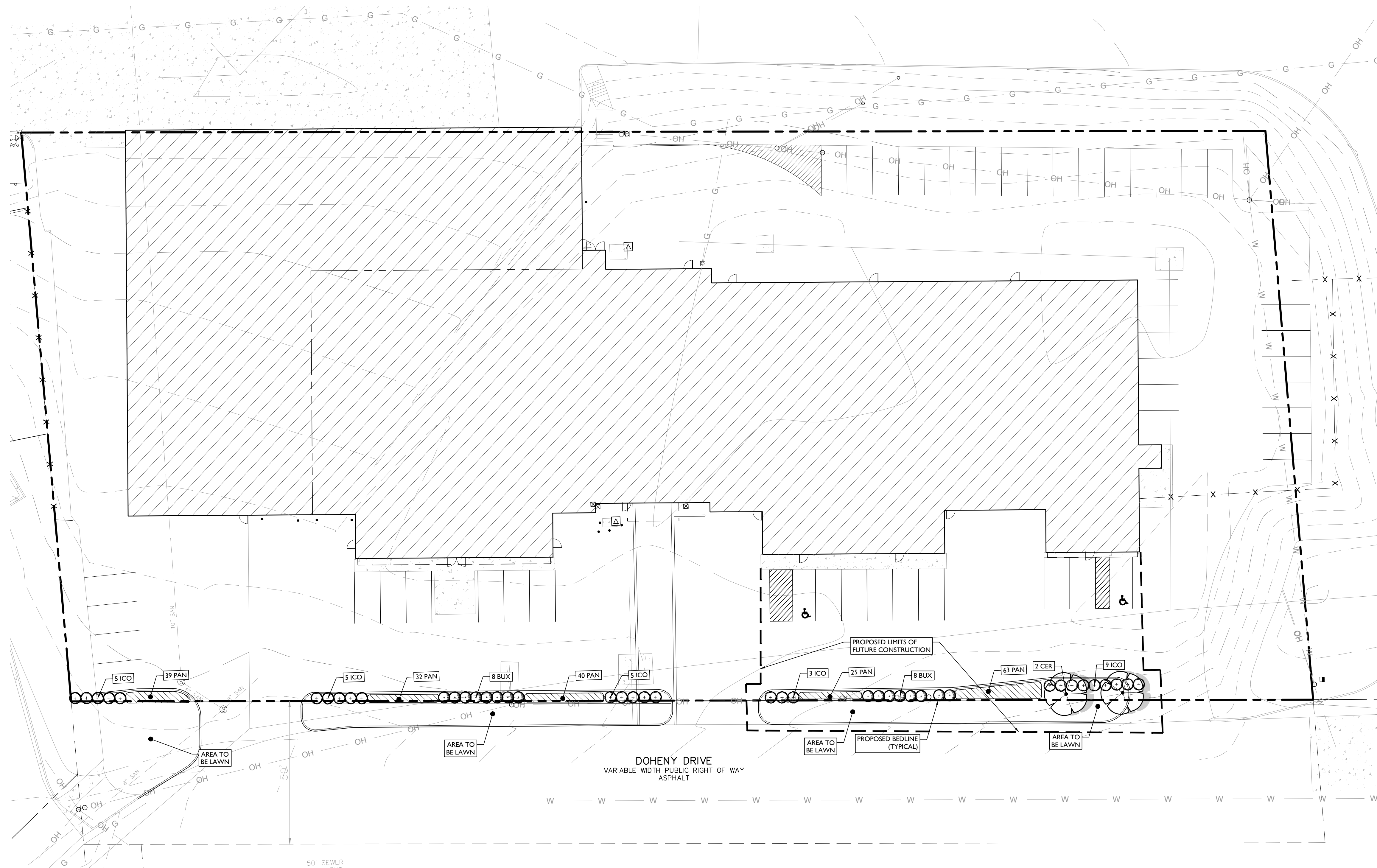


LANDSCAPING AND BUFFER REQUIREMENTS			
CODE SECTION	REQUIRED	EXISTING	PROPOSED
§ 170.24.4.B	GREENBELT REQUIREMENTS 1 CANOPY TREE AND 6 SHRUBS PER 40 LF OF ROAD DOHENY ROAD: 434 LF TREES: (434 LF)/(40) = 11 REQUIRED TREES SHRUBS: (434 LF)/(40) * (6) = 65 REQUIRED SHRUBS	0 TREES (EN) 0 SHRUBS (EN)	2 TREES (EN) 43 SHRUBS (EN)
§ 170.24.6.A	PARKING LOT LANDSCAPING 1 TREE PER 300 SF OF PAVEMENT AREA (41,768 PARKING AREA)/(300 SF) = 139 REQUIRED TREES AT LEAST 2 PARKING LOT TREES SHALL BE PROVIDED ON EACH SITE	0 TREES (EN) 0 TREES (EN)	2 TREES (EN) 2 TREES
§ 170.24.6.C			
§ 170.24.6.J	PARKING LOT ISLANDS: MIN 150 SF, 10 FT WIDE	NO EXISTING ISLANDS	COMPLIES 2 PROPOSED ISLANDS

(EN) EXISTING NONCONFORMITY

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	B&B
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BUX	16	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD	18" - 24"	B&B
	ICO	27	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30"	POT
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	CONTAINER
	PAN	199	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	36" o.c.	1 GAL POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



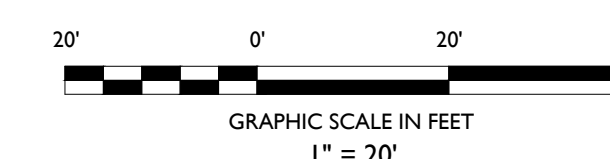
Know what's below
Call before you dig.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON-SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



NOT APPROVED FOR CONSTRUCTION



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607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE IMPROVEMENT PLANS
807 DOHENY DRIVE
GASLIGHT STORAGE

PARCEL ID: 77007990001000
807 DOHENY DRIVE
CHARTER TOWNSHIP OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 20' PROJECT ID: DET-220118

TITLE:

LANDSCAPING PLAN

DRAWING:

C-3

ISSUE	DATE	BY	DESCRIPTION
2	06/17/2022	MSN	SPECIAL LAND USE SUBMISSION
1	06/07/2022	MSN	PRELIMINARY CITY REVIEW

Gaslight Storage

807 Doheny Dr.

Northville, MI. 48167

Owner

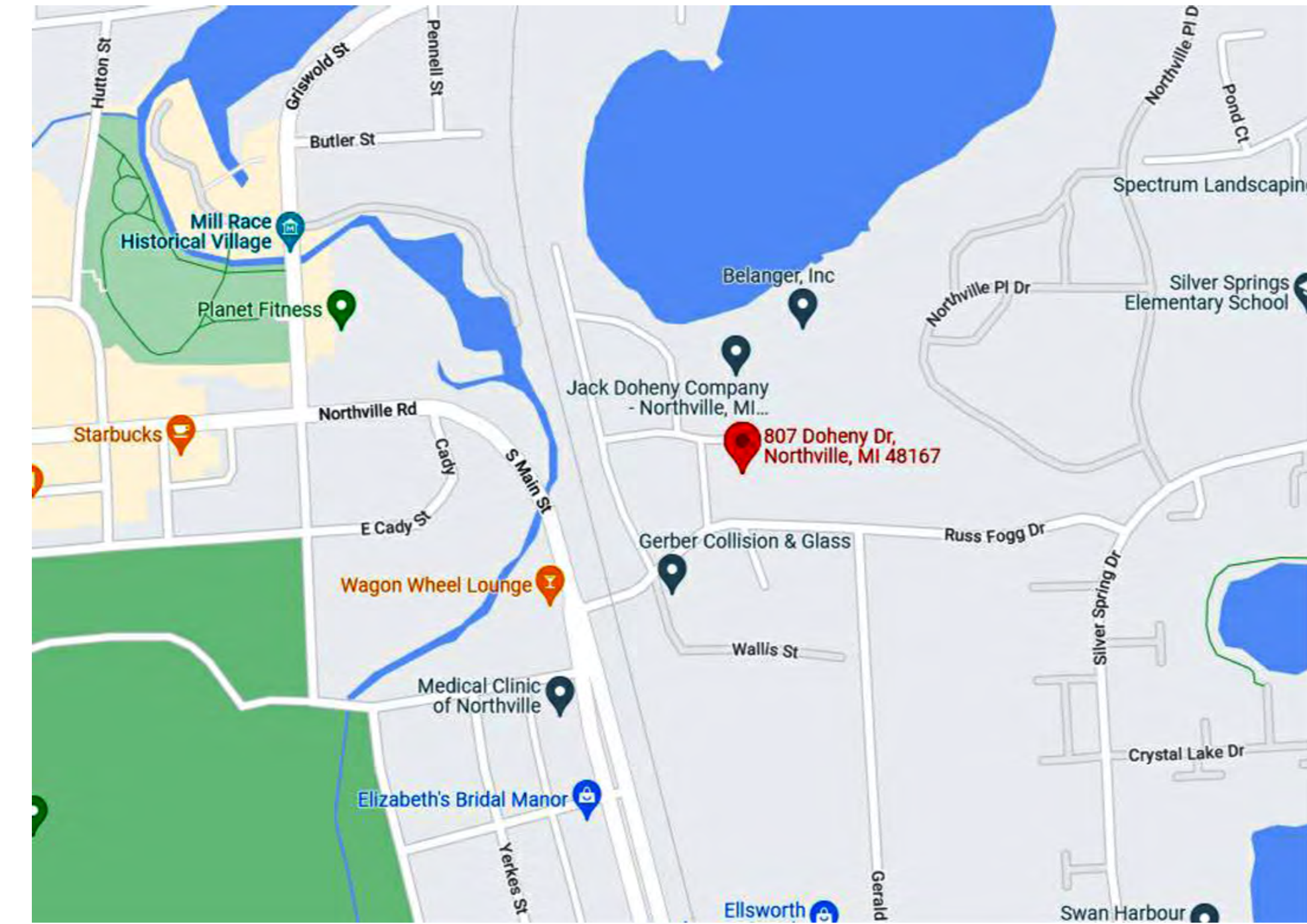
Jon S. Hutto
58000 8 Mile Road
Northville, MI. 48167

Architect

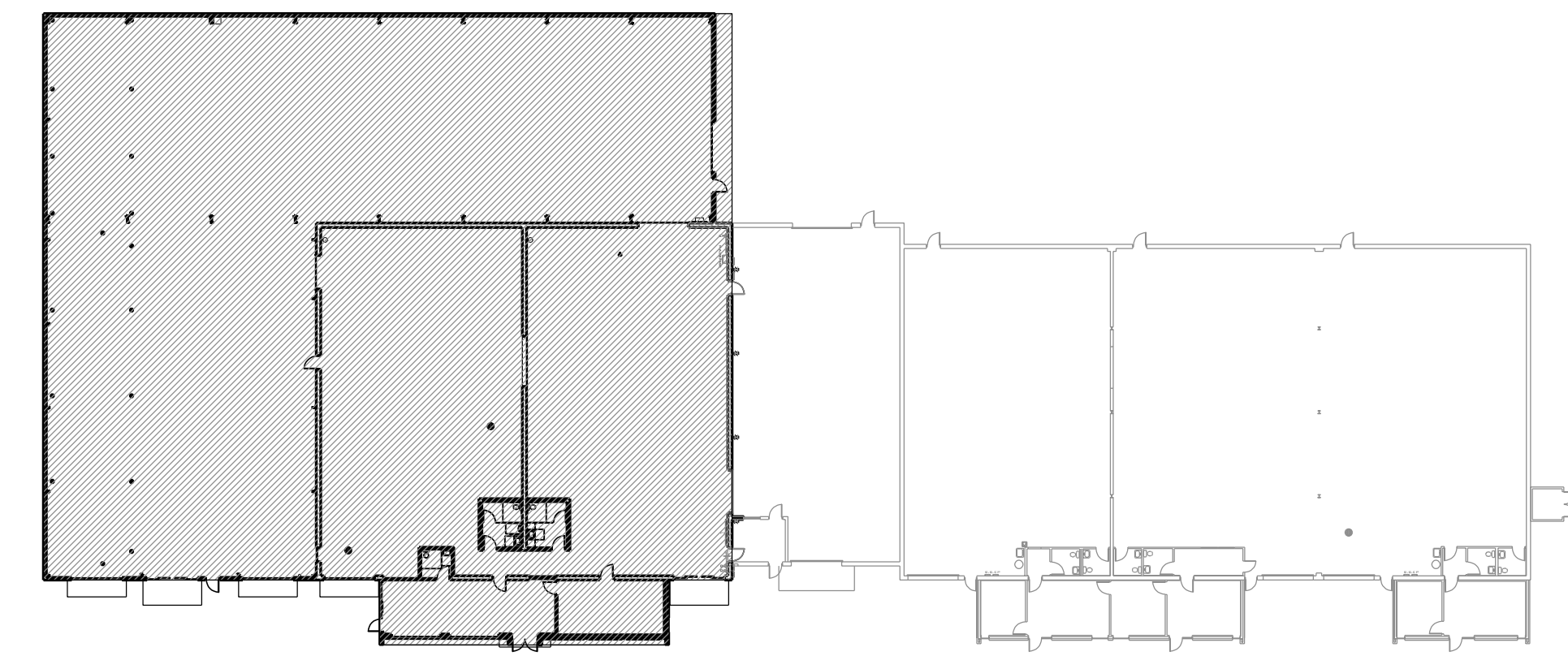
Donald J. Scheible
46 Kensington Blvd.
Pleasant Ridge, MI. 48069

Design Firm

NCS Team
1 Towne Square, Suite 150
Southfield, MI. 48076



 **LOCATION MAP**
NO SCALE



 **BUILDING OVERALL PLAN**
NO SCALE

CODE ANALYSIS

ARCHITECT INFO

NAME: DONALD J SCHEIBLE
LICENSE NUMBER: 1301018960
EXPIRATION DATE: 10-31-22
EMAIL: DSCHIEBLE@SCHEIBLEASSOCIATES.COM

ARCHITECT:

**Scheible & Associates
L.L.C.**

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(248) 797-9890
scheibleassociates.com

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Southfield, MI 48076
Tel: 989-992-6179
www.ncs-team.com
Josh@NCS-Team.com



PROPOSED FRONT ELEVATION - GASLIGHT STORAGE
NO SCALE

Gaslight Storage

807 Doheny Dr.
Northville, MI. 48167

ISSUED FOR:
Land Use Plans
06-16-2022

SEAL:

LIST OF DRAWINGS

T-1 TITLE SHEET, LOCATION MAP, BUILDING KEY PLAN,
PROPOSED 3D ELEVATION RENDERING

A-1 OVERALL FLOOR PLAN

A-2 ENLARGED FLOOR PLAN AND ELEVATIONS

SHEET#

T-1

DATE:

JOB#