



- NOTES:
- Underground D.E. line information from Detroit City Dept. of Public Works.
 - Gas main size and location information from Michigan Dept. of Public Safety.
 - Water main size and location information from Avon Township Engineering Dept.
 - Sewer information from Avon Township Engineering Dept.
 - Bench Mark No. 1 - North rim of a gate valve in the E.E. corner of Livernois and Hamlin Rd. Elevation: 107.15 (M.S.C.G. Datum) and 106.1' South of the 5.22' property corner. ELEVATION: 103.65 (M.S.C.G. Datum).
 - Check title policy for possible easements; if present.
 - Utilities as shown indicate approximate locations of facilities only, as disclosed by the records of the various companies and no guarantee is given either as to the completion or accuracy thereof. Contractor shall call "MISS DIG" 1-800-462-7171 prior to the start of construction.

LEGAL DESCRIPTION:
 A parcel of land situated in the Southeast 1/4 of Section 21, T. 3 N., R. 11 E., Avon Township, Oakland County, Michigan, described as: Beginning at the South-east corner of Section 21, T. 3 N., R. 11 E., thence S. 32 degrees 22 minutes 20 seconds W., along the south line of Sec. 21, 360 feet; thence due North 324.30 feet; thence due East 359.90 feet to a point on the East line of Sec. 21; thence due South, along the East line of Section 21, 320.36 feet to the point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof, taken, used or deeded for street, road, or highway purposes.

REQUIRED RETENTION (10 year storm)
 Allowable runoff discharge = 0.20 cfs/acre
 Site area (net) = 1.81 acres
 Allowable discharge from site = 0.20 x 1.81 = 0.36 cfs
 $Q = \frac{Q_{allowable}}{C}$
 $T = \frac{-25 + (562.5)^2 + 25 + (562.5)^2}{121.445} = 121.445$ minutes
 $V_s = \frac{10,590(121.445)}{146.145} = 7,221$ cu. ft./acre
 $V_s \times \text{site area} \times \text{runoff coefficient} = 7,221 \times 1.81 \times 0.6 = 8,416$ cu. ft.

LANDSCAPING LEGEND

ITEM NO.	BOTANICAL NAME	COMMON NAME	DESIGNATION	SIZE	DESCRIPTION	QUANTITY
1	Claytonia Traversii	Shadblow	Large Tree	24-30"	B & B	2
2	Elymus Alatus	Burning Bush	Small	24-30"	B & B	4

- NOTES:**
- Landscaped island by the building shall have a 4" thick layer of shredded bark.
 - All landscaped areas adjacent to property lines shall be sodded.
 - All large trees will be staked and guyed.

PARKING SPACES REQUIRED
 Parking required = Usable Floor area / 550 sq. ft.
 Usable floor area = 15,254 sq. ft.
 Parking required = 15,254 / 550 = 28

SETBACK REQUIREMENT
 Front 75'
 Side 15'
 Rear 50'

Supporting Document Reviewed in Conjunction with Approved Site Plan

Approved by the Avon Charter Township Planning Commission
 Date MAY 05 1981

REVISION CITY MAP
 SCALE 1"=2,000'
 FILE # 81-206

DEVELOPER
 KIM-RON CONSTRUCTION
 40030 GRAND RIVER
 NOVI, MICHIGAN 48050

APR 10 1981
 AVON TOWNSHIP PLANNING/ZONING DEPT.

LEGEND

- MANHOLE
- CATCH BASIN
- GATE VALVE & WELL
- GATE VALVE & BOX (WATER STOP)
- HYDRANT
- INLET
- END SECTION
- UTILITY POLE
- GUY WIRE
- SECTION CORNER
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- EXISTING ELEVATION
- PROPOSED ELEVATION
- DRAINAGE SWALE
- DRAINAGE DISTRIBUTION
- DRAINAGE DIRECTION
- GAS MAIN
- OVERHEAD WIRE (O.H.W.)
- UNDERGROUND D.E. CABLE
- UNDERGROUND M.B.T. CABLE

Utilities as shown indicate approximate locations of facilities only, as disclosed by the various companies and no guarantee is given either as to the completion or accuracy thereof. Contractor shall call "MISS DIG" 647-7344 prior to the start of construction.

These plans are the property of BASNEY & SMITH, INC.
 NO construction staking or construction inspection or constructive use of the plans shall be made by ANYONE without the written authorization of BASNEY & SMITH, INC. by William L. Roskelley, President.

SANITARY SEWER PERMIT No. _____
 WATER MAIN PERMIT No. _____
 AUTHORIZATION BY: William L. Roskelley DATE _____

PROPOSED INDUSTRIAL BUILDING
 PART OF THE SE 1/4 OF SECTION 21, T. 3 N., R. 11 E., AVON TOWNSHIP, OAKLAND COUNTY, MICH.

SITE PLAN

REVISIONS			
ITEM	DATE	BY	
REV PER CITY	3-22-81	N.W.	
REV PER CITY	3-26-81	C.J.S.	
REV PER CITY	4-10-81	M.W.	

BASNEY & SMITH, INC.
 15126 BEECH DALY 535-3085
 REDFORD, MICHIGAN 48239
 ENGINEERING & SURVEYING
 by William L. Roskelley 10705

DRAWN: DVG DATE: 3-5-81
 CHECKED: JOR

STATE OF MICHIGAN
 REGISTERED PROFESSIONAL ENGINEER
 BARRY ENGLISH
 No. 23677

FIG. 107010-10115
 All fire hydrant locations and in accordance with all applicable rules, regulations and ordinances of the town-ship of Avon. All exterior building walls are within 24" of a hydrant as measured along the shortest feasible exterior route, but through buildings for layout only.

LOT LIGHT NOTE
 Proposed lot lot lights to be provided so that all illumination is contained and confined within all property lines.

NOTE
 All storm sewer, paving, grading and drainage within Livernois Road is subject to review and approval by the Oakland County Road Commission. A permit from the Department of Permits and Special Use must be obtained prior to construction.

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"