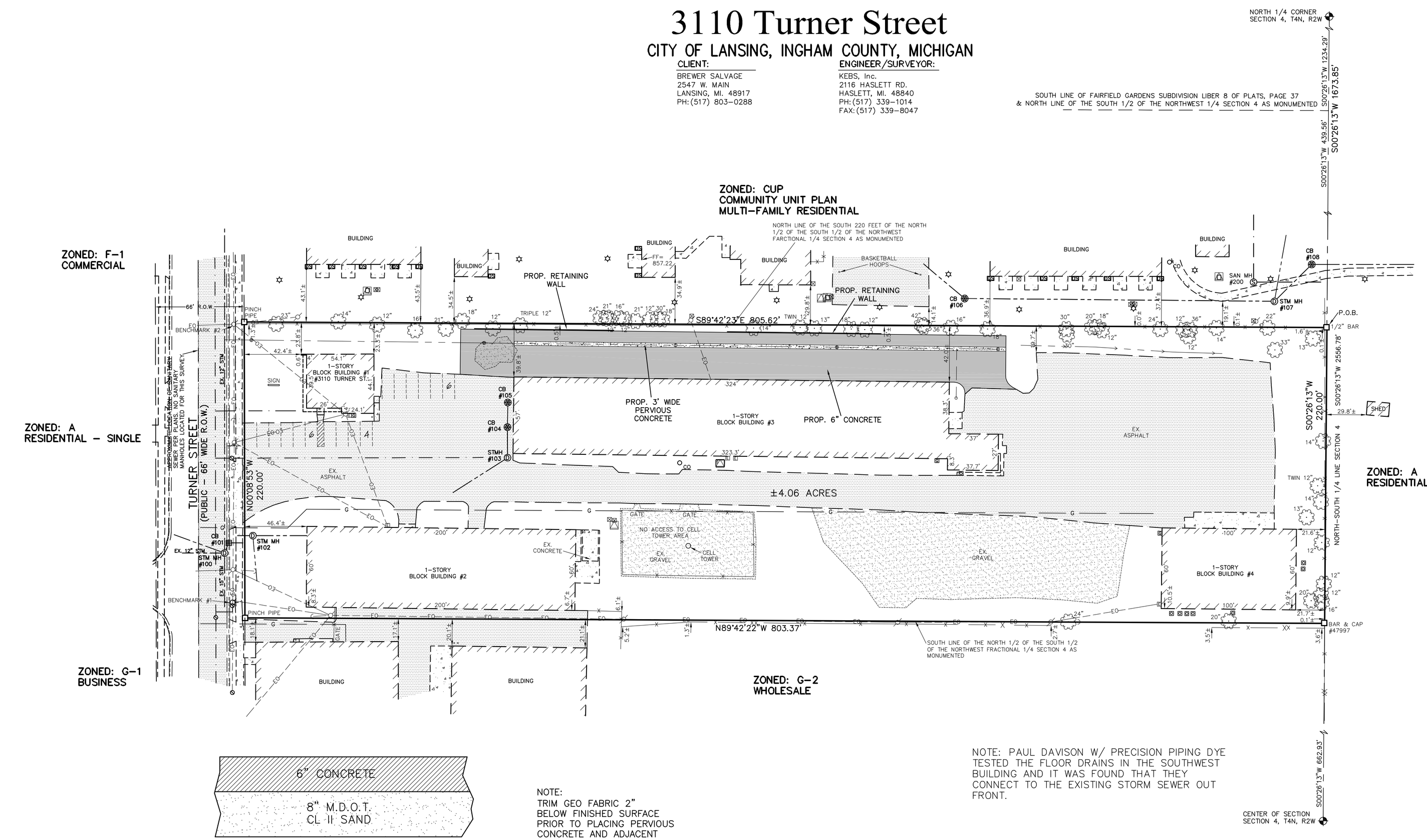
3110 Turner Street

CITY OF LANSING, INGHAM COUNTY, MICHIGAN

CLIENT:
BREWER SALVAGE
2547 W. MAIN
LANSING, MI. 48917
PH: (517) 803-0288

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



EX. SEWER INVENTORIES

STORM MANHOLE #100
RIM ELEV. = 854.03
12" RCP N INV. = 848.87
12" RCP NE INV. = 849.85
15" RCP S INV. = 848.87
12" RCP W INV. = 849.73
12" RCP NW INV. = 849.71

CATCH BASIN #101
RIM ELEV. = 853.89
6" VCP E INV. = 849.95
12" RCP SW INV. = 849.93

STORM MANHOLE #102
RIM ELEV. = 853.95
8" VCP E INV. = 846.65
4" RCP S INV. = 852.29
8" VCP W INV. = 846.28

STORM MANHOLE #103
RIM ELEV. = 853.48
6" PVC N INV. = 851.13
6" PVC SW INV. = 851.07

CATCH BASIN #104
RIM ELEV. = 852.49
6" PVC N INV. = 851.29
6" PVC S INV. = 851.26
SUMP ELEV. = 849.99

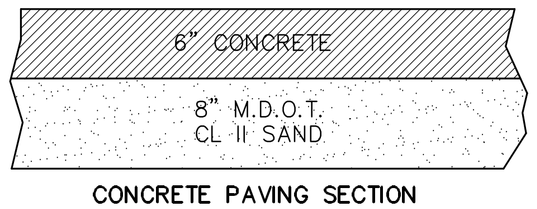
CATCH BASIN #105
RIM ELEV. = 852.29
6" PVC S INV. = 851.46
SUMP ELEV. = 849.49

CATCH BASIN #106
RIM ELEV. = 853.90
21" RCP E INV. = 843.55
15" RCP NW INV. = 848.26

STORM MANHOLE #107
RIM ELEV. = 850.82
12" RCP N INV. = 845.74
24" RCP NE INV. = 841.46
21" RCP W INV. = 841.53

CATCH BASIN #108
RIM ELEV. = 848.86
24" RCP E INV. = 841.47
24" RCP SW INV. = 841.54

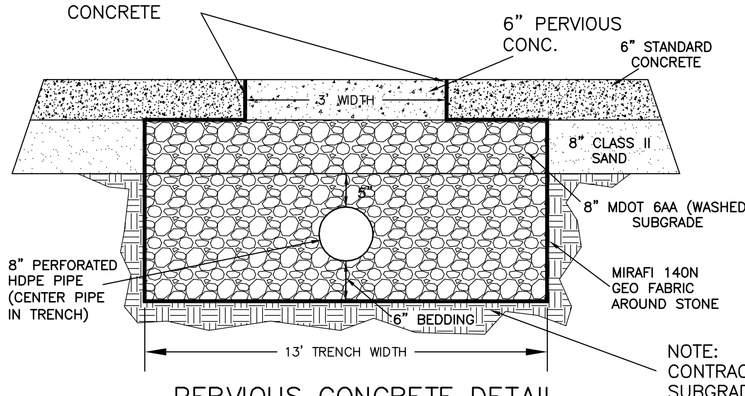
SANITARY MANHOLE #200
RIM ELEV. = 851.41
8" PVC N INV. = 837.79
8" PVC E INV. = 837.74



CONCRETE PAVING SECTION
NO SCALE

NOTE: PAUL DAVISON W/ PRECISION PIPING DYE TESTED THE FLOOR DRAINS IN THE SOUTHWEST BUILDING AND IT WAS FOUND THAT THEY CONNECT TO THE EXISTING STORM SEWER OUT FRONT.

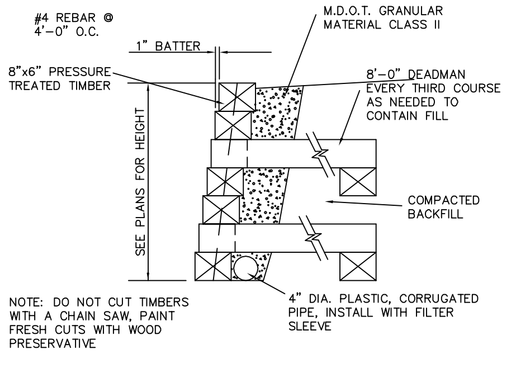
NOTE:
TRIM GEO FABRIC 2" BELOW FINISHED SURFACE PRIOR TO PLACING PERVIOUS CONCRETE AND ADJACENT CONCRETE



PERVIOUS CONCRETE DETAIL
NO SCALE

NOTE: CONTRACTOR TO SCARIFY SUBGRADE FOR INFILTRATION AND SHALL NOT COMPACT SUBGRADE

NOTE: ROUTINE MAINTENANCE OF THE PERVIOUS CONCRETE WILL BE NECESSARY TO MAINTAIN EFFECTIVENESS. ROUTINE MAINTENANCE SHALL BE TO INSPECT THE SURFACE FOR EXCESS SEDIMENT/DIRT BUILDUP, AND TO ENSURE IT WILL DEWATER AFTER A RAIN EVENT. ROUTINE MAINTENANCE CLEANING PROCEDURES WOULD INCLUDE BLOWING, TRUCK SWEEPING OR VACUUMING. THESE ACTIVITIES CAN BE COMPLETED WITHOUT ANY PRIOR CORRESPONDENCE FROM THE CITY OF LANSING OR AN ENGINEERING CONSULTANT.



TIMBER WALL DETAIL
NO SCALE

BENCHMARKS

BENCHMARK #1 ELEV. = 855.88 (NAVD88)
NORTHEAST FLANGE BOLT, ABOVE "S" IN "WATEROUS", FIRE HYDRANT, EAST SIDE OF TURNER STREET, 55' WEST AND 4' NORTH OF SOUTHWEST CORNER OF BLOCK BUILDING.

BENCHMARK #2 ELEV. = 856.00 (NAVD88)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE, EAST SIDE OF TURNER STREET, 50' WEST AND 20' NORTH OF NORTHWEST CORNER OF #3110 TURNER STREET.

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
- T-F 800.00 PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/C 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

EX. LEGEND

●	= SET 1/2" BAR WITH CAP	(S)	= SANITARY MANHOLE
□	= FOUND IRON AS NOTED	(D)	= DRAINAGE MANHOLE
	= DEED LINE	DS	= DOWNSPOUT
	= DISTANCE NOT TO SCALE		= CATCHBASIN
	= FENCE		= SANITARY CLEANOUT
	= ASPHALT		= FIRE HYDRANT
	= CONCRETE		= VALVE
	= GRAVEL		= UTILITY POLE
4960	= EXISTING SPOT ELEVATION		= LIGHT POLE
960	= EXISTING CONTOUR ELEVATION		= GUY WIRE
	= SANITARY SEWER		= UTILITY PEDESTAL
	= STORM SEWER		= TRANSFORMER
	= WATER LINE		= ELECTRIC METER
	= GAS LINE		= GAS METER
EO	= OVERHEAD WIRES		= WATER METER
	= EDGE OF WOODS		= SIGN
	= DECIDUOUS TREE		= POST
	= CONIFEROUS TREE		= AIR CONDITIONING UNIT

0 DENOTES EX. NUMBER OF 9' x 18.5' PARKING SPACES

SITE ADDRESS: 3110 TURNER STREET, LANSING, MI 48906

SURVEY#92444.BND

LEGAL DESCRIPTION:

As provided in Tax ID: 33-01-01-04-176-051: S 220 FT OF N 1/2 OF S 1/2 OF NW 1/4 E OF TURNER ST SEC 4 T4N R2W

Surveyed legal description of said parcel is as follows:
A parcel of land in the fractional Northwest 1/4 of Section 4, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 4; thence S00°26'13"W along the North-South 1/4 line of said Section 4 a distance of 1673.85 feet to the North line of the South 220 feet of the North 1/2 of the South 1/2 of said Northwest fractional 1/4 as monumented and the point of beginning of this description; thence continuing S00°26'13"W along said North-South 1/4 line 220.00 feet to the South line of the North 1/2 of the South 1/2 of said Northwest fractional 1/4 as monumented; thence N89°42'22"W along said South line 803.37 feet to the East right-of-way line of Turner Street; thence N00°08'53"W along said East line 220.00 feet to said North line; thence S89°42'23"E along said North line 805.62 feet to the point of beginning; said parcel containing 4.06 acres more or less; said parcel subject to all easements and restrictions if any.

SITE DATA

INDUSTRIAL WAREHOUSE
TOTAL SITE AREA = ±4.06 ACRES
ZONED H (LIGHT INDUSTRIAL)

BUILDING SETBACKS
FRONT – 25 FEET
SIDES – 23.3' & 6.7' PROVIDED
REAR – 20 FEET

BUILDING DATA
EX. BLDG #1(OFFICE) = ± 2,100 S.F.
EX. BLDG #2(WAREHOUSE) = ±12,000 S.F.
EX. BLDG #3(WAREHOUSE) = ±19,400 S.F.
EX. BLDG #4(WAREHOUSE) = ± 6,000 S.F.

PARKING
REQUIRED:
INDUSTRIAL: 5 SPACES + 1/2 EMPLOYEES(MAX SHIFT)

TOTAL PROVIDED = 16 SPACES

UTILITIES
WATER:
CITY PUBLIC WATER MAIN
SANITARY:
CITY PUBLIC SANITARY
STORM:
CITY PUBLIC STORM

SHEET INDEX

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

STATE OF MICHIGAN
ALLEN J. PATRICK
ENGINEER NO. 49313
LICENSED PROFESSIONAL ENGINEER

REVISIONS
1-23-18 SUBMITTAL
5-25-18 CITY REV
7-16-18 CITY REV

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

3110 Turner Street
SITE PLAN

SCALE: 1"= 40'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 9-27-17	PROJECT MGR. AJP	SHEET 1 OF 3
AUTHORIZED BY: BREWER SALVAGE		JOB #: 92444

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