

LEGEND

- EXISTING GAS LINE (PAINTED)
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- EXISTING FENCE
- EXISTING DITCH
- EXISTING SANITARY MANHOLE
- EXISTING STORM SQ. CATCH BASIN
- EXISTING STORM ROUND CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING CLVERT
- EXISTING FIRE HYDRANT
- EXISTING VALVE IN WELL
- WATER SHUT OFF
- WELL
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- TOP OF CURB
- GUTTER
- SECTION CORNER
- FOUND IRON
- SET IRON
- MEASURED
- RECORD

BENCHMARKS:
 SITE BENCHMARK #1
 CHISELED SQUARE IN SIDEWALK
 1.5' E. OF FOUND 1/2" IRON
 ELEVATION=714.15 (NGVD)
 SITE BENCHMARK #2
 ARROW ON HYDRANT
 ELEVATION=719.59 (NGVD)
 SITE BENCHMARK #3
 ARROW ON HYD.
 ELEVATION=721.66 (NGVD)

WASHINGTON TOWNSHIP STANDARD NOTES:

- NOTIFY THE DETROIT METROPOLITAN WATER INSPECTION DEPARTMENT (313-833-4949), THE TOWNSHIP OF WASHINGTON WATER AND SEWER DEPARTMENT (586-786-0010) AND THE TOWNSHIP ENGINEER (586-781-8950) 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY WASHINGTON TOWNSHIP.
- CALL MISS DIG (1-800-482-7171) THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
- ALL EXCAVATION UNDER OR WITHIN 3' OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT - MINIMUM).
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WASHINGTON TOWNSHIP PERMITS INCLUDING A PERMIT TO OCCUPY PUBLIC UTILITY EASEMENTS OR PUBLIC RIGHTS-OF-WAY.
- TRENCH BACKFILL IN COUNTY RIGHT-OF-WAY SHALL CONFORM TO MCDOR REQUIREMENTS AND BE SUBJECT TO THE APPROVAL OF THE MCDOR ENGINEER.
- ALL TRENCHES ACROSS ROADWAYS, DRIVEWAYS, SIDEWALKS AND PARKING LOTS SHALL BE COMPACTED TO 95% PROCTOR (MINIMUM).
- ALL SERVICE LEAD SIZES (WATERMAIN AND SANITARY SEWER) ARE TO BE OBTAINED FROM THE CHARTER TOWNSHIP OF WASHINGTON WATER AND SEWER DEPARTMENT.
- NO EARTHEN BERMS SHALL BE CONSTRUCTED OVER PUBLIC UTILITIES.

THE FOLLOWING STIPULATIONS ARE AN INTEGRAL PART OF THE CONTRACT:

- WHERE DATA RESPECTING EXISTING CONDITIONS IS PROVIDED OR MENTIONED IN THE CONTRACT, DOCUMENTS AND PLANS ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT A GUARANTEE OF CONDITIONS.
- THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE SUFFICIENCY OF SUCH DATA, AND SHALL HIMSELF MAKE ALL INVESTIGATIONS NECESSARY SO THAT HIS BOND SHALL BE BASED SOLELY UPON HIS KNOWLEDGE AND ESTIMATION OF CONDITIONS TO BE MET.
- THE CONTRACTOR SHALL MAKE ALL INVESTIGATIONS NECESSARY TO INFORM HIMSELF THOROUGHLY REGARDING THE AVAILABILITY OF ALL FACILITIES WHICH WILL BE REQUIRED IN PERFORMANCE OF THE WORK, INCLUDING FACILITIES FOR THE DELIVERY OF MATERIALS AND EQUIPMENT.
- NO FLEX OF IGNORANCE OF EXISTING CONDITIONS, OR OF FAILURE TO ANTICIPATE DEVELOPMENTS WHICH MAY OCCUR BECAUSE OF EXISTING CONDITIONS, OR OF IGNORANCE OF CONDITIONS OF DIFFICULTIES THAT MAY BE ENCOUNTERED IN THE PROSECUTION OF THE WORK DUE TO EXISTING CONDITIONS OR TO REQUIREMENTS OF THE CONTRACT DOCUMENTS, SHALL RELIEVE THE CONTRACTOR OF THE OBLIGATION TO FULFILL IN EVERY DETAIL ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS NOR SHALL THEY CONSTITUTE A BASIS FOR ANY CLAIMS WHATSOEVER FOR EXTRA COMPENSATION OR EXTENSION OF TIME.

WETLAND NOTE:

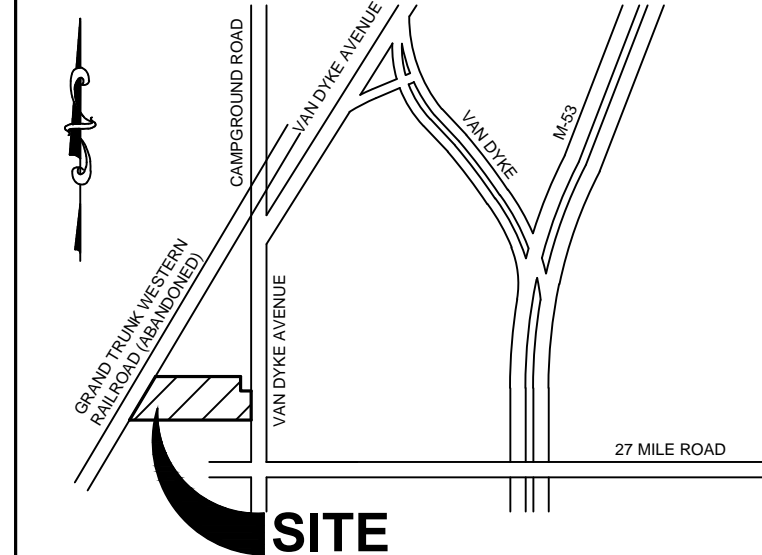
THERE ARE NO WETLANDS ON THIS SITE ACCORDING TO FEMA PANEL #26099C 0210G. THERE ARE NO FLOOD PLAINS ON SITE.

NOTE:

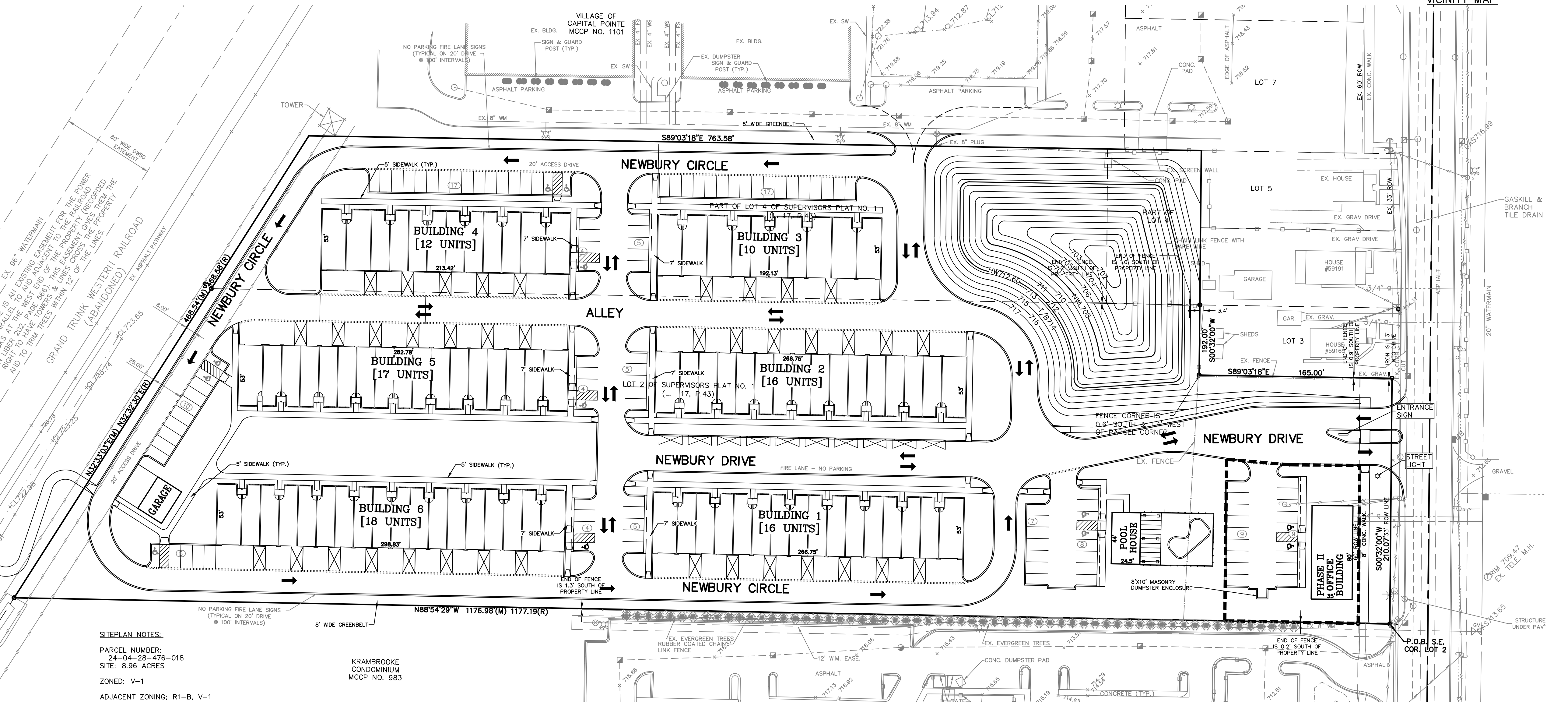
THERE IS AN EXISTING EASEMENT FOR THE POWER LINES PARALLEL TO AND ADJACENT TO THE RAILROAD TRACKS AT THE WEST END OF THE PROPERTY (RECORDED IN LIBER 202, PAGE 566). THIS EASEMENT GIVES THEM THE RIGHT TO HAVE TOWERS & LINES CROSS THE PROPERTY AND TO TRIM TREES WITHIN 12' OF THE LINES.

LEGEND

- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED OVERHEAD UTILITY LINES
- PROPOSED UNDERGROUND UTILITY LINES
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY LEAD
- PROPOSED WATER LEAD
- PROPOSED FENCE
- PROPOSED PHASE LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE IN WELL
- PROPOSED WATER SHUT OFF
- PROPOSED WELL
- PROPOSED LIGHT POLE
- PROPOSED PARKING SPACES

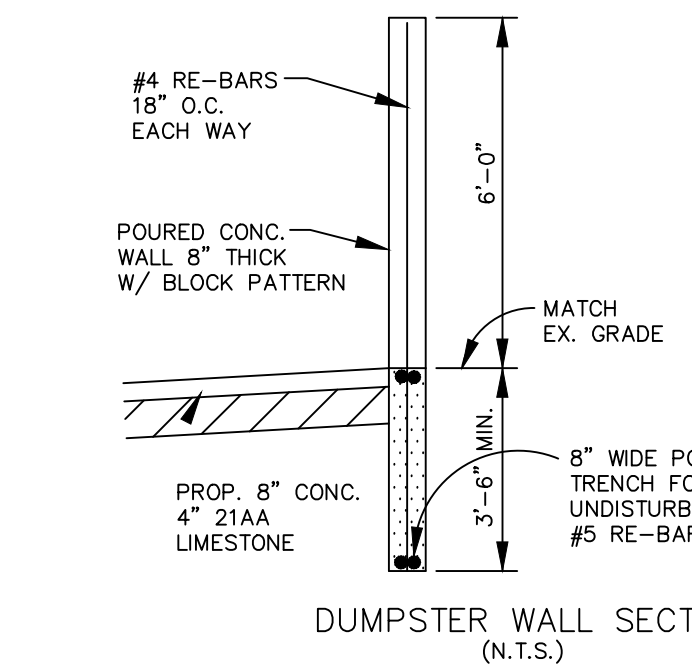
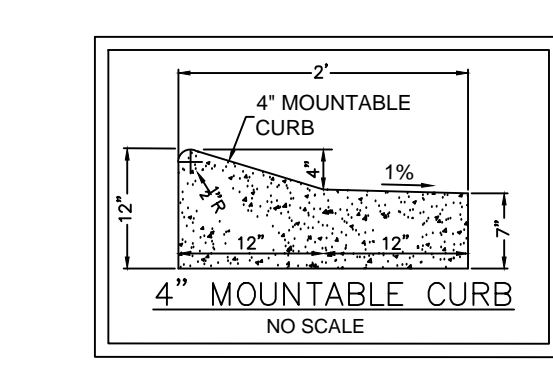
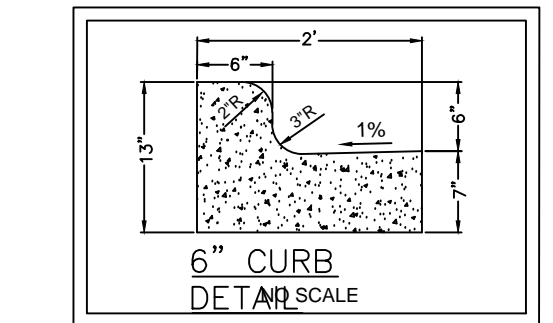
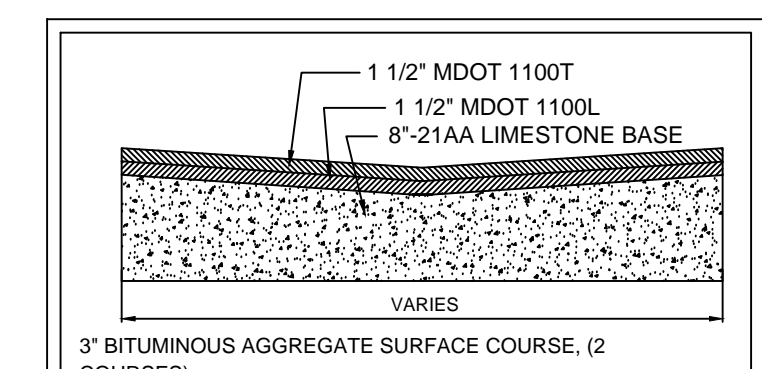
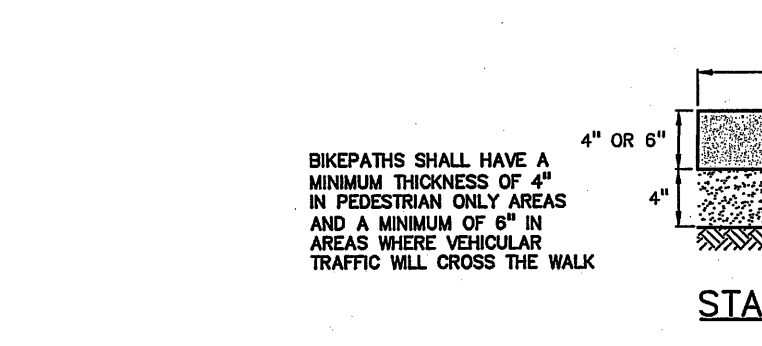
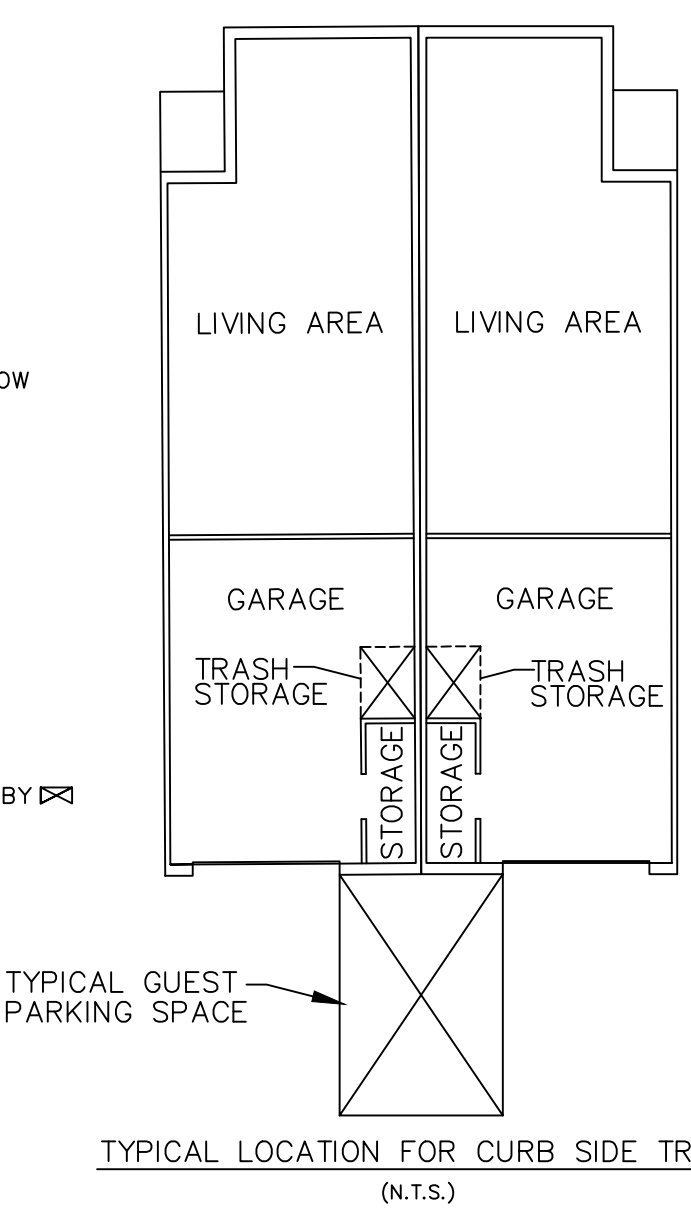


VICINITY MAP

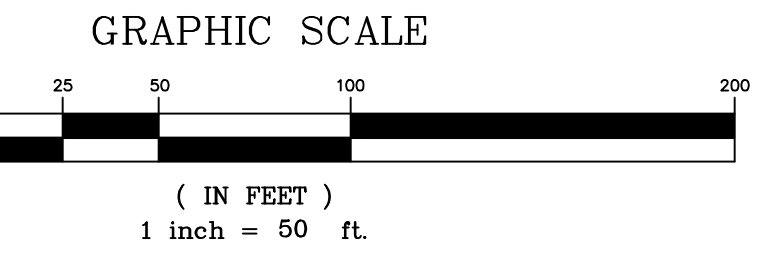


SITEPLAN NOTES:

PARCEL NUMBER:
24-04-28-476-018
SITE: 8.96 ACRES
ZONED: V-1
ADJACENT ZONING: R1-B, V-1
SETBACKS:
FRONT: 30'
REAR: 50'
SIDE: 30' TOTAL BETWEEN BUILDINGS
UNITS:
89 MULTIPLE FAMILY UNITS
SANITARY SEWER:
SHALL OUTLET TO EXISTING SANITARY IN VAN DYKE RD. ROW
STORM SEWER:
SHALL OUTLET TO DETENTION THEN TO VAN DYKE RD. STORM
WATERMAIN:
SHALL CONNECT TO EXISTING WATERMAIN IN VAN DYKE RD. ROW AND ADJACENT WATER MAIN
PAVING:
20', 24 & 32' WD.- PAVEMENT WITH CONCRETE CURB AND GUTTER.
PARKING REQUIRED:
3 SPACES FOR EACH UNIT = 267 SPACES.
PARKING PROVIDED:
18 SPACES IN 2 CAR GARAGE
18 SPACES IN APPROACHES TO 2 CAR GARAGE
71 SPACES IN 1 CAR GARAGE
71 SPACES IN APPROACHES TO 1 CAR GARAGE
38 SPACES BETWEEN GARAGES AS INDICATED BY
10 SPACES (PARALLEL) ADJACENT TO BLDG. 2 AS INDICATED BY
76 SPACES PROVIDED THROUGHOUT SITE
302 SPACES WHICH INCLUDES 10 H.C. SPACES.
POOL HOUSE PARKING REQUIRED:
1 SPACE PER 250 SQ. FT. = 5 SPACES
PARKING PROVIDED:
15 SPACES WHICH INCLUDES 2 H.C. SPACES.
OFFICE BUILDING PARKING REQUIRED:
1 SPACE PER 250 SQ. FT. = 12 SPACES
PARKING PROVIDED:
18 SPACES WHICH INCLUDES 2 H.C. SPACES
TRASH:
INDIVIDUAL CURB SIDE PICK UP



NOTES:
 ALL ONE-WAY DRIVES SHALL BE 20' WIDE.
 ALL TWO-WAY DRIVES SHALL BE 24' WIDE.
 ALL PARKING SPACES 10' WIDE.
 SIDEWALKS SHALL BE 5" WIDE-4" THICK CONCRETE UNLESS OTHERWISE NOTED.
 ALL GARAGES SHALL HAVE CARRIAGE LIGHTS.
 ALL LAWN AREAS SHALL BE SODDED AND IRRIGATED.
 SIGN PACKAGE TO BE SUBMITTED AT A LATER DATE.



REV. #	REV. DATE	REV. INFO	CHKD BY
LFA-1	04-24-14	REV. PER M.C.R.C.	W.J.T.
LFA-2	01-06-15	ADDED PHASE LINES FOR EACH BUILDING	
LFA-3	07-07-16	REV. POND, PARKING, PROPERTY, POOL & OFFICE BUILDING	
LFA-4	12-14-17	SUBMITTED TO TOWNSHIP FOR COMMERCIAL SITE PLAN APPROVAL	

FILE TRACING:	CHKD BY:
TWP. DRAWER	W.J.T.
DATE: 02-05-14	DRAWING FILE NAME: 14-003-SITE.DWG
DRAWN BY: D.C.D.	XREF FILES: Y/N

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NEWBURY ON THE GREEN SITE PLAN

CLIENT INFO:
 NEWBURY INVESTMENTS, LLC
 2145 CROOKS, SUITE 210
 TROY, MI 48064
 248-530-9199

PROJECT LOCATION:
 PART OF THE SE 1/4 OF SECTION 28, T4N, R12E, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN