

GENERAL SITE NOTES:

- WHERE INDICATED, PROVIDE 12" X 18" ALUMINUM "RESERVED PARKING" SIGN WITH SILK-SCREEN SYMBOL AND LETTERING EQUAL TO R7-8 AS REQUIRED BY THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- SIGNS SHALL BE MOUNTED ON 1 1/2" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS, LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
- PARKING STALL STRIPES SHALL BE PAINTED AS SHOWN ON THE DRAWINGS. LINES SHALL BE 4" WIDE, APPLIED IN ONE COAT USING A STANDARD STRIPING MACHINE. PAINT SHALL BE WHITE AS REQUIRED TO CONFORM TO THE MUTCD.
- PROVIDE STRIPING AT NEW PAVEMENT AS INDICATED ON THE DRAWINGS.
- ALL SITE LIGHTING SHALL BE SHIELDED DOWNWARD AND AWAY FROM ADJACENT PROPERTY.
- SITE IDENTIFICATION SIGNAGE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE ROCHESTER HILLS STANDARDS.
- EXTERIOR CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES A CURB.
 - MAXIMUM SLOPE SHALL BE 1:12. THE TRANSITION FROM WALKS, GUTTERS OR STREETS SHALL BE FLUSH.
 - THE MINIMUM WIDTH SHALL BE 36", EXCLUSIVE OF FLARES, UNLESS OTHERWISE NOTED ON THE PLANS.
 - CURB RAMPS SHALL HAVE A DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- A DETECTABLE WARNING SHALL BE PROVIDED IN SIDEWALKS WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS. THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE MINIMUM. THE DETECTABLE WARNING SHALL COMPLY WITH THE CRITERIA STATED ABOVE FOR CURB RAMPS.
- CALL MISS DIG 72 HOURS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS.
- ALL ROOF TOP AND/OR GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED AS REQUIRED BY ROCHESTER HILLS.
- NO SIGNS (OTHER THAN OFFICIAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION FOR SIGNAGE SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.

APPLICANT INFORMATION:

STUART FRANKEL DEVELOPMENT COMPANY
1334 MAPLELAWN
TROY, MICHIGAN 48064
PHONE: (248) 649-2924

PARKING CALCULATIONS

BUILDING AREAS/ PARKING:
EXISTING REQUIRED: 28,454 S.F. FLOOR AREA/300 = 95 SPACES
EXISTING HARDWARE: 28,454 S.F. FLOOR AREA/300 = 95 SPACES
EX. RETAIL SPACE: 28,990 S.F. FLOOR AREA / 300 = 97 SPACES
AND BANK SPACE = 100 SPACES
TOTAL NUMBER OF EXIST. SPACES PROVIDED 230 (0 REQUIRED BARRIER FREE SPACES INCLUDES 1 VAN SPACE)

PROPOSED:
DRIVE THRU SPACE: 2,200 S.F. (10 SPACES PER WINDOW) = 20 SPACES
RETAIL SPACE: 5,600 S.F. / 300 = 19 SPACES
TOTAL NUMBER OF SPACES PROVIDED 59 (2 REQUIRED BARRIER FREE SPACES INCLUDES 1 VAN SPACE)

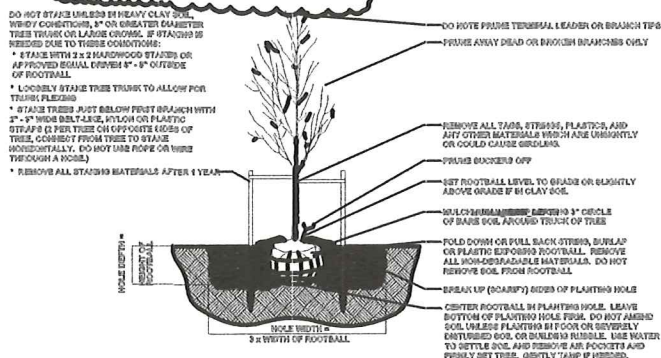
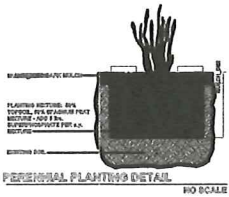
TOTAL NUMBER OF SPACES PROVIDED 289 (11 REQUIRED BARRIER FREE SPACES INCLUDES 2 VAN SPACES)

NOTE: ALL PARKING SPACES ARE EXISTING (9' x 18')

TREE REPLACEMENT:

TOTAL EXISTING TREES ON SITE: 54
TOTAL NUMBER OF TREES REMOVED: 0
TOTAL NUMBER OF 2-1/2" TREES REQUIRED FOR REPLACEMENT: 0
TOTAL NUMBER OF NEW 2-1/2" TREES: 7

ALL REPLACEMENT TREES SHALL BE A MINIMUM OF 2-1/2" IN DIAMETER, TO COMPLY WITH THE CITY OF ROCHESTER HILLS ORDINANCE.



TREE PLANTING DETAIL NO SCALE

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- ALL TREES SHALL BE GROWN AND STAKED.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- ALL PLANTING AREAS SHALL HAVE A DEPTH OF 12" TO 18" OF CLEAN FILL AND SHALL BE CROWNED TO A HEIGHT OF 8" ABOVE ADJACENT CURBS, WALKS, AND GRADES WITH 4" OF TOP SOIL.
- AREAS OF EXISTING PAVEMENT OR GRAVEL TO BE CONVERTED TO LANDSCAPE AREAS SHALL BE EXCAVATED TO REMOVE ALL PAVEMENT, GRAVEL, AND COMPACTED EARTH. REPLACE EXCAVATED MATERIAL WITH CLEAN FILL TO CROWN 2" MIN. ABOVE ADJOINING GRADE. ADD 4" TO 6" OF TOP SOIL.
- BEDS SHALL BE CONSTRUCTED OF LIGHT ORGANIC SOILS. GRADES WILL BE NO STEEPER THAN 3 TO 1.
- ALL PLANTING BEDS SHALL RECEIVE A MIN. OF 4" OF REDDED BARK MULCH.
- ALL PLANTING BEDS NOT BORDERED BY WALKS, WALLS, OR PAVING SHALL BE EDED.
- TOP SOIL SHALL BE STRIPPED AND STOCK PILED ON SITE FOR USE IN LANDSCAPE AREAS WITH EXCESS TOP SOIL TO BE REMOVED FROM THE SITE.
- ALL DISTURBED AREAS SHALL BE SOODED OR SEEDED AND MULCHED UNTIL A LAWN IS ESTABLISHED.
- THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THESE DRAWINGS.
- THE PLANT MATERIALS SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING. THE OWNERS REP. RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.
- PLANTS DESIGNATED "SAP" SHALL BE BALLED AND BURLAPPED, WITH FISH BALLS OF EARTH.
- THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED TO GIVE THE BEST APPEARANCE.
- WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACK FILLED WITH TOPSOIL MIXTURE. GRADES SHALL BE PATTERED AND SETTLING WITH WATER.
- ALL PLANT MATERIAL SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. CUTS SHOULD BE FLUSH, LEAVING NO STUBS. CUTS OVER 3/4" SHALL BE PAINTED WITH TREE PAINT.
- TOPSOIL SHALL BE FERTILE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A pH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS, AND OTHER FOREIGN MATERIALS.
- SEED MIX SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:
KENTUCKY BLUE GRASS "BARON/CHEVAD/DELPH" 60%
CREWING FESCUE 15%
CREEPING REED FESCUE 15%
PERENNIAL RYE GRASS 10%
WEED CONTROL SHALL NOT EXCEED 1%
THE MIX SHALL BE APPLIED AT A RATE OF 200 LBS/ACRE.
- ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED. ALL WATERING SHALL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 6AM.

FIRE DEPARTMENT NOTES:

- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE. WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "STREET, STANDING, PARKING, FIRE LANE" AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 64, SEC. 609
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2008 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 64, SEC. 307.2.2 & 307.2.3

NOTE:

BUILDING IS NOT PROVIDED WITH A WET FIRE SUPPRESSOR SYSTEM.

NOTE:

SHARED PARKING AGREEMENT W/ ADJACENT SHOPPING CENTER PROPERTY.

NOTE:

ALL PROPOSED BUILDING MOUNTED SIGNS WILL BE SHIELDED BY A MAXIMUM OF 150W

ENGINEERING DEPARTMENT NOTES:

- INDIVIDUAL GREASE TRAPS FOR ANY FUTURE RESTAURANTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF ROCHESTER HILLS.
- THE EXISTING SANITARY SEWER SYSTEM WAS DESIGNED AND WAS PREVIOUSLY OPERATING FOR A SINGLE LARGER SCALE RESTAURANT OF EQUAL SIZE TO THE PROPOSED BUILDING.
- THE EXISTING STORM SEWER SYSTEM WILL BE LEFT AS CURRENTLY DESIGNED FOR PARKING LOT AREAS. THE PROPOSED BUILDING WILL BE BUILT ON THE EXISTING BUILDING PAD FROM PREVIOUS RESTAURANT STRUCTURE.

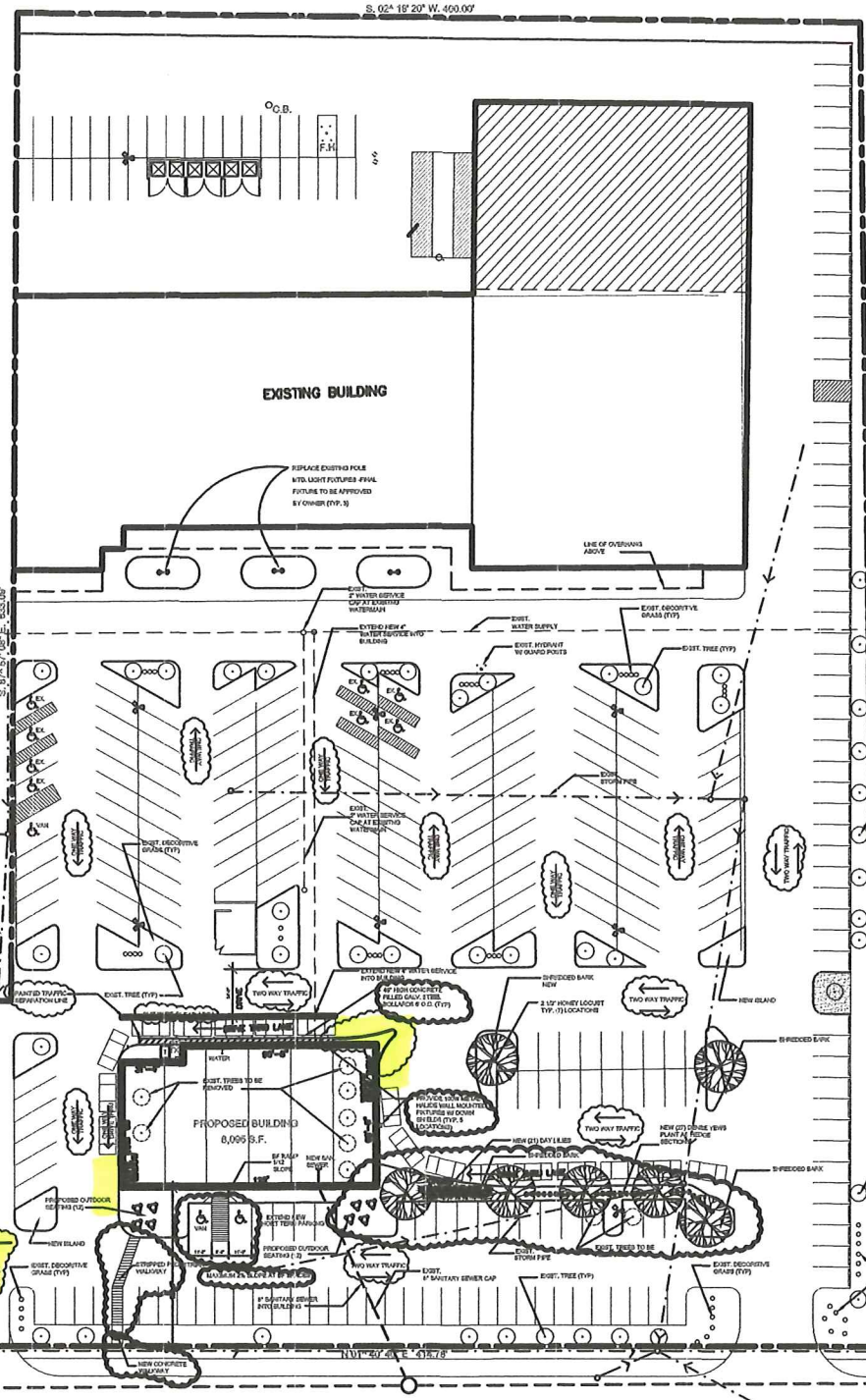
CONSTRUCTION TYPE IIE SEPARATE MIXED USES "B" "N" & "A"



BARrier FREE RAMP DETAIL NO SCALE

NOTE:

ALL PROPOSED PUBLIC BUILDING ENTRANCES ALONG THE WEST (FRONT) OF THE PROPOSED BUILDING WILL BE PROVIDED WITH BARRIER FREE ACCESS.



SOUTH LIVERNOIS ROAD



12" FULL CUTOFF WALL FACE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	12" FULL CUTOFF WALL FACE	100	LF	1.50	150.00
2	CONCRETE	100	CY	120.00	12000.00
3	REINFORCING BARS	100	LB	0.50	50.00
4	FORMWORK	100	SF	2.00	200.00
5	PAINT	100	SF	0.10	10.00
6	LABOR	100	HR	15.00	1500.00
7	EQUIPMENT	100	HR	10.00	1000.00
8	PERMITS	1	SET	500.00	500.00
9	INSURANCE	1	MONTH	100.00	100.00
10	PROFIT	1	PERCENT	10.00	10.00
11	TOTAL				23100.00

NOTE: ALL EXISTING SITE LIGHTING TO REMAIN IN PLACE.



PROPOSED BUILDING FOR:
CAMPUS CORNERS OUTLOT

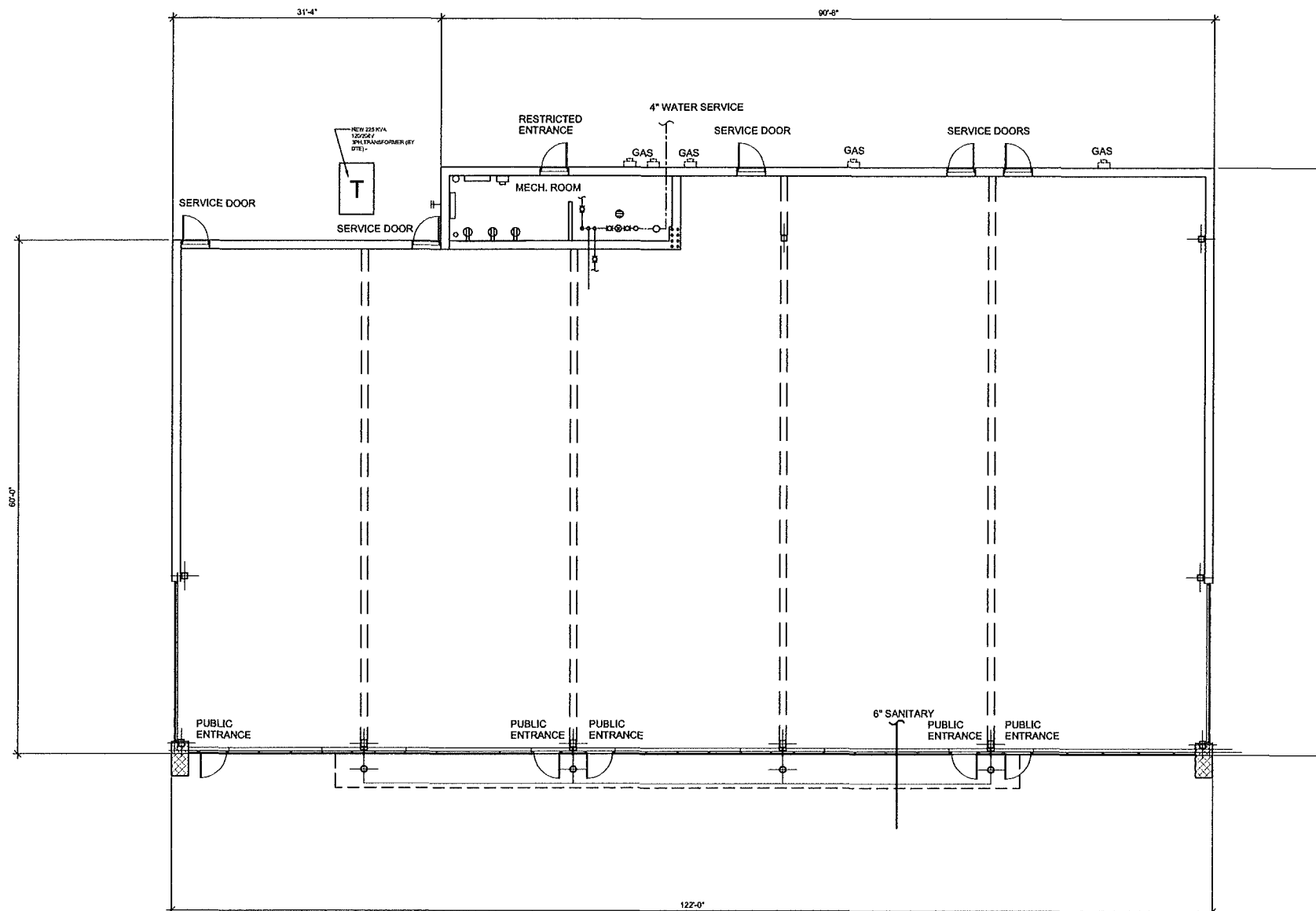
ROCHESTER HILLS, MICHIGAN

CITY REVIEW	08.10.13
CITY REVIEW	08.28.13
CITY REVIEW	09.06.13
CITY REVIEW	11.25.13
REVISED PER CITY REVIEW	01.05.14
REV. PER CITY	03.03.14

SITE PLAN

1805-12

SP.101
CITY FILE #13-012



NOTE:
ALL PROPOSED PUBLIC BUILDING ENTRANCES ALONG THE WEST (FRONT) OF THE PROPOSED BUILDING WILL BE PROVIDED WITH BARRIER FREE ACCESS.

NORTH
FLOOR PLAN
SCALE: 1/8" = 1'-0"

Project title

PROPOSED BUILDING FOR:
**CAMPUS CORNERS
OUTLOT**

LIVERNOIS ROAD
ROCHESTER HILLS, MICHIGAN

Issued dr/ch

CITY REVIEW	08.10.13
REVISED PER CITY	08.28.13
REVISED PER CITY	01.05.13

Sheet title

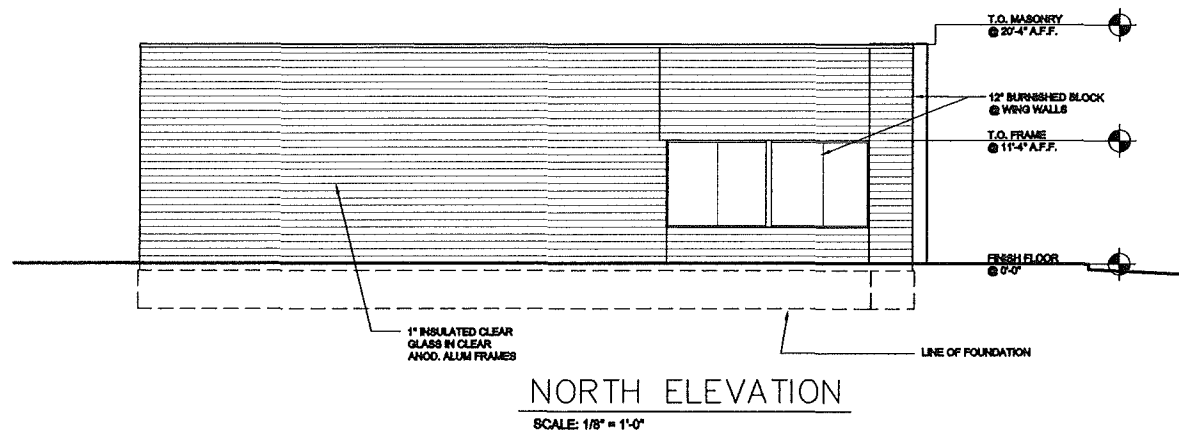
FLOOR PLAN

Project no.

1805-12

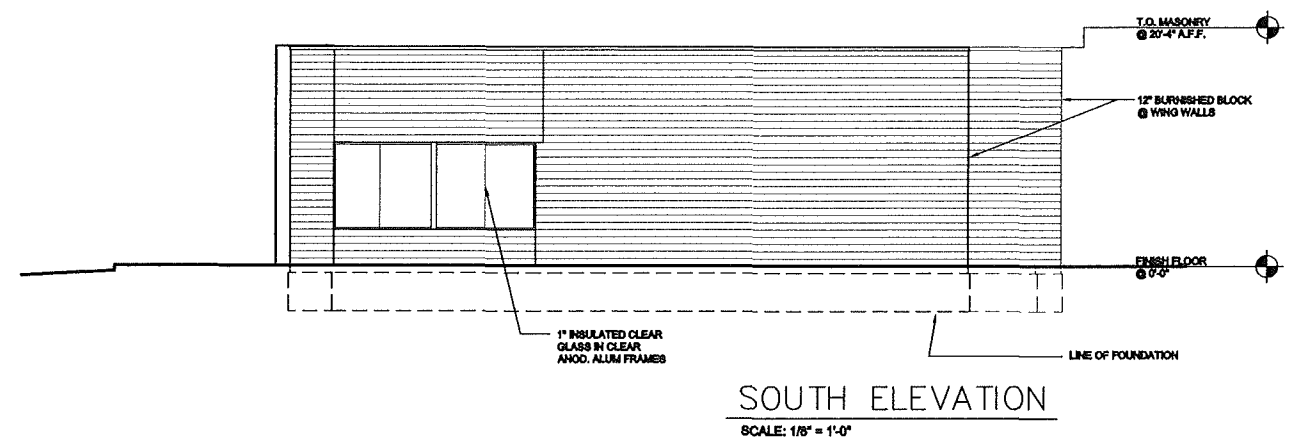
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A.101



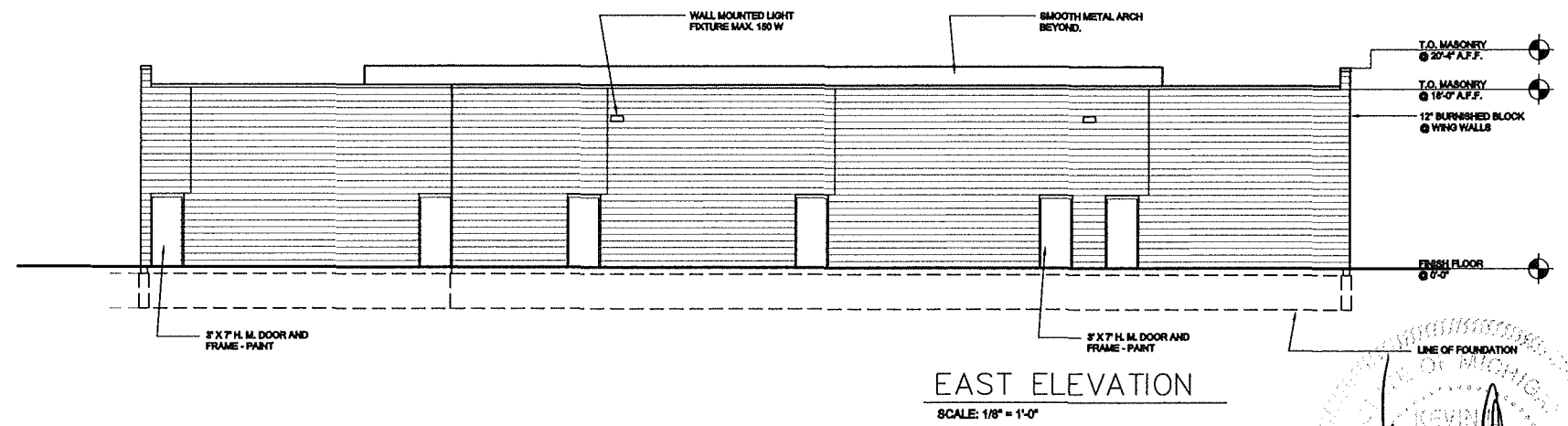
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



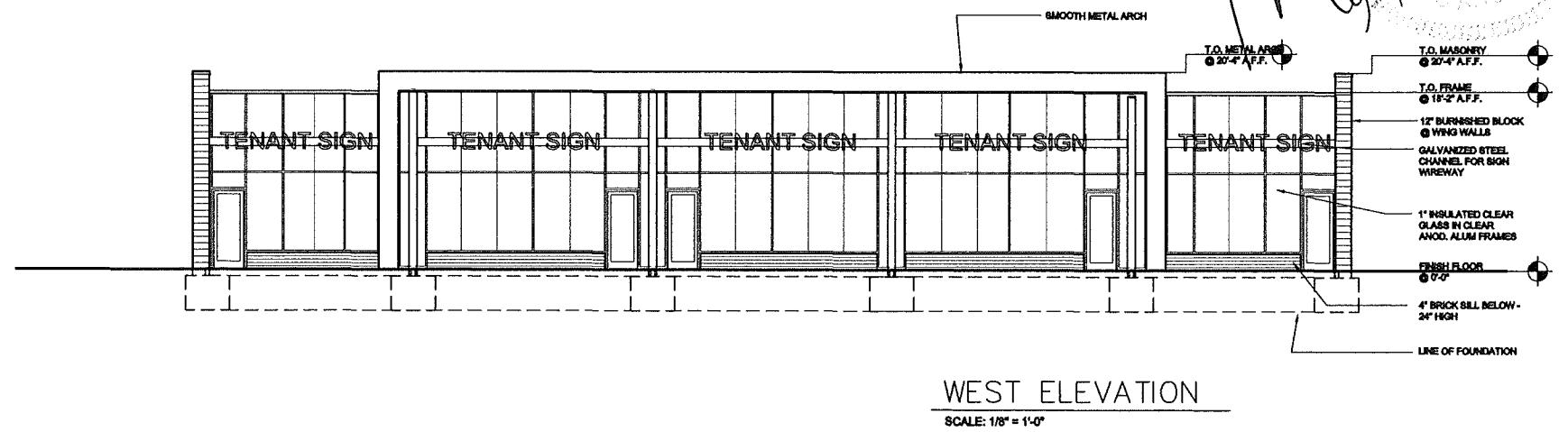
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

