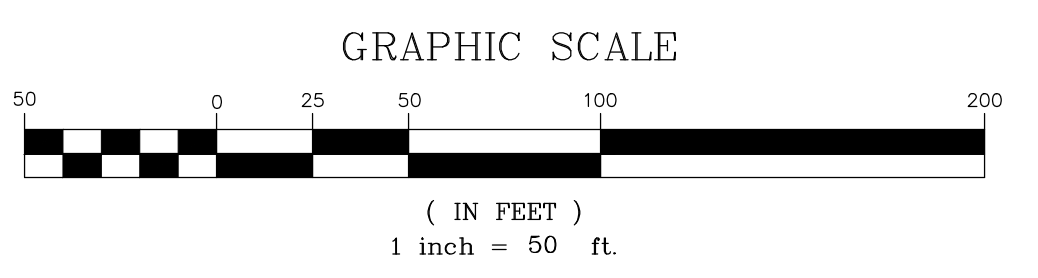

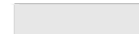
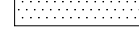

























CITY OF WIXOM
TAX ID. 22-07-301-011
ZONED IRO



SITE DATA:
CURRENT ZONING: I-1 (OFFICE/LIGHT INDUSTRIAL)
PRESENT USE: VACANT
PROPOSED USE: CONSTRUCTION OF FOUR BUILDINGS.
GROSS AREA: 14,223 ACRES
NET AREA: 14,004 ACRES
SOILS CONSIST OF HOUGHTON AND ADRIAN MUCKS
SINGLE PHASE CONSTRUCTION
PARKING CALCULATIONS:
GROSS FLOOR AREA: 74,280 S.F.
PER ZONING ORDINANCE, PARKING REQUIRED:
1 SPACE PER 750 S.F. OF GROSS FLOOR AREA
REQUIRED PARKING: 99 SPACES
PROVIDED PARKING: 111 SPACES (INCLUDING 8 H.P. SPACES)
LOADING AREA:
AS SHOWN ON THE PLAN.
SOIL CLASSIFICATIONS
SOILS CONSIST OF HOUGHTON AND ADRIAN MUCKS
NUMBER OF EMPLOYEES ON THE LARGEST SHIFT = 80
NO VARIANCES HAVE BEEN SECURED OR REQUESTED.
SEE LANDSCAPE PLANS FOR WOODLAND REMOVAL AND REPLACEMENT.

- NOTES:**
- DOMESTIC WATER SUPPLY SHALL BE PROVIDED BY CONNECTING TO AN EXISTING 16" WATER MAIN LOCATED ON THE NORTH SIDE OF GRAND RIVER AVE.
 - SANITARY SERVICE SHALL BE PROVIDED BY CONNECTING TO AN EXISTING SAN. STUB LOCATED ON THE NORTH SIDE OF GRAND RIVER AS SHOWN.
 - STORM WATER SHALL BE CONVEYED BY A STORM SEWER SYSTEM TO A STORM WATER DETENTION BASIN AS SHOWN. STORAGE & DISCHARGE SHALL CONFORM TO OAKLAND COUNTY DRAIN COMMISSIONER'S & LYON TOWNSHIP STANDARDS.
 - ELECTRIC POWER, TELEPHONE, GAS AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND.
 - ALL WATER MAINS, SANITARY SEWERS AND STORM SEWERS SHALL CONFORM TO LYON TOWNSHIP ENGINEERING STANDARDS.
 - ALL WATER MAINS SHALL BE CENTERLINED WITHIN 20' WD. PRIVATE EASEMENTS.
 - SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE DESIGN STANDARDS OF, AND BE PERMITTED BY THE OAKLAND COUNTY DRAIN COMMISSIONER.
 - NO HAZARDOUS SUBSTANCES OR POLLUTING MATERIALS WILL BE USED OR STORED ON-SITE AT THIS FACILITY.

LEGEND		
EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONC. CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN
		END SECTION
		GATE VALVE
		HYDRANT
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE

LANGAN INDUSTRIAL PARK
SECTION 12, TOWN 1 NORTH, RANGE 7 EAST
LYON TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DATE: 9-30-23 DESIGNED BY: A.A. JOB NUMBER: 94-060
CHECKED BY: C.S. DRAWING FILE: 3-94060-SP

SITE PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7060

FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SHEET
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