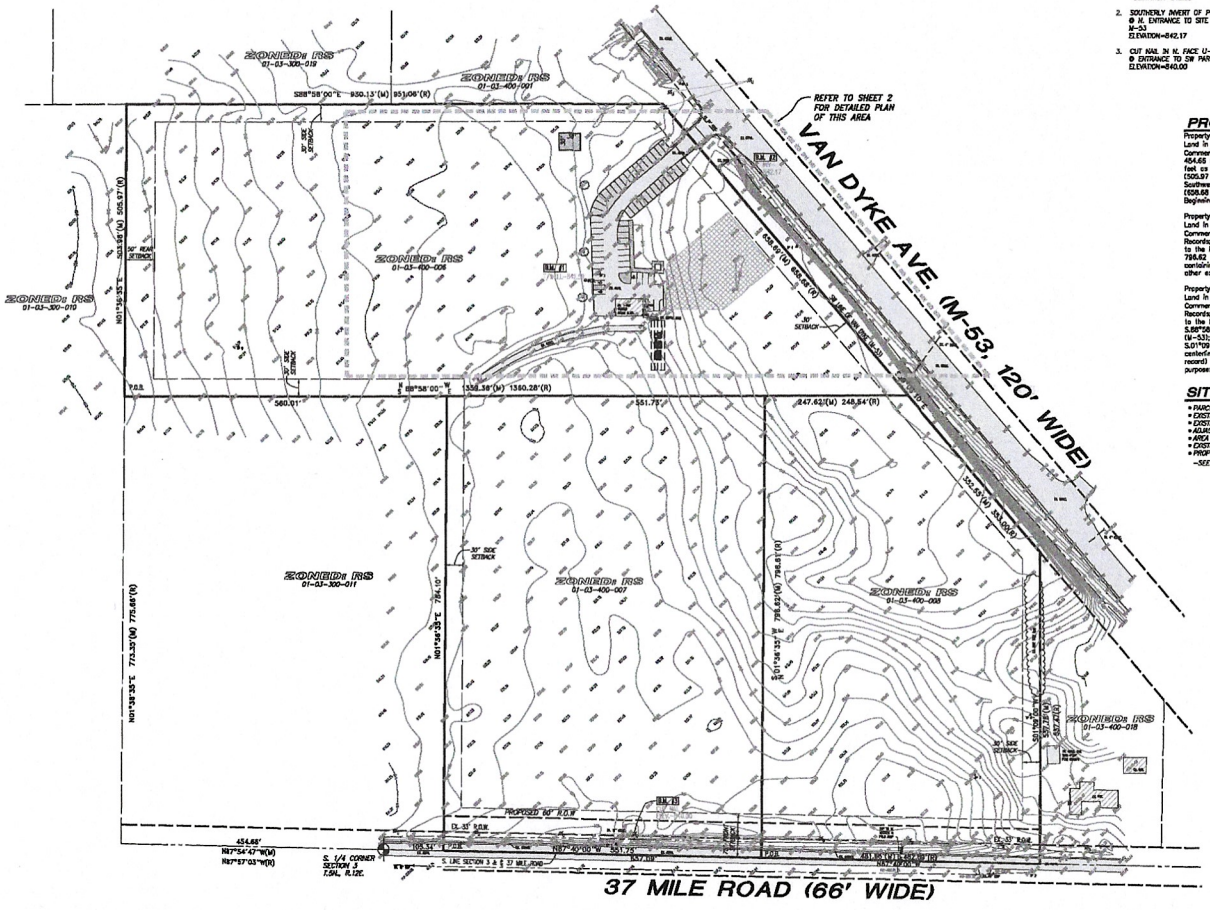


NORTH

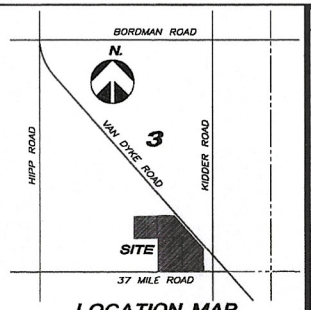
SCALE: 1"=100'

0' 50' 100' 200' 300'

BENCHMARKS

DATUM NAVD88

1. T/WELL NW CORNER OF EXISTING WELL ON SITE ELEVATION=842.58
2. SOUTHERLY INVERT OF PIPE @ N. ENTRANCE TO SITE FROM M-53 ELEVATION=842.17
3. CUT NAIL IN N. FACE U-POLE @ ENTRANCE TO SW PARCEL ELEVATION=840.00



LOCATION MAP

SCALE: 4" = 1 MILE

PROPERTY DESCRIPTION

Property Description as Surveyed Parcel 14-01-03-400-006
Land in the S. 1/2 of Section 3, T.5N., R.12E., Bruce Township, Macomb County, Michigan is described as: Commencing at the S. 1/4 Corner of Section 3; thence N.87°54'47"E. as measured (N.87°57'03"W. record), 454.65 feet along the South line of Section 3 and the centerline of 37 Mile Road; thence N.01°56'35"E., 773.35 feet as measured (775.06 feet record) to the Point of Beginning; thence N.01°56'35"E., 563.98 feet as measured (565.97 feet record); thence S.88°58'00"E., 930.13 feet as measured (951.06 feet record) to a point on the Southwesterly line of Van Dyke (M-53); thence continuing along said line S.39°03'10"E., 858.69 feet as measured (858.68 feet record); thence N.58°58'00"W., 1359.36 feet as measured (1362.28 feet record) to the Point of Beginning and containing 13.244 acres.

Property Description as Surveyed Parcel 14-01-03-400-007
Land in the SE. 1/4 of Section 3, T.5N., R.12E., Bruce Township, Macomb County, Michigan is described as: Commencing at the S. 1/4 Corner of Section 3 as recorded in Liber 15326 Page 882 of the Macomb County Records; thence S.87°54'47"E., 105.34 feet along the South line of Section 3 and the centerline of 37 Mile Road to the Point of Beginning; thence N.01°56'35"E., 794.10 feet; thence S.88°58'00"E., 551.73 feet; S.01°56'35"W., 798.62 feet as measured (798.61 feet record); thence N.87°40'00"W., 551.75 feet to the Point of Beginning and containing 10.010 acres. Subject to the rights of the public for roadway purposes along 37 Mile Road and to all other easements of record.

Property Description as Surveyed Parcel 14-01-03-400-008
Land in the SE 1/4 of Section 3, T.5N., R.12E., Bruce Township, Macomb County, Michigan is described as: Commencing at the S. 1/4 Corner of Section 3 as recorded in Liber 15326 Page 882 of the Macomb County Records; thence S.87°40'00"E., 657.09 feet along the South line of Section 3 and the centerline of 37 Mile Road to the Point of Beginning; thence N.01°56'35"E., 798.62 feet as measured (798.61 feet record); thence S.88°58'00"E., 247.62 feet as measured (248.54 feet record) to a point on the Southwesterly line of Van Dyke (M-53); thence continuing along said line S.39°03'10"E., 352.55 feet as measured (353.00 feet record); thence S.01°09'00"W., 537.78 feet as measured (537.47 feet record) to a point on the South line of Section 3 and the centerline of 37 Mile Road; thence continuing along said line N.87°40'00"W., 481.68 feet as measured (482.89 feet record) to the Point of Beginning and containing 5.104 acres. Subject to the rights of the public for roadway purposes along 37 Mile Road and to all other easements of record.

SITE CRITERIA

- PARCEL IDENTIFICATION #: 14-01-03-400-006, -007, & -008
- EXISTING ADDRESS: 79063 VAN DYKE AVENUE
- EXISTING ZONING: RS
- ADJACENT ZONINGS: RS
- AREA OF SITE: 31.358 ACRES
- EXISTING USE: DRIVING RANGE
- PROPOSED USE: DRIVING RANGE W/ MINI-GOLF COURSE

~SEE SHEET 2 FOR FURTHER SITE CRITERIA INFORMATION~

NOTES:

- THE FEMA FLOOD RATE INSURANCE MAPS DO NOT SHOW ANY REGULATED FLOODPLAIN ON THE SITE.
- THE NATIONAL WETLAND INVENTORY MAPS DO NOT SHOW ANY REGULATED WETLANDS ON THE SITE.
- NO SITE LIGHTING IS PROPOSED AT THIS TIME.
- THE SITE IS ACCESSED BY A 30-FOOT WIDE CURBED COMMERCIAL DRIVEWAY OUT TO M-53. NO FURTHER DRIVEWAY / ENTRANCE IMPROVEMENTS ARE NEEDED.

LEGEND

- EXISTING CONTOURS
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

TOPOGRAPHY LEGEND

WATER MAIN
STORM SEWER
SANITARY SEWER
EASEMENT
EX. U.G. ELEC.
EX.O.H. WIRES
EX. U.G. TELE.
EX. U.G. GAS
ROUND CATCH BASIN
SQUARE CATCH BASIN
UTILITY MANHOLE
STORM MANHOLE
END OF PIPE
SANITARY MANHOLE
CLEAN-OUT
MANHOLE
HYDRANT
GATE VALVE WELL
WATER VALVE
WATER BOX
VALVE
LIGHT POLE
AIR CONDITIONER
MAIL BOX
FENCE POST
DOWN SPOUT
SOIL BORING
ELEC TRANS PAD
UTILITY POLE
GUY ANCHOR
GUY POLE
SIGN POST
SPRINKLER HEAD
GAS METER
TELEPHONE RISER
ELECTRICAL RISER
CABLE TV RISER
TA FINISHED FLOOR
GF GARAGE FLOOR
BF BASEMENT FLOOR
CONC. CONCRETE
SNR SET NAIL NAIL
SIB SET IRON BAR
FIB FOUND IRON BAR
FI-MON FOUND C. MONUMENT

OVERALL SITE PLAN - SHEET 1 of 3

811

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

SHEET 1 OF 3

OVERALL SITE PLAN

PART OF THE S.E. 1/4 OF SECTION 3
T.5N., R.12E., BRUCE TOWNSHIP,
MACOMB COUNTY, MICHIGAN

BY:	ADDITIONS AND/OR REVISIONS	DATE	
DKZ	REVISED PER TWP. REVIEW	1-6-2021	

180440-3646
Job No.
Date 8-30-2020
Scale 1"=100'
Drawn DKZ
Check PGS
Sheet 1 OF 3
Fld. Bk.

PROPOSED
THREE OAKS GOLF CENTER and RANGE

FOR: MC STEFANOSKI
23539 REYNOLDS COURT
CLINTON TOWNSHIP, MI 48036
(586) 463-4310

URBAN LAND CONSULTANTS ®
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4518
PHONE 586 731-8030