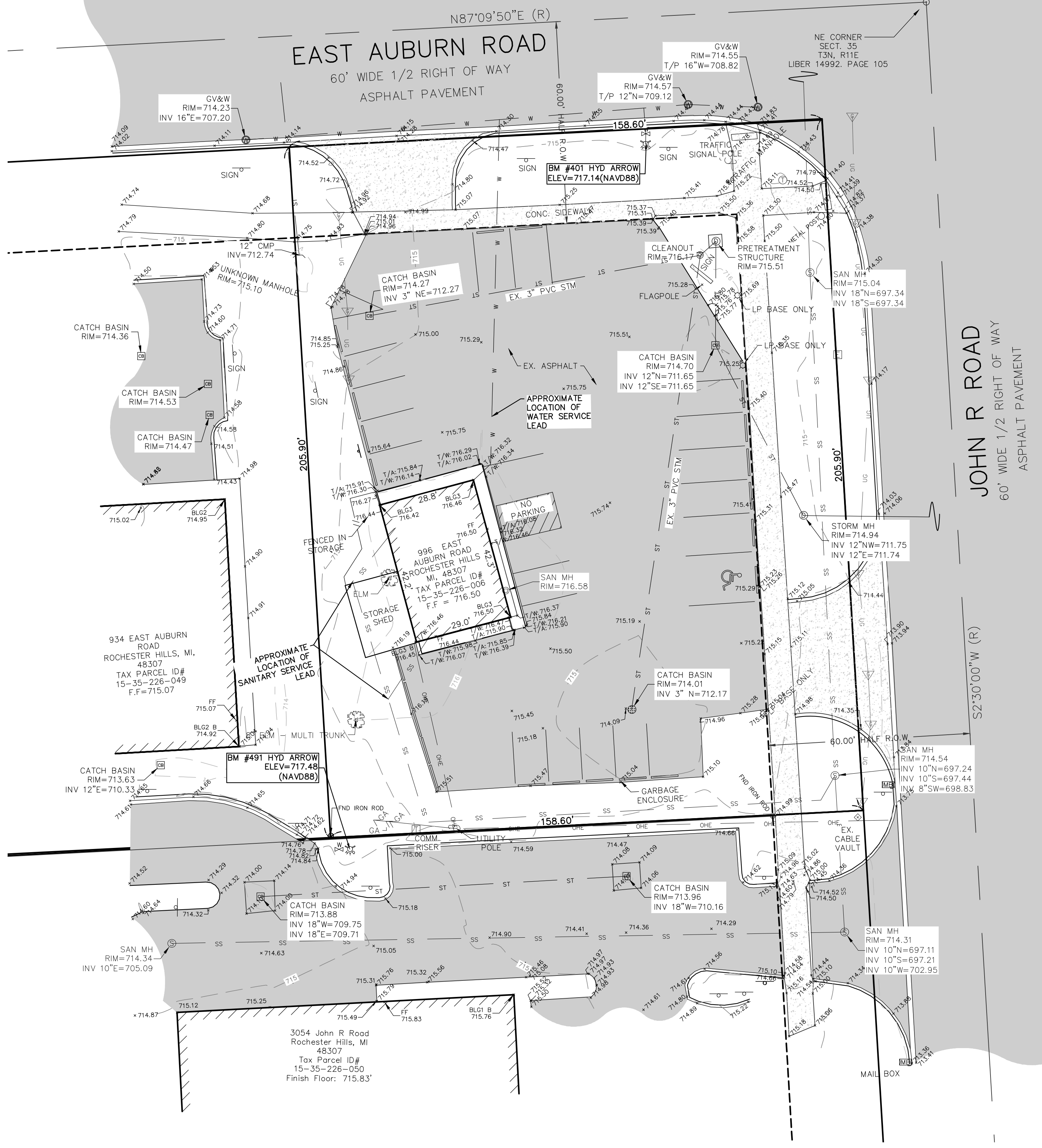


SYMBOL		DESCRIPTION	
X 656.5	EX. SPOT ELEVATION	OH	EX. OVERHEAD CABLE
---	EX. CONTOUR	OH	EX. OVERHEAD FIBER
- - -	EX. DITCH	UC	EX. UNDERGROUND CABLE
---	EX. GRAVEL	UC	EX. UNDERGROUND ELECTRIC
---	EX. WATER MAIN	UC	EX. UNDERGROUND GAS
---	EX. WATER VALVE	UC	EX. UNDERGROUND TELEPHONE
---	EX. HYDRANT	UC	EX. TELEPHONE MANHOLE
---	EX. WATER MANHOLE	UC	EX. TELEPHONE RISER
---	EX. WATER CV	UC	EX. TELEPHONE HANDHOLE
---	EX. WATER METER	UC	EX. UNDERGROUND ELECTRIC
---	EX. STORM SEWER	UC	EX. ELECTRIC MANHOLE
---	EX. STORM INLET/CATCH BASIN	UC	EX. ELECTRIC RISER
---	EX. ROUND STORM CATCH BASIN	UC	EX. ELECTRIC HANDHOLE
---	EX. STORM MANHOLE	UC	EX. ELECTRIC TRANSFORMER
---	EX. STORM END SECTION	UC	EX. ELECTRIC METER
---	EX. SANITARY SEWER	UC	EX. GENERATOR
---	EX. SANITARY MANHOLE	UC	EX. ASPHALT
---	EX. CLEAN OUT	UC	EX. CONCRETE
---	EX. SANITARY VENT	UC	EX. GRAVEL
---	EX. UNDERGROUND GAS	UC	EX. TREETLINE
---	EX. GAS VALVE	UC	EX. WATER MARKER
---	EX. GAS METER	UC	EX. GAS MARKER
---	EX. UNDERGROUND TELEPHONE	UC	EX. COMM. MARKER
---	EX. TELEPHONE MANHOLE	UC	EX. TELE. MARKER
---	EX. TELEPHONE RISER	UC	EX. FIBER MARKER
---	EX. TELEPHONE HANDHOLE	UC	EX. MEDIA MARKER
---	EX. UNDERGROUND ELECTRIC	UC	
---	EX. ELECTRIC MANHOLE	UC	
---	EX. ELECTRIC RISER	UC	
---	EX. ELECTRIC HANDHOLE	UC	
---	EX. ELECTRIC TRANSFORMER	UC	
---	EX. ELECTRIC METER	UC	
---	EX. GENERATOR	UC	
---	EX. ASPHALT	UC	
---	EX. CONCRETE	UC	
---	EX. GRAVEL	UC	
---	EX. TREETLINE	UC	
---	EX. WATER MARKER	UC	
---	EX. GAS MARKER	UC	
---	EX. COMM. MARKER	UC	
---	EX. TELE. MARKER	UC	
---	EX. FIBER MARKER	UC	
---	EX. MEDIA MARKER	UC	



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 35
TOWN 03 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

DATE: 12/31/2019
REVISIONS
07-28-2020
08-20-2020
11-06-2020

PROPERTY DESCRIPTION
PART OF THE NE 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
THE EAST 158.60 FEET OF THE NORTH 205.90 FEET OF LOT 1, SUPERVISOR'S AVON TWP. PLAT NO. 7" AS RECORDED IN LIBER 12 OF PLATS, PAGE 59, OAKLAND COUNTY RECORDS.

ACTION ONE AUTO
PARK PLACE BUILDING
850 W. UNIVERSITY DRIVE
ROCHESTER, MICHIGAN 48307

CLIENT:
DR BY:
CK BY:
SCALE: 1" = 20 FEET
JOB NO. 190905
SHEET NO. 01
SHEET 01 OF 02

M:\UMLOR GROUP\PROJECT FOLDERS\YAMPALONA CONSTRUCTION\190905 - 996 E. AUBURN\TOPO\ACTION-AUTO-ONE-190905.DWG

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SYMBOL		DESCRIPTION	
X 656.5	EX. SPOT ELEVATION	OH	EX. OVERHEAD CABLE
---	EX. CONTOUR	OH	EX. OVERHEAD FIBER
- - -	EX. DITCH	UC	EX. UNDERGROUND CABLE
---	EX. GRAVEL	UC	EX. UNDERGROUND CABLE
---	EX. WATER MAIN	UC	EX. COMMUNICATION RISER
---	EX. WATER VALVE	UC	EX. COMMUNICATION HANDHOLE
---	EX. HYDRANT	UC	EX. UTILITY POLE
---	EX. WATER MANHOLE	UC	EX. GUY ANCHOR
---	EX. WATER CV	UC	EX. SIGNAL POLE
---	EX. WATER METER	UC	EX. LIGHT POLE
---	EX. STORM SEWER	UC	EX. GROUND LIGHT
---	EX. STORM INLET/CATCH BASIN	UC	EX. DOUBLE LIGHT POLE
---	EX. ROUND STORM CATCH BASIN	UC	EX. SINGLE POLE SIGN
---	EX. STORM MANHOLE	UC	EX. DOUBLE POLE SIGN
---	EX. STORM END SECTION	UC	EX. MAILBOX
---	EX. SANITARY SEWER	UC	EX. FLAGPOLE
---	EX. SANITARY MANHOLE	UC	EX. SPEAKER
---	EX. CLEAN OUT	UC	EX. UNKNOWN MANHOLE
---	EX. SANITARY VENT	UC	EX. COMBO MANHOLE
---	EX. UNDERGROUND GAS	UC	EX. SECTION LINE
---	EX. GAS VALVE	UC	EX. PARCELS
---	EX. GAS METER	UC	EX. EASEMENT
---	EX. UNDERGROUND TELEPHONE	UC	EX. CENTERLINE
---	EX. TELEPHONE MANHOLE	UC	EX. WETLAND LIMITS
---	EX. TELEPHONE RISER	UC	EX. CURB/PAVEMENT
---	EX. TELEPHONE HANDHOLE	UC	EX. FENCE
---	EX. UNDERGROUND ELECTRIC	UC	EX. GUARDRAIL
---	EX. ELECTRIC MANHOLE	UC	FOUND IRON
---	EX. ELECTRIC RISER	UC	FOUND RR SPIKE
---	EX. ELECTRIC HANDHOLE	UC	FOUND PK NAIL
---	EX. ELECTRIC TRANSFORMER	UC	FOUND CONC. MONUMENT
---	EX. ELECTRIC METER	UC	SET IRON ROD
---	EX. GENERATOR	UC	SET MAG NAIL
---	EX. ASPHALT	UC	SECTION CORNER
---	EX. CONCRETE	UC	POST
---	EX. GRAVEL	UC	BOLLARD
---	EX. TREELINE	UC	RECORDED BEARING
---	EX. WATER MARKER	UC	MEASURED BEARING
---	EX. GAS MARKER	UC	EX. TREE
---	EX. COMM. MARKER	UC	DEMO TREE
---	EX. TELE. MARKER	UC	
---	EX. FIBER MARKER	UC	
---	EX. MEDIA MARKER	UC	

EXISTING IMPERVIOUS AREA:

TOTAL IMPERVIOUS	22,021.7 SQ. FT.
TOTAL PERVIOUS	10,437.6 SQ. FT.

PROPOSED IMPERVIOUS AREA:

TOTAL IMPERVIOUS	22,021.7 SQ. FT.
ASPH. REMOVAL	1,236.7 SQ. FT.
PROP. ADDITION	1,236.7 SQ. FT.
TOTAL IMPERVIOUS	22,021.7 SQ. FT.
TOTAL PERVIOUS	10,437.6 SQ. FT.

SANITARY SEWER BASIS OF DESIGN

NUMBER OF EMPLOYEES	3	
Unit assignment factor (Auto Service/Repair)	0.29 units per employee	
Equivalent single family units	0.87 ESFU	
POPULATION		
= 2.44 people/unit x	0.87 ESFU	
= 2.12 people		
AVERAGE FLOW		
= 2.12 people x	100 gal/cap/day	
= 212 gal/day		
= 0.0003 cfs		
PEAK FACTOR		
PF = $(18 + \sqrt{P(1000)}) / (4 + \sqrt{P(1000)})$		
PF = 4.4601		
for PF > 4.0	Use	4.0
PEAK FLOW		
= PEAK FACTOR X AVERAGE FLOW		
= 849 gal/day		
= 0.0013 cfs		

Note: Peak Factor will always exceed 4.0 for populations less than 445



NOTE:
THERE ARE NO EASEMENTS OF RECORD ON THE PROPERTY.

NOTE:
FLOATABLE TRAPS ARE TO BE INSTALLED IN ALL NEW CATCH BASINS (4).

NOTE:
PRECISE LOCATIONS OF WATER SERVICE & SANITARY SEWER LEAD COULD NOT BE ASCERTAINED BY RECORDS PROVIDED BY THE CITY OF ROCHESTER HILLS. APPROXIMATE LOCATIONS ARE SHOWN HEREON AS ACCURATELY AS THOSE RECORDS PERMIT.

PARKING:
SPACES REQUIRED - 1 SPACE PER 300 S.F. FLOOR AREA
2454/300 = 8.07 - PROVIDE 8 SPACES
SPACES PROVIDED - 10 (125% OF MIN) - INCLUDES 1 BARRIER FREE

PROPERTY DESCRIPTION

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NOTES:

BENCHMARK #401
NAD88
AT HYD ARROW
ELEV.=717.14

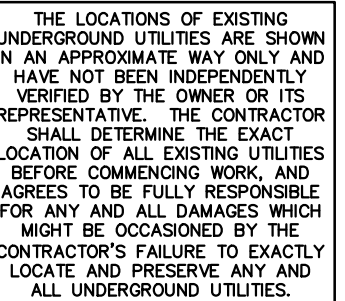
BENCHMARK #491
NAD88
AT HYD ARROW
ELEV.=717.48



HANDICAP PARKING SIGN DETAIL



NORTH



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The UMLOR Group
LAND DEVELOPMENT SERVICES

SECTION 35
TOWN 03 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

DATE: 12/31/2019

REVISIONS

07-28-2020
08-20-2020
11-06-2020

ACTION ONE AUTO
PARK PLACE BUILDING
850 W. UNIVERSITY DRIVE
ROCHESTER, MICHIGAN 48307

SITE PLAN

CLIENT:

DR BY:
OK BY:
P.M.
SCALE: 0 10 20
1" = 20 FEET
JOB NO. 190905
SHEET NO. 02



M:\UMLOR GROUP\PROJECT FOLDERS\YAMPALONA CONSTRUCTION\190905 - 996 E. AUBURN\TOP\ACTION-AUTO-ONE-SITE PLAN-190905.DWG

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