451 Packard Hwy.

CITY OF CHARLOTTE, EATON COUNTY, MICHIGAN

CLIENT:
2000 PTSK HOLDINGS. Inc.
4227 OKEMOS RD. STE 100
OKEMOS, MI. 48864
PH: (517) 349-1900
FAX: (517) 349-5620

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047

STORM SEWER

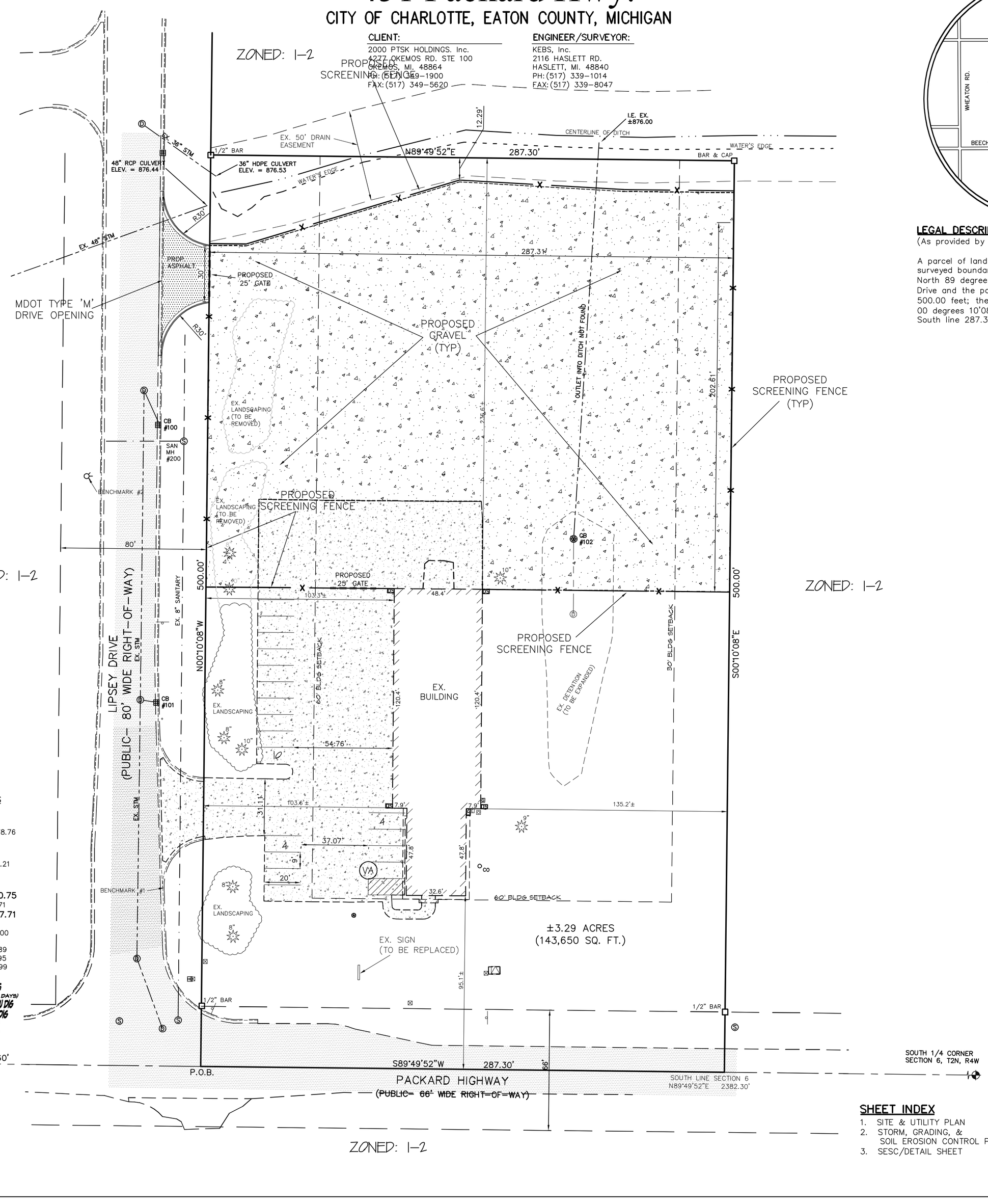
1. *All storm sewer construction shall comply with the requirements of the Eaton County Drain Commissioner and the Eaton County Road Commission and shall be subject to their inspection and approval.*
2. *All storm sewer 8" and smaller shall be PVC SDR 35, vitrified clay C-700 ES or concrete C14X. All joints shall be "O" ring water-tight.*
3. *All storm sewer 10" and larger shall be reinforced concrete, C76-CL III or as designated on the plans, with Mastic joints.*
4. *All pipe to be laid with the aid of laser equipment.*
5. *All storm sewer manholes and catch basins shall be in accordance with the Eaton County Drain Commissioner and the Eaton County Road Commission Standards with Neenah R 1784 or approved equal covers.*
6. *All catch basins and yard drains shall have a three foot deep sump.*
7. *All storm leads shall be 4" PVC, SDR 35, installed at a minimum slope of 1%.*

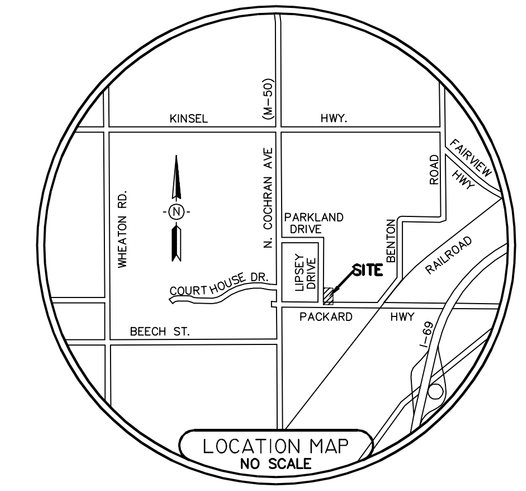
STREETS

1. *All public street construction and construction within an existing or proposed public R.O.W. shall comply with the requirements of the Eaton County Road Commission and be subject to their inspection and approval of the Township.*
2. *All disturbed areas between the curb and the road right of way shall be covered with 3" of top soil, seeded and mulched unless otherwise noted.*
3. *All Radii shall be 25' unless noted.*

GENERAL

1. *Any unstable soil (such as peat, muck, marl, soft blue clay, topsoil, etc.) which is encountered beneath proposed utilities, roadways, parking lots and structures, drives and buildings, shall be removed down to sound subsoil and backfilled with sand and gravel as needed to reached finished grade. Such fill shall be compacted in 6" layers to 95% of max. density. The decision on material for bedding and backfill shall be determined by the Engineer.*
3. *Information on depth, size, etc., of all other underground utilities shown herein is plan information only, obtained from the utility company involved. Prior to any final designing or construction, it is recommended that all utility companies, agencies, departments, etc., involved be contacted for verification of such locations.*
4. *The locations, size and elevation of sewers and related structures shown hereon, were obtained through field observation. KEBS, Inc. is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.*
5. *For protection of underground utilities, the contractor shall dial 800-482-7171 a minimum of 72 hours prior to excavating in the vicinity of utility lines. All "MISS DIG" participating 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.*
6. *Footing drains and eave troughs shall be connected to the storm sewer*
7. *All existing roads, driveways and yards disturbed during construction shall be restored by the contractor to its original condition.*
8. *All sewer pipe shall be bedded with Cl. III granular material. Class III material shall be used in backfilling all sewer trenches to 1 above the sewer pipe.*
9. *All compaction of trenches within the roadways and parking areas shall be to 95% density. Equipment such as a small dozer in the trenches and a hoe-pack around the structures will be required, or equipment capable of reaching 95% density.*
10. *Contractor shall be responsible for obtaining all permits required for construction.*
11. *Contractor shall be responsible for maintaining As-Built drawings of all lot lead locations and drawings shall be available to the Engineer upon request.*





SCALE 1" = 30'

0' 30' 60' 90'

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 171352, dated January 18, 2017)

A parcel of land in the SW 1/4 of Section 6, T2N, R4W, City of Charlotte, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the SW corner of said Section 6; thence North 89 degrees 49'52" East along the South line of said Section 1305.60 feet to the East line of Lipsey Drive and the point of beginning of this description; thence North 00 degrees 10'08"W along said East line 500.00 feet; thence North 89 degrees 49'52" East parallel with said South line 287.30 feet; thence South 00 degrees 10'08" East 500.00 feet to said South line; thence South 89 degrees 49'52" West along said South line 287.30 feet to the point of beginning.

SITE DATA

PROP. USE: OFFICE/WARHOUSE W/ SCREENED EXTERIOR STORAGE OF BUSINESS VEHICLES
TOTAL SITE AREA = ±3.08 ACRES
ZONED I-2 (GENERAL INDUSTRIAL)

BUILDING SETBACKS
FRONT - 60 FEET
SIDES - 30 FEET
REAR - 0 FEET

BUILDING/UNIT DATA
EX. OFFICE FLOOR AREA = ±1,500 S.F.
EX. WAREHOUSE FLOOR AREA = ±5,760 S.F.
MAXIMUM BUILDING HEIGHT = 60 FT.
HOURS OF OPERATION: 7AM TO 5PM

PARKING
REQUIRED:
1 SPACE PER EMPLOYEE (MAX SHIFT)
18 EMPLOYEES = 18 SPACES (INCL 1 B.F.)
TOTAL PROVIDED = 19 SPACES

UTILITIES
WATER:
CITY PUBLIC WATER MAIN
SANITARY:
CITY PUBLIC SANITARY
STORM:
ON-SITE DETENTION BASIN
TRASH:
NO DUMPSTER - INTERNAL TRASH

LANDSCAPING
EXISTING VEGETATION TO REMAIN AROUND THE PARKING AREA AND PACKARD HWY FRONTAGE.
DEVELOPER WILL WORK W/ CITY STAFF TO IDENTIFY IF ADDITIONAL PLANTINGS ARE NEEDED TO MEET SCREENING REQUIREMENTS.

FENCING
PROPOSED SCREEN FENCING AROUND GRAVEL STORAGE YARD SHALL BE 6' CHAINLINK W/ FABRIC SCREEN & 3 STRANDS OF BARBED WIRE.

LIGHTING
ALL LIGHTING SHALL BE SHIELDED AND DIRECTED TOWARDS THE GROUND AWAY FROM PROPERTY LINES.

SIGNS
PROPOSED YARD SIGN NOT TO EXCEED 8' HEIGHT OR 80 S.F. PER SIDE.
SIGN PERMIT W/ DETAILS TO BE SUBMITTED FOR APPROVAL SEPARATELY AT TIME OF CONSTRUCTION.

(VA) DENOTES VAN ACCESS B/F SPACES

0 DENOTES EX. NUMBER OF 9' x 20' PARKING SPACES

TAX ID# 200-006-300-210-02
SITE ADDRESS: 451 PARKARD HIGHWAY, CHARLOTTE, MI 48813

EX. LEGEND

= SET 1/2" BAR WITH CAP	= SANITARY MANHOLE
= FOUND IRON AS NOTED	= DRAINAGE MANHOLE
= DEED LINE	= ELECTRIC MANHOLE
= DISTANCE NOT TO SCALE	= TELEPHONE MANHOLE
= FENCE	= CATCHBASIN
= ASPHALT	= SANITARY CLEANOUT
= CONCRETE	= FIRE HYDRANT
= GRAVEL	= VALVE
= EXISTING SPOT ELEVATION	= UTILITY POLE
= EXISTING CONTOUR ELEVATION	= LIGHT POLE
= SANITARY SEWER	= GUY POLE
= STORM SEWER	= GUY WIRE
= WATER LINE	= UTILITY PEDESTAL
= GAS LINE	= TRANSFORMER
= UNDERGROUND TELEPHONE	= HANDHOLE
= UNDERGROUND TELEVISION	= ELECTRIC METER
= UNDERGROUND ELECTRIC	= GAS METER
= OVERHEAD WIRES	= WATER METER
= EDGE OF WOODS	
= DECIDUOUS TREE	= SIGN
= CONIFEROUS TREE	= POST
= BUSH	= AIR CONDITIONING UNIT

LEGEND

	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
800	PROPOSED GRADES
F-F 800.00	PROPOSED FIRST FLOOR ELEV.
T/C 800.00	PROPOSED TOP OF CURB ELEV.
800.00	PROPOSED TOP OF GRAVEL ELEVATION
	DENOTES S.E.S.C. KEYING SYSTEM

SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 882.89
12" RCP NW INV. = 878.76

CATCH BASIN #101
RIM ELEV. = 884.30
12" RCP W INV. = 880.21

CATCH BASIN #102
RIM ELEV. = 879.33
ADJUST RIM TO 880.75
6" PVC N INV. = 877.71
PROP. I.E. 6" S 877.71

SANITARY MANHOLE #200
RIM ELEV. = 883.75
8" PVC N INV. = 872.89
8" PVC S INV. = 872.95
8" PVC W INV. = 872.99

BENCHMARKS

BENCHMARK #1 ELEV. = 885.95 (NAVD88)
SET PK NAIL IN TOP OF CURB, EAST SIDE OF LIPSEY DRIVE AT THE SOUTH SPRINGPOINT OF ENTRANCE TO SITE, ±97.7' NORTH OF THE CENTERLINE OF PACKARD HIGHWAY.

BENCHMARK #2 ELEV. = 884.78 (NAVD88)
WEST-NORTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER "W" IN "EJIW", WEST SIDE OF LIPSEY ROAD, 177' NORTH OF THE CENTERLINE OF ENTRANCE TO SITE, ±325' NORTH OF CENTERLINE OF PACKARD HIGHWAY.

SHEET INDEX

1. SITE & UTILITY PLAN
2. STORM, GRADING, & SOIL EROSION CONTROL PLAN
3. SESC/DETAIL SHEET

SURVEY#91632.TOP

REVISIONS
3-24-17

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

451 Packard Hwy.
SITE & UTILITY PLAN

SCALE: 1"= 30'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 3-16-17	PROJECT MGR. AJP	SHEET 1 OF 3
AUTHORIZED BY: 2000 PTSK HOLDINGS. Inc.		JOB #: 91632

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