SITE PLAN
50 KAY INDUSTRIAL DR.
PART OF THE SW 1/4 OF SECTION 35, T4N, R10E,
ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN

Parcel Description:
Lot 8, Kay Industrial Subdivision, as recorded
in Book 216, Pages 28, 29, 30 and 31 of
Plats, Oakland County Records.

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1.) COVER SHEET
2.) SITE PLAN
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8.) PHOTOMETRIC PLAN
9.) PHOTOMETRIC STUDY
10.) MATERIAL SHEET

SITE DESCRIPTION:
50 KAY INDUSTRIAL DR.
PART OF THE SW 1/4 OF SECTION 35, T4N, R10E,
ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN

RECEIVED
November 10, 2021
Orion Township
Planning & Zoning

November 10, 2021
1. Handicapped spaces shall be furnished as required by state and federal law. It shall be the owner's responsibility to meet all such requirements.
2. Transformed for sidewalk purposes vested in Michigan Department of Roads (MDOT), as recorded in Liber 216, Pages 28, 29, 30 and 31 of Plats, Oakland County, Records.
3. This property is not in a flood zone.
4. No wetlands exist on this site according to the National Wetland Inventory Map.
5. This property is not subject to the requirements of the Road Commission for Oakland County (RCOC).  
6. This property is not subject to the requirements of the Road Commission for Lapeer County (RCCL).  
7. All proposed site utilities shall meet ADA requirements.
8. Proposed sidewalks shall meet ADA requirements.
9. Trash area is at least 20' by 10'; enclosed on 3 sides by a masonry brick-type wall with min. 30" high berm/hedge/wall.
10. Transformer pad to be screened per township requirements.
11. This drawing is not to be used as a construction drawing.
12. All construction shall conform to the current standards and specifications of all governing agencies.
13. All areas not built or paved upon shall be landscaped or lawn.
14. All exterior lighting shall be fully shielded and directed downward to prevent off-site glare.
15. All roof mounted equipment shall be screened per township requirements.
16. Easements for sidewalk purposes vested in Michigan Department of Roads (MDOT).
17. Easements over subject property as shown on the plat of Kay Industrial Subdivision, as recorded in Liber 216, Pages 28, 29, 30 and 31 of Plats, Oakland County, Records.

**SITE DATA**

- **Lot 8, Kay Industrial Subdivision, as recorded in Liber 216, Pages 28, 29, 30 and 31**
- **Lot Size:** 3.15 Acres
- **Water Main Valve Number:** 300
- **Water Main Fire Hydrant Number:** 364
- **Sanitary Sewer Manhole Number:** 115
- **Tree:** 10
- **Mailbox:** 5
- **Street Light:** 1
- **Mail box:** 1
- **Perimeter Fresh Air Vents:** 1
- **Easements for sidewalk purposes vested in Michigan Department of Roads (MDOT).**
- **Easement for sidewalk purposes vested in THE ROAD COMMISSION FOR OAKLAND COUNTY (RCOC).**
- **Right-of-Way Frontage:** 150 feet
- **Easements over subject property as shown on the plat of Kay Industrial Subdivision, as recorded in Liber 216, Pages 28, 29, 30 and 31 of Plats, Oakland County, Records.
Site Data

1. This property is not in a flood zone.
2. No wetlands exist on this site according to the National Wetlands Inventory Map.

Parcel Description:
Lot 8, Kay Industrial Subdivision, as recorded in Liber 216, Pages 28, 29, 30 and 31 of Plats, Oakland County Records.

Easements
16. Easement for sidewalk purposes vested in Michigan Department of Transportation by instrument recorded in Liber 495, Page 742, Oakland County Records, as to Parcel 1. Item located as shown heron.
17. Easements over subject property as shown on the plat of Kay Industrial Subdivision, as recorded in Liber 216, Pages 28, 29, 30 and 31 of Plats, Oakland County Records, as to Parcel 1. Item located as shown heron.

Easements:
- Easement for sidewalk purposes vested in Michigan Department of Transportation
- Easements over subject property as shown on the plat of Kay Industrial Subdivision

Parcel I.D. #09-35-400-033
3.12 AC.

Parcel I.D. #09-35-400-043

Parcel I.D. #09-35-400-020

KAY INDUSTRIAL DRIVE
(70' WIDE - PUBLIC)

M-24 LAPEER ROAD
(180' WIDE - PUBLIC)

LOT 8

LOT 7

6 OF 10

08/04/21    PER TWP.

C20-037.05

50 KAY INDUSTRIAL DR.
MODE DEVELOPMENT, INC.
38700 VAN DYKE, STE.200
STERLING HEIGHTS
MI 48312

PHONE: 586-977-8640
LOT 8
PARCEL I.D. #09-35-400-033
3.12 AC.

KAY INDUSTRIAL DRIVE
(70' WIDE - PUBLIC)

M-24 LAPEER ROAD
(180' WIDE - PUBLIC)

LOT 8
PARCEL I.D. #09-35-400-043
PARCEL I.D. #09-35-400-020

PR. INDUSTRIAL BUILDING
45,060 S.F.

LOT 7
PARCEL I.D. #09-35-400-044

SHEET NUMBER
CHECKED BY:
DRAWN BY:
DESIGNED BY: PROJECT MANAGER: DATE:
PROJECT NAME
PROJECT NUMBER
SHEET NAME
SEAL
DRAWING SCALE:
REVISIONS
DATE
REMARKS
DISTRIBUTION
PRELIMINARY
APPROVAL
CONSTRUCTION
AS-BUILT

AE DEVELOPMENT L.L.C.
239-297-757
50 KAY INDUSTRIAL DR.
ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN
38700 VAN DYKE, STE. 200
STERLING HEIGHTS, MI 48312
PHONE: 586-977-8640

LOCATION MAP
NOT TO SCALE
NORTH
DUTTON RD
KAY INDUSTRIAL DR
M-24 LAPEER ROAD
E SILVERBELL RD
MOUNTAIN
N SQUIRREL RD
BALD ROAD

Parcel Description:
Lot 8, Kay Industrial Subdivision, as recorded in Liber 216, Pages 28, 29, 30 and 31 of Plats, Oakland County Records.

SITE PLAN
JSR, PE
JJS, PE
JJS, PE
JSR, PE
05/20/21
1" = 30'

123.45

GS
TV
RC
CM

CENTER OF
SEC 35
T4N, R10E
"EAST LINE OF SECTION 35"

V
WATER MAIN VALVE NUMBER
WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
POINT ELEVATION (AT X OR END OF LEADER)
STORM DRAIN STRUCTURE NUMBER
SANITARY SEWER MANHOLE NUMBER
WATER MAIN FIRE HYDRANT NUMBER
SIGN
GUARD RAIL
STREET LIGHT
POST INDICATOR VALVE
STORM DRAIN & END SECTION
MAILBOX
FENCE
CONTOUR LINE
YARD BASIN
TREE
EXISTING
SECTION CORNER
RECORDED
SET IRON
FOUND IRON, MON., NAIL
CALCULATED
MEASURED
C
ST
S
G
E
T
TV
R
C
M

SANITARY SEWER, CLEANOUT & MANHOLE
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE
ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
GAS MAIN & VALVE
ELECTRIC U.G. CABLE & MANHOLE
CATCH BASIN, INLET
COMBINED SEWER & MANHOLE
STORM DRAIN & MANHOLE
UNDERGROUND CABLE TV
C.O.
PROPOSED

PERENNIAL PLANTING DETAIL
DECIDUOUS TREE PLANTING DETAIL

PLANT SCHEDULE

TREES

AUTUMN BLAZE MAPLE/ACER FREEMANII........................................9  1.5" CAL.
CRIMSON SENTRY MAPLE/ACER PLATANOIDES..............................24  2" CAL.
WHITE SPRUCE/PIECEA GLAUCA...................................................3  5' HT.
TOTAL TREES...............................................................................36

SHRUBS AND PERENNIALS

AUTUMN JOY SEDUM/HYLOTELEPHIUM TELEPHIUM...................4  3GAL
STELLA D'ORO DAYLILY/HEMEROCALLIS 'STELLA D'ORO'..............8  3GAL
TOTAL SHRUBS AND PERENIALS.............................................12

LANDSCAPE REQUIREMENTS

RIGHT-OF-WAY FRONTAGE:
· 1 TREE PER 30 L.F.
KAY INDUSTRIAL DRIVE - 437.1' / 30' = 15 TREES
M-24 LAPEER ROAD - 259.2' / 30' = 9 TREES

· MIN. 30" HIGH BERM/HEDGE/WALL
PROPOSED: KAY INDUSTRIAL DR. - 15 CRIMSON SENTRY MAPLE TREES
M-24 LAPEER RD. - 9 CRIMSON SENTRY MAPLE TREES

OFF-STREET PARKING AREAS:
· 20 S.F. INTERIOR LANDSCAPING PER SPACE
86 SPACES x 20 S.F. = 1,720 S.F.

· 1 TREE PER 200 S.F. INTERIOR LANDSCAPING
1,720 S.F. / 200 S.F. = 9 TREES
PROPOSED: 2,164 S.F. INTERIOR LANDSCAPING AREAS
9 AUTUMN BLAZE MAPLE TREES

GREENBELTS:
· 1 TREE PER 3,000 S.F.
SOUTH SIDE - 5,922 S.F. / 3,000 S.F. = 2 TREES
EAST SIDE - 3,434 S.F. / 3,000 S.F. = 1 TREE
PROPOSED: SOUTH - EXISTING OVERHEAD WIRES
EAST - 3 WHITE SPRUCE TREES
Material Chart

**SW 7037**
**Balanced Beige**
Interior / Exterior
Location Number: 249-C2

**Exterior Wall Paint**

**Gray Velour**
**Color Image:**

**Brick**

**Stone Band**
**PRODUCT: ARCHITECTURAL**
**COLOR: PEARL WHITE - SS**

**Shop Wall Metal Panel**

**Taupestone**
**SR: 0.27 E: 0.86 SRI: 26**

**Glass**

**Office Architectural Panels**

**Silversmith**
**SR: 0.53 E: 0.79 SRI: 59**