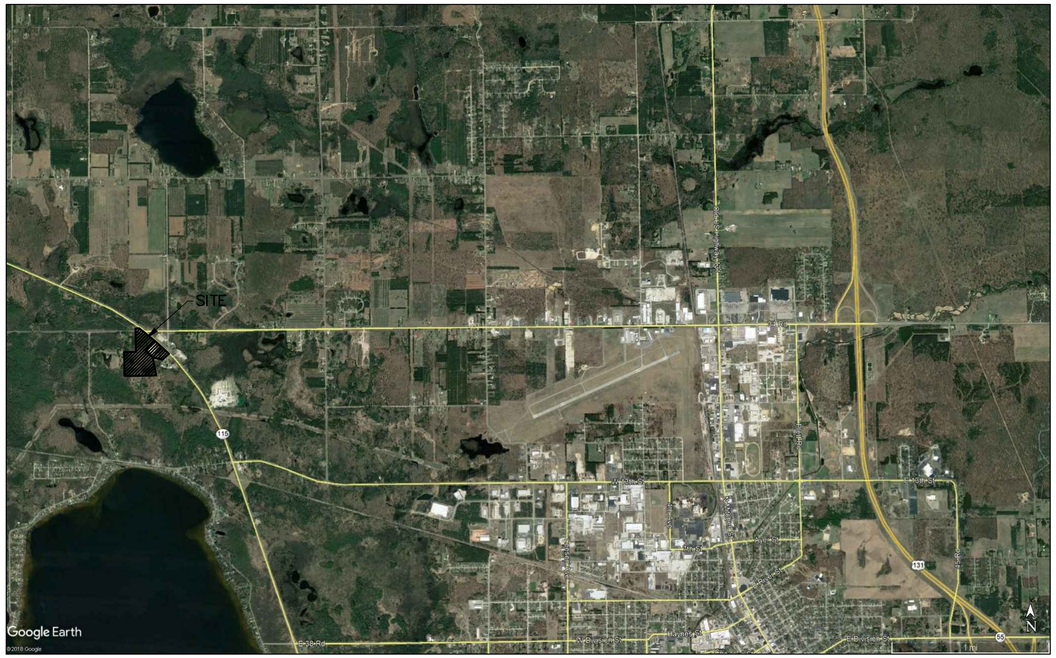
COYNE LLC.
4986 EAST M-115 HWY
SITE PLAN



PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 26, T22N–R10W, SELMA TOWNSHIP, WEXFORD
COUNTY, MICHIGAN
LOCATION MAP

SHEET INDEX	
1	COVER SHEET
2	EXISTING TOPOGRAPHIC SURVEY
3	OVERALL SITE PLAN
4	SITE PLAN DETAIL

BENCHMARKS:

BENCHMARK #1: FINISH FLOOR OF EXISTING WAREHOUSE/OFFICE, ELEV. 1206.60

MISS DIG:
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1–800–482–7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY 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.

BEARING BASIS:
PER GEODETIC OBSERVATION WGS 84 THE BEARING BETWEEN ON THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER IS S89°–59'–17"W.

UTILITY NOTE:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1–800–282–7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.
UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

ZONED COMMERCIAL	
MINIMUM LOT AREA	25,000 SQ. FT.
MINIMUM LOT WIDTH	150 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM FRONT YARD SETBACK	*
MINIMUM SIDE YARD SETBACK	20 FT EACH
MINIMUM REAR YARD SETBACK	60 FT
MINIMUM BUILDABLE AREA	15000 SQ. FT.

* THE MINIMUM FRONT SETBACK SHALL NOT BE LESS THAN FIVE FEET AND NOT MORE THAN THIRTY FEET FROM THE FRONT PROPERTY LINE, OR NOT LESS THAN THIRTY EIGHT FEET AND NOT MORE THAN SIXTY THREE FEET FROM THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER.

LEGEND

SYMBOLS

BOLLARD	GAS RISER	SOIL BORING
CATCH BASIN (CURB INLET)	GUY ANCHOR	STORM SEWER MANHOLE
CATCH BASIN (ROUND)	HYDRANT – EXISTING	TELEPHONE RISER
CATCH BASIN (SQUARE)	HYDRANT – PROPOSED	TREE – CONIFEROUS
CLEAN OUT	LIGHT POLE	TREE – DECIDUOUS
DRAINAGE FLOW	MAILBOX	UTILITY POLE
ELECTRICAL BOX	MONITORING WELL	WATER MAIN VALVE
FOUND CONC. MONUMENT	SANITARY SEWER MANHOLE	WATER SHUT–OFF
FOUND IRON	SET IRON	FLOOD LIGHT
GAS MAIN VALVE	SIGN	GAS METER

LINE TYPES

ELEC.	BURIED ELECTRICAL CABLE
PHONE	BURIED TELEPHONE CABLE
DITCH–CL	CENTERLINE OF DITCH
FM	FORCE MAIN
GAS	GAS MAIN
	ROAD CENTERLINE
8" SAN	SANITARY SEWER
12" SS	STORM SEWER
EX–TOS	TOE OF SLOPE
EX–TOB	TOP OF BANK
OHE	UTILITIES – OVERHEAD
UTIL	UTILITIES – UNDERGROUND
12" WM	WATER MAIN

HATCH PATTERNS

ASPHALT – EXISTING
ASPHALT – PROPOSED
CONCRETE
GRAVEL
LANDSCAPING
RIP–RAP
EXISTING BUILDING

SUBJECT PROPERTY DESCRIPTION (AS PROVIDED):

PARCEL C:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26; SOUTH 801.88 FEET; THENCE NORTHWESTERLY 127.42 FEET TO THE POINT OF BEGINNING; THENCE S48°–48'–10"W 243.85 FEET; THENCE N76°–24'–50"W 274.73 FEET; THENCE N42°–28'–03"E 379.2 FEET; THENCE SOUTHEASTERLY 267.51 FEET TO THE POINT OF BEGINNING; 1.79 ACRES M/L; ALSO KNOWS AS PARCEL C SEL, SECTION 26; T22N, R10W, WEXFORD COUNTY, MICHIGAN.

PARCEL D:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T22N–R10W, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENE S89°–59'–21"W, ALONG THE NORTH LINE OF SAID SECTION 26, 908.86 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY M–115; THENCE SOUTHEASTERLY, ON THE ARC OF AN 8519.37 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD = S51°–13'–41"E, 560.24 FEET) 560.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT–OF–WAY LINE ON THE ARC OF AN 8519.37 FOOT RADIUS CURVE TO THE RIGHT (LONG SCHORD = S48°–26'–38"E, 267.61 FEET), 267.50 FEET; THENCE S42°–28'–03"W, 379.20 FEET; THENCE N47°–32'–39"W, 267.50 FEET; THENCE N42°–27'–21"W, 375.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.32 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, RIGHT–OF–WAYS, RESERWATIONS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL E:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, T22N–R10W, SELMA TOWNSHIP, WEXFORD SOUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S89°–59'–21"W, ALONG THE NORTH LINE OF SAID SECTION 26, 908.86 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY M–115 AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG SAID RIGHT–OF–WAY LINE ON AN ARC OF AN 8519.37 FEET RADIUS CURVE TO THE RIGHT (LONG CHORD S51°–13'–41"E, 560.24 FEET), 560.34 FEET; THENCE S42°–27'–21"W, 375.00 FEET; THENCE S47°–32'–39"E, 267.50 FEET; THENCE S10°–28'–53"E, 518.93 FEET TO THE NORTH 1/8 LINE OF SAID SECTION 26; THENCE S89°–22'–46"W, ALONG SAID NORTH 1/8 LINE, 884.03 FEET TO THE EAST 1/8 LINE OF SAID SECTION 26; THENCE N01°–01'–36"W, ALONG SAID EAST 1/8 LINE, 667.95 FEET; THENCE N89°–59'–21"E, PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, 330.05 FEET; THENCE N01°–01'–36"W, PARALLEL WITH THE SAID EAST 1/8 LINE, 660.10 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 26; THENCE N89°–59'–21"W, ALONG SAID NORTH LINE, 102.31 FEET TO THE POINT OF BEGINNING.

SITE: 4986 EAST M–115 HWY
CADILLAC, MI 49601

DEVELOPER: COYNE LLC.
914 W PICKARD ST
MT. PLEASANT, MI 48858

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
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CONTACT PERSON: TIMOTHY E BEBEE
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CADILLAC, MI 49601
(877) 824–9138

CONSUMERS ENERGY
330 CHESTNUT STREET
CADILLAC, MI 49601
(231) 779–5531
JEFFREY KELLEY
jeffrey.kelley@cmsenergy.com

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SELMA TOWNSHIP FIRE DEPARTMENT
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CADILLAC, MI 49601
(231) 775–5071

WEXFORD COUNTY JOINT PLANNING COMMISION
PLANNING & ZONING
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CADILLAC MI 49601
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ROBERT HALL
PLANNINGANDZONING@WEXFORDJPC.ORG

DRAIN COMMISSIONERS OFFICE
WEXFORD COUNTY DRAIN COMMISSION
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2084 US–31 SOUTH, SUITE B
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RICHARD E. LIPTAK, MANAGER

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COVER SHEET
COYNE LLC.
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T22N–R10W, SELMA TOWNSHIP, WEXFORD COUNTY, MICHIGAN

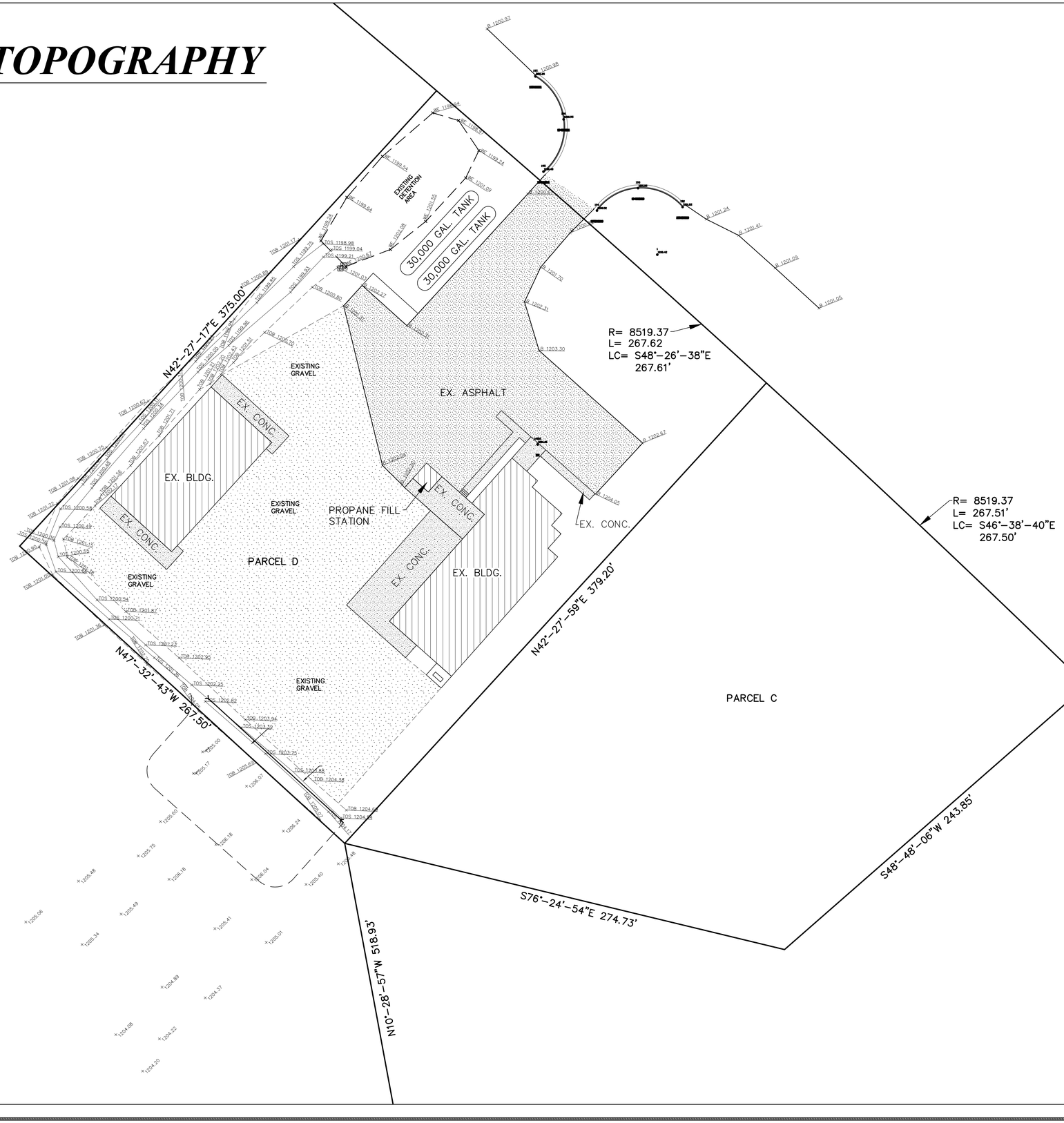
REVISIONS:

SUBMITTALS: SUBMITTAL TO WEXFORD CO. J.P.C. 10–10–19

JOB NUMBER: 1908–098 | DRAWN BY: BTM | DESIGNED BY: TELB | CHECKED BY: TELB

SCALE: N/A | SHEET NUMBER: 1 OF 4

EXISTING SITE TOPOGRAPHY



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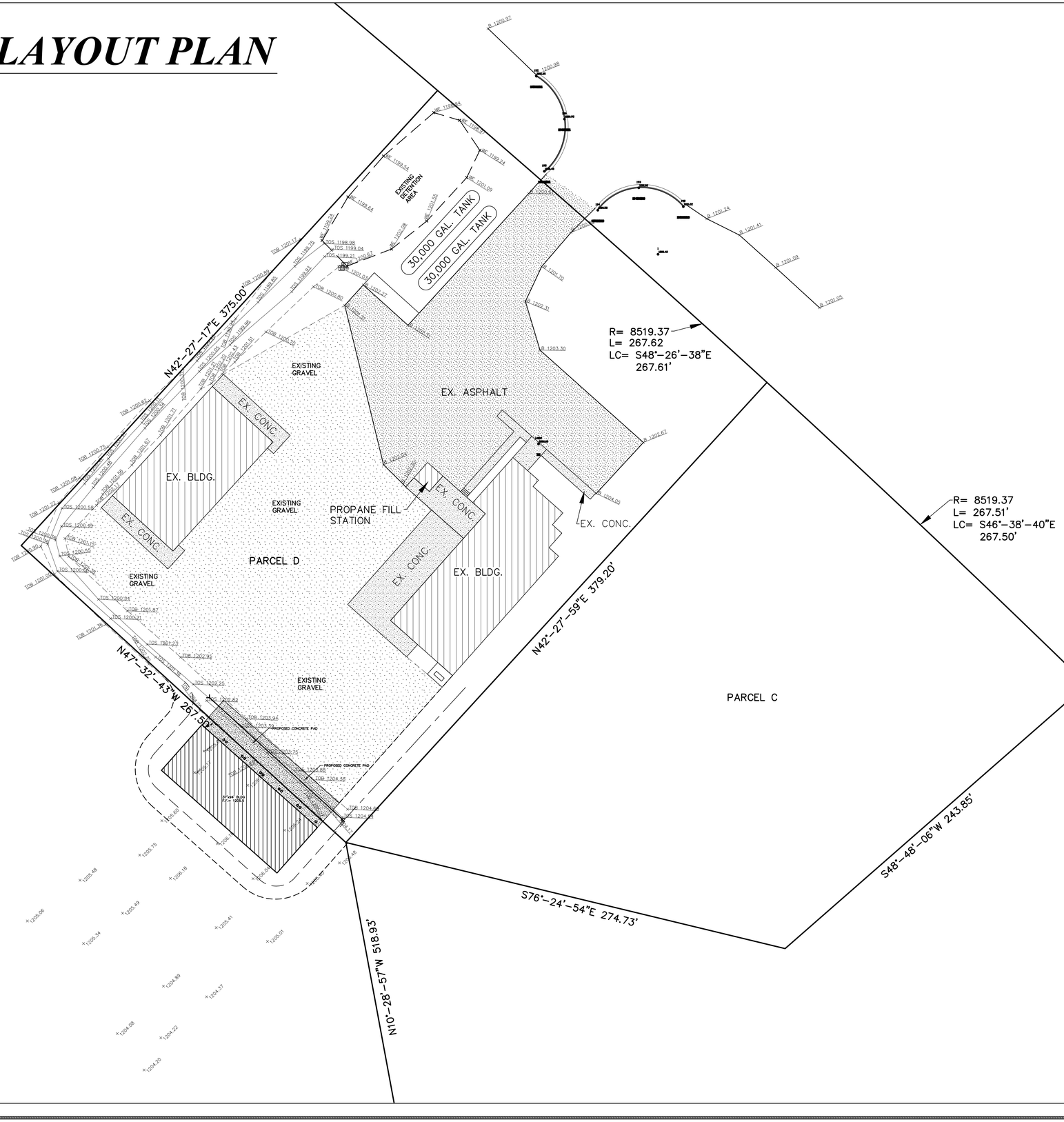
EXISTING TOPOGRAPHY SURVEY
COYNE LLC.
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T22N-R10W, SELMA TOWNSHIP, WEXFORD COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
SUBMITTAL TO WEXFORD CO. JP.C. 10-10-19

JOB NUMBER: 1908-098	DRAWN BY: BTM	DESIGNED BY: TELB	CHECKED BY: TELB
SCALE 1" = 30'		SHEET NUMBER 2 OF 4	

OVERALL SITE LAYOUT PLAN



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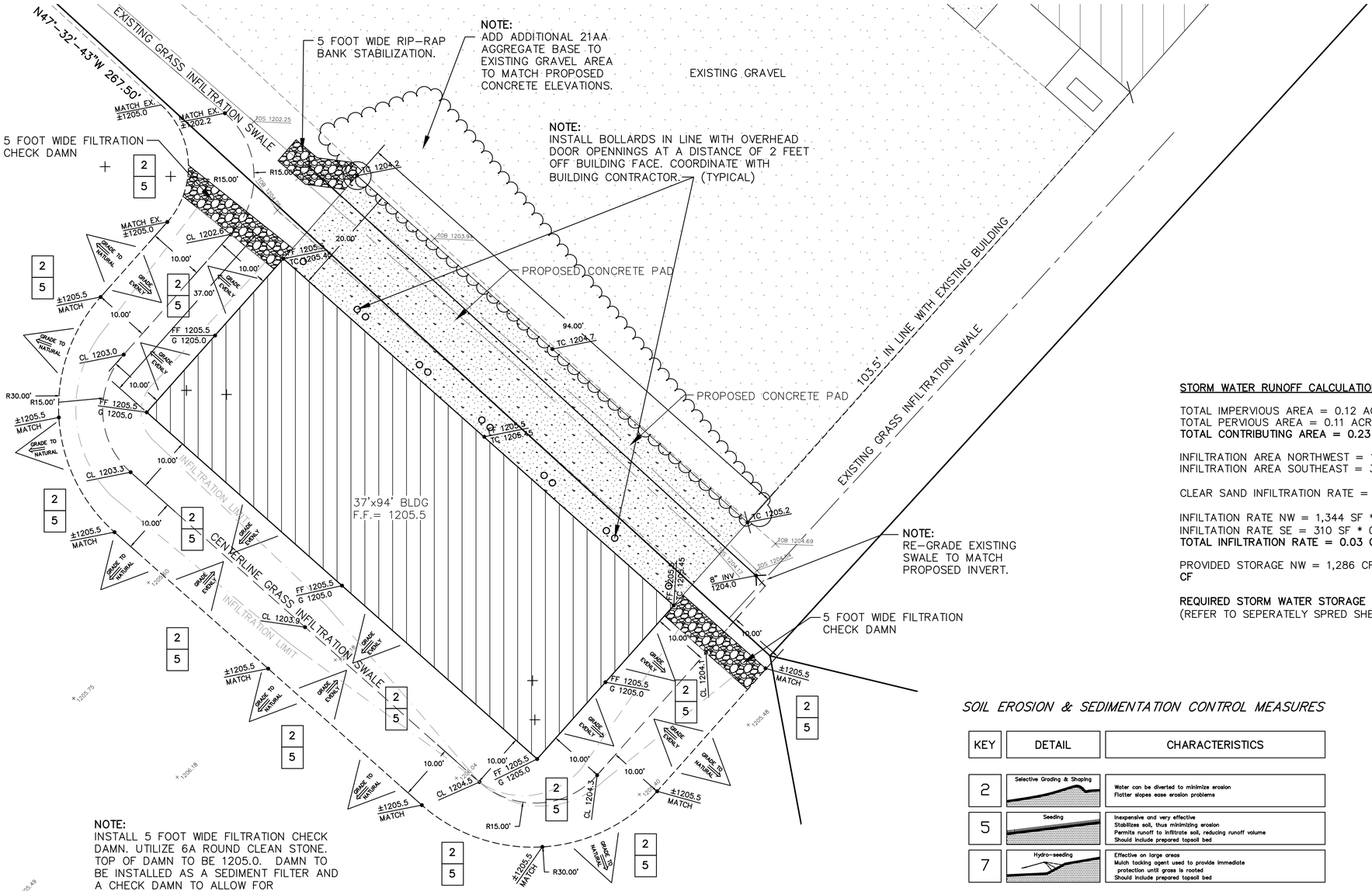
OVERALL SITE PLAN
COYNE LLC.
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T22N-R10W, SELMA TOWNSHIP, WEXFORD COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
SUBMITTAL TO WEXFORD CO. J.P.C. 10-10-19

JOB NUMBER: 1908-098	DESIGNED BY: TELB
DRAWN BY: BTM	CHECKED BY: TELB
SCALE 1" = 30'	SHEET NUMBER 3 OF 4



SITE PLAN DETAIL

STORM WATER RUNOFF CALCULATIONS:

TOTAL IMPERVIOUS AREA = 0.12 ACRES
TOTAL PERVIOUS AREA = 0.11 ACRES
TOTAL CONTRIBUTING AREA = 0.23 ACRES

INFILTRATION AREA NORTHWEST = 1,344 SF
INFILTRATION AREA SOUTHEAST = 310 SF

CLEAR SAND INFILTRATION RATE = 0.8 IN/HR = 0.07 FT/HR

INFILTATION RATE NW = 1,344 SF * 0.07 FT/HR * 1 HR/60 MIN * 1 MIN/60 SEC = 0.026 CFS
INFILTATION RATE SE = 310 SF * 0.07 FT/HR * 1 HR/60 MIN * 1 MIN/60 SEC = 0.006 CFS
TOTAL INFILTRATION RATE = 0.03 CFS

PROVIDED STORAGE NW = 1,286 CF PROVIDED STORAGE SE = 64 CF **TOTAL 1,350 CF**

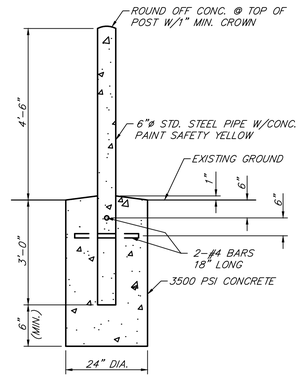
REQUIRED STORM WATER STORAGE 25 YR/24 HR STORM = 1,084 CF
(REFER TO SEPERATELY SPRED SHEET)

SOIL EROSION & SEDIMENTATION CONTROL MEASURES

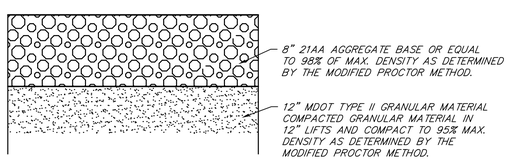
KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
5	Seeding	Inexpensive and very effective Stabilizes soil, thus minimizing erosion Permits runoff to infiltrate soil, reducing runoff volume Should include prepared topsoil bed
7	Hydro-seeding	Effective on large areas Mulch tacking agent used to provide immediate protection until grass is rooted Should include prepared topsoil bed

5
7

NOTE:
ALL DISTURBED AREAS MUST BE RE-STABILIZED BY SEEDING AND/OR HYDRO-SEEDING. THE CONTRACTOR IS RESPONSIBLE TO ASSURE THAT STABILIZATION IS COMPLETE ACROSS THE ENTIRE DISTURBED AREA, PRIOR TO THE OWNER ACCEPTING THE SITE. ANY AND ALL BARE OR THIN AREAS OF GRASS COVER SHALL BE RE-SEEDED AT NO ADDITIONAL EXPENSE TO THE OWNER.

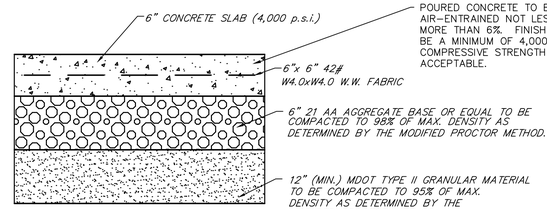


BOLLARD DETAIL
NOT TO SCALE



NOTE: COMPACTION TESTS ARE REQUIRED. RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.

PARKING LOT GRAVEL CROSS-SECTION
NOT TO SCALE



CONCRETE PAD CROSS-SECTION
NOT TO SCALE

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SITE PLAN DETAIL
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SUBMITTAL TO WEXFORD CO. J.P.C. 10-10-19

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