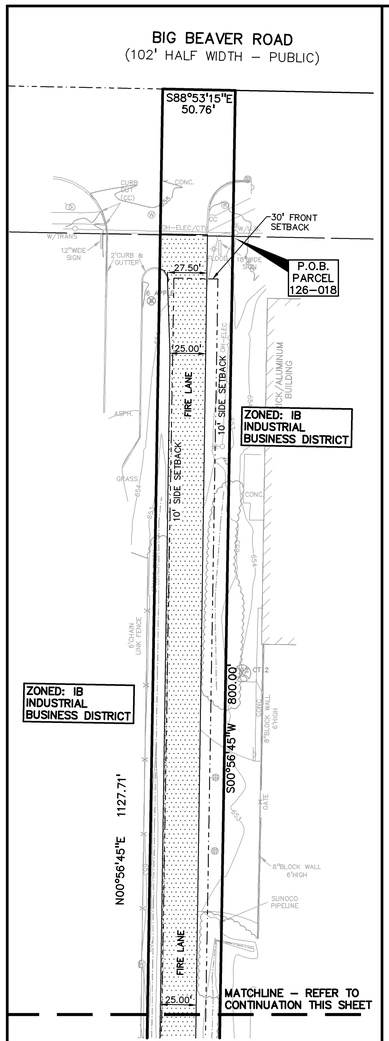
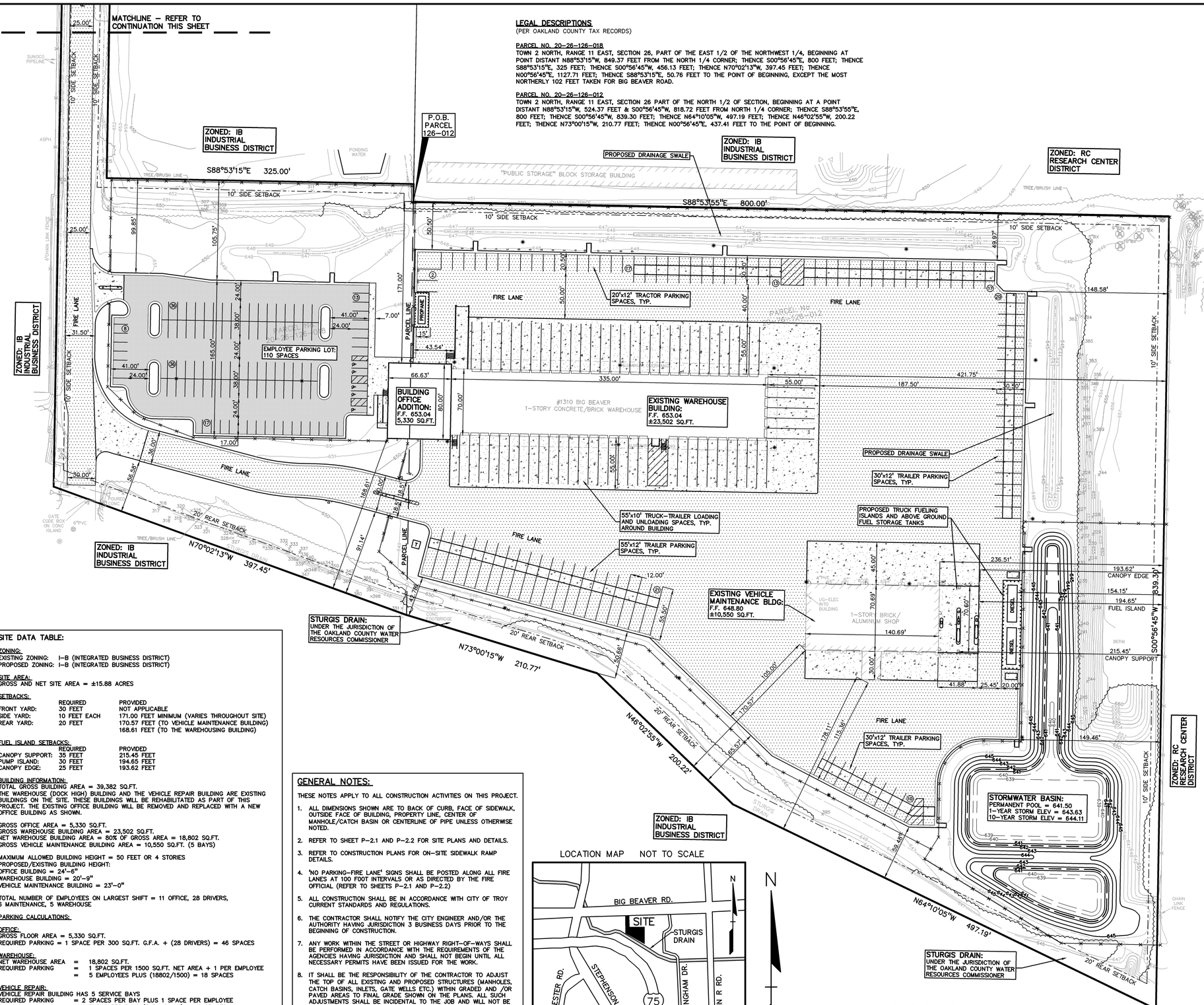




LEGAL DESCRIPTIONS

(PER OAKLAND COUNTY TAX RECORDS)

PARCEL NO. 20-26-126-018
TOWN 2 NORTH, RANGE 11 EAST, SECTION 26, PART OF THE EAST 1/2 OF THE NORTHWEST 1/4, BEGINNING AT POINT DISTANT N88°53'15"W, 849.37 FEET FROM THE NORTH 1/4 CORNER; THENCE S00°56'45"E, 800 FEET; THENCE S88°53'15"E, 325 FEET; THENCE S00°56'45"W, 456.13 FEET; THENCE N70°02'13"W, 397.45 FEET; THENCE N00°56'45"E, 1127.71 FEET; THENCE S88°53'15"E, 50.76 FEET TO THE POINT OF BEGINNING, EXCEPT THE MOST NORTHERLY 102 FEET TAKEN FOR BIG BEAVER ROAD.

PARCEL NO. 20-26-126-012
TOWN 2 NORTH, RANGE 11 EAST, SECTION 26 PART OF THE NORTH 1/2 OF SECTION, BEGINNING AT A POINT DISTANT N88°53'15"W, 524.37 FEET & S00°56'45"W, 818.72 FEET FROM NORTH 1/4 CORNER; THENCE S88°53'55"E, 800 FEET; THENCE S00°56'45"W, 839.30 FEET; THENCE N64°10'05"W, 497.19 FEET; THENCE N46°02'55"W, 200.22 FEET; THENCE N73°00'15"W, 210.77 FEET; THENCE N00°56'45"E, 437.41 FEET TO THE POINT OF BEGINNING.

SITE DATA TABLE:

ZONING:
EXISTING ZONING: I-B (INTEGRATED BUSINESS DISTRICT)
PROPOSED ZONING: I-B (INTEGRATED BUSINESS DISTRICT)

SITE AREA:
GROSS AND NET SITE AREA = ±15.88 ACRES

SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD:	30 FEET	NOT APPLICABLE
SIDE YARD:	10 FEET EACH	171.00 FEET MINIMUM (VARIES THROUGHOUT SITE)
REAR YARD:	20 FEET	170.57 FEET (TO VEHICLE MAINTENANCE BUILDING)
		168.61 FEET (TO THE WAREHOUSING BUILDING)

FUEL ISLAND SETBACKS:

	REQUIRED	PROVIDED
CANOPY SUPPORT:	35 FEET	215.45 FEET
PUMP ISLAND:	30 FEET	194.65 FEET
CANOPY EDGE:	25 FEET	193.62 FEET

BUILDING INFORMATION:
TOTAL GROSS BUILDING AREA = 39,382 SQ.FT.
THE WAREHOUSE (DOCK HIGH) BUILDING AND THE VEHICLE REPAIR BUILDING ARE EXISTING BUILDINGS ON THE SITE. THESE BUILDINGS WILL BE REHABILITATED AS PART OF THIS PROJECT. THE EXISTING OFFICE BUILDING WILL BE REMOVED AND REPLACED WITH A NEW OFFICE BUILDING AS SHOWN.

GROSS OFFICE AREA = 5,330 SQ.FT.
GROSS WAREHOUSE BUILDING AREA = 23,502 SQ.FT.
NET WAREHOUSE BUILDING AREA = 80% OF GROSS AREA = 18,802 SQ.FT.
GROSS VEHICLE MAINTENANCE BUILDING AREA = 10,550 SQ.FT. (5 BAYS)

MAXIMUM ALLOWED BUILDING HEIGHT = 50 FEET OR 4 STORIES
PROPOSED/EXISTING BUILDING HEIGHT:
OFFICE BUILDING = 24'-6"
WAREHOUSE BUILDING = 20'-9"
VEHICLE MAINTENANCE BUILDING = 23'-0"

TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT = 11 OFFICE, 28 DRIVERS, 6 MAINTENANCE, 5 WAREHOUSE

PARKING CALCULATIONS:

OFFICE:
GROSS FLOOR AREA = 5,330 SQ.FT.
REQUIRED PARKING = 1 SPACE PER 300 SQ.FT. G.F.A. + (28 DRIVERS) = 46 SPACES

WAREHOUSE:
NET WAREHOUSE AREA = 18,802 SQ.FT.
REQUIRED PARKING = 1 SPACES PER 1500 SQ.FT. NET AREA + 1 PER EMPLOYEE
= 5 EMPLOYEES PLUS (18802/1500) = 18 SPACES

VEHICLE REPAIR:
VEHICLE REPAIR BUILDING HAS 5 SERVICE BAYS
REQUIRED PARKING = 2 SPACES PER BAY PLUS 1 SPACE PER EMPLOYEE
= 6 EMPLOYEES PLUS (5 BAYS x 2) = 16 SPACES

TOTAL REQUIRED PARKING BASED ON PROPOSED USE = 80 SPACES
TOTAL PARKING PROVIDED = 110 SPACES INCLUDING 5 H/C SPACES

TOTAL 55' TRAILER PARKING SPACES = 21 SPACES
TOTAL 30' TRAILER PARKING SPACES = 60 SPACES
TOTAL 20' TRACTOR PARKING SPACES = 19 SPACES

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET P-2.1 AND P-2.2 FOR SITE PLANS AND DETAILS.
3. REFER TO CONSTRUCTION PLANS FOR ON-SITE SIDEWALK RAMP DETAILS.
4. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL (REFER TO SHEETS P-2.1 AND P-2.2)
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY CURRENT STANDARDS AND REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
9. SITE IS WITHIN A 100-YR FLOODPLAN AS DETERMINED BY FEMA MAP NUMBER 26125C0561G. AN MDEQ PERMIT IS REQUIRED FOR WORK WITHIN A 100-YR FLOODPLAIN. SEE SHEET P-1.0 FOR GRAPHIC ILLUSTRATION OF FLOODPLAIN BOUNDARY.
10. THIS SITE DRAINS TO A PROPOSED DETENTION BASIN.

LEGEND

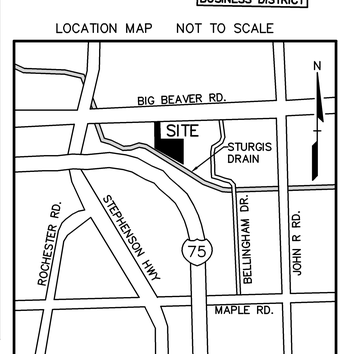
IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
OH-ELEC-W-O	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UG-CATV-TV	UNDERGROUND CABLE TV, CATV PEDESTAL	
UG-PHONE-T	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
UG-ELEC-E	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS-G	GAS MAIN, VALVE & GAS LINE MARKER	
W-B	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	C.O. C.O.
S-C	SANITARY SEWER, CLEANOUT & MANHOLE	C.O.
S-C	STORM SEWER, CLEANOUT & MANHOLE	
C	COMBINED SEWER & MANHOLE	
	CATCH BASIN	
	INLET (NO INCOMING LINES)	F.D.
F.D.	YARD DRAIN (2' DIA. & SMALLER)	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T I	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.8 (816.50)	SPOT ELEVATION	671.21
670	AS BUILT ELEVATION	
	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	CONCRETE
ASPH.	ASPHALT	STANDARD DUTY / HEAVY DUTY / DEEP STRENGTH
	WETLAND	

REFERENCE DRAWINGS

WATER MAIN	CITY OF TROY G.I.S. WATER MAIN MAPS, RECEIVED FEBRUARY 28, 2012
SANITARY SEWER	CITY OF TROY G.I.S. SANITARY SEWER MAP DATED JAN. 2012
STORM SEWER	OAKLAND COUNTY STURGIS DRAIN MAPS
COMBINED SEWER	NOT APPLICABLE
ELECTRIC	NOT AVAILABLE AT TIME OF SURVEY
TELEPHONE	NOT AVAILABLE AT TIME OF SURVEY
GAS	CONSUMER'S ENERGY QUARTER SECTION MAP 02-61-26-2, DATED 02/22/12
PETROLEUM	NOT AVAILABLE AT TIME OF SURVEY
CATV	NOT AVAILABLE AT TIME OF SURVEY
FLOOD PLAIN	ZONE AE, FEMA FIRM COMMUNITY MAP No. 26125C0561G, DATED JAN. 16, 2009
OTHER	"SITE PLAN – TRUCK TERMINAL OFFICE & GARAGE, SHEET M-1" CAMPBELL ENGINEERING, JOB #6607
OTHER	"ALTA/ACSM LAND TITLE SURVEY – 00 BIG BEAVER" BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, PROJ #201101889-1, DATED 11-30-11

LOCATION MAP NOT TO SCALE



GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

XREF: L:\2011245\DWG\TOPOBASE-11245.DWG
XREF: L:\2011245\DWG\SITE PLAN\CBASE-11245.DWG
XREF: L:\2011245\DWG\SITE PLAN\TBLK-11245.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND SUFFICIENT RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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website: www.peainc.com

D.F. CHASE, INC.
3001 AMORY DRIVE, SUITE #200
NASHVILLE, TN, 37204

OVERALL SITE PLAN
OLD DOMINION FREIGHT LINE

1310 BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	CK.	SUR.	P.M.
PB	PB	KTR		JPB

L:\2011Proj\201245 OLD DOMINION FREIGHT LINE-JPB\Dwg\SITE PLAN\P-2.2(OVERALL-11245).dwg

ORIGINAL ISSUE DATE: MARCH 16, 2012

PEA JOB NO. 2011-245

SCALE: 1" = 50'

DRAWING NUMBER:
P-2.0