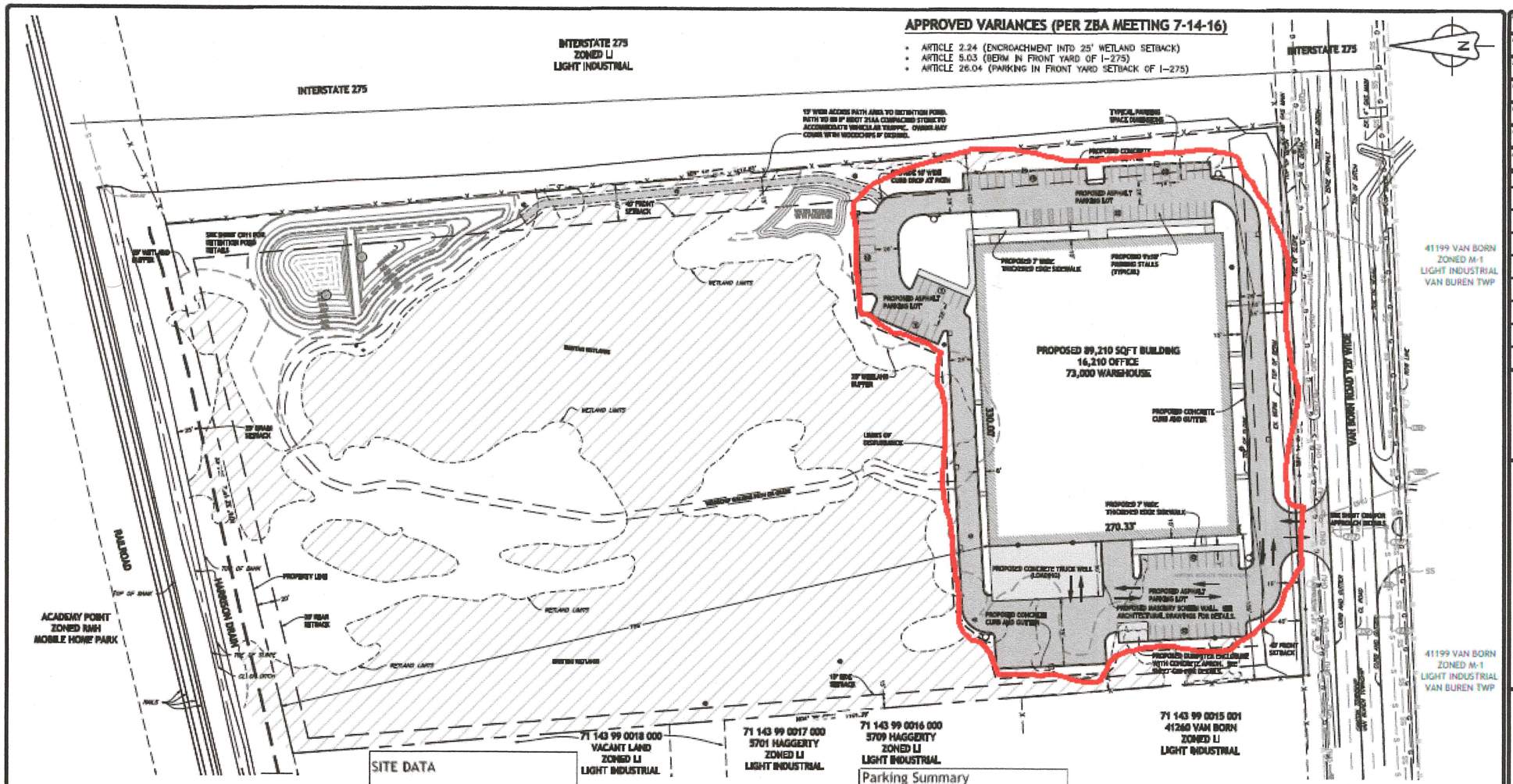
APPROVED VARIANCES (PER ZBA MEETING 7-14-16)

- ARTICLE 2.24 (ENCROACHMENT INTO 25' WETLAND SETBACK)
- ARTICLE 5.03 (BERM IN FRONT YARD OF I-275)
- ARTICLE 26.04 (PARKING IN FRONT YARD SETBACK OF I-275)



PUBLIC SAFETY NOTES

- POST ALL NON-PARKING AREAS WITH NO-PARKING FIRE LANE SIGNS. A SIGN LOCATION PLAN MUST BE SUBMITTED TO THE PUBLIC SAFETY OFFICE PRIOR TO INSTALLATION.
- THE BOX ACCESS DRAW SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION NOTES:

1. THE MINIMUM 10' HORIZONTAL CLEARANCE REQUIRED FROM ANY EXISTING SANITARY OR STORM SEWER AS PER WAYNE COUNTY STANDARDS MUST BE MAINTAINED.
2. THE MINIMUM 18" VERTICAL CLEARANCE REQUIRED BETWEEN THE TOP OF SEWER AND BOTTOM OF EXISTING SANITARY OR STORM SEWER AS PER WAYNE COUNTY STANDARDS MUST BE MAINTAINED.
3. THE MINIMUM 3' VERTICAL CLEARANCE REQUIRED BETWEEN THE UTILITIES AS PER WAYNE COUNTY STANDARDS MUST BE MAINTAINED. A MINIMUM 5' CLEARANCE UNDER THE DRAIN OR DITCH.
4. DEPTH OF WATER MAIN TO BE 84" WHEN CROSSING PAVEMENT WITHIN WAYNE COUNTY ROAD RIGHT-OF-WAY AND PROVIDE CLASS "B" TRENCH BACKFILL.
5. RESTORE DITCH TO ORIGINAL CONDITION OR AS DIRECTED BY COUNTY ENGINEER.
6. EXPOSURE OF ANY UTILITY UNDERNEATH THE PAVEMENT AREA WILL NOT BE ALLOWED UNLESS APPROVED BY THE COUNTY ENGINEER.
7. MONITOR & SITE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ANY CONFLICTS BETWEEN THE PROPOSED UTILITY AND THE EXISTING UTILITIES AND TO KEEP THE SUFFICIENT CLEARANCE BETWEEN THE UTILITIES AS REQUIRED BY THE SPECIFICATIONS/ORDINANCES/REGULATIONS AND THE LAWS.
8. ANY EXISTING TELEPHONE LINES TO BE RELOCATED MUST BE REPLACED WITH UNDERGROUND LINES.
9. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF CANTON COMMUNITY.

SITE DATA

Acreage as Surveyed (ac)	15.79	
Area to be Developed (ac)	4.55	
Property Zoning	LI	Light Industrial
North Zoning	MHP	Mobile Home
East Zoning	LI	Light Industrial
West Zoning	LI	Light Industrial
South Zoning (Van Buren)	M-1	Light Industrial
Setbacks (feet)		
North Setback (Rear)	30	
East Setback (Front)	40	
South Setback (Front)	40	
West Setback (Side)	15	
Office Space (sqft)	16,210	
Warehouse (sqft)	73,000	
Total Building (sqft)	89,210	
Area of Pavement (sqft)	84,277	
Total Impervious Surface (sqft)	173,487	
Total Impervious Surface (ac)	3.98	
Impervious Surface (%)	25	
Hours of Operation	6:30am - 5:15pm	
Number of Employees per shift	20	
Number of Trucks per Day	10	

Parking Summary

	Required	Provided
Office (1/250 gross floor area)	65	65
Warehouse (5 plus 1 per employee)	25	35
Total	90	100

PARCEL DESCRIPTION - 71-143-99-0002-003 (AS PROVIDED)

THE WEST 15.00 ACRES LYING WEST OF THE WEST LINE OF HIGHWAY I-275 IN SECTION 36, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 36 DISTANT NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, 60.00 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 36 AND PROCEEDING THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF VAN BUREN ROAD, 1370.38 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST, 1102.06 FEET TO THE SOUTHERLY LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT-OF-WAY; THENCE NORTH 79 DEGREES 24 MINUTES 35 SECONDS EAST ALONG SAID SOUTHERLY LINE, 2043.20 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST ALONG SAID LINE, 1484.86 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIPTION - 71-143-99-0002-003 (AS SURVEYED)

PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 44 MINUTES 00 SECONDS WEST (RECORDED AS NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST) 60.00 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 36 TO THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN ROAD (120 FEET WIDE); THENCE SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST (RECORDED AS NORTH 89 DEGREES 48 MINUTES 30 SECONDS WEST) 1368.21 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN ROAD TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 275 (VARIABLE WIDTH) AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST (RECORDED AS NORTH 89 DEGREES 48 MINUTES 30 SECONDS WEST) 801.17 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN ROAD; THENCE NORTH 00 DEGREES 38 MINUTES 47 SECONDS WEST 1101.39 FEET (RECORDED AS NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST 1102.06 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MICHIGAN CENTRAL RAILROAD (150 FEET WIDE); THENCE NORTH 79 DEGREES 32 MINUTES 19 SECONDS EAST (RECORDED AS NORTH 79 DEGREES 24 MINUTES 35 SECONDS EAST) 1914.43 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MICHIGAN CENTRAL RAILROAD TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 275; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 1210.81 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 275 TO THE POINT OF BEGINNING, CONTAINING 15.79 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR EXCEPTIONS, RECORDED OR OTHERWISE.

TOGETHER WITH A NON-EXCLUSIVE 80 FOOT WIDE EASEMENT FOR ROAD AND SANITARY SEWER EASEMENTS AS CREATED, LIMITED AND DEFINED IN INSTRUMENT RECORDED IN LIBER 47281, PAGE 1448, WAYNE COUNTY RECORDS, BEING SITUATED IN THE TOWNSHIP OF CANTON, COUNTY OF WAYNE, STATE OF MICHIGAN AND MORE PARTICULARLY DESCRIBED AS: THAT PART OF THE SOUTHWEST CORNER OF SECTION 36 (RECORDED AS BEGINNING AT THE A POINT ON THE WEST LINE OF SAID SECTION DISTANT DUE NORTH 891.37 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE DUE NORTH 60.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 10 SECONDS EAST, 665.01 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 30 SECONDS EAST, 60.04 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 10 SECONDS WEST, 666.80 FEET TO THE POINT OF BEGINNING.

THE BEARINGS FOR THE "AS SURVEYED" PARCEL DESCRIPTION ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, INTERNATIONAL FEET, NAD83 2011. THE DESCRIPTION FOR THE 80 FOOT WIDE EASEMENT IS FROM THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2014300090, IN LIBER 51755, PAGE 14, WAYNE COUNTY RECORDS.

- SNOW FENCE SHALL BE INSTALLED AT THE BUFFER LINE PRIOR TO ANY GRADING ON SITE AND SHALL REMAIN IN PLACE AND MAINTAINED PROPERLY DURING THE DURATION OF THE PROJECT. NO GRADING OR DISTURBANCE SHALL BE MADE IN THE BUFFER ZONE UNLESS PREVIOUSLY APPROVED.
- THERE WILL BE NO OUTDOOR STORAGE AS PART OF THIS DEVELOPMENT.

THERE WILL BE NO OUTDOOR STORAGE AS PART OF THIS DEVELOPMENT.

HENNESSEY ENGINEERS NOTES:

HENNESSEY ENGINEERS INC., SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE. NOR SHALL HENNESSEY ENGINEERS INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL IDENTIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSON, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST, OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, ITS SUPPLIERS, AGENTS, OR SUBCONTRACTORS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE EXPRESSED OR IMPLIED AS TO THE CONSTRUCTION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES BEFORE THE START OF CONSTRUCTION. IF ANY CONFLICTS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DEVIATES SIGNIFICANTLY FROM THE PLAN.

ALL FILL IN EXCESS OF TWO FEET (2') SHALL BE ENGINEERED FILL AND SHALL BE COMPACTED TO 95% MAXIMUM DENSITY UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DENSITY TESTING.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPE OF FACILITIES (SUCH AS PROVIDED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES ON CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.

811
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72 HOURS
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
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OR
811
KNOW WHAT'S BELOW

PROJECT NUMBER: 53486
DATE: 7-19-16
SCALE: 1" = 50'
DESIGNED BY: M BROCK
DRAWN BY: M BROCK
CHECKED BY:
APPROVED BY:

REVISIONS
REVISED PER WAYNE COUNTY REVIEW LETTER ON 7-27-16
REVISED PER TOWNSHIP REVIEW LETTER ON 8-2-16
REVISED PER WAYNE COUNTY ON 8-18-16
REVISED PER SESC REVIEW ON 8-24-16

HENNESSEY ENGINEERS, INC.
ENGINEERING FOR RESULTS
13500 REECK ROAD
SOUTHGATE, MI 48195
(734) 759-1600
FAX (734) 282-6566
WWW.HENGINEERS.COM

TITLE
SITE PLAN
MARIMBA AUTOMOTIVE
CANTON TOWNSHIP
WAYNE COUNTY, MICHIGAN

SHEET
CE5