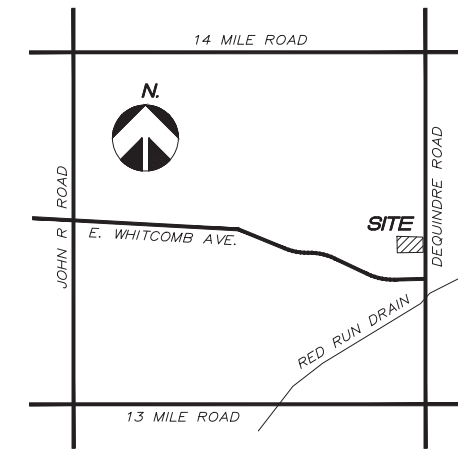
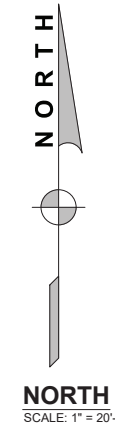


SITE NARRATIVES

1. THE EXISTING BUILDING WILL BE ALTERED ON THE INTERIOR AND EXTERIOR - REFER TO 'A' SHEETS
2. ALL SITE FEATURES ARE EXISTING AS SHOWN ON THE SURVEY - SEE ATTACHED. EXISTING DRIVES, WALKWAYS (OTHER THAN THAT SHOWN AND LABELED) MONUMENT SIGN, AND SITE LIGHTING TO REMAIN
3. LANDSCAPED AREAS WILL BE UPDATED TO MEET CURRENT STANDARDS AND WILL CONSIST OF AN AUTOMATIC IRRIGATION SYSTEM
4. THE SITE CONSISTS OF ALL UNDERGROUND UTILITIES.
5. THE EXISTING ASPHALT PAVEMENT WILL BE PULVERIZED AND GRADED TO RECEIVE A NEW 4" ASPHALT PAVEMENT
6. THE GRAVEL AREAS WILL BE GRADED, COMPACTED AND PAVED WITH 4" ASPHALT
7. LOADING DOCK WILL BE REMOVED TO PROVIDE A LEVEL PARKING LOT



BD & E GROUP

BUILDING DESIGN & ENGINEERING

28124 ORCHARDLAKE ROAD
(SUITE 102)
FARMINGTON HILLS, MI 48334
TEL: (248) 508-9255
EMAIL: bdandegroup@gmail.com

CLIENT INFORMATION

MADISON AUTOMOTIVE, LLC
OGREEN KADA

1642 TRACEKY DR.
ROCHESTER HILLS, MI, 48306

PROJECT INFORMATION

MADISON AUTOTMOTIVE
USED CAR SALES
AUTO REPAIR SERVICE

31691 DEQUINDRE
MADISON HEIGHTS, MI.

SHEET TITLE

PROPOSED SITE PLAN

DUMPSTER DETAILS

SUBMITTALS

PROJECT #

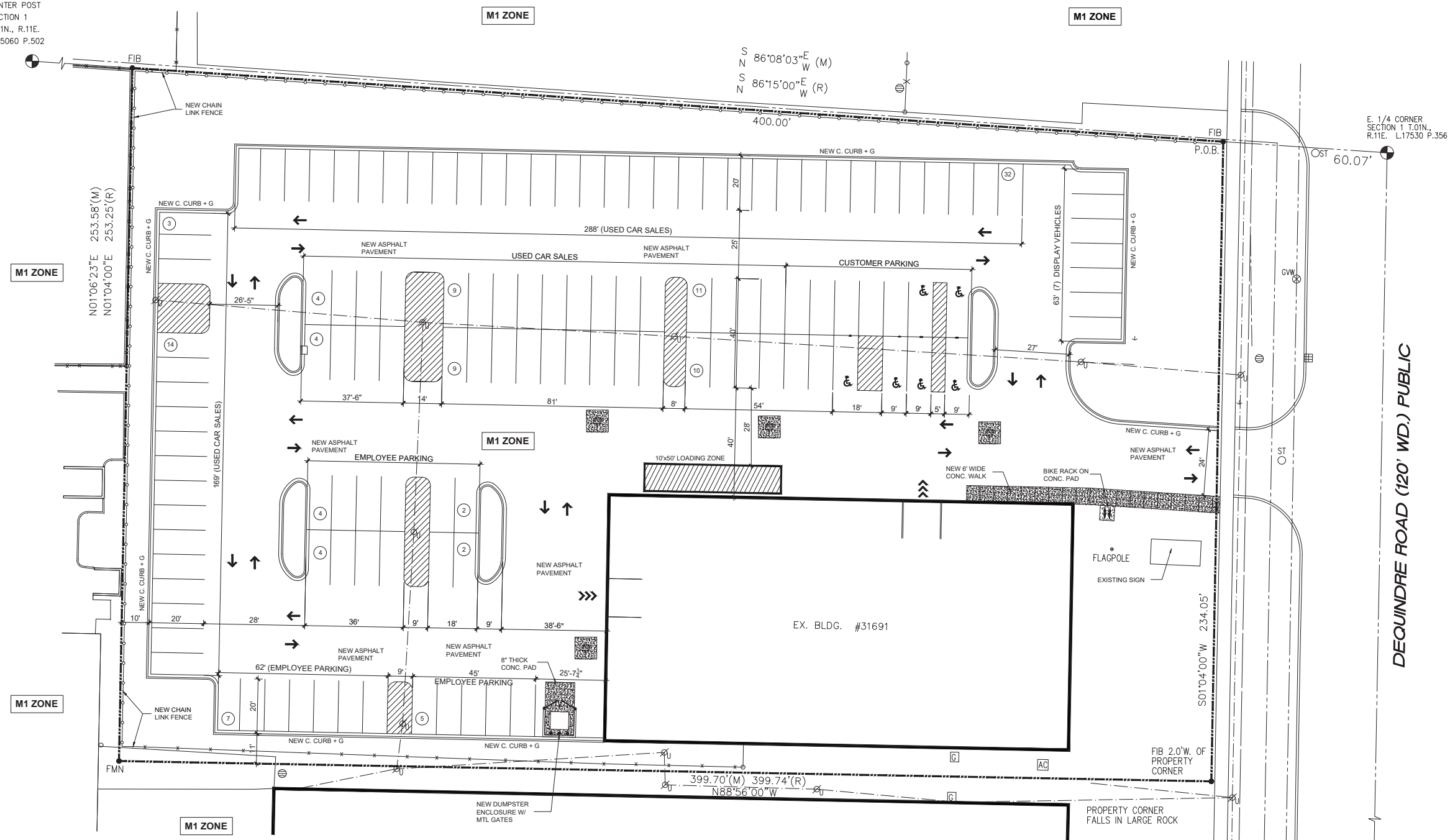
1008-25

SHEET NO.

SP200

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS

CENTER POST
SECTION 1
T.01N., R.11E.
L.55060 P.502



PARCEL ID # 25-01-426-028

LEGAL DESCRIPTION

EXHIBIT A

The Land referred to herein below is situated in the City of Madison Heights, County of Oakland, State of Michigan, and is described as follows:

Part of the Southeast 1/4 of Section 1, Town 1 North, Range 11 East, City of Madison Heights, County of Oakland, State of Michigan described as: beginning at a point distant North 86 degrees 15 minutes 00 seconds West 60.07 feet from the East 1/4 corner; thence South 01 degree 04 minutes 00 seconds West 234.05 feet; thence North 88 degrees 56 minutes 00 seconds West 399.74 feet; thence North 01 degree 04 minutes 00 seconds East 253.25 feet; thence South 86 degrees 15 minutes 00 seconds East 400 feet to the point of beginning.

As Surveyed:

A parcel of land in the SE 1/4 of Section 1, T.01N., R.11E., City of Madison Heights, Oakland County, Michigan described as: Commencing at the East 1/4 corner of Section 1; thence N.86°08'03"W., 60.07 feet along the East/West 1/4 line of Section 1 to Point of Beginning; thence S.01°04'00"W., 234.05 feet; thence N.88°56'00"W., 399.70 feet; thence N.01°06'23"E., 253.58 feet to a Point on the East/West 1/4 line of Section 1; thence along said line S.86°08'03"E., 400.00 feet to the Point of Beginning and containing 2.237 acres.

SITE & BUILDING DATA

SECTION 3.17 - LIGHT INDUSTRIAL DISTRICT - M1

SECTION 7.03 (2) AUTO REPAIR AND SERVICE FACILITY

ARTICLE 4 - SCHEDULE OF REGULATIONS

SECTION 4.02 REGULATIONS

MAXIMUM BUILDING HEIGHT = 40FT

FRONT YARD SETBACK	50 ft	(ALONG DEQUINDRE)
SIDE YARD SETBACK	20 ft	(SOUTH SIDE)
SIDE YARD SETBACK	20 FT	(NORTH SIDE)
REAR YARD SETBACK	25 ft	(WEST SIDE)

LOT AREA: 97,444 S.F. (2.237 ACRES)
BUILDING AREA: 15,280 S.F.

LOT COVERAGE: 15.68%

ARTICLE 10 - PARKING, LOADING, AND ACCESS MANAGEMENT

SECTION 10.03 MINIMUM OFF-STREET PARKING REQUIREMENTS

AUTO REPAIR & SERVICE 1 PER 300S.F. UFA + 2 PER SERVICE BAY
AUTO SALES (NEW & USED)

PARKING REQUIRED:			
15,280 x 0.75	= 11,460 /300	= 38 SPACES	
2 / SERVICE BAY	= 13 BAYS x 2	= 26 SPACES	

TOTAL PARKING SPACES REQUIRED = 64 SPACES

TOTAL PARKING SPACES PROVIDED = 120 SPACES

- 1 ADA VAN ACCESSIBLE
- 5 ADA PARKING SPACES
- 114 STANDARD PARKING SPACES

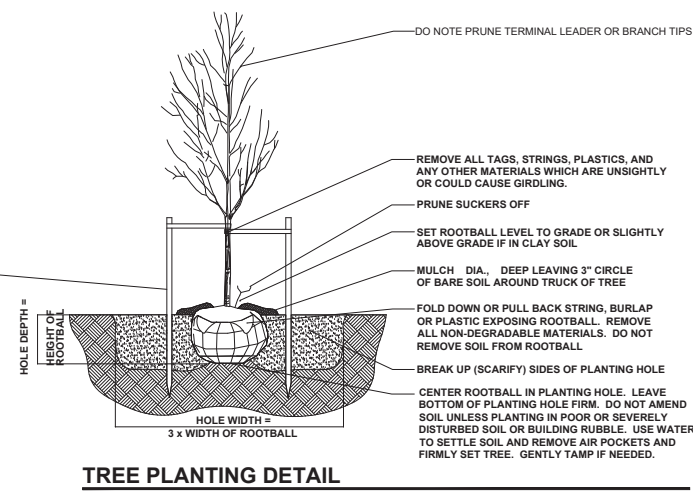
SECTION 10.09 OFF-STREET LOADING AND UNLOADING:
BUILDING AREA < 20,000 S.F. - 1 LOADING SPACE REQUIRED

LOADING ZONE: 12' x 50' WITH A 16FT HIGH CLEARANCE

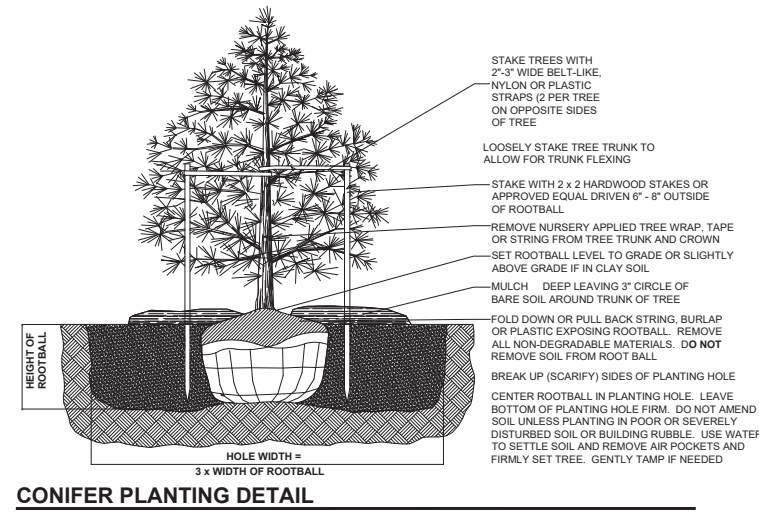
SE. CORNER
SECTION 1
T.01N., R.11E.
L.17530 P.358

DEQUINDRE ROAD (120' WD.) PUBLIC

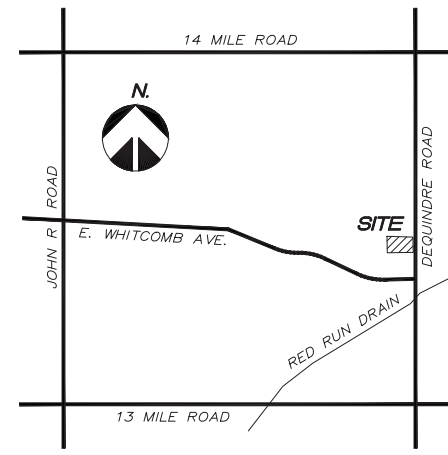
PLANT SCHEDULE					
DECIDUOUS TREES					
KEY	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	COMMENT
CA	3	TILIA TOMENTOSA / SILVER LINDEN	B & B	3" CALIPER	8' MIN. BRANCH HEIGHT
AR	3	ACER RUBRUM / RED MAPLE	B & B	3" CALIPER	8' MIN. BRANCH HEIGHT
ORNAMENTAL TREES					
KEY	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	COMMENT
CC	6	CERCIS CANADENSIS / RED BUD	B & B	2" CALIPER	
CF	14	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	2" CALIPER	
SHRUBS					
KEY	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	COMMENT
HA	31	CORNUS SERICEA FLAVIRAMEA / YELLOW TWIG DOGWOOD	B & B	24" HEIGHT	
TN	8	THUJA OCCIDENTALIS 'NIGRA' / DARK GREEN ARBORVITAE	B & B	60" HEIGHT	
SP	30	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIRAEA	B & B	18" SPREAD	
PERENNIALS AND GROUND COVERS					
KEY	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	COMMENT
PA	21	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	POTTED	2 GALLON	



TREE PLANTING DETAIL
NO SCALE



CONIFER PLANTING DETAIL
NO SCALE



PARCEL ID # 25-01-426-028

LEGAL DESCRIPTION

EXHIBIT A

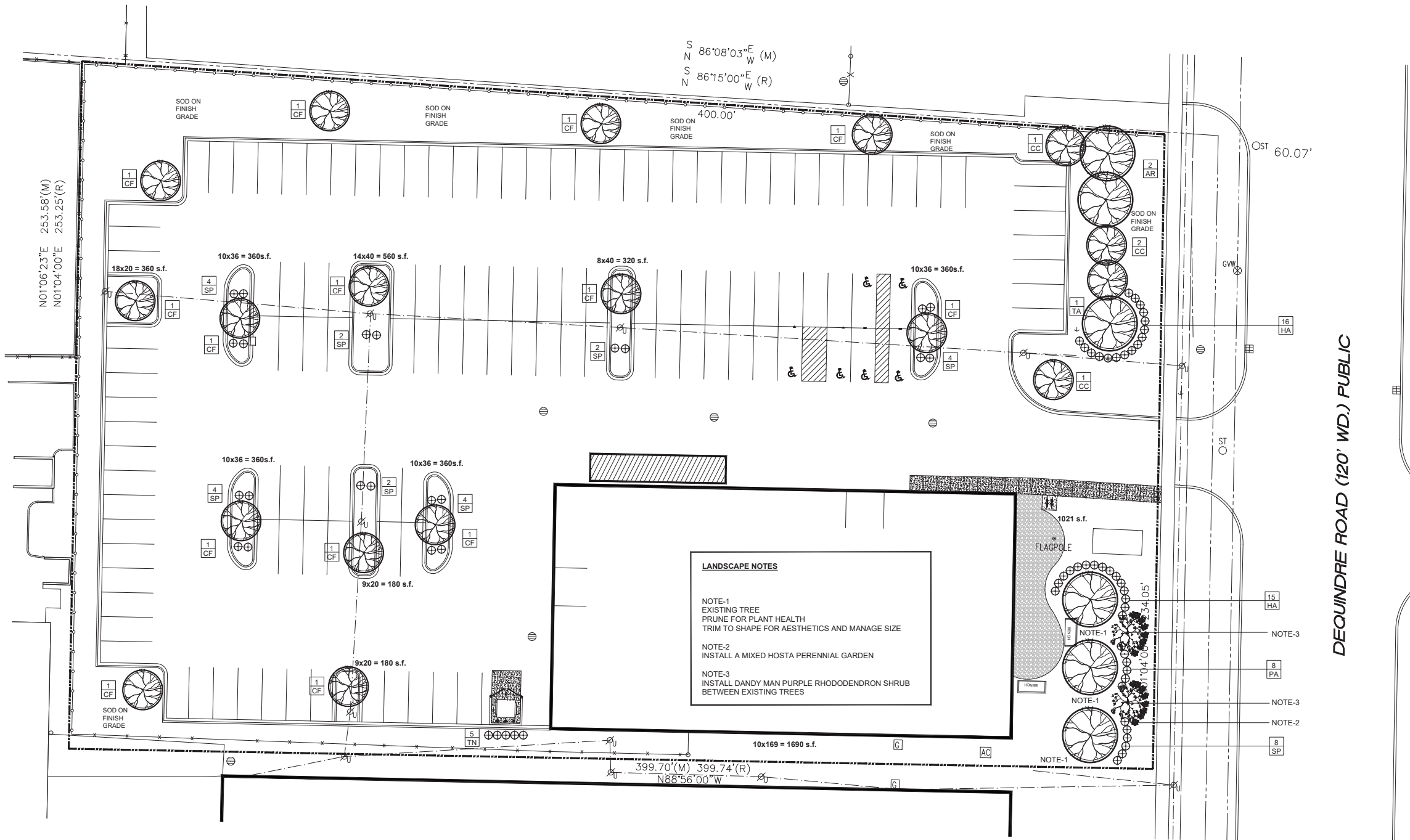
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ARTICLE 11 LANDSCAPING (CALCULATIONS)	
SECTION 11.05 FRONTAGE LANDSCAPING	
• DECIDUOUS OR EVERGREEN TREE 234ft-25ft / 40 = 5.23 trees required	1 PER 40 lf of road frontage 6 trees provided
• ORNAMENTAL TREE 234ft-25ft / 40 = 5.23 trees required	1 per 100 lf of road frontage 5 trees provided
• SHRUBS 234ft-25ft / 5 = 41.8 shrubs required	1 per 5 lf of road frontage 47 shrubs provided
SECTION 11.06 PARKING LOT LANDSCAPING	
5 s.f. of landscaping per 1 parking space required	127 parking spaces x 5 s.f. = 635 s.f. of parking lot landscaping required
* 1440 s.f. of parking lot landscaping provided	
SECTION 11.07 INTERIOR LANDSCAPING	
5% of impervious area	73,700 s.f. x .05 = 3685 s.f. of interior landscaping required
* 4311 s.f. of interior landscaping & building foundation landscaping provided	

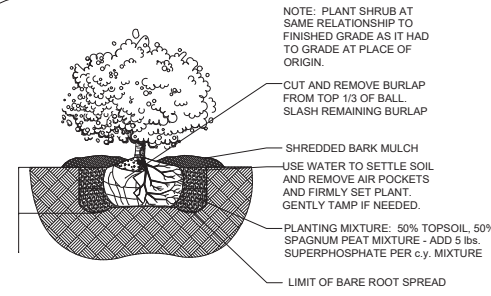


LANDSCAPE NOTES

NOTE-1
EXISTING TREE
PRUNE FOR PLANT HEALTH
TRIM TO SHAPE FOR AESTHETICS AND MANAGE SIZE

NOTE-2
INSTALL A MIXED HOSTA PERENNIAL GARDEN

NOTE-3
INSTALL DANDY MAN PURPLE RHODODENDRON SHRUB BETWEEN EXISTING TREES



SHRUB PLANTING DETAIL
NO SCALE

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ROCHESTER HILLS, MI, 48306

PROJECT INFORMATION

MADISON AUTOTMOTIVE
USED CAR SALES
AUTO REPAIR SERVICE

31691 DEQUINDRE
MADISON HEIGHTS, MI.

SHEET TITLE

LANDSCAPE PLAN
LANDSCAPE DETAILS

SUBMITTALS

PROJECT #
1008-25

SHEET NO.

LP100

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS

CLIENT INFORMATION

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31691 DEQUINDRE
MADISON HEIGHTS, MI.

SHEET TITLE

EXISTING / DEMOLITION
FLOOR PLAN

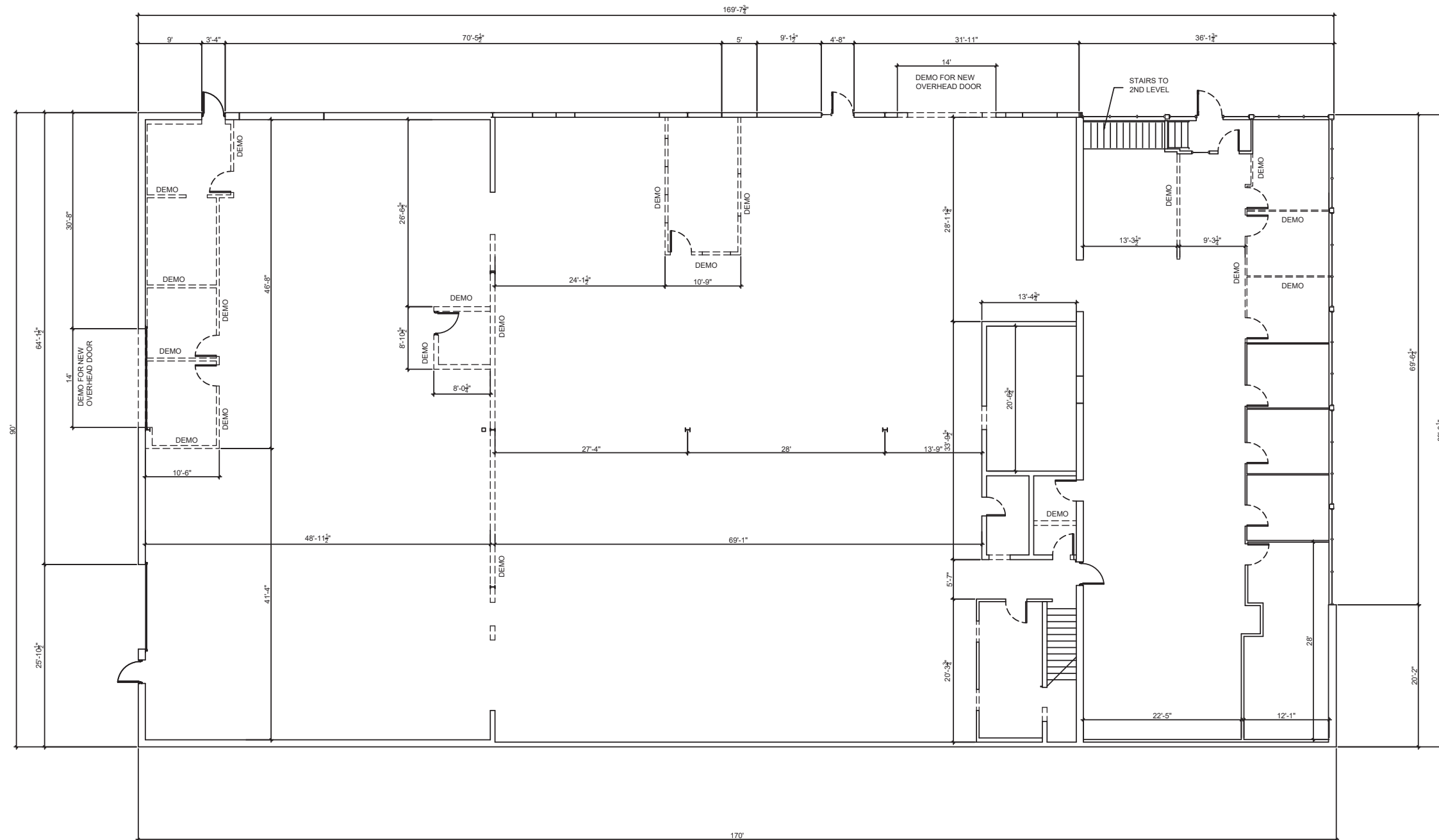
SUBMITTALS

PROJECT #
1008-25

SHEET NO.

A100

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'

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MADISON HEIGHTS, MI.

SHEET TITLE

PROPOSED FLOOR PLAN

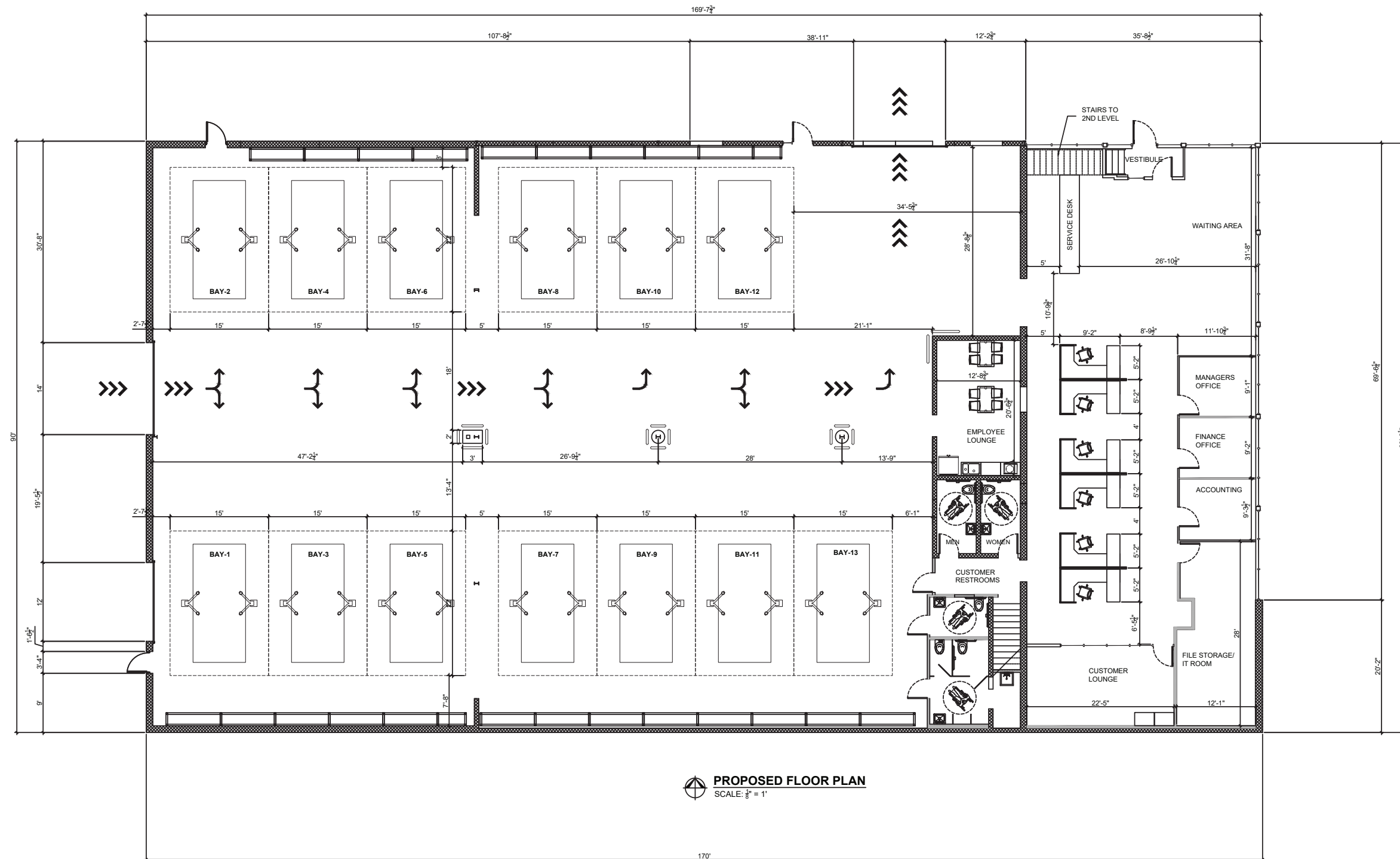
SUBMITTALS

PROJECT #
1008-25

SHEET NO.

A101

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'

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MADISON HEIGHTS, MI.

SHEET TITLE

EXISTING ELEVATIONS

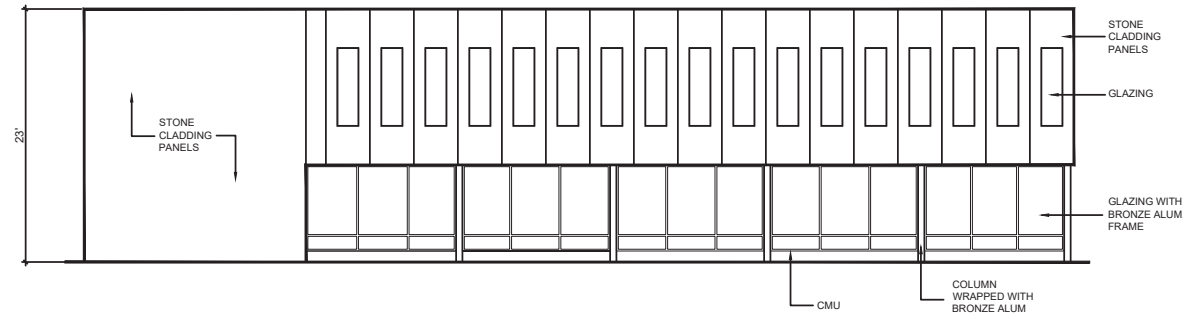
SUBMITTALS

PROJECT #
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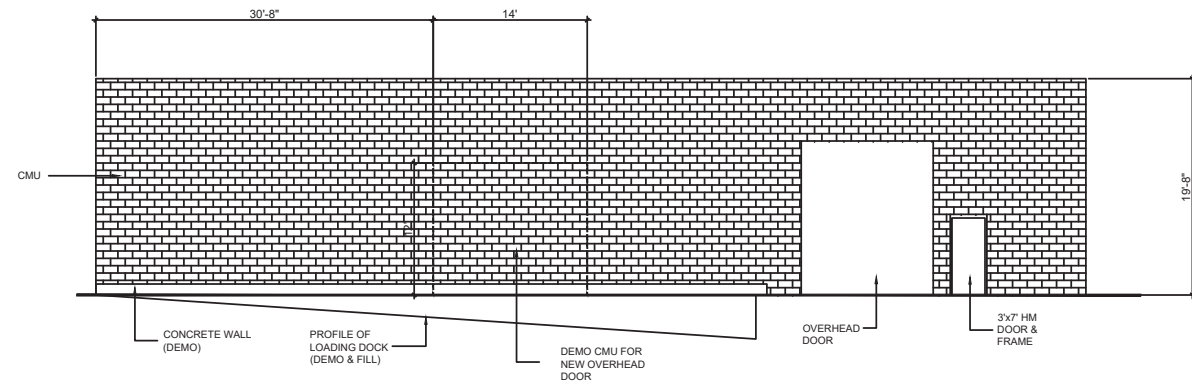
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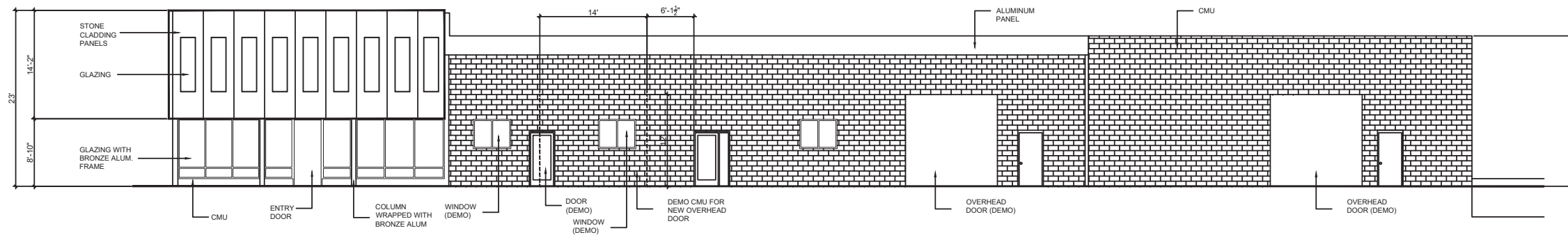
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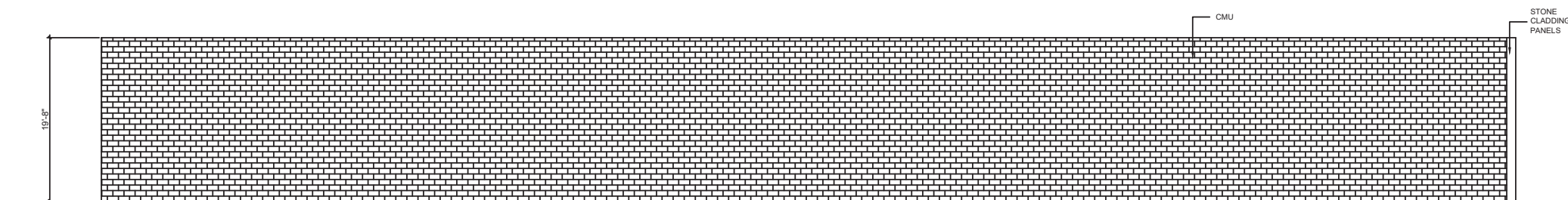
EXISTING EAST ELEVATION
SCALE: $\frac{1}{8}'' = 1'$



EXISTING WEST ELEVATION
SCALE: $\frac{1}{8}'' = 1'$



EXISTING NORTH ELEVATION
SCALE: $\frac{1}{8}'' = 1'$



EXISTING SOUTH ELEVATION
SCALE: $\frac{1}{8}'' = 1'$

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MADISON HEIGHTS, MI.

SHEET TITLE

PROPOSED ELEVATIONS

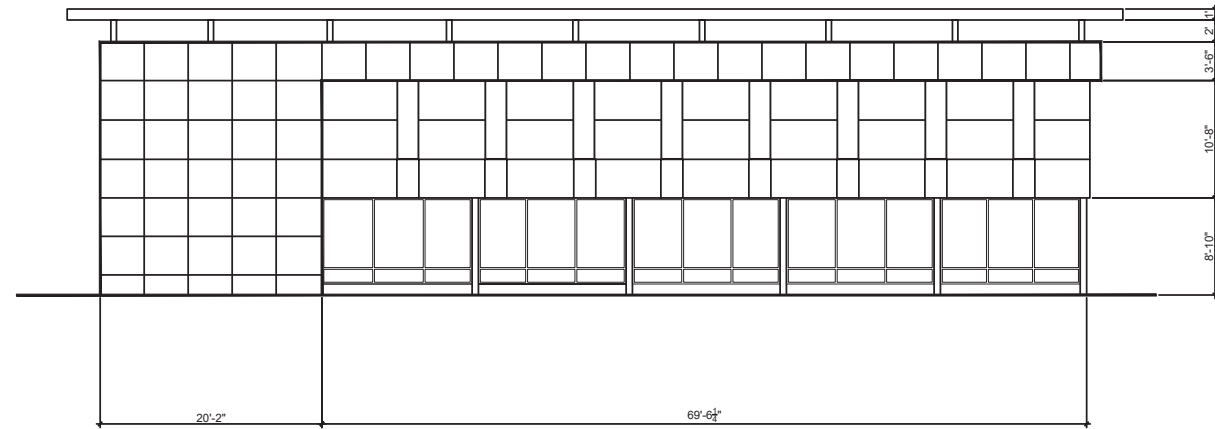
SUBMITTALS

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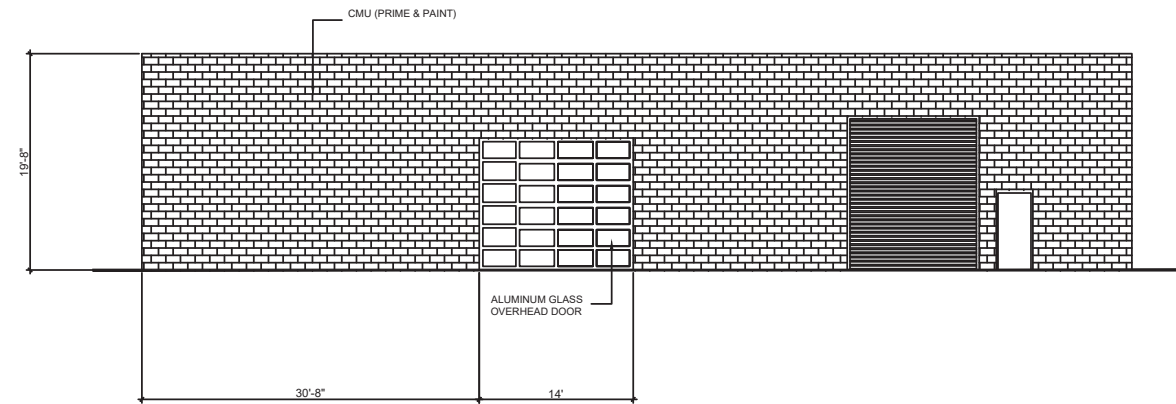
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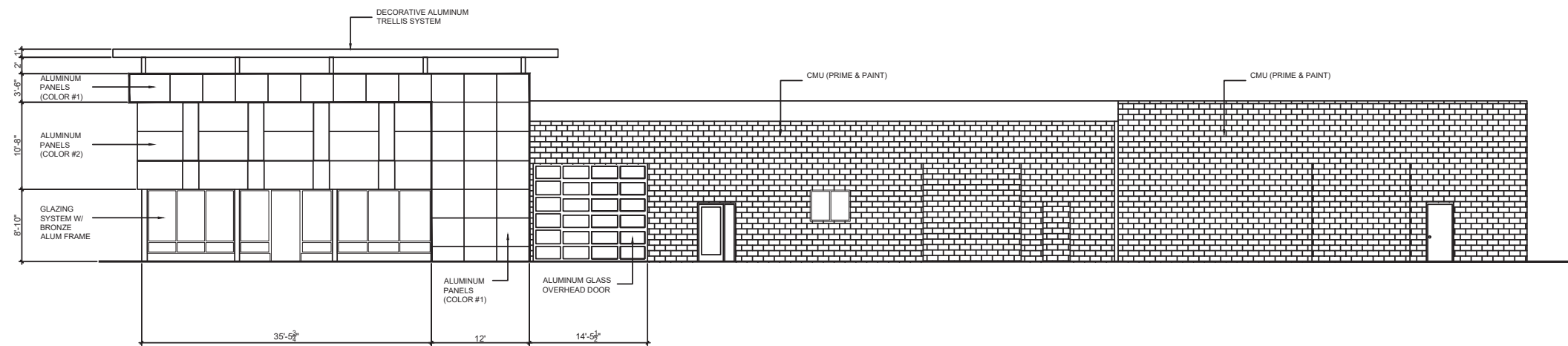
DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS



PROPOSED EAST ELEVATION
SCALE: 3/8" = 1'



PROPOSED WEST ELEVATION
SCALE: 3/8" = 1'



PROPOSED NORTH ELEVATION
SCALE: 3/8" = 1'