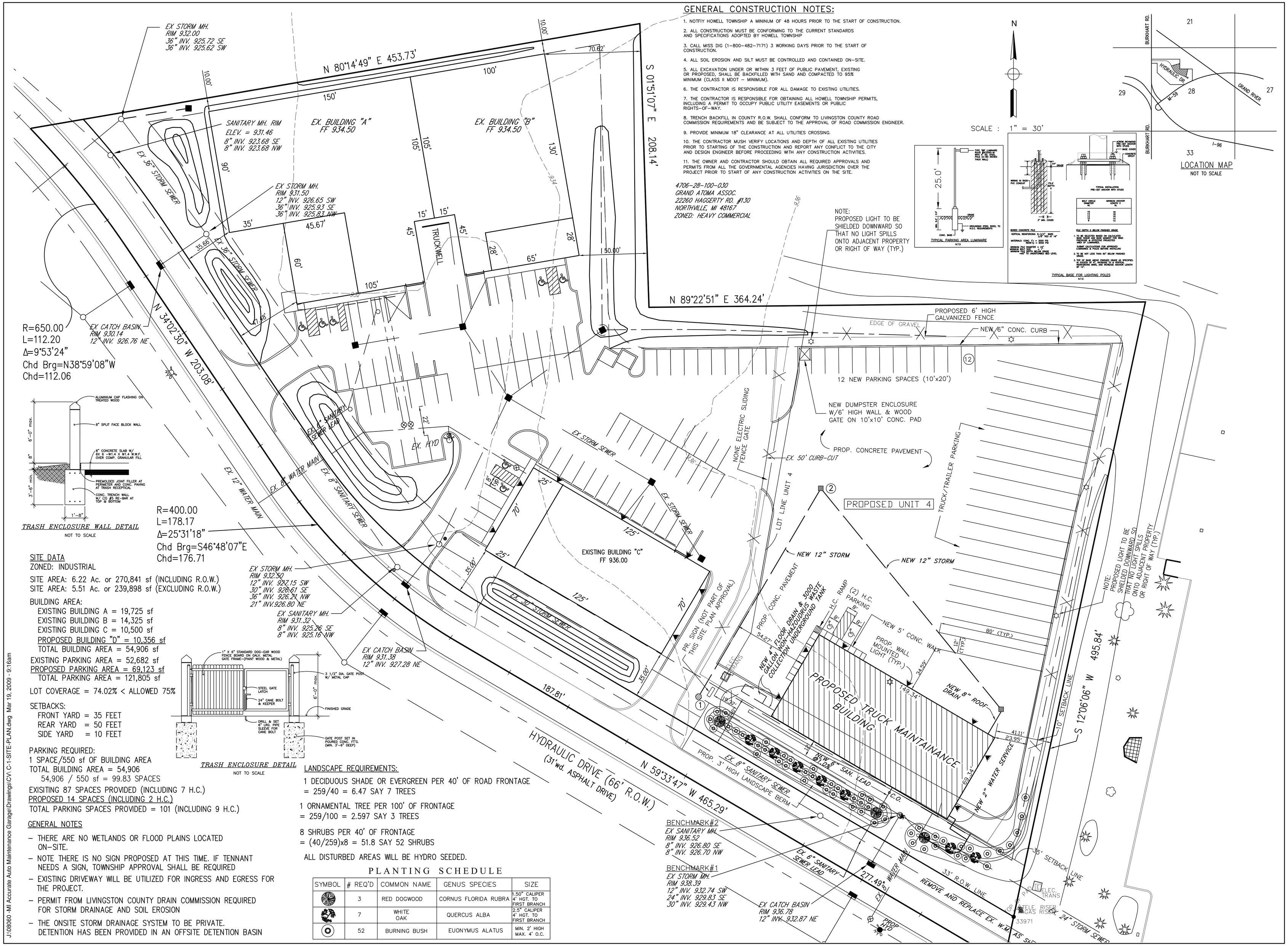
GENERAL CONSTRUCTION NOTES:

1. NOTFIY HOWELL TOWNSHIP A MININUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY HOWELL TOWNSHIP
3. CALL MISS DIG (1-800-482-7171) 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
4. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
5. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED WITH SAND AND COMPACTED TO 95% MINIMUM (CLASS II MDOT - MINIMUM).
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL HOWELL TOWNSHIP PERMITS, INCLUDING A PERMIT TO OCCUPY PUBLIC UTILITY EASEMENTS OR PUBLIC RIGHTS-OF-WAY.
8. TRENCH BACKFILL IN COUNTY R.O.W. SHALL CONFORM TO LIVINGSTON COUNTY ROAD COMMISSION REQUIREMENTS AND BE SUBJECT TO THE APPROVAL OF ROAD COMMISSION ENGINEER.
9. PROVIDE MINIMUM 18" CLEARANCE AT ALL UTILITIES CROSSING.
10. THE CONTRACTOR MUSH VERIFY LOCATIONS AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING OF THE CONSTRUCTION AND REPORT ANY CONFLICT TO THE CITY AND DESIGN ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION ACTIVITIES.
11. THE OWNER AND CONTRACTOR SHOULD OBTAIN ALL REQUIRED APPROVALS AND PERMITS FROM ALL THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

4706-28-100-030
GRAND ATOMA ASSOC.
22260 HAGGERTY RD. #130
NORTHVILLE, MI 48167
ZONED: HEAVY COMMERCIAL



TRASH ENCLOSURE WALL DETAIL
NOT TO SCALE

TRASH ENCLOSURE DETAIL
NOT TO SCALE

SITE DATA

ZONED: INDUSTRIAL

SITE AREA: 6.22 Ac. or 270,841 sf (INCLUDING R.O.W.)
SITE AREA: 5.51 Ac. or 239,898 sf (EXCLUDING R.O.W.)

BUILDING AREA:
- EXISTING BUILDING A = 19,725 sf
- EXISTING BUILDING B = 14,325 sf
- EXISTING BUILDING C = 10,500 sf
- PROPOSED BUILDING "D" = 10,356 sf
- TOTAL BUILDING AREA = 54,906 sf

EXISTING PARKING AREA = 52,682 sf
PROPOSED PARKING AREA = 69,123 sf
TOTAL PARKING AREA = 121,805 sf

LOT COVERAGE = 74.02% < ALLOWED 75%

SETBACKS:
- FRONT YARD = 35 FEET
- REAR YARD = 50 FEET
- SIDE YARD = 10 FEET

PARKING REQUIRED:
1 SPACE/550 sf OF BUILDING AREA
TOTAL BUILDING AREA = 54,906
54,906 / 550 sf = 99.83 SPACES

EXISITING 87 SPACES PROVIDED (INCLUDING 7 H.C.)
PROPOSED 14 SPACES (INCLUDING 2 H.C.)
TOTAL PARKING SPACES PROVIDED = 101 (INCLUDING 9 H.C.)

GENERAL NOTES

- THERE ARE NO WETLANDS OR FLOOD PLAINS LOCATED ON-SITE.
- NOTE THERE IS NO SIGN PROPOSED AT THIS TIME. IF TENNANT NEEDS A SIGN, TOWNSHIP APPROVAL SHALL BE REQUIRED
- EXISTING DRIVEWAY WILL BE UTILIZED FOR INGRESS AND EGRESS FOR THE PROJECT.
- PERMIT FROM LIVINGSTON COUNTY DRAIN COMMISSION REQUIRED FOR STORM DRAINAGE AND SOIL EROSION
- THE ONSITE STORM DRAINAGE SYSTEM TO BE PRIVATE. DETENTION HAS BEEN PROVIDED IN AN OFFSITE DETENTION BASIN

LANDSCAPE REQUIREMENTS:

1 DECIDUOUS SHADE OR EVERGREEN PER 40' OF ROAD FRONTAGE
= 259/40 = 6.47 SAY 7 TREES

1 ORNAMENTAL TREE PER 100' OF FRONTAGE
= 259/100 = 2.597 SAY 3 TREES

8 SHRUBS PER 40' OF FRONTAGE
= (40/259)x8 = 51.8 SAY 52 SHRUBS

ALL DISTURBED AREAS WILL BE HYDRO SEEDED.

PLANTING SCHEDULE

SYMBOL	# REQ'D	COMMON NAME	GENUS SPECIES	SIZE
	3	RED DOGWOOD	CORNUS FLORIDA RUBRA	1.50" CALIPER 4' HGT. TO FIRST BRANCH
	7	WHITE OAK	QUERCUS ALBA	2.5" CALIPER 4' HGT. TO FIRST BRANCH
	52	BURNING BUSH	EUONYMUS ALATUS	MIN. 2' HIGH MAX. 4' O.C.

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

FES GROUP
Facility Engineering Services
28036 Oakland Oaks Ct.
Wixom, MI 48393

Pkg.: Issued For:	Date:
Bids	03/23/09
95% Owner Review	02/01/09
Preliminary Site Plan	11/13/08

Accurate Auto Carriers
Truck & Repair, Inc.
Maintenance Facility
Howell Township, MI

In Charge:
Designed: SHT
Drawn: SHT
Checked:
Approved: Date:11/13/08
Sheet Title:

SITE PLAN

Job Number: 08060
Sheet Number: C-1

J:\08060-MI Accurate Auto Maintenance Garage\Drawings\CV\ C-1-SITE-PLAN.dwg Mar 19, 2009 - 9:16am