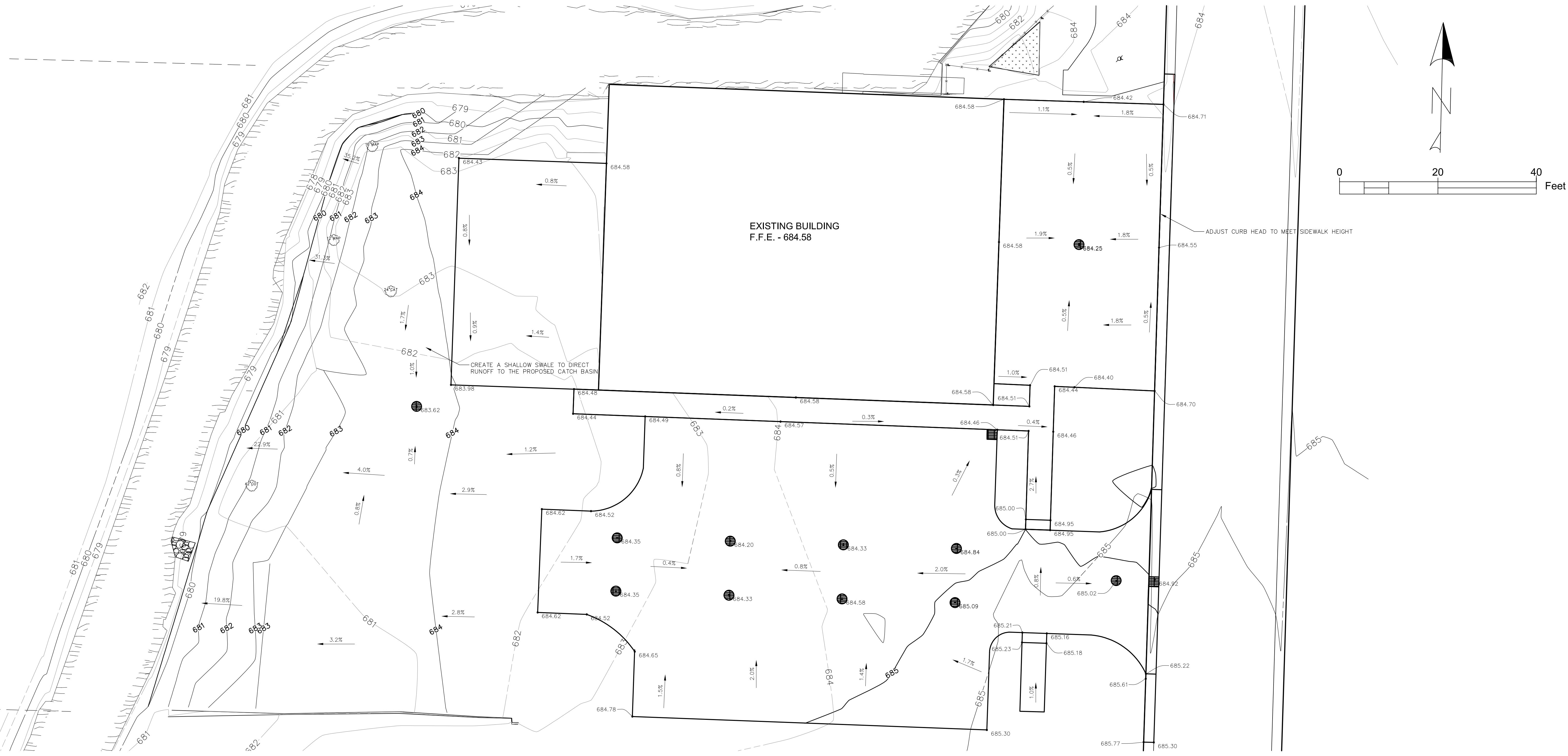
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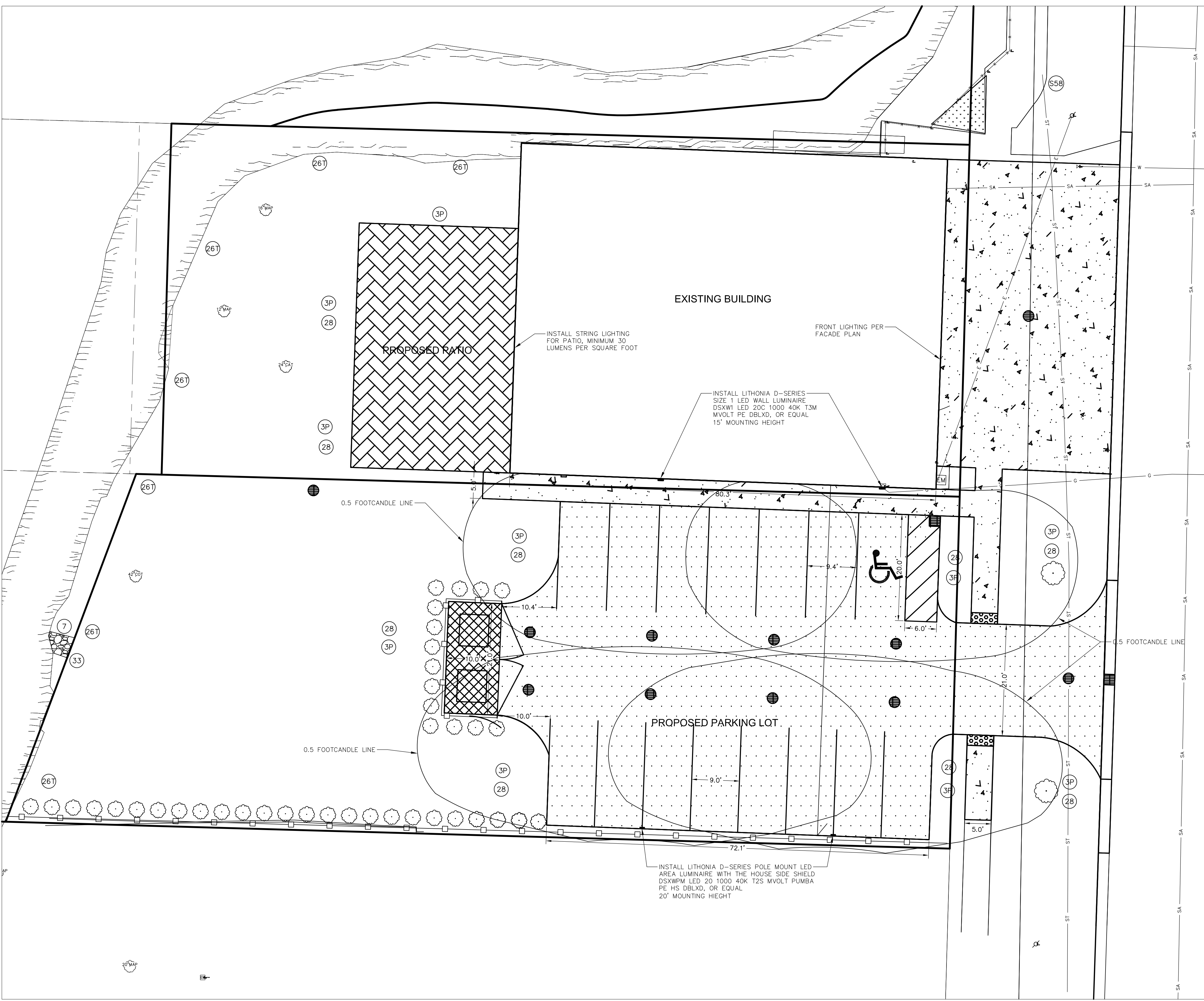


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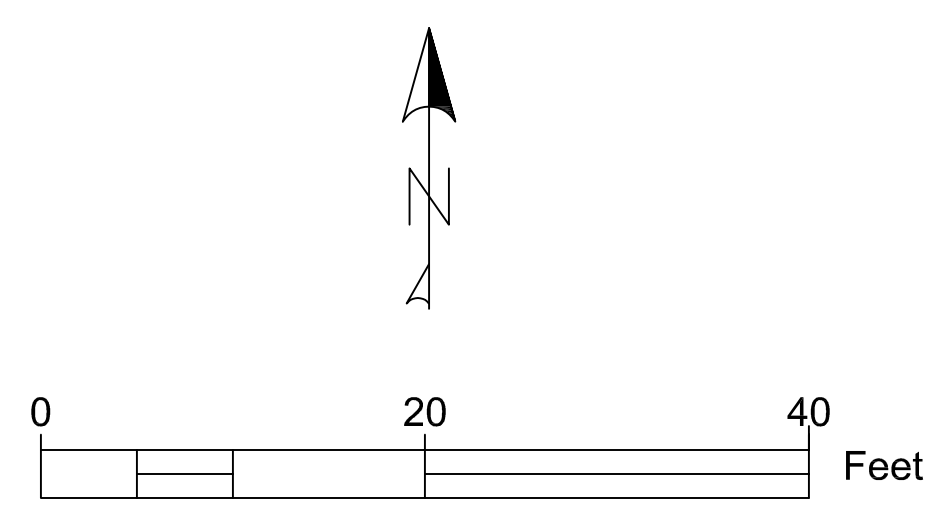
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SHEET DESCRIPTION:
 SESC/LIGHTING
 PROJECT NUMBER:
 23-07
 DRAWN BY:
 MAG

S1.0



STORM WATER DETENTION REQUIRED = 2,418 CFT x 7.48 = 18,087 GALLONS
 STORM WATER DETENTION PROVIDED
 DRYWELL CAPACITY 10 X 1,800 = 18,000 GALLONS
 12 INCHES OF 6A STONE AROUND EACH DRYWELL 10 X (60 CFT * 40% VOIDS) = 240 CFT X 7.48 = 1,795 GAL
 TOTAL AVAILABLE STORAGE = 18,000 + 1,795 = 19,795 GAL



SOIL EROSION & SEDIMENTATION CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "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.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- 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.
- MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

- 3P DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDT SEEDING, MIXTURE TUF APPLIED AT A RATE OF 176 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)
- 7 DENOTES RIP RAP WITH GEOTEXTILE FABRIC
- 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.
- 28 DENOTES MULCHING AND MULCH ANCHORING
- 33 DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS. AT SLOPES GREATER THAN 1:3, AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION.
- 58 DENOTES INLET PROTECTION FABRIC DROP. CHECK AFTER EACH RAIN EVENT. CLEAN OR REPLACE WHEN HALF FULL.

BERRIEN COUNTY DETENTION POND DESIGN CALCULATION SPREADSHEET

Project Name: Days Avenue Site Plan		Proposed Percent Imperviousness: 54% (K)								
Project Location: 206 Days Avenue, Buchanan, MI 49107		Proposed Runoff "C" Value: 0.79								
Cont. Drainage Area (Acres): 0.25 (L)		Maximum Allowable Outflow (CFS): 0.04 (G)								
		Storm Recurrence Interval (Yrs): 25								
A	B	C	D	E	F	G	H	I	J	Total
Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall (Inches)	Rainfall Intensity (Inches/Hour)	Proposed Runoff Floowrate (CFS)	Proposed Maximum Volume (CFT)	Proposed Allowable Outflow (CFS)	Required Detention Storage (CFT)	Required Retention Storage (CFT)	Total Required Storage (CFT)	
5	0.08	0.53	6.36	1.25	376	0.04	370	454.067	824	
10	0.17	0.93	5.58	1.10	660	0.04	648	454.067	1,102	
15	0.25	1.20	4.80	0.95	851	0.04	834	454.067	1,285	
20	0.33	1.35	4.05	0.80	958	0.04	935	454.067	1,389	
30	0.50	1.65	3.30	0.65	1,170	0.04	1,137	454.067	1,591	
40	0.67	1.8	2.70	0.53	1,277	0.04	1,232	454.067	1,686	
50	0.83	1.95	2.34	0.46	1,383	0.04	1,327	454.067	1,781	
60	1.00	2.09	2.09	0.41	1,482	0.04	1,415	454.067	1,869	
90	1.50	2.35	1.57	0.31	1,667	0.04	1,566	454.067	2,020	
120	2.00	2.58	1.29	0.25	1,850	0.04	1,695	454.067	2,149	
180	3.00	2.85	0.95	0.19	2,023	0.04	1,819	454.067	2,273	
360	6.00	3.34	0.56	0.11	2,269	0.04	1,964	454.067	2,418	
720	12.00	3.87	0.32	0.06	2,745	0.04	1,935	454.067	2,389	
1080	18.00	4.18	0.23	0.05	2,965	0.04	1,749	454.067	2,203	
1440	24.00	4.45	0.19	0.04	3,156	0.04	1,535	454.067	1,989	

Total Storage Detention and Retention Required Storage (CFT): 2,418

RETENTION POND DESIGN CALCULATION

Retain the 100-Year 24-Hour Storm event from the Entire Contributing Area (6.15 inches of total rainfall).
4,399 CFT

A) Duration of the storm event in minutes.
 B) Duration of the storm event in hours.
 C) Total amount of rainfall during a 25-year recurrence storm event for the given duration in Column A & B (ref: midwestern climatological center rainfall Atlas-Bulletin 71).
 D) Average rainfall intensity during the 25-year recurrence storm event. Calculated by dividing Column C by Column B.
 E) The unrestricted 25-year recurrence discharge flowrate from the proposed site under fully developed conditions. Calculated by multiplying Intensity (D) and Drainage Area (L).
 F) The unrestricted storm event for the given duration in Column A and B. Calculated by multiplying the Proposed Runoff Floowrate (E) by the Storm Duration (A) and by 60 seconds/minute.
 G) The maximum allowable discharge from the site is determined by multiplying the drainage area by 0.15 cfs per acre or if the proposed outlet is restrictive by determining the sites share of the existing outlets capacity on a contributing area basis.
 H) The required detention storage is determined by multiplying the difference flowrate (Inflow (E) - Outflow (G)), by the corresponding duration (A) and by 60 seconds/minute. The calculated maximum release rate only occurs when the pond is full.
 As the pond dewaters the actual release rate from the pond will decrease from the maximum allowed release rate to 0.
 Therefore, an average release rate equal to 50% of the maximum rate is used in calculating the required storage volume.
 The amount of storage required for various storm durations will vary based on rainfall intensity, the size of the drainage area, and the allowable discharge. The maximum volume of storage for the various storm durations will be the required detention storage volume. This volume of storage will be determined above the required retention volume calculated in Column I.
 J) Total required storage is the sum of Column H and I.
 K) Proposed percent imperviousness. This assumption will be used to determine the proposed runoff coefficient. Impervious surface will be assumed to have a value of 0.9 and pervious a value of 0.2.
 L) Contributing Drainage to the proposed detention or retention system.
 Calculation By: Mack Green
 Date: 10/14/2023

206/208 DAYS AVE. DEVELOPMENT PROJECT



CONTACT INFORMATION

OWNER:
 206 DAYS AVENUE HOLDING, LLC.
 206 DAYS AVENUE
 BUCHANAN, MI 49107

PATRICK SWEM
 PHONE: 269-240-0083
 EMAIL: PATSWEM@GMAIL.COM

ENGINEER:
 GREEN CONSTRUCTION AND ENGINEERING
 P.O. BOX 326
 BUCHANAN, MI 49107

MACK GREEN, P.E.
 PHONE: 269-362-4167
 EMAIL: MGREEN@GREENCANDE.COM

CONTRACTOR:
 ASTRONG CONSTRUCTION, LLC.
 2914 N. US HWY 31
 NILES, MI 49120

MIKE ARMSTRONG
 PHONE: 269-845-5894
 EMAIL: ASTRONGCONSTRUCTION@GMAIL.COM

UTILITIES

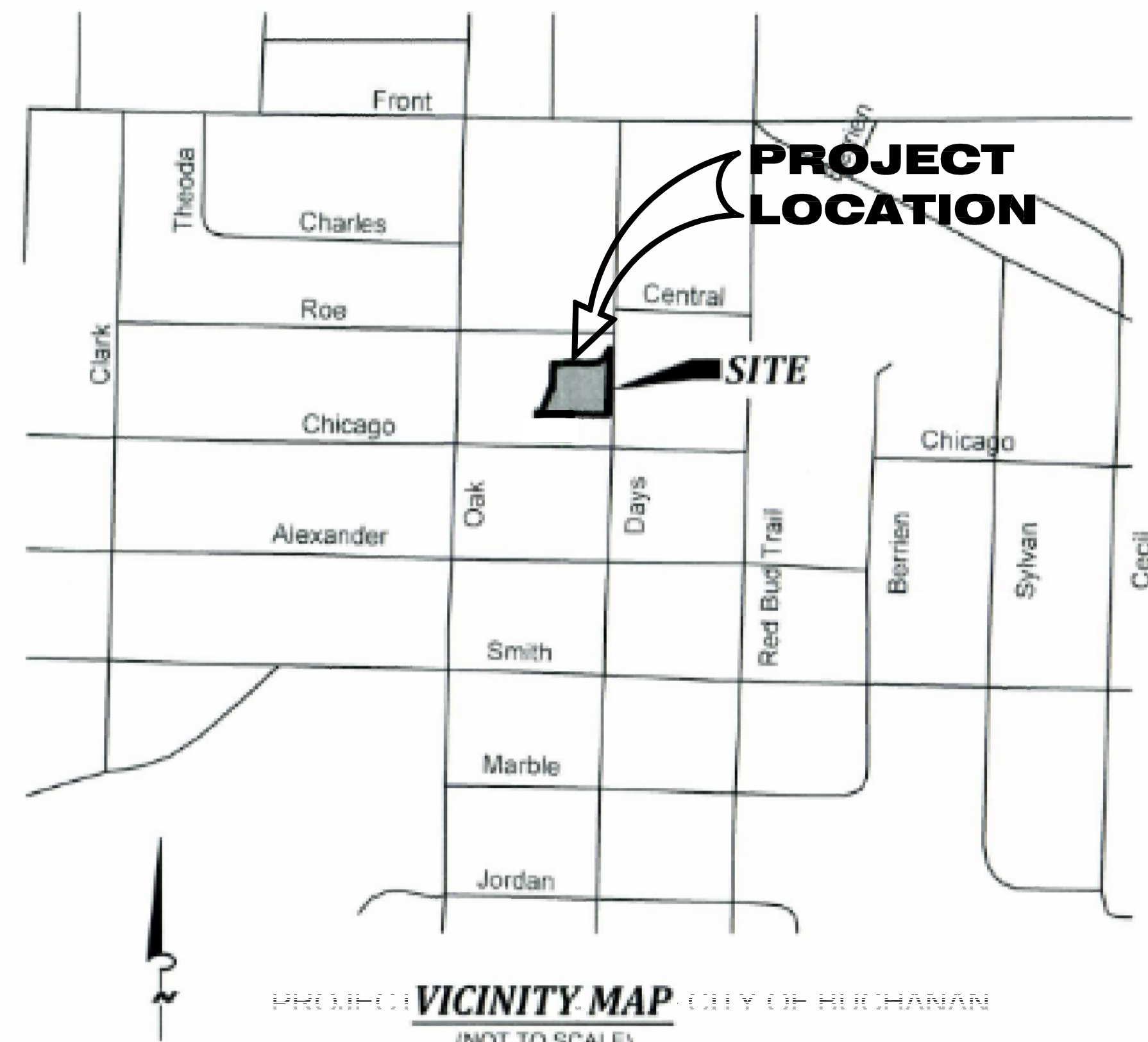
ELECTRIC INDIANA MICHIGAN POWER
 DISTRIBUTION LINES;
 2425 MEADOWBROOK ROAD
 BENTON HARBOR, MI 49022
 ATTN: KURT SCHNEIDER
 (269) 926-0683

GAS SEMCO ENERGY GAS CO.
 1000 BELL ROAD
 NILES, MI 49120
 ATTN: ROB STAFFORD
 (269) 683-6310 EXT. 5689

TELEPHONE AT&T
 1435 MILTON ROAD
 BENTON HARBOR, MI 49022
 ATTN: CHRIS O'BRIEN
 (269) 926-0232

WATER/SEWER CITY OF BUCHANAN,
 302 N. REDBUD TRAIL
 BUCHANAN, MI 49107
 ATTN: MIKE BAKER
 (269) 695-3844

'MISS DIG' 811



INDEX OF PLANS

SHEET NO.	SHEET TITLE	ISSUE DATE
T1.0	TITLE SHEET	10/14/2023
230439	WIGHTMAN SURVEY	10/14/2023
D1.0	EXISTING CONDITIONS/DEMOLITION	10/14/2023
L1.0	SITE LAYOUT/LANDSCAPING	10/14/2023
U1.0	UTILITIES	10/14/2023
A101	GRADING	10/14/2023
A200	SESC/LIGHTING	10/14/2023

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"ALTA/NSPS LAND TITLE SURVEY"

NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 18 WEST,
CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN



2303 PIPESTONE RD.
BENTON HARBOR, MI. 49022
269.927.0100

www.gowightman.com

PROJECT ADDRESS:
**206 & 208 DAYS AVENUE,
107 E. CHICAGO STREET**
BUCHANAN, MI 49107-1612

GREEN CONSTRUCTION & ENGINEERING
P.O. BOX 326
BUCHANAN, MI 49107

LEGAL DESCRIPTION PER EXHIBIT "A", PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111210065CML, COMMITMENT DATE JULY 13, 2023:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, CITY OF BUCHANAN
PARCEL 1
LOT 7, BLOCK "B" OF A.C. DAYS ADDITION TO BUCHANAN TOWN PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF DEEDS, PAGE 800 OF BERRIEN COUNTY RECORDS, EXCEPTING THEREFROM THE WEST 56 FEET

LEGAL DESCRIPTION PER EXHIBIT "A", PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111214092CML, COMMITMENT DATE AUGUST 25, 2023:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, CITY OF BUCHANAN
LOT SIX (6), BLOCK "B", A.C. DAYS ADDITION TO THE VILLAGE (NOW CITY) OF BUCHANAN, EXCEPT A STRIP OF LAND OFF THE WEST END THEREFROM DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT SIX (6); THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT FIFTY-ONE AND TWO TENTHS (51.2) FEET; THENCE SOUTHWESTERLY TO A POINT ON SOUTH LINE WHICH IS TWENTY-EIGHT AND FIVE TENTHS (28.5) FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TWENTY-EIGHT AND FIVE TENTHS (28.5) FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH SIXTY-SIX (66) FEET TO THE PLACE OF BEGINNING, SIX HUNDREDTHS (6/100) ACRES, BEING THE COUNTY OF BERRIEN AND STATE OF MICHIGAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 8, 1858 IN BOOK 2 OF DEEDS, PAGE 800.

LEGAL DESCRIPTION PER EXHIBIT "A", PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111214091CML, COMMITMENT DATE AUGUST 25, 2023:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, CITY OF BUCHANAN
THAT PART OF LOT 5, BLOCK "B", A.C. DAYS ADDITION TO THE VILLAGE, NOW CITY, OF BUCHANAN, BERRIEN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF DEEDS, PAGE 800, DESCRIBED AS FOLLOWS: TO WIT, COMMENCING 5 RODS AND 7 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE WEST 5 RODS AND 20 INCHES; THENCE NORTH 4 RODS; THENCE EAST 5 RODS AND 20 INCHES; THENCE SOUTH 4 RODS TO THE PLACE OF BEGINNING, ALSO COMMENCING 100 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK "B"; THENCE NORTH 66 FEET; THENCE WEST 6 FEET; THENCE SOUTH 66 FEET; THENCE EAST 6 FEET TO THE PLACE OF BEGINNING

SCHEDULE B, SECTION II, EXCEPTIONS, PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111210065CML, COMMITMENT DATE JULY 13, 2023, COMMITMENT NO. 111214092CML, COMMITMENT DATE AUGUST 25, 2023 AND COMMITMENT NO. 111214091CML, COMMITMENT DATE AUGUST 25, 2023:

NO SURVEY RELATED ITEMS TO SHOW PER INFORMATION PROVIDED.

SURVEY NOTES:

MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER (TABLE A, ITEM 1).

THE ADDRESS OF SURVEYED PARCELS: 206 & 208 DAYS AVENUE & 107 EAST CHICAGO STREET BUCHANAN, MICHIGAN 49107 (TABLE A, ITEM 2).

THE SURVEYED PARCELS ARE LOCATED IN ZONE AE (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER INFORMATION OBTAINED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS (FIRM), MAP NUMBER 26021C0403C, EFFECTIVE DATE APRIL 17, 2006 (TABLE A, ITEM 3). THE BASE FLOOD ELEVATION FOR THESE PARCELS HAS BEEN DETERMINED TO BE AT ELEVATION 686.0 (NGVD29) PER NOTED FIRM. THE BASE FLOOD ELEVATION CONVERTED TO DATUM SHOWN ON THIS SURVEY IS 685.69 (NAVD88).

THE COMBINED SURVEYED PARCELS CONTAIN 0.65 OF AN ACRE, MORE OR LESS (TABLE A, ITEM 4).

VERTICAL RELIEF (FOOT CONTOURS AND SPOT ELEVATIONS) OF THE TOPOGRAPHIC SURVEY AREA ESTABLISHED FROM GPS AND ON THE GROUND SURVEY OF THE SURVEYED PARCELS, ALONG WITH BENCHMARKS SET DURING THE COURSE OF THIS SURVEY ARE SHOWN HEREON (TABLE A, ITEM 5).

NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT (TABLE A, ITEM 6(a)).

EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN (TABLE A, ITEM 7(a)).

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON DRAWING (TABLE A, ITEM 8).

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED AS SUCH ON THIS SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED SOLELY FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS PROVIDED BY THE CLIENT. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED OR THE UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEYOR'S OPINION AND ARE TRUE TO THE SURVEYOR'S INFORMATION, KNOWLEDGE, AND BELIEF. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY, WHEN PROVIDED, THE SURVEYOR IS RELYING ON THE ACCURACY, COMPLETENESS, AND TECHNICAL SUFFICIENCY OF THE INFORMATION FURNISHED BY OR ON BEHALF OF THE CLIENT (TABLE A, ITEM 11(a)).

NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS AVAILABLE ARE SHOWN ON DRAWING (TABLE A, ITEM 13).

NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK (TABLE A, ITEM 16).

AN ADDITIONAL DOCUMENT USED AS REFERENCE WHEN PERFORMING THIS SURVEY: A MAP OF SURVEY OF PART OF LOT 5, BLOCK "B", A.C. DAYS ADDITION TO THE VILLAGE, NOW CITY, OF BUCHANAN, BERRIEN COUNTY, MICHIGAN, FOR DONALD BRADLEY, SURVEYED BY J.H. DEWEY, NOVEMBER 8, 1947 AND JULY 1, 1948.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

THIS SURVEY WAS PERFORMED WITH AN ACCURACY THAT IS NOT LESS THAN REQUIRED BY THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING IN MICHIGAN.

BEARINGS SHOWN ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

THE WATERS EDGE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

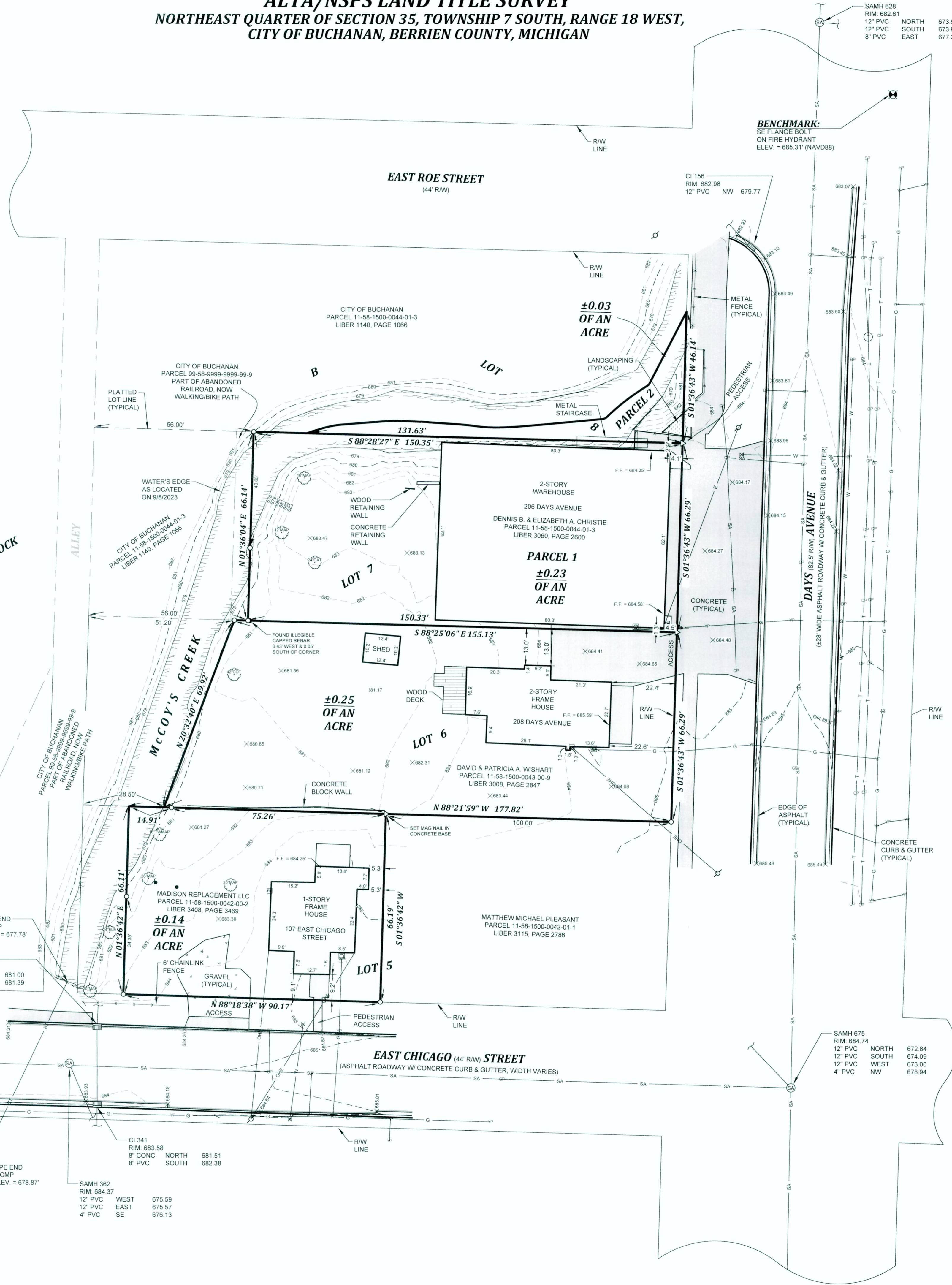
PARCEL AREAS EMBRACING ANY WATERS OF MCCOY'S CREEK ARE SUBJECT TO THE CORRELATIVE RIGHTS OF THE OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS.

CERTIFICATION:

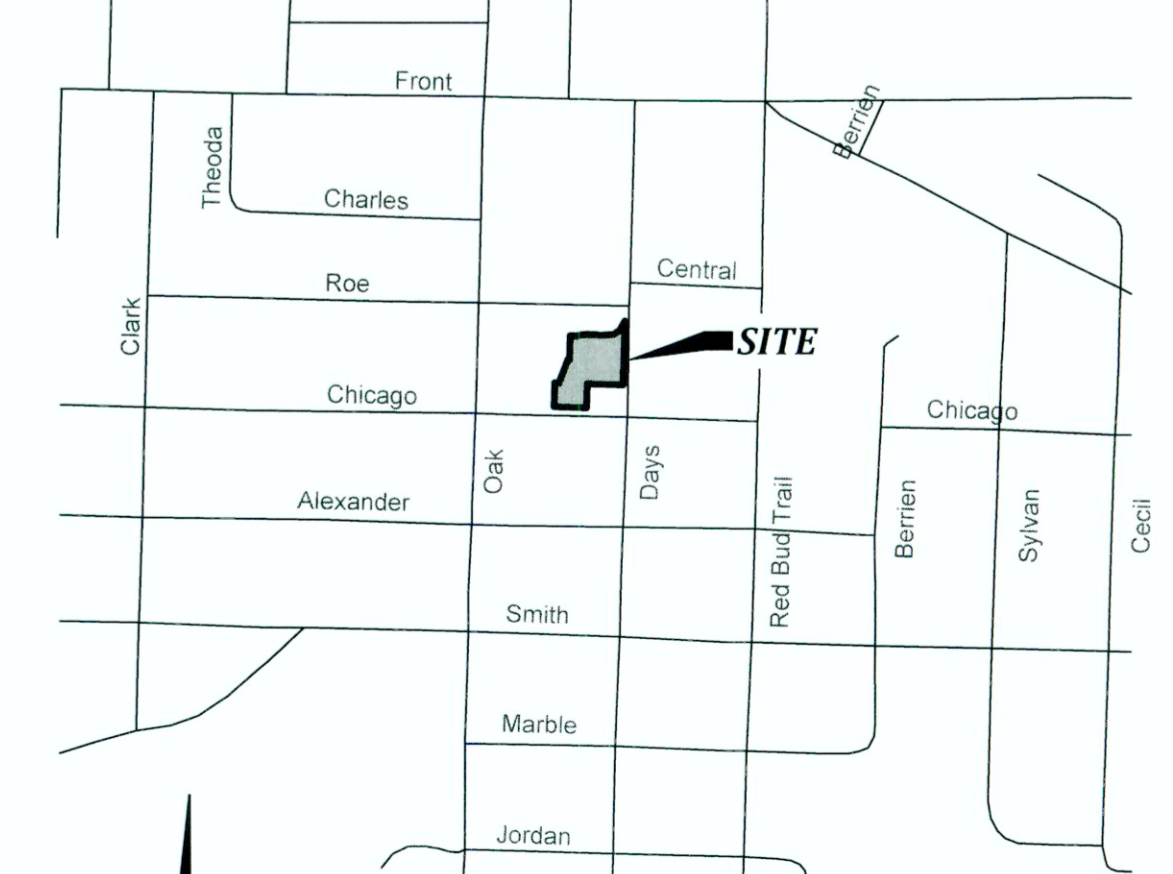
TO: 206 DAYS AVENUE HOLDINGS, LLC AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11(a), 13, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 10, 2023.



9/25/2023
DATE



- LEGEND**
- = FOUND IRON
- = SET 1/2" REBAR W/ CAP NO. 44290
- ▷ = SET MAG NAIL
- R/W = RIGHT OF WAY
- CMP = CORRUGATED METAL PIPE
- F.F. = FINISH FLOOR
- U = UTILITY POLE
- ⊕ = GUY ANCHOR
- ⊖ = ELECTRIC METER
- = CURB INLET
- = POST
- ⊗ = WATER VALVE
- ⊖ = GREEN PAINT (SEWER)
- ⊖ = YELLOW PAINT (GAS)
- ⊖ = ORANGE PAINT (TELEPHONE)
- ⊖ = BLUE PAINT (WATER)
- W — = BURIED WATER LINE
- T — = BURIED TELEPHONE LINE
- G — = BURIED GAS LINE
- SA — = BURIED SANITARY SEWER
- ST — = BURIED STORM SEWER
- OUE — = OVERHEAD UTILITY LINE
- = FENCE LINE
- ⊕ = TELEPHONE MANHOLE
- ⊖ = SANITARY MANHOLE
- ⊖ = DECIDUOUS TREE
- MAP = MAPLE
- CAT = CATALPA
- COT = COTTONWOOD
- ELM = ELM
- ⊖ = SPOT ELEVATION



VICINITY MAP
(NOT TO SCALE)

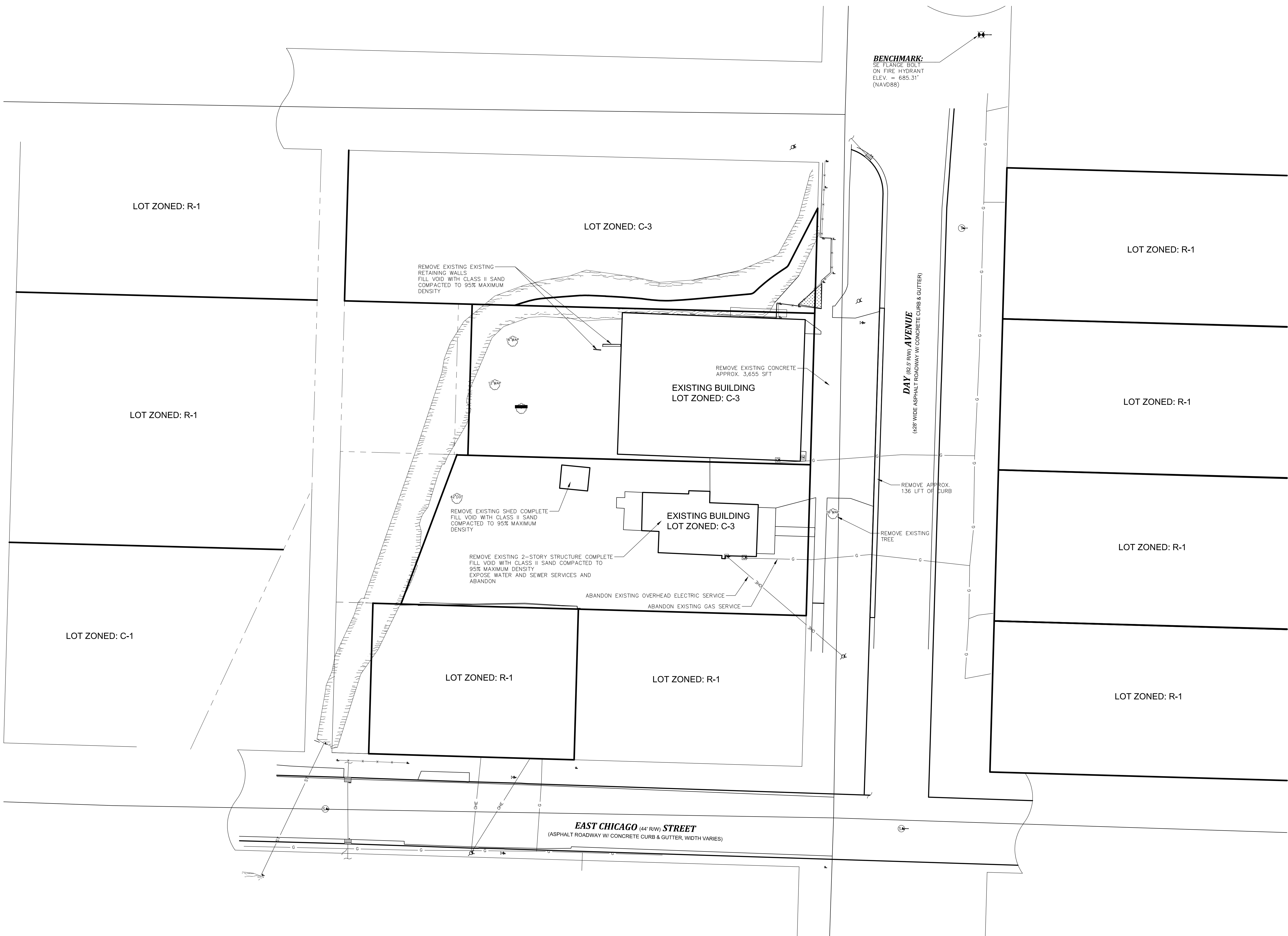
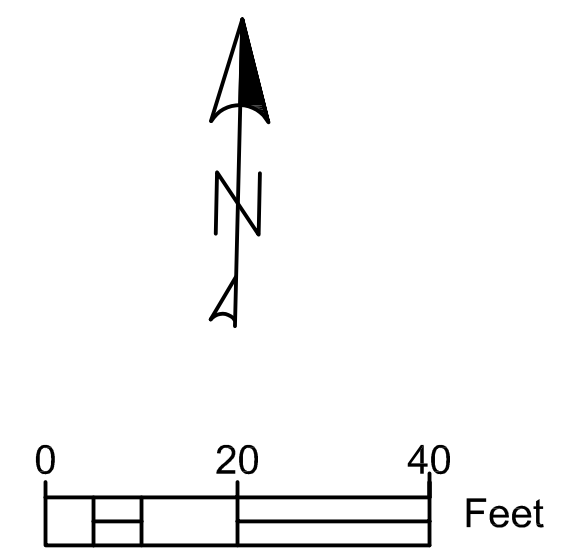
REVISIONS

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DATE: 9/13/2023
SCALE: 1" = 20'
DRAWN BY: SSH
CHECKED BY: GDH

ALTA / NSPS
LAND TITLE
SURVEY

JOB No. 230439



BENCHMARK:
SE FLANGE BOLT
ON FIRE HYDRANT
ELEV. = 685.31'
(NAVD88)

**GREEN CONSTRUCTION AND
ENGINEERING**
P.O. BOX 326,
BUCHANAN, MI 49107
PHONE: (269) 695 - 5825

OWNER:
PROJECT NAME:
PROJECT ADDRESS:

SHEET DESCRIPTION:
PROJECT NUMBER:
DRAWN BY:

D1.0

1. 206 North Side



2. 208 Front



3. 206 Back



4. 206 Rear Grass



5. 208 Side



6. 206 Front



7. 206 South Side



8. Rear Lots

