

"SCHOOLCREST MANOR"
LOT 16
SIDWELL NO.
17-34-227-008

SIDWELL NO.
17-34-201-002

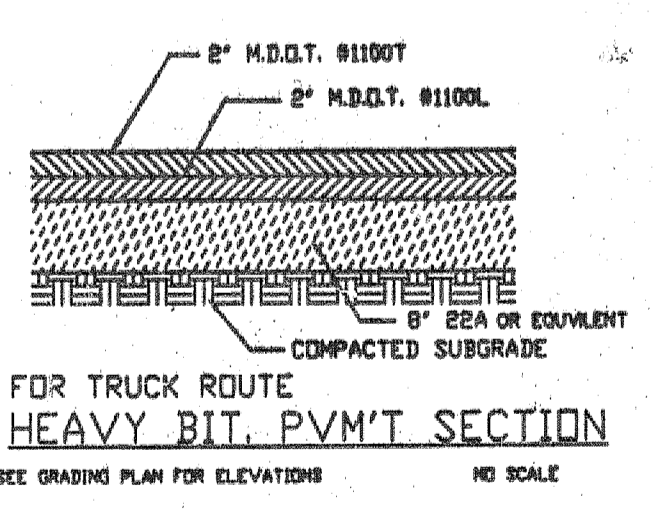
SIDWELL NO.
17-34-226-013

SIDWELL NO.
17-34-227-010

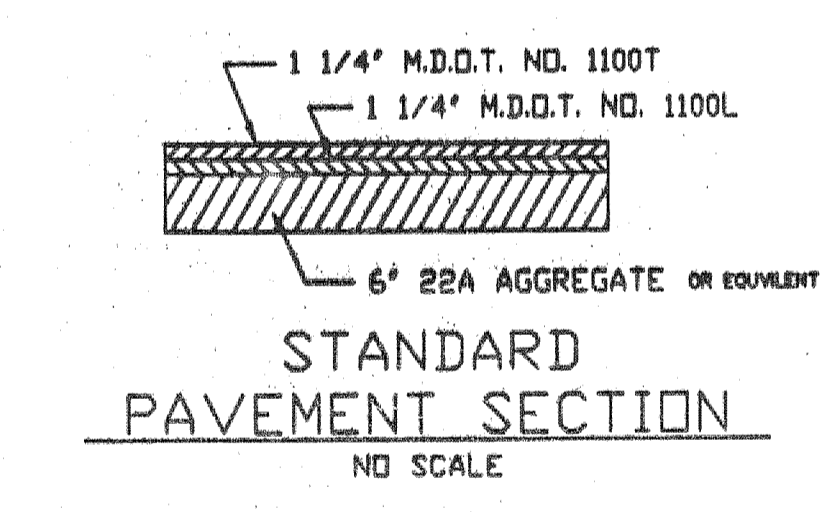
LEGAL DESCRIPTION - SIDWELL NO. 17-34-227-008
(TAKEN FROM TAX DESCRIPTION)
A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 34, T24N, R36E, CITY OF WALLED LAKE, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT DISTANT SOUTH 30 DEGREES 10 MINUTES 20 SECONDS WEST, 336.15 FEET AND SOUTH 28 DEGREES 10 MINUTES 10 SECONDS WEST, 80.88 FEET FROM THE INTERSECTION OF THE NORTH LINE AND CENTERLINE OF PONTIAC TRAIL THENCE SOUTH 28 DEGREES 10 MINUTES 10 SECONDS WEST, 182.69 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 10 SECONDS WEST, 167.53 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, 288.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, 31.18 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 50 SECONDS EAST, 241.01 FEET TO THE POINT OF BEGINNING, EXCLUDING THE NORTH 30 FEET TAKEN FOR SPRING PARK AVENUE, ALSO EXCLUDING THE EAST 60 FEET TAKEN FOR PONTIAC TRAIL. 28185.3 NET SQ. FT. 0.65 NET ACRES

SETBACK REQUIREMENTS:
FRONT: 35 FEET
SIDE: 10 FEET MIN, 20 FEET TOTAL
REAR: 20 FEET

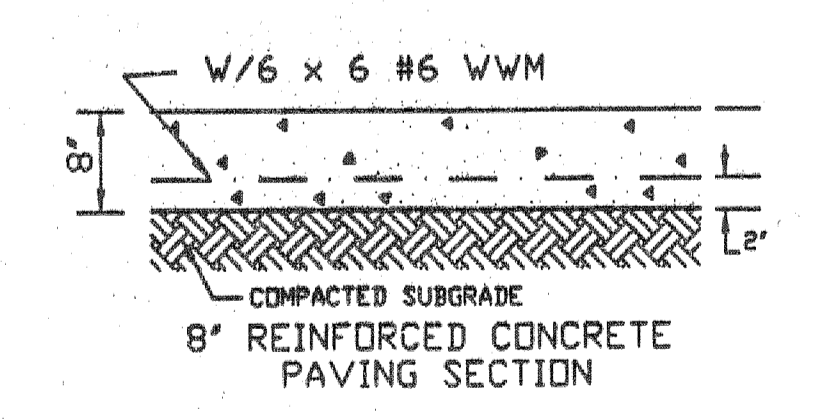
PARKING REQUIREMENTS:
PARKING REQUIRED FOR THIS USE:
1 PARKING SPACE/150 SQ. FT. OF USABLE AREA



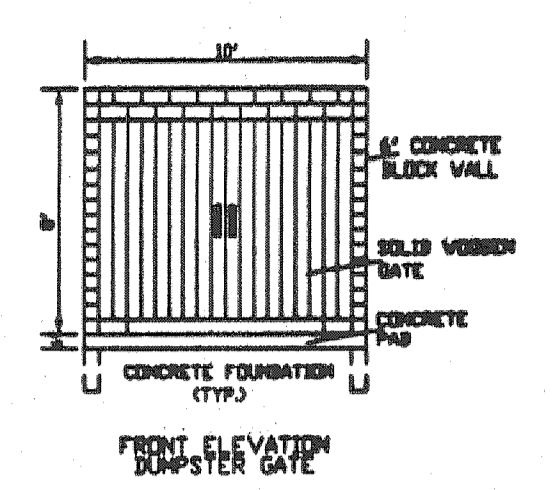
FOR TRUCK ROUTE
HEAVY BIT PVM'T SECTION
NO SCALE
SEE GRADING PLAN FOR ELEVATIONS



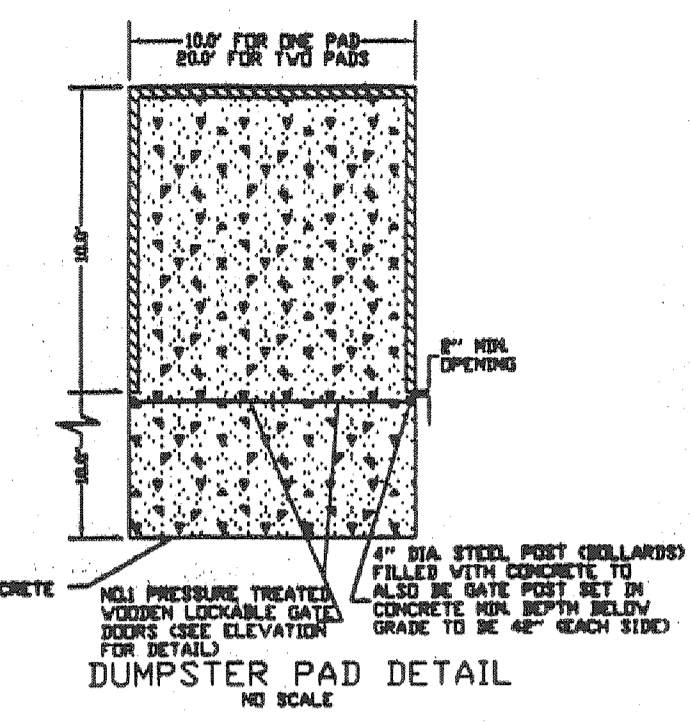
STANDARD PAVEMENT SECTION
NO SCALE



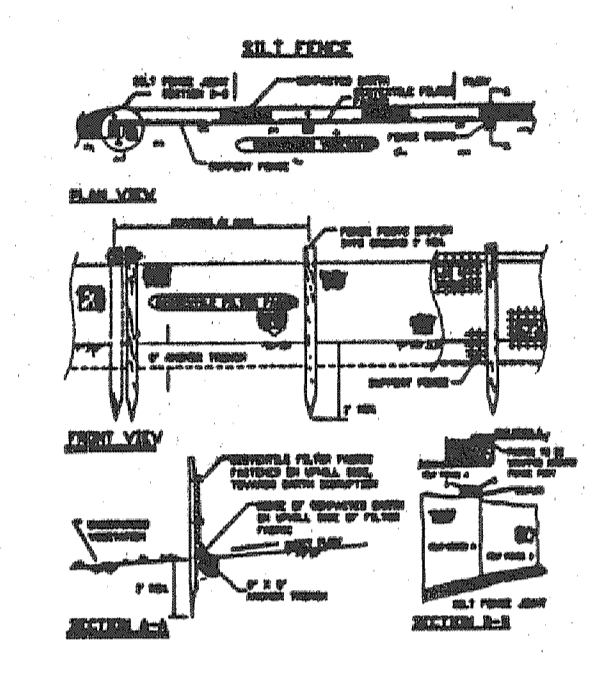
8" REINFORCED CONCRETE PAVING SECTION



FRONT ELEVATION DUMPSTER GATE



DUMPSTER PAD DETAIL
NO SCALE



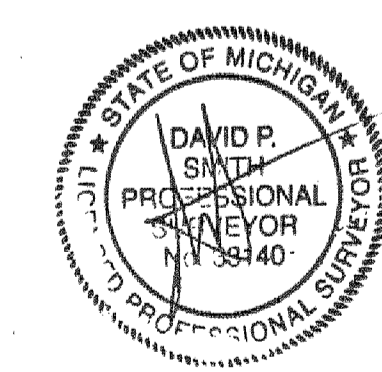
SOIL EROSION AND SEDIMENTATION CONTROL PLAN NOTES

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE CITY OF WALLED LAKE AND OAKLAND COUNTY.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE, BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEED-COVER PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY RESTORED LAND AREA SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A RESTORED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 30 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
- ALL MUD/DIRT TRACKED ONTO EXISTING/COUNTY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER. ALL MUD/DIRT PILES CREATED ON THIS SITE SHALL BE REMOVED AND VEGETATION RE-ESTABLISHED PROMPTLY UPON END OF CONSTRUCTION.

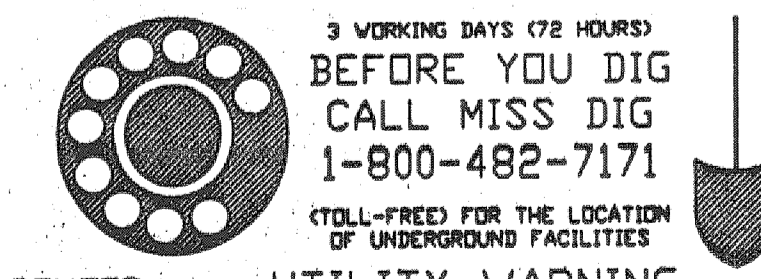
ZONING AND SETBACK REQUIREMENTS:
ZONED: C-2 GENERAL COMMERCIAL
PROPOSED USE: BUSINESS OFFICE
HEIGHT: ONE (1) STORY, 17'-0"
BUILDING AREA: 2583 SQ. FT.
LOT AREA: 28,155 NET SQ. FT.

LEGEND

- ⊕ INLET BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- 000.0 EXISTING GRADES
- 000.0 PROPOSED GRADES
- DRAINAGE ARROW
- SOIL EROSION FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE LINE
- ⊗ GATE VALVE
- ⊙ HYDRANT
- ⊙ SHUTOFF
- ⊙ POWER POLE
- ⊙ POWER LINE
- ⊙ CATCH BASIN



(INC. 1 HANDICAP SPACE)



CLIENT:
PONTIAC TRAIL BUSINESS CENTER
ATTN: JIM MAHER
937 N. PONTIAC TRAIL
WALLED LAKE, MI 48390
(248) 926-6631 PHONE
(248) 926-6641 FAX

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED.
A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISS DIG" AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

<p>PROFESSIONAL LAND SURVEYORS 8615 RICHARDSON ROAD-SUITE 100 WALLED LAKE, MICHIGAN 48390 (248) 963-1815 FAX 963-1646 © 2001 DPS&A, INC. ALL RIGHTS RESERVED EMAIL ADDRESS: AASURVEYOR@AOL.COM</p>	DATE	4/23/08
	SCALE	1"=20'
<p>PARKING LOT SITE PLAN PONTIAC TRAIL BUSINESS CENTER</p> <p>PART OF THE NE 1/4 SEC. 34, CITY OF WALLED LAKE</p>	JOB NO.	08-040951
	SHEET NO.	1 OF 1
<p>DRAWN: MMK COMP.NET: DIRECTORY.F:\080808\</p>		