

ISABELLA COUNTY
APPLICATION FOR PRIVATE ROAD SITE PLAN REVIEW

Applicant

Name: LOUIS PROTON Owner/Agent/Other interest (circle one)

Address: 2640 N. SCHOOL RD, WEIDMAN, MI 48893

Phone: 989-330-9985 Fax: _____

Property Owner (if different from applicant)

Name: SAME AS ABOVE

Address: _____

Phone: _____ Fax: _____

Private Road Information & Location

Township: SHERMAN Section: 24 Zoning District: I-1

Tax ID Number: 13-024-20-003-07 Number of lots to be served by private road: 2

Attachments

The following items are required as part of your application

1. Site Plan, meeting the requirements of Article 11 of the Isabella County Zoning Ordinance
2. A detailed written description of the development to be served by the private road.
3. Private roads serving more than three (3) lots shall include construction specifications with cross sections that show, at a minimum, precise location, grade, route, elevation, dimensions, and design of the private road.
4. Proposed future extensions of the private road within the development and to adjacent lands.
5. Location and distance to any public roads which the private road is to intersect.
6. A survey of the right-of-way by a registered land surveyor, together with surveys for each parcel to be served by the private road.
7. The location of all public and private utilities located within or twenty (20) feet from the edge of the proposed right-of-way.

Signature:  Date: 3/6/24

Optional: I hereby grant permission for members of the Isabella County Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application.

Signature: _____ Date: _____

NOTE: All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but not limited to, all copyrighted drawings/blueprints.

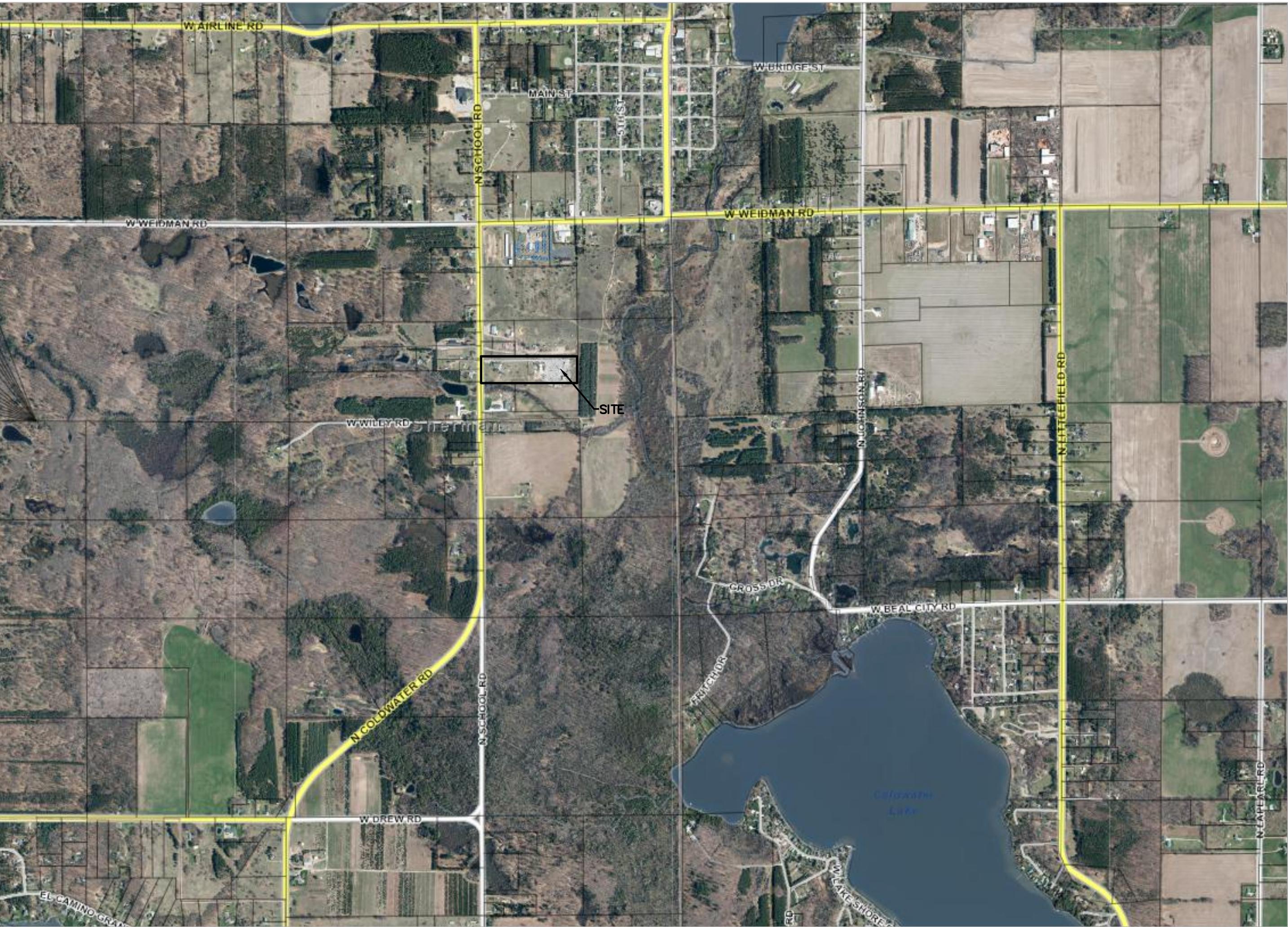
OFFICE USE ONLY

File #: PSPR240004 Fee: \$125.00 Check #: 11721 Receipt #: 13205

Date Received: 3-7-24 Received by: RF

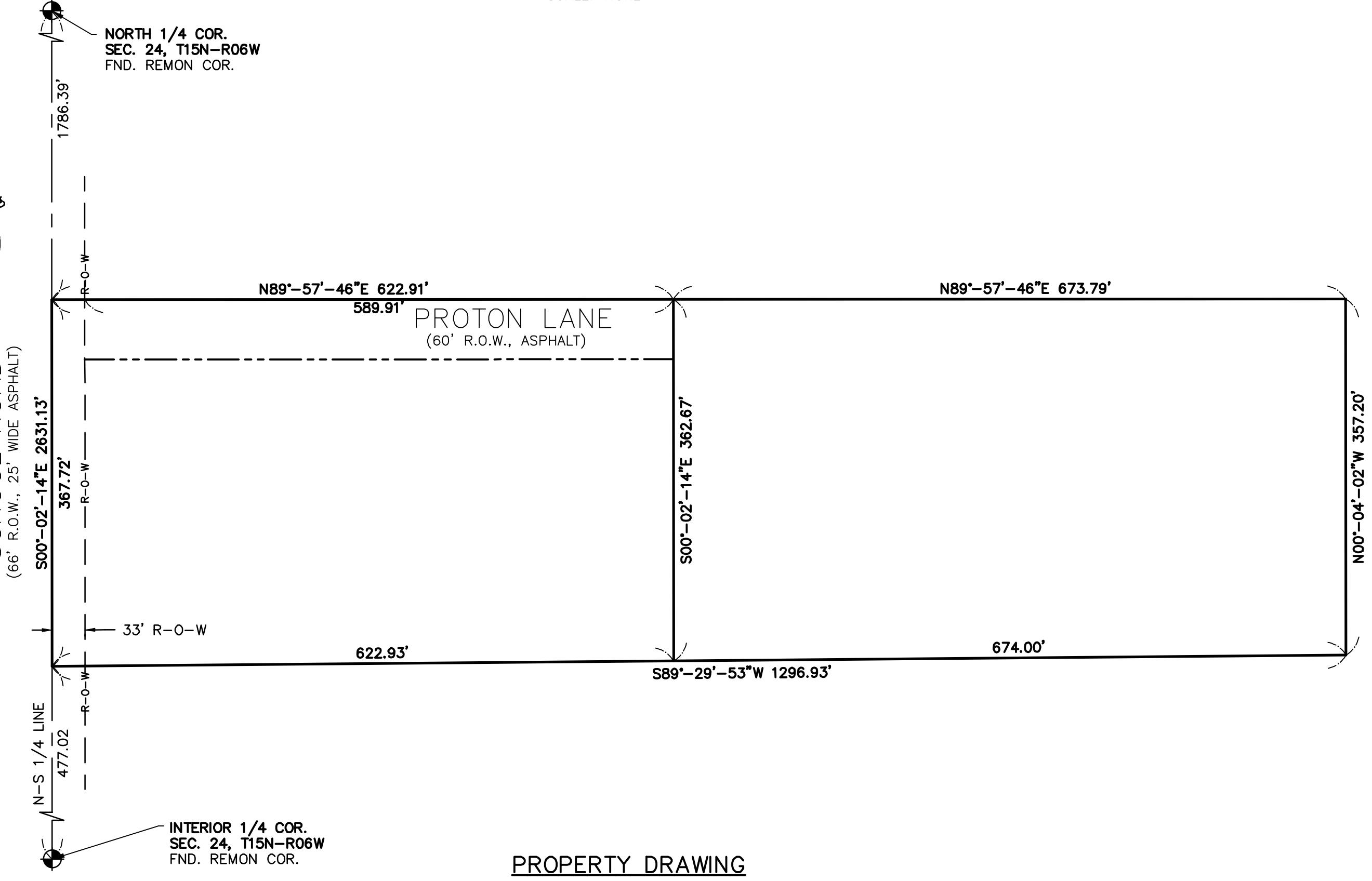
PROPOSED "PRIVATE" ROAD

PROTON LANE



LOCATION MAP

SCALE: NONE



PROPERTY DRAWING

SCALE: 1" = 100'

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.

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.

LEGEND	
SYMBOLS	
	BOLLARD
	CATCH BASIN (CURB INLET)
	CATCH BASIN (ROUND)
	CATCH BASIN (SQUARE)
	CLEAN OUT
	DRAINAGE FLOW
	ELECTRICAL BOX
	FOUND CONC. MONUMENT
	FOUND IRON
	GAS MAIN VALVE
	GAS RISER
	GUY ANCHOR
	HYDRANT - EXISTING
	HYDRANT - PROPOSED
	LIGHT POLE
	MAILBOX
	MONITORING WELL
	SANITARY SEWER MANHOLE
	SET IRON
	SIGN
	SOIL BORING
	STORM SEWER MANHOLE
	TELEPHONE RISER
	TREE - CONIFEROUS
	TREE - DECIDUOUS
	UTILITY POLE
	WATER MAIN VALVE
	WATER SHUT-OFF
	WATER WELL
	WOOD STAKE
LINETYPES	
ELEC.	BURIED ELECTRICAL CABLE
PHONE	BURIED TELEPHONE CABLE
DITCH-CL	CENTERLINE OF DITCH
FM	FORCE MAIN
GAS	GAS MAIN
RD-CL	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

SHEET INDEX	
1	COVER SHEET
2	EXISTING TOPOGRAPHIC SURVEY & ROAD PROFILES
3	ROAD PLAN & PROFILE SHEET

EASEMENT DESCRIPTION
A 60.00 FEET WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T15N-R06W, SHERMAN TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S.00°-02'-14"E., ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1786.39 FEET AND N.89°-57'-46"E., PERPENDICULAR TO SAID NORTH AND SOUTH 1/4 LINE, 33.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.89°-57'-46"E., PERPENDICULAR TO SAID NORTH AND SOUTH 1/4 LINE, 589.91 FEET; THENCE S.00°-02'-14"E., PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE, 60.00 FEET; THENCE S.89°-57'-46"E., PERPENDICULAR TO SAID NORTH AND SOUTH 1/4 LINE, 589.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF SCHOOL ROAD; THENCE N.00°-02'-14"E., ON AND ALONG SAID EAST RIGHT-OF-WAY LINE AND PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE, 60.00 FEET BACK TO THE POINT OF BEGINNING.

SITE:	2640 N. SCHOOL ROAD WEIDMAN, MI 48893
CLIENT:	LOUIS PROTON 2640 N. SCHOOL ROAD WEIDMAN, MI 48893
CONSULTANT:	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 2257 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS	SUBMITTALS: SUBMITTAL TO ISABELLA COUNTY PLANNING 3-7-24
SHERMAN TOWNSHIP	3550 N ROLLAND ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com
DRAIN COMMISSIONERS OFFICE	1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDT kim.studt@cmsenergy.com
CONSUMERS ENERGY	1325 WRIGHT AVENUE ALMA, MI 48801 (989) 775-6681 ROBERT WILLOUGHBY drain@isabellacounty.org
FRONTIER	345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@tr.com
COMMUNITY DEVELOPMENT OFFICE	345 PINE STREET ALMA, MI 48801 (989) 463-0392 RAY JOHNSON rjohnson@isabellacounty.org
DTE ENERGY	4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO MCKERSIE mckersie@teenergy.com
ISABELLA COUNTY ROAD COMMISSION	2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY PGaffney@isabellaroads.com

SCALE	SHOWN	DRAWN BY:	DESIGNED BY:	CHECKED BY:
1 OF 3	1	TELB	TELB	TELB

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

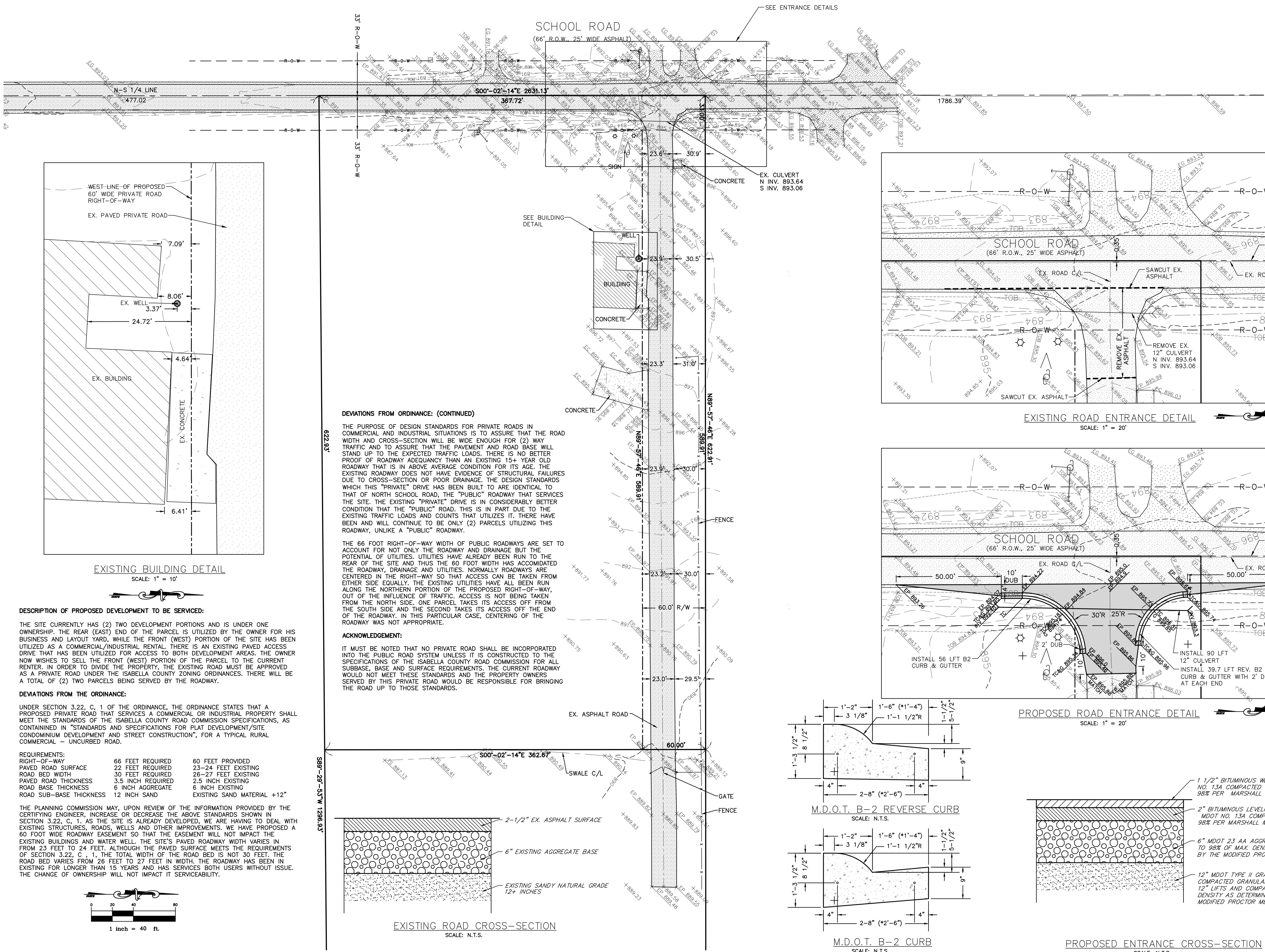


COVER SHEET
LOUIS PROTON
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
SECTION 24, T15N-R06W, SHERMAN TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

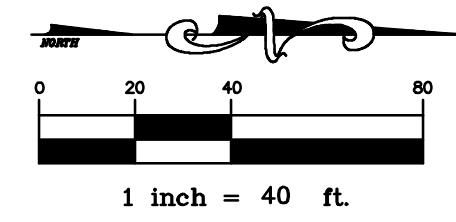


SITE PLAN
LOUIS PROTON

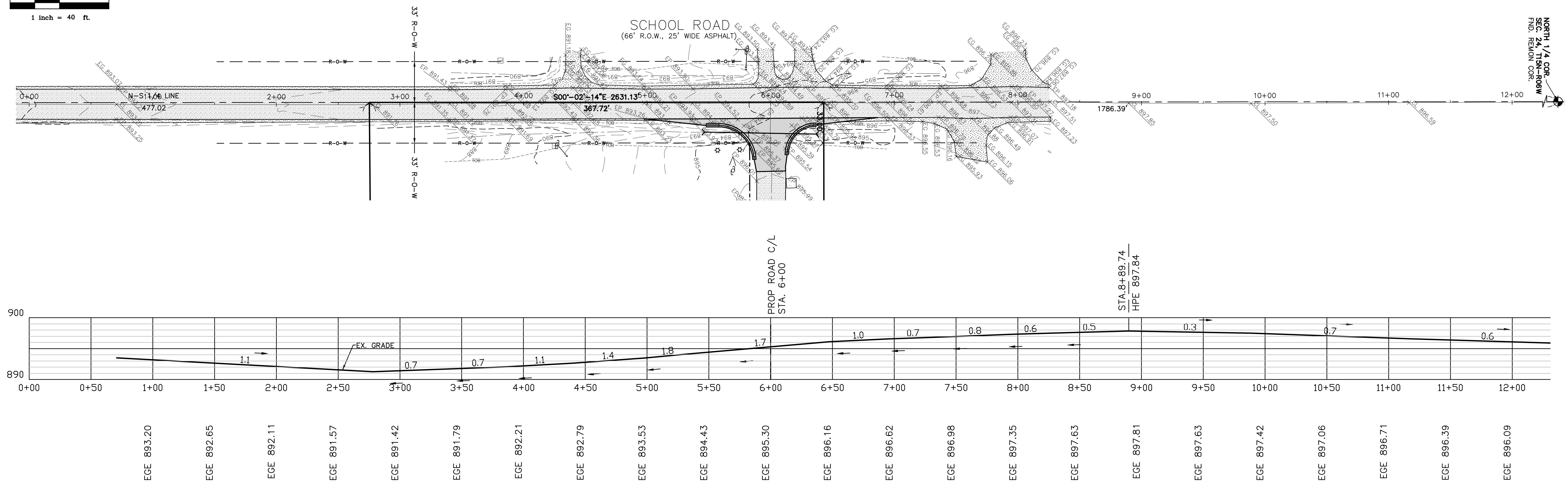
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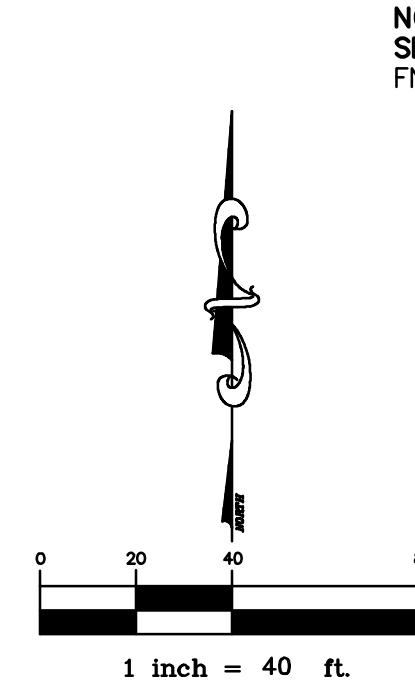
REVISIONS:	COMMENTS FROM ISABELLA COUNTY PLANNING
JOB NUMBER: 2310-115	SUBMITTALS: SUBMITTAL TO ISABELLA COUNTY PLANNING 3-7-24
DRAWN BY: RL	SUBMITTAL TO ISABELLA CO. PLANNING 3-22-24
DESIGNED BY: TELB	CHECKED BY: TELB
SCALE: 1" = 40'	SHEET NUMBER: 2 of 3



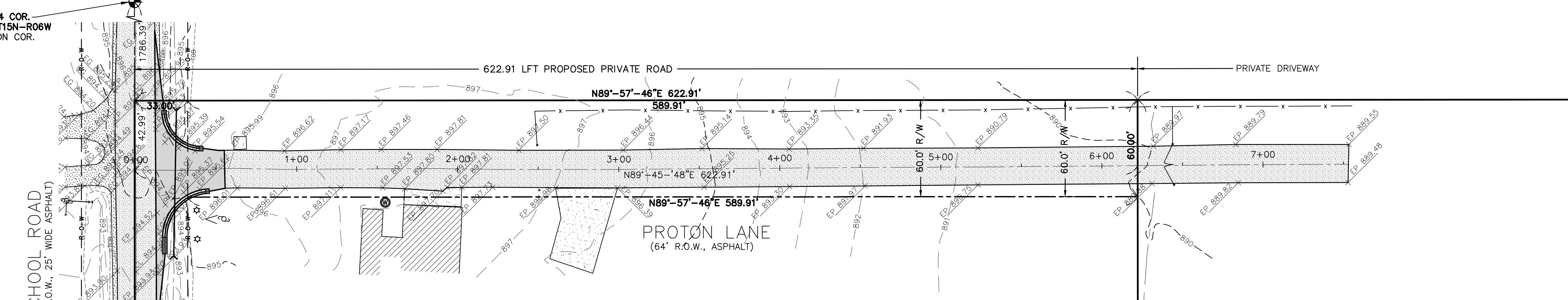
1 inch = 40 ft.



SCHOOL ROAD EXISTING PLAN & PROFILE



1 inch = 40 ft.



PROPOSED PRIVATE ROAD EXISTING PLAN & PROFILE

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48856
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



ROAD PLAN & PROFILE SHEET
LOUIS PROTAN
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
SECTION 24, T15N-R06W, SHERMAN TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

SCALE	JOB NUMBER:	SUBMITTALS:	REVISIONS:
1" = 40'	2310-115	SUBMITTAL TO ISABELLA COUNTY PLANNING 3-7-24	COMMENTS FROM ISABELLA COUNTY PLANNING
	RL	SUBMITTAL TO ISABELLA CO. PLANNING 3-22-24	
SHEET NUMBER	DESIGNED BY:	CHECKED BY:	
3 OF 3	TELB	TELB	