

PRELIMINARY SITE PLAN

THOMPSON INDUSTRIAL PARK

INDUSTRIAL DEVELOPMENT
 FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN

PREPARED FOR:
AVALANCHE HOLDINGS LLC.

128 N. CENTER STREET
 NORTHVILLE, MICHIGAN 48167
 PHONE (248) 939-7564

LEGAL DESCRIPTION

PARCEL AS SURVEYED
 PART OF THE S.E. 1/4 OF SECTION 3 T. 5 N., R. 6 E., TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N. 89°34'47" W. ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 3 A DISTANCE OF 1324.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THOMPSON COMMERCIAL SITES, A PLAT RECORDED IN LIBER 41 OF PLATS ON PAGE 9, GENESEE COUNTY, MICHIGAN RECORDS; THENCE S. 01°27'46" E. (PLATTED S. 01°28'30" E.) ALONG THE WEST PLAT LINE 350.16 FEET (RECORDED 350.00 FEET) TO THE SOUTHWEST MONUMENT CORNER OF SAID PLAT; THENCE S. 89°35'20" E. (PLATTED S. 89°34'47" E.) ALONG THE THE SOUTH PLAT LINE 636.11 FEET TO A FOUND 1/2" IRON ROAD; THENCE S. 01°18'38" E. 623.86 FEET TO A FOUND 1/2" IRON ROAD; THENCE S. 89°34'47" E. 28.01 FEET; THENCE S. 01°20'28"E. 799.95 FEET; THENCE N. 89°45'20" W. 2000.24 FEET TO A FOUND 1/2" IRON ROAD ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 3; THENCE N. 01°31'38" W. ALONG SAID NORTH AND SOUTH 1/4 LINE 784.61 FEET; THENCE S. 89°34'47" E. PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION 3 A DISTANCE OF 876.46 FEET; THENCE N. 89°18'08" E. 263.90 FEET; THENCE N 01°27'32" W. 990.83 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 3; THENCE S. 89°34'47" E. 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 49.899 GROSS ACRES OF LAND AND BEING SUBJECT TO THE RESERVATION OF THOMPSON ROAD, BEING THE NORTH 50 THEREOF. ALSO SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY OF RECORD.

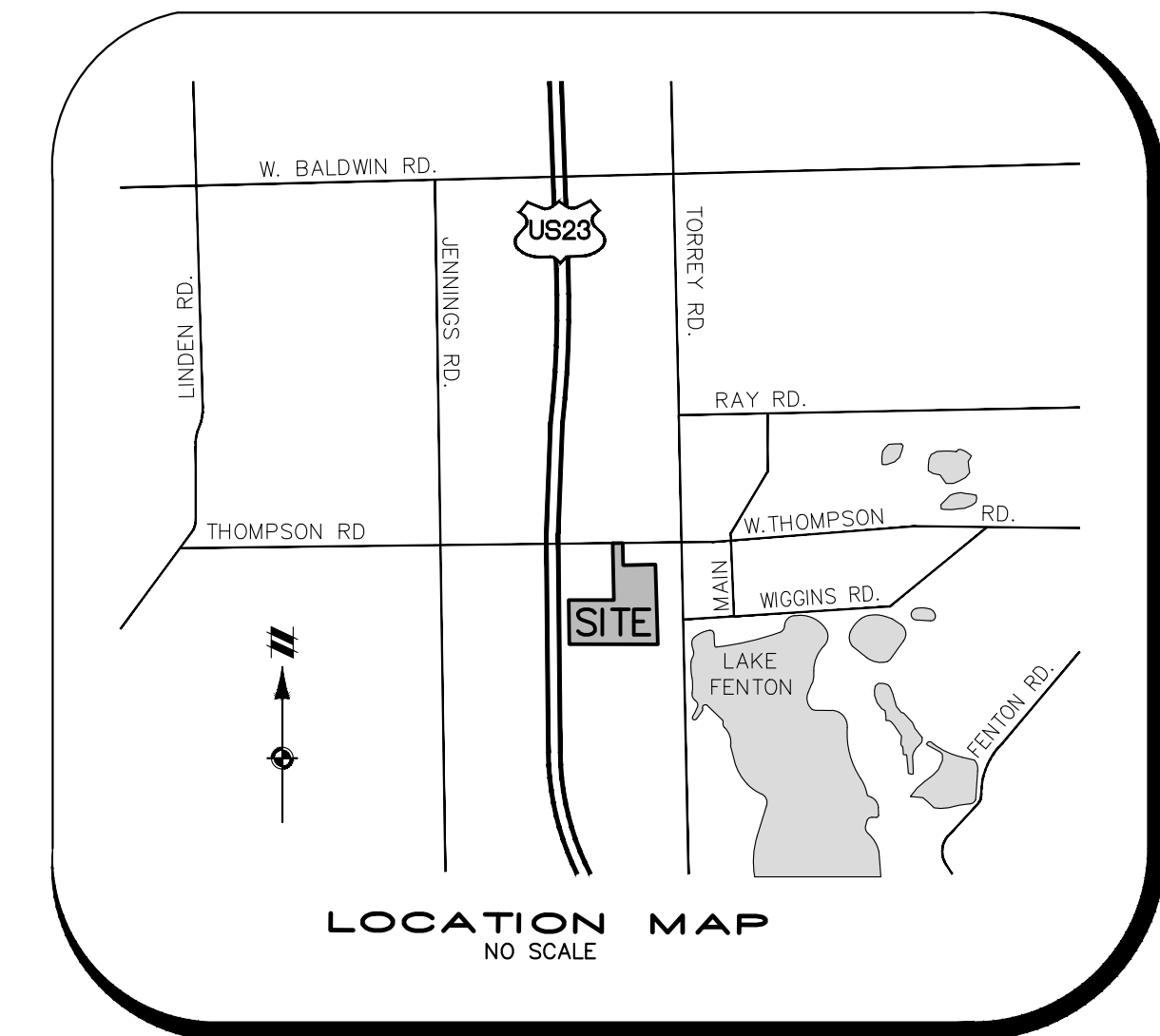
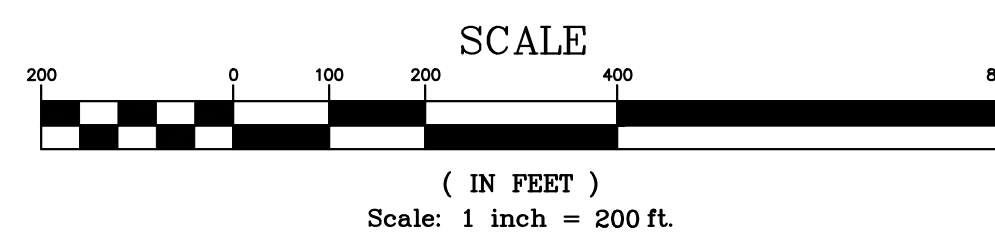
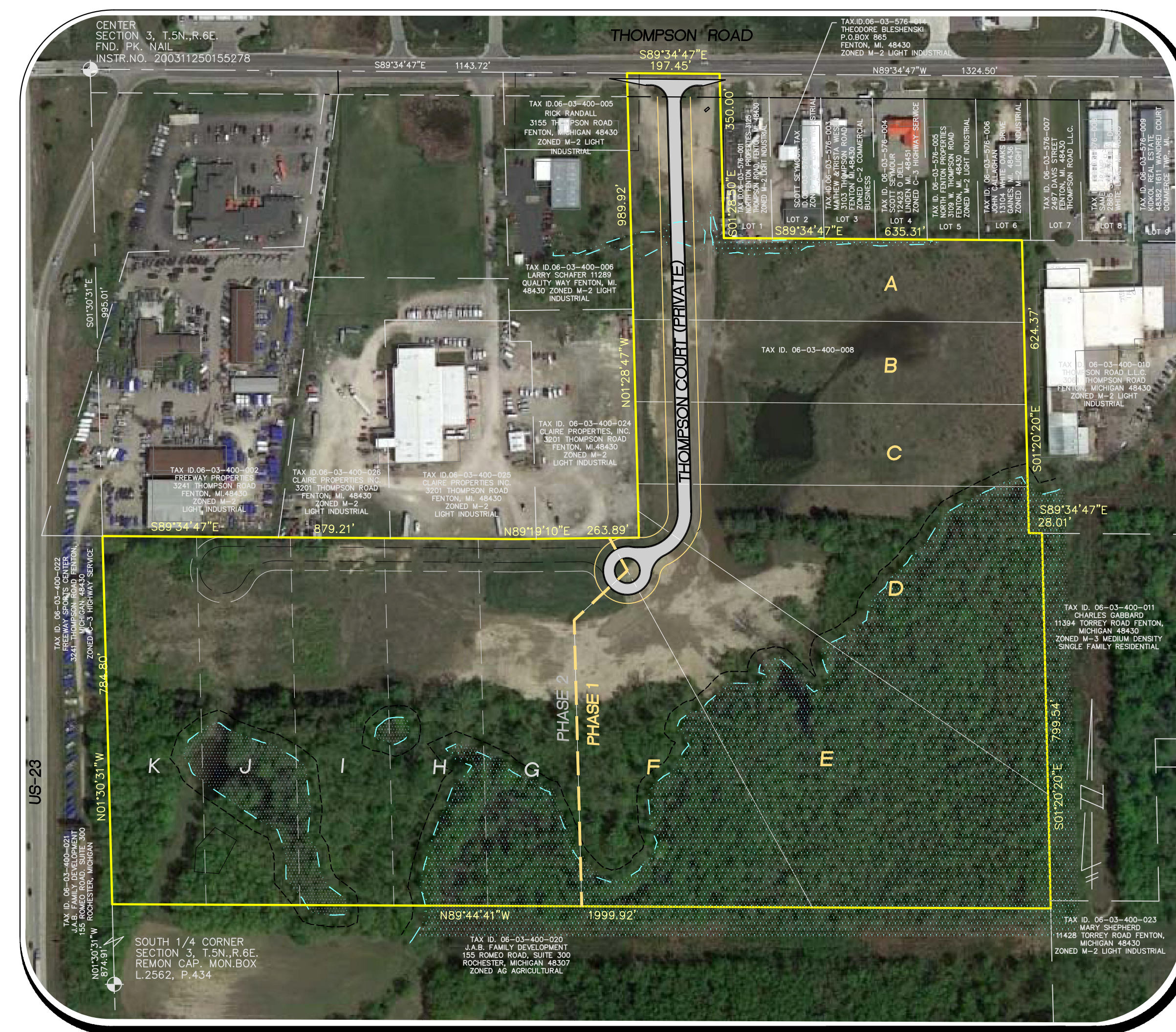
BENCHMARKS

BM #1 (TOWNSHIP BENCHMARK #24)
 THOMPSON ROAD OVERPASS. 18' NORTH AND 10' WEST AND 3.4' HIGHER THAN THE INTERSECTION OF THE WEST END OF THE OVERPASS AND CENTERLINE OF THOMPSON ROAD IN OF BOTTOM STEP OF NORTH WINGWALL OF WEST ABUTMENT OF OVERPASS AND 1.5 FEET FROM END.
 ELEVATION - 893.09

BM #2
 RIM ON SANITARY SEWER MANHOLE ALONG THE NORTH SIDE OF THOMPSON ROAD 120' EAST OF NORTHEAST PROPERTY CORNER AND 31' NORTH OF THOMPSON ROAD CENTERLINE.
 ELEVATION - 877.67

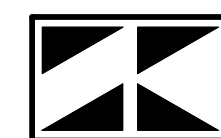
GENERAL NOTES

- 1) ALL CONSTRUCTION SHALL BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY FENTON TOWNSHIP.
- 2) FRANCHISE UTILITIES TO BE UNDERGROUND.
- 3) STORM WATER DETENTION WILL BE PROVIDED ACCORDING TO FENTON TOWNSHIP/G.C.D.C. STANDARDS AND WILL OUTLET INTO EXISTING WETLAND. EACH PARCEL WILL PROVIDE ITS OWN STORM WATER BASIN.
- 4) SANITARY SEWER SERVICE WILL BE PROVIDED VIA A CONNECTION TO EXISTING PUBLIC SEWER IN THE THOMPSON ROAD RIGHT-OF-WAY.
- 5) DOMESTIC WATER SERVICE WILL BE PROVIDED BY A PROPOSED ON-SITE WELL FOR EACH PARCEL.
- 6) TRASH COLLECTION TO BE CURBSIDE AND ON SITE DUMPSTERS
- 7) PUBLIC SANITARY SEWER WILL HAVE DEDICATED 20' WIDE EASEMENT.
- 8) STREET SHALL BE PRIVATE AND COMPLETELY COMPLY WITH ALL GCRS STANDARDS AND SPECIFICATIONS.
- 9) AN ENTRY SIGN WILL BE PROPOSED WITHIN THE ROAD ENTRANCE AND MEET THE TOWNSHIP'S SIGN AREA AND HEIGHT REQUIREMENTS.



SHEET INDEX

1. COVER SHEET
2. PRELIMINARY SITE PLAN



SEIBER, KEAST ENGINEERING, L.L.C.

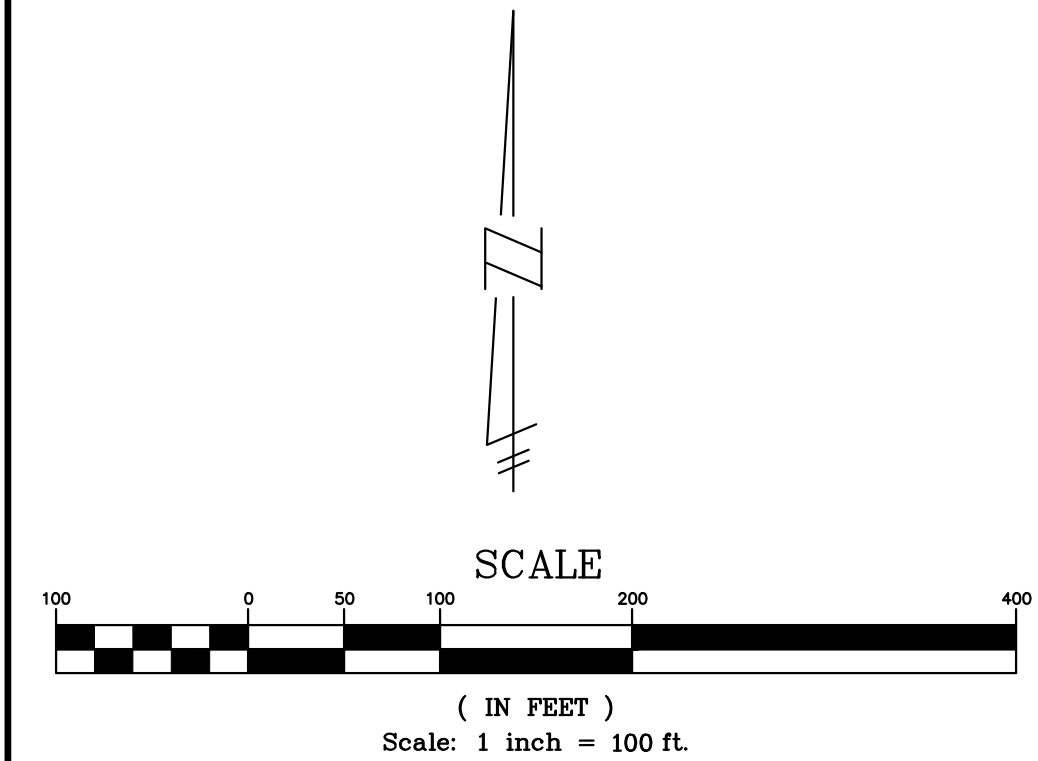
CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 FAX: 248.308.3335

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	

DATE: 01-20-20 DESIGNED BY: A.A. JOB NUMBER: 04-084
 CHECKED BY: C.S. DRAWING FILE: 04-084CV.dwg

CENTER
SECTION 3, T.5N, R.6E.
FND. PK. NAIL
INSTR. NO. 200311250155278



SITE DATA

SITE AREA DATA:

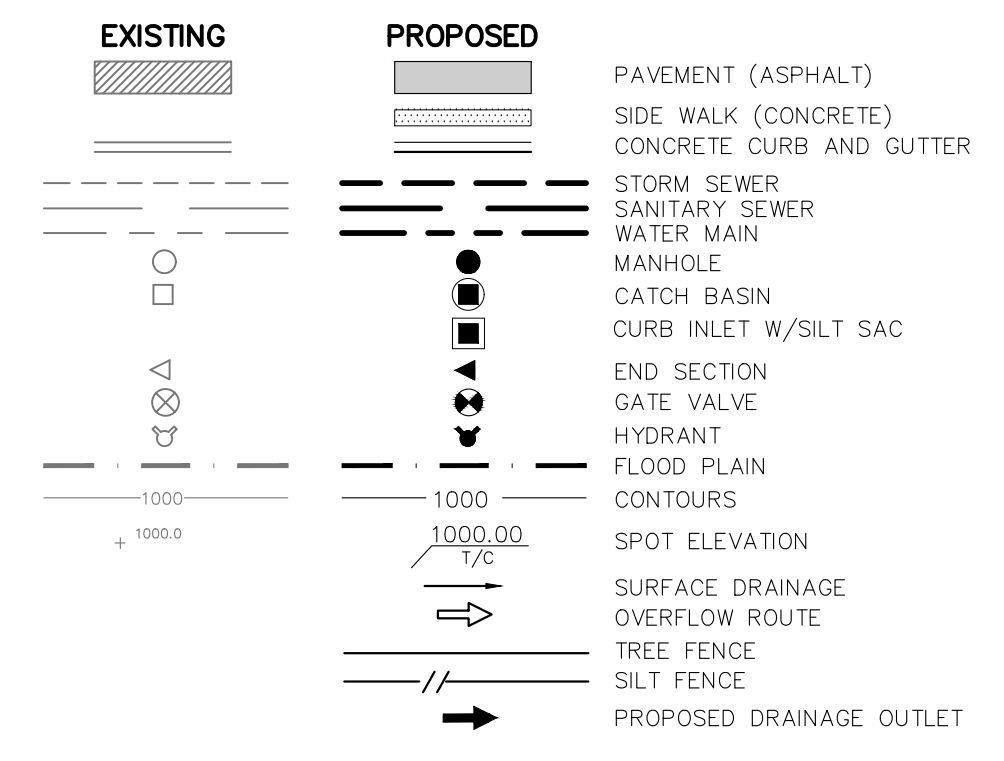
TOTAL SITE AREA:	49.899 AC.
EXISTING R.O.W.:	0.15 AC.
EXISTING WETLAND AREA:	15.9 AC.
NET SITE AREA:	34.0 AC.
PROPOSED ZONING:	M-2 (PD)
REQUIRED SETBACKS:	
FRONT	25'
SIDE	20'/40'
REAR	20'
MINIMUM LOT WIDTH	66'

PARCEL DATA

LOT:	AREA:	WIDTH:
A	3.25 AC	173.81 FT
B	2.80 AC	175.10 FT
C	2.80 AC	175.10 FT
D	6.67 AC	149.14 FT
E	7.79 AC	161.33 FT
F	4.87 AC	116.76 FT
G	3.27 AC	248.74 FT
H	3.27 AC	200.11 FT
I	3.27 AC	200.11 FT
J	3.10 AC	205.53 FT
K	3.58 AC	149.53 FT

1. NO DISTURBANCE OF THE WETLAND BUFFER IS PROPOSED EXCEPT FOR STORM WATER OUTLETS.
2. EACH PARCEL SHALL BE SERVED BY ITS OWN INDIVIDUAL WELL.
3. EACH PARCEL WILL BE SPLIT AT THE TIME THAT THE BUYER DETERMINES HIS LAND REQUIREMENTS. IF THE MAXIMUM NUMBER OF DIVISIONS ARE MET, AND ADDITIONAL DIVISIONS ARE REQUIRED, THE NEEDED DIVISIONS WILL BE PROVIDED AS A SITE CONDOMINIUM.
4. EACH PARCEL DIVISION SHOWN IS AN APPROXIMATION AND WILL BE SUBJECT TO CHANGE.

LEGEND



DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Ac = 4.34 Ac (Area Tributary to Detention Basin)
 $Q_{100} = 0.87$ cfs (0.20 cfs/Ac.)
 $C = 0.39$

$Q_u = Q_{100} / (Ac * C) = 0.51$ cfs/Ac. Imp
 $T = 25 + \sqrt{103125 / Q_u} = 116.87$ min
 $V_s = (16500 * T) / (T + 25) = 40 * Q_u * T = 11197$ cf/Ac. Imp
 $V_t = V_s * Ac * C = 18968$ ft³ req'd

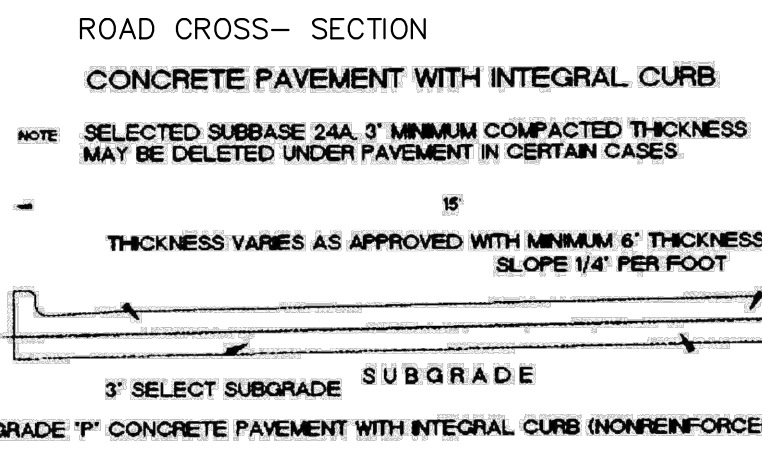
Elevation	Area	Vol (ft ³)
870.5	8216	14096
872	10578	25524
873	12278	25524

100% EL = 873.0 ft
 Vol.-prov = 25524 ft³

Total Basin Storage = 25524
 HW Elevation = 0
 Freeboard Elevation = 1
 Side Slopes = 1V:1.4H

DETERMINE "C" FACTOR

	Area	C	A * C
TOTAL AREA TRIBUTARY TO DETENTION BASIN	= 4.34 Ac		
PAVING AREA (WALKS, DRIVE, ROAD)	= 0.94 Ac	@ 0.90	= 0.85
DETENTION (LOW WATER AREA)	= 0.21 Ac	@ 1.00	= 0.21
LAWN AREA	= 3.19 Ac	@ 0.20	= 0.64
TOTAL AREA	= 4.34 Ac		1.69
$C_{avg} = A * C / \text{TOTAL ACRES} =$			0.39



THOMPSON INDUSTRIAL PARK
SECTION 3, TOWN 5 NORTH, RANGE 6 EAST
FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN

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SHEET 2

