

HYUNDAI AMERICA TECHNICAL CENTER, INC. HATCI MICHIGAN R&D CENTER

6800 GEDDES RD,
SUPERIOR CHARTER TWP, MI 48198

IBI PROJECT # 134894

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AREA PLAN AMENDMENT
2021-11-29



IBI GROUP MICHIGAN, LLC
25200 Telegraph Road – Suite 300
Southfield MI 48033 USA
tel 248 936 8000 fax 248 936 8111
ibigroup.com

AG0-000a

AREA PLAN SUBMISSION

OWNER

HYUNDAI MOTOR AMERICA
10550 TALBERT AVE
FOUNTAIN VALLEY, CA 92708

APPLICANT

HYUNDAI AMERICA TECHNICAL CENTER, INC
6800 GEDDES RD
SUPERIOR CHARTER TWP, MI 48198

ZONING

PM - PLANNED MANUFACTURING
DEED RESTRICTIONS NONE

REQUIRED YARDS

ALONG GEDDES ROAD 50 FEET
ALONG LEFORGE ROAD 50 FEET
ALONG SOUTH AND WEST 35 FEET
PROPERTY BOUNDARIES

LAND USE SUMMARY (* ESTIMATED VALUE; 2021 FIELD DATA NOT YET AVAILABLE)

GROSS SITE	5,912,379.63	SQ FT	(135.73 AC)
SETBACKS	380,135.35	SQ FT	(8.73 AC)
EXISTING 60' WIDE RIGHT OF WAY	297,244.80	SQ FT	(6.82 AC)
NET SITE	5,234,999.48	SQ FT	(120.18 AC)
PROPOSED ROADWAY AND PARKING LOTS	615,748.88	SQ FT	(14.14 AC)
PROPOSED SIDEWALKS	18,539.65	SQ FT	(0.43 AC)
EXISTING WOODED AREAS*	1,431,359.23	SQ FT	(32.86 AC)
EXISTING WETLANDS*	326,527.74	SQ FT	(7.50 AC)
WETLAND DISTURBED AREAS*	0.00	SQ FT	(0.00 AC)
STEEP SLOPES (12-18%)*	34,650.82	SQ FT	(0.80 AC)
POND AREAS*	94,307.43	SQ FT	(2.17 AC)
OPEN AREA*	2,713,865.72	SQ FT	(62.30 AC)
BUILDING HEIGHT			35'-0"
NUMBER OF EXISTING BUILDINGS			3

IMPERVIOUS SURFACE AREAS

TOTAL SITE AREA	5,912,379.63	SQ FT	(135.73 AC)
IMPERVIOUS AREA	1,792,587.67	SQ FT	(41.15 AC)
PERCENT IMPERVIOUS	$\frac{1,792,587.67}{5,912,379.63} \times 100 = 30.32\%$		

FLOOR AREA RATIO (MAXIMUM OF 40%)

SITE AREA (120.179 AC) X 40% = MAX F.A.R. (2,094,000 SQ FT)
ACTUAL F.A.R. = $\pm 5.45\%$ (322,057 SQ FT)

GROUND FLOOR COVERAGE (MAXIMUM OF 20%)

SITE AREA (120.179 AC) X 20% = MAX G.F.C. (1,047,000 SQ FT)
ACTUAL G.F.C. = $\pm 4.52\%$ (236,712 SQ FT)

TOTAL DEVELOPED AREA (MAXIMUM OF 50%)

SITE AREA (120.179 AC) X 50% = MAX T.D.A. (2,617,500 SQ FT)
ACTUAL G.F.C. = $\pm 19.20\%$ (1,005,120 SQ FT)

LEGAL DESCRIPTION OF PROPERTY

PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST LINE OF SAID SECTION 32 AND THE CENTERLINE OF LEFORGE ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY), S 02°12'36" E, 2178.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 32 AND THE CENTERLINE OF SAID LEFORGE ROAD, S 02°12'36" E, 369.59 FEET; THENCE S 87°33'10" W, 1803.00 FEET; THENCE S 02°12'36" E, 108.00 FEET TO A POINT ON THE EAST--WEST 1/4 LINE OF SAID SECTION 32; THENCE ALONG EAST--WEST 1/4 LINE OF SAID SECTION 32, S 87°33'10" W, 504.33 FEET TO A FOUND IRON PIPE WITH CAP #15411; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32, N 02°00'37" W, 2636.05 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32 AND THE CENTERLINE OF GEDDES ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE ALONG THE NORTH LINE SAID SECTION 32 AND THE CENTERLINE OF SAID GEDDES ROAD, N 87°03'35" E, 1098.21 FEET; THENCE S 02°12'36" E, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GEDDES ROAD; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GEDDES ROAD, N 87°03'35" E, 1140.10 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID LEFORGE ROAD; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID LEFORGE ROAD, S 02°12'36" E, 2118.18 FEET; THENCE N 87°03'35" E, 60.00 FEET TO THE POINT OF BEGINNING CONTAINING 130.83 ACRES, MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER GEDDES ROAD AND LEFORGE ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

SOIL CONDITIONS AND EVALUATIONS

IN GENERAL, THE SITE IS BLANKETED WITH A LAYER OF TOPSOIL UNDERLAIN BY SAND, SILTS AND CLAYS. THE TOPSOIL LAYER CONSISTS PRIMARILY OF CLAYEY SILT, WITH TRACES OF ORGANIC MATTER AND CAN BE USED FOR LANDSCAPING IN NON-STRUCTURAL AREAS. THE NATIVE SILTY CLAY AND SANDY CLAY SOILS, WHEN PROPERLY PREPARED AND COMPACTED, ARE SUITABLE FOR PAVEMENT OR SLAB SUPPORT, OR ARE ADEQUATE FOR PLACEMENT OF ENGINEERED FILL.

PARKING REQUIRED

BUILDING	PRIMARY USE	AREA (SQ. FT.)	POPULATION (ESTIMATED)	FORMULA USED	SPACES REQUIRED
STIL	OFFICE/RESEARCH	100,062	160	1/1.5 EMPLOYEE	107
FCIL	OFFICE/RESEARCH	36,395	10	1/1.5 EMPLOYEE	7

PARKING USE

PARKING USE	POPULATION (ESTIMATED)	FORMULA USED	SPACES REQUIRED	SPACES PROVIDED
EMPLOYEE	170	1/1.5 EMPLOYEE	114	181
VISITOR				32
SECURED VEHICLE PARKING				200
TOTAL				413

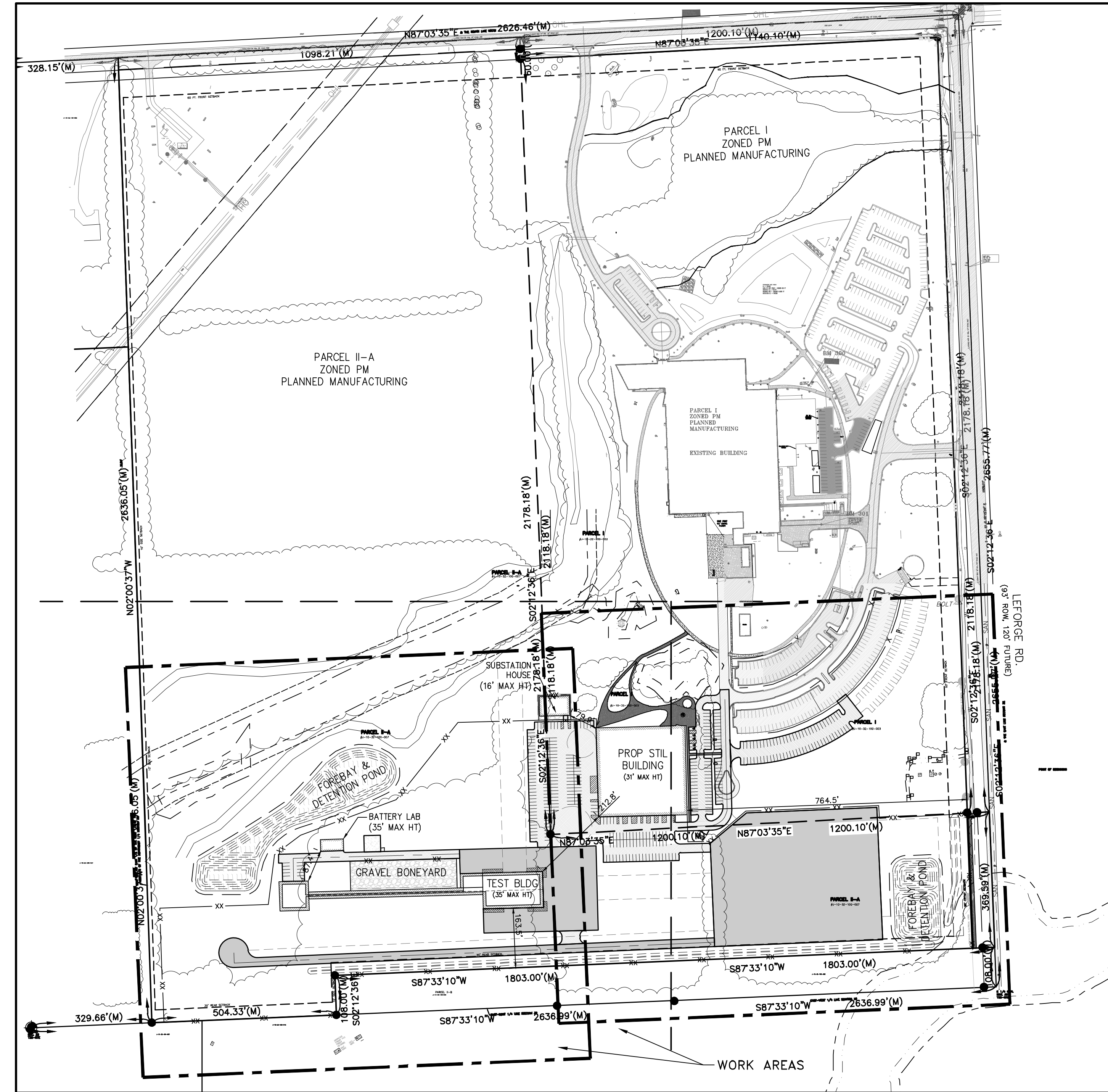
CONSTRUCTION SEQUENCE AND PHASING

THIS CONSTRUCTION PROJECT IS TO BE EXECUTED UNDER ONE GENERAL CONTRACT, WITH NO PART OF THE SITE OR FACILITY BEING DEPENDENT ON THE COMPLETION OF A SUBSEQUENT PROJECT PHASE FOR ADEQUATE ACCESS, UTILITY SERVICE, EROSION CONTROL, DRAINAGE, OR FIRE PROTECTION.

SITE ANALYSIS

(PER SECTION B OF SECTION 7.08)

- ALL INFORMATION REQUIRED FOR PRELIMINARY SITE PLAN - SEE DRAWINGS AND BELOW.
- LOCATION, TYPE, AND LAND AREA OF EACH PROPOSED LAND USE, 120 ACRES, ALL TO BE USED FOR RESEARCH AND DEVELOPMENT BY HATCI
- GENERAL DESCRIPTION OF THE ORGANIZATION THAT WILL OWN AND MAINTAIN THE COMMON SPACE. - SINGLE OWNER - NO COMMON SPACE.
- GENERAL DESCRIPTION OF COVENANTS, EASEMENTS OR OTHER RESTRICTIONS TO BE IMPOSED UPON LAND. - EASEMENTS FOR PUBLIC UTILITIES AS REQUIRED TO SERVICE THIS SITE. NO OTHERS ANTICIPATED.
- DESCRIPTION OF PETITIONER'S INTENTION REGARDING SELLING OR LEASING. - PETITIONER WILL USE ALL OF THE FACILITY, NO SELLING OR LEASING IS ANTICIPATED.
- DESCRIPTION OF ALL PROPOSED USES. - FACILITY WILL BE USED AS AN AUTOMOTIVE DESIGN AND RESEARCH CENTER. THE 'STIL' BUILDING WILL CONTAIN OFFICE SPACE, VEHICLE WORKSHOPS, CRASH LABS, AND ELECTRONICS LABS. THE 'FCIL' BUILDING WILL CONTAIN WORKPLACE, ELECTRICAL TOW-MOTOR POWERED CRASH HALL, OBSERVATION LAB, CONTROL LAB, AND ANALYSIS LAB. SITE WILL CONTAIN A 45MPH STRAIGHT TRACK WITH VEHICLE DYNAMICS ASSESSMENT PAD FOR VEHICLE STEERING AND BREAKING TESTS BY SAFETY ENGINEERS. SITE WILL ALSO CONTAIN A BATTERY LAB AND BATTERY TEST PAD.
- GENERAL LANDSCAPE CONCEPTS PLANTINGS, MOUNDS AND BERMS. - SEE ATTACHED LANDSCAPE PLANS.
- DELINEATION OF AREAS TO BE SUBDIVIDED. - PARCEL WILL NOT BE SUBDIVIDED.
- INITIAL SELLING PRICE - PARCEL WILL BE RETAINED BY OWNER.



GENERAL SITE PLAN
1" = 200'

SITE BUILDINGS

(PER SECTION B OF SECTION 10.03)

- SCALE, NORTH ARROW AND DATE OF PLAN - PROVIDED
- PROPERTY OWNERS NAME AND ADDRESS - PROVIDED
- LOCATION AND DESCRIPTION OF THE SITE, DIMENSIONS AND AREA - PROVIDED
- GENERAL TOPOGRAPHY AND SOIL INFORMATION - PROVIDED. SEE SOIL REPORT FOR SOILS INFORMATION
- PROPOSED BUILDINGS AND/OR STRUCTURES - PROVIDED
- OPEN AREAS AND RECREATION AREAS - ALL AREAS NOT USED FOR BUILDINGS, PARKING OR VEHICLE CIRCULATION IS OPEN/RECREATION AREA FOR EMPLOYEES - PROVIDED.
- EXISTING NATURAL AND MAN-MADE FEATURES TO BE PRESERVED - PROVIDED
- DELINEATION OF THE 100-YEAR FLOODPLAIN - PROVIDED
- DELINEATION OF ANY WETLANDS OR WATERCOURSE SETBACKS - PROVIDED
- DELINEATION OF ALL VEGETATION WITH 25' OF ALL ONSITE AND OFF-SITE SURFACE WATER FEATURES - PROVIDED.
- DESCRIPTION OF GROUNDWATER RECHARGE AREAS - NONE EXIST ON THE SITE.
- PROPOSED AND EXISTING STREETS/DRIVES - PROVIDED. ALL DRIVES/PARKING TO BE PRIVATE.
- PROPOSED PARKING - PROVIDED. MINIMUM PARKING SPACE IS 9'x20' WITH 20' ISLES.
- AREAS OF INTENDED FILLING OR CUTTING - PROVIDED.
- OUTLINE OF EXISTING BUILDINGS, STRUCTURES OR DRIVES - PROVIDED.
- EXISTING ZONING CLASSIFICATION - ZONING IS PM
- DELINEATION OF REQUIRED YARDS - PROVIDED (50' FRONT, 10' SIDE, 35' REAR)
- DELINEATION OF ALL VEGETATION WITH 25' OF ALL ONSITE AND OFF-SITE SURFACE WATER FEATURES - PROVIDED.
- LOT COVERAGE AND FLOOR AREA RATIO - SEE INFORMATION TO LEFT
- LOCATION AND SIZE OF REQUIRED TRANSITION AND LANDSCAPE STRIPS - 20' ALONG ROAD FRONTS.
- ADJACENT LAND USES - PROVIDED
- LOCATION AND AREA OF DEVELOPMENT PHASES - THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- LOCATION, WIDTH AND PURPOSE OF ALL EXISTING AND PROPOSED EASEMENTS - PROVIDED.
- GENERAL DESCRIPTION OF PROPOSED WATER, SANITARY SEWER AND STORM DRAINAGE SYSTEM - PRELIMINARY LAYOUTS ARE PROVIDED ON THE PLANS (CU-300 AND CU-301). PLEASE NOTE THAT THE UTILITIES INDICATED ARE PRELIMINARY IN NATURE AND WILL CHANGE AS ENGINEERING PROGRESS.
- COPIES OF ALL PERMITS OBTAINED TO DATE - NO PERMITS HAVE BEEN APPLIED FOR YET.

BUILDING DESCRIPTIONS

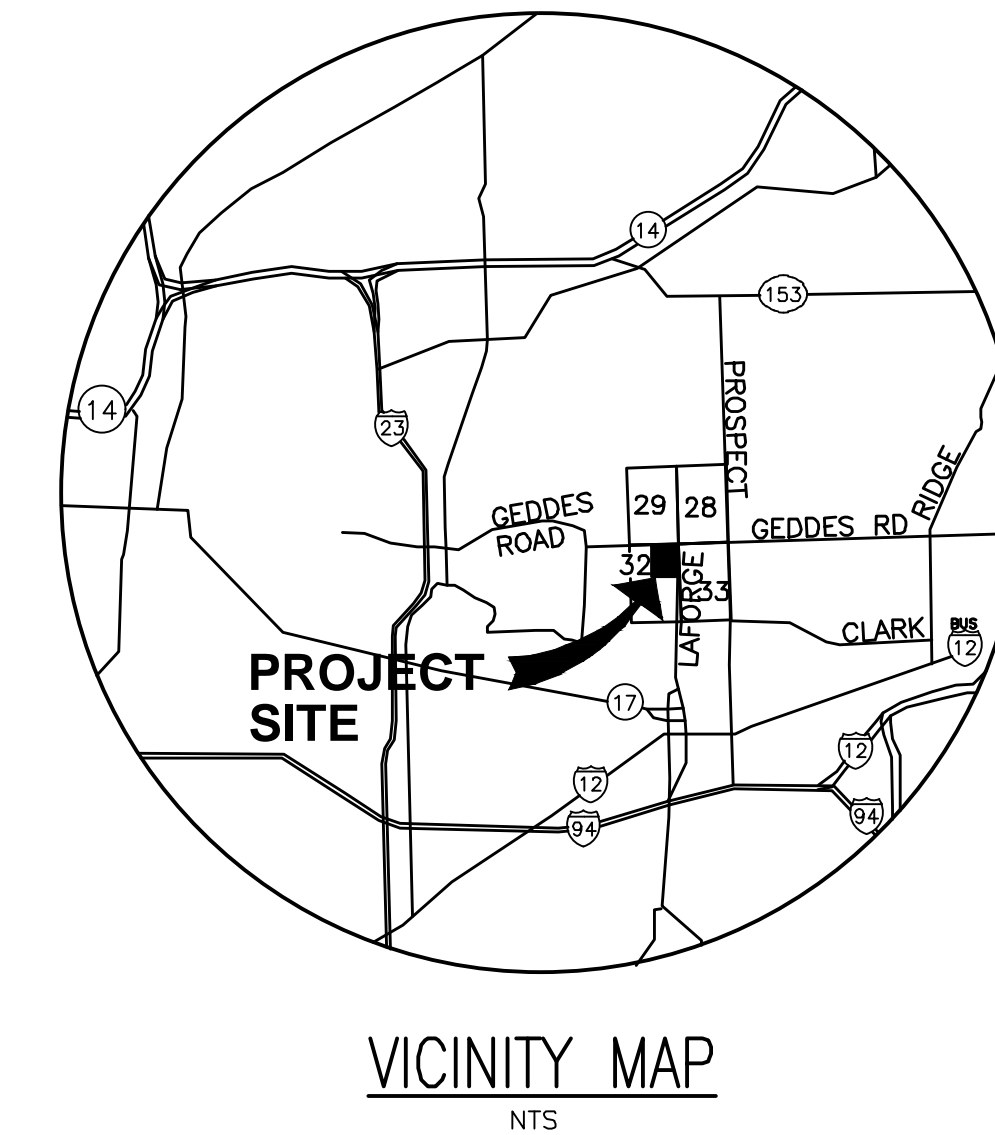
'STIL' BUILDING WILL BE 100,062 SQ. FT. AND CONTAIN OFFICE SPACE, VEHICLE WORKSHOPS, CRASH LABS, AND ELECTRONICS LABS WITH A MAX HEIGHT OF 31'.

THE 'FCIL' BUILDING WILL 36,395 SQ. FT. AND CONTAIN OFFICE SPACE, ELECTRICAL TOW-MOTOR POWERED CRASH HALL, OBSERVATION LAB, CONTROL LAB, AND ANALYSIS LAB WITH A MAX HEIGHT OF 35'.

SUPPORT STRUCTURES:
SUBSTATION HOUSE (MAX. HEIGHT 16')
ISOLATED BATTERY LAB

CIVIL LEGEND - SITE

- SWSL/4" 4" WIDE SINGLE WHITE SOLID LINE (TYP FOR PARKING)
- SBSL/4" 4" WIDE SINGLE BLUE SOLID LINE (TYP FOR ADA)
- SYSL/4" 4" WIDE SINGLE YELLOW SOLID LINE
- ACCESSIBLE PARKING SPACE AND ACCESS AISLE
- NEW BUILDING OUTLINE
- PARKING LOT/STANDARD DUTY ASPHALT PAVEMENT
- TESTING FACILITY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- AGGREGATE SURFACE
- PATIO SEATING
- LANDSCAPE VEGETATION
- 8" HIGH WILDLIFE/SECURITY FENCE
- LIMITS OF DISTURBANCE



VICINITY MAP
NTS

CLIENT



HATCI MICHIGAN R&D CENTER
SUPERIOR TOWNSHIP, MICHIGAN

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ISSUES

No.	DESCRIPTION	DATE
1	AREA PLAN	2021-10-27
2	AREA PLAN AMENDMENT	2021-11-29

NOT FOR CONSTRUCTION

PLEASE CONFIRM KEYPLAN BOX

CONSULTANTS

SEAL

PRIME CONSULTANT

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PROJECT

Hyundai STIL

6800 Geddes Rd Superior Charter Twp,
MI 48198

PROJECT NO:
134894

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

D KASSAB

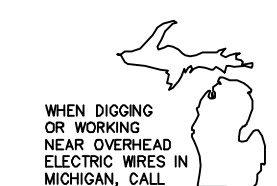
SHEET TITLE

GENERAL SITE PLAN

SHEET NUMBER

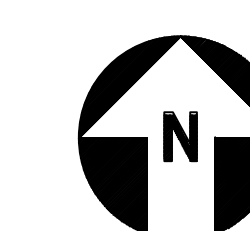
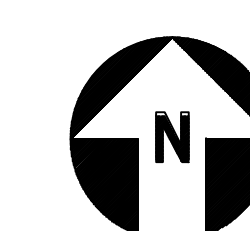
CE-000

ISSUE



TRUE NORTH

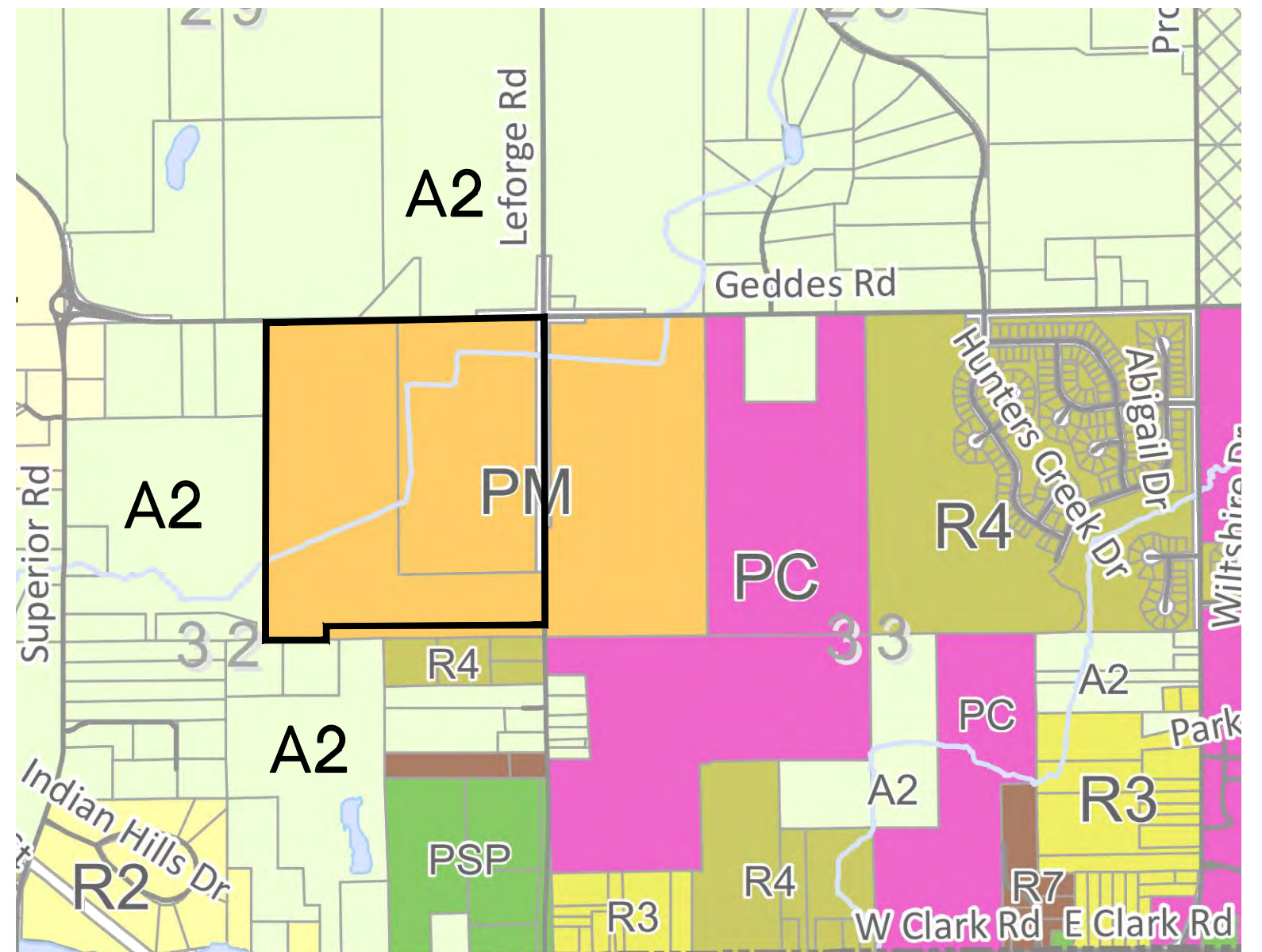
PLANT NORTH



MISS DIG
3 WORKING DAYS
BEFORE STARTING YOUR PROJECT
1-800-482-7171
(TOL FREE)

- CIVIL GENERAL NOTES**
- ALL ON-SITE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS AND STANDARD DETAILS OF SUPERIOR TOWNSHIP AND WASHTENAW COUNTY UNLESS OTHERWISE SPECIFIED. IN ADDITION, THE SANITARY SEWER AND WATER MAIN SYSTEMS SHALL MEET DWSO SANITARY SEWER AND WATER DESIGN STANDARDS MOST RECENT EDITION. ALL PAVING MATERIAL FOR NON-PUBLIC STREETS, SIDEWALKS, AND PATHS SHALL CONFORM TO THE CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION SAFETY STANDARDS AND THE OCCUPATIONAL SAFETY STANDARDS (OSHA) AS ISSUED BY THE U.S. DEPARTMENT OF LABOR AND THE MICHIGAN DEPARTMENT OF LABOR (MIOSHA) ALONG WITH THE REQUIREMENTS OF HYUNDAI.
 - ALL NECESSARY PERMITS AND LICENSES SHALL BE OBTAINED AND THE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE, INCLUDING ALL TESTING AND CLOSE OUT REQUIREMENTS, PRIOR TO THE START OF CONSTRUCTION.
 - SANITARY SEWER: SUPERIOR TOWNSHIP, WASHTENAW COUNTY WATER RESOURCES COMMISSIONER (WCRC) & DETROIT WATER & SEWERAGE DEPT (DWSO)
 - POTABLE WATER: SUPERIOR TOWNSHIP, WCRC, EOLE
 - STORM WATER MANAGEMENT: SUPERIOR TOWNSHIP, WCRC, EOLE
 - LAFOREST RIGHT-OF-WAY: WASHTENAW COUNTY ROAD COMMISSION (WCRC)
 - SOIL EROSION: SUPERIOR TOWNSHIP, WCRC, EOLE
 - SITE BOUNDARY INFORMATION IS PER LIVINGSTON ENGINEERING SURVEY DATED 10/20/2021. THE INFORMATION HAS NOT BEEN FIELD VERIFIED BY IBI GROUP. CONTRACTOR TO FIELD VERIFY LOCATION OF SITE BOUNDARY/MARKERS PRIOR TO THE START OF CONSTRUCTION.
 - TOPOGRAPHIC INFORMATION: HORIZONTAL AND VERTICAL CONTROL IS PROVIDED ON THE TOPOGRAPHICAL SURVEY BY LIVINGSTON ENGINEERING DATED 10/20/2021. REFER TO THE ATTACHED SURVEY SHEETS FOR BENCHMARK LOCATIONS AND INFORMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AND THE ENGINEER ASSUMES NO RESPONSIBILITY AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL VERIFY THE CONSTRUCTION BENCHMARK(S) AND EXISTING FIELD CONDITIONS INCLUDING THE SIZES, LOCATIONS, AND ELEVATIONS OF ITEMS THAT AFFECT THE WORK AND NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES.
 - PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. THE OWNER'S REPRESENTATIVE MAY CONFIRM, ADJUST OR REVISE DESIGN ELEVATIONS OF THE PROPOSED UTILITIES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IN WRITING PRIOR TO THE REMOVAL OF ANY SUBSURFACE STRUCTURES NOT DESIGNATED OR SHOWN ON THE CONSTRUCTION PLANS.
 - PRIOR TO CONSTRUCTION, IT IS RECOMMENDED ADDITIONAL BENCHMARKS BE SET AROUND THE WORK SITE TO INSURE AN ACCURATE BENCHMARK WILL REMAIN AT ALL TIMES.
 - REFER TO REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY SME FOR INFORMATION FOR SOIL BORINGS, SUBSURFACE CONDITIONS AND RECOMMENDATIONS REGARDING SITE PREPARATION, TEMPORARY GROUNDWATER CONTROL, BACKFILLING, AND PAVEMENT. THE GEOTECHNICAL EXPLORATION AND ENGINEERING REPORT LOGS SHOW SUBSURFACE CONDITIONS AT THE DATES AND LOCATIONS INDICATED, AND IT IS NOT WARRANTED THAT THEY ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.
 - FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES THE CONTRACTOR SHALL CALL "MISS DIG" AT 800-482-7171 OR 811, A MINIMUM OF THREE DAYS PRIOR TO EXCAVATION ON THE SITE. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE THUS ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
 - THE CONTRACTOR SHALL INSURE THAT ALL UTILITY COMPANIES, SUPERIOR TOWNSHIP, AND COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE AHJ's AND VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR DEMOLITION, CONNECTION/DISCONNECTION, RELOCATION'S & INSPECTIONS.
 - DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED SIX (6) FEET.
 - THE CONTRACTOR SHALL OBTAIN AUTHORIZATION PRIOR TO MAKING CHANGES TO, OR INTERRUPTIONS OF UTILITIES AND SHALL COMPLY WITH SPECIAL INSTRUCTIONS FROM HATCH TO MINIMIZE THE EFFECT ON THEIR OPERATIONS. PRIOR TO ANY EXCAVATION, EARTH MOVING WORK OR REMOVAL OF ANY PIPE FROM SERVICE, THE CONTRACTOR SHALL REVIEW WITH THE OWNER'S REPRESENTATIVE THE LOCATION OF THE UNDERGROUND UTILITIES, SERVICE AND STRUCTURES IN THE AREA WHERE THE WORK IS BEING PERFORMED. PROVIDE FULL TIME SUPERVISION DURING ALL EXCAVATION AND EARTH MOVING OPERATIONS AND TAKE ALL NECESSARY PRECAUTIONS TO SUPPORT AND PROTECT EXISTING UTILITIES, STRUCTURES, DRAINS, SERVICES AND OPERATIONS TO REMAIN FROM DAMAGE OR DISRUPTION.
 - PROVIDE SOIL EROSION AND SEDIMENTATION MEASURES AS REQUIRED BY LOCAL AND FEDERAL STANDARDS AT NEW CONSTRUCTION. PROVIDE PROTECTION OF ENTRANCE DRIVES, EXTERIOR MANHOLES, INLETS, WETLANDS, ETC.
 - GREAT CARE SHALL BE TAKEN BY CONTRACTOR'S TO MINIMIZE EARTH DISTURBANCE AND AVOID DAMAGE TO VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION AND TO KEEP THE CONSTRUCTION AREAS TO A MINIMUM. CONSTRUCTION TRAFFIC SHALL NOT BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
 - TREES NOT INDICATED TO BE REMOVED OR TRANSPORTED SHALL BE PROTECTED WITH 4' HIGH ORANGE CONSTRUCTION FENCE SET 10' FROM THE DRIP LINE OF THE TREE.
 - SHW CUT PAVEMENT/CURB TO FULL DEPTH AT ALL PAVEMENT REMOVAL LIMITS. PROVIDE SMOOTH EDGE AT PAVEMENT/CURB EXPANSION(S). REMOVE PAVEMENT TO THE EXTENT NECESSARY TO ALLOW FOR PROPER JOINTING METHOD TO PROPOSED PAVEMENT (PER DETAILS).
 - ASPHALT AND CONCRETE PAVEMENTS REMOVED DURING THIS PROJECT SHALL BE SEPARATED AND DISPOSED OF AT AN APPROVED RECYCLER.
 - EXISTING UTILITIES AND STRUCTURES TO BE ABANDONED IN PLACE SHALL BE COMPLETELY REMOVED TO A MINIMUM DEPTH OF TWO (2) FEET BELOW PROPOSED SUBGRADE, FILLED AND COMPACTED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM) FLOWABLE CONCRETE. BULKHEAD/GROUT PIPE ENDS PER AHJ/M.D.O.T. STANDARDS. CONTRACTOR TO FIELD VERIFY AND NOTE LOCATIONS AND ELEVATIONS OF ANY ABANDONED UTILITY ENDS ON THE PROJECT RED LINES.
 - UTILITIES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM) FLOWABLE FILL. CEMENT MATERIAL SHALL BE ASTM C 150 TYPE I WITH MAX DESIGN OF 28 DAY STRENGTH OF 110-150 (MAX) PSI FOR "DIGABLE" FILL (REFER TO PROJECT SPECS. FOR MIX DESIGN).
 - THE CONTRACTOR SHALL NOTIFY THE AFFECTED ADJACENT LANDOWNER(S) PRIOR TO THE REMOVAL OF ANY PERMETER FENCING AND/OR ENCRoACHING ITEMS.
 - CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES, ENSURING TRAFFIC AND PEDESTRIAN SAFETY AT ALL TIMES. PROVIDE BARRIER PROTECTION FOR VEHICULAR AND PEDESTRIAN TRAFFIC AT EXCAVATIONS. TEMPORARY FENCING, BARRIERS AND PEDESTRIAN ROUTING SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - TEMPORARY ACCESS ROADS: ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (MIN. 75,000 POUNDS DESIGN) WITH A MINIMUM VERTICAL CLEARANCE OF 13'-6". TEMPORARY STABILIZED DRIVES MEETING THIS CRITERIA MUST BE IN PLACE PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE. ACCESS POINT TO BE AT LEAST 100' FROM ANY PERMANENT BUILDING.
 - CONSTRUCTION DRAINAGE: USE PUMPS, TEMPORARY DITCHES, SLOPES TO MAINTAIN A WELL DRAINED SITE, FREE OF STANDING WATER AND WATER SOFTENED SOILS. EFFLUENT FROM DE-WATERING ACTIVITIES SHALL BE FILTERED THROUGH A DANDY BAG OR OTHER APPROPRIATE FILTRATION DEVICE PRIOR TO BEING DISCHARGED FROM THE SITE.
 - ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED AS DIRECTED BY THE LOCAL AUTHORITIES. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMIT(S) FOR ANY WELLS PRIOR TO CONSTRUCTION FROM THE [AHJ - LOCAL HEALTH DEPARTMENT].
 - A 1" EXPANSION JOINT SHALL BE PLACED WHERE PROPOSED CONCRETE CURB MEETS EXISTING. A 1/2" EXPANSION JOINT SHALL BE PLACED WHERE PROPOSED CONCRETE SIDEWALK MEETS EXISTING.
 - PLACE ISOLATION JOINTS WHERE SITE CONCRETE ABUTS STRUCTURES SUCH AS BUILDINGS, DRAINS, MANHOLES, TRENCH DRAINS, LIGHT POLE FOUNDATIONS AND WATER VALVES.
 - WHERE SLABS OF DIFFERENT THICKNESS OF CONCRETE MEET, PROVIDE A GRADUAL THICKNESS TRANSITION (FROM THIN TO THICK) OVER A DISTANCE OF 4 FEET.
 - SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS. SLOPE ALL EARTH BANKS 4:1 OR FLATTER. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 V OR STEEPER UNTIL A HEALTHY STAND OF GRASS (85% COVERAGE) IS OBTAINED.
 - A 5' WIDE GRAVEL WEED/RODENT BARRIER SHALL BE PROVIDED AT ALL AREAS OF THE BUILDING ADJACENT TO NON-PAVED SURFACES. IN THESE AREAS, PROVIDE A MINIMUM ELEVATION DROP OF 6 INCHES FROM THE FINISH FLOOR OF THE BUILDING TO THE EXTERIOR SURFACE GRADES 10'-0" (MINIMUM) FROM THE BUILDING LIMITS.
 - NEW GRADES SHOWN ARE FINISHED GRADES AND INCLUDES TOP OF TOPSOIL OR SURFACES SUCH AS PAVEMENTS AND WALKS.
 - THE CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE (MIN. 1% ASPHALT, 0.5% CONCRETE/GUTTER LINE) IS PROVIDED WITHIN THE PROPOSED PAVEMENT AREAS TO THE FLOW LINE OF THE APPROPRIATE DRAINAGE STRUCTURE AS SHOWN ON THE GRADING PLANS. FINISHED AREAS SHALL BE INSPECTED BY THE CONTRACTOR FOR "BIRD BATH" DEPRESSIONS; AREAS HOLDING SURFACE RUNOFF SHALL BE REMOVED AND RE-PAVED ACCORDINGLY UNLESS OTHERWISE NOTED.
 - A MAX. 2% CROSS SLOPE SHALL BE PROVIDED IN PAVED AREAS WHERE A DESIGNATED PEDESTRIAN CROSS-WALK IS PRESENT AND/OR PAVEMENT IS DESIGNATED AS AN ADA WALKWAY ON THE PLANS. CONTRACTOR TO VERIFY SLOPES IN FIELD.
 - INCREASE CONCRETE SIDEWALK THICKNESS TO MATCH SITE CONCRETE CROSS-SECTION [OR TO MIN. 8"] AT ACCESS DRIVES/CROSS-WALKS.
 - ELEVATION OF STRUCTURES ARE AS FOLLOWS:
 - MANHOLE/CLEANOUT/VALVE BOX: CENTER OF RIM
 - CATCH BASIN/INLET/END SECTION: FLOW LINE
 - HYDRANT/PV: BARREL GROUND LINE
 - STRUCTURE TOPS SHALL BE BUILT OR SUBSEQUENTLY ADJUSTED TO MEET FINAL SURFACE GRADES. ADJUST THE FRAME AND COVER OF CATCH BASINS AND MANHOLES AS WELL AS ALL VALVE AND CURB BOXES THAT ARE NOT INDICATED TO BE ABANDONED OR REMOVED. TO FINISH GRADE ELEVATION. FRAME AND COVER ADJUSTMENTS SHALL BE MADE USING PRECAST GRADE RINGS WITH A MAXIMUM 0.3" RELIEF ACROSS MANHOLES.
 - PROVIDE A 4'x4" "LEVEL AREA" (MAX 5% SLOPE) AT STRUCTURE RIMS LOCATED WITHIN VEGETATED SIDE SLOPES.
 - ALL SANITARY & STORM (NON-SUMP) STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT(S) IN TO INVERT OUT.
 - ALL EXISTING/PROPOSED STRUCTURES AND UTILITY PIPES WITHIN THE INFLUENCE OF PROPOSED PAVED SURFACES SHALL

- MEET HEAVY DUTY TRAFFIC (H20) LOADING AND SHALL BE INSTALLED/RECONSTRUCTED ACCORDINGLY.
- MINIMUM COVER OF UNDERGROUND UTILITIES:
 - WATER/FIRE: 5.5 (MIN)/8.5 (MAX) FT
 - AIR: 2.5 FT
 - NATURAL GAS: 2.5 FT
 - SANITARY SEWERS: 4.0 FT
 - STORM SEWER: 3.0 FT
 - CHILLED WATER: 5.5 FT
 - ALL OTHERS: 2.5 FT
- UNDERGROUND UTILITIES, CONDUITS, AND/OR CABLES MUST BE LOCATED BELOW ANY PAVING AND AGGREGATE BASE (ON THE SUBGRADE) OR BELOW FROST DEPTH WHEN APPLICABLE. DEPTH AND HORIZONTAL SPACING MUST CONFORM TO LOCAL UTILITY AND CODE REQUIREMENTS.
- STUB UTILITY LEADS 4' FROM BUILDING. SITE CONTRACTOR TO LEAVE ENOUGH "LINE" TO ALLOW FOR UTILITIES CONNECTIONS WITHIN THE BUILDING (IF APPLICABLE). SEE MECHANICAL PLANS FOR UTILITY CONTINUATION IN BUILDING.
- PRESSURE UTILITIES MAY BE LAID APPROXIMATELY PARALLEL TO FINISH GRADE, EXCEPT AS INDICATED, WITH LOCAL DEEPENING TO AVOID OTHER UTILITIES OR OBSTRUCTIONS.
- MAINTAIN COVER BELOW DITCHES AND SURFACE DEPRESSIONS. PROVIDE TEMPORARY PROTECTION AS REQUIRED UNTIL COVER IS COMPLETED. INFORM OWNER'S REPRESENTATIVE IF AVAILABLE COVER, AT INDICATED ELEVATIONS, IS LESS THAN MINIMUM NOTED ABOVE.
- MAINTAIN A MINIMUM 10'-0" HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY, WATER, AND STORM UTILITY LINES AND A MINIMUM 18" VERTICAL SEPARATION FOR FRANCHISE UTILITIES. MEASUREMENTS SHALL BE TAKEN FROM THE NEAREST EDGE OF THE UTILITY IN QUESTION. SHOULD ADDITIONAL PROTECTION MEASURES BE REQUIRED, A CONCRETE ENCASING SHALL BE INSTALLED. CENTER ONE LENGTH OF PIPE AT CROSSING, WHERE APPLICABLE.
- WHERE 18 INCH VERTICAL SEPARATION BETWEEN [PRESSURE UTILITIES/WATER OR FIRE MAINS] AND OTHER SEWERS IS NOT FEASIBLE, THE [WATER OR FIRE MAIN] SHALL BE DEFLECTED VERTICALLY AS SHOWN ON THE PROJECT DETAILS, OR THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS [AND ENCASED IN CONCRETE] PRIOR TO BACKFILLING.
- WHERE UTILITIES CROSS, PROVIDE POROUS BACKFILL TAMPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 18" MIN. SAND CUSHION SHALL BE PROVIDED BETWEEN CROSSING UTILITIES.
- CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DETERMINING DEFLECTION ANGLES AND LOCATION OF ALL VERTICAL BENDS IN THE WATER MAIN IN ACCORDANCE WITH AHJ-WATER STANDARDS FOR WATER MAIN CONSTRUCTION. ANY QUESTIONS OR CONFLICTS WITH OTHER UTILITIES IN THE CONSTRUCTION PLANS MUST BE PROVIDED TO THE DESIGN ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION.
- PIPE LENGTHS SHOWN ON PLANS ARE LINEAR, MEASURED TO THE CENTER OF CONNECTING STRUCTURES.
- COORDINATES SHOWN ARE TO CENTER OF STRUCTURES.
- STORM SEWER PIPE: PROVIDE CLASS III MINIMUM FOR ALL REINFORCED CONCRETE PIPE, EXCEPT AS INDICATED.
- UNDERDRAIN: ALL MANHOLES, CATCH BASINS, INLETS OR SIMILAR DRAINAGE STRUCTURES IN PAVED AREAS TO HAVE 4" DIA-20FT LONG PERFORATED UNDERDRAIN PIPES WRAPPED IN FILTER FABRIC IN THREE TO FOUR DIRECTIONS AND RECESSED BENEATH THE AGGREGATE BASE LAYER. UNDERDRAIN SHALL HAVE A MINIMUM OF 2'-6" COVER AND A MINIMUM SLOPE OF 0.5% UNLESS NOTED OTHERWISE.
- WATER MAIN: CLASS 54 D.I.P. (C-151) WITH CEMENT LINING AND BITUMINOUS SEAL COAT PER AWWA C-104. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKET PER AWWA C-111. CONSTRUCTION METHODS SHALL CONFORM TO THE INSTALLATION OF DUCTILE-IRON WATER MAINS AND THEIR APPURTENANCES, AWWA C-600; DISINFECTING WATER MAINS AWWA C-851.
- FIRE HYDRANTS: MUELLER A-425 SUPER CENTURION 250 OR E.I.W. MODEL 5BR WITH STORZ FITTING AND CAST IRON VALVE & BOX PER TOWNSHIP STANDARDS.
- WATER MAIN RESTRAINTS: "MEGA LUGS" OR "FIELD LOCK GASKETS" SHALL BE USED FOR JOINT RESTRAINTS; INSTALL PER TOWNSHIP STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. CONCRETE THRUST BLOCKS MAY ONLY BE USED WITH SPECIFIC WRITTEN PERMISSION OF THE TOWNSHIP UTILITY DEPARTMENT. ANCHORAGE AS INDICATED AND AS REQUIRED TO RESTRAIN PIPING AND APPURTENANCES DURING PRESSURE TEST AND SERVICE.
- HYDRANTS SHALL BE PLACED A TYPICAL 4'-0" (MINIMUM 3", MAXIMUM 10') OFF THE BACK OF CURB/EDGE OF PAVEMENT. A VALVE AND BOX SHALL BE PROVIDED ON FIRE HYDRANT ASSEMBLIES.
- PROVIDE CATHODIC PROTECTION FOR METAL PIPES/SURFACES IN CONTACT WITH BARE SOILS.
- REFER TO EL-SERIES DRAWINGS FOR UNDERGROUND ELECTRICAL SITE WORK AND LIGHT POLE LOCATIONS; SITE LIGHTING SHALL CONFORM TO SECTION 14.09 (EXTERIOR LIGHTING)
- THE CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY COMPANIES FOR THE REMOVAL OR RELOCATION OF UTILITY AND LIGHT POLES AND SUPPORTING STRUCTURES. CONTRACTOR COORDINATE WITH OWNING UTILITY COMPANY(S) TO DETERMINE IF ASSOCIATED GUY WIRES, BOXES, ETC. ARE TO BE RELOCATED ON POLES/STRUCTURES TO REMAIN.
- ALL ROAD/CURB DIMENSIONS ARE TO THE GUTTER/FLOW LINE OF CURB UNLESS NOTED OTHERWISE.
- ALL PEDESTRIAN RAMPS AND DESIGNATED WALKWAYS TO MEET CURRENT ADA CODE. CONTRACTOR TO FIELD VERIFY MAX. 2% CROSS-SLOPES, 5% TRAVERSE SLOPE, 8.33% RAMP SLOPES AND MINIMUM 36" CLEARANCES FOR ALL ADA SIDEWALKS. DETECTABLE WARNING SHALL BE PLACED AT THE EDGE OF THE SIDEWALK AT ALL LOCATIONS WHERE PEDESTRIAN TRAFFIC MEETS POTENTIAL VEHICULAR ROUTES.
- DETECTABLE WARNING SHALL BE PLACED ALONG ALL PEDESTRIAN ROUTES WHERE THERE IS AN UNGUARDED GRADE DROP OF MORE THAN 6".
- TRAFFIC SIGNS SHALL BE ACCORDING TO THE MUTCD 2009 EDITION.
- PAVEMENT STRIPING: TYPICAL SPACES SHALL BE 9'-X-20' (90' PARKING) WITH 4-INCH WIDE BLUE PAINT STRIPING FOR ADA SPACES AND 4-INCH WIDE TRAFFIC YELLOW FOR ALL OTHER PARKING SPACES. ASSOCIATED MANEUVERING AREAS SHALL BE MIN. 20' WIDE WITH DIRECTION OF TRAFFIC (ARROW) CLEARLY MARKED ON THE PAVEMENT.
- SURFACE RESTORATION: CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED DUE TO THE PROJECT WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PAVEMENTS, SIDEWALKS, GRASS AREAS AND LANDSCAPING.
- PROVIDE 6" INCHES OF TOPSOIL, SEED AND MULCH [500] AT DISTURBED AREAS TO BE VEGETATED, EXCEPT AS NOTED OTHERWISE.
- FINAL SITE STABILIZATION IS ACHIEVED WHEN ALL PROPOSED IMPERVIOUS SURFACES HAVE BEEN COMPLETED AND A HEALTHY, UNIFORM, CLOSE STAND OF GRASS/VEGETATION HAS BEEN ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5'x5'.
- CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY SITE WORK OPERATIONS THAT REQUIRE ADDITIONAL DESIGN CONSIDERATIONS (SUCH AS HEAVY-DUTY PAVEMENT, CLEARANCES, TEMPORARY EASEMENTS, ETC.) TO ALLOW FOR CONSTRUCTION EQUIPMENT ACCESS AND OPERATION.



SUPERIOR TOWNSHIP ZONING MAP (NO SCALE)

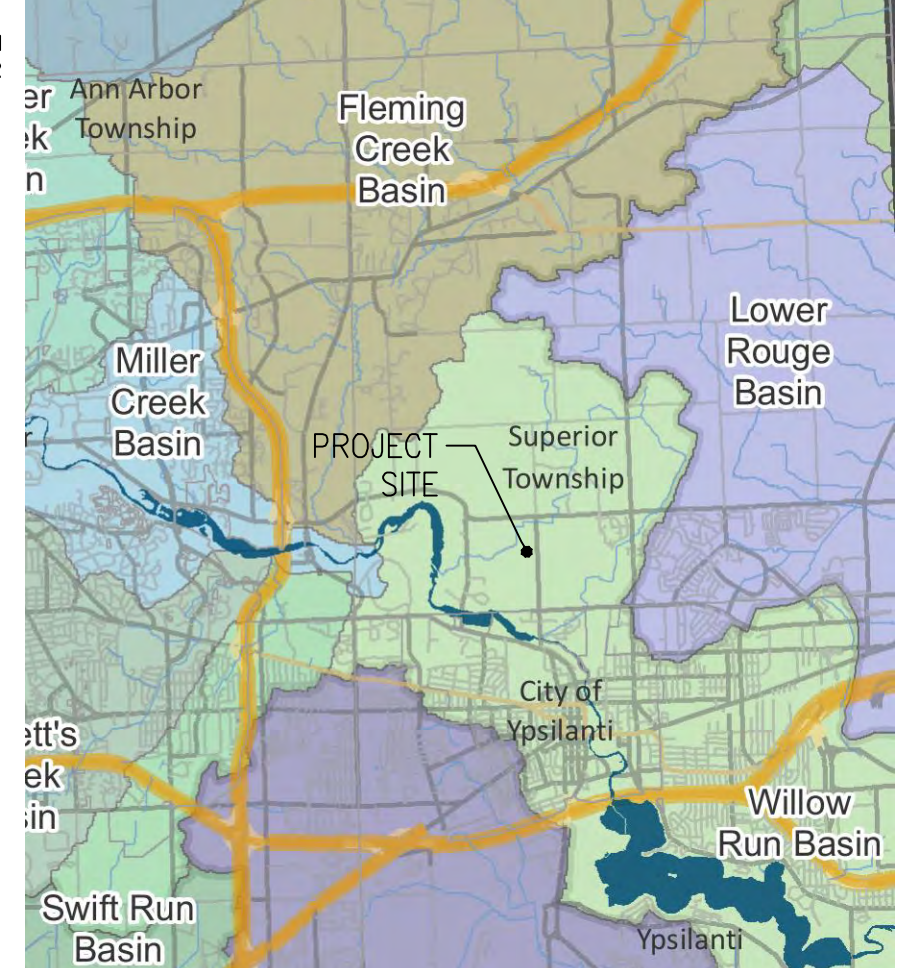
- Zoning Districts**
- RC - Recreation-Conservation District
 - A1 - Agricultural District
 - A2 - Agricultural District
 - R1 - Single-Family Residential District
 - R2 - Single-Family Residential District
 - R3 - Single-Family Residential District
 - R4 - Single-Family Residential District
 - R6 - Manufactured Housing Park District
 - R7 - Multiple-Family Residential District
 - C1 - Neighborhood Commercial
 - C2 - General Commercial District
 - O1 - Office District
 - PSP - Public/ Semi Public Services District
 - PC - Planned Community District
 - NSC - Neighborhood Shopping Center District
 - VC - Village Center District
 - M5 - Medical Services District
 - PM - Planned Manufacturing District
 - OSP - Open Space Preservation Overlay District

- CIVIL DRAWING LIST**
- | DRAWING NO. | DRAWING TITLE |
|-------------|-----------------------------------|
| CE-000 | GENERAL SITE PLAN |
| CE-001 | GENERAL SITE NOTES |
| CD-100 | EXISTING CONDITIONS & IMPACT PLAN |
| CD-101 | EXISTING CONDITIONS & IMPACT PLAN |
| CD-102 | TREE SURVEY SCHEDULE |
| CD-103 | TREE SURVEY SCHEDULE |
| CD-104 | TREE SURVEY SCHEDULE |
| CD-105 | TREE SURVEY SCHEDULE |
| CD-106 | TREE SURVEY SCHEDULE |
| CS-200 | PART SITE PLAN |
| CS-201 | PART SITE PLAN |
| CU-300 | PART UTILITY PLAN |
| CU-301 | PART UTILITY PLAN |

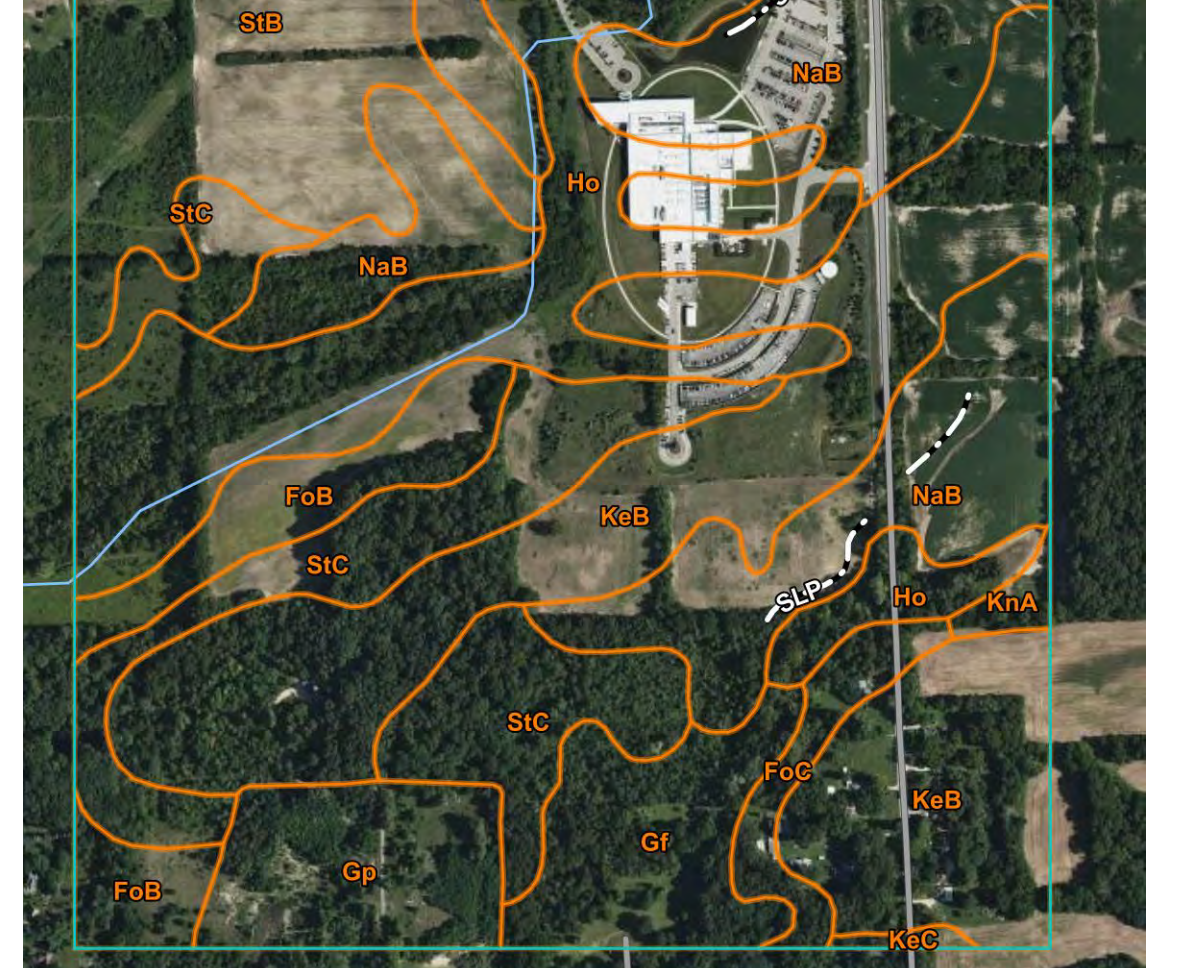
**ARTICLE 3
DIMENSIONAL STANDARDS**

Section 3.101 Table of Dimensional Standards by District.

Dimensional Standards	Districts											Special	Additional Standards							
	R-C	A-1	A-2	R-1	R-2	R-3	R-4	R-6	R-7	C-1	C-2			O-1	PSP	PC	NSC	VC	M5	OSP
Maximum Building Height	Feet	35	40	40	35	35	35	35	35	35	35	35	35	35	30	35	35	35	35	35
Stories		2.5	3.0	3.0	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.5	2.5	2.5	2.5	2.5
Minimum Width (feet)		225	225	225	200	150	100	60							250	100		150		
Minimum Depth (feet)							150	120												
Minimum Area (acres or square-feet)		5.0	5.0	2.0	2.0	1.0									3.0	20,000		2.0		
Front Yard	Minimum	60	75	75	60	50	35	25							50	20		50		
One Side Yard	Minimum	30	30	30	20	15	10	6							35			10		
Minimum Side Yard	Minimum	60	60	60	60	50	25	16							50	20		20		
Minimum Rear Yard	Minimum	50	50	50	50	50	50	35							25	35		35		
Maximum Floor Area Ratio (FAR)		0.05	0.05	0.05	0.10	0.15	0.25	0.40							0.20	0.50		0.40		
Maximum Net Dwelling Unit Density (units per acre)		0.2	0.2	0.5	0.5	1.0	2.0	4.0							8.0					



WASHTENAW COUNTY WATERSHED MAP (NO SCALE)



USDA SOILS MAP (NO SCALE)

SOILS LEGEND

Map Unit Symbol	Map Unit Name	Acres in A03	Percent of A03
101	Very sandy loam, 0 to 10" (1)	0.1	4.1%
102	Very sandy loam, 10 to 20" (2)	4.4	1.6%
103	Very sandy loam, 20 to 30" (3)	0.2	4.3%
104	Very sandy loam, 30 to 40" (4)	0.2	10.2%
105	Very sandy loam, 40 to 50" (5)	0.2	4.1%
106	Very sandy loam, 50 to 60" (6)	0.2	10.2%
107	Very sandy loam, 60 to 80" (7)	0.2	10.2%
108	Very sandy loam, 80 to 100" (8)	0.2	0.2%
109	Very sandy loam, 100 to 120" (9)	1.2	0.4%
110	Very sandy loam, 120 to 140" (10)	0.2	22.6%
111	Very sandy loam, 140 to 160" (11)	0.2	10.8%
112	Very sandy loam, 160 to 180" (12)	0.2	10.2%
113	Very sandy loam, 180 to 200" (13)	0.2	10.2%
Total for Area of Interest		288.2	100.0%



FIMA NATIONAL FLOOD HAZARD MAP (NO SCALE)
FLOODPLAIN
ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) BY FEMA (MAP NO. 26161C0269E & 26161C0288E, EFFECTIVE DATE 04/03/12) TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MI THE SITE LIES WITHIN "ZONE X" WHICH IS AN AREA OF MINIMAL FLOODING.



NATIONAL WETLAND INVENTORY MAP (NO SCALE)

CLIENT

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SUPERIOR TOWNSHIP, MICHIGAN

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ISSUES

No.	DESCRIPTION	DATE
1	AREA PLAN	2021-10-27
2	AREA PLAN AMENDMENT	2021-11-29

PLEASE CONFIRM KEYPLAN BOX

CONSULTANTS

SEAL

PRIME CONSULTANT

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PROJECT MGR:
D KASSAB

CHECKED BY:

APPROVED BY:

SHEET TITLE

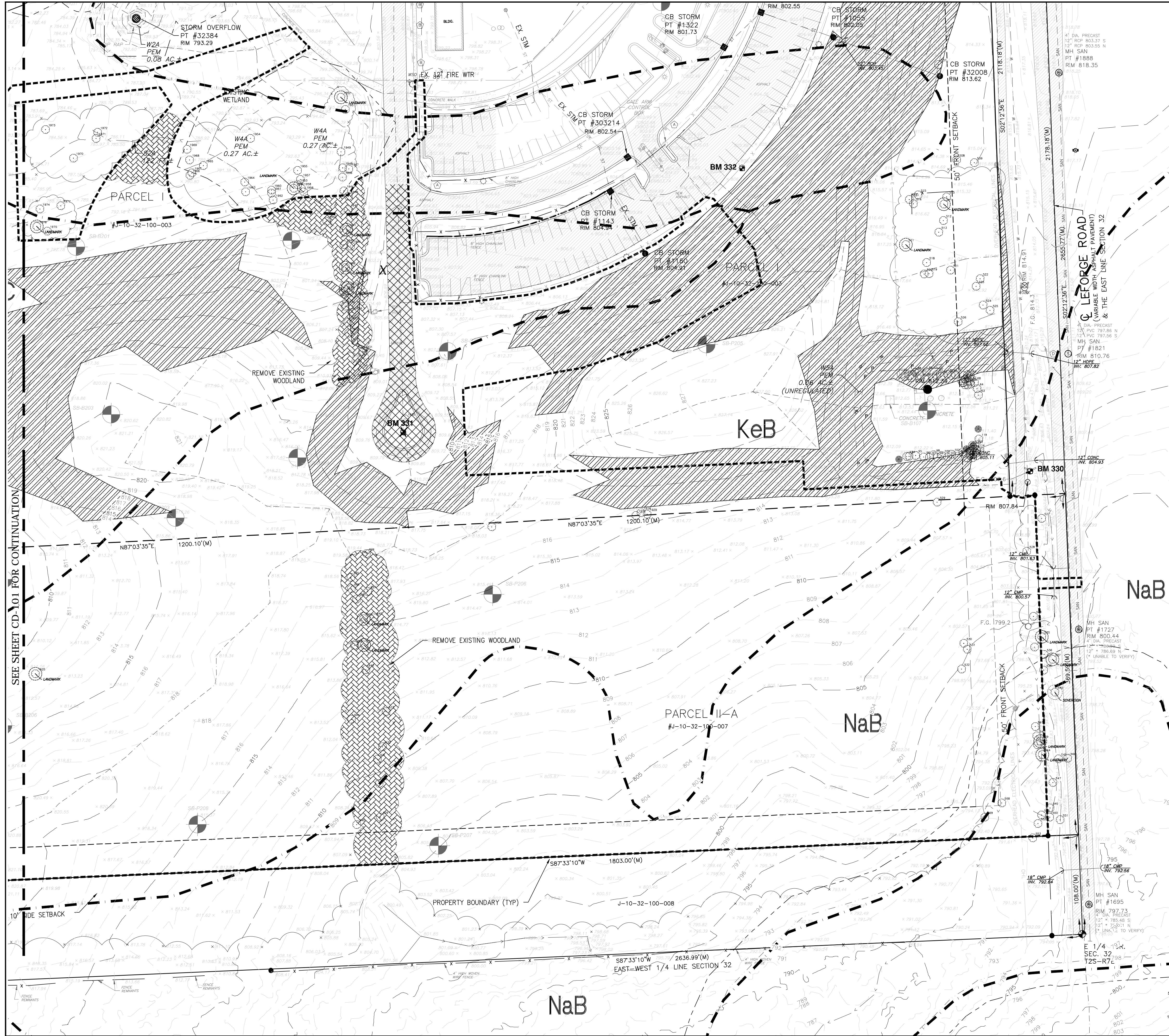
GENERAL SITE NOTES

SHEET NUMBER

CE-001

ISSUE

NOT FOR CONSTRUCTION



EXISTING SITE & DEMOLITION LEGEND

- EXISTING UTILITY TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- SPOT ELEVATION
- SOIL BORING
- TAG NUMBER
- TREE
- LANDMARK TREE
- LANDMARK
- DRAINAGE FLOW
- EXISTING OVERLAND FLOW
- DRAINAGE TRIBUTARY LIMITS
- WETLAND LIMITS
- SOIL TYPE LIMITS/UNIT NAME
- EXISTING IMPERVIOUS SURFACE/BUILDING TO BE REMOVED
- EXISTING WOODLAND TO BE REMOVED
- EXISTING SLOPES STEEPER THAN 12%
- LIMITS OF DISTURBANCE

- DEMOLITION NOTES**
- ALL ON-SITE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS AND STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AS-BUILT DRAWINGS AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL NECESSARY PERMITS AND LICENSES SHALL BE OBTAINED AND THE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE, INCLUDING ALL TESTING AND CLOSE OUT REQUIREMENTS, PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND NOTIFY ALL AFFECTED UTILITY COMPANIES PRIOR TO THE DEMOLITION OF ANY EXISTING STRUCTURES. ALL EXISTING UTILITIES TO BE DEMOLISHED/ABANDONED SHALL BE CAPPED OFF OR REMOVED SO AS NOT TO INTERFERE WITH THE CONSTRUCTION PROJECT.
 - THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IN WRITING PRIOR TO THE REMOVAL OF ANY SUBSURFACE STRUCTURES NOT DESIGNATED OR SHOWN ON THE CONSTRUCTION PLANS.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ON SITE EXISTING STRUCTURES, VEGETATION, FENCES, CONCRETE, PAVEMENT, ETC., WITHIN THE LIMITS OF DISRUPTION UNLESS NOTED "TO REMAIN" ON THE CONSTRUCTION PLANS, AT A LOCATION APPROVED BY THE OWNER.
 - THE FLOW IN ALL DRAIN TILE, SANITARY & STORM SEWERS, DRAINS, WATERMANS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE. WHENEVER SUCH UTILITIES, WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE, UNLESS SPECIFIC PROVISION IS MADE WITHIN THE PLANS. DAMAGED ITEMS SHALL BE REPLACED WITH THE SAME QUALITY MATERIALS OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND REPAIRS.
 - SAW CUT THE EDGE OF EXISTING PAVEMENT AND CURB TO FULL DEPTH AT LOCATIONS WHERE EXISTING IS TO MEET PROPOSED TO PROVIDE A SMOOTH EDGE. REMOVE PAVEMENT TO THE EXTENT NECESSARY TO ALLOW FOR PROPER JOINTING METHOD TO PROPOSED PAVEMENT (PER DETAILS).
 - SEE ELECTRICAL DRAWINGS FOR DETAILS ABOUT ELECTRICAL AND COMMUNICATION POLES AND LINES REMOVAL AND RELOCATION.
 - ALL EXISTING UTILITIES OUTSIDE OF DISTURBANCE LIMITS TO REMAIN.

TRUE NORTH **PLANT NORTH**

HORIZONTAL SCALE

1 inch = 50 feet (24"x36")

0 25 50 100 200 FT

0 6.3 12.6 25.2 50.4 M

WHEN DRIVING OR WORKING NEAR OVERHEAD ELECTRIC WIRES IN MICHIGAN, CALL MISS DIG 3 WORKING DAYS BEFORE STARTING YOUR PROJECT 1-800-482-7171 (TOLL FREE)

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PLEASE CONFIRM KEYPLAN BOX

CONSULTANTS

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PROJECT NO:
134894

DRAWN BY: **CHECKED BY:**

PROJECT MGR: **APPROVED BY:**

D KASSAB

SHEET TITLE

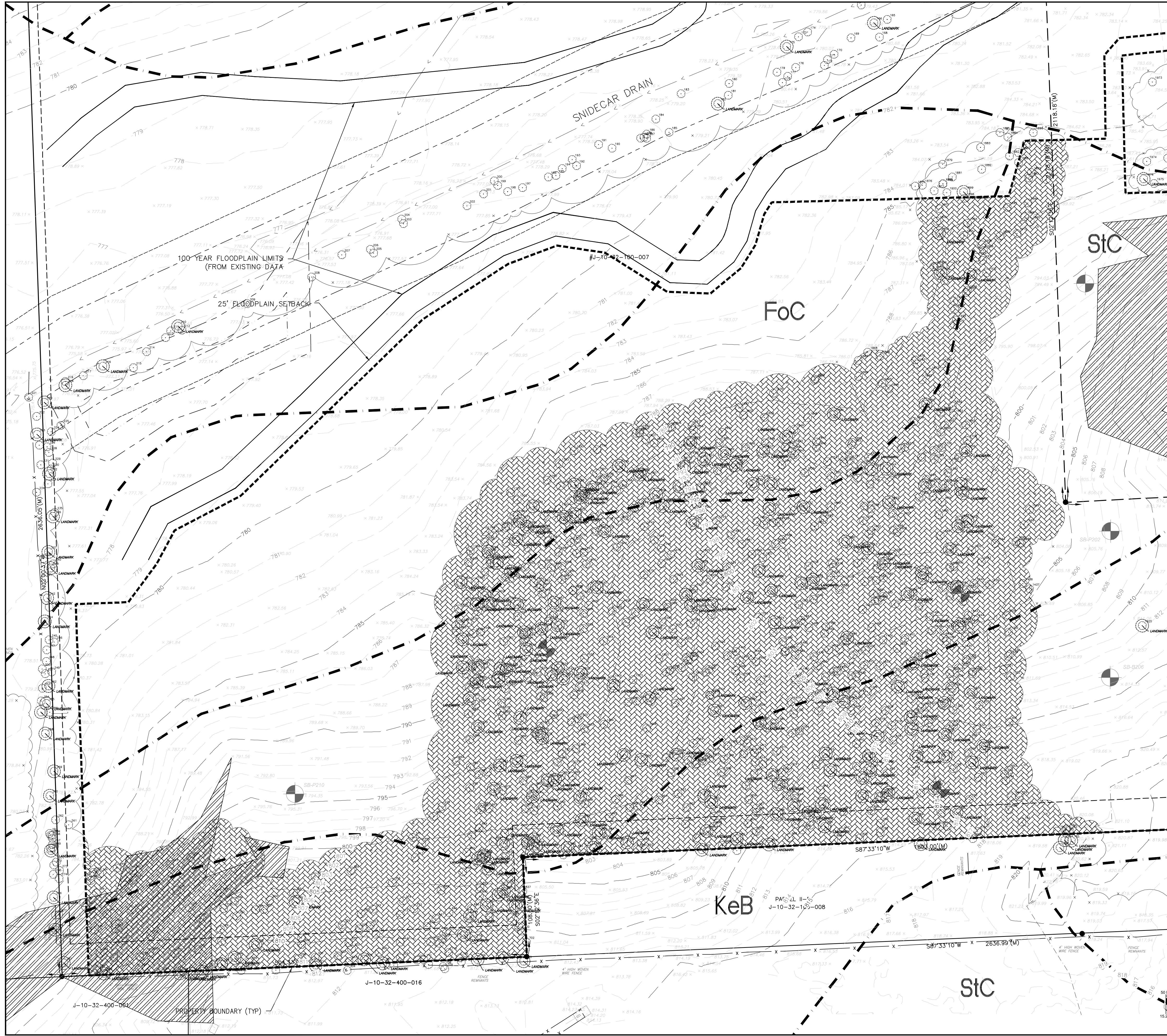
EXISTING CONDITIONS & IMPACT PLAN

SHEET NUMBER **ISSUE**

CD-100

SEE SHEET CD-101 FOR CONTINUATION

10' WIDE SETBACK



EXISTING SITE & DEMOLITION LEGEND

- EXISTING UTILITY TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- SPOT ELEVATION
- SOIL BORING
- TAG NUMBER
- TREE
- LANDMARK TREE
- LANDMARK
- DRAINAGE FLOW
- EXISTING OVERLAND FLOW
- DRAINAGE TRIBUTARY LIMITS
- WETLAND LIMITS
- SOIL TYPE LIMITS/UNIT NAME
- EXISTING IMPERVIOUS SURFACE/BUILDING TO BE REMOVED
- EXISTING WOODLAND TO BE REMOVED
- EXISTING SLOPES STEEPER THAN 12%
- LIMITS OF DISTURBANCE

DEMOLITION NOTES

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4. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND NOTIFY ALL AFFECTED UTILITY COMPANIES PRIOR TO THE DEMOLITION OF ANY EXISTING STRUCTURES. ALL EXISTING UTILITIES TO BE DEMOLISHED/ABANDONED SHALL BE CAPPED OFF OR REMOVED SO AS NOT TO INTERFERE WITH THE CONSTRUCTION PROJECT.
5. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IN WRITING PRIOR TO THE REMOVAL OF ANY SUBSURFACE STRUCTURES NOT DESIGNATED OR SHOWN ON THE CONSTRUCTION PLANS.
6. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ON SITE EXISTING STRUCTURES, VEGETATION, FENCES, CONCRETE, PAVEMENT, ETC., WITHIN THE LIMITS OF DISRUPTION UNLESS NOTED "TO REMAIN" ON THE CONSTRUCTION PLANS, AT A LOCATION APPROVED BY THE OWNER.
7. THE FLOW IN ALL DRAIN TILE, SANITARY & STORM SEWERS, DRAINS, WATERMANS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE. WHENEVER SUCH UTILITIES, WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE, UNLESS SPECIFIC PROVISION IS MADE WITHIN THE PLANS. DAMAGED ITEMS SHALL BE REPLACED WITH THE SAME QUALITY MATERIALS OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND REPAIRS.
9. SAWCUT THE EDGE OF EXISTING PAVEMENT AND CURB TO FULL DEPTH AT LOCATIONS WHERE EXISTING IS TO BE PROPOSED TO PROVIDE A SMOOTH EDGE. REMOVE PAVEMENT TO THE EXTENT NECESSARY TO ALLOW FOR PROPER JOINTING METHOD TO PROPOSED PAVEMENT (PER DETAILS).
10. SEE ELECTRICAL DRAWINGS FOR DETAILS ABOUT ELECTRICAL AND COMMUNICATION POLES AND LINES REMOVAL AND RELOCATION.
11. ALL EXISTING UTILITIES OUTSIDE OF DISTURBANCE LIMITS TO REMAIN.

SEE SHEET CD-100 FOR CONTINUATION

TRUE NORTH PLANT NORTH

HORIZONTAL SCALE

1 inch = 50 feet (24"x36")

MISS DIG
3 WORKING DAYS BEFORE STARTING YOUR PROJECT
1-800-482-7171 (TOLL FREE)

WHEN DIGGING OR WORKING NEAR OVERHEAD ELECTRIC WIRES IN MICHIGAN, CALL MISS DIG

CLIENT

HATCI MICHIGAN R&D CENTER
SUPERIOR TOWNSHIP, MICHIGAN

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ISSUES	No.	DESCRIPTION	DATE
	1	AREA PLAN	2021-10-27
	2	AREA PLAN AMENDMENT	2021-11-29

NOT FOR CONSTRUCTION

PLEASE CONFIRM KEYPLAN BOX

CONSULTANTS

SEAL

PRIME CONSULTANT

IBI GROUP
25200 Telegraph Road - Suite 300
Southfield MI 48033 USA
Tel 248 536 8000 Fax 248 936 8111
ibigroup.com

PROJECT

Hyundai STIL

6800 Geddes Rd Superior Charter Twp,
MI 48198

PROJECT NO:
134894

DRAWN BY: _____ CHECKED BY: _____

PROJECT MGR:
D KASSAB

APPROVED BY: _____

SHEET TITLE

EXISTING CONDITIONS & IMPACT PLAN

SHEET NUMBER

CD-101

ISSUE

TREE SURVEY SCHEDULE									
TO BE TAG NO.	REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED
63		Thuja occidentalis	white cedar	2.8 in	10 ft	fair			
64		Thuja occidentalis	white cedar	2.7 in	11 ft	good			
65		Thuja occidentalis	white cedar	3.0 in	13 ft	good			
66		Thuja occidentalis	white cedar	2.6 in	13 ft	good			
67		Thuja occidentalis	white cedar	2.6 in	13 ft	good			
68		Thuja occidentalis	white cedar	2.2 in	11 ft	good			
69		Thuja occidentalis	white cedar	2.9 in	14 ft	good			
70		Thuja occidentalis	white cedar	3.0 in	13 ft	good			
71		Thuja occidentalis	white cedar	1.9 in	11 ft	good			
72		Thuja occidentalis	white cedar	3.6 in	15 ft	good			
73		Thuja occidentalis	white cedar	2.1 in	11 ft	good			
74		Thuja occidentalis	white cedar	3.2 in	14 ft	good			
75		Thuja occidentalis	white cedar	2.0 in	14 ft	good			
76		Thuja occidentalis	white cedar	2.4 in	10 ft	good			
77		Thuja occidentalis	white cedar	2.0 in	12 ft	good			
78		Thuja occidentalis	white cedar	2.4 in	12 ft	good			
79		Thuja occidentalis	white cedar	3.1 in	15 ft	good			
80		Thuja occidentalis	white cedar	2.5 in	10 ft	good			
81		Thuja occidentalis	white cedar	3.4 in	14 ft	good			
82		Thuja occidentalis	white cedar	2.6 in	11 ft	good			
83		Thuja occidentalis	white cedar	3.5 in	12 ft	good			
84		Thuja occidentalis	white cedar	2.9 in	13 ft	good			
85		Thuja occidentalis	white cedar	2.6 in	12 ft	good			
86		Thuja occidentalis	white cedar	2.9 in	11 ft	good			
87		Thuja occidentalis	white cedar	3.0 in	13 ft	good			
88		Thuja occidentalis	white cedar	2.8 in	11 ft	good			
89		Thuja occidentalis	white cedar	2.8 in	11 ft	good			
90		Thuja occidentalis	white cedar	2.4 in	12 ft	good			
91		Thuja occidentalis	white cedar	3.2 in	12 ft	good			
92		Thuja occidentalis	white cedar	3.3 in	13 ft	good			
93		Thuja occidentalis	white cedar	3.5 in	10 ft	good			
94		Thuja occidentalis	white cedar	3.0 in	10 ft	good			
95		Thuja occidentalis	white cedar	3.5 in	12 ft	good			
96		Thuja occidentalis	white cedar	3.0 in	11 ft	good			
97		Thuja occidentalis	white cedar	3.2 in	11 ft	good			
98		Thuja occidentalis	white cedar	3.0 in	11 ft	good			
99		Thuja occidentalis	white cedar	3.4 in	12 ft	good			
100		Thuja occidentalis	white cedar	2.4 in	10 ft	good			
101		Thuja occidentalis	white cedar	3.5 in	12 ft	good			
102		Thuja occidentalis	white cedar	3.6 in	11 ft	good			
103		Thuja occidentalis	white cedar	3.5 in	12 ft	good			
104		Thuja occidentalis	white cedar	3.0 in	12 ft	good			
105		Thuja occidentalis	white cedar	2.9 in	13 ft	good			
106		Thuja occidentalis	white cedar	2.9 in	13 ft	good			
107		Thuja occidentalis	white cedar	2.7 in	12 ft	good			
108		Thuja occidentalis	white cedar	2.0 in	13 ft	good			
109		Thuja occidentalis	white cedar	3.0 in	10 ft	good			
110		Thuja occidentalis	white cedar	1.5 in	11 ft	good			
111		Thuja occidentalis	white cedar	2.2 in	12 ft	good			
112		Thuja occidentalis	white cedar	2.3 in	10 ft	good			
113		Thuja occidentalis	white cedar	2.8 in	11 ft	good			
114		Thuja occidentalis	white cedar	2.8 in	13 ft	good			
115		Thuja occidentalis	white cedar	3.1 in	13 ft	good			
116		Thuja occidentalis	white cedar	2.3 in	10 ft	good			
117		Thuja occidentalis	white cedar	2.5 in	14 ft	good			
118		Thuja occidentalis	white cedar	2.4 in	13 ft	good			
119		Thuja occidentalis	white cedar	4.6 in	11 ft	good			
120		Acer negundo	box elder	8.7 in		poor			
121		Acer negundo	box elder	9.7 in		poor			
122		Acer negundo	box elder	19.9 in		excellent	Y		
123		Juglans nigra	black walnut	16.0 in		good			
124		Fraxinus americana	white ash	8.3 in		good			
125		Juglans nigra	black walnut	8.5 in		excellent			
126		Salix nigra	black willow	17.4 in		fair			
127		Salix nigra	black willow	16.2 in		good			
128		Salix nigra	black willow	14.3 in		good			
129		Populus deltoides	cottonwood	9.4 in		excellent			
130		Acer negundo	box elder	8.4 in		dead or dying			
131		Juglans nigra	black walnut	9.8 in		good			
132		Fraxinus americana	white ash	8.5 in		good			
133		Juglans nigra	black walnut	8.9 in		good			
134		Acer negundo	box elder	9.0 in		poor			
135		Acer negundo	box elder	9.0 in		dead or dying			
136		Juglans nigra	black walnut	23.7 in		excellent	Y		
137		Acer negundo	box elder	15.2 in		dead or dying			
138		Ulmus rubra	slippery elm	8.0 in		excellent			
139		Acer negundo	box elder	9.4 in		poor			
140		Juglans nigra	black walnut	8.9 in		good			
141		Acer negundo	box elder	10.7 in		dead or dying			
142		Salix nigra	black willow	12.4 in		fair			
143		Salix nigra	black willow	9.6 in		poor			
144		Salix nigra	black willow	10.4 in		poor			
145		Salix nigra	black willow	13.9 in		fair			
146		Salix nigra	black willow	13.8 in		good			
147		Salix nigra	black willow	10.8 in		fair			
148		Fraxinus americana	white ash	8.6 in		fair			
149		Juglans nigra	black walnut	8.0 in		fair			
150		Crataegus sp.	hawthorn	9.1 in		fair			
151		Ulmus americana	white ash	8.9 in		good			
152		Juglans nigra	black walnut	24.1 in		excellent	Y		
153		Ulmus americana	American elm	17.3 in		good			
154		Juglans nigra	black walnut	12.1 in		good			
155		Juglans nigra	black walnut	8.5 in		good			
156		Ulmus americana	American elm	8.9 in		good			
157		Juglans nigra	black walnut	21.4 in		excellent	Y		
158		Acer negundo	box elder	15.2 in		dead or dying			
159		Juglans nigra	black walnut	16.7 in		fair			
160		Juglans nigra	black walnut	21.8 in		excellent	Y		
161		Carya cordiformis	bitternut hickory	8.8 in		good			
162		Morus alba	white mulberry	9.4 in		fair			
163		Salix nigra	black willow	20.8 in		good			
164		Juglans nigra	black walnut	12.2 in		good			

TREE SURVEY SCHEDULE									
TO BE TAG NO.	REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED
165		Acer negundo	box elder	10.5 in		dead or dying			
166		Ulmus americana	American elm	30.9 in		good	Y		
167		Juglans nigra	black walnut	17.7 in		good			
168		Morus alba	white mulberry	9.8 in		fair			
169		Acer negundo	box elder	12.4 in		poor			
170		Acer negundo	box elder	10.8 in		poor			
171		Acer negundo	box elder	9.8 in		fair			
172		Juglans nigra	black walnut	17.3 in		good			
173		Acer negundo	box elder	9.0 in		poor			
174		Prunus serotina	wild black cherry	12.8 in		poor			
175		Acer negundo	box elder	20.5 in		fair	Y		
176		Acer negundo	box elder	8.0 in		poor			
177		Juglans nigra	black walnut	11.6 in		excellent			
178		Acer negundo	box elder	8.7 in		fair			
179		Celtis occidentalis	hackberry	14.1 in		excellent			
180		Ulmus americana	American elm	8.0 in		good			
181		Acer negundo	box elder	9.0 in		fair			
182		Juglans nigra	black walnut	22.2 in		excellent	Y		
183		Juglans nigra	black walnut	10.7 in		excellent			
184		Juglans nigra	black walnut	8.3 in		excellent			
185		Juglans nigra	black walnut	11.1 in		good			
186		Ulmus americana	American elm	11.4 in		good			
187		Juglans nigra	black walnut	10.6 in		good			
188		Juglans nigra	black walnut	10.2 in		good			
189		Juglans nigra	black walnut	9.3 in		good			
190		Juglans nigra	black walnut	11.1 in		fair			
191		Juglans nigra	black walnut	17.0 in		excellent			
192		Juglans nigra	black walnut	11.5 in		good			
193		Juglans nigra	black walnut	10.2 in		good			
194		Juglans nigra	black walnut	11.7 in		excellent			
195		Ulmus pumila	Siberian elm	10.7 in		fair			
196		Juglans nigra	black walnut	11.6 in		excellent			
197		Juglans nigra	black walnut	11.7 in		excellent			
198		Juglans nigra	black walnut	13.8 in		excellent			
199		Juglans nigra	black walnut	9.6 in		excellent			
200		Ulmus americana	American elm	8.1 in		good			
201		Juglans nigra	black walnut	8.5 in		excellent			
202		Juglans nigra	black walnut	14.7 in		excellent			
203		Juglans nigra	black walnut	12.6 in		excellent			
204		Acer negundo	box elder	10.2 in		dead or dying			
205		Juglans nigra	black walnut	8.6 in		good			
206		Juglans nigra	black walnut	15.7 in		excellent			
207		Ulmus americana	American elm	8.3 in		excellent			
208		Juglans nigra	black walnut	14.6 in		good			
209		Juglans nigra	black walnut	13.3 in		excellent			
210		Juglans nigra	black walnut	18.8 in		excellent	Y		
211		Juglans nigra	black walnut	10.8 in		excellent			
212		Acer negundo	box elder	8.7 in		fair			
213		Acer negundo	box elder	9.6 in		fair			
214		Ulmus rubra	slippery elm	16.5 in		good			
215		Juglans nigra	black walnut	8.7 in		excellent			
216		Juglans nigra	black walnut	22.4 in		good	Y		
217		Juglans nigra	black walnut	10.0 in		excellent			
218		Juglans nigra	black walnut	19.9 in		excellent	Y		
219		Juglans nigra	black walnut	8.0 in		good			
220		Juglans nigra	black walnut	20.0 in		good	Y		
221		Salix nigra	black willow	21.3 in		good			
222		Juglans nigra	black walnut	11.5 in		fair			
223		Juglans nigra	black walnut	28.3 in		good	Y		
224		Fraxinus americana	white ash	8.3 in		fair			
225		Juglans nigra	black walnut	9.1 in		good			
226		Juglans nigra	black walnut	16.4 in		good			
227		Juglans nigra	black walnut	11.6 in		good			
228		Juglans nigra	black walnut	8.5 in		good			
229		Juglans nigra	black walnut	9.5 in		good			
230		Juglans nigra	black walnut	9.1 in		good			
231		Juglans nigra	black walnut	17.6 in		good			
232		Juglans nigra	black walnut	20.7 in		excellent	Y		
233		Juglans nigra	black walnut	9.4 in		excellent			
234		Juglans nigra	black walnut	9.1 in		excellent			
235		Juglans nigra	black walnut	13.1 in		fair			
236		Juglans nigra	black walnut	23.8 in		excellent	Y		
237		Juglans nigra	black walnut	18.1 in		good	Y		
238		Juglans nigra	black walnut	12.5 in		fair			
239		Juglans nigra	black walnut	22.9 in		good	Y		
240		Juglans nigra	black walnut	11.7 in		good			
241		Juglans nigra	black walnut	11.6 in		good			
242		Juglans nigra	black walnut	25.6 in		good	Y		
243		Juglans nigra	black walnut	10.4 in		good			

TREE SURVEY SCHEDULE									
TO BE TAG NO.	REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED
763		Juglans nigra	black walnut	27.8 in		good	Y		
764		Juglans nigra	black walnut	16.7 in		fair			
765		Juglans nigra	black walnut	21.9 in		fair	Y		
767		Juglans nigra	black walnut	10.0 in		excellent			
768		Juglans nigra	black walnut	12.9 in		excellent			
769		Juglans nigra	black walnut	9.0 in		good			
770		Juglans nigra	black walnut	11.7 in		fair			
782		Prunus serotina	wild black cherry	9.1 in		fair			
783		Prunus avium	bird cherry	10.9 in		fair			
784		Quercus rubra	red oak	16.9 in		good	Y		
785		Carya glabra	pignut hickory	20.5 in		excellent	Y		
786		Quercus rubra	red oak	13.4 in		excellent			
787		Quercus rubra	red oak	10.6 in		good			
788		Quercus rubra	red oak	17.4 in		excellent	Y		
789		Tilia americana	basswood	16.1 in		good			
790		Carya cordiformis	bitternut hickory	15.0 in		excellent			
791		Juglans nigra	black walnut	9.1 in		fair			
792		Juglans nigra	black walnut	9.1 in		good			
793		Acer negundo	box elder	8.5 in		poor			
794		Juglans nigra	black walnut	9.5 in		excellent			
795		Juglans nigra	black walnut	10.7 in		excellent			
796		Acer negundo	box elder	8.5 in		poor			
797		Prunus serotina	wild black cherry	18.7 in		fair	Y		
798		Carya cordiformis	bitternut hickory	10.0 in		good			
799		Tilia americana	basswood	18.2 in		excellent	Y		
800		Quercus rubra	red oak	12.5 in		good			
801		Carya glabra	pignut hickory	26.0 in		excellent	Y		
802		Ulmus americana	American elm	8.5 in		good			
803		Carya glabra	pignut hickory	13.5 in		good			
804		Carya glabra	pignut hickory	14.0 in		good			
805		Prunus serotina	wild black cherry	8.2 in		dead or dying			
806		Ulmus americana	American elm	8.5 in		good			
807		Carya glabra	pignut hickory	17.0 in		fair	Y		
808		Prunus serotina	wild black cherry	9.0 in		poor			
814		Quercus alba	white oak	17.5 in		good	Y		
837		Carya glabra	pignut hickory	8.4 in		excellent			
839		Prunus serotina	wild black cherry	8.0 in		good			
840		Quercus rubra	red oak	18.8 in		good	Y		
841		Prunus serotina	wild black cherry	13.0 in		dead or dying			
842		Quercus rubra	red oak	17.2 in		excellent	Y		
843		Prunus serotina	wild black cherry	10.5 in		poor			
844		Quercus rubra	red oak	17.5 in		good	Y		
845		Ulmus americana	American elm	11.5 in		poor			
846		Quercus rubra	red oak	9.7 in		fair			
847		Quercus rubra	red oak	12.2 in		good			
848		Quercus rubra	red oak	8.4 in		good			
849		Carya glabra	pignut hickory	8.2 in		fair			
850		Prunus serotina	wild black cherry	14.5 in		poor			
851		Carya cordiformis	bitternut hickory	9.2 in		good			
852		Quercus rubra	red oak	20.1 in		excellent	Y		
853		Quercus rubra	red oak	20.1 in		excellent	Y		
854		Tilia americana	basswood	9.1 in		excellent			
856		Quercus rubra	red oak	18.6 in		excellent	Y		
857		Quercus rubra	red oak	17.2 in		good	Y		
858		Quercus rubra	red oak	17.1 in		excellent	Y		
859		Quercus rubra	red oak	17.0 in		good	Y		
860		Quercus rubra	red oak	21.0 in		good	Y		
861		Quercus rubra	red oak	12.8 in		poor			
862		Quercus rubra	red oak	11.2 in		good			
863		Quercus rubra	red oak	15.6 in		good			
864		Ulmus americana	American elm	17.4 in		good			
865		Ulmus americana	American elm	10.5 in		fair			
866		Ulmus americana	American elm	8.3 in		fair			
867		Ulmus americana	American elm	9.5 in		fair			
868		Carya cordiformis	bitternut hickory	8.4 in		good			
869		Quercus rubra	red oak	10.1 in		excellent			
870		Ulmus americana	American elm	12.3 in		fair			
871		Carya ovata	shagbark hickory	9.1 in		excellent			
872		Quercus rubra	red oak	17.2 in		excellent	Y		
873		Quercus rubra	red oak	16.3 in		excellent	Y		
874		Quercus rubra	red oak	17.1 in		excellent	Y		
876		Quercus rubra	red oak	9.4 in		excellent			
880		Quercus rubra	red oak	39.3 in		excellent	Y		
881		Quercus rubra	red oak	33.4 in		excellent	Y		
882		Acer saccharum	sugar maple	12.5 in		excellent			
883		Quercus rubra	red oak	23.5 in		excellent	Y		
884		Tilia americana	basswood	11.8 in		excellent			
885		Carya glabra	pignut hickory	18.6 in		good	Y		
886		Ostrya virginiana	ironwood	8.0 in		good			
888		Tilia americana	basswood	18.9 in		excellent	Y		
891		Sassafras albidum	sassafras	8.4 in		good			
892		Ulmus americana	American elm	10.5 in		fair			
893		Tilia americana	basswood	17.0 in		excellent			
894		Prunus serotina	wild black cherry	8.8 in		good			
895		Carya ovata	shagbark hickory	22.5 in		excellent	Y		
896		Ulmus americana	American elm	10.4 in		good			
897		Carya ovata	shagbark hickory	16.1 in		good	Y		
898		Carya ovata	shagbark hickory	12.8 in		excellent			
899		Carya ovata	shagbark hickory	15.3 in		excellent			
900		Acer saccharum	sugar maple	8.7 in		excellent			
901		Carya ovata	shagbark hickory	15.5 in		excellent			
902		Carya glabra	pignut hickory	15.7 in		excellent			
903		Quercus alba	white oak	20.0 in		excellent	Y		
904		Tilia americana	basswood	9.6 in		good			
905		Prunus serotina	wild black cherry	14.4 in		fair			
906		Tilia americana	basswood	29.9 in		excellent	Y		
907		Prunus serotina	wild black cherry	15.5 in		fair			
908		Prunus serotina	wild black cherry	11.6 in		good			
909		Tilia americana	basswood	11.2 in		good			
912		Prunus serotina	wild black cherry	9.8 in		good			
913		Prunus avium	bird cherry	14.0 in		poor	Y		
914		Ulmus americana	American elm	8.0 in		fair			
915		Carya glabra	pignut hickory	17.8 in		excellent	Y		

TREE SURVEY SCHEDULE									
TO BE TAG NO.	REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED
916		Carya glabra	pignut hickory	22.0 in		excellent	Y		
917		Ulmus americana	American elm	14.2 in		poor			
918		Ulmus americana	American elm	8.5 in		poor			
919		Carya ovata	shagbark hickory	21.0 in		excellent	Y		
920		Ulmus americana	American elm	8.2 in		good			
921		Carya ovata	shagbark hickory	16.0 in		good	Y		
922		Carya cordiformis	bitternut hickory	11.5 in		excellent			
923		Ulmus americana	American elm	16.5 in		good			
924		Prunus serotina	wild black cherry	13.0 in		good			
925		Tilia americana	basswood	22.0 in		excellent	Y		
926		Quercus rubra	red oak	19.5 in		excellent	Y		
927		Prunus serotina	wild black cherry	13.4 in		poor			
928		Ulmus americana	American elm	16.0 in		good			
929		Juglans nigra	black walnut	19.0 in		good	Y		
930		Ulmus americana	American elm	10.5 in		good			
931		Ulmus americana	American elm	8.2 in		good			
932		Juglans nigra	black walnut	10.3 in		good			
933		Tilia americana	basswood	16.2 in		excellent			
934		Tilia americana	basswood	10.2 in		excellent			
935		Quercus rubra	red oak	18.3 in		excellent	Y		
936		Prunus serotina	wild black cherry	9.5 in		good			
937		Quercus alba	white oak	18.2 in		excellent	Y		
938		Carya glabra	pignut hickory	15.0 in		excellent			
939		Carya ovata	shagbark hickory	12.5 in		good			
940		Carya glabra	pignut hickory	23.5 in		excellent	Y		
941		Carya glabra	pignut hickory	22.0 in		excellent	Y		
942		Ulmus americana	American elm	10.9 in		good			
943		Carya glabra	pignut hickory	16.3 in		good	Y		
944		Carya ovata	shagbark hickory	18.2 in		good	Y		
945		Quercus rubra	red oak	10.2 in		good			
946		Carya glabra	pignut hickory	15.5 in		good			
947		Prunus serotina	wild black cherry	8.5 in		poor			
948		Prunus avium	bird cherry	14.0 in		excellent	Y		
949		Acer saccharum	sugar maple	18.5 in		good	Y		
950		Quercus rubra	red oak	11.3 in		excellent			
951		Tilia americana	basswood	8.1 in		excellent			
952		Prunus serotina	wild black cherry	15.8 in		fair			
953		Tilia americana	basswood	19.7 in		excellent	Y		
954		Tilia americana	basswood	15.5 in		good			
955		Tilia americana	basswood	16.5 in		good			
956		Prunus serotina	wild black cherry	9.7 in		fair			
957		Ulmus americana	American elm	10.0 in		fair			
958		Quercus rubra	red oak	9.0 in		good			
959		Ulmus americana	American elm	12.8 in		good			
960		Quercus alba	white oak	16.8 in		excellent	Y		
961		Carya glabra	pignut hickory	23.5 in		excellent	Y		
962		Ulmus americana	American elm	14.6 in		good			
963		Tilia americana	basswood	13.2 in		excellent			
964		Tilia americana	basswood	12.0 in		excellent			
965		Tilia americana	basswood	12.0 in		excellent			
966		Tilia americana	basswood	9.3 in		excellent			
967		Ostrya virginiana	ironwood	8.0 in		excellent			
968		Ulmus americana	American elm	9.2 in		good			
969		Quercus rubra	red oak	17.5 in		excellent	Y		
970		Quercus alba	white oak	11.9 in		excellent			
971		Carya cordiformis	bitternut hickory	11.3 in		excellent			
972		Carya glabra	pignut hickory	8.2 in		excellent			
973		Quercus alba	white oak	8.2 in		excellent			
974		Quercus alba	white oak	19.3 in		good	Y		
975		Quercus rubra	red oak	14.5 in		good			
976		Quercus rubra	red oak	15.3 in		excellent			
977		Quercus rubra	red oak	17.5 in		excellent	Y		
978		Carya ovata	shagbark hickory	8.1 in		good			
979		Carya ovata	shagbark hickory	8.8 in		excellent			
980		Ulmus americana	American elm	9.2 in		good			
981		Quercus rubra	red oak	15.9 in		good			
982		Quercus rubra	red oak	9.7 in		good			
983		Quercus alba	white oak	27.9 in		excellent	Y		
984		Tilia americana	basswood	8.3 in		poor			
985		Quercus rubra	red oak	13.0 in		good			
986		Quercus rubra	red oak	11.0 in		excellent			
987		Quercus alba	white oak	16.8 in		good	Y		
988		Quercus rubra	red oak	9.0 in		good			
989		Quercus rubra	red oak	17.5 in		good	Y		
990		Tilia americana	basswood	15.4 in		excellent			
991		Tilia americana	basswood	12.0 in		excellent			
992		Quercus alba	white oak	16.2 in		good			



TREE SURVEY SCHEDULE									
TO BE REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED	
1320	Carya glabra	pignut hickory	16.8 in		excellent	Y			
1321	Celtis occidentalis	hackberry	17.3 in		good				
1322	Tilia americana	basswood	10.8 in		excellent				
1323	Carya glabra	pignut hickory	15.6 in		good				
1324	Quercus rubra	red oak	11.3 in		excellent				
1325	Quercus rubra	red oak	8.5 in		excellent				
1326	Quercus rubra	red oak	17.6 in		excellent	Y			
1327	Juglans nigra	black walnut	19.5 in		excellent	Y			
1328	Ulmus americana	American elm	9.5 in		good				
1329	Ulmus americana	American elm	8.0 in		poor				
1330	Ulmus americana	American elm	9.5 in		fair				
1331	Ulmus americana	American elm	11.0 in		good				
1332	Morus alba	white mulberry	8.5 in		good				
1333	Morus alba	white mulberry	8.5 in		good				
1334	Morus alba	white mulberry	9.3 in		good				
1335	Carya cordiformis	bitternut hickory	8.8 in		excellent				
1336	Ulmus americana	American elm	15.2 in		good				
1337	Quercus rubra	red oak	12.0 in		fair				
1338	Prunus serotina	wild black cherry	13.5 in		fair				
1339	Prunus serotina	wild black cherry	10.8 in		poor				
1340	Quercus rubra	red oak	9.5 in		fair				
1341	Prunus serotina	wild black cherry	24.0 in		poor	Y			
1342	Tilia americana	basswood	15.2 in		excellent				
1343	Tilia americana	basswood	16.5 in		excellent				
1344	Prunus serotina	wild black cherry	8.2 in		poor				
1345	Quercus alba	white oak	20.8 in		excellent	Y			
1346	Carya cordiformis	bitternut hickory	15.5 in		good				
1347	Carya glabra	pignut hickory	15.2 in		good				
1348	Tilia americana	basswood	10.0 in		good				
1349	Tilia americana	basswood	18.4 in		good	Y			
1350	Prunus serotina	wild black cherry	10.0 in		poor				
1351	Carya cordiformis	bitternut hickory	9.3 in		excellent				
1352	Tilia americana	basswood	8.8 in		good				
1353	Prunus serotina	wild black cherry	8.8 in		fair				
1354	Prunus serotina	wild black cherry	8.3 in		fair				
1355	Prunus serotina	wild black cherry	13.0 in		fair				
1356	Ulmus americana	American elm	8.7 in		fair				
1357	Acer saccharum	sugar maple	16.7 in		excellent	Y			
1358	Tilia americana	basswood	11.5 in		good				
1359	Tilia americana	basswood	17.8 in		good				
1360	Carya ovata	shagbark hickory	25.0 in		excellent	Y			
1361	Tilia americana	basswood	21.5 in		excellent	Y			
1362	Tilia americana	basswood	16.3 in		excellent				
1363	Tilia americana	basswood	9.0 in		excellent				
1364	Carya glabra	pignut hickory	18.9 in		excellent	Y			
1365	Ulmus americana	American elm	12.5 in		excellent				
1366	Carya cordiformis	bitternut hickory	17.5 in		excellent	Y			
1367	Tilia americana	basswood	19.5 in		good	Y			
1368	Acer rubrum	red maple	8.5 in		excellent				
1369	Tilia americana	basswood	14.5 in		excellent				
1370	Tilia americana	basswood	15.0 in		excellent				
1371	Carya cordiformis	bitternut hickory	10.0 in		excellent				
1372	Tilia americana	basswood	8.8 in		fair				
1373	Quercus rubra	red oak	13.7 in		good				
1374	Quercus rubra	red oak	14.9 in		excellent				
1375	Quercus rubra	red oak	16.7 in		fair	Y			
1376	Quercus rubra	red oak	16.7 in		good	Y			
1377	Quercus rubra	red oak	23.0 in		excellent	Y			
1378	Acer saccharum	sugar maple	14.8 in		excellent				
1379	Quercus rubra	red oak	28.0 in		excellent	Y			
1380	Carya cordiformis	bitternut hickory	11.5 in		fair				
1381	Prunus serotina	wild black cherry	11.5 in		poor				
1382	Carya cordiformis	bitternut hickory	15.0 in		poor				
1383	Ulmus americana	American elm	21.0 in		fair	Y			
1384	Carya glabra	pignut hickory	11.8 in		excellent				
1385	Quercus alba	white oak	31.8 in		excellent	Y			
1386	Ulmus americana	American elm	8.0 in		excellent				
1387	Carya glabra	pignut hickory	14.5 in		excellent				
1388	Quercus rubra	red oak	9.0 in		excellent				
1389	Tilia americana	basswood	19.0 in		good	Y			
1390	Quercus rubra	red oak	20.2 in		excellent	Y			
1391	Prunus serotina	wild black cherry	10.2 in		poor				
1392	Quercus rubra	red oak	14.2 in		good				
1393	Tilia americana	basswood	11.5 in		excellent				
1395	Carya cordiformis	bitternut hickory	10.5 in		good				
1396	Carya cordiformis	bitternut hickory	10.2 in		good				
1397	Tilia americana	basswood	8.2 in		fair				
1401	Tilia americana	basswood	15.8 in		fair				
1402	Tilia americana	basswood	8.5 in		good				
1403	Tilia americana	basswood	9.0 in		good				
1404	Ulmus americana	American elm	8.0 in		fair				
1405	Ulmus americana	American elm	11.0 in		good				
1406	Carya ovata	shagbark hickory	21.6 in		excellent	Y			
1407	Tilia americana	basswood	17.0 in		excellent				
1408	Tilia americana	basswood	8.5 in		excellent				
1409	Tilia americana	basswood	15.8 in		good				
1410	Acer saccharum	sugar maple	11.0 in		excellent				
1411	Tilia americana	basswood	11.5 in		good				
1412	Acer saccharum	sugar maple	8.1 in		good				
1413	Tilia americana	basswood	12.6 in		fair				
1414	Tilia americana	basswood	13.7 in		good				
1415	Prunus serotina	wild black cherry	10.5 in		fair				
1416	Acer saccharum	sugar maple	9.8 in		excellent				
1417	Acer saccharum	sugar maple	10.3 in		good				
1418	Acer saccharum	sugar maple	9.5 in		excellent				
1419	Acer rubrum	red maple	16.8 in		good	Y			
1420	Acer rubrum	red maple	8.2 in		excellent				
1421	Tilia americana	basswood	13.5 in		poor				
1422	Tilia americana	basswood	17.3 in		good				
1423	Tilia americana	basswood	15.5 in		good				
1424	Tilia americana	basswood	9.8 in		good				
1425	Tilia americana	basswood	10.8 in		good				

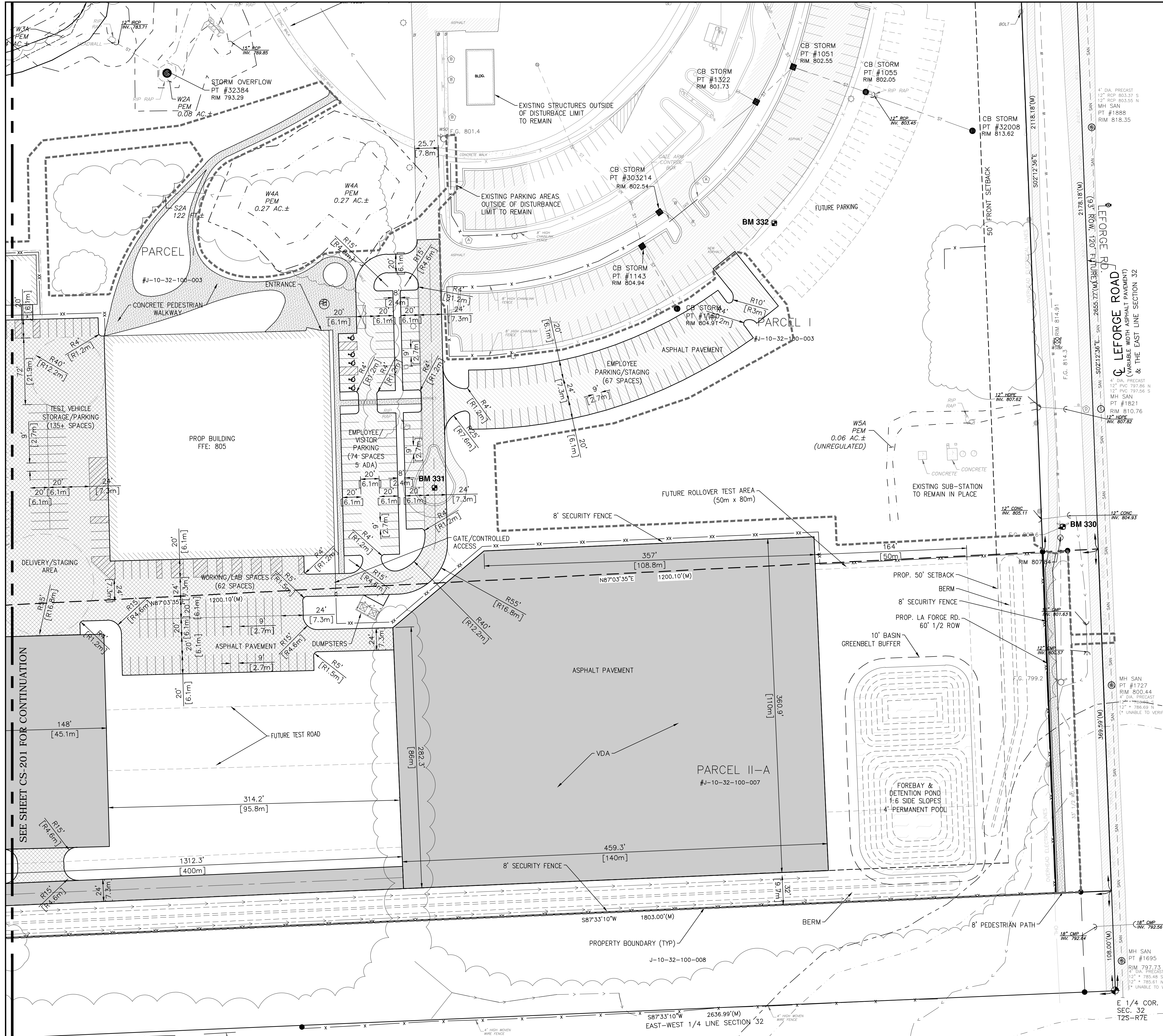
TREE SURVEY SCHEDULE									
TO BE REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED	
1426	Quercus rubra	red oak	14.3 in		good				
1427	Prunus serotina	wild black cherry	8.8 in		good				
1428	Carya glabra	pignut hickory	21.3 in		excellent	Y			
1429	Carya cordiformis	bitternut hickory	13.8 in		good				
1430	Quercus rubra	red oak	10.0 in		good				
1431	Quercus rubra	red oak	14.0 in		poor				
1432	Tilia americana	basswood	16.2 in		fair				
1433	Tilia americana	basswood	23.0 in		excellent	Y			
1434	Ulmus americana	American elm	8.5 in		fair				
1435	Quercus rubra	red oak	13.0 in		good				
1436	Juglans nigra	black walnut	12.0 in		good				
1437	Fraxinus pennsylvanica	green ash	9.0 in		poor				
1438	Juglans nigra	black walnut	9.5 in		fair				
1439	Juglans nigra	black walnut	11.0 in		good				
1440	Ulmus americana	American elm	9.0 in		good				
1441	Carya cordiformis	bitternut hickory	9.0 in		good				
1442	Carya cordiformis	bitternut hickory	9.0 in		good				
1443	Carya cordiformis	bitternut hickory	8.1 in		good				
1444	Tilia americana	basswood	8.0 in		good				
1445	Ulmus americana	American elm	11.6 in		fair				
1446	Prunus serotina	wild black cherry	16.3 in		good				
1447	Tilia americana	basswood	16.2 in		fair				
1448	Tilia americana	basswood	11.0 in		fair				
1449	Carya glabra	pignut hickory	20.0 in		excellent	Y			
1450	Quercus rubra	red oak	8.0 in		excellent				
1451	Quercus rubra	red oak	14.0 in		good				
1452	Quercus rubra	red oak	14.5 in		good				
1453	Tilia americana	basswood	14.5 in		good				
1454	Ulmus americana	American elm	10.1 in		good				
1455	Juglans nigra	black walnut	16.0 in		good				
1456	Juglans nigra	black walnut	13.1 in		good				
1457	Tilia americana	basswood	17.5 in		good				
1458	Tilia americana	basswood	18.5 in		fair	Y			
1459	Carya ovata	shagbark hickory	20.5 in		excellent	Y			
1460	Carya ovata	shagbark hickory	17.6 in		excellent	Y			
1461	Tilia americana	basswood	17.6 in		good				
1462	Carya ovata	shagbark hickory	17.0 in		excellent	Y			
1463	Tilia americana	basswood	13.8 in		good				
1464	Tilia americana	basswood	12.0 in		good				
1465	Tilia americana	basswood	8.0 in		good				
1466	Tilia americana	basswood	11.6 in		good				
1467	Tilia americana	basswood	15.5 in		good				
1468	Ulmus americana	American elm	15.0 in		good				
1469	Tilia americana	basswood	25.0 in		good	Y			
1470	Tilia americana	basswood	12.8 in		good				
1471	Tilia americana	basswood	12.9 in		good				
1472	Tilia americana	basswood	17.0 in		good				
1473	Acer rubrum	red maple	13.8 in		good				
1474	Acer rubrum	red maple	8.2 in		good				
1475	Tilia americana	basswood	15.0 in		good				
1476	Prunus serotina	wild black cherry	17.5 in		fair				
1477	Tilia americana	basswood	15.1 in		fair				
1478	Tilia americana	basswood	11.3 in		good				
1479	Tilia americana	basswood	17.2 in		good				
1480	Acer nigrum	black maple	8.0 in		good				
1481	Prunus serotina	wild black cherry	10.5 in		good				
1482	Prunus serotina	wild black cherry	8.5 in		good				
1483	Acer rubrum	red maple	14.0 in		fair				
1484	Tilia americana	basswood	11.3 in		fair				
1485	Prunus serotina	wild black cherry	9.0 in		good				
1486	Ulmus americana	American elm	9.5 in		good				
1487	Ulmus americana	American elm	8.0 in		good				
1488	Tilia americana	basswood	15.7 in		good				
1489	Carya cordiformis	bitternut hickory	12.2 in		good				
1490	Acer rubrum	red maple	9.0 in		good				
1491	Acer rubrum	red maple	15.0 in		good				
1492	Acer rubrum	red maple	9.2 in		excellent				
1493	Tilia americana	basswood	12.5 in		excellent				
1494	Carya cordiformis	bitternut hickory	10.0 in		excellent				
1495	Tilia americana	basswood	8.8 in		good				
1496	Carya cordiformis	bitternut hickory	9.9 in		good				
1497	Tilia americana	basswood	11.2 in		good				
1498	Tilia americana	basswood	11.1 in		good				
1499	Tilia americana	basswood	10.2 in		good				
1501	Tilia americana	basswood	12.0 in		good				
1502	Tilia americana	basswood	16.2 in		good				
1503	Quercus alba	white oak	13.1 in		good				
1504	Tilia americana	basswood	12.8 in		good				
1505	Tilia americana	basswood	13.3 in		good				

TREE SURVEY SCHEDULE									
TO BE TAG NO.	REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED
1631		Tilia americana	basswood	10.2 in		good			
1632		Tilia americana	basswood	13.1 in		excellent			
1633		Tilia americana	basswood	10.8 in		good			
1634		Tilia americana	basswood	15.0 in		excellent			
1635		Tilia americana	basswood	8.6 in		good			
1636		Tilia americana	basswood	14.4 in		excellent			
1637		Tilia americana	basswood	25.3 in		good	Y		
1638		Tilia americana	basswood	9.4 in		good			
1639		Tilia americana	basswood	11.0 in		fair			
1640		Tilia americana	basswood	14.7 in		excellent			
1641		Tilia americana	basswood	8.6 in		good			
1642		Tilia americana	basswood	12.8 in		excellent			
1643		Quercus rubra	red oak	15.6 in		excellent			
1644		Tilia americana	basswood	18.1 in		excellent	Y		
1645		Tilia americana	basswood	15.9 in		fair			
1646		Ulmus americana	American elm	9.3 in		good			
1647		Ulmus americana	American elm	21.1 in		good	Y		
1648		Carya cordiformis	bitternut hickory	8.0 in		good			
1649		Quercus rubra	red oak	23.8 in		excellent	Y		
1650		Carya glabra	pignut hickory	9.7 in		good			
1651		Tilia americana	basswood	13.5 in		good			
1652		Carya ovata	shagbark hickory	13.2 in		good			
1653		Carya glabra	pignut hickory	10.4 in		good			
1654		Quercus rubra	red oak	25.0 in		good	Y		
1655		Ulmus americana	American elm	11.4 in		fair			
1656		Prunus serotina	wild black cherry	10.6 in		fair			
1657		Quercus rubra	red oak	11.1 in		good			
1658		Tilia americana	basswood	14.3 in		fair			
1659		Tilia americana	basswood	18.0 in		good	Y		
1660		Carya cordiformis	bitternut hickory	9.7 in		excellent			
1661		Tilia americana	basswood	19.3 in		excellent	Y		
1662		Tilia americana	basswood	16.7 in		excellent			
1663		Tilia americana	basswood	10.8 in		excellent			
1664		Tilia americana	basswood	9.1 in		excellent			
1665		Tilia americana	basswood	14.2 in		excellent			
1666		Tilia americana	basswood	9.1 in		poor			
1667		Tilia americana	basswood	8.3 in		good			
1668		Tilia americana	basswood	15.6 in		excellent			
1669		Tilia americana	basswood	11.0 in		good			
1670		Prunus serotina	wild black cherry	9.2 in		fair			
1671		Prunus serotina	wild black cherry	9.0 in		excellent			
1672		Carya ovata	shagbark hickory	25.1 in		excellent	Y		
1673		Tilia americana	basswood	17.8 in		excellent			
1674		Tilia americana	basswood	8.6 in		fair			
1675		Ostrya virginiana	ironwood	9.1 in		good			
1676		Tilia americana	basswood	9.6 in		good			
1677		Tilia americana	basswood	16.9 in		good			
1678		Tilia americana	basswood	11.0 in		good			
1679		Tilia americana	basswood	9.8 in		excellent			
1680		Carya cordiformis	bitternut hickory	11.7 in		excellent			
1681		Quercus rubra	red oak	12.8 in		excellent			
1682		Prunus serotina	wild black cherry	8.3 in		poor			
1683		Ulmus americana	American elm	8.5 in		good			
1684		Quercus rubra	red oak	10.1 in		excellent			
1685		Tilia americana	basswood	12.3 in		good			
1686		Carya ovata	shagbark hickory	15.0 in		good			
1687		Quercus alba	white oak	15.9 in		good			
1688		Quercus rubra	red oak	10.9 in		good			
1689		Ulmus americana	American elm	14.1 in		excellent			
1690		Juglans nigra	black walnut	19.0 in		excellent	Y		
1691		Ulmus americana	American elm	10.3 in		excellent			
1692		Carya cordiformis	bitternut hickory	17.4 in		excellent	Y		
1693		Carya ovata	shagbark hickory	10.6 in		good			
1694		Quercus rubra	red oak	16.7 in		excellent	Y		
1695		Tilia americana	basswood	15.1 in		excellent			
1696		Quercus macrocarpa	burr oak	9.5 in		good			
1697		Carya cordiformis	bitternut hickory	11.8 in		excellent			
1698		Quercus rubra	red oak	9.3 in		excellent			
1699		Juglans nigra	black walnut	15.6 in		excellent			
1700		Quercus rubra	red oak	24.3 in		excellent	Y		
1701		Ulmus americana	American elm	8.1 in		good			
1702		Quercus rubra	red oak	18.3 in		good	Y		
1703		Quercus rubra	red oak	14.8 in		excellent			
1704		Ulmus americana	American elm	11.6 in		excellent			
1705		Juglans nigra	black walnut	11.2 in		good			
1706		Quercus rubra	red oak	20.9 in		good	Y		
1707		Quercus rubra	red oak	11.2 in		excellent			
1708		Carya cordiformis	bitternut hickory	8.7 in		excellent			
1709		Quercus rubra	red oak	12.8 in		excellent			
1710		Quercus macrocarpa	burr oak	11.7 in		excellent			
1711		Juglans nigra	black walnut	12.1 in		excellent			
1712		Carya cordiformis	bitternut hickory	11.8 in		excellent			
1713		Carya cordiformis	bitternut hickory	9.5 in		good			
1714		Quercus macrocarpa	burr oak	18.4 in		excellent	Y		
1715		Tilia americana	basswood	22.8 in		good	Y		
1716		Tilia americana	basswood	10.6 in		good			
1717		Tilia americana	basswood	9.2 in		fair			
1718		Carya cordiformis	bitternut hickory	10.8 in		excellent			
1719		Quercus macrocarpa	burr oak	9.8 in		good			
1720		Tilia americana	basswood	14.1 in		good			
1721		Ulmus americana	American elm	8.5 in		good			
1722		Carya cordiformis	bitternut hickory	10.4 in		excellent			
1723		Carya cordiformis	bitternut hickory	9.1 in		excellent			
1724		Carya cordiformis	bitternut hickory	10.0 in		good			
1725		Ulmus americana	American elm	10.5 in		excellent			
1726		Ulmus americana	American elm	8.3 in		excellent			
1727		Carya glabra	pignut hickory	18.3 in		good	Y		
1728		Carya glabra	pignut hickory	11.9 in		excellent			
1729		Quercus rubra	red oak	9.1 in		excellent			
1730		Carya ovata	shagbark hickory	22.4 in		excellent	Y		
1731		Carya ovata	shagbark hickory	22.4 in		excellent	Y		
1732		Ulmus americana	American elm	15.4 in		excellent			

TREE SURVEY SCHEDULE									
TO BE TAG NO.	REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED
1733		Carya ovata	shagbark hickory	17.7 in		good	Y		
1734		Carya ovata	shagbark hickory	13.5 in		excellent			
1735		Tilia americana	basswood	13.8 in		good			
1736		Tilia americana	basswood	12.8 in		good			
1737		Carya ovata	shagbark hickory	21.8 in		excellent	Y		
1738		Tilia americana	basswood	9.9 in		fair			
1739		Tilia americana	basswood	10.4 in		excellent			
1740		Tilia americana	basswood	10.8 in		fair			
1741		Carya ovata	shagbark hickory	18.9 in		excellent	Y		
1742		Prunus serotina	wild black cherry	8.1 in		excellent			
1743		Ostrya virginiana	ironwood	8.2 in		excellent			
1744		Tilia americana	basswood	10.7 in		excellent			
1745		Carya glabra	pignut hickory	13.4 in		excellent			
1746		Ostrya virginiana	ironwood	8.3 in		excellent			
1747		Ostrya virginiana	ironwood	9.9 in		excellent			
1748		Acer rubrum	red maple	13.9 in		good			
1749		Tilia americana	basswood	11.9 in		good			
1750		Tilia americana	basswood	8.5 in		good			
1751		Tilia americana	basswood	9.4 in		good			
1752		Prunus serotina	wild black cherry	17.3 in		excellent			
1753		Quercus rubra	red oak	20.2 in		excellent	Y		
1754		Prunus serotina	wild black cherry	10.3 in		good			
1755		Tilia americana	basswood	14.8 in		excellent			
1756		Tilia americana	basswood	13.1 in		excellent			
1757		Tilia americana	basswood	10.5 in		excellent			
1758		Sassafras albidum	sassafras	19.3 in		good			
1759		Tilia americana	basswood	16.7 in		excellent			
1760		Tilia americana	basswood	19.2 in		good	Y		
1761		Tilia americana	basswood	10.8 in		excellent			
1762		Quercus rubra	red oak	18.5 in		excellent	Y		
1763		Tilia americana	basswood	8.9 in		good			
1764		Quercus rubra	red oak	23.4 in		excellent	Y		
1765		Tilia americana	basswood	9.8 in		good			
1766		Tilia americana	basswood	29.5 in		good	Y		
1767		Quercus rubra	red oak	13.4 in		good			
1768		Tilia americana	basswood	9.8 in		good			
1769		Tilia americana	basswood	12.2 in		good			
1770		Quercus rubra	red oak	12.2 in		good			
1771		Prunus serotina	wild black cherry	15.3 in		poor			
1772		Quercus rubra	red oak	14.3 in		excellent			
1773		Prunus serotina	wild black cherry	8.1 in		excellent			
1774		Prunus serotina	wild black cherry	16.1 in		excellent			
1775		Tilia americana	basswood	8.5 in		good			
1776		Tilia americana	basswood	8.8 in		good			
1777		Quercus rubra	red oak	25.2 in		good	Y		
1778		Quercus rubra	red oak	9.1 in		excellent			
1779		Quercus rubra	red oak	18.8 in		good	Y		
1780		Tilia americana	basswood	15.1 in		good			
1781		Tilia americana	basswood	9.4 in		good			
1782		Tilia americana	basswood	21.5 in		excellent	Y		
1783		Carya ovata	shagbark hickory	16.5 in		excellent	Y		
1784		Tilia americana	basswood	11.0 in		good			
1785		Carya glabra	pignut hickory	12.8 in		excellent			
1786		Quercus rubra	red oak	22.2 in		good	Y		
1787		Tilia americana	basswood	17.6 in		good			
1788		Tilia americana	basswood	19.6 in		excellent	Y		
1789		Ulmus americana	American elm	20.3 in		poor	Y		
1790		Tilia americana	basswood	12.7 in		excellent			
1791		Quercus rubra	red oak	9.6 in		good			
1792		Tilia americana	basswood	10.7 in		good			
1793		Tilia americana	basswood	11.4 in		good			
1794		Prunus serotina	wild black cherry	8.3 in		good			
1795		Tilia americana	basswood	15.0 in		good			
1796		Tilia americana	basswood	16.6 in		excellent			
1797		Tilia americana	basswood	8.0 in		good			
1798		Tilia americana	basswood	17.4 in		excellent			
1799		Tilia americana	basswood	21.8 in		excellent	Y		
1800		Ulmus americana	American elm	10.0 in		good			
1801		Tilia americana	basswood	9.6 in		excellent			
1802		Tilia americana	basswood	11.1 in		good			
1803		Acer negundo	box elder	11.7 in		poor			
1804		Tilia americana	basswood	9.8 in		excellent			
1805		Tilia americana	basswood	11.7 in		fair			
1806		Tilia americana	basswood	18.1 in		excellent	Y		
1807		Tilia americana	basswood	13.4 in		excellent			
1808		Acer rubrum	red maple	33.5 in		poor	Y		
1809		Tilia americana	basswood	23.8 in		good	Y		
1810		Tilia americana	basswood	18.5 in		fair	Y		
1811		Tilia americana							

TREE SURVEY SCHEDULE									
TAG NO.	TO BE REMOVED	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	CONDITION	LANDMARK	SOVEREIGN	REPLACEMENT REQUIRED
				(INCHES)	(FEET)				
1937		Juglans nigra	black walnut	19.1 in		good	Y		
1938		Juglans nigra	black walnut	26.8 in		fair	Y		
1939		Juglans nigra	black walnut	11.1 in		good			
1940		Juglans nigra	black walnut	12.6 in		fair			
1941		Juglans nigra	black walnut	21.3 in		fair	Y		
1942		Juglans nigra	black walnut	15.5 in		good			
1943		Morus alba	white mulberry	8.0 in		good			
1944		Juglans nigra	black walnut	12.7 in		fair			
1945		Juglans nigra	black walnut	8.1 in		fair			
1946		Acer negundo	box elder	9.3 in		dead or dying			
1947		Acer negundo	box elder	9.0 in		fair			
1948		Juglans nigra	black walnut	10.9 in		good			
1949		Acer negundo	box elder	13.6 in		fair			
1950		Salix nigra	black willow	8.6 in		good			
1951		Acer negundo	box elder	9.3 in		poor			
1952		Juglans nigra	black walnut	20.9 in		fair	Y		
1953		Acer negundo	box elder	10.0 in		poor			
1954		Juglans nigra	black walnut	9.1 in		excellent			
1955		Acer negundo	box elder	8.2 in		poor			
1956		Juglans nigra	black walnut	10.2 in		excellent			
1957		Salix nigra	black willow	17.1 in		fair			
1958		Salix nigra	black willow	15.6 in		good			
1959		Juglans nigra	black walnut	23.1 in		fair	Y		
1960		Populus deltoides	cottonwood	17.7 in		good			
1961		Juglans nigra	black walnut	8.1 in		good			
1962		Populus deltoides	cottonwood	42.1 in		good			
1963		Juglans nigra	black walnut	8.0 in		good			
1964		Juglans nigra	black walnut	9.0 in		excellent			
1965		Juglans nigra	black walnut	11.5 in		excellent			
1966		Juglans nigra	black walnut	9.1 in		good			
1967		Juglans nigra	black walnut	8.3 in		excellent			
1968		Acer negundo	box elder	8.3 in		poor			
1969		Juglans nigra	black walnut	11.7 in		good			
1970		Juglans nigra	black walnut	8.8 in		excellent			
1971		Juglans nigra	black walnut	13.9 in		good			
1972		Juglans nigra	black walnut	16.6 in		excellent			
1973		Juglans nigra	black walnut	11.7 in		excellent			
1974		Morus alba	white mulberry	8.0 in		fair			
1975		Juglans nigra	black walnut	10.3 in		excellent			
1976		Prunus serotina	wild black cherry	19.7 in		fair	Y		
1977		Prunus serotina	wild black cherry	8.4 in		excellent			
1978		Juglans nigra	black walnut	12.0 in		good			
1979		Juglans nigra	black walnut	9.5 in		good			
1980		Ulmus americana	American elm	10.7 in		excellent			
1981		Juglans nigra	black walnut	8.0 in		excellent			
1982		Juglans nigra	black walnut	8.5 in		good			
1983		Populus deltoides	cottonwood	32.8 in		excellent			
1984		Juglans nigra	black walnut	15.2 in		good			
1985		Salix amygdaloides	peach-leaved willow	8.5 in		good			
1986		Juglans nigra	black walnut	10.1 in		excellent			
1987		Juglans nigra	black walnut	15.2 in		excellent			
1988		Ulmus americana	American elm	11.2 in		excellent			
1989		Ulmus americana	American elm	9.4 in		good			
1990		Ulmus americana	American elm	8.4 in		good			
1991		Ulmus americana	American elm	9.0 in		excellent			
1992		Juglans nigra	black walnut	15.9 in		excellent			
1993		Juglans nigra	black walnut	17.8 in		excellent			
1994		Acer negundo	box elder	8.2 in		poor			
1995		Juglans nigra	black walnut	11.0 in		excellent			
1996		Juglans nigra	black walnut	8.7 in		excellent			
1997		Juglans nigra	black walnut	16.7 in		excellent			
1998		Juglans nigra	black walnut	15.6 in		good			
1999		Acer negundo	box elder	8.7 in		poor			
2000		Juglans nigra	black walnut	8.1 in		good			

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ISSUES <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>AREA PLAN</td> <td>2021-10-27</td> </tr> <tr> <td>2</td> <td>AREA PLAN AMENDMENT</td> <td>2021-11-29</td> </tr> </tbody> </table>		No.	DESCRIPTION	DATE	1	AREA PLAN	2021-10-27	2	AREA PLAN AMENDMENT	2021-11-29
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1	AREA PLAN	2021-10-27								
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SEAL										
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PROJECT Hyundai STIL 6800 Geddes Rd Superior Charter Twp, MI 48198										
PROJECT NO: 134894										
DRAWN BY:	CHECKED BY:									
PROJECT MGR: D KASSAB	APPROVED BY:									
SHEET TITLE TREE SURVEY SCHEDULE										
SHEET NUMBER CD-106	ISSUE									



CIVIL LEGEND - SITE

- SWSL/4" 4" WIDE SINGLE WHITE SOLID LINE (TYP FOR PARKING)
- SBSL/4" 4" WIDE SINGLE BLUE SOLID LINE (TYP FOR ADA)
- SYSL/4" 4" WIDE SINGLE YELLOW SOLID LINE
- ACCESSIBLE PARKING SPACE AND ACCESS AISLE
- NEW BUILDING OUTLINE
- PARKING LOT/STANDARD DUTY ASPHALT PAVEMENT
- TESTING FACILITY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- AGGREGATE SURFACE
- PATIO SEATING
- LANDSCAPE VEGETATION
- 8" HIGH WILDLIFE/SECURITY FENCE
- LIMITS OF DISTURBANCE



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CONSULTANTS

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 Tel 248 936 8000 fax 248 936 8111
 ibigroup.com

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 6800 Geddes Rd Superior Charter Twp,
 MI 48198

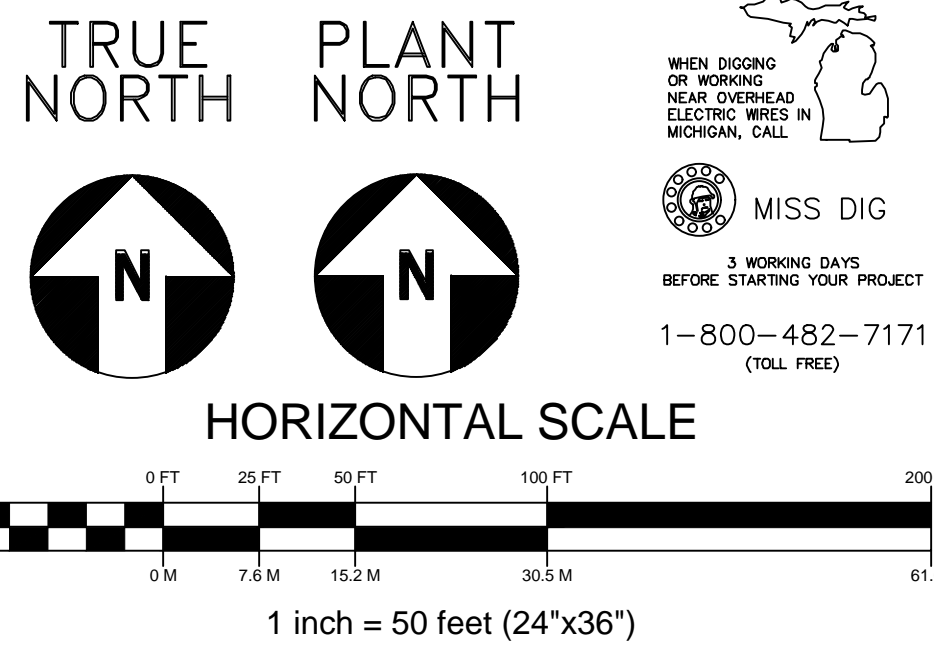
PROJECT NO:
 134894

DRAWN BY: **CHECKED BY:**

PROJECT MGR:
D KASSAB **APPROVED BY:**

SHEET TITLE
PART SITE PLAN

SHEET NUMBER **ISSUE**
CS-200

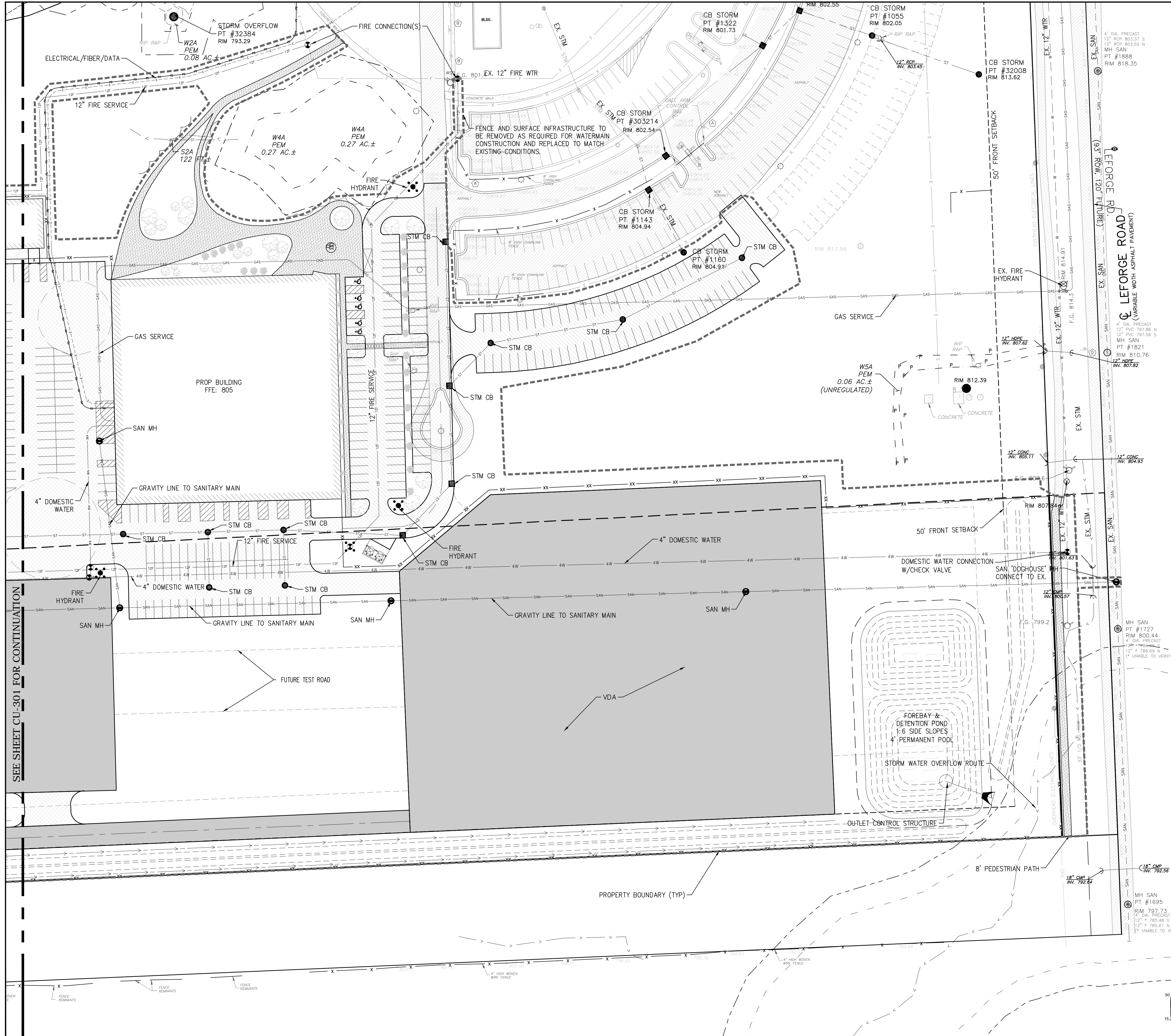


WHEN DIGGING OR WORKING NEAR OVERHEAD ELECTRIC WIRES IN MICHIGAN, CALL MISS DIG

3 WORKING DAYS BEFORE STARTING YOUR PROJECT

1-800-482-7171 (TOLL FREE)

E 1/4 COR. SEC. 32 T2S-R7E



CIVIL LEGEND - UTILITIES

- STORM INLET - SEE PLAN FOR SIZE & TYPE
- MANHOLE - SEE PLAN FOR SIZE & TYPE
- END-SECTION - SEE PLAN FOR SIZE & TYPE
- SEWER CLEANOUT - INSTALL USING 75FT MIN. SPACING
- FIRE HYDRANT ASSEMBLY W/BOLLARD PROTECTION
- GATE VALVE
- POST INDICATOR VALVE W/BOLLARD PROTECTION
- FIRE SYSTEM CONTROL VALVE W/ BOLLARD PROTECTION
- SAN - SANITARY SEWER PIPE
- ST - STORM DRAINAGE PIPE
- ST - STORM UNDERDRAIN
- W - DOMESTIC WATER LINE (SIZE AS SHOWN)
- 12F - FIRE WATER LINE - SIZE AS SHOWN.
- FO - FIBER OPTIC
- GAS - GAS MAIN
- OHP - OVERHEAD POWER LINE
- E - ELECTRICAL LINE (UNDERGROUND)
- LIMITS OF DISTURBANCE

UTILITY NOTES:

1. GENERAL CONTRACTOR SHALL COORDINATE ALL SITE UTILITIES AND STORM DRAINAGE INSTALLATION SCHEDULES TO AVOID POTENTIAL UTILITY CONFLICTS.
2. VERIFY BUILDING CONNECTIONS WITH MECH. PLANS PRIOR TO CONSTRUCTION. EXTERIOR LIGHTING SHALL BE PROVIDED SO TO ADEQUATELY ILLUMINATE VEHICLE AND PEDESTRIAN USE AREAS AND ARRANGED SO TO NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES.
3. ALL SANITARY & STORM (NON-SUMP) STRUCTURES SHALL HAVE A SMOOTH UNIFORM Poured CONCRETE CHANNEL FROM INVERT(S) IN TO INVERT OUT.
4. CATHODE PROTECTION SHALL BE PROVIDED FOR DUCTILE IRON/METAL SURFACES EXPOSED TO THE GROUND.
5. ALL EXISTING/PROPOSED STRUCTURES AND UTILITY PIPES WITHIN THE INFLUENCE OF PROPOSED PAVED SURFACES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND SHALL BE INSTALLED/RECONSTRUCTED ACCORDINGLY.
6. PIPE MEASUREMENTS ARE TO CENTER OF SOLID STRUCTURE, FLOW LINE POINT OF INLET STRUCTURE AND INCLUDE LENGTH OF END SECTION WHERE APPLICABLE.
7. STRUCTURE TOPS SHALL BE BUILT OR SUBSEQUENTLY ADJUSTED TO MEET FINAL SURFACE GRADES. ADJUST THE FRAME AND COVER OF CATCH BASINS AND MANHOLES AS WELL AS ALL VALVE AND CURB BOXES THAT ARE NOT INDICATED TO BE ABANDONED OR REMOVED, TO FINISH GRADE ELEVATION. FRAME AND COVER ADJUSTMENTS SHALL BE MADE USING PRECAST GRADE RINGS WITH A MAXIMUM 0.3" RELIEF ACROSS MANHOLES.
8. ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

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PRIME CONSULTANT

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25200 Telegraph Road - Suite 300
Southfield MI 48033 USA
Tel 248 536 8000 fax 248 936 8111
ibigroup.com

PROJECT

Hyundai STIL

6800 Geddes Rd Superior Charter Twp,
MI 48198

PROJECT NO:
134894

DRAWN BY: _____ CHECKED BY: _____

PROJECT MGR:
D KASSAB

APPROVED BY: _____

SHEET TITLE

PART UTILITY PLAN

SHEET NUMBER

CU-300

ISSUE

TRUE NORTH PLANT NORTH

HORIZONTAL SCALE

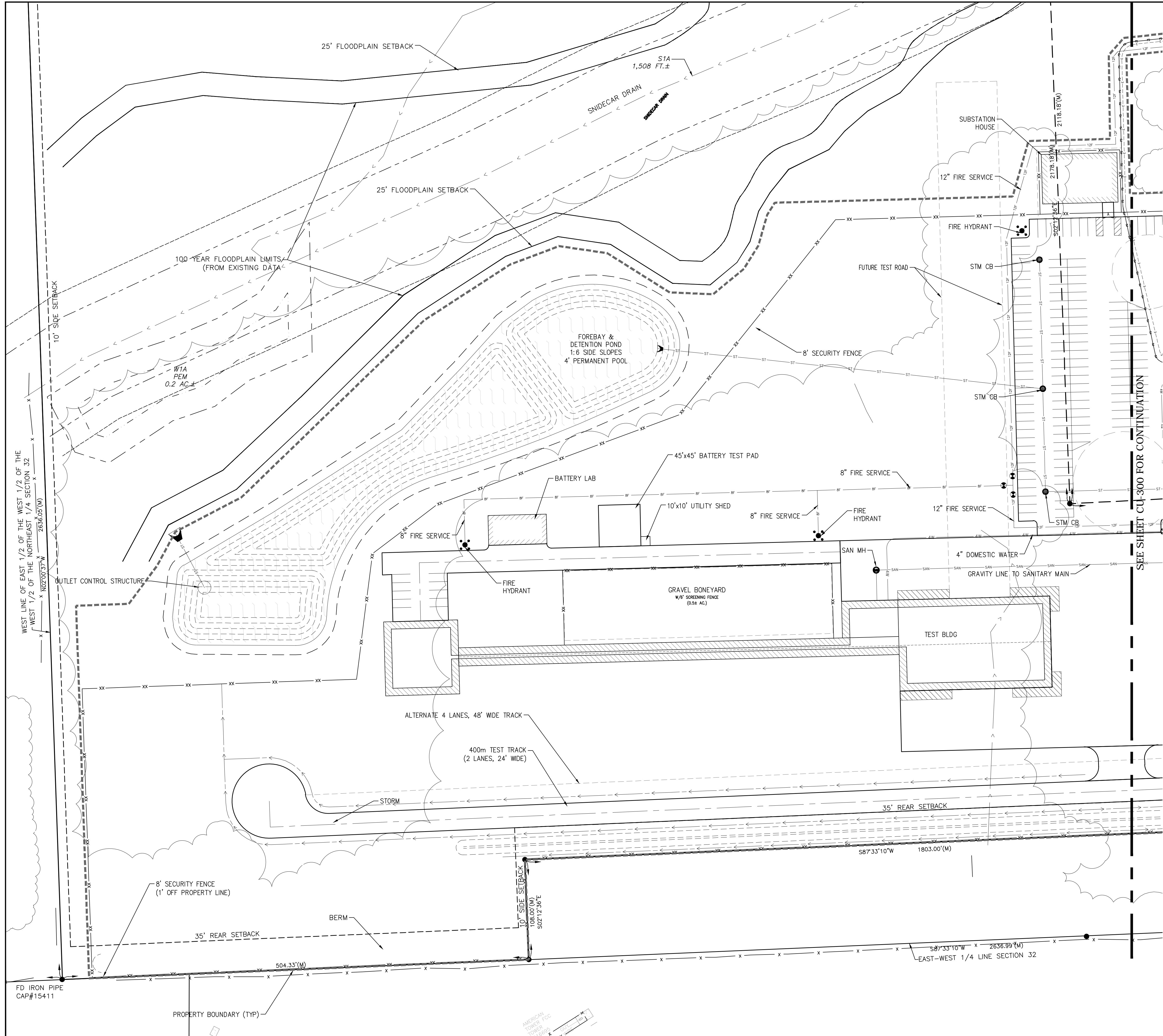
1 inch = 50 feet (24"x36")

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SEE SHEET CU-301 FOR CONTINUATION



CIVIL LEGEND – UTILITIES

- STORM INLET – SEE PLAN FOR SIZE & TYPE
- MANHOLE – SEE PLAN FOR SIZE & TYPE
- END-SECTION – SEE PLAN FOR SIZE & TYPE
- SEWER CLEANOUT – INSTALL USING 75FT MIN. SPACING
- FIRE HYDRANT ASSEMBLY W/BOLLARD PROTECTION
- GATE VALVE
- POST INDICATOR VALVE W/BOLLARD PROTECTION
- FIRE SYSTEM CONTROL VALVE W/ BOLLARD PROTECTION
- SAN – SANITARY SEWER PIPE
- ST – STORM DRAINAGE PIPE
- STORM UNDERDRAIN
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- OHP – OVERHEAD POWER LINE
- E – ELECTRICAL LINE (UNDERGROUND)
- LIMITS OF DISTURBANCE

- UTILITY NOTES:**
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 - EXTERIOR LIGHTING WILL BE PROVIDED SO TO ADEQUATELY ILLUMINATE VEHICLE AND PEDESTRIAN USE AREAS AND ARRANGED SO TO NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES.
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 - ALL EXISTING/PROPOSED STRUCTURES AND UTILITY PIPES WITHIN THE INFLUENCE OF PROPOSED PAVED SURFACES SHALL MEET HEAVY DUTY TRAFFIC (H2O) LOADING AND SHALL BE INSTALLED/RECONSTRUCTED ACCORDINGLY.
 - PIPE MEASUREMENTS ARE TO CENTER OF SOLID STRUCTURE. FLOW LINE POINT OF INLET STRUCTURE AND INCLUDE LENGTH OF END SECTION WHERE APPLICABLE.
 - STRUCTURE TOPS SHALL BE BUILT OR SUBSEQUENTLY ADJUSTED TO MEET FINAL SURFACE GRADES. ADJUST THE FRAME AND COVER OF CATCH BASINS AND MANHOLES AS WELL AS ALL VALVE AND CURB BOXES THAT ARE NOT INDICATED TO BE ABANDONED OR REMOVED, TO FINISH GRADE ELEVATION. FRAME AND COVER ADJUSTMENTS SHALL BE MADE USING PRECAST GRADE RINGS WITH A MAXIMUM 0.3' RELIEF ACROSS MANHOLES.
 - ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

CLIENT

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ISSUES

No.	DESCRIPTION	DATE
1	AREA PLAN	2021-10-27
2	AREA PLAN AMENDMENT	2021-11-29

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CONSTRUCTION

PLEASE CONFIRM KEYPLAN BOX

CONSULTANTS

SEAL

PRIME CONSULTANT

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25200 Telegraph Road - Suite 300
Southfield MI 48033 USA
tel 248 936 8000 fax 248 936 8111
ibigroup.com

PROJECT

Hyundai STIL

6800 Geddes Rd Superior Charter Twp,
MI 48198

PROJECT NO:
134894

DRAWN BY: _____ CHECKED BY: _____

PROJECT MGR:
D KASSAB

APPROVED BY: _____

SHEET TITLE

PART UTILITY PLAN

SHEET NUMBER

CU-301

ISSUE

TRUE NORTH PLANT NORTH

WHEN DIGGING OR WORKING NEAR OVERHEAD ELECTRIC WIRES IN MICHIGAN, CALL MISS DIG

3 WORKING DAYS BEFORE STARTING YOUR PROJECT

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HORIZONTAL SCALE

1 inch = 50 feet (24"x36")



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ISSUES		
No.	DESCRIPTION	DATE
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B	AREA PLAN AMENDMENT	2021-11-29

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PROJECT

Hyundai STIL
6800 Geddes Rd
Superior Charter Twp, MI
48198

PROJECT NO:

134894

DRAWN BY:

Author

CHECKED BY:

Checker

PROJECT MGR:

Designer

APPROVED BY:

Approver

SHEET TITLE

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L-100

ISSUE

A



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ISSUES		
No.	DESCRIPTION	DATE
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PROJECT

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6800 Geddes Rd
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48198

PROJECT NO:
134894

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

AE2-001a

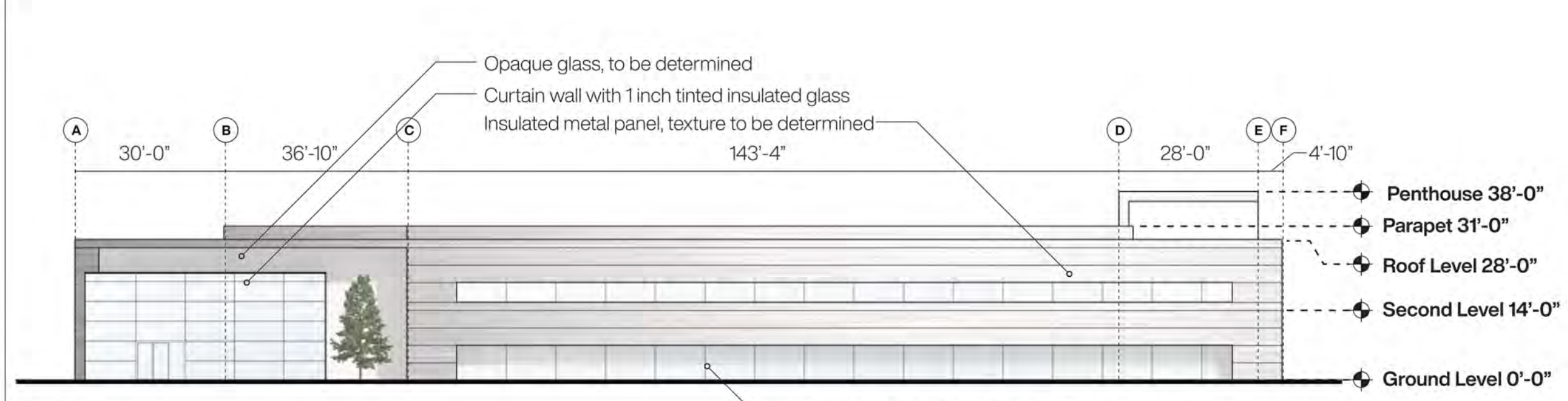
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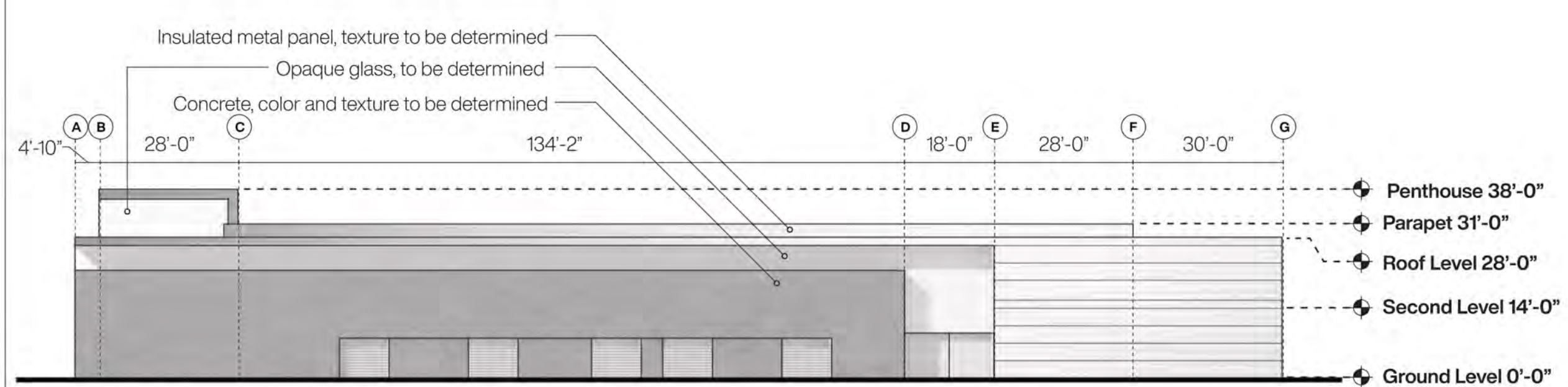
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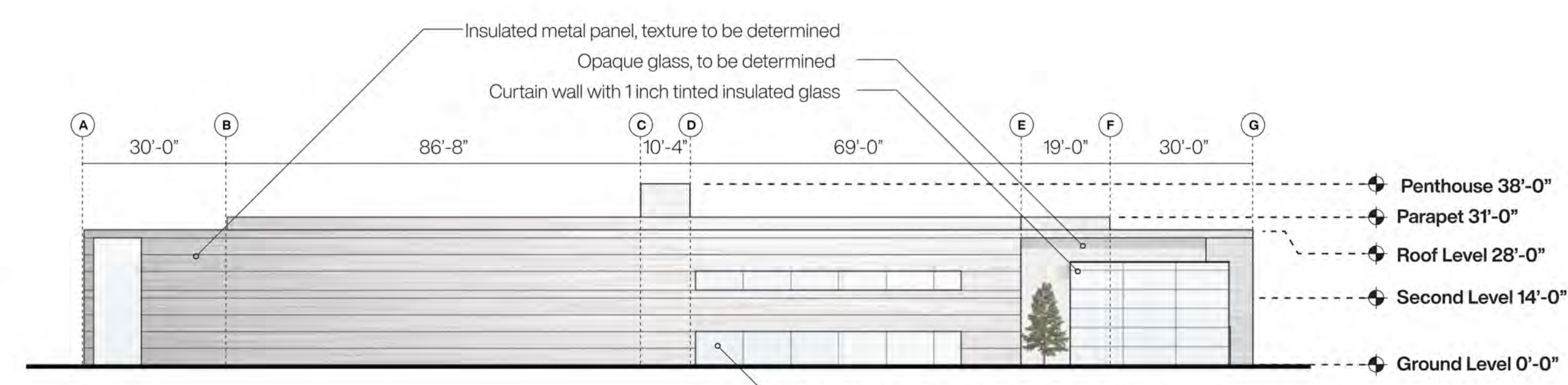
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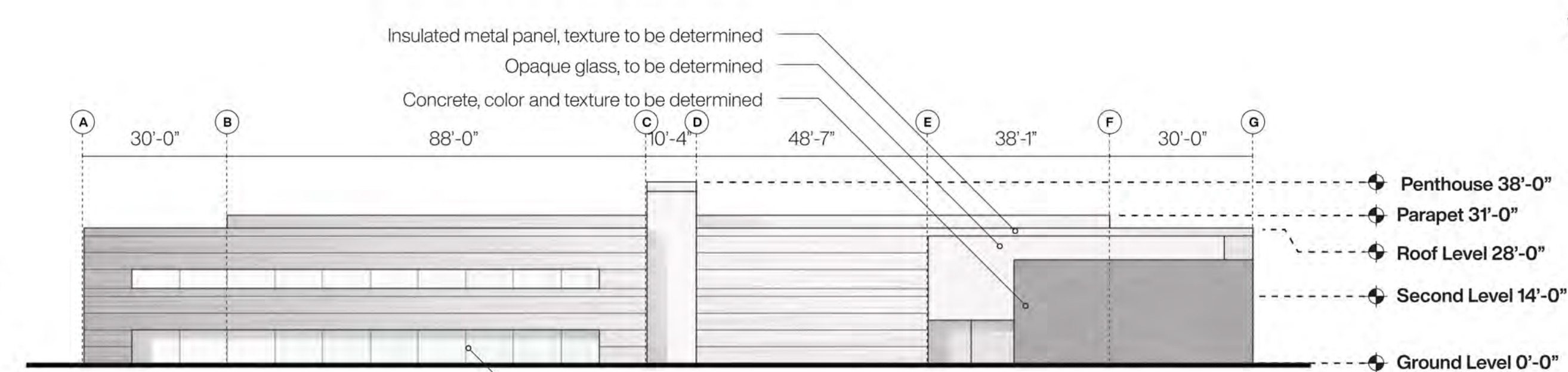
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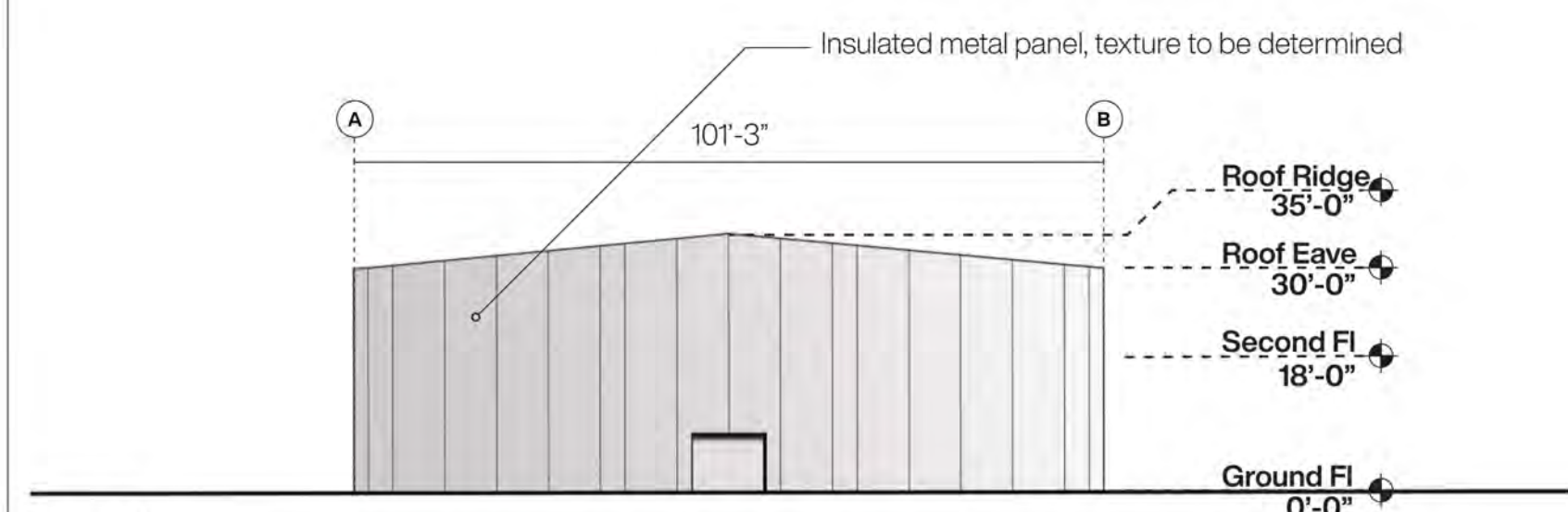
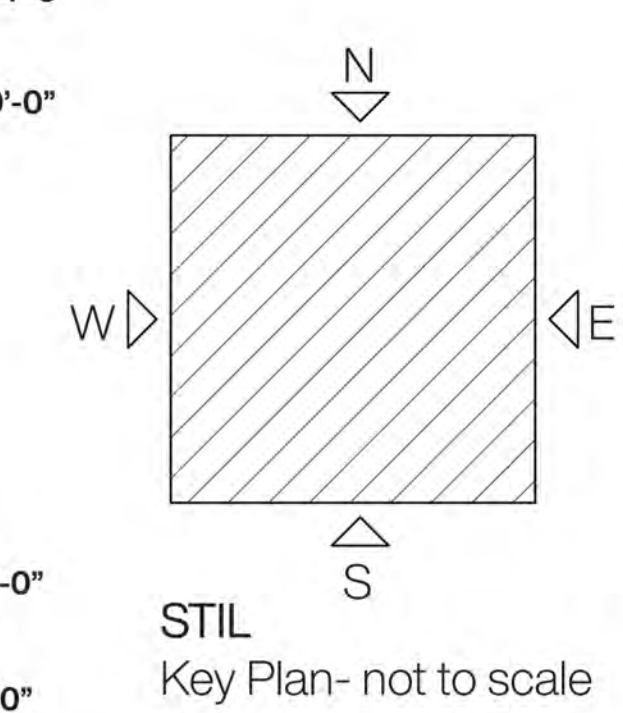
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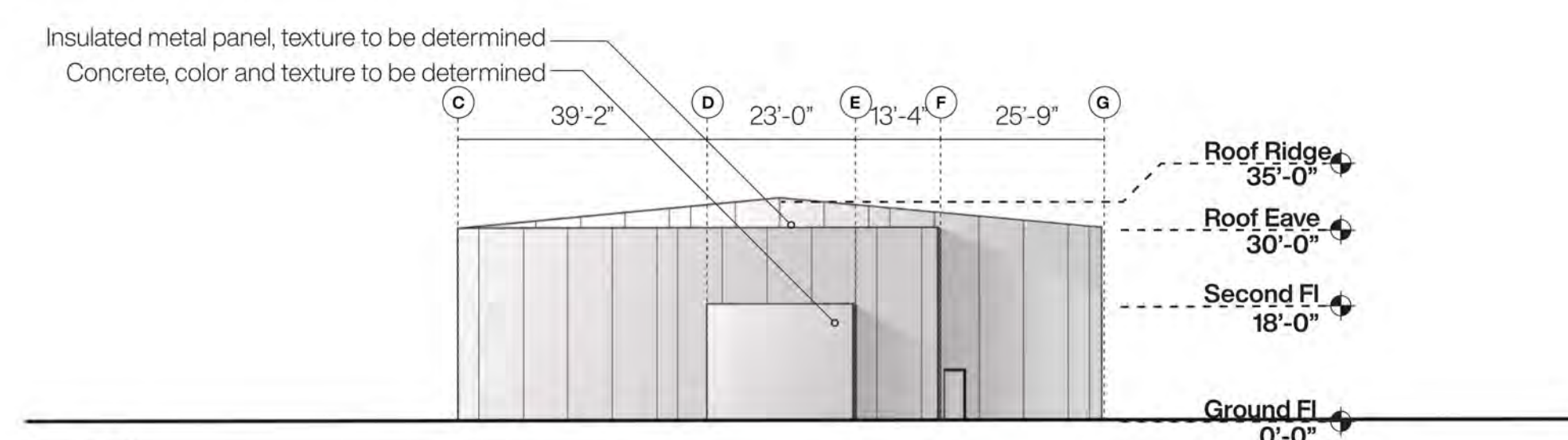
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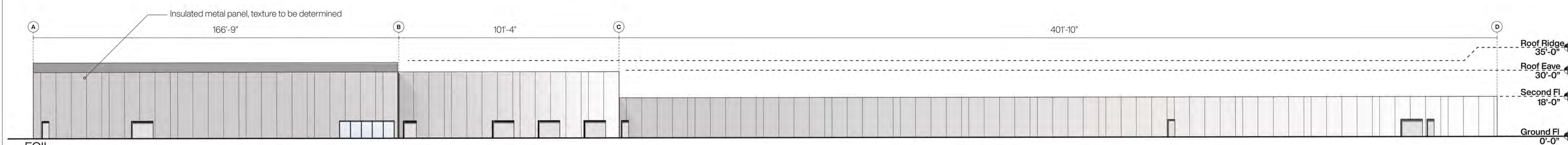
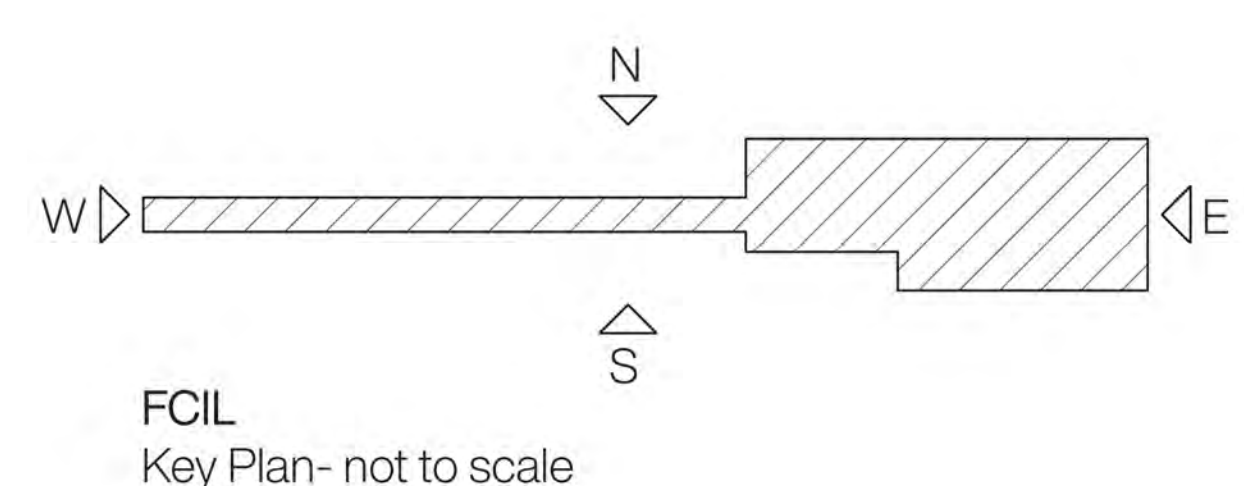
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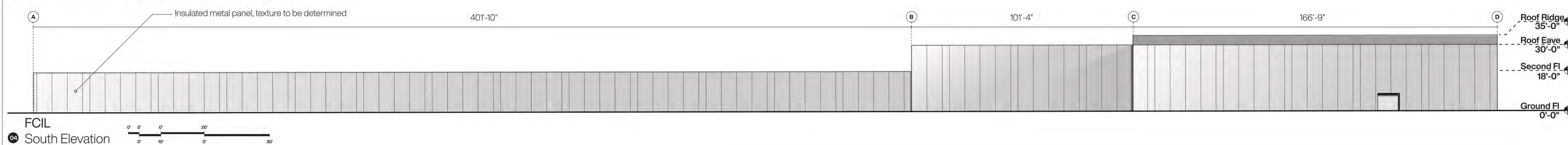
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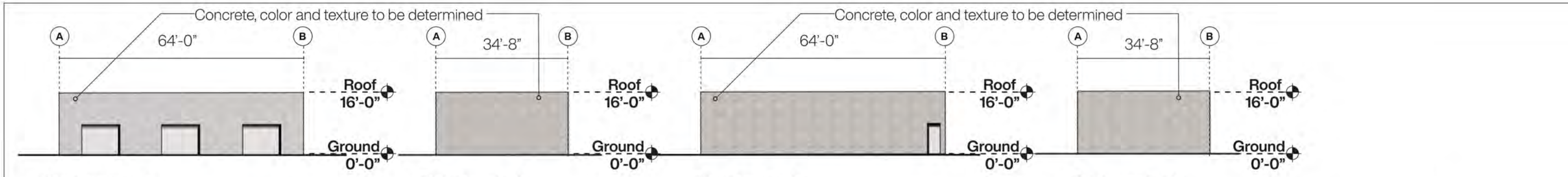
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02 West Elevation



FCIL
03 North Elevation



FCIL
04 South Elevation

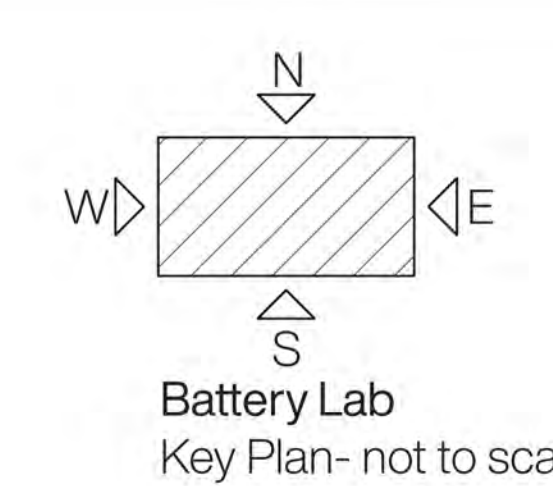


Battery Lab
01 South Elevation

Battery Lab
02 East Elevation

Battery Lab
03 North Elevation

Battery Lab
04 West Elevation



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