

PRELIMINARY SITE PLANS

TAILGATERS

WILLIAMSTON ROAD & I-96
CITY OF WILLIAMSTON, INGHAM COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
11/8/2024		PRELIMINARY SITE PLAN SUBMITTAL



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OUTDOOR LIVING LANDSCAPE PLAN	
24110-C	LANDSCAPE PLAN

DESIGN TEAM

OWNER

TG PROPERTIES WILLIAMSTON, LLC
3450 OKEMOS ROAD
OKEMOS, MI 48309
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CIVIL ENGINEER

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PEA
GROUP

REVISIONS	
DESCRIPTION	DATE
PRELIMINARY SITE PLAN ISSUE DATE	11/8/2024



NOT FOR CONSTRUCTION

CLIENT
TG PROPERTIES
WILLIAMSTON LI
3450 OKEMOS ROAD
OKEMOS, MI 48864

[illegible]

PEA JOB NO.	2024-1
P.M.	
DN.	
DES.	
DRAWING NUMBER:	

LEGEND:

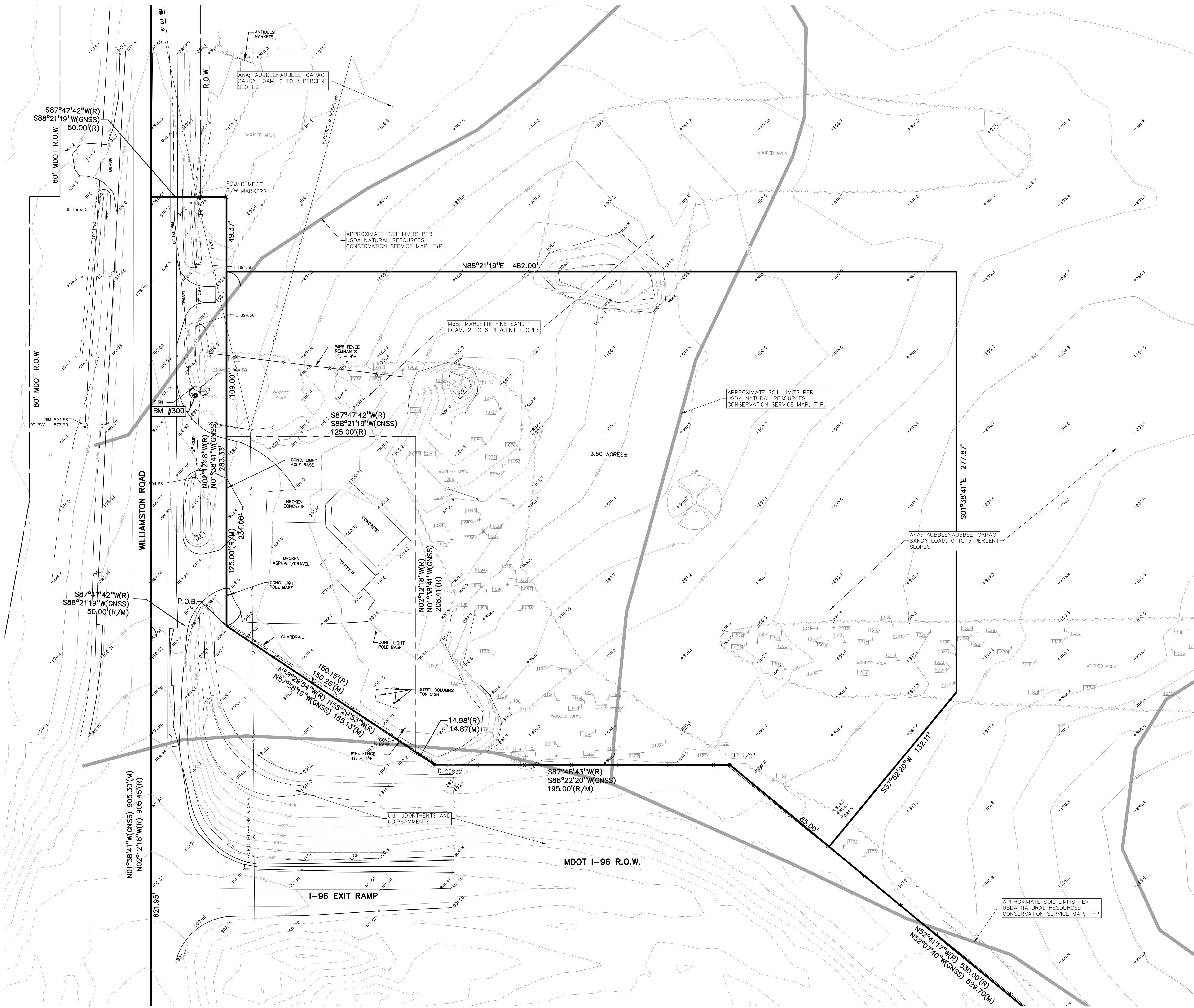
—OH-ELEC—W—O—	EX. OH. ELEC. POLE & GUY WIRE
—UG-CATV—T—	EX. U.G. CABLE TV & PEDESTAL
—UG-COMM—T—O—T—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG-ELEC—O—O—	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
— — — — —	EX. GAS LINE
⊙ ⊗	EX. GAS VALVE & GAS LINE MARKER
⌈ ⌋	EX. TRANSFORMER & IRRIGATION VALVE
— — — — —	EX. WATER MAIN
⌘ ⌘	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊕ ⊕	EX. WATER VALVE BOX & SHUTOFF
— — — — —	EX. SANITARY SEWER
⊕ ⊕	EX. SANITARY CLEANOUT & MANHOLE
⊕ ⊕	EX. COMBINED SEWER MANHOLE
— — — — —	EX. STORM SEWER
⊕ ⊕	EX. CLEANOUT & MANHOLE
⊕ ⊕	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
⊕ ⊕	EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
⊕ ⊕	EX. UNIDENTIFIED STRUCTURE
⌈ ⌋	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
✕	EX. FENCE
— — — — —	EX. GUARD RAIL
⊗ ⊗	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
⊗ ⊗	EX. TREE TAG, & TREE LINE
⊕ ⊕	EX. SPOT ELEVATION
⊕ ⊕	EX. CONTOUR
⊕ ⊕	EX. WETLAND

REFERENCE DRAWINGS:

JONES & HENRY ENGINEERS, LTD. WILLIAMSTON RD. DATED MAY 1960

BENCHMARKS
(NAVD 88, GPS DERIVED)

BM #300
NORTHEAST BOLT ON FIRE HYDRANT, LOCATED NORTH OF
THE EXISTING DRIVE OF SUBJECT PROPERTY ALONG THE
EAST SIDE OF WILLIAMSTON ROAD.
ELEV. - 897.64



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C-1.1

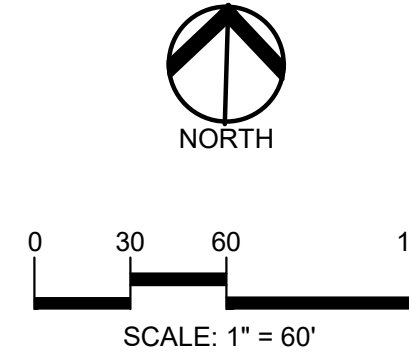
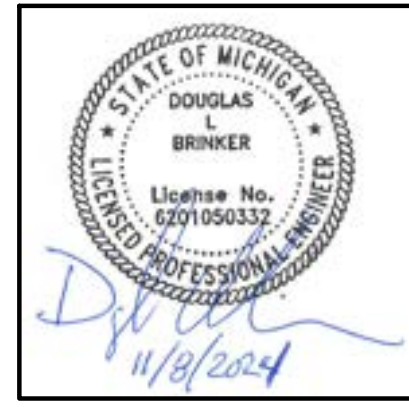
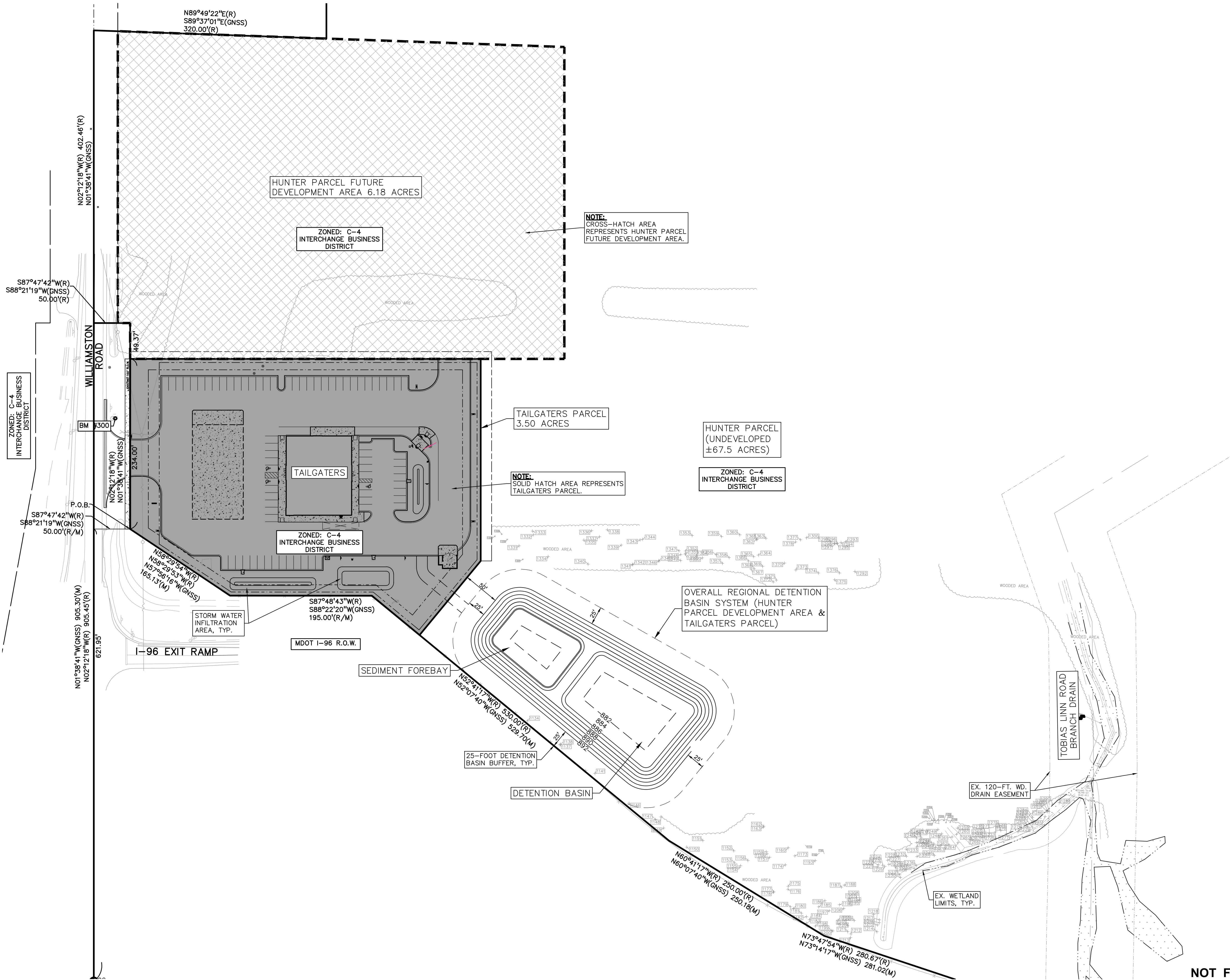
S:\PROJECTS\2024\24-1332 - TAILGATERS - WILLIAMSTON\DWG_2_SIT PLAN\DWG_2_SIT PLAN (C-1)1000-24-1332.dwg PLOT DATE: 11/7/2024 9:15:59 AM

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1064	E	11	American Elm	Ulmus americana	Fair	
1065	GA	8	Green Ash	Fraxinus pennsylvanica	Poor	
1066	CT	16	Cottonwood	Populus deltoides	Fair	
1067	BX	11	Boxelder	Acer negundo	Fair	
1068	E	6	American Elm	Ulmus americana	Fair	
1069	BW	12	Black Walnut	Juglans nigra	Good	
1070	BW	9	Black Walnut	Juglans nigra	Fair	x3
1071	BX	11	Boxelder	Acer negundo	Poor	
1072	BX	17	Boxelder	Acer negundo	Fair	x6
1073	BW	9	Black Walnut	Juglans nigra	Fair	
1074	MW	13	White Mulberry	Morus alba	Fair	
1075	MW	12	White Mulberry	Morus alba	Fair	
1076	BW	11	Black Walnut	Juglans nigra	Fair	
1077	CT	12	Cottonwood	Populus deltoides	Fair	
1078	CT	7	Cottonwood	Populus deltoides	Fair	
1079	MW	16	White Mulberry	Morus alba	Fair	
1080	BX	14	Boxelder	Acer negundo	Fair	x1
1081	BW	21	Black Walnut	Juglans nigra	Good	
1082	E	10	American Elm	Ulmus americana	Fair	
1083	E	12	American Elm	Ulmus americana	Fair	
1084	RP	15	Red Pine	Pinus resinosa	Poor	
1085	MW	13	White Mulberry	Morus alba	Fair	x1
1086	BX	10	Boxelder	Acer negundo	Poor	
1087	E	6	American Elm	Ulmus americana	Poor	
1088	E	14	American Elm	Ulmus americana	Poor	
1089	BX	11	Boxelder	Acer negundo	Fair	
1090	BX	7	Boxelder	Acer negundo	Fair	
1091	HK	6	Hackberry	Celtis occidentalis	Fair	
1092	BW	8	Black Walnut	Juglans nigra	Fair	
1093	CT	13	Cottonwood	Populus deltoides	Fair	
1094	BW	15	Black Walnut	Juglans nigra	Good	
1095	BW	6	Black Walnut	Juglans nigra	Fair	
1096	CT	11	Cottonwood	Populus deltoides	Good	
1097	BW	6	Black Walnut	Juglans nigra	Good	
1098	BW	10	Black Walnut	Juglans nigra	Good	
1099	BW	10	Black Walnut	Juglans nigra	Fair	
1100	BX	10	Boxelder	Acer negundo	Very poor	
1101	BX	11	Boxelder	Acer negundo	Poor	
1102	BW	22	Black Walnut	Juglans nigra	Good	
1103	BW	23	Black Walnut	Juglans nigra	Good	
1104	CT	13	Cottonwood	Populus deltoides	Good	
1105	CT	12	Cottonwood	Populus deltoides	Good	
1106	MH	8	Bitternut Hickory	Carya cordiformis	Fair	
1107	MH	12	Bitternut Hickory	Carya cordiformis	Good	
1108	E	8	American Elm	Ulmus americana	Fair	
1109	MH	8	Bitternut Hickory	Carya cordiformis	Good	
1110	BW	17	Black Walnut	Juglans nigra	Good	
1111	E	20	American Elm	Ulmus americana	Fair	
1112	E	15	American Elm	Ulmus americana	Fair	
1113	BW	10	Black Walnut	Juglans nigra	Poor	
1114	E	10	American Elm	Ulmus americana	Poor	
1115	E	6	American Elm	Ulmus americana	Fair	
1116	F	8	American Elm	Ulmus americana	Fair	
1117	F	6	American Elm	Ulmus americana	Fair	
1118	MH	22	Bitternut Hickory	Carya cordiformis	Fair	
1119	MH	18	Bitternut Hickory	Carya cordiformis	Fair	
1120	MH	12	Bitternut Hickory	Carya cordiformis	Fair	
1121	MH	9	Bitternut Hickory	Carya cordiformis	Fair	
1122	SW O	6	Swamp White Oak	Quercus bicolor	Fair	
1123	MH	30	Bitternut Hickory	Carya cordiformis	Fair	
1124	MH	8	Bitternut Hickory	Carya cordiformis	Fair	
1125	MH	8	Bitternut Hickory	Carya cordiformis	Fair	
1126	MH	8	Bitternut Hickory	Carya cordiformis	Fair	
1127	BW	6	Black Walnut	Juglans nigra	Fair	
1128	E	16	American Elm	Ulmus americana	Fair	
1129	E	12	American Elm	Ulmus americana	Fair	
1130	E	19	American Elm	Ulmus americana	Good	
1131	SM	31	Silver Maple	Acer saccharinum	Good	
1132	BC	15	Wild Black Cherry	Prunus serotina	Fair	
1133	E	19	American Elm	Ulmus americana	Good	
1134	BC	7	Wild Black Cherry	Prunus serotina	Fair	
1135	E	6	American Elm	Ulmus americana	Fair	
1136	E	7	American Elm	Ulmus americana	Fair	
1137	BC	12	Wild Black Cherry	Prunus serotina	Fair	
1138	BC	10	Wild Black Cherry	Prunus serotina	Fair	
1139	E	6	American Elm	Ulmus americana	Fair	
1140	BC	8	Wild Black Cherry	Prunus serotina	Fair	
1141	BC	7	Wild Black Cherry	Prunus serotina	Good	
1142	E	6	American Elm	Ulmus americana	Fair	
1142	SM	32	Silver Maple	Acer saccharinum	Fair	
1144	SM	17	Silver Maple	Acer saccharinum	Fair	
1145	E	18	American Elm	Ulmus americana	Good	
1146	BC	6	Wild Black Cherry	Prunus serotina	Good	
1147	E	6	American Elm	Ulmus americana	Fair	
1148	E	7	American Elm	Ulmus americana	Good	
1149	BC	8	Wild Black Cherry	Prunus serotina	Poor	
1150	CH	14	Domestic Cherry	Prunus avium	Poor	
1151	CH	9	Domestic Cherry	Prunus avium	Good	
1152	SM	18	Silver Maple	Acer saccharinum	Good	x3
1153	TH	7	Thornapple/Hawthorne	Crataegus spp.	Fair	
1154	F	8	American Elm	Ulmus americana	Fair	
1155	E	6	American Elm	Ulmus americana	Fair	
1156	SM	13	Silver Maple	Acer saccharinum	Good	
1157	BC	9	Wild Black Cherry	Prunus serotina	Fair	
1158	BC	9	Wild Black Cherry	Prunus serotina	Fair	
1159	AP	8	Domestic Apple	Malus sylvestris	Very poor	
1160	BX	9	Boxelder	Acer negundo	Fair	x1
1161	CT	12	Cottonwood	Populus deltoides	Good	
1162	CT	13	Cottonwood	Populus deltoides	Fair	
1163	CT	18	Cottonwood	Populus deltoides	Fair	
1164	CT	21	Cottonwood	Populus deltoides	Good	
1165	CT	6	Cottonwood	Populus deltoides	Fair	
1166	CT	6	Cottonwood	Populus deltoides	Fair	
1167	CT	17	Cottonwood	Populus deltoides	Fair	
1168	CT	8	Cottonwood	Populus deltoides	Fair	
1169	CT	7	Cottonwood	Populus deltoides	Fair	
1170	CT	14	Cottonwood	Populus deltoides	Fair	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1171	CT	11	Cottonwood	Populus deltoides	Fair	
1172	E	6	American Elm	Ulmus americana	Fair	
1173	BX	6	Boxelder	Acer negundo	Fair	
1174	BG	8	Bigtooth Aspen	Populus grandidentata	Fair	
1175	E	11	American Elm	Ulmus americana	Fair	
1176	E	11	American Elm	Ulmus americana	Fair	
1177	BC	17	Wild Black Cherry	Prunus serotina	Good	
1178	BC	12	Wild Black Cherry	Prunus serotina	Good	
1179	E	9	American Elm	Ulmus americana	Fair	
1180	F	10	American Elm	Ulmus americana	Fair	
1181	E	6	American Elm	Ulmus americana	Fair	
1182	E	6	American Elm	Ulmus americana	Good	
1183	E	8	American Elm	Ulmus americana	Poor	
1184	E	9	American Elm	Ulmus americana	Fair	
1185	GA	7	Green Ash	Fraxinus pennsylvanica	Good	
1186	E	14	American Elm	Ulmus americana	Good	
1187	E	7	American Elm	Ulmus americana	Fair	
1188	SM	18	Silver Maple	Acer saccharinum	Good	
1189	BX	10	Boxelder	Acer negundo	Fair	
1190	CT	6	Cottonwood	Populus deltoides		
1191	CT	11	Cottonwood	Populus deltoides	Fair	
1192	E	9	American Elm	Ulmus americana	Good	
1193	BX	9	Boxelder	Acer negundo	Fair	
1194	E	12	American Elm	Ulmus americana	Good	
1195	F	8	American Elm	Ulmus americana	Good	
1196	E	7	American Elm	Ulmus americana	Fair	
1197	E	8	American Elm	Ulmus americana	Fair	
1198	E	7	American Elm	Ulmus americana	Fair	
1199	SU	12	Sugar Maple	Acer saccharum	Good	
1200	F	8	American Elm	Ulmus americana	Fair	
1201	E	6	American Elm	Ulmus americana	Fair	
1202	E	6	American Elm	Ulmus americana	Good	
1206	E	9	American Elm	Ulmus americana	Fair	
1207	E	6	American Elm	Ulmus americana	Fair	
1208	F	10	American Elm	Ulmus americana	Poor	
1209	E	8	American Elm	Ulmus americana	Fair	
1210	SU	10	Sugar Maple	Acer saccharum	Good	
1211	SU	6	Sugar Maple	Acer saccharum	Fair	
1212	SU	7	Sugar Maple	Acer saccharum	Good	
1213	F	12	American Elm	Ulmus americana	Fair	
1214	SU	11	Sugar Maple	Acer saccharum	Good	
1215	E	6	American Elm	Ulmus americana	Fair	
1216	BC	12	Wild Black Cherry	Prunus serotina	Fair	
1217	SU	14	Sugar Maple	Acer saccharum	Good	
1218	SU	7	Sugar Maple	Acer saccharum	Fair	
1219	BX	12	Boxelder	Acer negundo	Fair	
1220	CT	12	Cottonwood	Populus deltoides	Good	
1221	CT	13	Cottonwood	Populus deltoides	Good	
1222	CT	8	Cottonwood	Populus deltoides	Fair	
1223	CT	8	Cottonwood	Populus deltoides	Fair	
1224	CT	6	Cottonwood	Populus deltoides	Fair	
1225	CT	8	Cottonwood	Populus deltoides	Fair	
1226	CT	8	Cottonwood	Populus deltoides	Fair	
1227	CT	8	Cottonwood	Populus deltoides	Good	
1228	CT	11	Cottonwood	Populus deltoides	Good	
1229	CT	7	Cottonwood	Populus deltoides	Fair	
1230	CT	7	Cottonwood	Populus deltoides	Fair	
1231	MH	8	Bitternut Hickory	Carya cordiformis	Fair	x1
1232	CT	7	Cottonwood	Populus deltoides	Fair	
1233	CT	7	Cottonwood	Populus deltoides	Good	
1234	MH	6	Bitternut Hickory	Carya cordiformis	Fair	
1235	BX	6	Boxelder	Acer negundo	Fair	
1236	MH	7	Bitternut Hickory	Carya cordiformis	Good	
1237	MH	6	Bitternut Hickory	Carya cordiformis	Good	
1238	CT	7	Cottonwood	Populus deltoides	Good	
1239	CT	9	Cottonwood	Populus deltoides	Good	
1240	CT	7	Cottonwood	Populus deltoides	Good	
1241	CT	11	Cottonwood	Populus deltoides	Fair	
1242	CT	9	Cottonwood	Populus deltoides	Fair	
1243	CT	6	Cottonwood	Populus deltoides	Fair	
1244	CT	7	Cottonwood	Populus deltoides	Fair	
1245	CT	10	Cottonwood	Populus deltoides	Fair	
1246	BC	21	Wild Black Cherry	Prunus serotina	Fair	
1247	CT	6	Cottonwood	Populus deltoides	Fair	
1248	CT	7	Cottonwood	Populus deltoides	Good	
1249	CT	7	Cottonwood	Populus deltoides	Fair	
1250	CT	7	Cottonwood	Populus deltoides	Fair	
1251	CT	6	Cottonwood	Populus deltoides	Fair	
1252	CT	8	Cottonwood	Populus deltoides	Fair	
1253	CT	10	Cottonwood	Populus deltoides	Good	
1254	CT	13	Cottonwood	Populus deltoides	Fair	
1255	CT	9	Cottonwood	Populus deltoides	Fair	ivy covered
1256	CT	6	Cottonwood	Populus deltoides	Good	
1257	CT	7	Cottonwood	Populus deltoides	Fair	
1258	CT	10	Cottonwood	Populus deltoides	Good	
1259	CT	10	Cottonwood	Populus deltoides	Fair	
1260	CT	12	Cottonwood	Populus deltoides	Fair	
1261	CT	6	Cottonwood	Populus deltoides	Fair	
1262	CT	7	Cottonwood	Populus deltoides	Good	
1263	CT	11	Cottonwood	Populus deltoides	Good	
1264	CT	9	Cottonwood	Populus deltoides	Good	
1265	CT	12	Cottonwood	Populus deltoides	Good	
1266	MH	6	Bitternut Hickory	Carya cordiformis	Good	
1267	CT	8	Cottonwood	Populus deltoides	Good	
1268	CT	8	Cottonwood	Populus deltoides	Good	
1269	CT	10	Cottonwood	Populus deltoides	Fair	
1270	CT	16	Cottonwood	Populus deltoides	Fair	
1271	CT	11	Cottonwood	Populus deltoides	Fair	
1272	MH	6	Bitternut Hickory	Carya cordiformis	Fair	x1
1273	MH	7	Bitternut Hickory	Carya cordiformis	Good	
1274	MH	10	Bitternut Hickory	Carya cordiformis	Good	x1
1275	CT	13	Cottonwood	Populus deltoides	Fair	
1276	MH	7	Bitternut Hickory	Carya cordiformis	Good	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1277	CT	9	Cottonwood	Populus deltoides	Fair	
1278	MH	6	Bitternut Hickory	Carya cordiformis	Good	
1279	CT	9	Cottonwood	Populus deltoides	Good	
1280	CT	14	Cottonwood	Populus deltoides	Fair	
1281	CT	11	Cottonwood	Populus deltoides	Good	
1282	CT	12	Cottonwood	Populus deltoides	Good	
1283	MH	7	Bitternut Hickory	Carya cordiformis	Good	
1284	CT	13	Cottonwood	Populus deltoides	Good	
1285	CT	11	Cottonwood	Populus deltoides	Fair	
1286	CT	6	Cottonwood	Populus deltoides	Fair	
1287	CT	10	Cottonwood	Populus deltoides	Fair	
1288	CT	10	Cottonwood	Populus deltoides	Good	
1289	CT	11	Cottonwood	Populus deltoides	Good	
1290	F	8	American Elm	Ulmus americana	Fair	
1291	CT	12	Cottonwood	Populus deltoides	Good	
1292	BX	13	Boxelder	Acer negundo	Fair	x1
1293	CT	14	Cottonwood	Populus deltoides	Good	
1294	CT	10	Cottonwood	Populus deltoides	Fair	
1295	CT	10	Cottonwood	Populus deltoides	Fair	
1296	CT	11	Cottonwood	Populus deltoides	Fair	
1297	CT	12	Cottonwood	Populus deltoides	Fair	
1298	CT	14	Cottonwood	Populus deltoides	Fair	
1299	CT	9	Cottonwood	Populus deltoides	Fair	
1300	CT	14	Cottonwood	Populus deltoides	Good	
1301	BX	8	Boxelder	Acer negundo	Fair	
1302	BX	6	Boxelder	Acer negundo	Fair	
1303	BX	6	Boxelder	Acer negundo	Fair	x3
1304	BX	8	Boxelder	Acer negundo	Fair	x2
1305	AA	14	Tree-of-Heaven	Ailanthus altissima	Fair	
1306	BW	6	Black Walnut	Juglans nigra	Good	
1307	BW	7	Black Walnut	Juglans nigra	Good	
1308	BX	17	Boxelder	Acer negundo	Good	
1309	CT	10	Cottonwood	Populus deltoides	Fair	
1310	MW	7	White Mulberry	Morus alba	Fair	
1311	CT	15	Cottonwood	Populus deltoides	Fair	
1312	CT	11	Cottonwood	Populus deltoides	Fair	
1313	CT	11	Cottonwood	Populus deltoides	Fair	
1314	BX	12	Boxelder	Acer negundo	Fair	
1315	BW	8	Black Walnut	Juglans nigra	Good	
1316	CT	17	Cottonwood	Populus deltoides	Fair	
1317	BX	14	Boxelder	Acer negundo	Fair	x1
1318	CT	11	Cottonwood	Populus deltoides	Fair	
1319	BW	9	Black Walnut	Juglans nigra	Fair	
1320	BW	11	Black Walnut	Juglans nigra	Good	
1321	MW	9	White Mulberry	Morus alba	Fair	
1322	BX	10	Boxelder	Acer negundo	Fair	
1323	BW	12	Black Walnut	Juglans nigra	Good	
1324	BX	10	Boxelder	Acer negundo	Fair	x1
1325	BX	6	Boxelder	Acer negundo	Fair	
1326	BW	15	Black Walnut	Juglans nigra	Fair	
1327	CT	14	Cottonwood	Populus deltoides	Fair	
1328	BX	6	Boxelder	Acer negundo	Fair	
1329	CT	17	Cottonwood	Populus deltoides	Good	
1330	BX	7	Boxelder	Acer negundo	Fair	x1
1331	BW	12	Black Walnut	Juglans nigra	Good	
1332	CT	9	Cottonwood	Populus deltoides	Fair	
1333	CT	16	Cottonwood	Populus deltoides	Good	
1334	BW	17	Black Walnut	Juglans nigra	Good	
1335	BX	11	Boxelder	Acer negundo	Fair	x2
1336	GA	6	Green Ash	Fraxinus pennsylvanica	Fair	x1
1337	BX	7	Boxelder	Acer negundo	Fair	
1338	CT	18	Cottonwood	Populus deltoides	Good	
1339	BX	10	Boxelder	Acer negundo	Fair	x1
1340	BW	18	Black Walnut	Juglans nigra	Good	
1341	SM	15	Silver Maple	Acer saccharinum	Fair	
1342	SM	9	Silver Maple	Acer saccharinum	Fair	
1343	BX	11	Boxelder	Acer negundo	Fair	
1344	BX	11	Boxelder	Acer negundo	Fair	x3
1345	E	12	American Elm	Ulmus americana	Fair	
1346	MW	10	White Mulberry	Morus alba	Fair	
1347	SM	9	Silver Maple	Acer saccharinum	Good	x3
1348	SM	6	Silver Maple	Acer saccharinum	Fair	
1349	CT	16	Cottonwood	Populus deltoides	Good	
1350	SM	6	Silver Maple	Acer saccharinum	Good	
1351	SM	6	Silver Maple	Acer saccharinum	Fair	
1352	SM	10	Silver Maple	Acer saccharinum	Good	
1353	BX	13	Boxelder	Acer negundo	Fair	
1354	SM	10	Silver Maple	Acer saccharinum	Good	
1355	CT	14	Cottonwood	Populus deltoides	Fair	
1356	BW	14	Black Walnut	Juglans nigra	Fair	
1357	CT	11	Cottonwood	Populus deltoides	Fair	
1358	AS	8	Quaking Aspen	Populus tremuloides	Fair	
1359	BX	16	Boxelder	Acer negundo	Fair	
1360	AS	8	Quaking Aspen	Populus tremuloides	Fair	
1361	CT	15	Cottonwood	Populus deltoides	Fair	
1362	CT	16	Cottonwood	Populus deltoides	Fair	
1363	MW	7	White Mulberry	Morus alba	Fair	
1364	AS	10	Quaking Aspen	Populus tremuloides	Fair	
1365	SM	6	Silver Maple	Acer saccharinum	Good	
1366	CT	14	Cottonwood	Populus deltoides	Good	
1367	CT	7	Cottonwood	Populus deltoides	Fair	
1368	CT	11	Cottonwood	Populus deltoides	Fair	
1369	CT	14	Cottonwood	Populus deltoides	Good	
1370	BW	8	Black Walnut	Juglans nigra	Fair	
1371	E	10	American Elm	Ulmus americana	Fair	
1372	SWO	20	Swamp White Oak	Quercus bicolor	Good	
1373	BX	9	Boxelder	Acer negundo	Fair	
1374	CT	17	Cottonwood	Populus deltoides	Fair	
1375	BX	7	Boxelder	Acer negundo	Fair	
1376	BX	10	Boxelder	Acer negundo	Fair	
1377	CT	17	Cottonwood	Populus deltoides	Good	
1378	BX	7	Boxelder	Acer negundo	Fair	x1

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CAUTION!!
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CLIENT
TG PROPERTIES WILLIAMSTON LLC
3450 OKEMOS ROAD
OKEMOS, MI 48864

PROJECT TITLE
TAILGATERS
WILLIAMSTON ROAD & I-96
VILLAGE OF WILLIAMSTON, INGHAM COUNTY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
NOVEMBER 8, 2024
DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO.	2024-1335
P.M.	BW
DN.	HZ
DES.	DB
DRAWING NUMBER:	

C-3.0

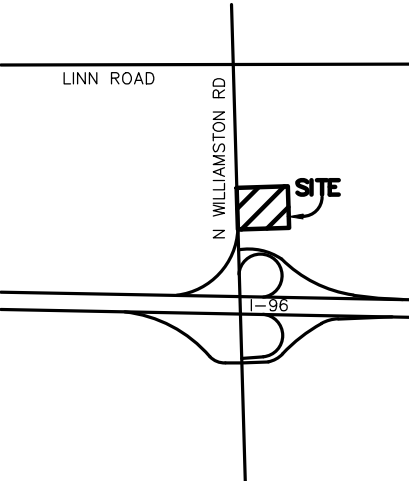
NOT FOR CONSTRUCTION



0 15 30 60
SCALE: 1" = 30'



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CLIENT
**TG PROPERTIES
WILLIAMSTON LLC**
3450 OKEMOS ROAD
OKEMOS, MI 48864

PROJECT TITLE
TAILGATERS
WILLIAMSTON ROAD & I-96
VILLAGE OF WILLIAMSTON, INGHAM COUNTY, MI

REVISIONS

ORIGINAL ISSUE DATE:
NOVEMBER 8, 2024

DRAWING TITLE
**PRELIMINARY
SITE PLAN**

PEA JOB NO. 2024-1335

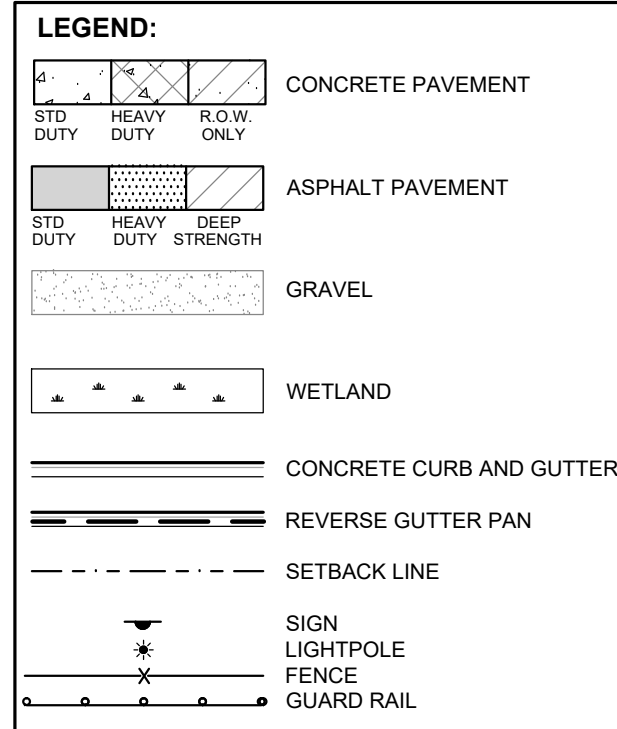
P.M. BW

DN. HZ

DES. DB

DRAWING NUMBER:

C-3.1



- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- 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.
 - '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 NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SITE DATA TABLE:

SITE AREA: 13.5 ACRES (152,714 SF)

ZONING: C-4 INTERCHANGE BUSINESS DISTRICT WITH WILLIAMSTON ROAD OVERLAY DISTRICT

EXISTING USE: VACANT

PROPOSED USE: GAS STATION, RETAIL SALES, AND DRIVE-THRU RESTAURANT (9,833 SF)

BUILDING INFORMATION:

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT. (19-FT. PROPOSED)

REQUIREMENTS:

- GROSS FLOOR AREA = 9,833 SF.
- USABLE FLOOR AREA = 7,866 SF.
- LOT COVERAGE = (9,833 / 152,714) = 6.4%

SETBACK REQUIREMENTS:

	REQUIRED:	PROPOSED:
FRONT BUILDING (WEST)	75'	214.17'
FRONT GAS CANOPY (WEST)	75'	135.5'
FRONT PARKING (WEST)	90'	91.79'
SIDE YARD (NORTH)	15'	106.0'
SIDE YARD (SOUTH)	15'	110.33'
REAR YARD (EAST)	25'	177.5'

PARKING CALCULATIONS:

REQUIRED

- RETAIL SALES AND SERVICE ESTABLISHMENT = 1 SPACE PER 350 SF.

PROPOSED

- TOTAL PROPOSED PARKING SPACES = 75 SPACES INC. 3 HIC SPACES

*ADDITIONAL PARKING IN EXCESS OF 200% OF THE MINIMUM REQUIRED SHALL REQUIRE APPROVAL FROM THE PLANNING COMMISSION PER SECTION 74-6.202.

DRIVE-THROUGH STACKING SPACE CALCULATIONS:

REQUIRED = 8: 8'x16' STACKING SPACES REQUIRED PER RESTAURANT SERVICE WINDOW
= 2 WINDOWS x 8 SPACES/WINDOW = 16 SPACES REQUIRED

PROPOSED = 16 STACKING SPACES

BICYCLE PARKING CALCULATIONS:

REQUIRED = 1 SPACE PER 10 REQUIRED VEHICLE PARKING SPACES = 29/10 = 3 SPACE REQUIRED

PROPOSED = 5 SPACES

LOADING CALCULATIONS:

REQUIRED

- LOADING REQUIRED = 1 SPACE REQUIRED FOR BUILDINGS UP TO 20,000 SF

PROPOSED

- LOADING SPACES PROVIDED = 1

OPEN SPACE:

REQUIRED

- 30 SF OF INTERIOR ISLAND LANDSCAPING REQUIRED PER PARKING SPACE = 75 SPACES X 30 = 2250 SF

PROPOSED

- PROVIDED INTERIOR ISLAND LANDSCAPING = 4,900 SF

SIGN LEGEND:

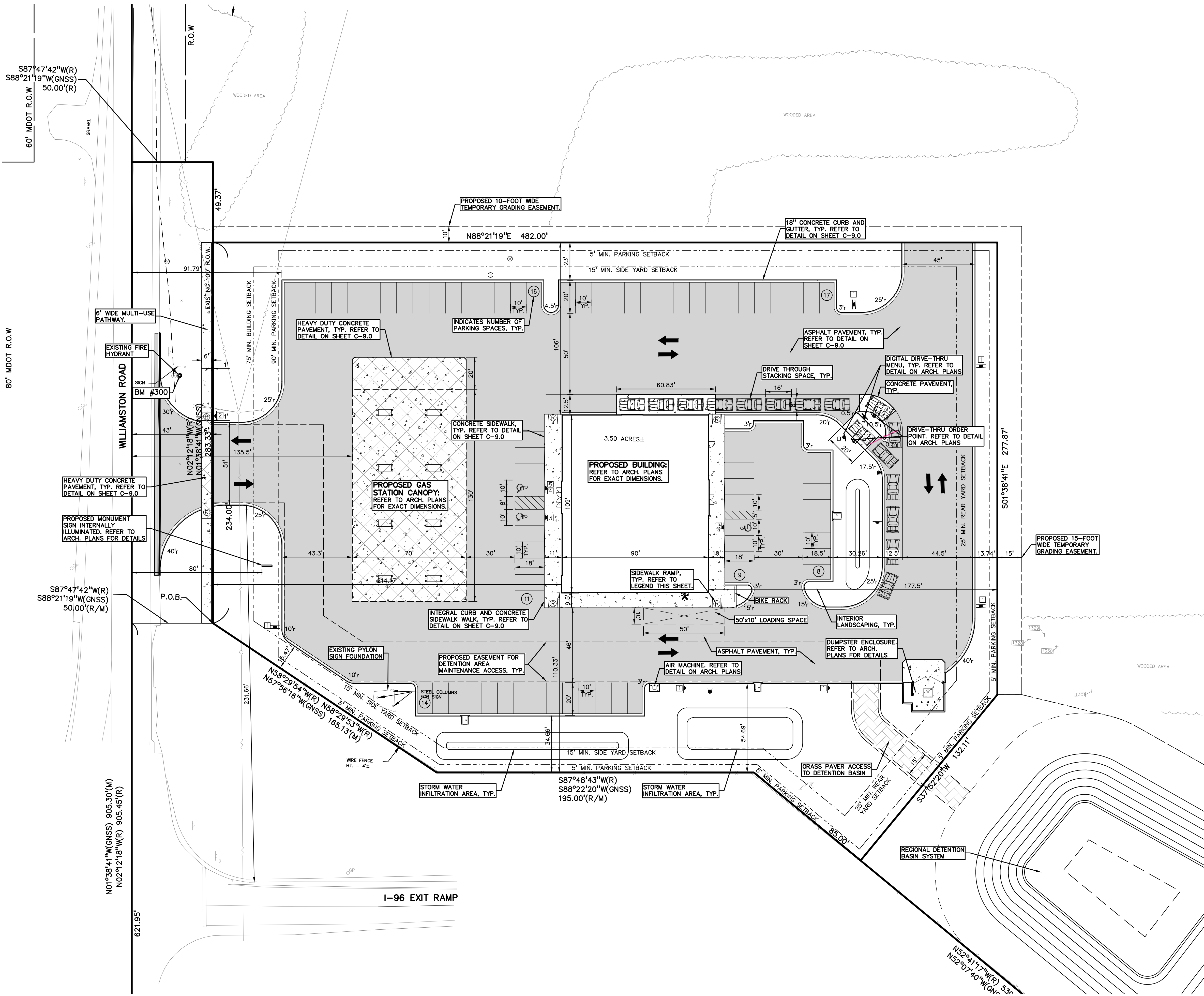
'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE R"	®
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REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS



S:\PROJECTS\2024\04-1335 TAILGATERS WILLIAMSTON\DWG2 SITE PLAN(C-3)DWG-24-1336.dwg PLOT DATE: 11/7/2024 9:14:59 AM

NOT FOR CONSTRUCTION



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
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CLIENT
**TG PROPERTIES
WILLIAMSTON LLC**
3450 OKEMOS ROAD
OKEMOS, MI 48864

PROJECT TITLE
TAILGATERS
WILLIAMSTON ROAD & I-96
VILLAGE OF WILLIAMSTON, INGHAM COUNTY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
NOVEMBER 8, 2024

DRAWING TITLE
**PRELIMINARY
GRADING PLAN**

PEA JOB NO.	2024-1335
P.M.	BW
DN.	HZ
DES.	DB
DRAWING NUMBER:	

C-4.0

GRADING LEGEND:

EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT
IN PAVED AREAS, GUTTER GRADE
IN CURB LINES.

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED REVERSE GUTTER PAN
PROPOSED RIDGE LINE
PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL

G = GUTTER GRADE
FF = FINISH FLOOR
FG = FINISH GRADE
RIM = RIM ELEVATION

REFER TO GRADING NOTES ON THIS SHEET.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

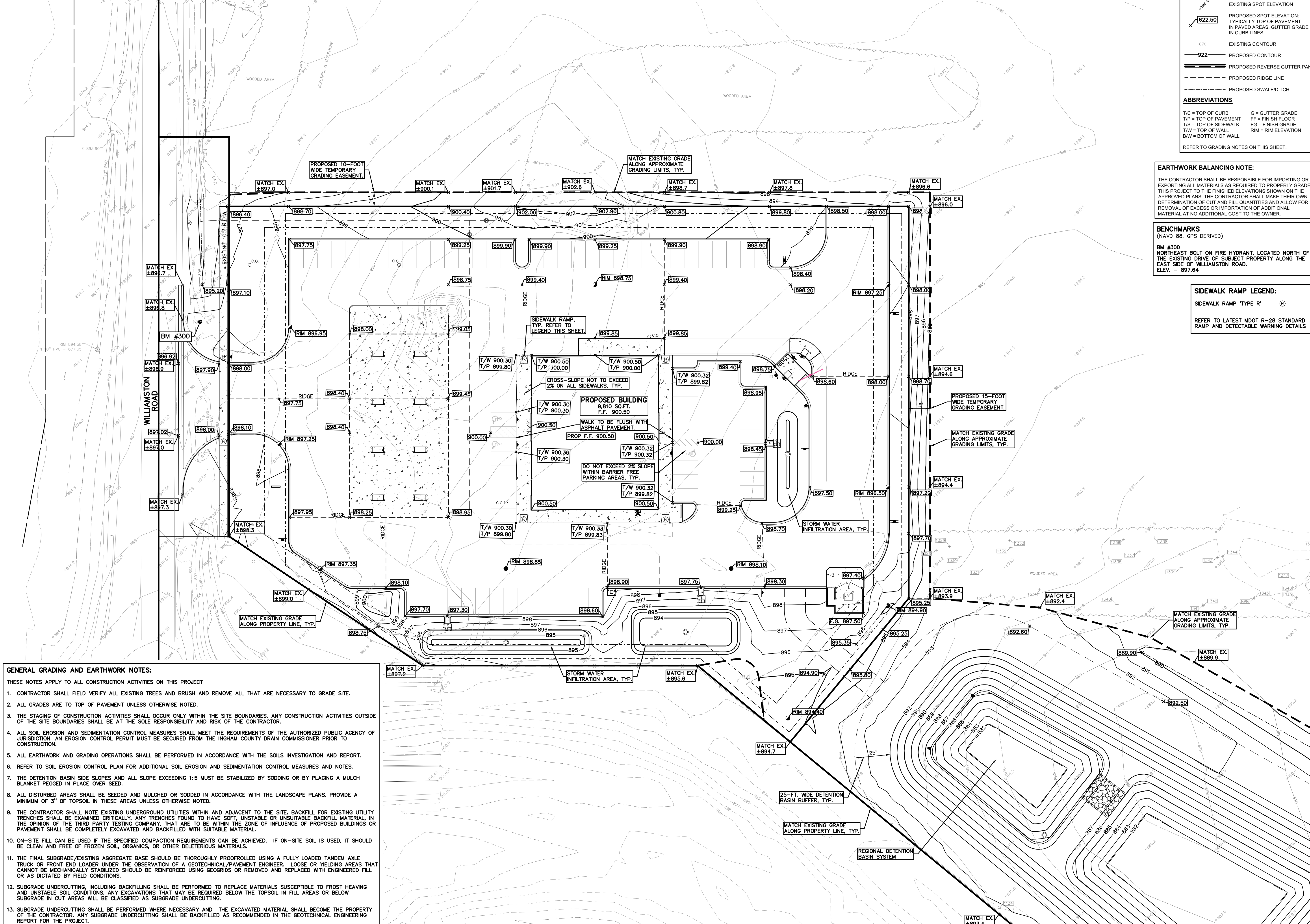
BENCHMARKS
(NAVD 88, GPS DERIVED)

BM #300
NORTHEAST BOLT ON FIRE HYDRANT, LOCATED NORTH OF THE EXISTING DRIVE OF SUBJECT PROPERTY ALONG THE EAST SIDE OF WILLIAMSTON ROAD.
ELEV. - 897.64

SIDEWALK RAMP LEGEND:

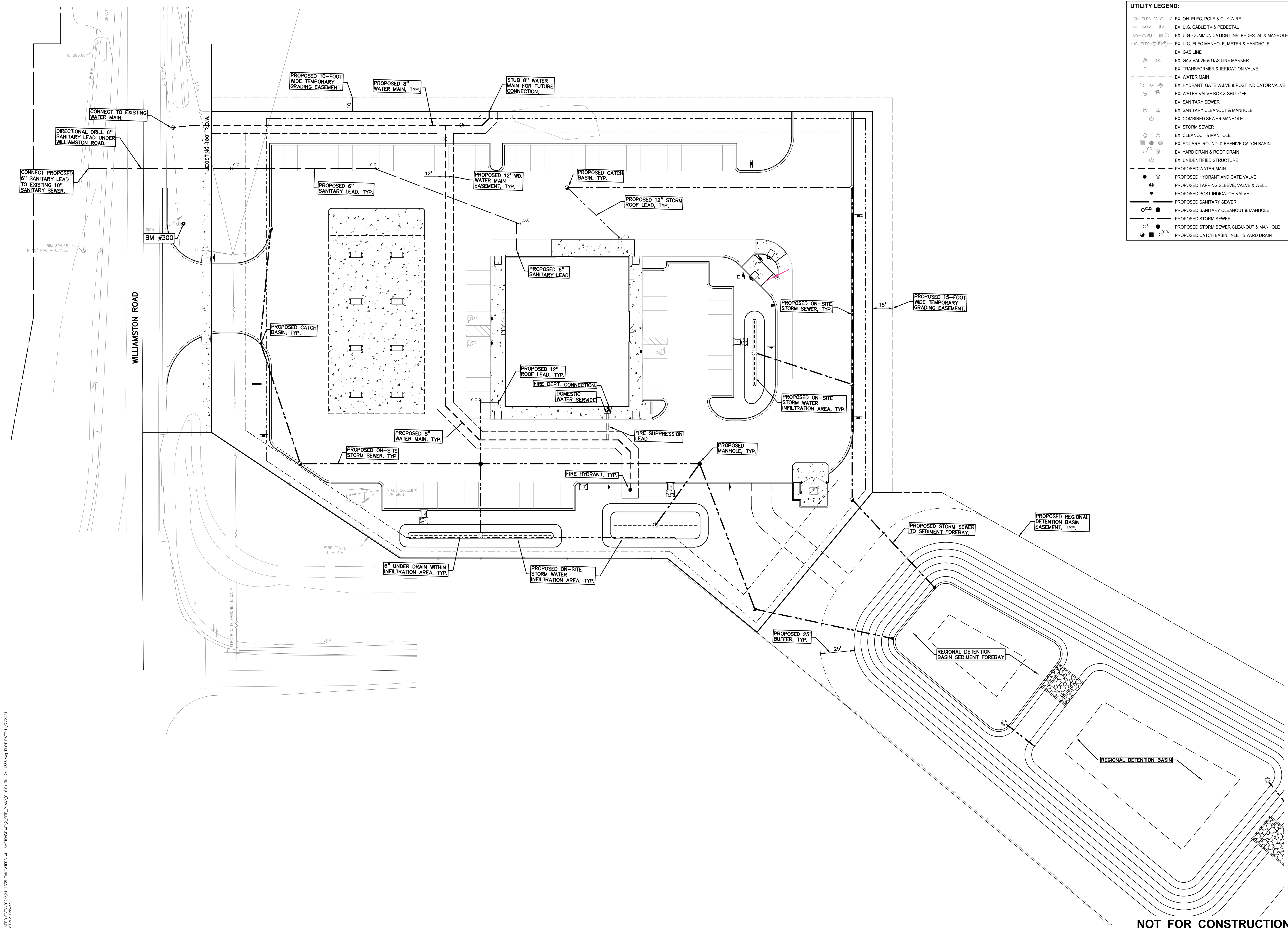
SIDEWALK RAMP 'TYPE R' ®

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS



- GENERAL GRADING AND EARTHWORK NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
 - ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 - THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE INGHAM COUNTY DRAIN COMMISSIONER PRIOR TO CONSTRUCTION.
 - ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
 - REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
 - THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:5 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
 - ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
 - ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
 - THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
 - SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
 - SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
 - ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

NOT FOR CONSTRUCTION



UTILITY LEGEND:

—OH—ELEC—W—O—	EX. OH. ELEC. POLE & GUY WIRE
—UG—CATV—	EX. U.G. CABLE TV & PEDESTAL
—UG—COMM—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG—ELEC—	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
—	EX. GAS LINE
⊕	EX. GAS VALVE & GAS LINE MARKER
⊞	EX. TRANSFORMER & IRRIGATION VALVE
—	EX. WATER MAIN
⊕ ⊕ ⊕	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊕	EX. WATER VALVE BOX & SHUTOFF
—	EX. SANITARY SEWER
⊕ ⊕	EX. SANITARY CLEANOUT & MANHOLE
⊕	EX. COMBINED SEWER MANHOLE
—	EX. STORM SEWER
⊕ ⊕	EX. CLEANOUT & MANHOLE
⊕ ⊕ ⊕	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
⊕ ⊕ ⊕	EX. YARD DRAIN & ROOF DRAIN
⊕	EX. UNIDENTIFIED STRUCTURE
—	PROPOSED WATER MAIN
⊕ ⊕	PROPOSED HYDRANT AND GATE VALVE
⊕ ⊕ ⊕	PROPOSED TAPPING SLEEVE, VALVE & WELL
⊕	PROPOSED POST INDICATOR VALVE
—	PROPOSED SANITARY SEWER
⊕ ⊕	PROPOSED SANITARY CLEANOUT & MANHOLE
—	PROPOSED STORM SEWER
⊕ ⊕ ⊕	PROPOSED STORM SEWER CLEANOUT & MANHOLE
⊕ ⊕ ⊕	PROPOSED CATCH BASIN, INLET & YARD DRAIN

PEA GROUP
t: 844.813.2949
www.peagroup.com

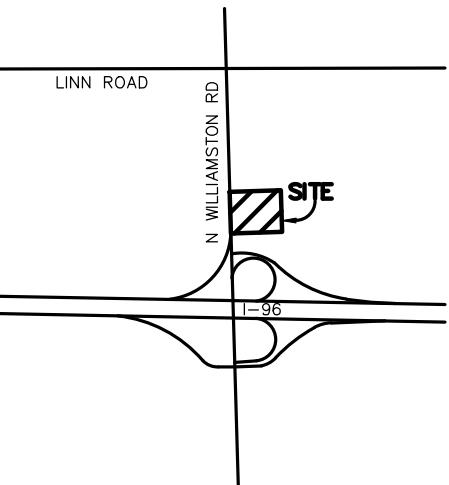
STATE OF MICHIGAN
DOUGLAS L. BRUNKER
License No. 6201050332
11/8/2024

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

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CLIENT
TG PROPERTIES WILLIAMSTON LLC
3450 OKEMOS ROAD
OKEMOS, MI 48864

PROJECT TITLE
TAILGATERS
WILLIAMSTON ROAD & I-96
VILLAGE OF WILLIAMSTON, INGHAM COUNTY, MI

REVISIONS	

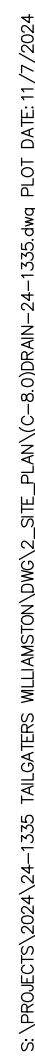
ORIGINAL ISSUE DATE:
NOVEMBER 8, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2024-1335
P.M.	BW
DN.	HZ
DES.	DB

DRAWING NUMBER:
C-6.0

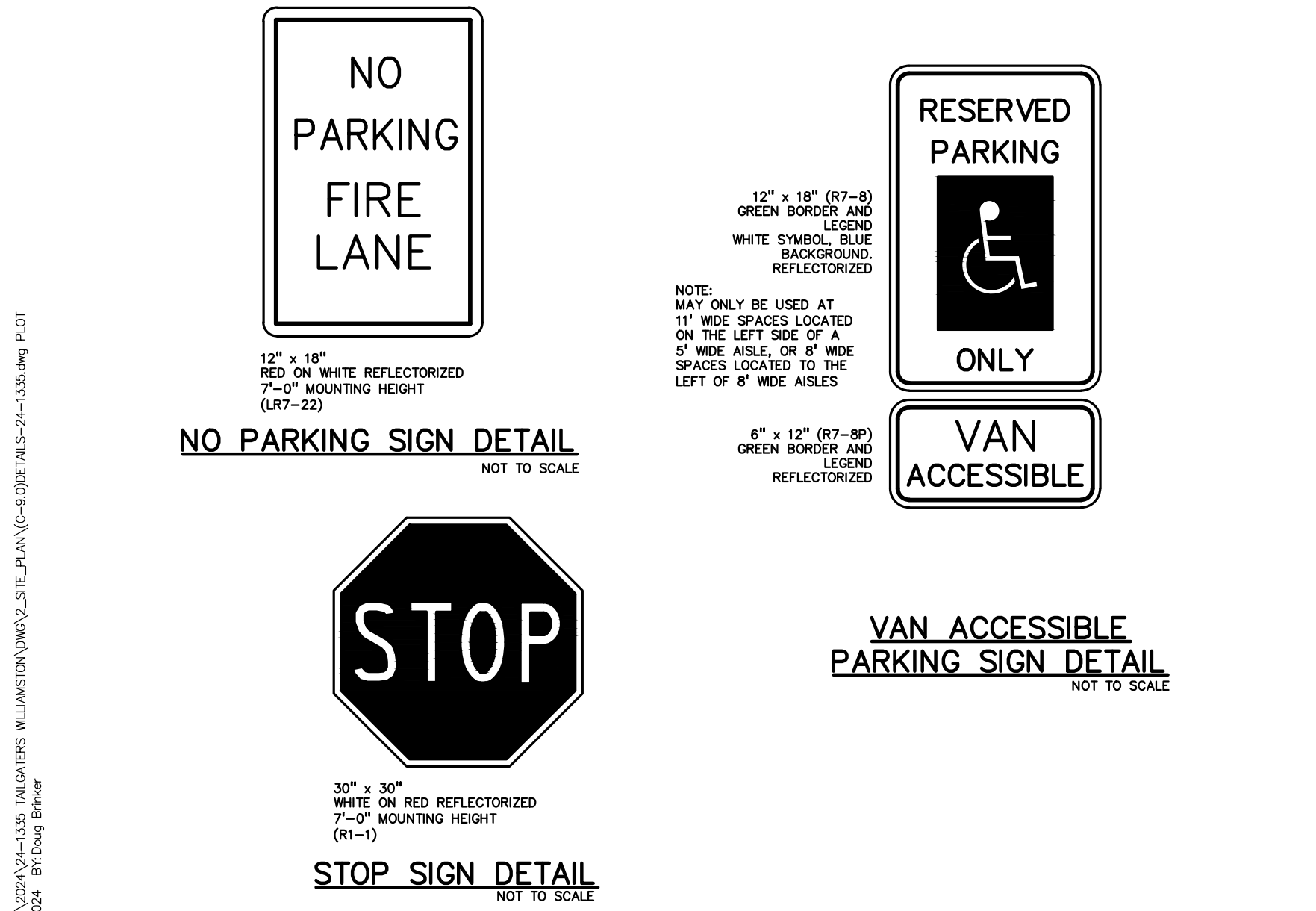
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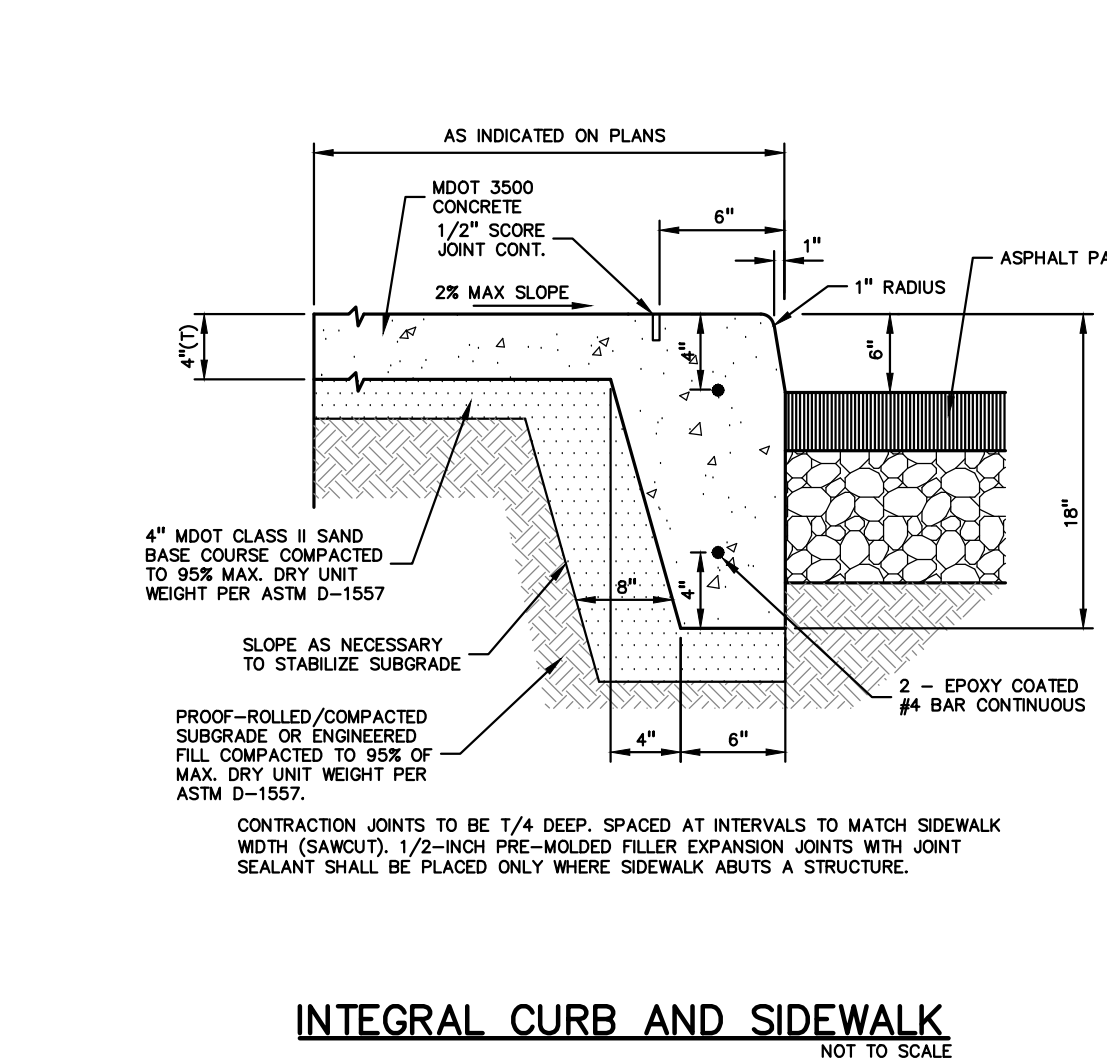
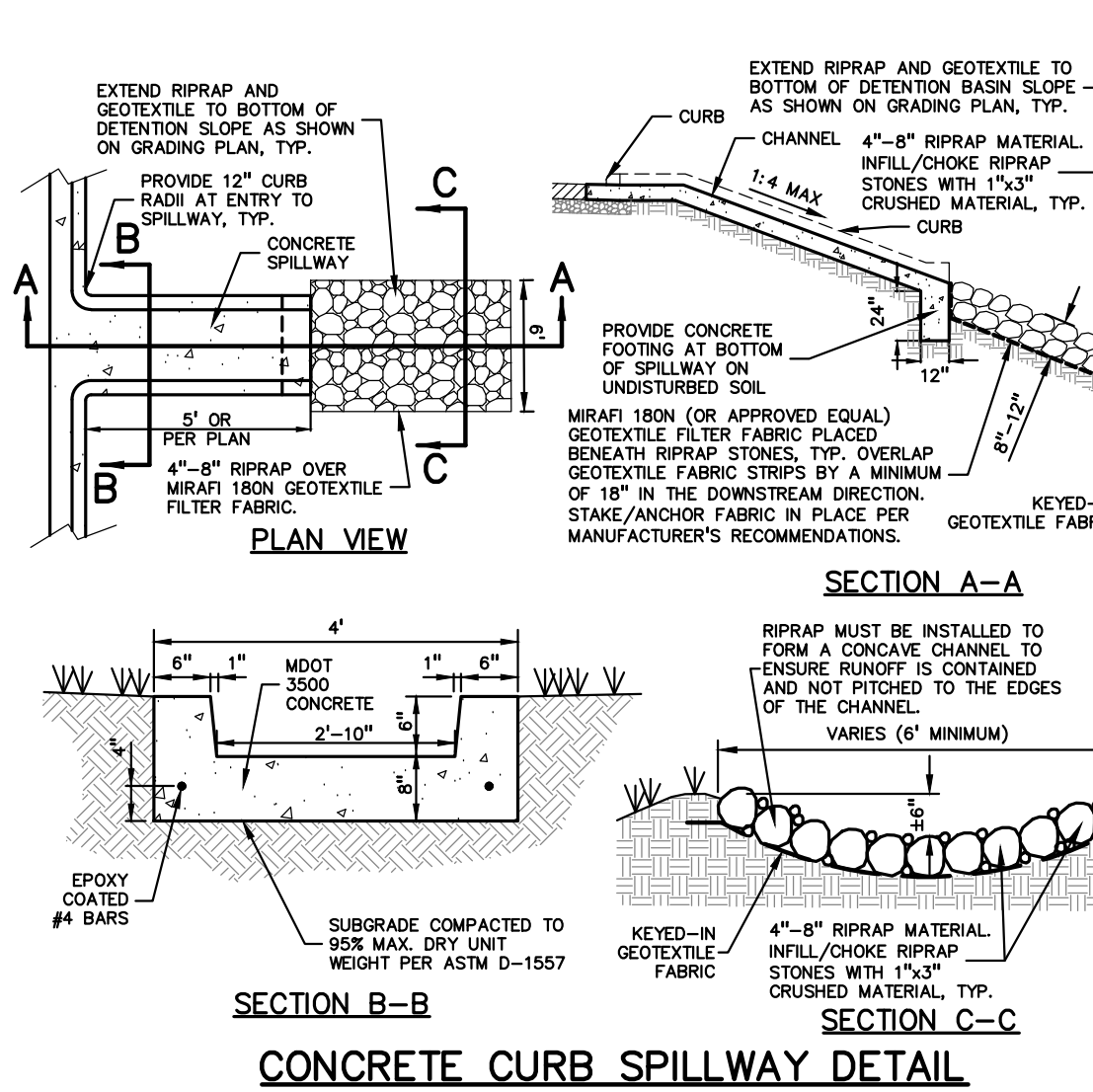
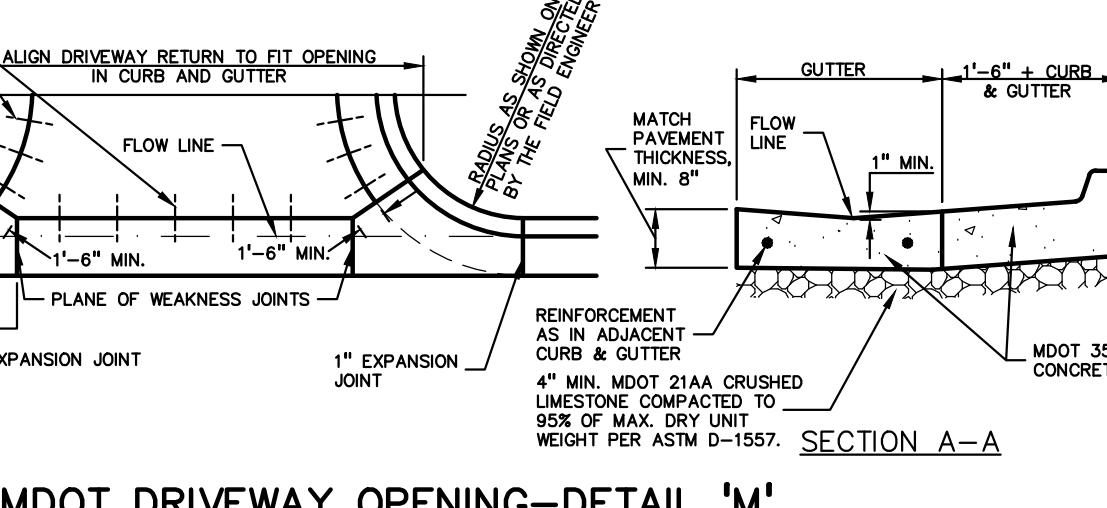
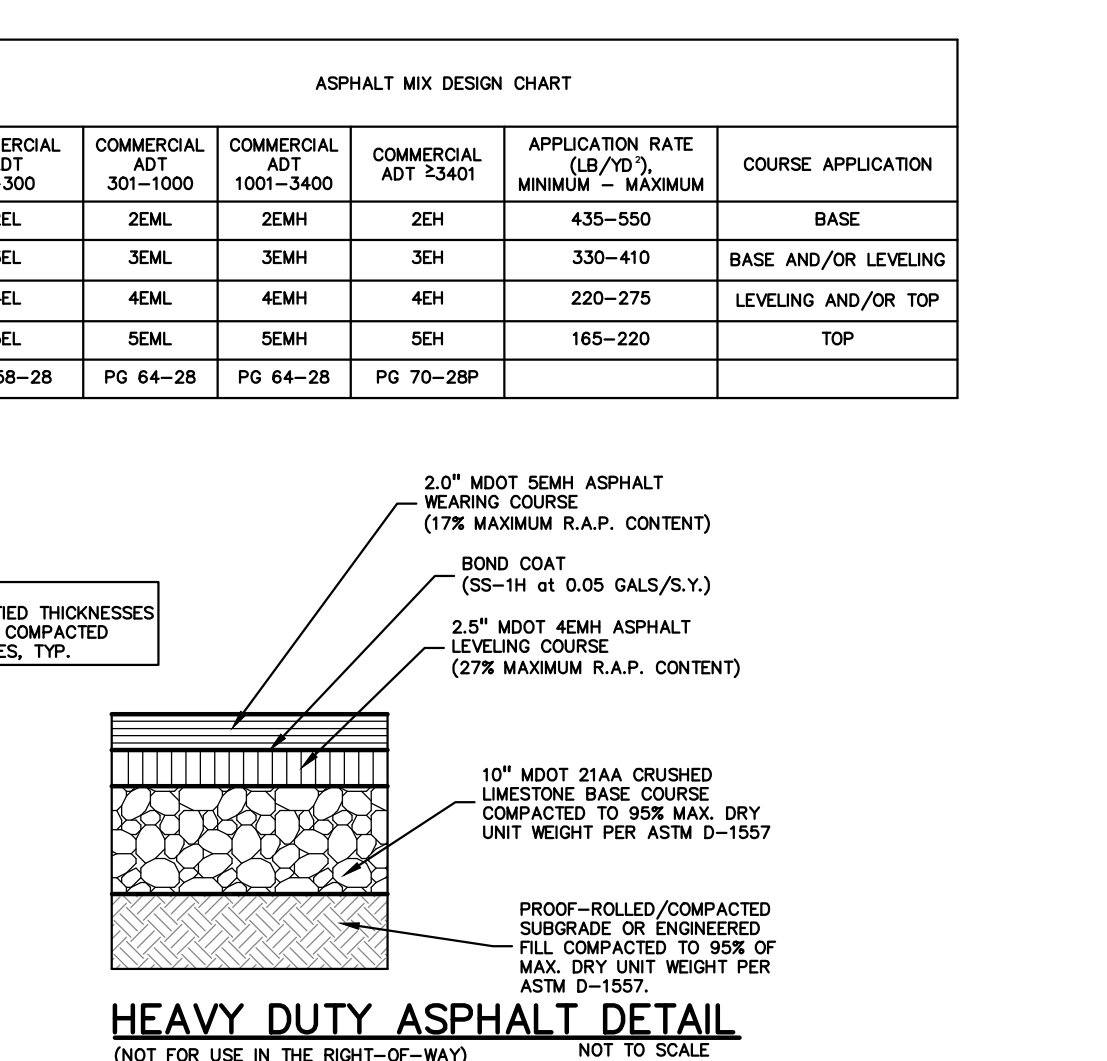
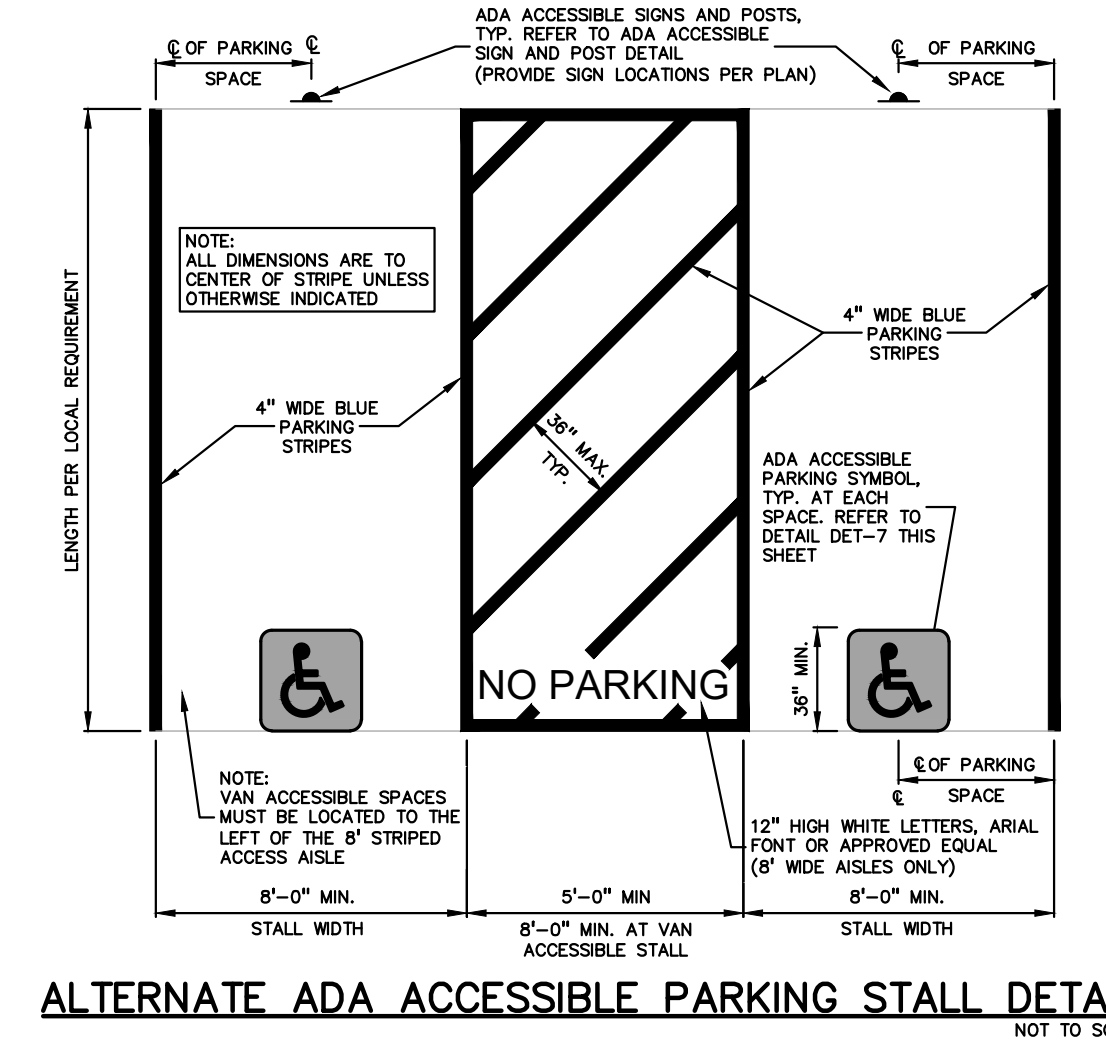
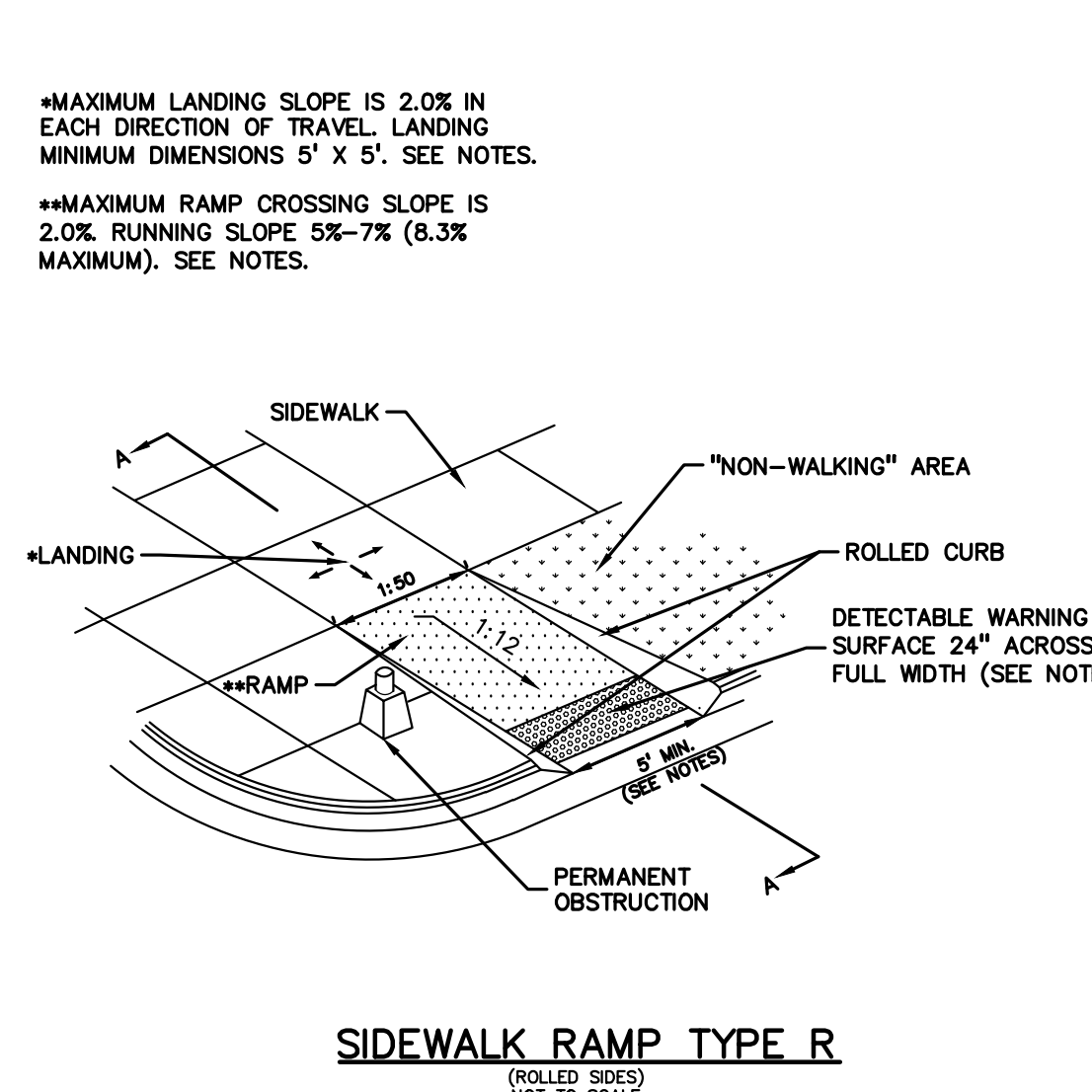
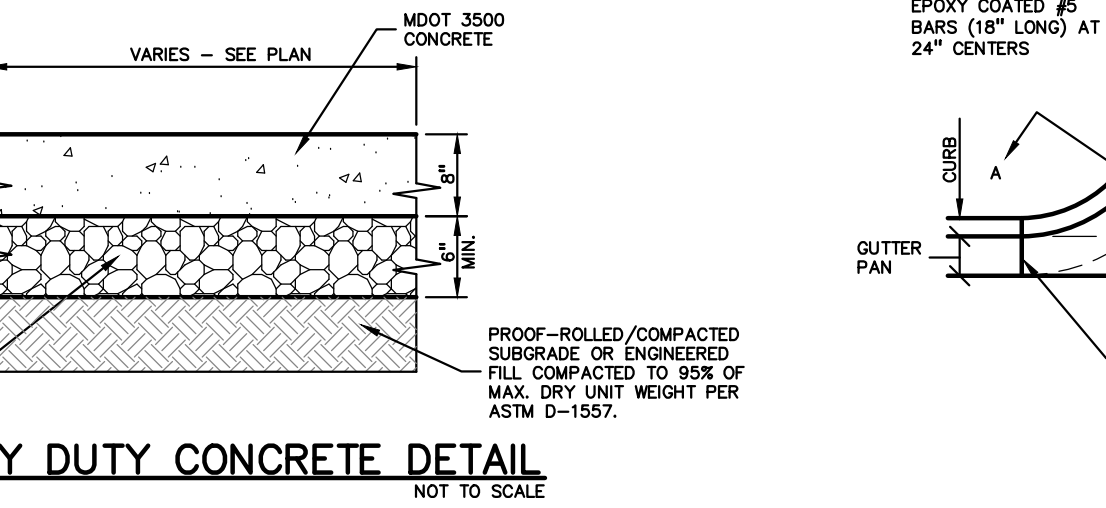
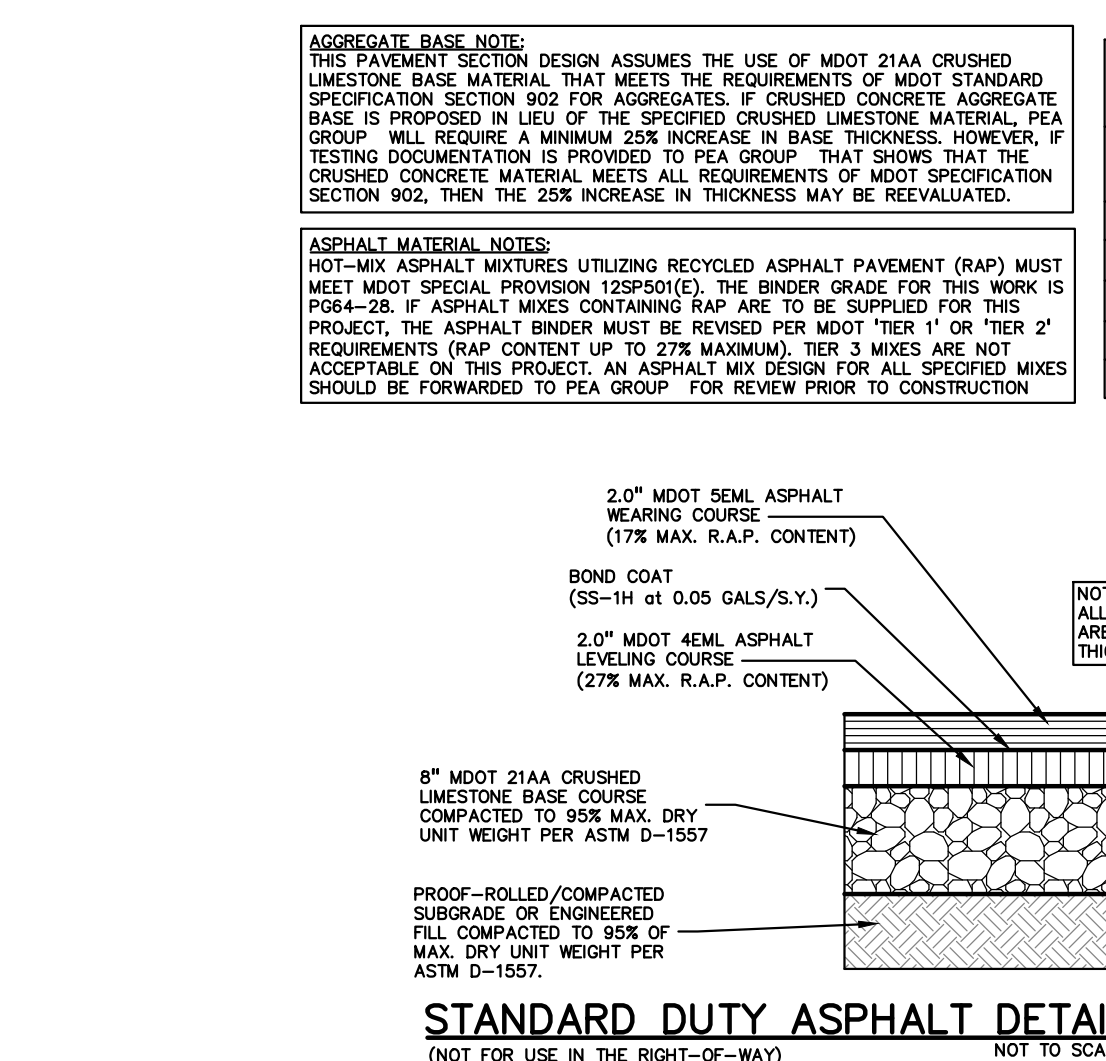
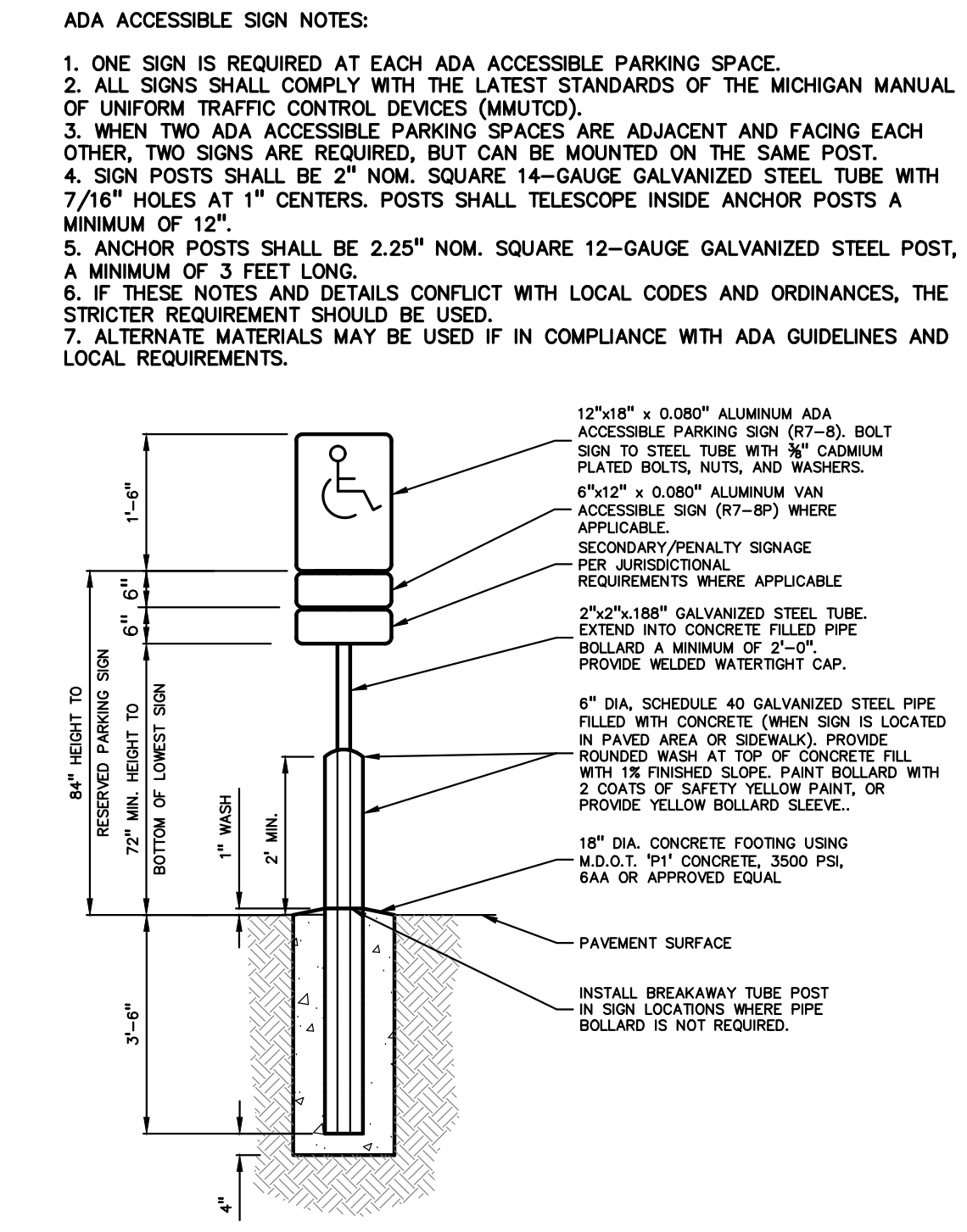
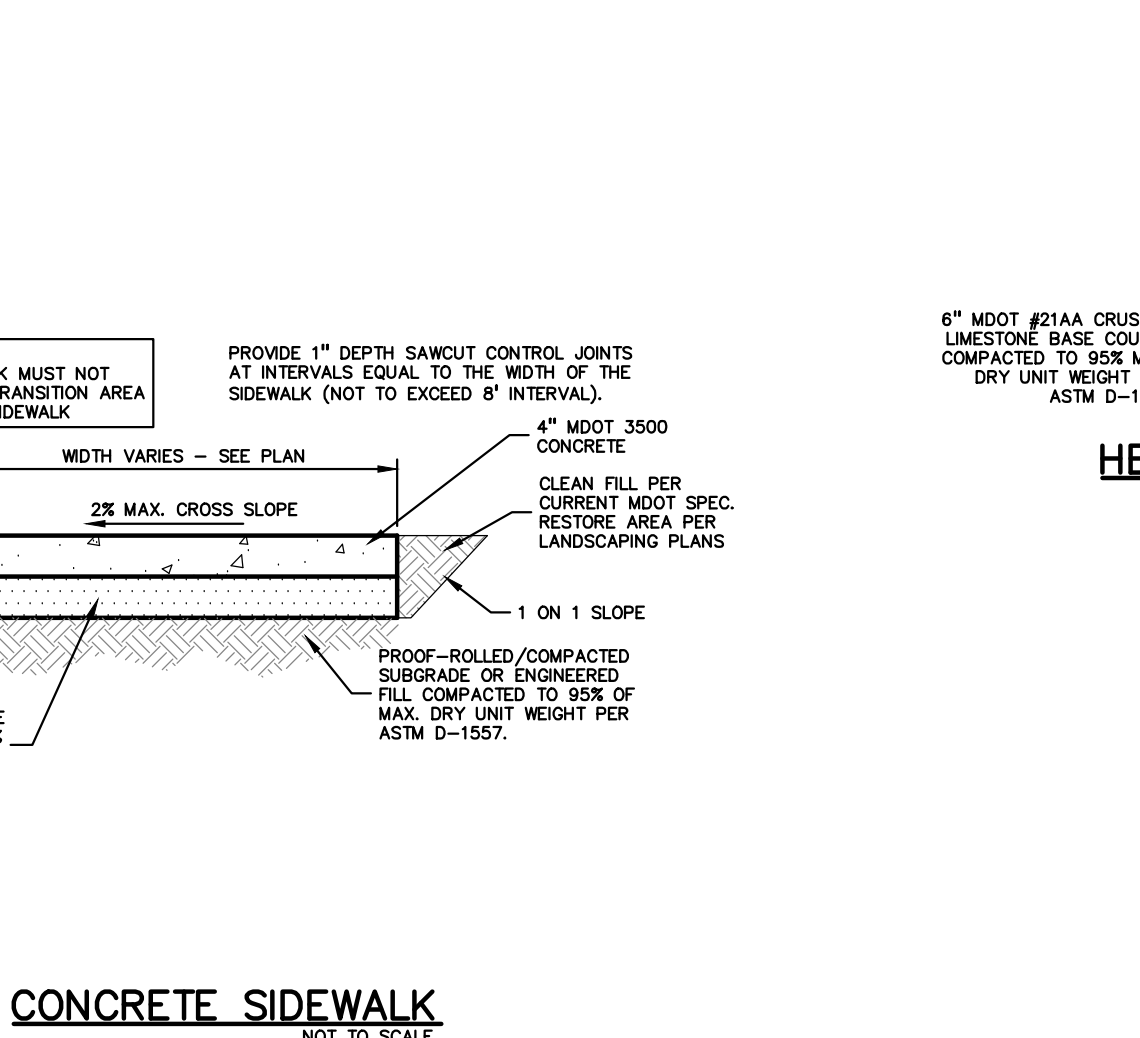
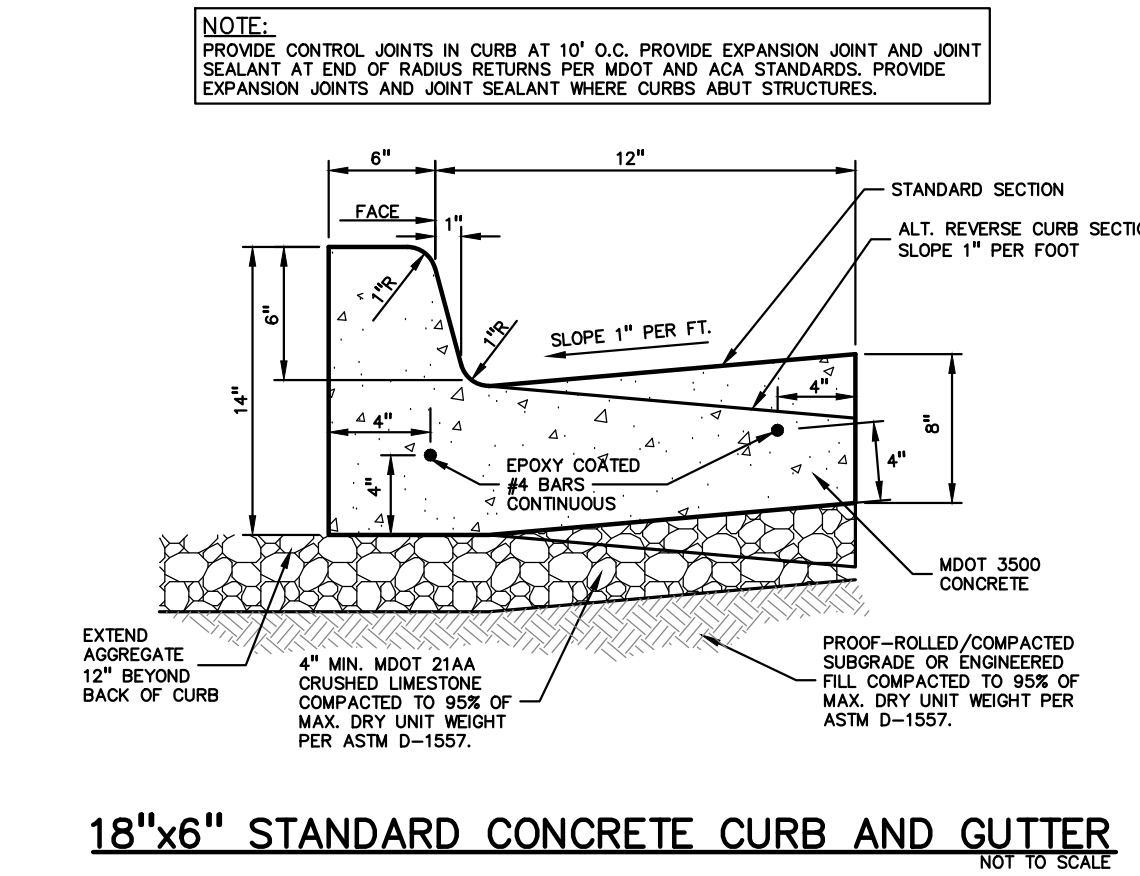
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- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
 - ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 - CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY 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.
 - ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY, AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS, RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
 - THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
 - 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.

- PAVING NOTES:**
- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
 - CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
 - ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
 - CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION;
 - WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
 - WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
 - CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS:
 - 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
 - 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
 - IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
 - PLACE CONTRACTION JOINTS AT 10' INTERVALS
 - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - PLACE 1" EXPANSION JOINT:
 - AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
 - AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
 - AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
 - JOINTS WHEN TIED TO CONCRETE PAVEMENT
 - PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
 - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MDOT B1 JOINT)
 - IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
 - CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
 - IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
 - CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
 - PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
 - PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
 - PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
 - PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

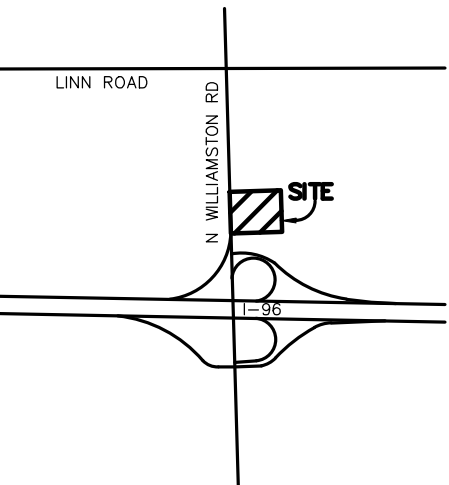


NOTE:
ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.



811 Know what's below. Call before you dig.

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



CLIENT
TG PROPERTIES WILLIAMSTON LLC
3450 OKEMOS ROAD
OKEMOS, MI 48864

PROJECT TITLE
TAILGATERS
WILLIAMSTON ROAD & I-96
VILLAGE OF WILLIAMSTON, INGHAM COUNTY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
NOVEMBER 8, 2024

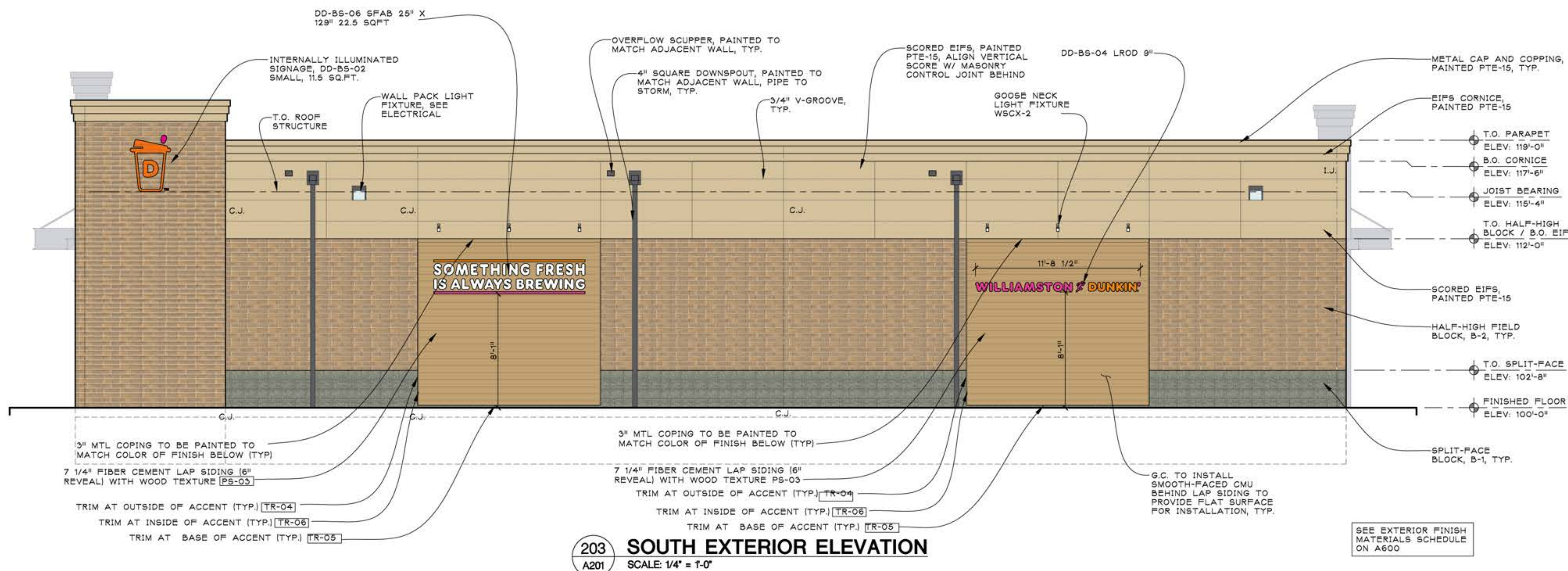
DRAWING TITLE

PEA JOB NO.	2024-1335
P.M.	BW
D.N.	HZ
DES.	DB

DRAWING NUMBER:



204 WEST EXTERIOR ELEVATION
A201 SCALE: 1/4" = 1'-0"



203 SOUTH EXTERIOR ELEVATION
A201 SCALE: 1/4" = 1'-0"

ARCHITECT:
ja
jeffery a. scott
architects p.c.
32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM
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INSPIRE
Brands
SHEET TITLE:

EXTERIOR
ELEVATIONS

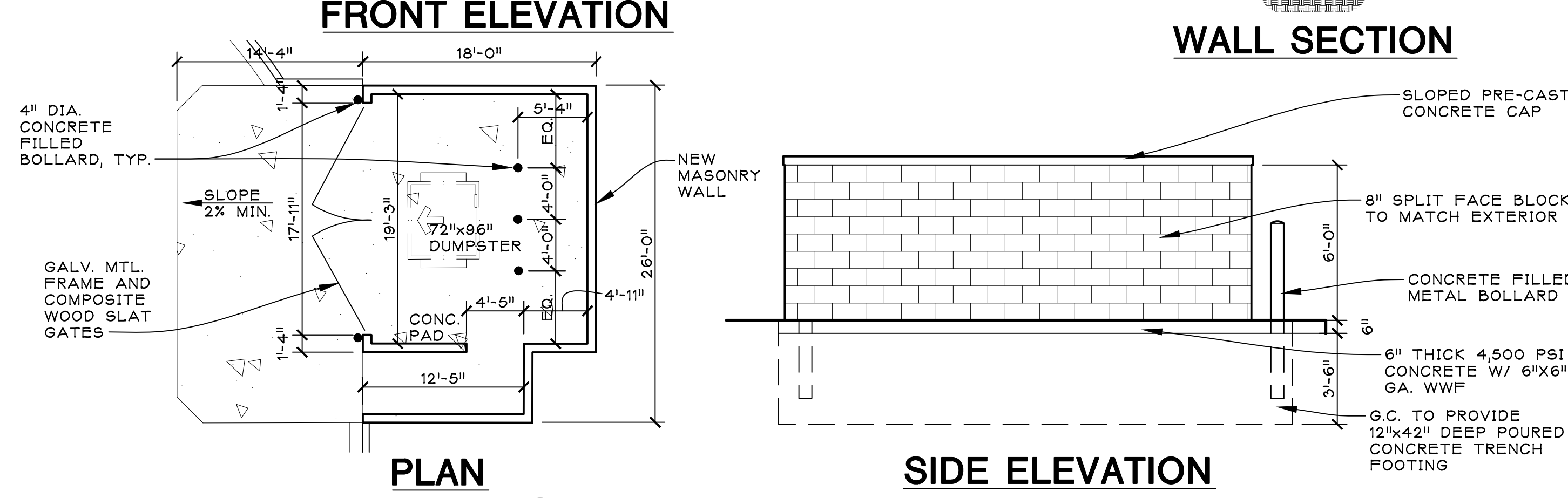
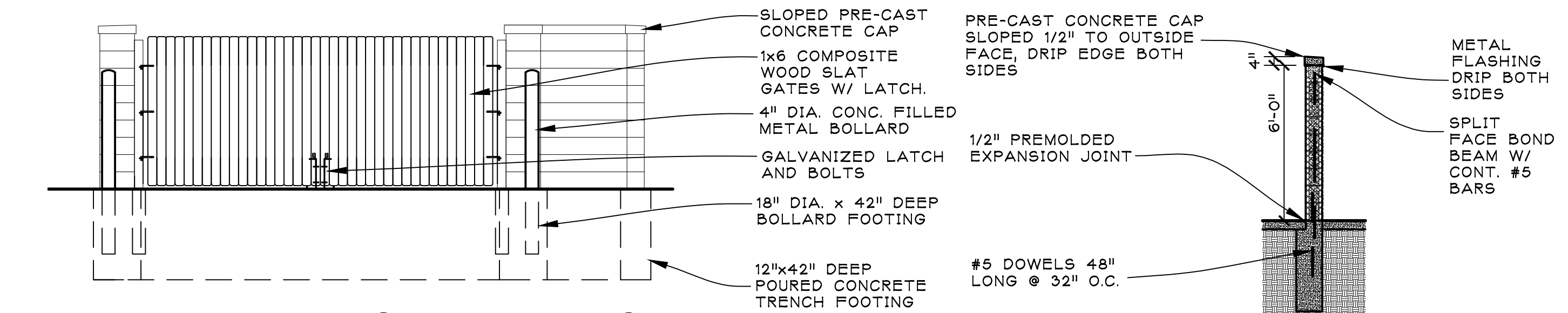
PROJECT:

PROPOSED
tailgaters
CONVENIENCE STORE
2810 N WILLIAMSTON RD
WILLIAMSTON, MI 48895
PC#XXXXXX

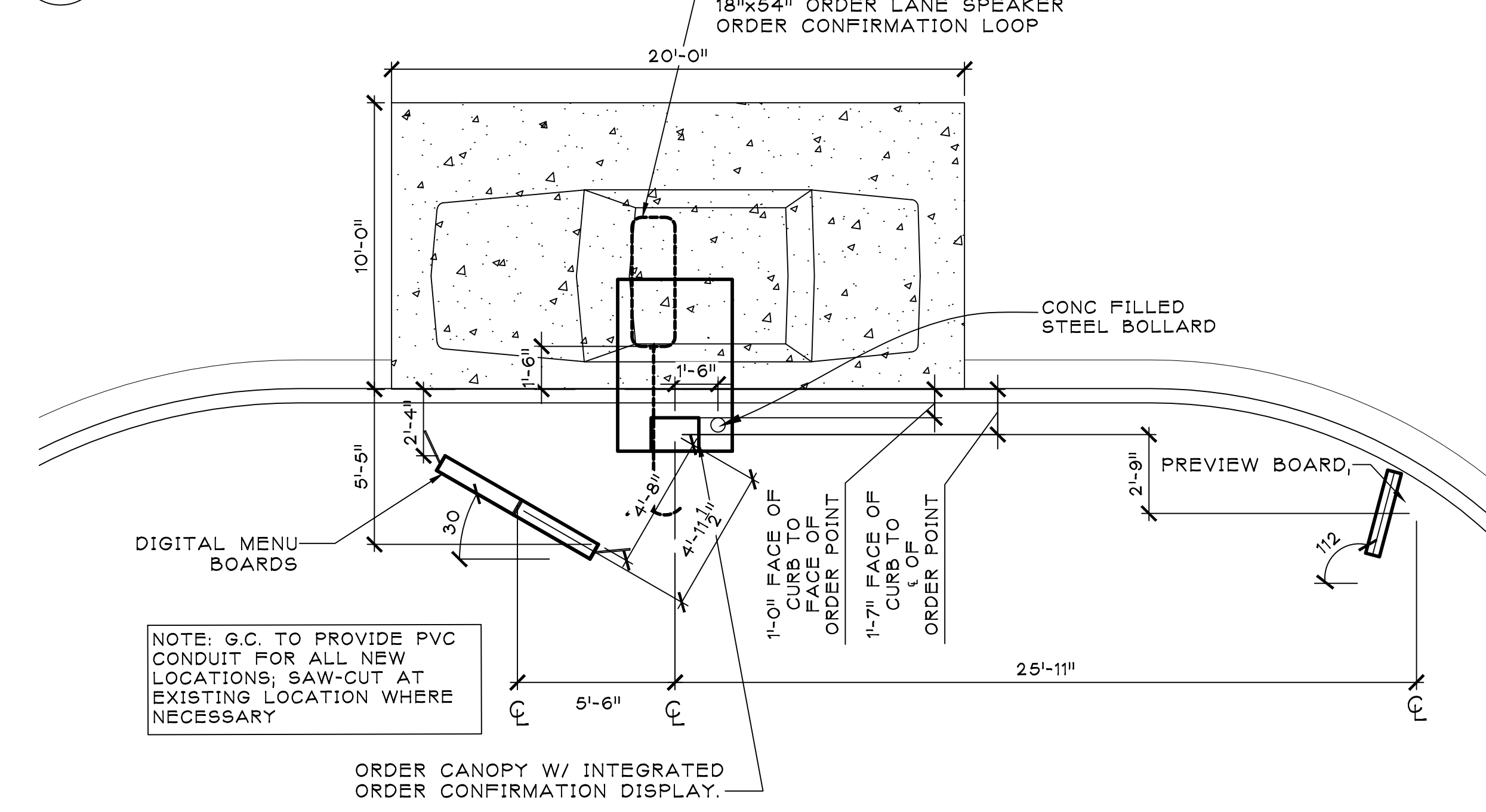
ISSUED FOR:
SPA 10/30/2024

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

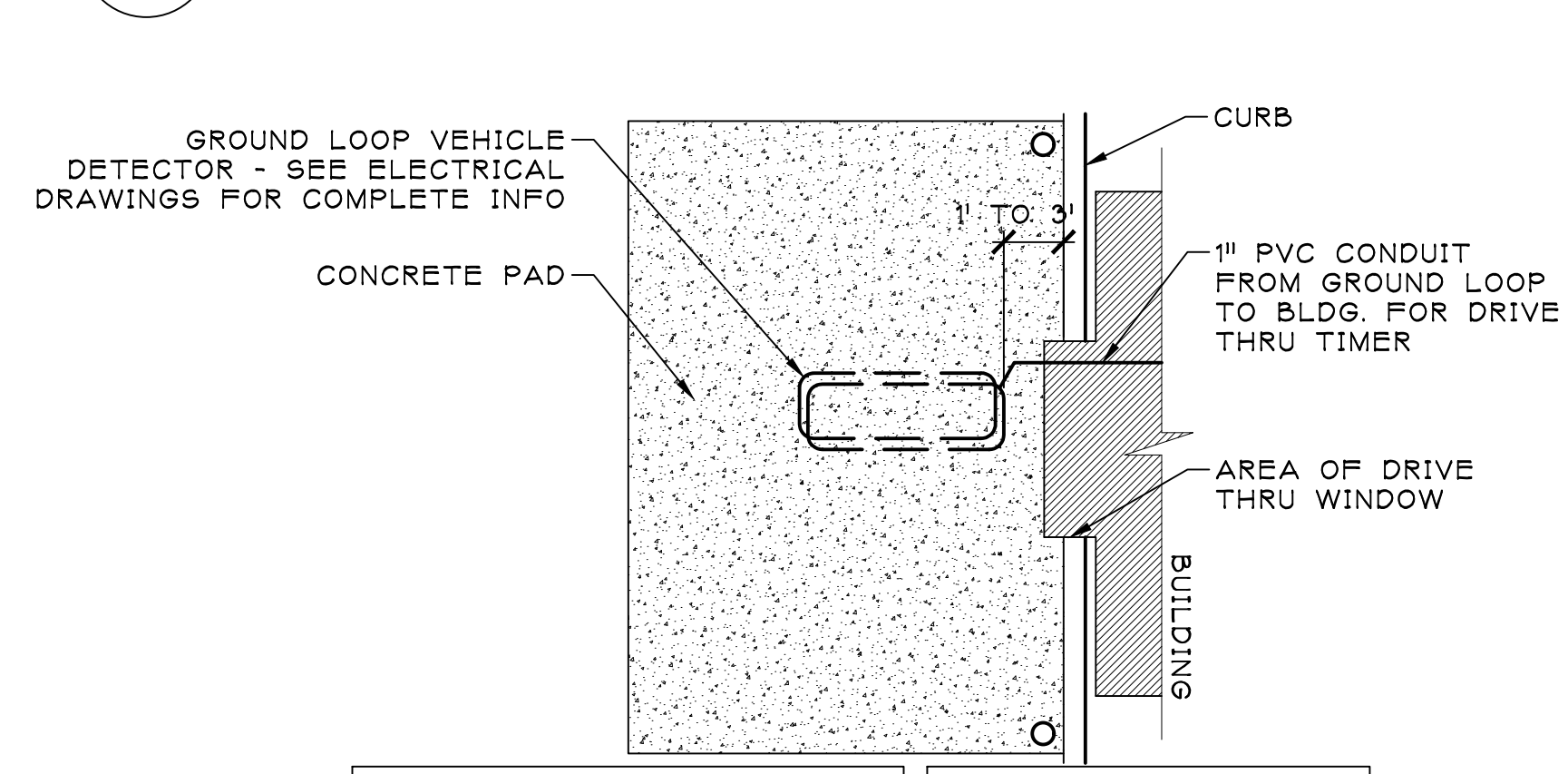
24145
SHEET NO.
A201
PLOT SIZE: 24"x36"



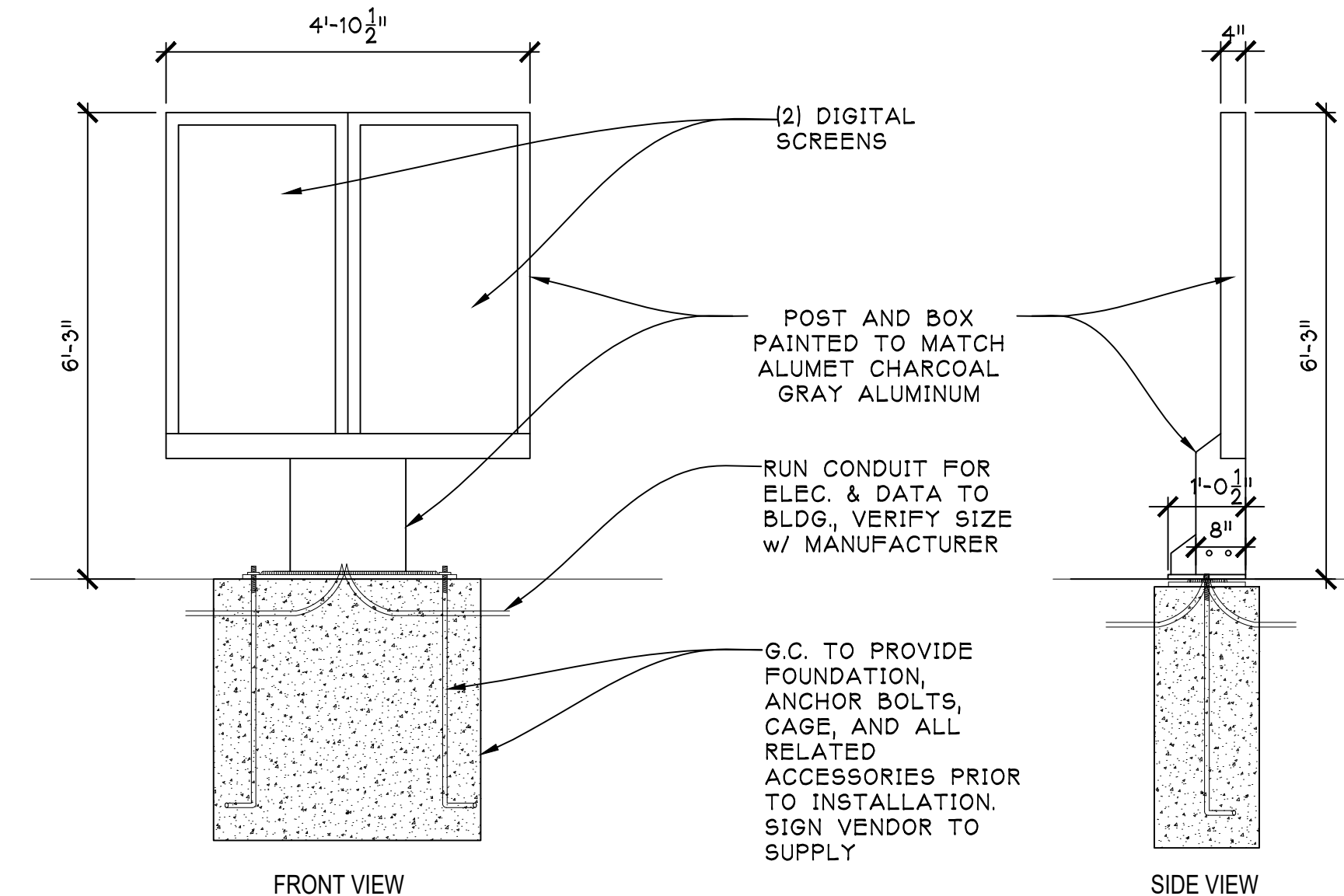
18 DUMPSTER ENCLOSURE
ASP100 SCALE: N.T.S.



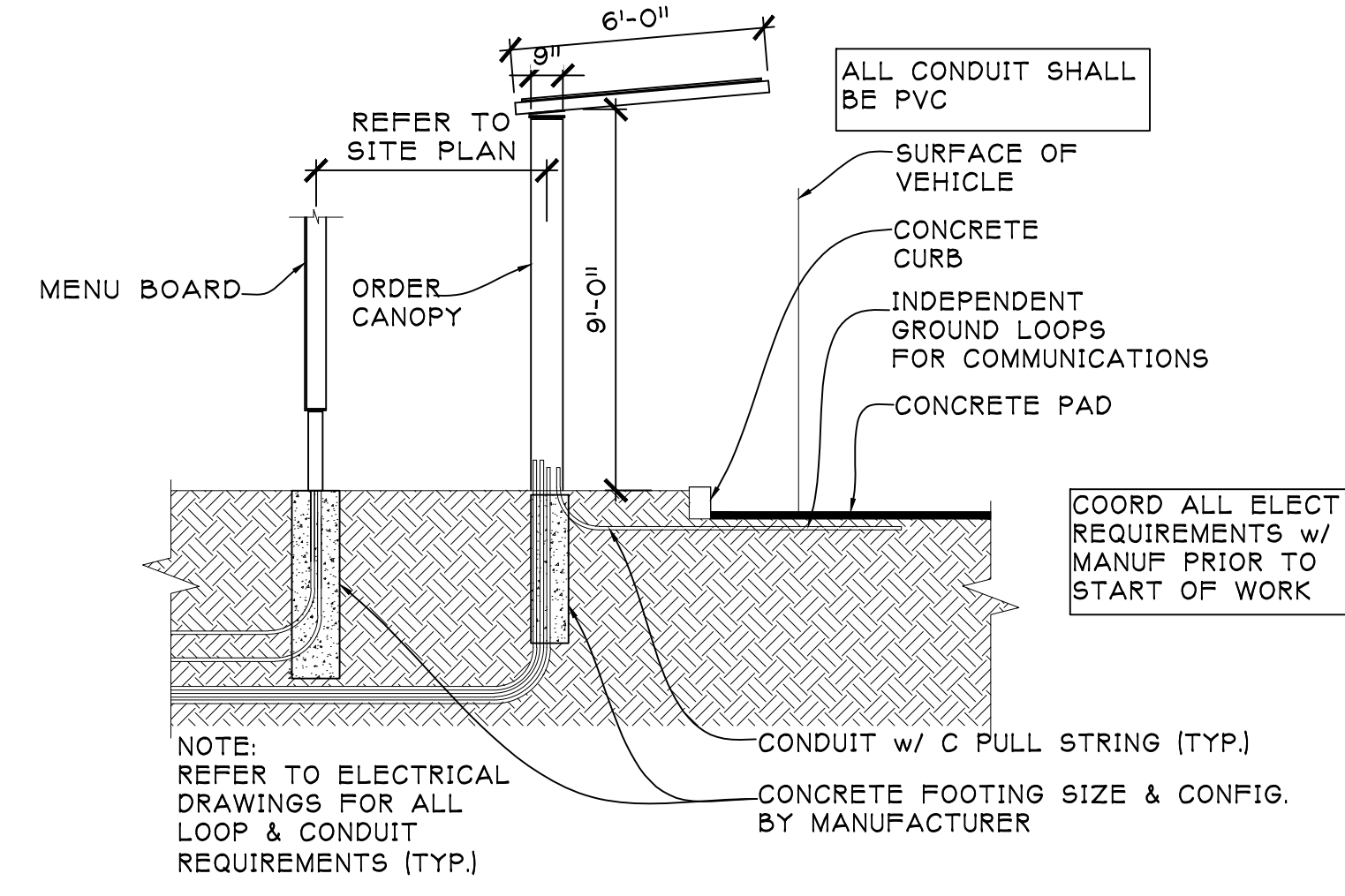
15 DRIVE THRU MENU LAYOUT
SCALE: N.T.S.



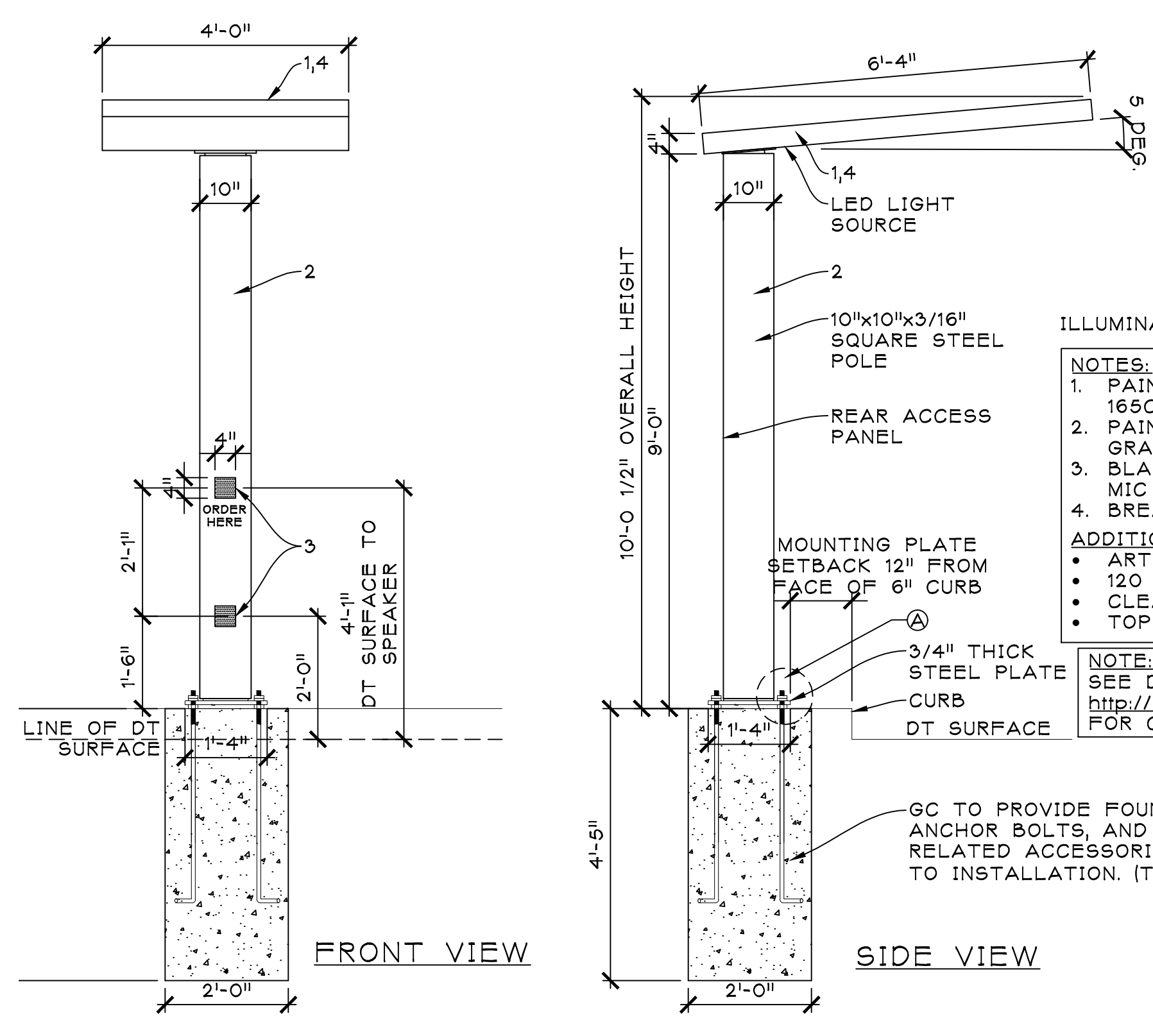
12 DRIVE THRU GROUND LOOP
SCALE: 1/4"=1'-0"



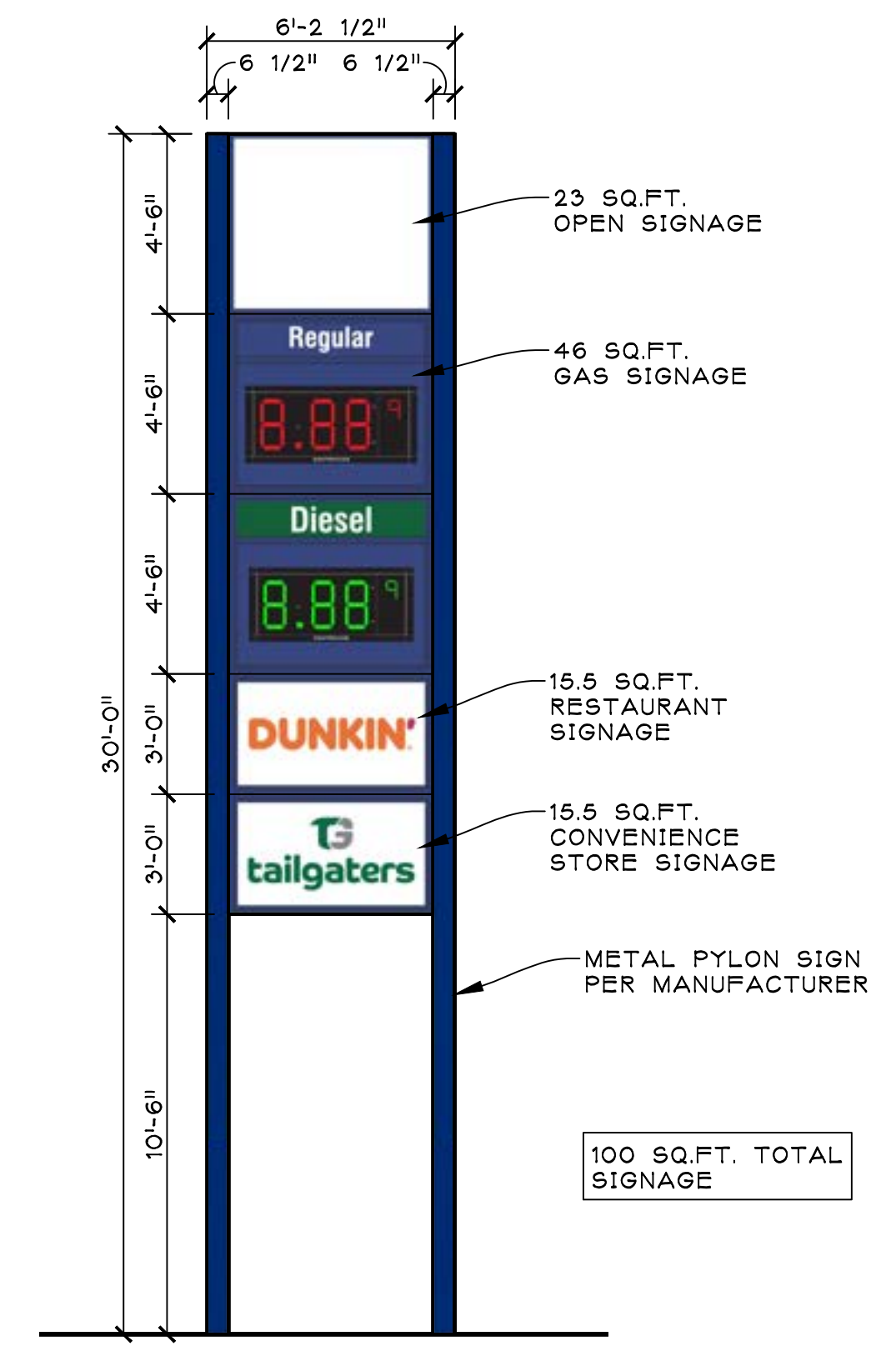
17 DIGITAL MENU BOARD
SCALE: 1/4"=1'-0"



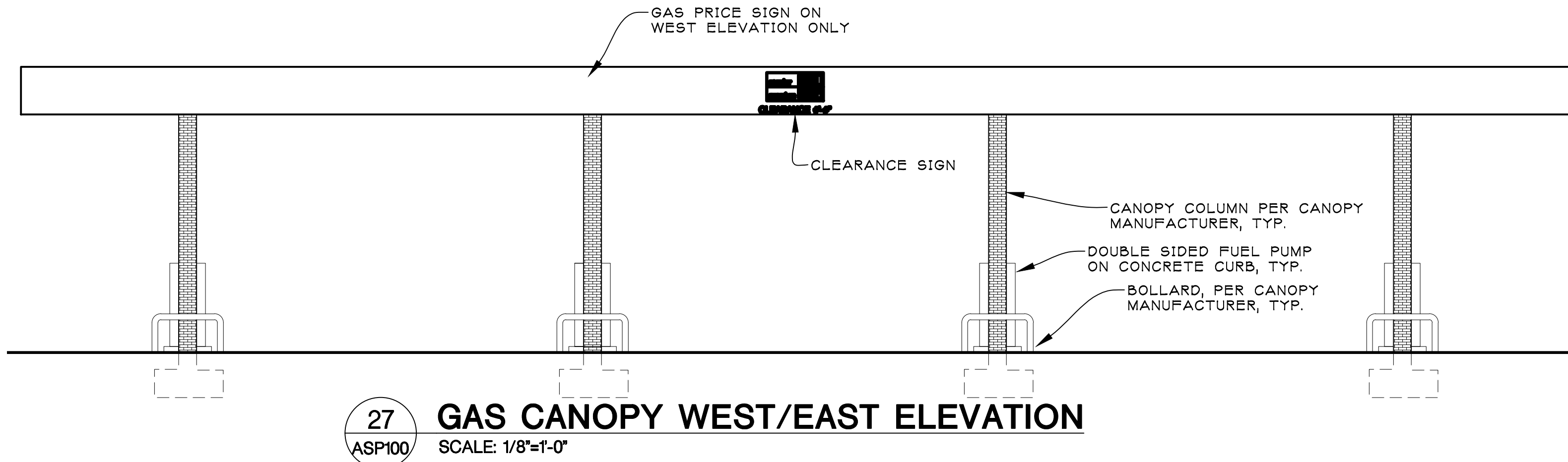
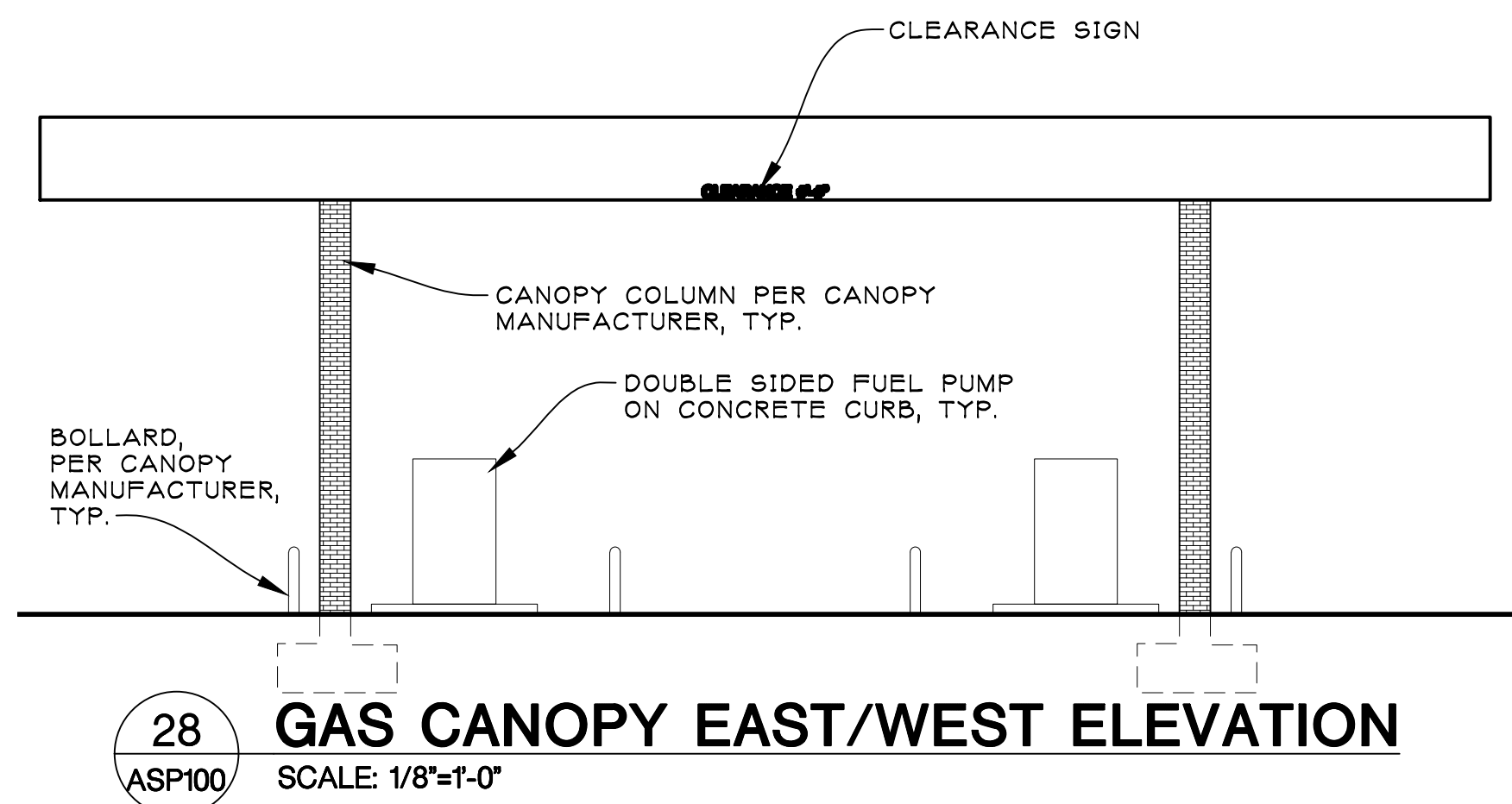
14 DRIVE-THRU MENU SECTION
SCALE: N.T.S.



11 ORDER CANOPY DETAIL
SCALE: 1/2"=1'-0"

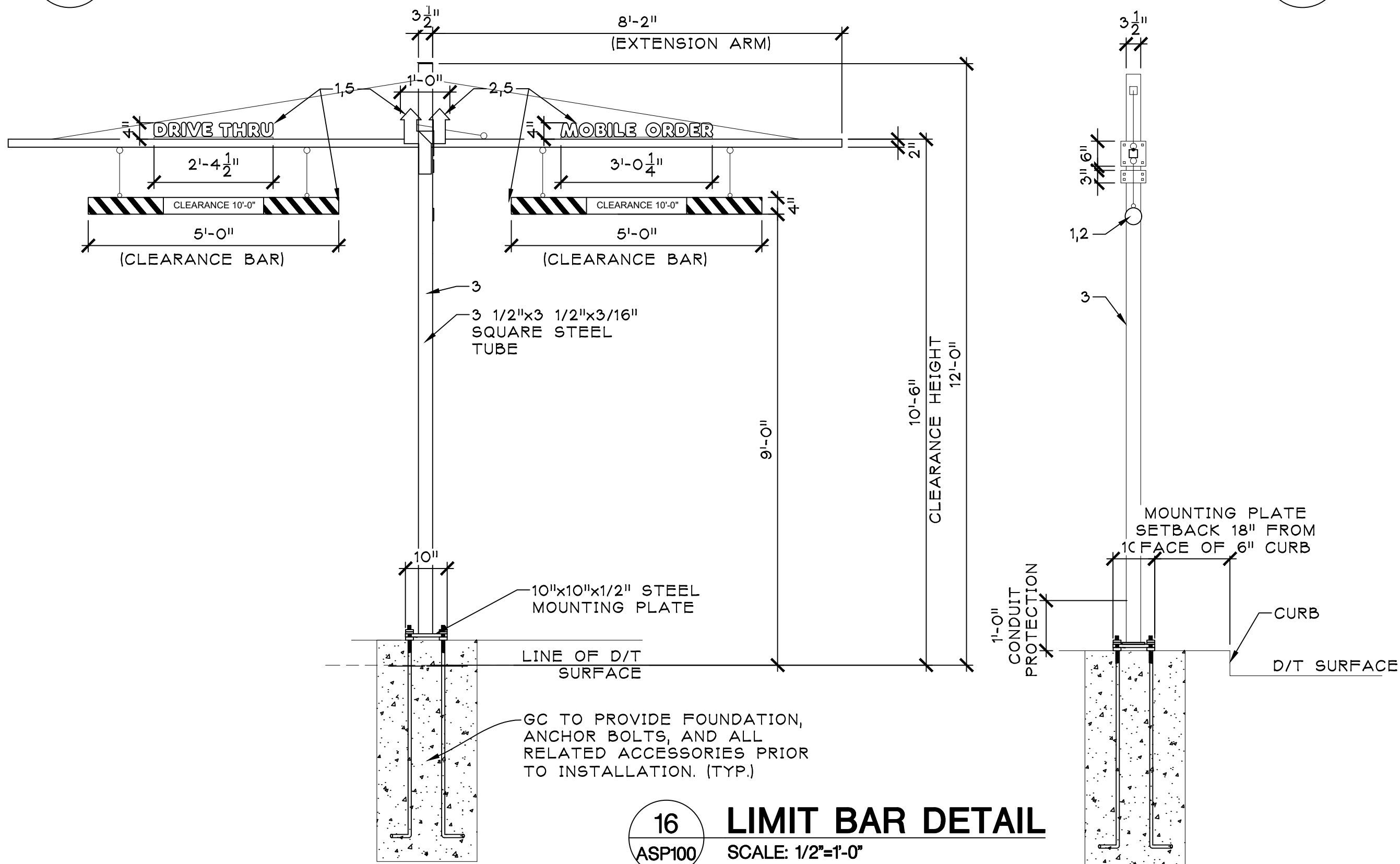


10 PYLON SIGN
SCALE: 1/4"=1'-0"



28 GAS CANOPY EAST/WEST ELEVATION
SCALE: 1/8"=1'-0"

27 GAS CANOPY WEST/EAST ELEVATION
SCALE: 1/8"=1'-0"



16 LIMIT BAR DETAIL
SCALE: 1/2"=1'-0"

NON-ILLUMINATED DRIVE-THRU STRUCTURE

- NOTES:
1. PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH.
 2. PAINT TO MATCH PINK PMS 219C, GLOSS FINISH.
 3. PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
 4. OPTIONAL 24" x 24" MEDALLION SIGN WITH REMOVABLE / ADJUSTABLE PLATES, SINGLE SIDED VINYL.
 5. OPTIONAL REFLECTIVE FILM;
3M 1J680CR-10 SCOTCHLITE REFLECTIVE
MCS (LATEX OR SOLVENT INKS)
8519 LUSTER PROTECTIVE LAMINATE PRINTED TO MATCH.
- PMS 165 DUNKIN' ORANGE
 - PMS 219 DUNKIN' PINK
 - PMS 7540C DUNKIN' GRAY
 - PMS COOL GRAY 1C

COLORS:

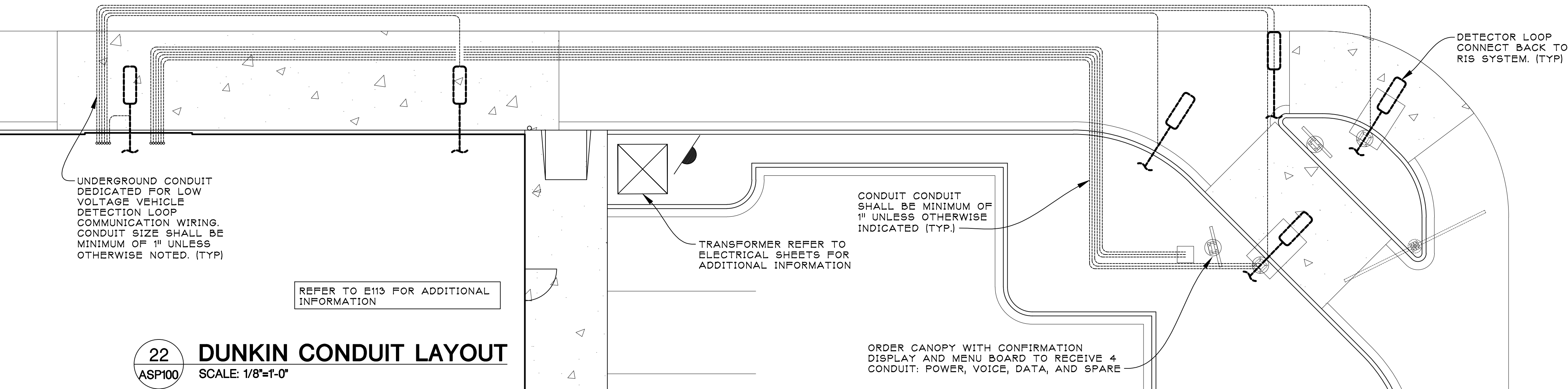
PMS	VINYL/PAINT
PMS 165 DD ORANGE	TRANS 3M #3630-3123
PMS 219 DD PINK	TRANS 3M #3630-1379
PMS 7540C DD GRAY	TRANS 3M #7725-41
PMS COOL GRAY 1C	TRANS 3M #7725-11

NOTE:
SEE DUNKIN' BRANDS WEBSITE, <http://extranet.dunkinbrands.com>,
FOR COMPLETE INFORMATION AND DETAILS

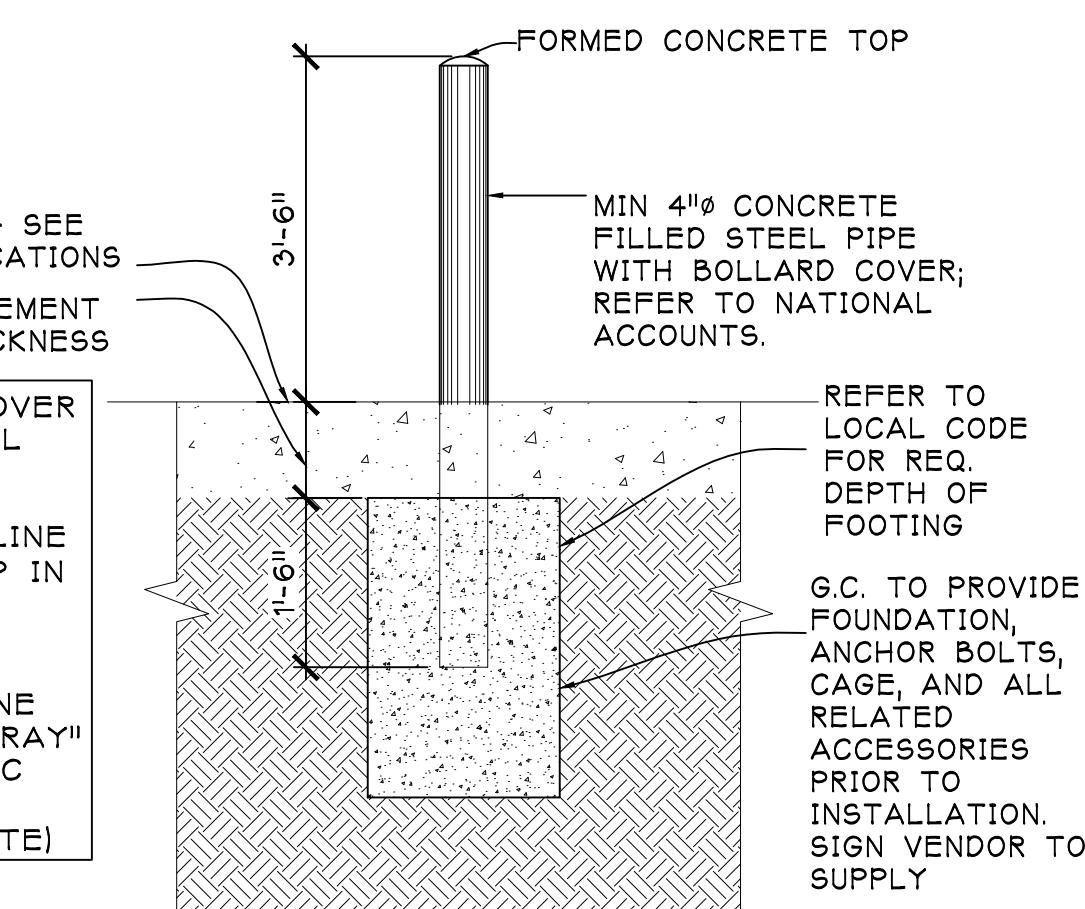
ADDITIONAL NOTES:

- ARTWORK FONT: DUNKIN SANS DISPLAY
- 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
- CLEARANCE TO BE CONFIRMED BY SITE

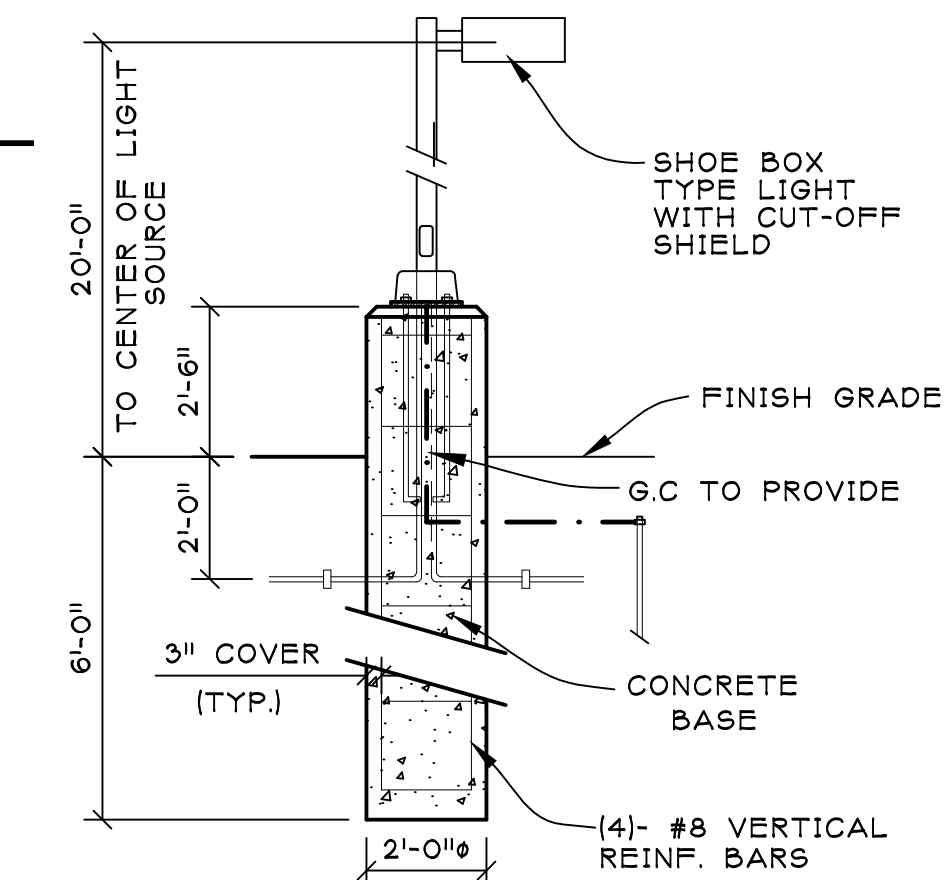
NOTE:
INSTALLER MUST BE SURE TO SHIM CANOPY PLATE AT BOTTOM, AND ADJUST ANCHOR BOLTS AT BOTTOM OF COLUMN SO THAT THE CANOPY SITS WITH A 1/4" / FT. FALL FROM OPEN SIDE TO POLE SIDE SO WATER WILL DRAIN OFF POLE SIDE.



22 DUNKIN CONDUIT LAYOUT
SCALE: 1/8"=1'-0"



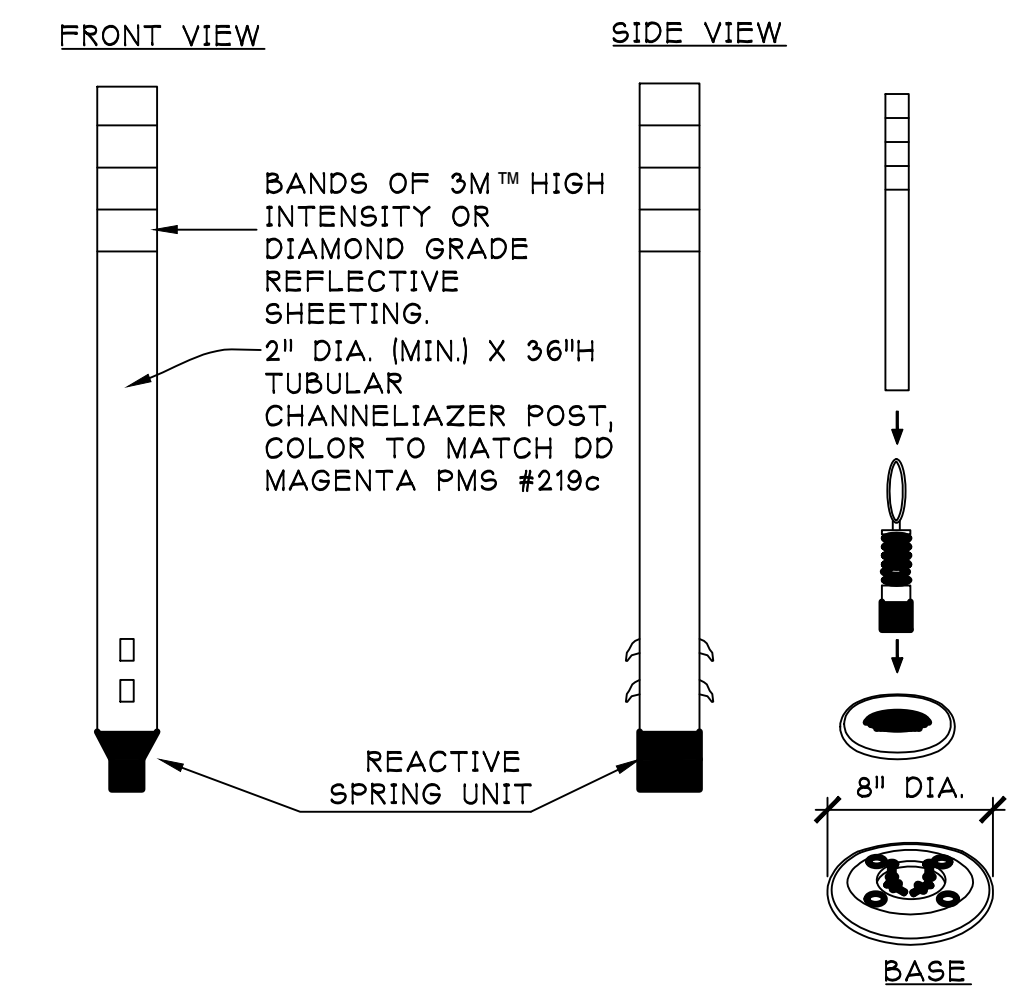
21 BOLLARD DETAIL
SCALE: 1/4"=1'-0"



- NOTES:
1. CONTRACTOR SHALL REFER TO SITE PLAN FOR NUMBER & LOCATION OF AREA LIGHTS REQUIRED.
 2. POLE, ARM, FIXTURE, ANCHOR BOLTS, AND BASE COVER FURNISHED & INSTALLED BY CONTRACTOR.
 3. ALL ELECTRICAL WIRING SHALL COMPLY W/ LOCAL & NATIONAL CODE.
 4. POLE, ARM AND FIXTURE ARE PREFINISHED BY MFG.
 5. IF POLE IS ADJACENT TO CURB, SET TOP OF BASE FLUSH W/ TOP OF CURB. IN THIS INSTANCE THE POLE HEIGHT SHALL BE ADJUSTED, TO MEET THE MAXIMUM ALLOWED HEIGHT TO THE CENTER OF THE LIGHT SOURCE.
 6. GC TO PROVIDE FOUNDATION, POWER AND ALL RELATED ACCESSORIES PRIOR TO INSTALLATION.

LIGHT POLE BASE DETAIL
NO SCALE

20 SITE POLE DETAIL
SCALE: N.T.S.



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. DELINEATOR CAN BE MECHANICALLY FASTENED OR INSTALLED WITH EPOXY ADHESIVE
 2. POST SHALL BE CONSTRUCTED OF SEMI-FLEXIBLE HIGH IMPACT POLYMER RESISTANT TO: ULTRAVIOLET LIGHT, OZONE, AND HYDROCARBONS.
 3. UNIT SHALL HAVE A REACTIVE SPRING ASSEMBLY TESTED TO 145LB. TENSION WITH STAINLESS STEEL CABLE.
 4. DELINEATOR SHALL HAVE AN "ANTI-TWIST" FEATURE THAT ASSURES THE SIGN WILL RETURN TO ITS ORIGINAL POSITION AFTER IMPACT.
 5. SHALL MEET M.U.T.C.D. SPECIFICATIONS.
 6. NCHRP-350 APPROVED
 7. REFER TO NATIONAL ACCOUNTS FOR ADDITIONAL INFORMATION

24 LANE DELINEATORS
SCALE: 1/2"=1'-0"

N Williamston Rd.

Exit Ramp I-96

Plant List

Quantity	Key	Botanical	Common	Size
4	AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"
8	AS	Acer saccharum 'Green Mountain'	Green Mt. Sugar Maple	3"
2	CC	Cercis canadensis	Eastern Redbud	2"
7	HM	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	3gal
4	SD	Spiraea x 'NCSX2' USPPAF	Double Play® Doozie Spirea	3gal
9	CK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	2gal

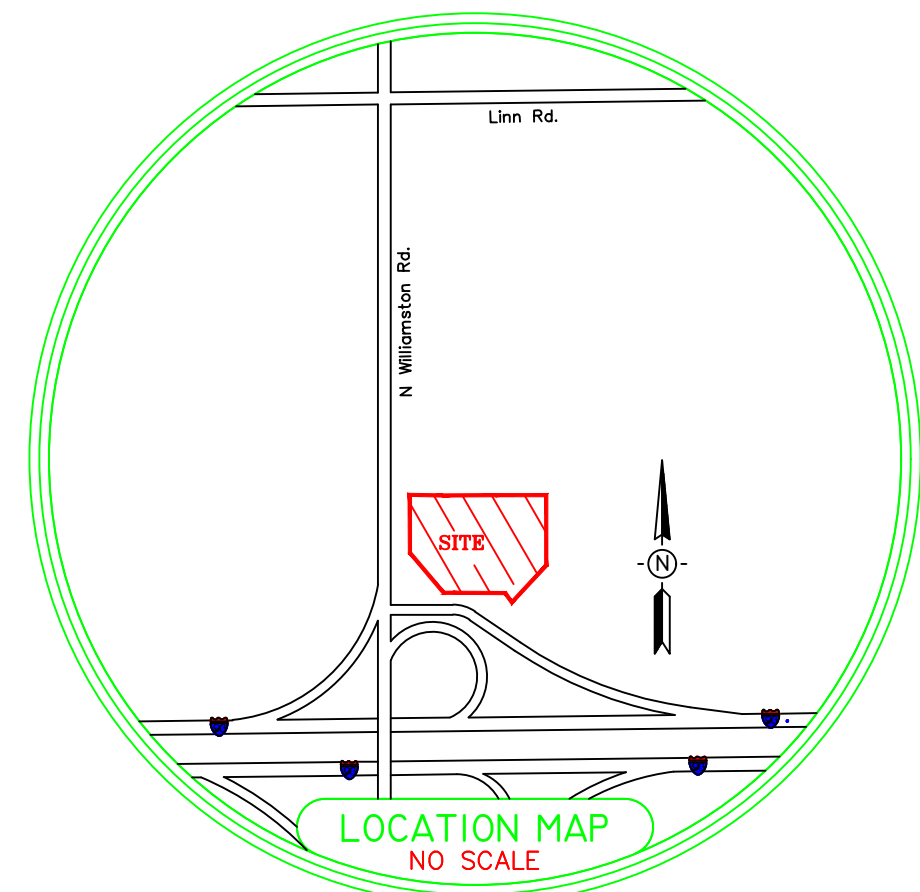
Landscape Plan

LANDSCAPE PLAN FOR: TAILGATERS

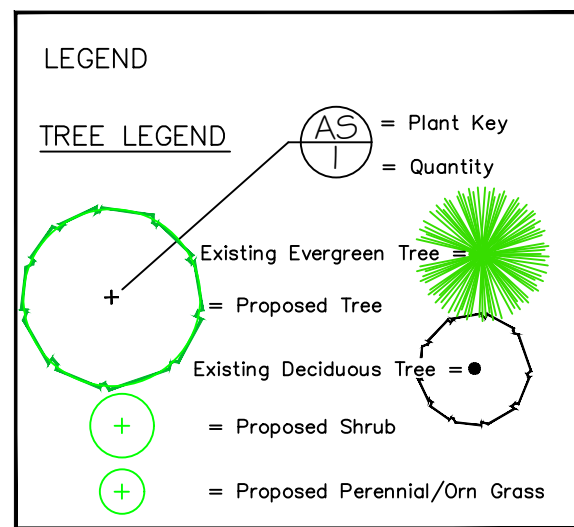
Williamston, Michigan, Ingham County Michigan

Landscape Notes

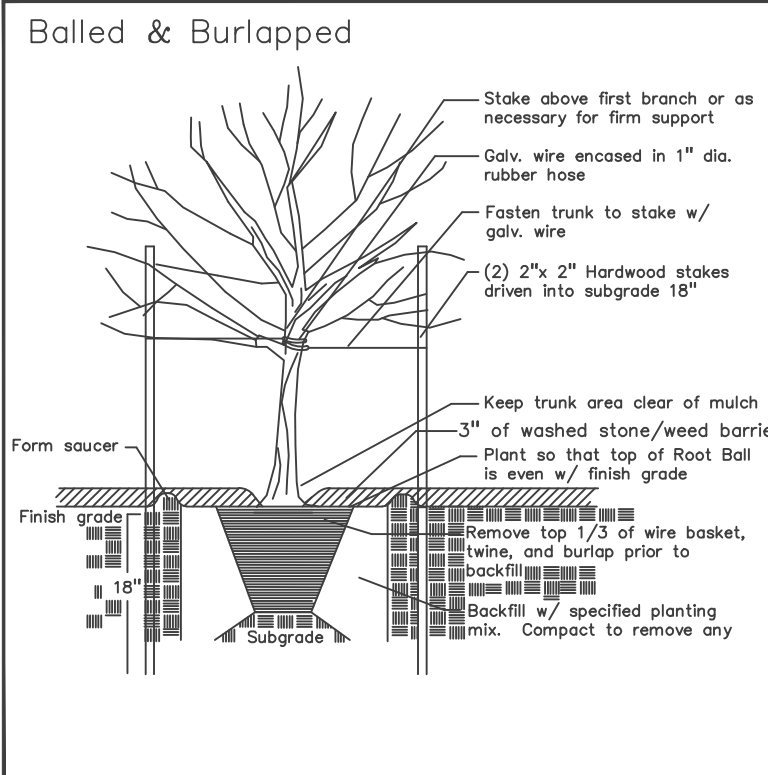
- All plant beds will be mulched w/ washed Michigan Stone (1-3" dia) over commercial weed barrier.
- INSTALL A KENTUCKY BLUEGRASS SOD (SUN/SHADE) VARIETY THAT IS FREE OF WEEDS.
- SEED AREAS WITH THE FOLLOWING:
25% SYSPORT KENTUCKY BLUEGRASS
25% NASSAM KENTUCKY BLUEGRASS
20% BRYISTOL KENTUCKY BLUEGRASS
10% PERENNIAL RYE GRASS
APPLY AT THE RATE OF 2 TO 3 LBS. PER 1,000 SQUARE FOOT.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. Topsoil will be installed at a minimum depth of four (4) inches over all landscaped areas.
- Commercial Grade Plastic Edge will be EDG-KING from OLY-OLA, Inc., (or better)
- Installation of all required landscaping shall be completed prior to or at the time of completion of building construction, except when building construction is completed during the off-season when plants cannot be installed, in which case the owner shall provide a performance guaranty to ensure installation of required landscaping in the next planting season.
- All landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system.
- All dead, damaged, or diseased plant material shall be removed immediately upon notice from the City and replaced within six (6) months or in the next planting season, whichever occurs first. For purposes of this section, the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until the prepared soil becomes frozen. The planting season for evergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace.



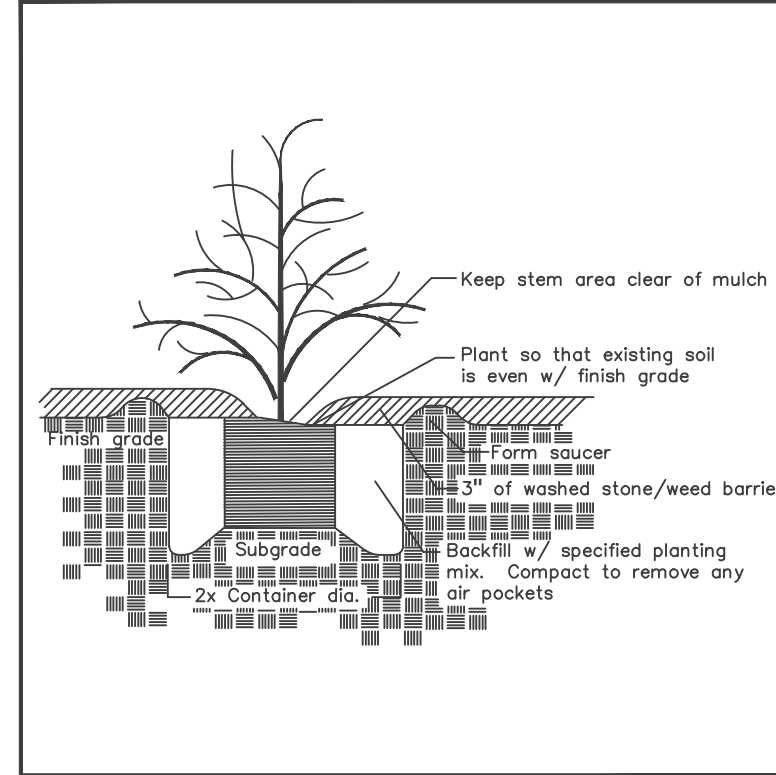
SCALE 1" = 30'



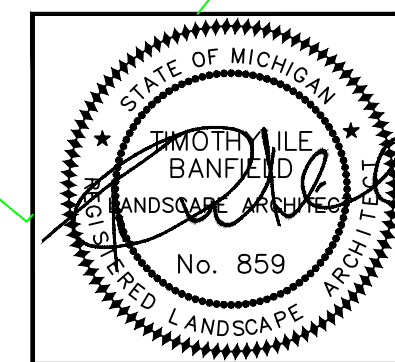
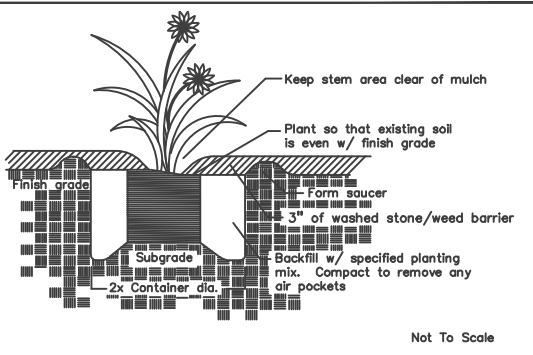
Tree Planting Detail



Shrub Planting Detail



Perennial/Ornamental Grass Planting Detail



Outdoor
Living, Inc.

2720 Alpha Access
Lansing, MI 48810-3608
Phone (517) 484-0230
www.outdoor-livinginc.com

Client: Tailgaters Worldwide, LLC
3450 Okemos Rd.
Okemos, MI 48864

Scale: 1"=30'-0" Date: 10-8-24

Project: Tailgaters
Address: Williamston Rd.
City: Williamston, MI 48895
Revision: 11-6-24
Drawn By: Tim Banfield
File #: 24110-C

