PS. 21.5001

SITE PLAN
KING RANCH DRIVE
T2N, R7E, SECTION 25, TOWNSHIP OF MILFORD, OAKLAND COUNTY, MICHIGAN

SCALE: 1"=30'

NORTH PARCEL LEGAL DESCRIPTION (AS SURVEYED TAX I.D. #16-25-226-016:

T2N, R7E, SEC 25 PART OF NE 1/4 BEG AT PT DIST S 89-29-35 W 1987.50 FT & S 19-13-07 E 760.54 FT FROM NE SEC COR, TH N 66-29-57 E 454.65 FT, TH N 84-40-41 E 578.41 FT, TH S 11-44-40 E 246.96 FT, TH S 77-06-33 W 611.96 FT, TH S 80-58-32 W 380.51 FT, TH N 19-13-07 W 215.04 FT TO BEG 6.44 A 6-15-98 FR 008

SITE DETAILS:

EXISTING USE:	VACANT
ZONING:	M2 - INDUSTRIAL
SITES CONTAIN:	6.44 GROSS ACRES
PROPOSED:	SECURITY FENCE AND GATES

PROPRIETOR/DEVELOPER:

DAN WEISS
C/O JIM MAHER
MAHER CONSTRUCTION
816 PONTIAC TRAIL
WALLED LAKE, MI 48390

GENERAL NOTES:

1) THE SITE WILL HAVE NO BUILDINGS.
2) SECURITY FENCE TO DEFINE WORK AREA.
3) GRAVEL AREA TO PROVIDE STABILE WORK SURFACE.

TOPOGRAPHIC SURVEY:

TOPOGRAPHIC SURVEY COMPLETED 2017

SHEET INDEX

S1 SITE PLAN
S2 GRADING & DRAINAGE
S3 SOIL EROSION PLAN
LSP-1 LANDSCAPE PLAN
1 WRC SOIL EROSION DETAILS

USE NOTES:

-APPLICANT SEEKS TO STAGE OR STORE COMMERCIAL CONSTRUCTION EQUIPMENT ONSITE TEMPORARILY BETWEEN PROJECTS.

-NO LIGHTING PLAN IS PROPOSED AS NO LIGHTING IS PROPOSED.

-NO TRASH ENCLOSED IS PROPOSED BECAUSE THERE WILL NOT BE ON-SITE GENERATED DUE TO NO REGULAR EMPLOYEES.

-COMBUSTIBLE MATERIALS WILL NOT BE STORED ON-SITE OTHER THAN THOSE NEEDED FOR VEHICLE OPERATION.

-OWNER SHALL COORDINATE WITH THE MILFORD FD AND INSTALL A KEY BOX OF AN APPROVED TYPE FOR ACCESS TO THE SITE IN CASE OF AN EMERGENCY. FIRE ACCESS TO BE APPROVED BY THE FIRE MARSHALL.

-ALL KNOWN EASEMENTS ARE SHOWN

-TYPICAL CONSTRUCTION EQUIPMENT WILL BE STORED.

*ALLOWED PRINCIPLE USE BY RIGHT 32-477(3) : COMMERCIAL CONTRACTOR FOR UNDERGROUND WATER AND SEWER PROJECTS

*PROPOSED PRINCIPLE USE 32-477(3): COMMERCIAL CONTRACTOR FOR UNDERGROUND WATER AND SEWER PROJECTS

*CONDITIONS MET: 32-480(7)

"a-d" - ALL SETBACKS AND HEIGHT REQUIREMENTS ARE MET

"g & h" - (BELOW)

1) NO PERMANENT STORAGE OF EQUIPMENT IN SEPARATE TRAILERS.

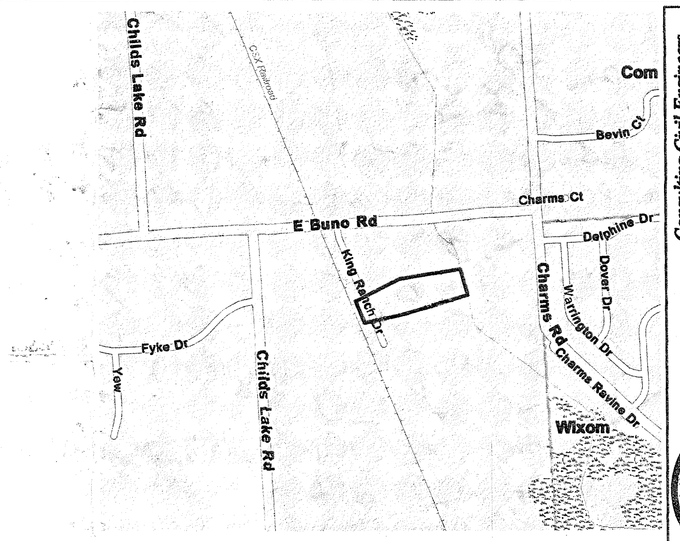
2) NO PERSONNEL ON SITE OTHER THAN TO DROP OF AND PICK UP EQUIPMENT.

3) NO MECHANICAL REPAIRS ON-SITE.

4) ALL VEHICLES WILL BE LICENSED AND OPERABLE.

5) ALL STORED ITEMS SHALL BE LESS THAN 14 FT IN HEIGHT AND STORED AT THEIR LOWEST OPERABLE HEIGHT

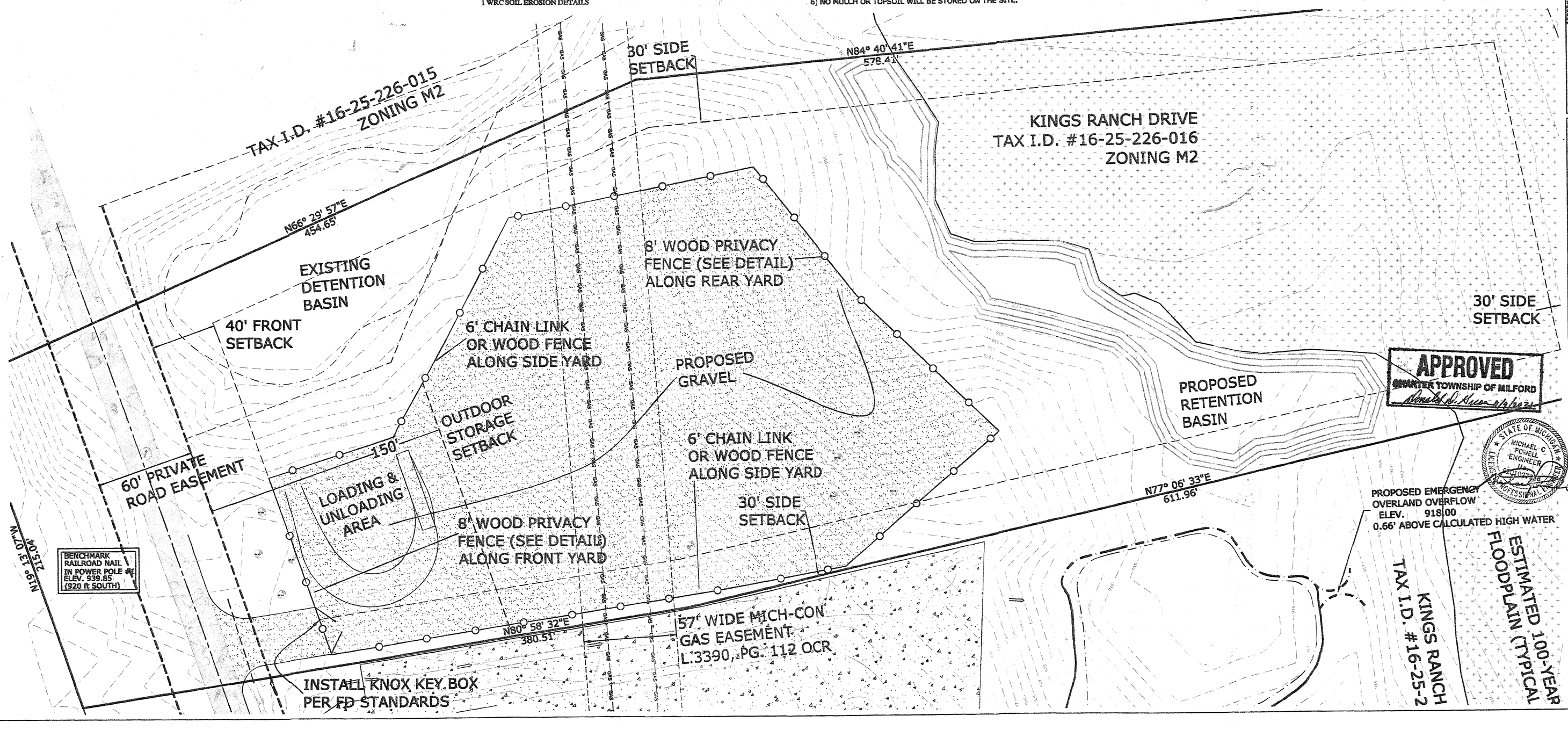
6) NO MULCH OR TOPSOIL WILL BE STORED ON THE SITE.



LOCATION MAP
NO SCALE

BM#2:
N.E. BOLT OF R.R. SIGNAL LIGHT. 176'± S. OF BUNO RD. & 30'± W. OF ℄ TRACKS. ELEV.= 943.28 (U.S.G.S. DATUM)

BM#3:
N.E. BOLT OF R.R. SIGNAL LIGHT. 542'± S. OF BUNO RD. & 15'± E. OF ℄ TRACKS. ELEV.= 942.72 (U.S.G.S. DATUM)



Consulting Civil Engineers "Engineering A Better Michigan"
Powell Engineering & Associates, LLC
6700 Cornerstone Drive, White Lake, Michigan 48383
Ph 248.714.8888 info@powellengineering.net

NOTE: AS AN AID TO THE CONTRACTOR, UNDERGROUND UTILITIES HAVE BEEN SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD DATA AND/OR AVAILABLE RECORDS. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHOULD VERIFY THESE LOCATIONS/ELEVATION, OR THAT ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IF THE CONTRACTOR DOES EXCAVATE AT A PROPERLY DOCUMENTED UTILITY AND DO NOT FIND THE UTILITY, OR FIND THAT THE UTILITY IS STRUCTURALLY SUNDER OR THESE PLANS ARE INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

SITE PLAN
COMMERCIAL CONTRACTOR
NORTH PARCEL
KING RANCH DRIVE

ISSUE DATES

SITE PLAN 12-21-20
SITE PLAN 02-08-21
SITE PLAN 4-26-21
SITE PLAN 5-13-21
SITE PLAN 5-31-21
SITE PLAN 7-28-21
SITE PLAN 9-9-21
SITE PLAN 9-10-21
MOVE STORAGE LINE 10-05-21

DRAWN	DGB
DESIGNED	DGB
APPROVED	MCP
P.E. JOB No.	20-020
SCALE	1"=30'

S1
SITE PLAN

© 2020 Powell Engineering & Associates, LLC