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January 30, 2024

To: Ms. Katherine Vick
Atlas Township Clerk
Township of Atlas
7386 S. Gale Road
Goodrich, Michigan 48438-0277

Re: RBF Storage – Design Engineer’s Response to Site Plan Review Memorandum

KE # 2022.284 – Revised Drawings Dated 01/30/24

Dear Ms. Vick,

We thank the Atlas Township Site Plan Review Committee for their review of the subject project. The following are our responses to items identified on their memorandum issued on July 21, 2023. Our responses are provided in *italics*.

Missing Items

1. The site plan does not include a wetland determination by a recognized consultant.
A wetland determination by GEI Consultants is enclosed with this submittal indicating, and wetlands GPS data from this consultant has been added to the revised drawings.
2. The site plan does not show existing woodlands by approximate outline of the total canopy nor individual deciduous trees over eight inches in caliper measured at a height of four and one-half above the ground and individual evergreen trees six feet in height when not a part of a group of trees.
3. *Tree identification and location was performed by GEI Consultants, and tree GPS data from this consultant has been added to the revised drawings. Tree index is shown on Sheet V1.01.*
4. The site plan does not specify the size (height or caliper) of the proposed trees to be removed.
Trees to be removed have been indicated on Sheet V1.01 of the revised plans.
5. Soil types are labeled but no information about the characteristics of the soil types has been provided.
A Custom Soil Resource Report for Genesee County, Michigan for RBF Storage, as provided by the United States Department of Agriculture (USDA) on their Web Soil Survey (WSS) platform, is enclosed with this submittal.

6. The survey does not go all the way to the 400 feet beyond the subject site. Please note that we would allow a separately provided aerial photograph showing existing facilities within 400 feet as a means to satisfy this requirement.
An aerial photograph from the Genesee County GIS website is enclosed with this submittal.
7. No elevation drawings of the building have been provided.
Design specification and building drawings from the building manufacturer, Trachte Building Systems, Inc. (TBS), were enclosed with the previous submittal. The TBS design specifications were printed in color, and graphically depicted what these pre-manufactured building look like. The TBS drawings indicated building heights of 8'-4" for most proposed buildings, and a height of 10'-4" for two (2) of the buildings. A note has also been added to Sheet C1.01 under Zoning Information to indicate that the building heights will comply with the Zoning Code.
8. The percentage of building and impervious surface coverage has not been provided.
A calculation has been added to Sheet C1.01 under Zoning Information for the percentage of impervious cover on the revised plans.

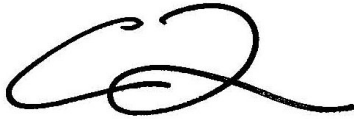
Additional Items

- We question whether there will be an office building or space for the development, and if so, whether water and sanitary service will be provided to such office. (As part of the conditional use review in 2022, Mr. Jory provided correspondence to the Township dated provided at the Joubran site.) If applicable, elevation drawings of this proposed office building must be provided and the location and size of wells, septic tanks and drain fields must be provided.
No office building or space is proposed.
- As part of the conditional use review in 2022, Mr. Jory provided correspondence to the Township dated June 7, 2022 outlining proposed security measures, a commitment that there will be no storage of hazardous materials, and a commitment that there will be no repair, painting or maintenance on-site. We request that these explanations and commitments be added to this site plan as notes.
These commitments have been added to Sheet C1.01 (see Items 3 & 4 under "Notes") on the revised plans.
- There appears to be a "gap" in the perimeter wood screening fence along the southern edge of the site between the proposed 4,125 square foot building and the proposed 2,300 square foot building.
Appearance of a "gap" corrected on revised plans, i.e. intent is to enclose entire facility with no gaps.
- The site plan does not label/indicate the proposed surface type along the western and northern perimeter of the development.
Call-out on Sheet C1.01 (top of sheet, center left) indicates that this surface will be a 12' wide gravel strip to allow for piling of plowed snow. Strip will be an extension of the road/pavement shoulder.
- The site plan Sheet C1.01 indicates that this will be a 2-phase development and a phasing demarcation line has been provided. Additional detail or information must be provided to ensure that required site improvements – such as the detention pond, perimeter screening fence, and landscaping – will be provided as part of Phase 1.
Phasing notes have been added to Sheet C1.01 of the revised plans to provide additional information on how project intends to be phased.

- There appears to be larger existing trees in the southeastern corner of the site along the State Road frontage. Based on the landscaping plan Sheet L1.01, it appears that these existing trees will be removed and new trees will be planted. We encourage the application to consider whether these existing trees, and any other existing vegetation on site, can be retained.
Proposed landscaping has been modified on the revised plans in order to preserve these existing site trees.
- A long-term landscaping maintenance statement will need to be added to the landscape plan as required by Section 300.3A05 of the Zoning Ordinance.
The text from Section 300.3A05 of the Zoning Ordinance has been added as Item 20 under Landscape Notes & Specifications on Sheet L1.01 of the revised plans.
- Please be prepared to submit documentation from MDOT regarding the proposed driveway to State Road (M-15). This may include the permit issued by MDOT or preliminary correspondence from MDOT indicating that the proposed design may be acceptable.
Submittal to MDOT is being made concurrently with this Revised Site Plan Submittal.
- Please be prepared to submit documentation from the Genesee County Drain Commission regarding the proposed stormwater discharge to the York Drain. This may include the permit issued by GCDC or preliminary correspondence from GCDC indicating that the proposed plan may be acceptable.
Submittal to GCDC for storm water review is being made concurrently with this Revised Site Plan Submittal.

Please feel free to call or email if any additional questions arise in your subsequent review.

Sincerely,



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- Enclosures:
- (a) Wetland Determination Report
 - (b) USDA WSS Soil Report
 - (c) Aerial Photograph from Genesee Co. Website

