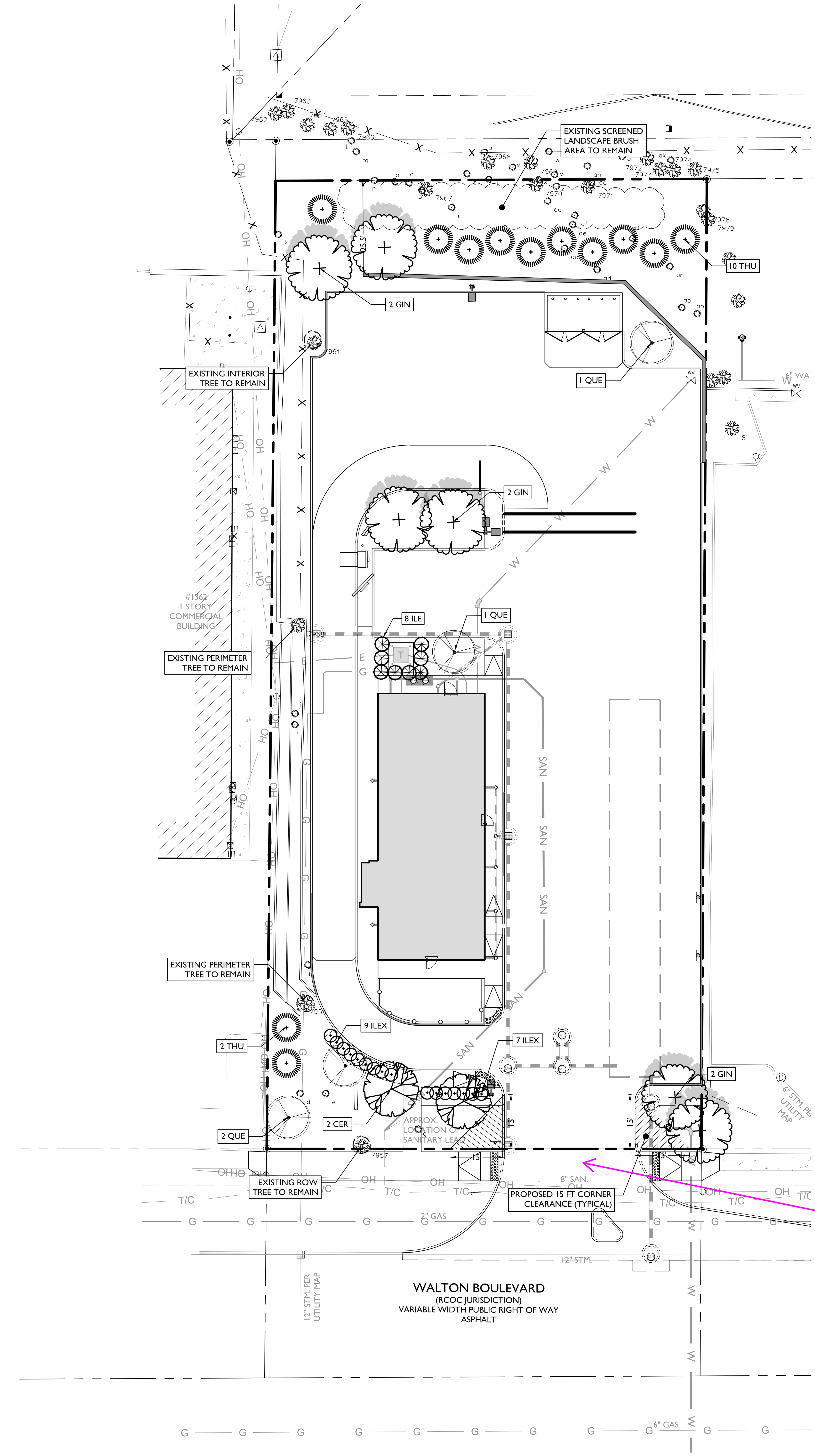

EXISTING TREE SCHEDULE

Tree #	d.b.h.	Canopy Radius	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (s = size, c = condition)	(R) Regulated Tree (>6" or listed)	(S) Specimen Tree (>24" or listed)
7953	7	10'	*Malus spp.*	Crabapple	fair	- Dead branch(es)		R	
7954	5 / 4 / 3 / 3	10'	*Magnolia spp.*	Magnolia	fair	- Dead branch(es)	N (s)		
7955	20	25'	*Pinus nigra*	Austrian Pine	fair	- Thinning			S
7956	20	25'	*Pinus nigra*	Austrian Pine	fair	- Thinning			S
7957	11	10'	*Morus alba*	Weeping Mulberry	fair	- Dead branch(es)		R	
7958	5 / 5 / 4 / 4	10'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	fair	- 'V'-shaped crotch(es)	N (s)		
7959	12	15'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good			R	
7960	13	15'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good			R	
7961	7 / 7	10'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good			R	
7962	4	5'	*Juglans spp.*	Walnut	fair	- Contorted crown	N (s)		
7963	5	10'	*Juglans spp.*	Walnut	good		N (s)		
7964	15 / 9 / 6	20'	*Picea pungens*	Colorado Spruce	fair	- Stunted & thinning foliage		R	
7965	6	10'	*Morus spp.*	Mulberry	fair	- Bent/crooked/bowed leader		R	
7966	5	10'	*Morus spp.*	Mulberry	fair	- Bent/crooked/bowed leader	N (s)		
7967	10 / 10	10'	*Picea pungens*	Colorado Spruce	fair	- Stunted & thinning foliage		R	
7968	9	10'	*Ulmus pumila*	Siberian Elm	fair	- Dead branch(es)		R	
7969	12	15'	*Ulmus pumila*	Siberian Elm	fair	- Grown into fence/wires		R	
7970	7 / 3	10'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk		R	
7971	10 / 7	15'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk		R	
7972	5	10'	*Ulmus pumila*	Siberian Elm	fair	- Bent/crooked/bowed leader	N (s)		
7973	3	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7974	2.5	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7975	2 / 1 /...	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7976	2 / 2 /...	5'	*Acer negundo*	Boxelder	poor	- 50% or more dead	N (s, c)		
7977	2	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7978	5 / 3 /...	10'	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (s)		
7979	4	5'	*Ulmus pumila*	Siberian Elm	fair	- Contorted crown	N (s)		
						TOTAL:	13	12	2 (40" dbh)
						REMOVED:	0	3	1 (20" dbh)
						REMAINING:	13	9	1 (20" dbh)

SYMBOL	DESCRIPTION
— — —	PROPERTY BOUNDARY
—— TPF ——	PROPOSED TREE PROTECTION FENCE

TREE MITIGATION REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 126-327(2)	MINIMUM PRESERVATION PERCENTAGE: 40% PRESERVATION OF REGULATED TREES 12 REGULATED TREES 12 TREES X 0.40 = **5 REGULATED TREES TO BE PRESERVED**	9 REGULATED TREES TO BE PRESERVED (75%)
§ 126-397	REGULATED TREE REPLACEMENT: 1:1 3 TREES REMOVED = 3 TREES REQUIRED	3 TREES
§ 126-397(3)	SPECIMEN TREE REPLACEMENT: 50% OF TOTAL DBH TO BE REPLACED (20" TOTAL DBH)X(0.50)=10" DBH 1 SPECIMEN TREE PRESERVED=2" CREDIT (10" DBH)-(2" CREDIT)=8" DBH REQUIRED	8" DBH (4 TREES @ 2" EACH)

LANDSCAPE AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 138-12.300	BUFFER REQUIREMENTS: B-2 TO R-2 BUFFER WIDTH W/O 6 FT WALL: **25 FT** DECIDUOUS TREES PER 100 LF: 2.5 EA (119 LF)/(100) = 1.19 (1.19 * 2.5) = **3 TREES REQUIRED** ORNAMENTAL TREES PER 100 LF: 1.5 EA (1.19 * 1.5) = **2 TREES REQUIRED** EVERGREEN TREES PER 100 LF: 5 EA (1.19 * 5) = **6 TREES REQUIRED** SHRUBS PER 100 LF: 8 EA (1.19 * 8) = **10 SHRUBS REQUIRED**	25.0 FT 3 EXISTING TREES 2 EXISTING TREES 6 PROPOSED TREES 10 EXISTING SHRUBS
§ 138-12.301(A)(1)	INTERIOR LANDSCAPING: 5% OF PARKING LOT AREA (15,530 SF)X(0.05) = **777 SF** 1 TREE PER 150 SF (777 SF / 150 SF) = **5 TREES**	1,272 SF 5 TREES (1 EXISTING)
§ 138-12.301(A)(2)	TERMINAL ISLANDS: MIN. 144 SF, 18 FT LONG 1 TREE PER ISLAND	PROVIDED
§ 138-12.301(A)(3)	INTERIOR ISLANDS: MIN. 160 SF, 8 FT WIDTH 1 TREE PER ISLAND	PROVIDED
§ 138-12.301(B)(1)	PERIMETER LANDSCAPING: 1 DECIDUOUS TREE PER 25 LF (18.5 LF /25) = **1 TREE** 1 ORNAMENTAL TREE PER 35 LF (18.5 LF /35) = **1 TREE**	1 EXISTING TREE 1 EXISTING TREE
§ 138-12.301(B)(2)	PARKING LOT WITHIN 30 FT OF ROW: CONTINUOUS SHRUB HEDGE 30" O.C.	PROVIDED
§ 138-12.304(A)(1) § 138-12.304(B)	RIGHT-OF-WAY LANDSCAPING: 1 DECIDUOUS TREE PER 35 LF (120 LF / 35 LF)= **4 TREES** 1 ORNAMENTAL TREE PER 60 LF (120 LF / 60 LF) = **2 TREES**	4 TREES (1 EXISTING) 2 PROPOSED TREES

PROPOSED PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	GIN	6	GINKGO BILOBA `AUTUMN GOLD`	AUTUMN GOLD MAIDENHAIR TREE	2.5" - 3" CAL	B&B	AS SHOWN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	QUE	4	MALUS X 'INDIAN SUMMER'	INDIAN SUMMER CRABAPPLE	2.5" - 3" CAL	B&B	AS SHOWN
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	2.5" - 3" CAL	B&B	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	THU	12	THUJA X `GREEN GIANT`	GREEN GIANT ARBORVITAE	8'-10' *(2" DBH MINIMUM FOR REPLACEMENT TREES)*	B&B	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ILE	8	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	24" - 30"	B&B	AS SHOWN
	ILEX	16	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" - 30"	POT	AS SHOWN

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

IRRIGATION NOTES:

1. 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.
2. ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERLING WILL ONLY OCCUR BETWEEN THE HOURS OF 12:00 AM AND 5:00 AM.
3. IRRIGATION OVERSPRAY SHALL NOT BE BROADCAST ONTO CITY PATHWAYS

MAINTENANCE NOTES:

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
3. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES 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. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
5. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

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.
7. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY UNIT NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES. THE ABOVE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.
8. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
7	05/26/2022	JRC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
6	02/09/2022	JRC / ECM	REVISED PER CITY SECOND SITE PLAN REVIEW
5	12/28/2021	JRC / ECM	REVISED PER CITY SITE PLAN REVIEW
4	09/08/2021	RAC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
3	08/20/2021	RAC	REVISED PER FIRE DEPARTMENT COMMENTS
2	08/02/2021	ECM	REVISED PER CITY COMMENTS
1	07/08/2021	JRC	SUBMISSION FOR PRE-APPLICATION MEETING

NOT APPROVED FOR CONSTRUCTION

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www.stonefieldeng.com
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Phone 248.247.1115

SITE DEVELOPMENT PLANS
1360 WALTON BLVD
PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN R. COOKSEY
ENGINEER
LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

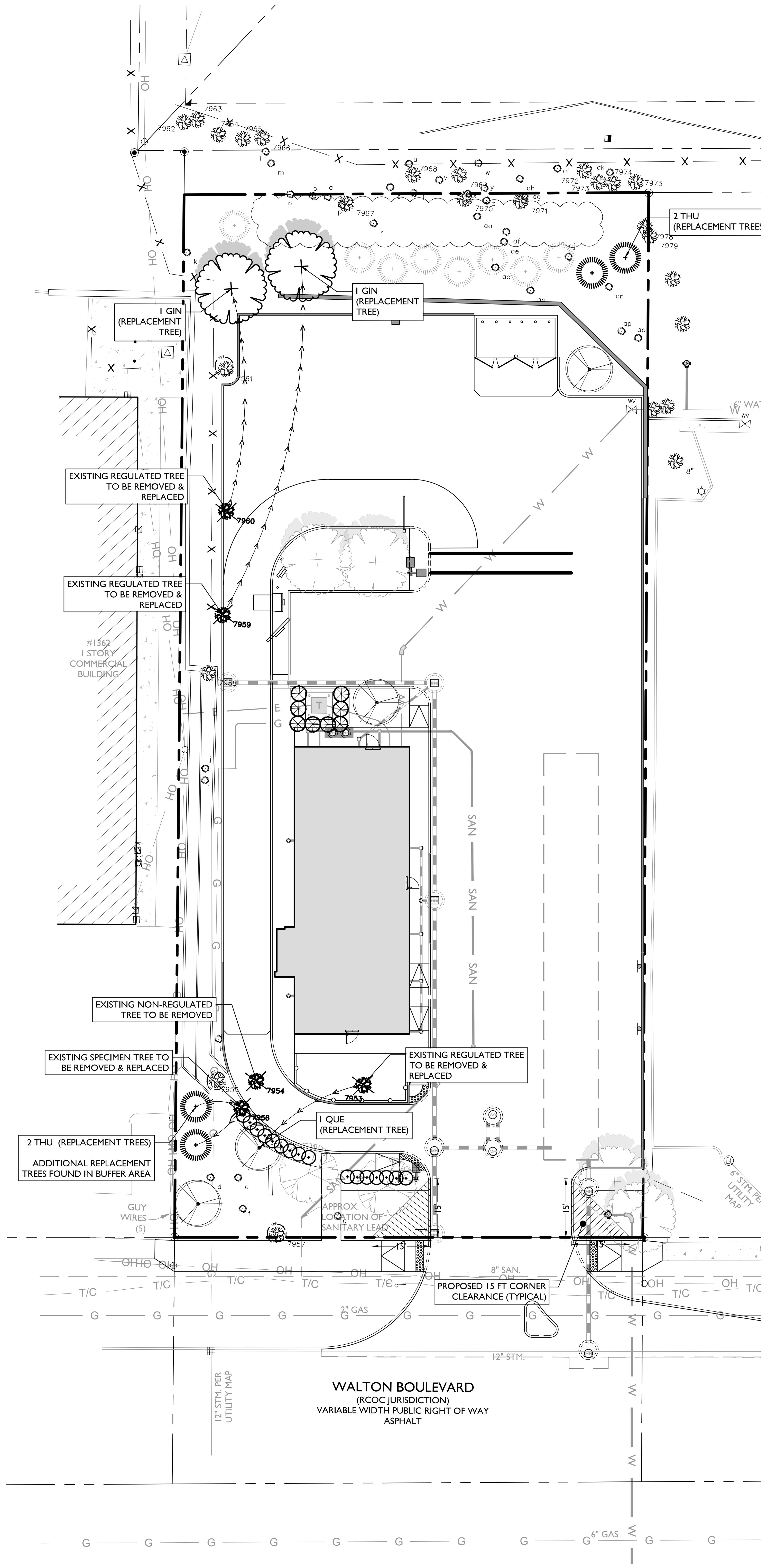
STONEFIELD
engineering & design

CITY FILE #21-030 SECTION #9

SCALE: 1" = 20' PROJECT ID: DET-200412

TITLE:
LANDSCAPING PLAN

DRAWING:
C-10



EXISTING TREE SCHEDULE

Tree #	d.b.h.	Canopy Radius	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (s = size, c = condition)	(R) Regulated Tree (>6" or listed)	(S) Specimen Tree (>24" or listed)
7953	7	10'	*Malus spp.*	Crabapple	fair	- Dead branch(es)		R	
7954	5 / 4 / 3 / 3	10'	*Magnolia spp.*	Magnolia	fair	- Dead branch(es)	N (s)		
7955	20	25'	*Pinus nigra*	Austrian Pine	fair	- Thinning			S
7956	20	25'	*Pinus nigra*	Austrian Pine	fair	- Thinning			S
7957	11	10'	*Morus alba*	Weeping Mulberry	fair	- Dead branch(es)		R	
7958	5 / 5 / 4 / 4	10'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	fair	- 'V'-shaped crotch(es)	N (s)		
7959	12	15'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good			R	
7960	13	15'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good			R	
7961	7 / 7	10'	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good			R	
7962	4	5'	*Juglans spp.*	Walnut	fair	- Contorted crown	N (s)		
7963	5	10'	*Juglans spp.*	Walnut	good		N (s)		
7964	15 / 9 / 6	20'	*Picea pungens*	Colorado Spruce	fair	- Stunted & thinning foliage		R	
7965	6	10'	*Morus spp.*	Mulberry	fair	- Bent/crooked/bowed leader		R	
7966	5	10'	*Morus spp.*	Mulberry	fair	- Bent/crooked/bowed leader	N (s)		
7967	10 / 10	10'	*Picea pungens*	Colorado Spruce	fair	- Stunted & thinning foliage		R	
7968	9	10'	*Ulmus pumila*	Siberian Elm	fair	- Dead branch(es)		R	
7969	12	15'	*Ulmus pumila*	Siberian Elm	fair	- Grown into fence/wires		R	
7970	7 / 3	10'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk		R	
7971	10 / 7	15'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk		R	
7972	5	10'	*Ulmus pumila*	Siberian Elm	fair	- Bent/crooked/bowed leader	N (s)		
7973	3	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7974	2.5	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7975	2 / 1 /...	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7976	2 / 2 /...	5'	*Acer negundo*	Boxelder	poor	- 50% or more dead	N (s, c)		
7977	2	5'	*Ulmus pumila*	Siberian Elm	fair	- Rot in trunk	N (s)		
7978	5 / 3 /...	10'	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (s)		
7979	4	5'	*Ulmus pumila*	Siberian Elm	fair	- Contorted crown	N (s)		
						TOTAL:	13	12	2 (40" dbh)
						REMOVED:	0	3	1 (20" dbh)
						REMAINING:	13	9	1 (20" dbh)

N

SYMBOL	DESCRIPTION
— — —	PROPERTY BOUNDARY
—— TPF ——	PROPOSED TREE PROTECTION FENCE

TREE MITIGATION REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 126-327(2)	MINIMUM PRESERVATION PERCENTAGE: 40% PRESERVATION OF REGULATED TREES 12 REGULATED TREES 12 TREES X 0.40 = **5 REGULATED TREES TO BE PRESERVED**	9 REGULATED TREES TO BE PRESERVED (75%)
§ 126-397	REGULATED TREE REPLACEMENT: 1:1 3 TREES REMOVED = 3 TREES REQUIRED	3 TREES
§ 126-397(3)	SPECIMEN TREE REPLACEMENT: 50% OF TOTAL DBH TO BE REPLACED (20" TOTAL DBH)X(0.50)=10" DBH 1 SPECIMEN TREE PRESERVED=2" CREDIT (10" DBH)-(2" CREDIT)=8" DBH REQUIRED	8" DBH (4 TREES @ 2" EACH)

LANDSCAPE AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 138-12.300	BUFFER REQUIREMENTS: B-2 TO R-2	
	BUFFER WIDTH W/O 6 FT WALL: **25 FT**	25.0 FT
	DECIDUOUS TREES PER 100 LF: 2.5 EA	
	(119 LF)/(100) = 1.19	
	(1.19 * 2.5) = **3 TREES REQUIRED**	3 EXISTING TREES
	ORNAMENTAL TREES PER 100 LF: 1.5 EA	
	(1.19 * 1.5) = **2 TREES REQUIRED**	2 EXISTING TREES
	EVERGREEN TREES PER 100 LF: 5 EA	
	(1.19 * 5) = **6 TREES REQUIRED**	6 PROPOSED TREES
	SHRUBS PER 100 LF: 8 EA	
	(1.19 * 8) = **10 SHRUBS REQUIRED**	10 EXISTING SHRUBS
§ 138-12.301(A)(1)	INTERIOR LANDSCAPING:	
	5% OF PARKING LOT AREA	
	(15,530 SF)X(0.05) = **777 SF**	1,272 SF
	1 TREE PER 150 SF	
	(777 SF / 150 SF) = **5 TREES**	5 TREES (1 EXISTING)
§ 138-12.301(A)(2)	TERMINAL ISLANDS:	
	MIN. 144 SF, 18 FT LONG	
	1 TREE PER ISLAND	PROVIDED
§ 138-12.301(A)(3)	INTERIOR ISLANDS:	
	MIN. 160 SF, 8 FT WIDTH	
	1 TREE PER ISLAND	PROVIDED
§ 138-12.301(B)(1)	PERIMETER LANDSCAPING:	
	1 DECIDUOUS TREE PER 25 LF	
	(18.5 LF /25) = **1 TREE**	1 EXISTING TREE
	1 ORNAMENTAL TREE PER 35 LF	
	(18.5 LF /35) = **1 TREE**	1 EXISTING TREE
§ 138-12.301(B)(2)	PARKING LOT WITHIN 30 FT OF ROW:	
	CONTINUOUS SHRUB HEDGE 30" O.C.	PROVIDED
	RIGHT-OF-WAY LANDSCAPING:	
§ 138-12.304(A)(1)	1 DECIDUOUS TREE PER 35 LF	
	(120 LF / 35 LF)= **4 TREES**	4 TREES (1 EXISTING)
§ 138-12.304(B)	1 ORNAMENTAL TREE PER 60 LF	
	(120 LF / 60 LF) = **2 TREES**	2 PROPOSED TREES

PROPOSED PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	GIN	6	GINKGO BILOBA `AUTUMN GOLD`	AUTUMN GOLD MAIDENHAIR TREE	2.5" - 3" CAL	B&B	AS SHOWN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	QUE	4	MALUS X 'INDIAN SUMMER'	INDIAN SUMMER CRABAPPLE	2.5" - 3" CAL	B&B	AS SHOWN
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	2.5" - 3" CAL	B&B	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	THU	12	THUJA X `GREEN GIANT`	GREEN GIANT ARBORVITAE	8'-10' *(2" DBH MINIMUM FOR REPLACEMENT TREES)*	B&B	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ILE	8	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	24" - 30"	B&B	AS SHOWN
	ILEX	16	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" - 30"	POT	AS SHOWN

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

IRRIGATION NOTES:

1. 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.
2. ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERLING WILL ONLY OCCUR BETWEEN THE HOURS OF 12:00 AM AND 5:00 AM.
3. IRRIGATION OVERSPRAY SHALL NOT BE BROADCAST ONTO CITY PATHWAYS

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1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
3. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES 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. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
5. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

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.
7. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY UNIT NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES. THE ABOVE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.
8. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
7	05/26/2022	JRC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
6	02/09/2022	JRC / ECM	REVISED PER CITY SECOND SITE PLAN REVIEW
5	12/28/2021	JRC / ECM	REVISED PER CITY SITE PLAN REVIEW
4	09/08/2021	RAC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
3	08/20/2021	RAC	REVISED PER FIRE DEPARTMENT COMMENTS
2	08/02/2021	ECM	REVISED PER CITY COMMENTS
1	07/08/2021	JRC	SUBMISSION FOR PRE-APPLICATION MEETING

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SITE DEVELOPMENT PLANS
1360 WALTON BLVD
PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
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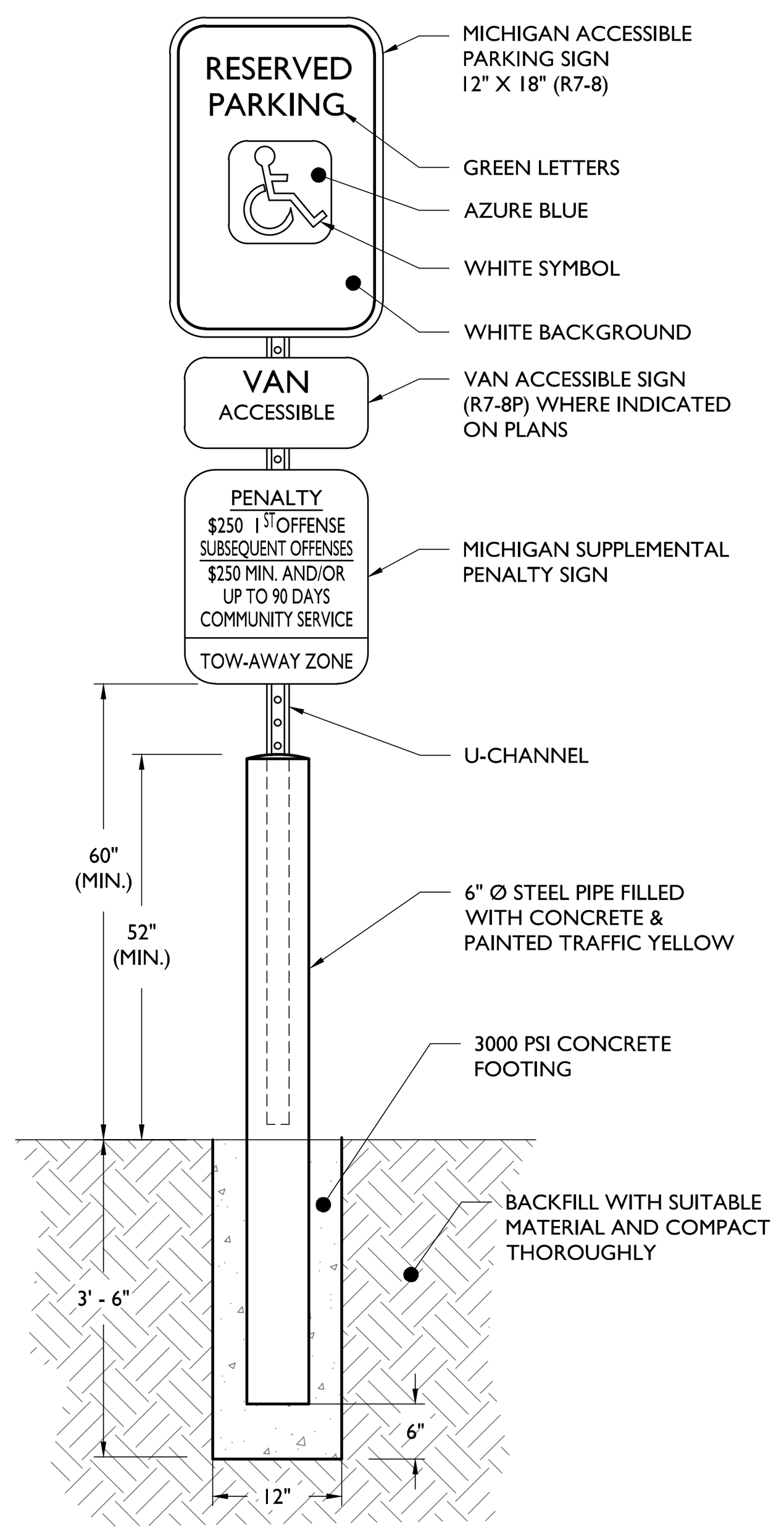
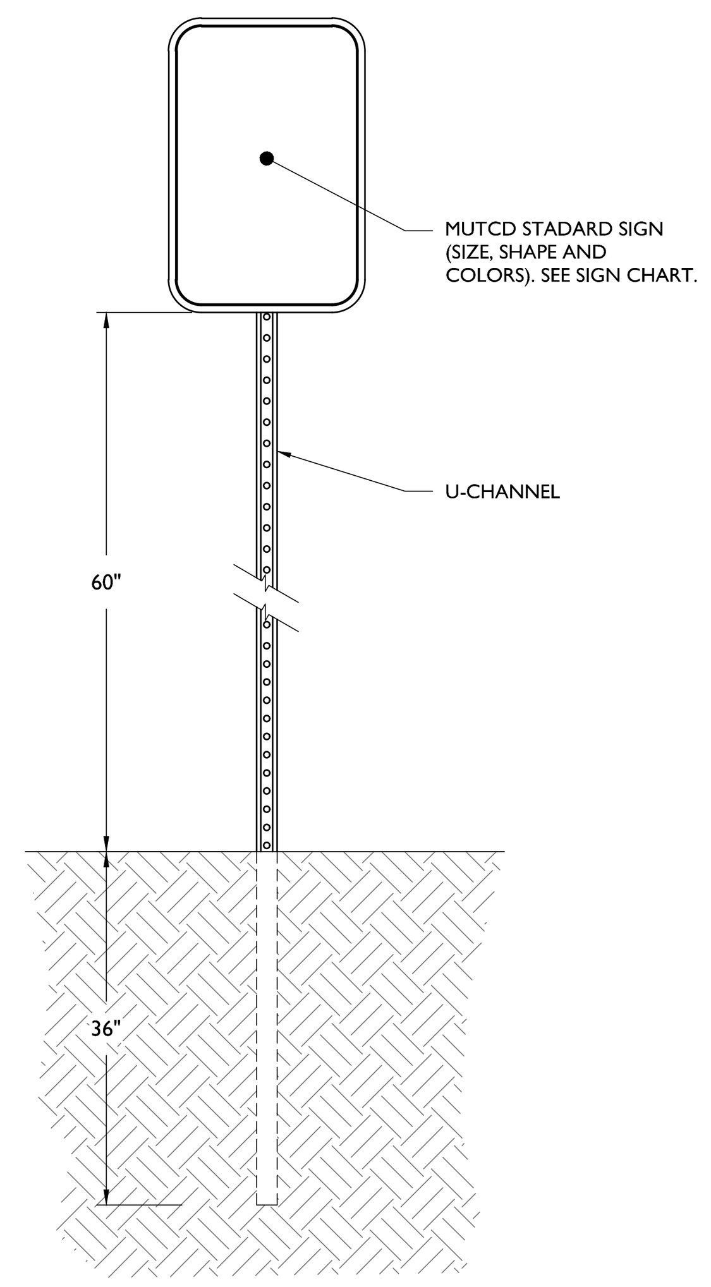
CITY FILE #21-030 SECTION #9
SCALE: 1" = 20' PROJECT ID: DET-200412
TITLE:
TREE REPLACEMENT PLAN
DRAWING:
C-11



ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

1



SIGN POST DETAIL

NOT TO SCALE

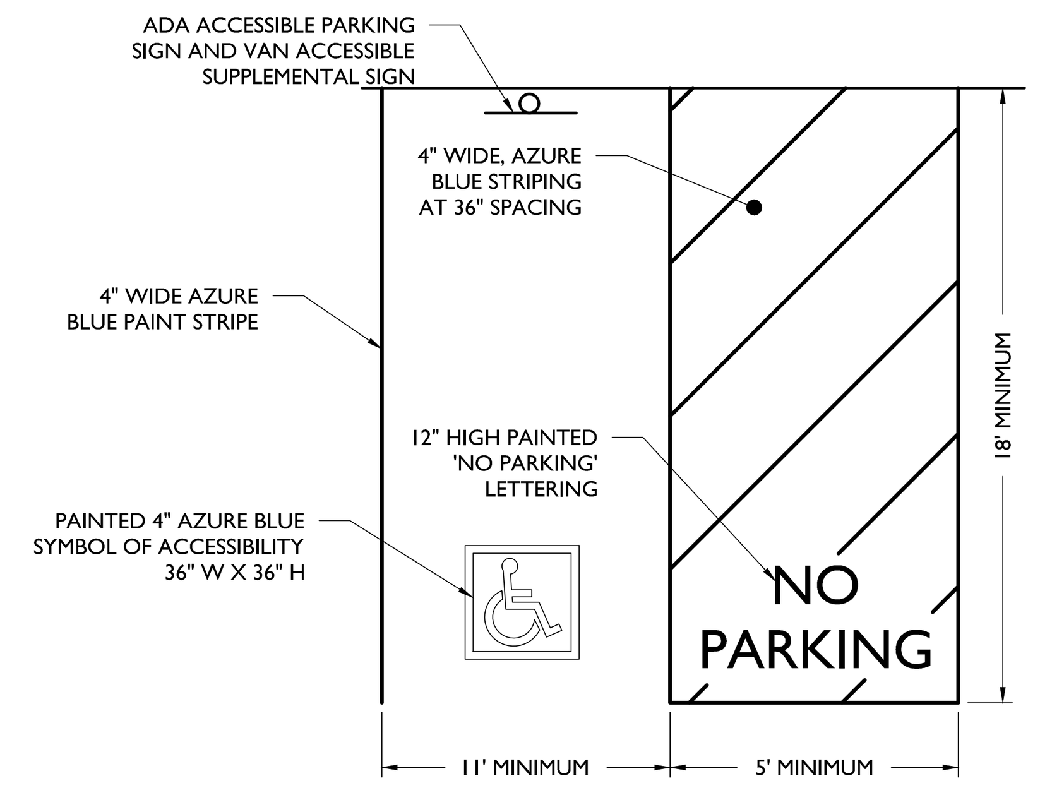
M.U.T.C.D. NUMBER	TEXT	COLOR: LEGEND	COLOR: BACKGROUND	SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
STOP SIGN (R1-1)	STOP	RED	WHITE	36"x36"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

2

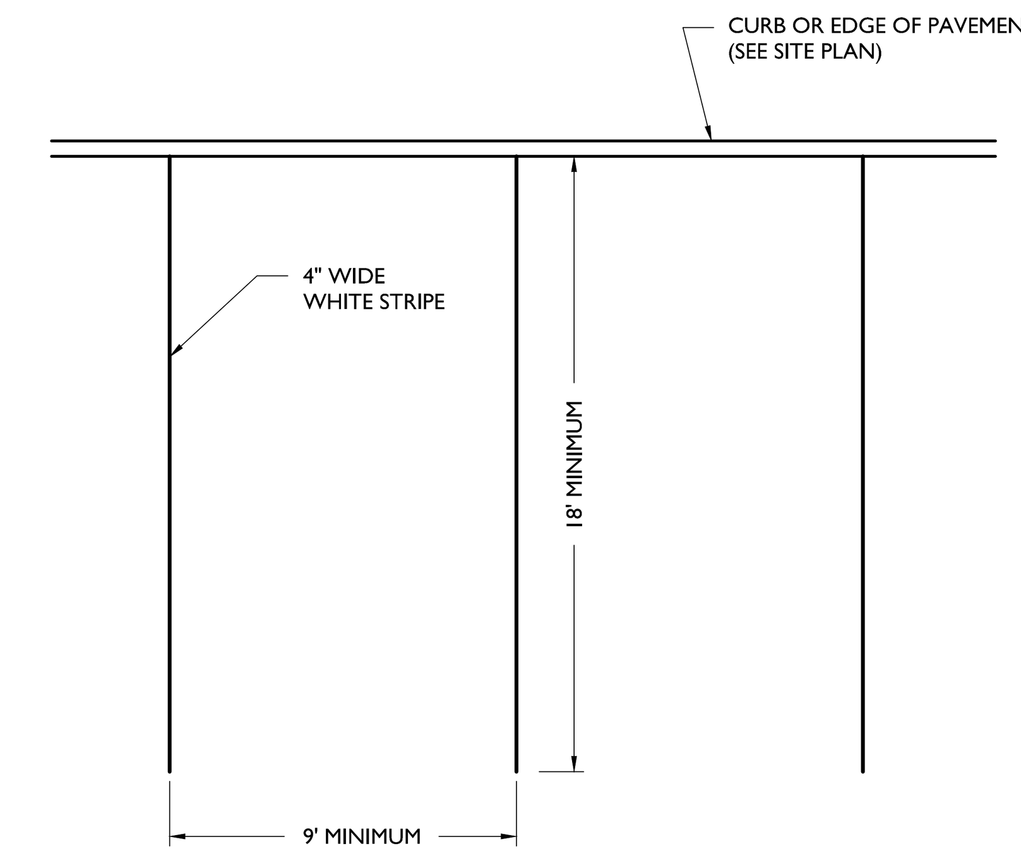


NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.

ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

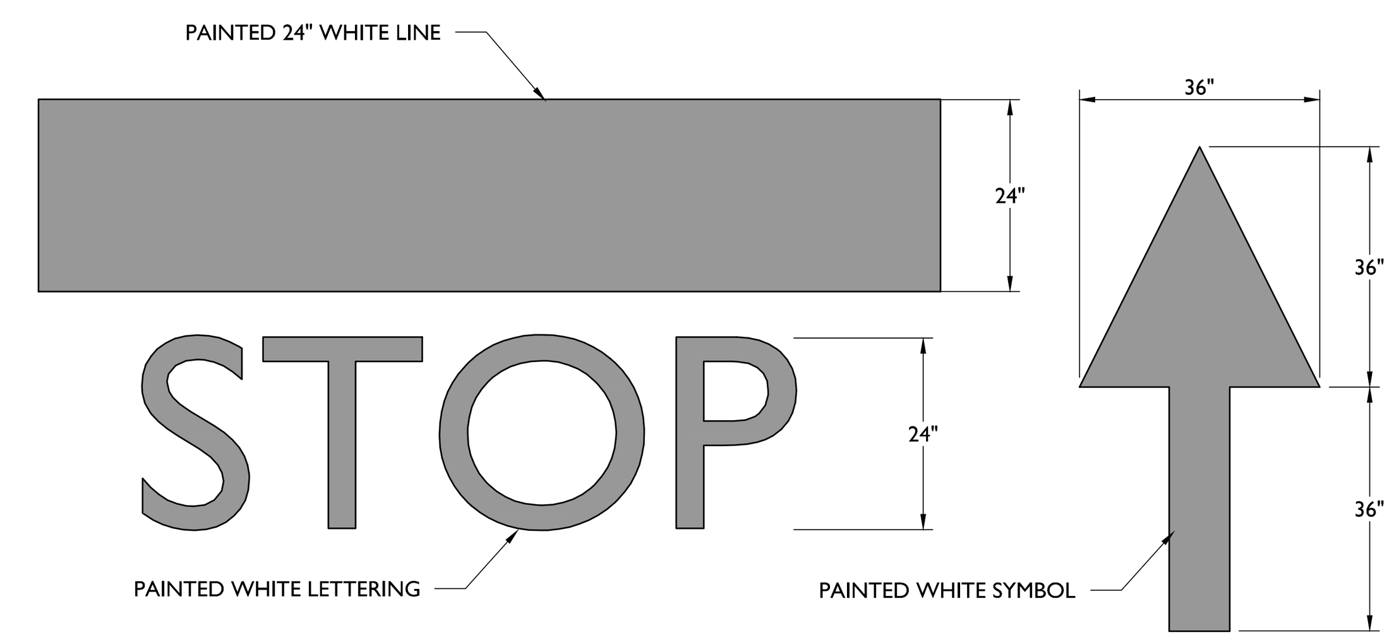
3



PARKING STALL MARKINGS

NOT TO SCALE

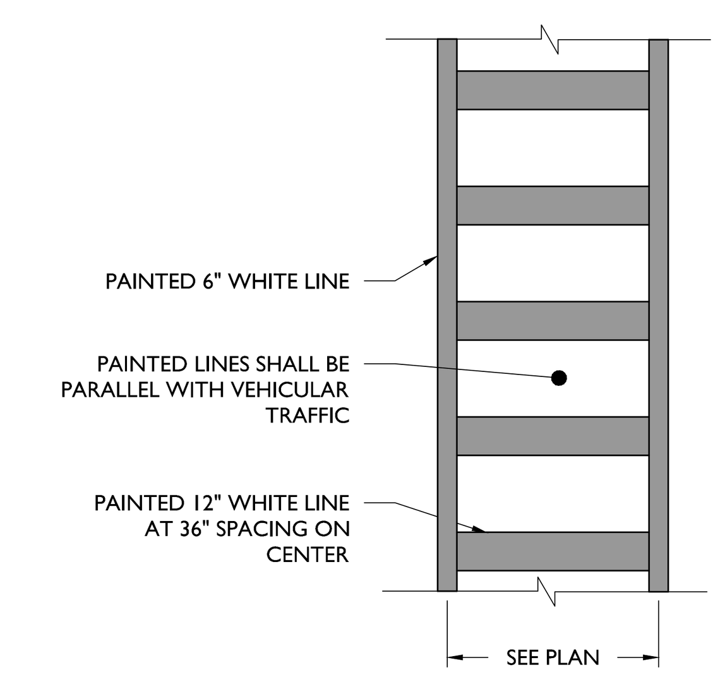
4



STOP BAR & ARROW DETAILS

NOT TO SCALE

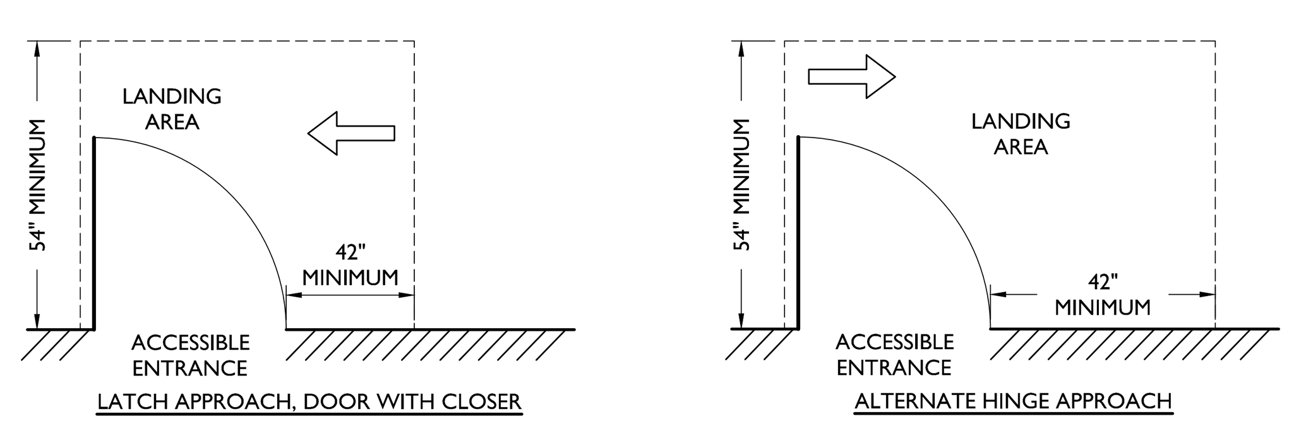
5



CROSSWALK DETAIL

NOT TO SCALE

6



ACCESSIBLE ENTRANCE LANDING DETAIL

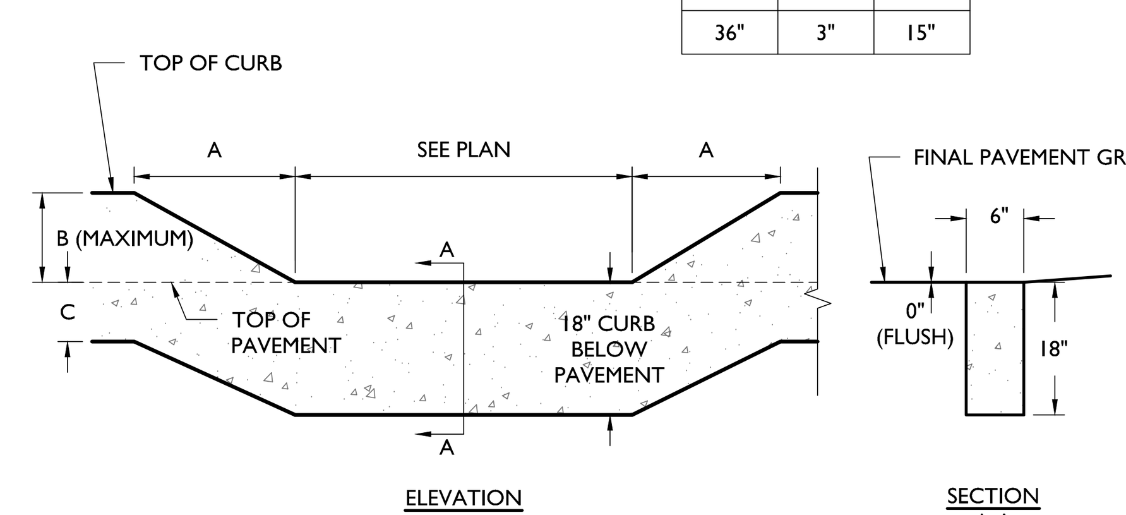
NOT TO SCALE

NOTES:
1. MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS
2. DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
3. CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.

7

FLUSH CURB DIMENSIONS

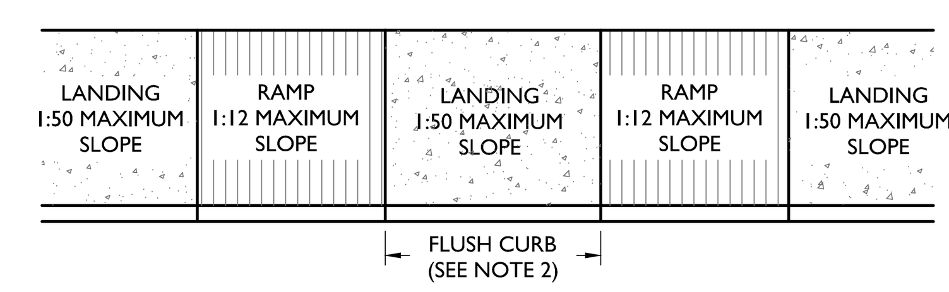
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

8

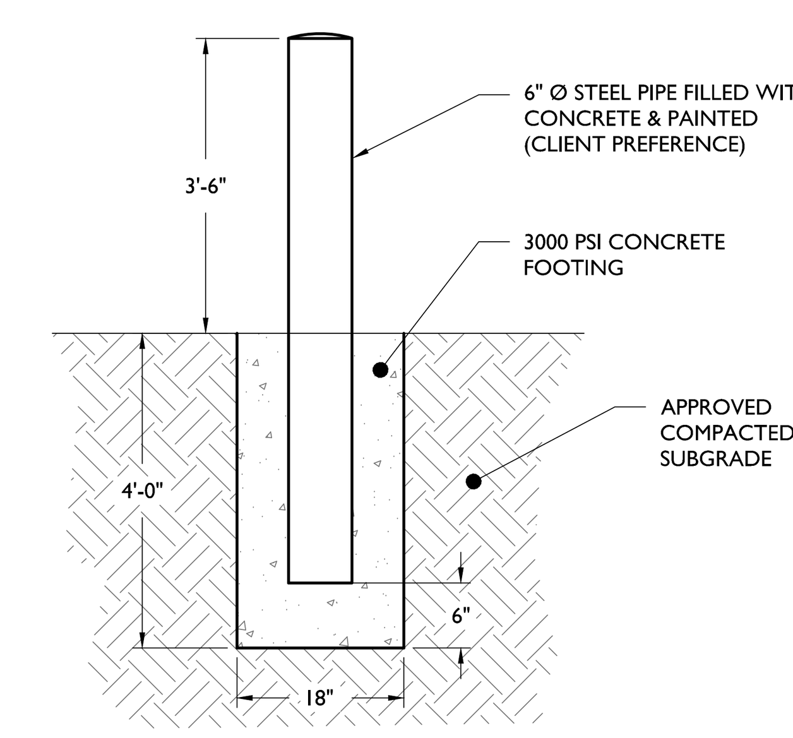


TRANSITION RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

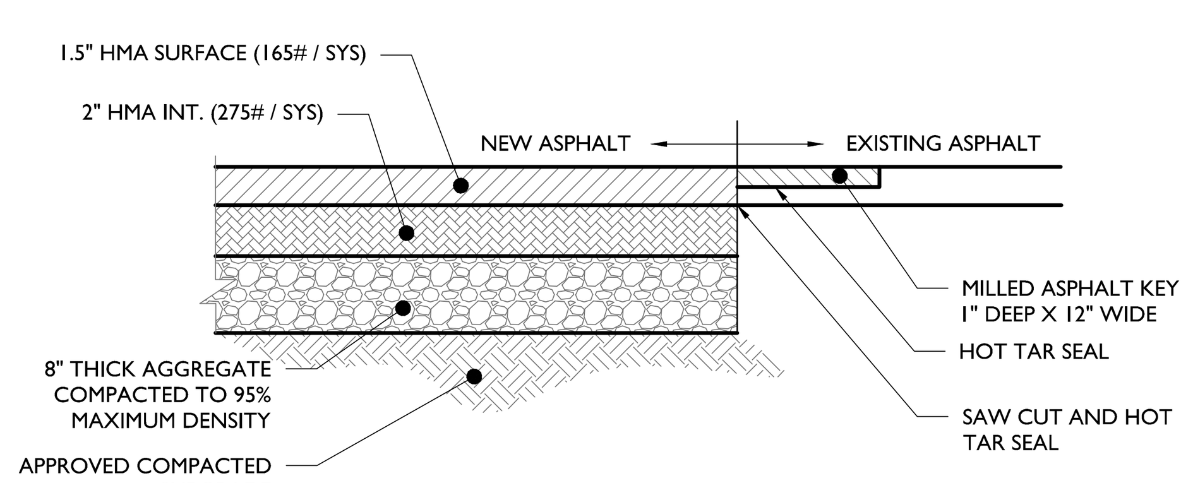
9



BOLLARD DETAIL

NOT TO SCALE

10

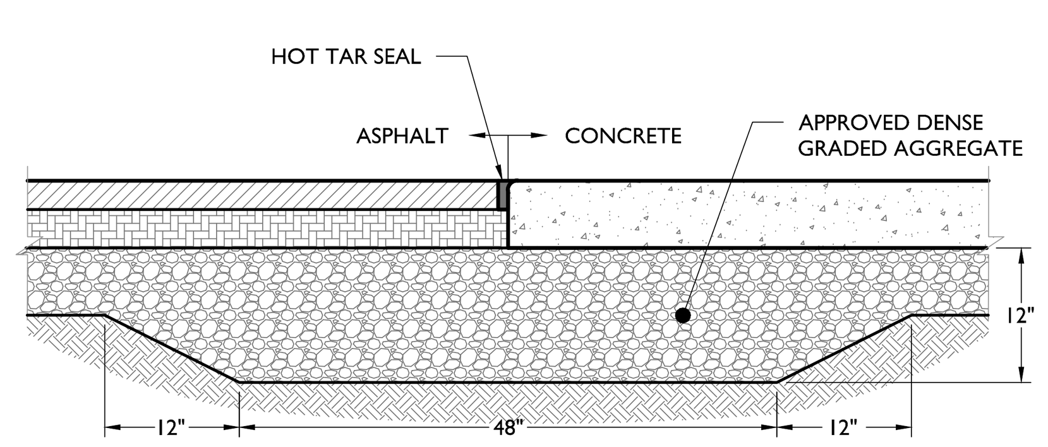


FULL DEPTH PARKING LOT ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
1. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICS AND DESIGN/CONSTRUCTION RECOMMENDATIONS
2. HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

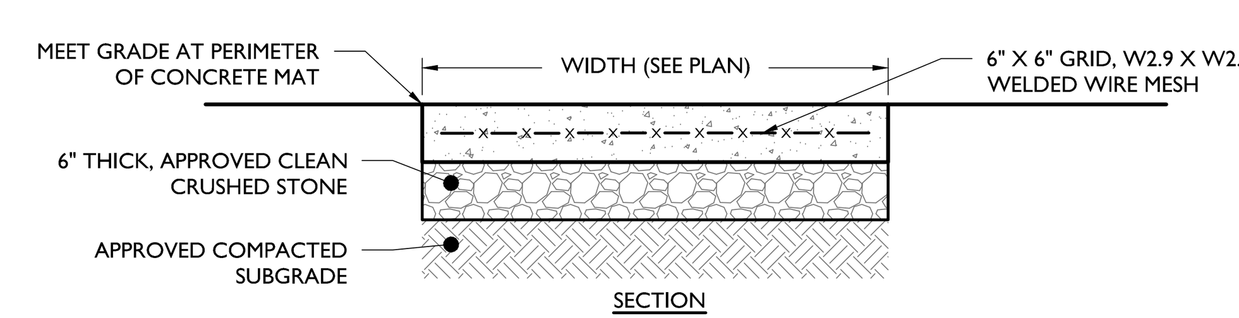
11



CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

12

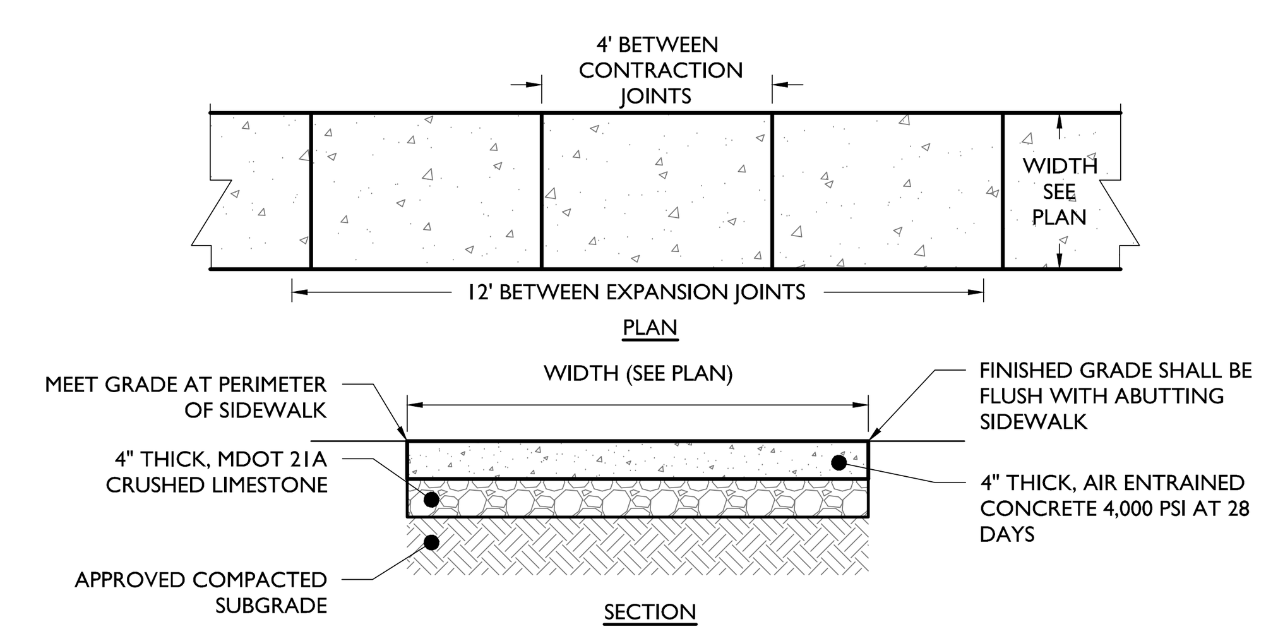


REINFORCED 6" CONCRETE MAT

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ⅛" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 1/2" CHAMFER.

13



CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ⅛" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

14

ISSUE	DATE	BY	DESCRIPTION
7	05/26/2022	JRC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
6	02/09/2022	JRC / ECM	REVISED PER CITY SECOND SITE PLAN REVIEW
5	12/28/2021	JRC / ECM	REVISED PER CITY SITE PLAN REVIEW
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SITE DEVELOPMENT PLANS

1360 WALTON BLVD

PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN JONATHAN REID COOKSEY ENGINEER — MICHIGAN LICENSE No. 6201069428 LICENSED PROFESSIONAL ENGINEER

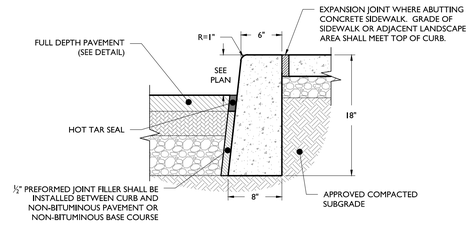
STONEFIELD engineering & design

CITY FILE #21-030 SECTION #9

SCALE: AS SHOWN | PROJECT ID: DET-200412

TITLE: CONSTRUCTION DETAILS

DRAWING: C-12

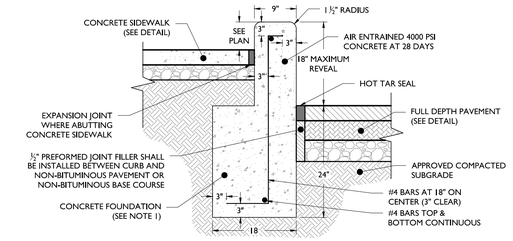


CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

1

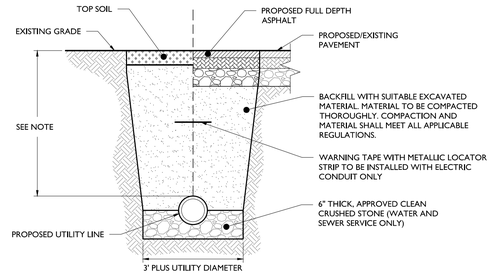


EXTENDED CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
2. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
3. 1" DEEP AND ½" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.

2



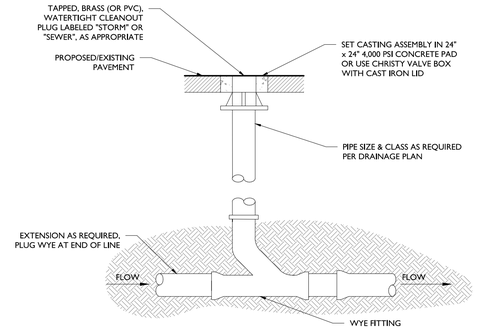
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

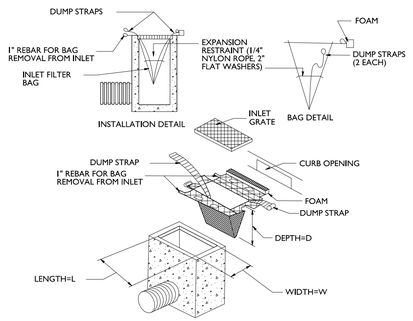
3



HARDSCAPE CLEAN-OUT

NOT TO SCALE

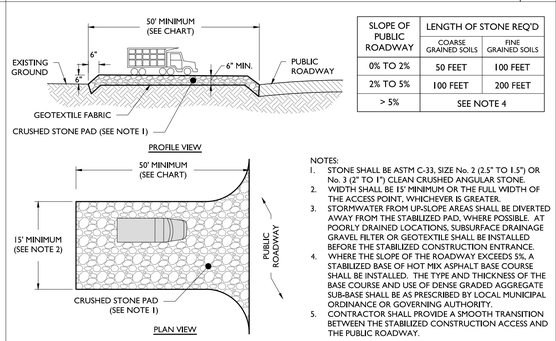
4



INLET FILTER BAG DETAIL

NOT TO SCALE

5



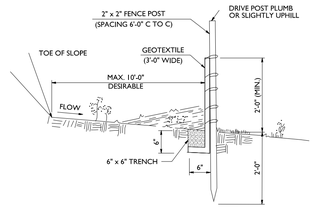
SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

6

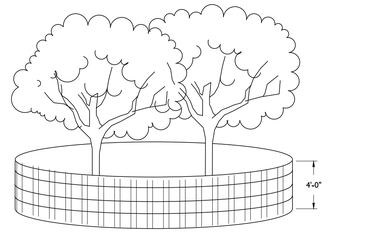


NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. BURY BOTTOM 1'-0" OF GEOTEXTILE AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE

7

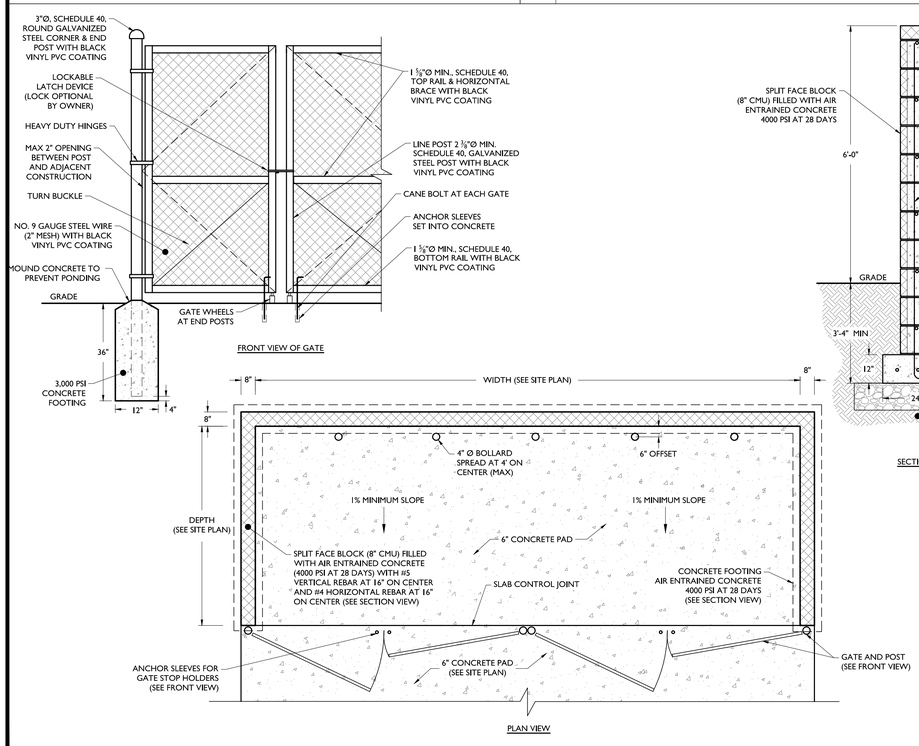


NOTES:
1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

TREE PROTECTION DETAIL

NOT TO SCALE

8

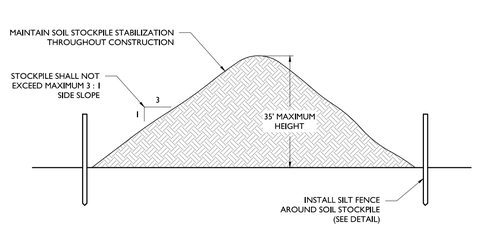


NOTE:
BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER

DOUBLE TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

9

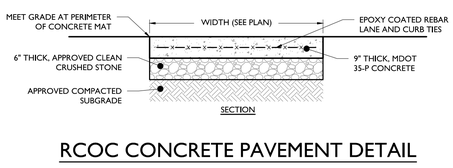


NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE

10

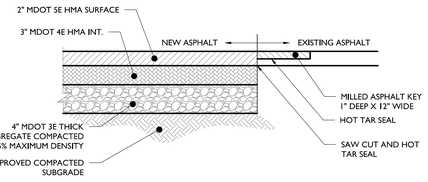


RCOC CONCRETE PAVEMENT DETAIL

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

11

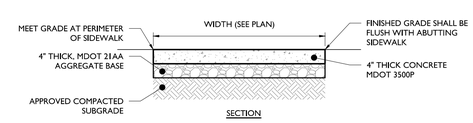


RCOC ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
1. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICS AND DESIGN/CONSTRUCTION RECOMMENDATIONS
2. HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

12



CITY OF ROCHESTER HILLS RIGHT-OF-WAY CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ¼" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

13

ISSUE	DATE	BY	DESCRIPTION
7	05/26/2022	JRC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
6	02/09/2022	JRC / ECM	REVISED PER CITY SECOND SITE PLAN REVIEW
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SITE DEVELOPMENT PLANS

1360 WALTON BLVD

PROPOSED STARBUCKS

PARCEL ID: 15-09-476-020
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MICHIGAN.
MICHIGAN LICENSE NUMBER 6201060428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

CITY FILE #21-030 SECTION #9

SCALE: AS SHOWN | PROJECT ID: DET-200412

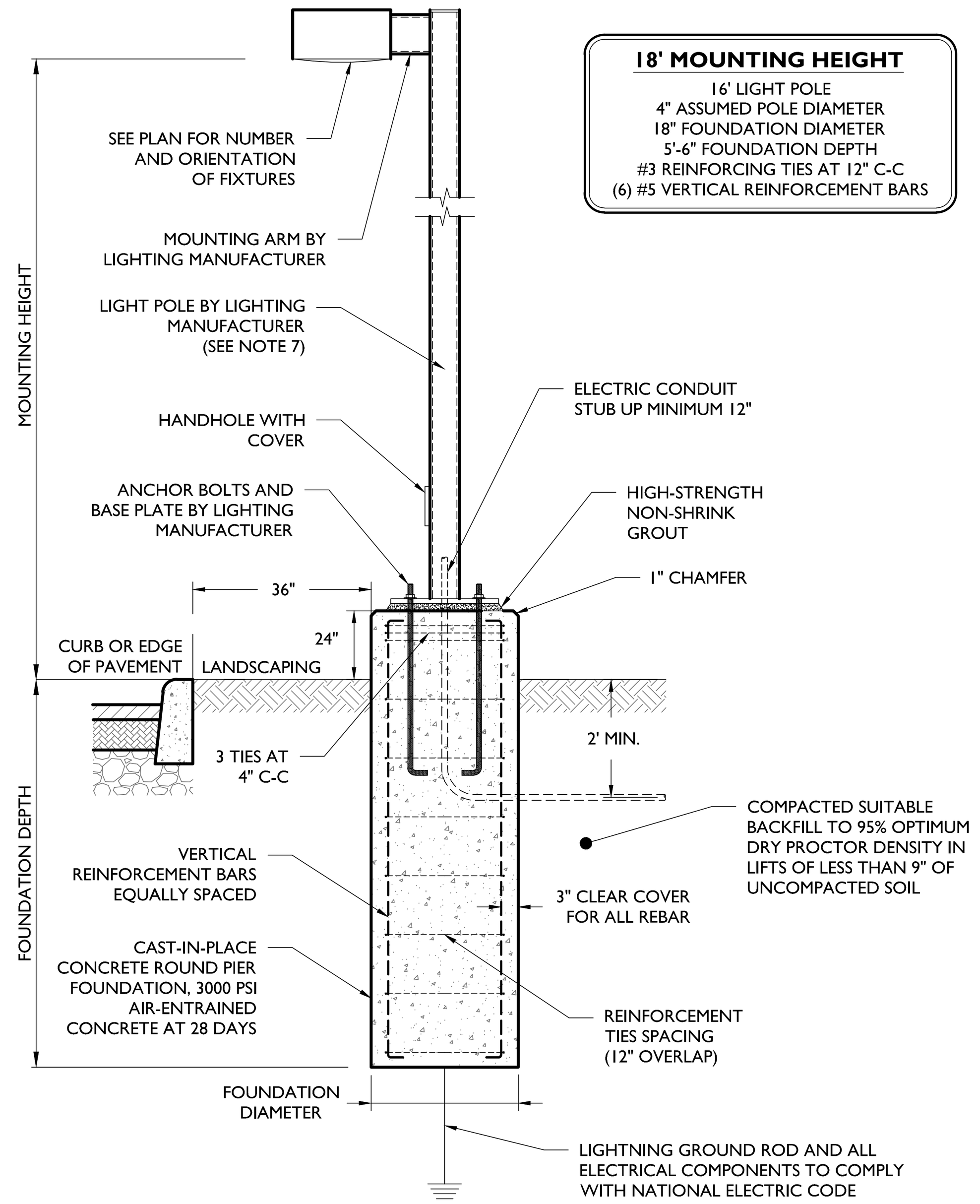
TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-13

V:\DET\2020\DET-200412 VERLE DEVELOPMENT GROUP\1360 WALTON BOULEVARD, ROCHESTER HILLS, MI\CAD\PLOTS\DP-13-DETS.DWG

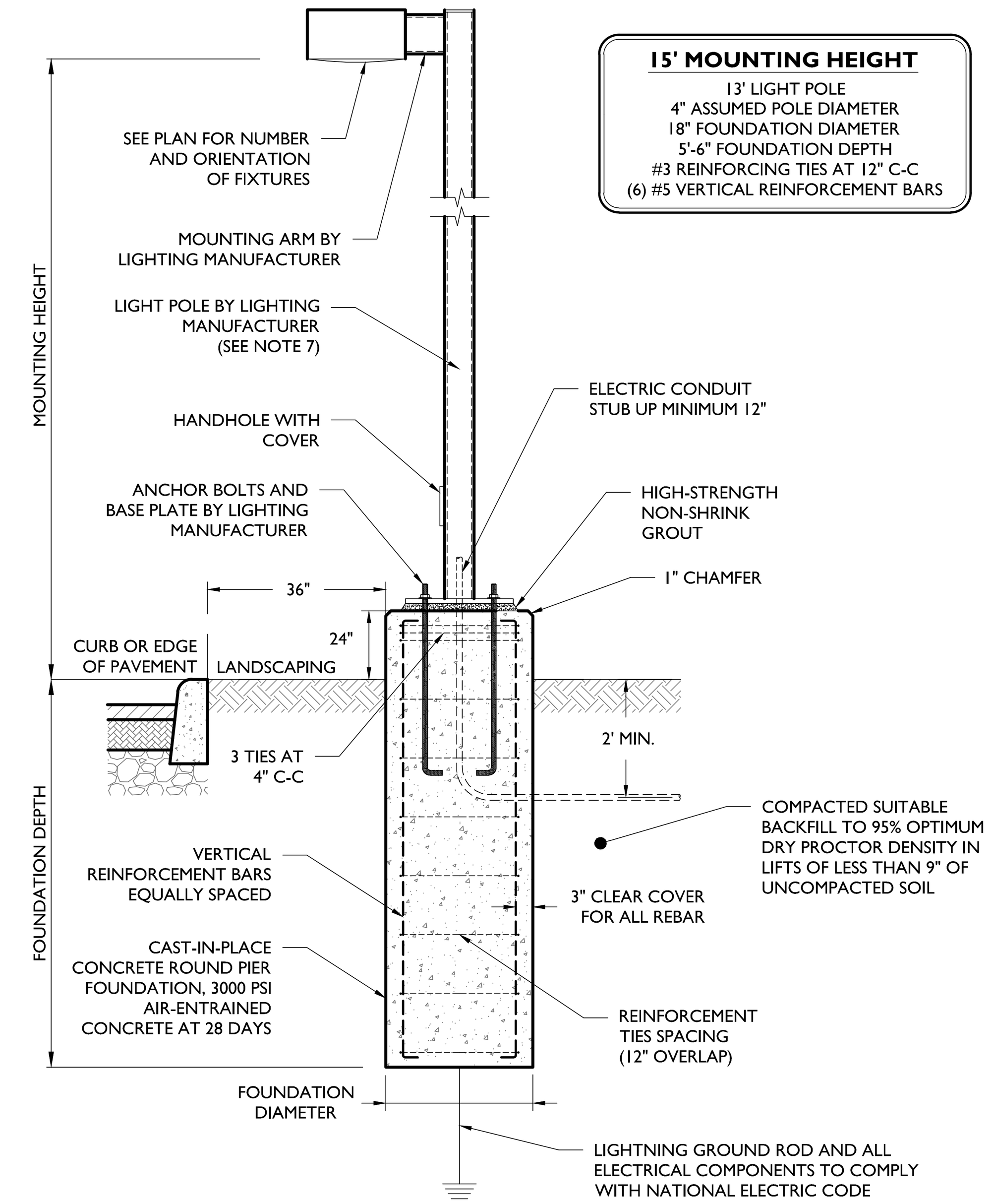


LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

1



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NOT TO SCALE

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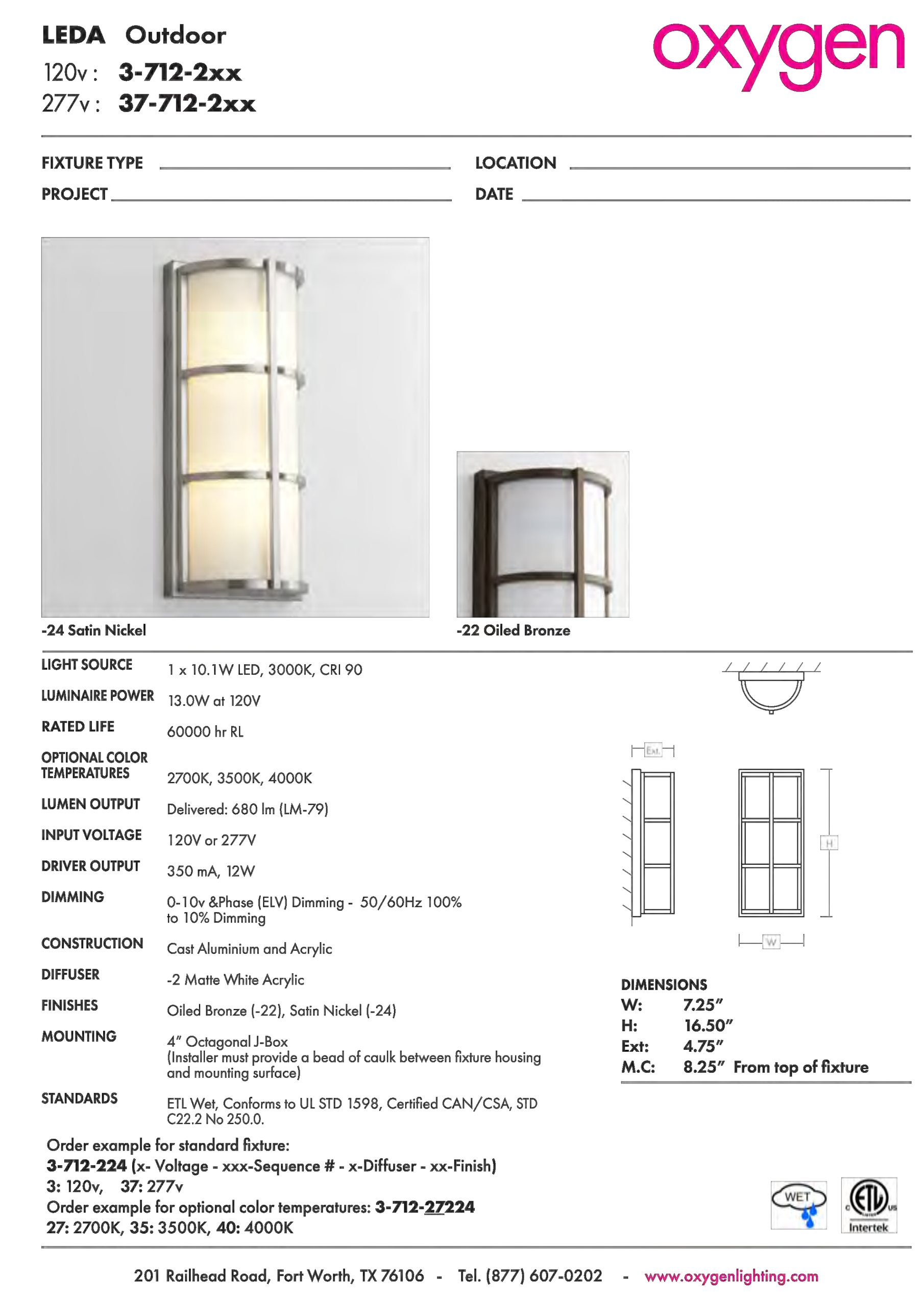
2

LIGHT FIXTURES 'A-C' SPECIFICATIONS

NOT TO SCALE

3



LIGHT FIXTURE 'D' SPECIFICATIONS

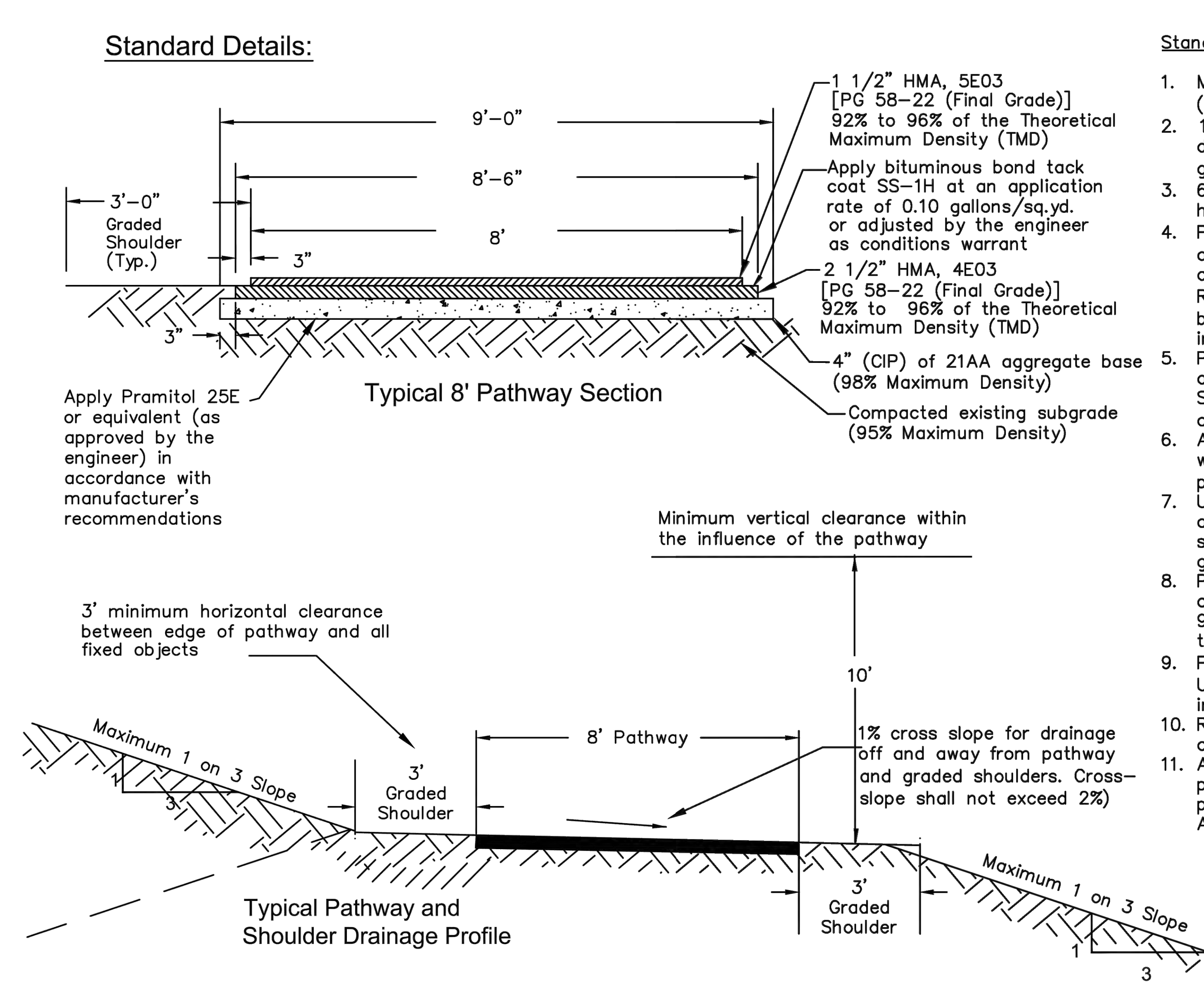
NOT TO SCALE

4

LIGHT FIXTURES 'E & F' SPECIFICATIONS

NOT TO SCALE

5



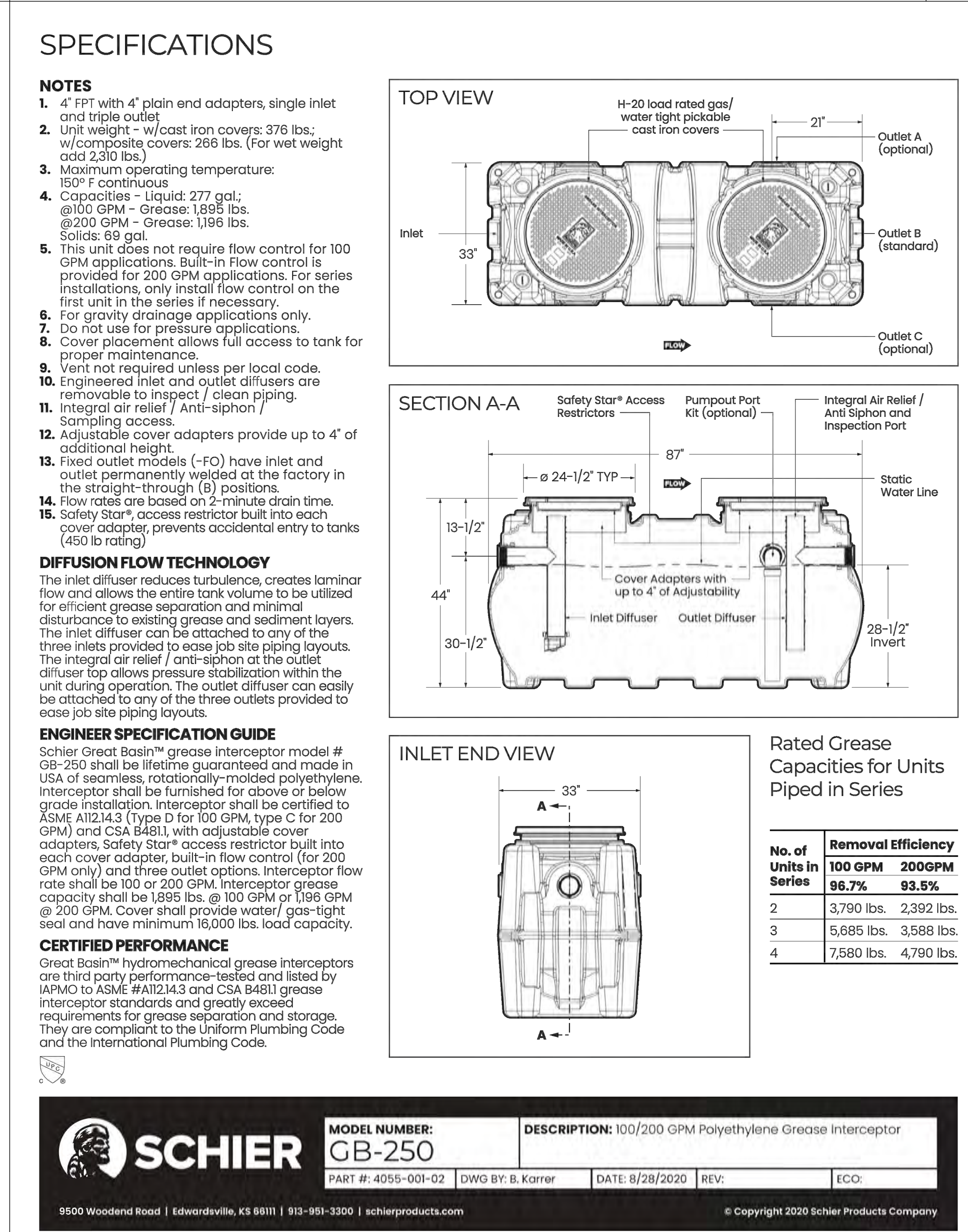
Standard Notes:

1. Maximum grade of 8.33% along pathway (less than 5% is recommended).
2. 1% cross slope (i.e. super elevation) for drainage off and away from pathway and graded shoulders (2% maximum cross–slope).
3. 60' minimum center line radii for pathway horizontal alignment.
4. Provide a minimum of 3' horizontal clearance and 8' vertical clearance from all fixed objects and the edge of pathway surface. Relocation of existing objects (i.e. mail boxes, signs, etc.) shall be considered incidental work items.
5. Pathway ramps shall be constructed in accordance with MDOT standard detail R–28 Series and shall have a minimum clear opening of 8' wide.
6. A clean saw cut joint shall be provided wherever new pavement matches existing pavement (incidental work item).
7. Utility structures shall be adjusted in accordance with the City of Rochester Hills standards and shall match the proposed grade of the pathway.
8. Pathway shall be 6 inch thick HMA or concrete through residential drives and 9 inch thick HMA or 8 inch thick concrete through commercial drives.
9. Pathway asphalt shall be paid for as "Shared Use Path, HMA" when part of public improvement project.
10. Ramps and landings shall be 6 inch thick concrete.
11. ADA detectable warning plates shall be preformed and brick red in color. Acceptable products included ADA Solutions, Inc., Armor–Tile, ej, or approved equal.

CITY OF ROCHESTER HILLS PATHWAY CONSTRUCTION DETAILS

NOT TO SCALE

6



GB-250 GREASE INTERCEPTOR DETAIL

NOT TO SCALE

12

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STATE OF MICHIGAN · JONATHAN REID COOKSEY ENGINEER · LICENSED PROFESSIONAL ENGINEER
J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

CITY FILE #21-030 SECTION #9

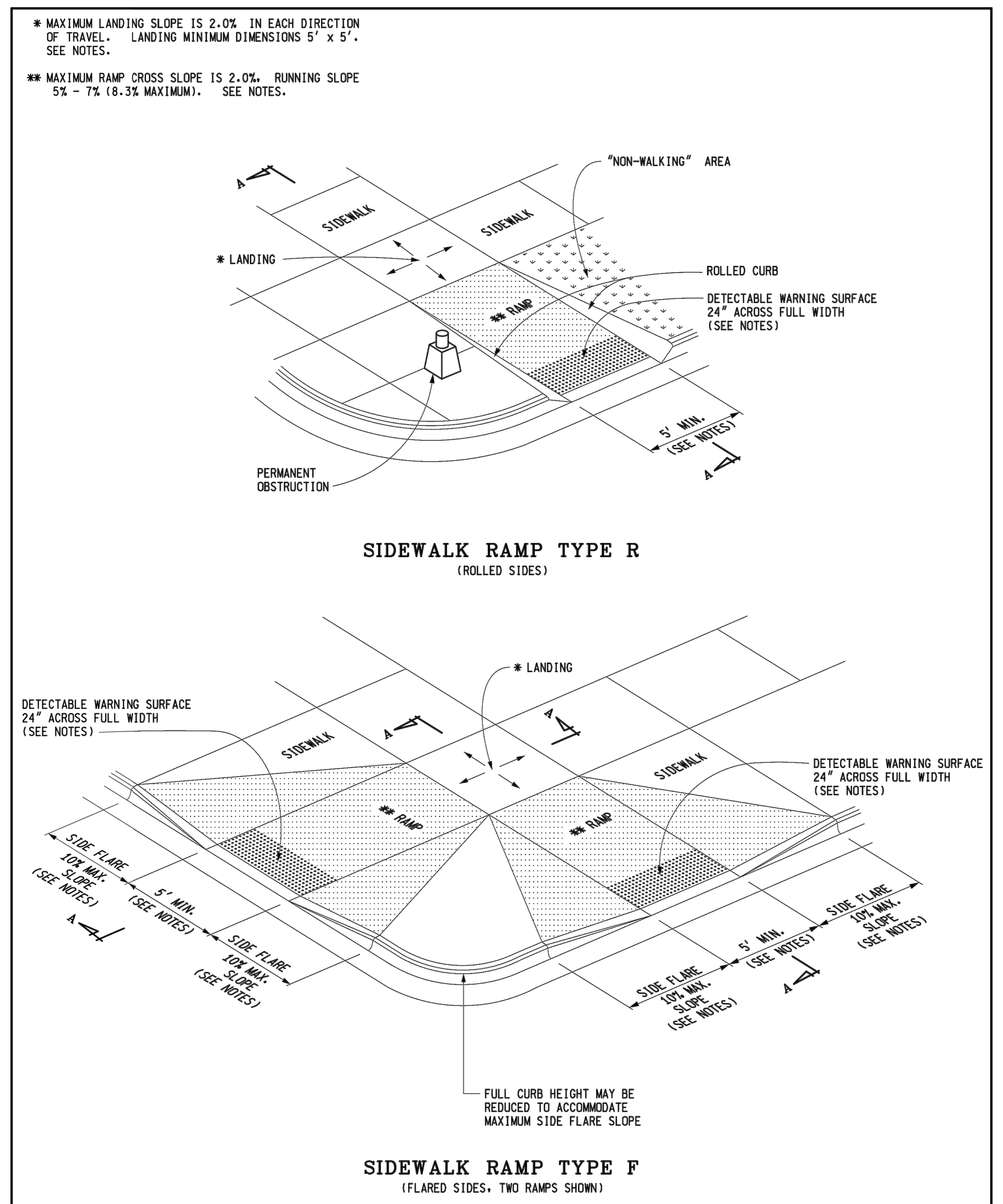
SCALE: AS SHOWN | PROJECT ID: DET-200412

TITLE: CONSTRUCTION DETAILS

DRAWING: C-14

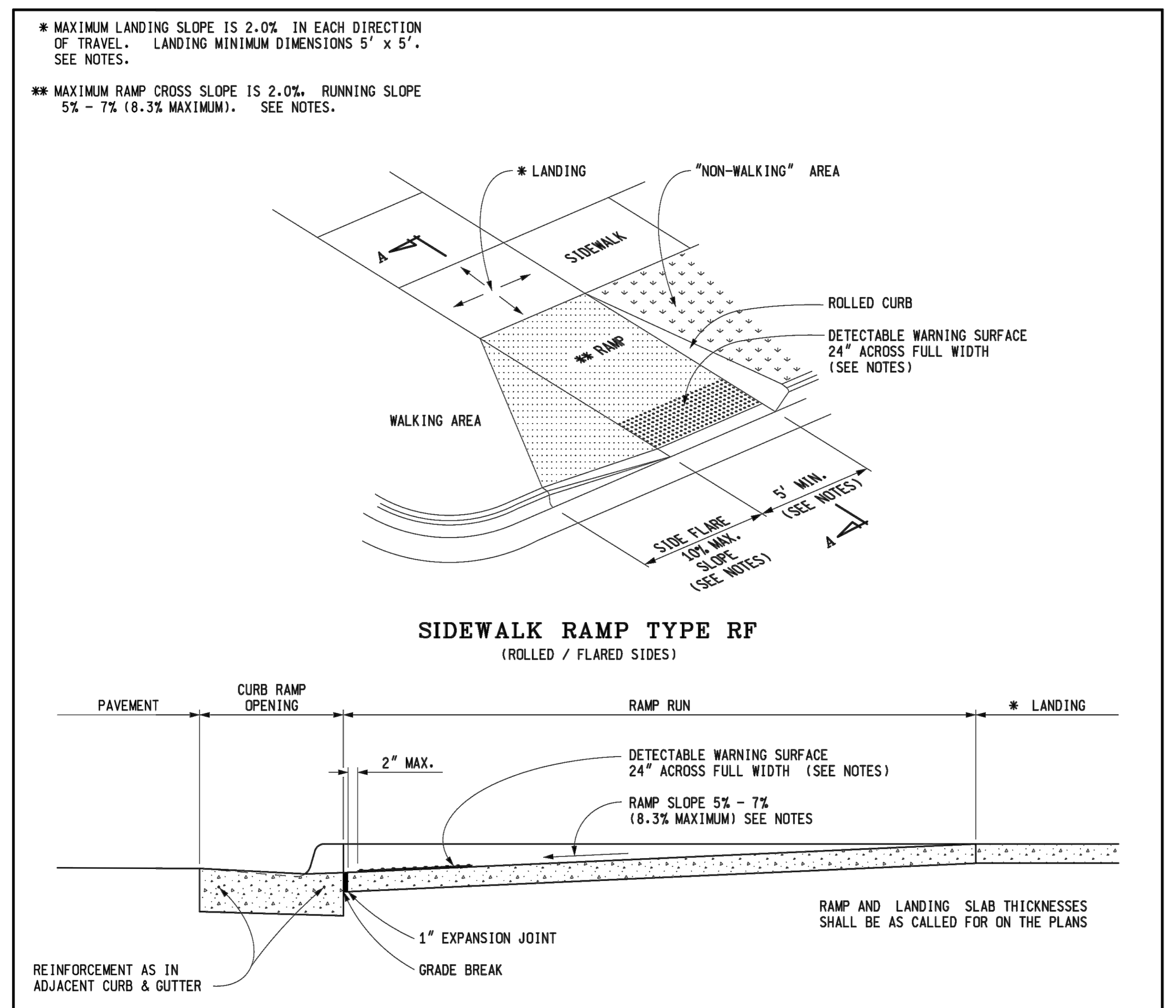
MDOT SIDEWALK RAMP AND DETECTABLE WARNING DETAILS (R-28-J)

NOT TO SCALE



SIDEWALK RAMP TYPE R (ROLLED SIDES)

SIDEWALK RAMP TYPE F (FLARED SIDES, TWO RAMPS SHOWN)

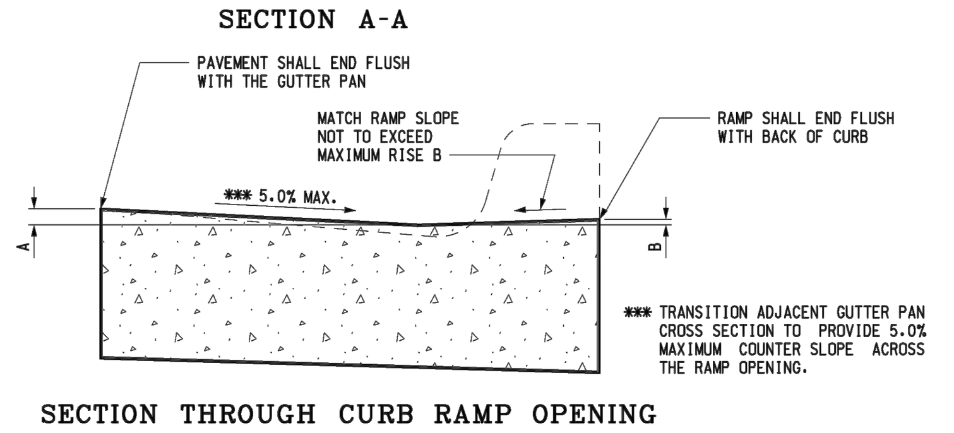


SIDEWALK RAMP TYPE RF (ROLLED / FLARED SIDES)

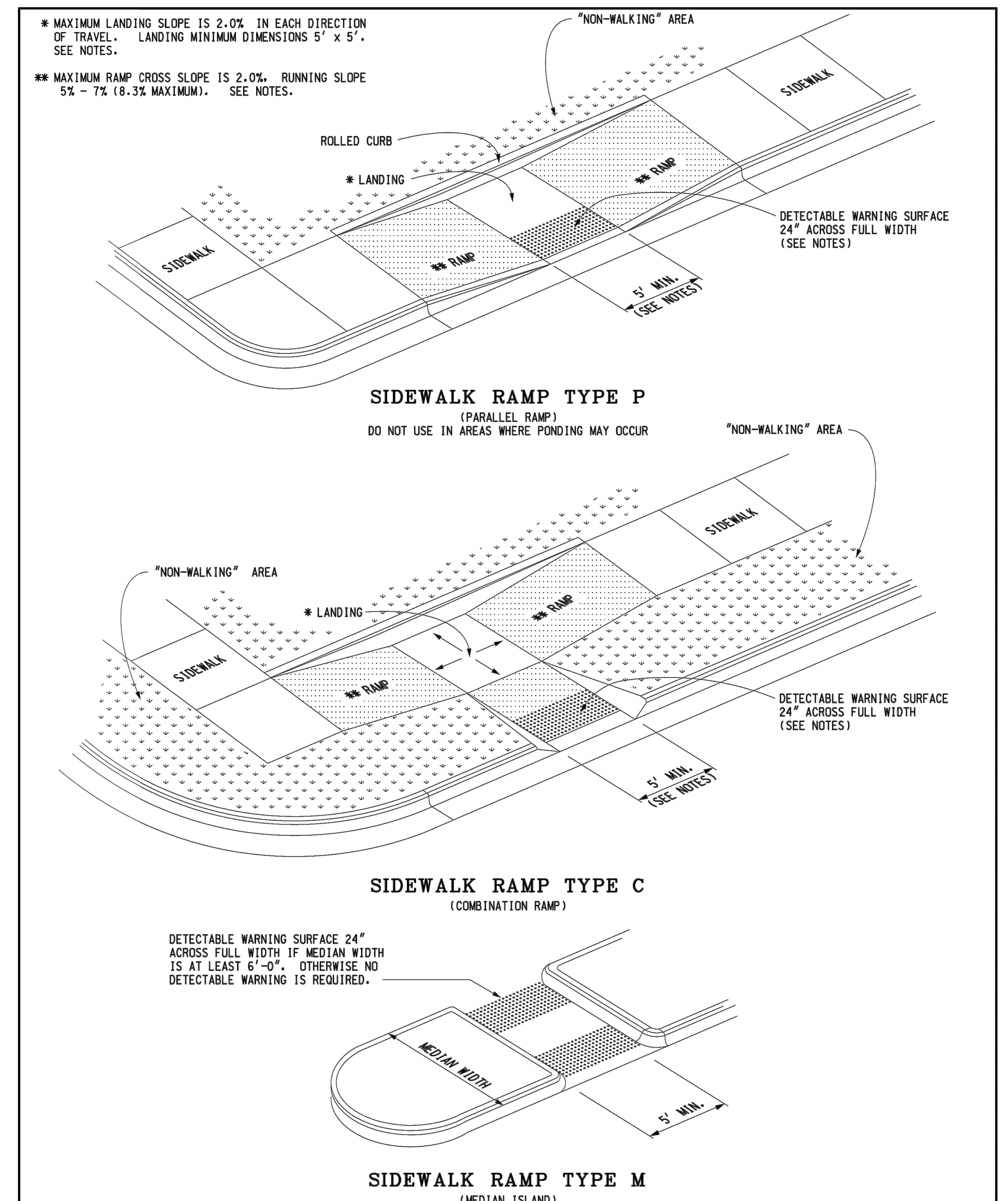
SECTION A-A

CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES



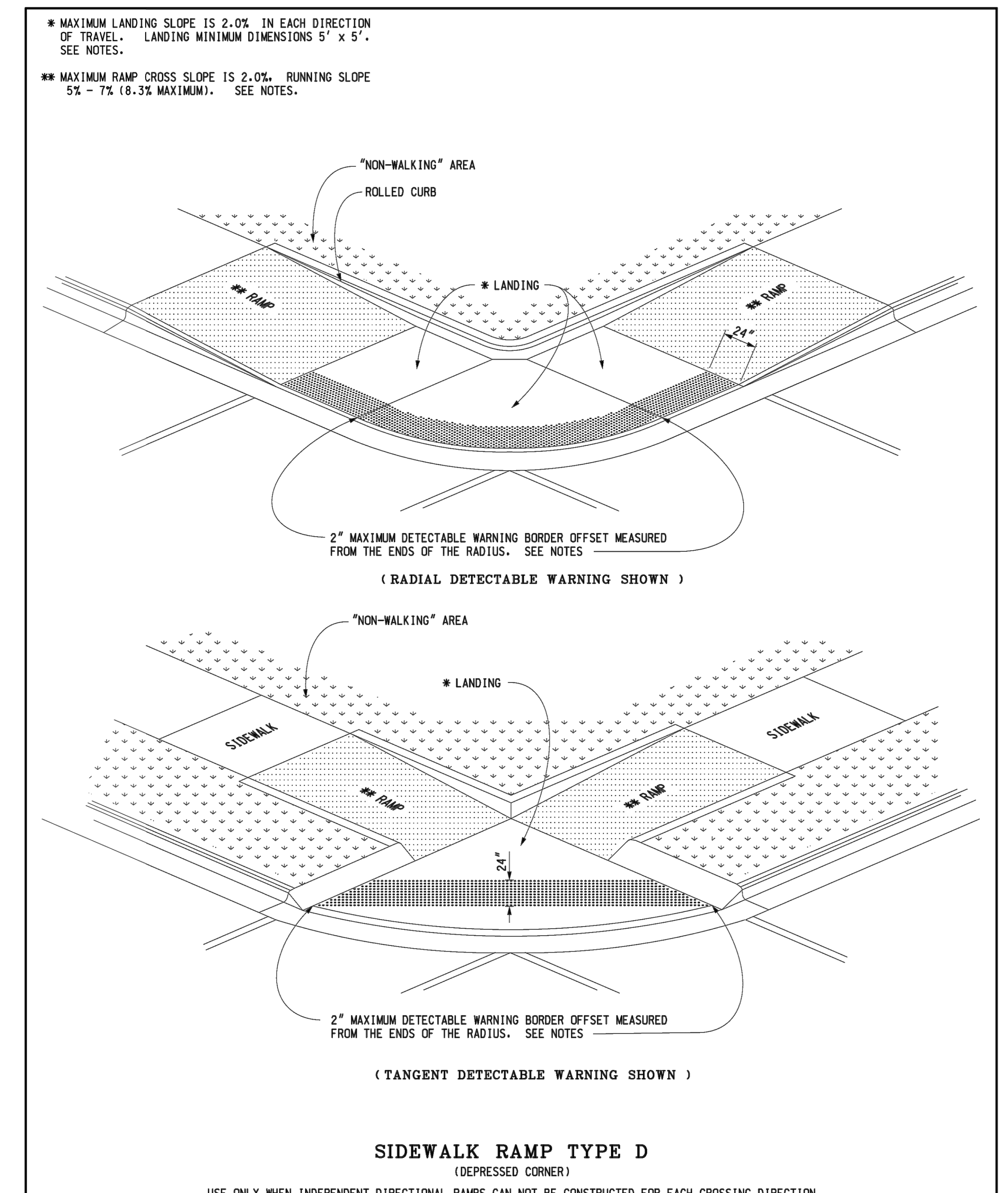
SECTION THROUGH CURB RAMP OPENING (TYPICAL ALL RAMP TYPES)



SIDEWALK RAMP TYPE P (PARALLEL RAMP) DO NOT USE IN AREAS WHERE PONDING MAY OCCUR

SIDEWALK RAMP TYPE C (COMBINATION RAMP)

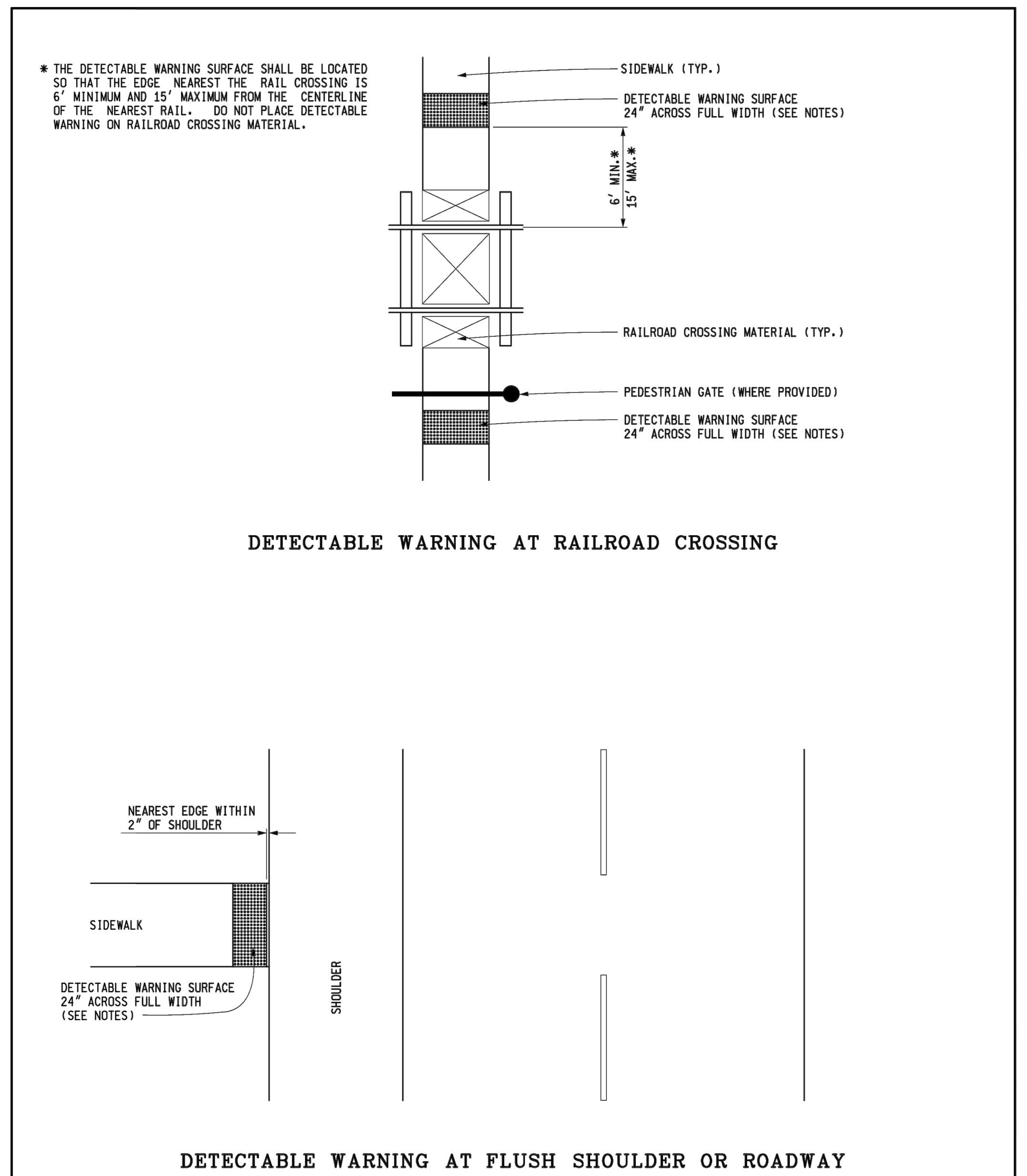
SIDEWALK RAMP TYPE M (MEDIAN ISLAND)



SIDEWALK RAMP TYPE D (DEPRESSED CORNER)

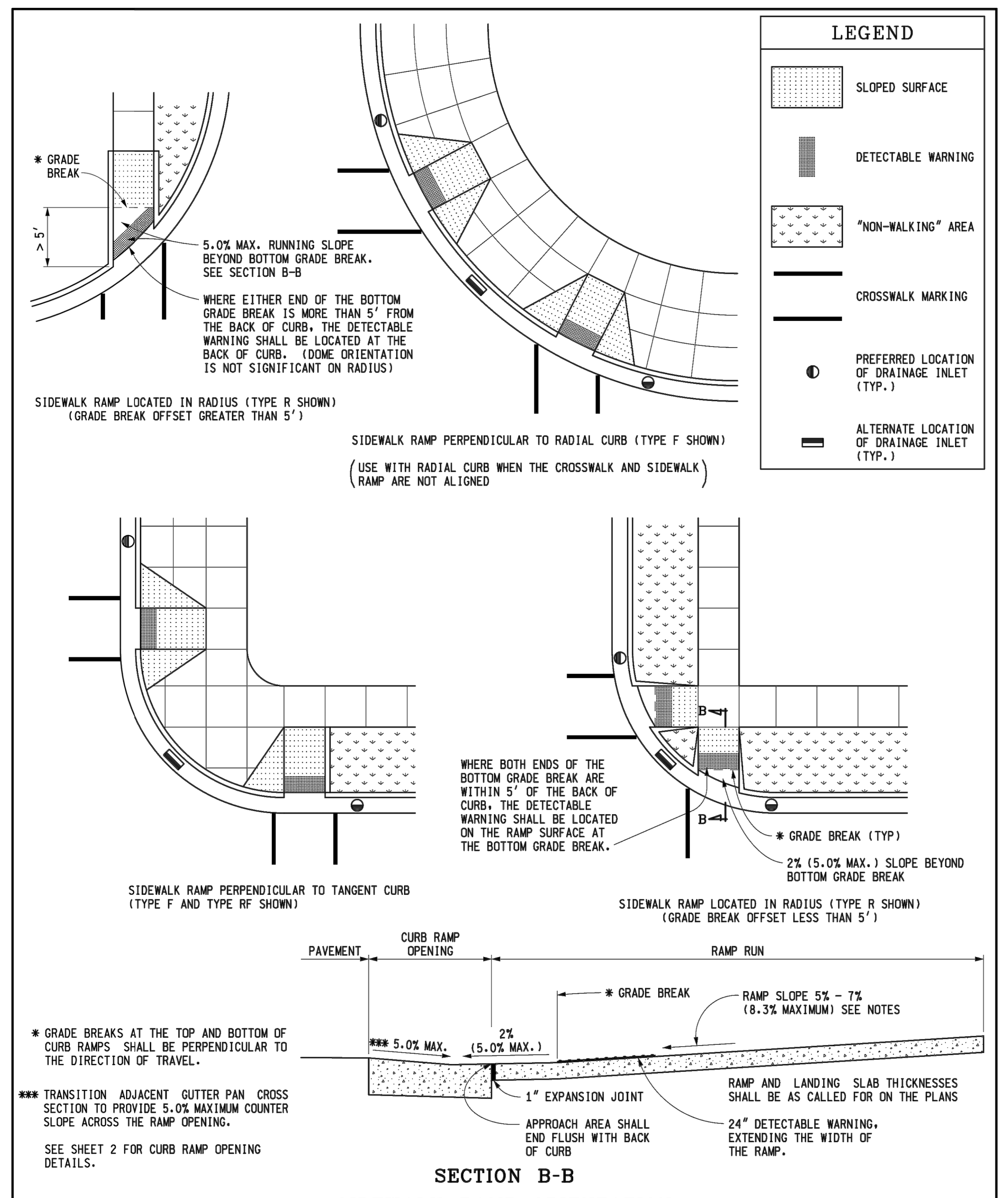
USE ONLY WHEN INDEPENDENT DIRECTIONAL RAMPS CAN NOT BE CONSTRUCTED FOR EACH CROSSING DIRECTION

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
12-11-2017 PLAN DATE — R-28-J — SHEET 1 OF 7



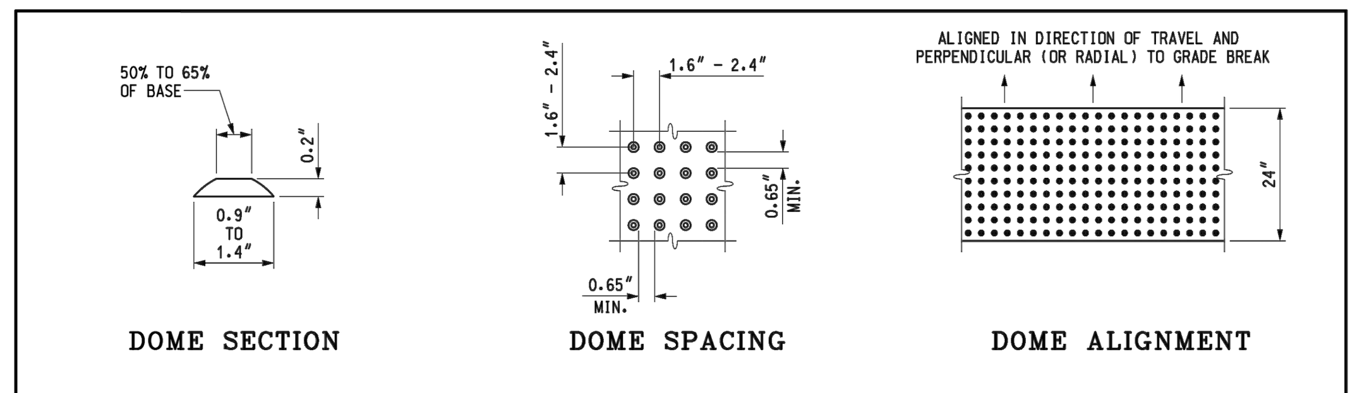
DETECTABLE WARNING AT RAILROAD CROSSING

DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY



SECTION B-B

SIDEWALK RAMP ORIENTATION



DOME SECTION — DOME SPACING — DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE SIDEWALK RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

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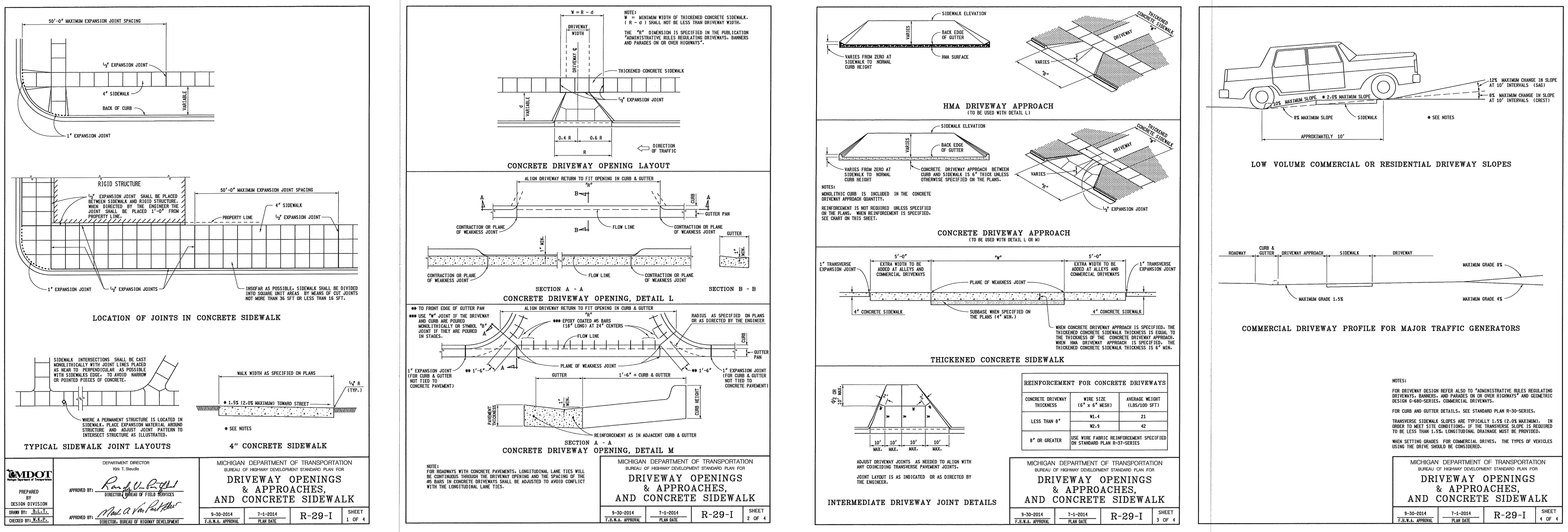
CITY FILE #21-030 SECTION #9

SCALE: AS SHOWN — PROJECT ID: DET-200412

TITLE: CONSTRUCTION DETAILS

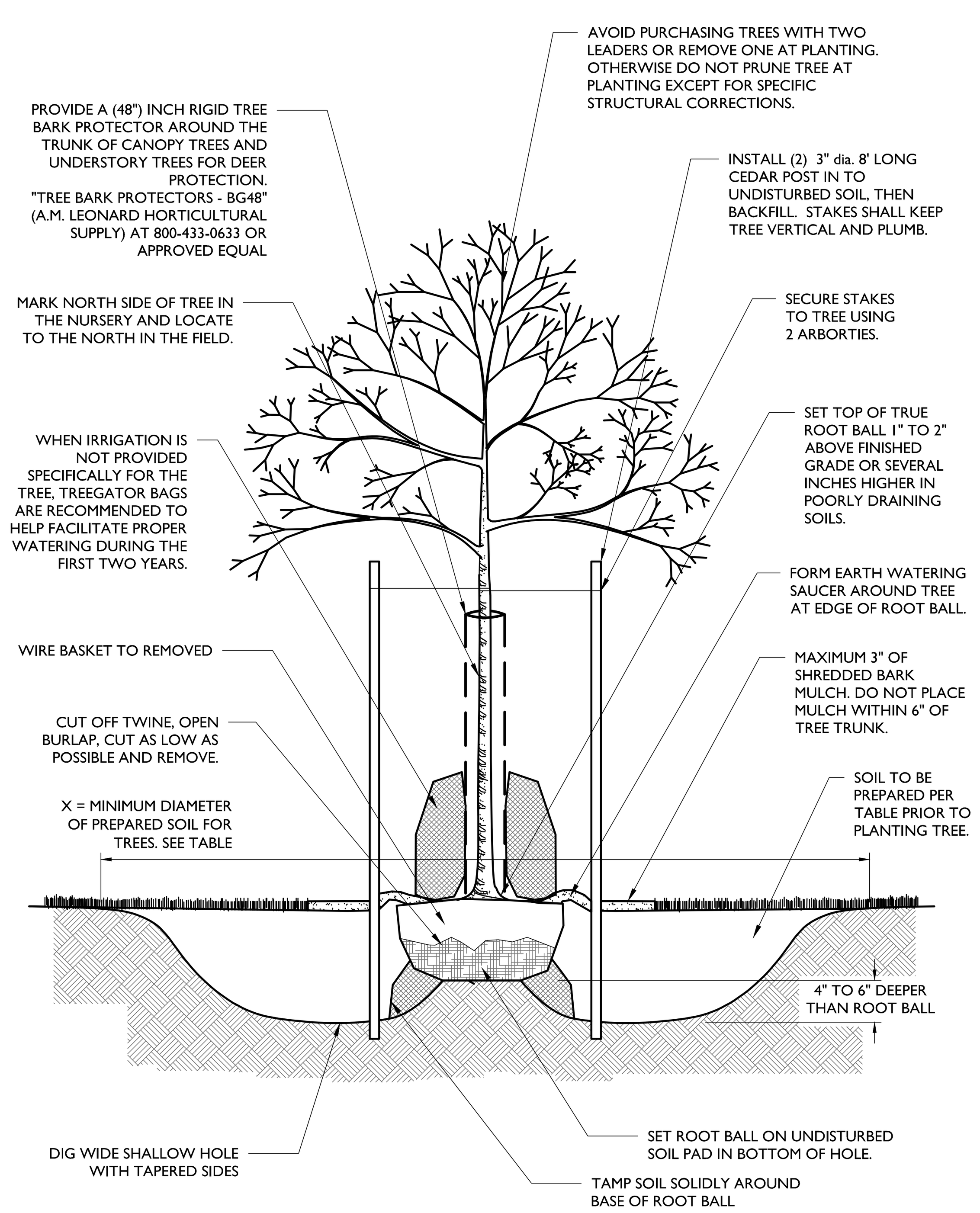
DRAWING: C-15



DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK (R-29-I)

NOT TO SCALE

1

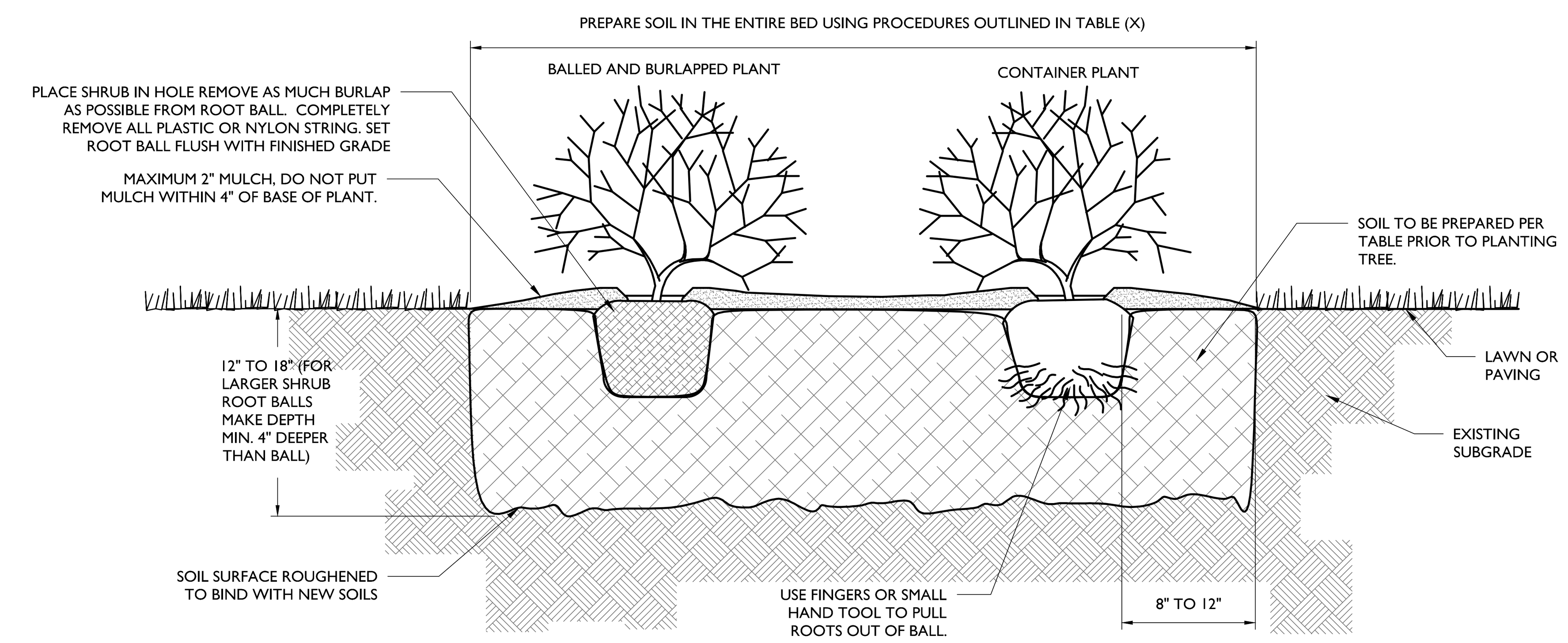


AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
PROVIDE A (48") INCH RIGID TREE BARK PROTECTOR AROUND THE TRUNK OF CANOPY TREES AND UNDERSTORY TREES FOR DEER PROTECTION. "TREE BARK PROTECTORS - BG48" (A.M. LEONARD HORTICULTURAL SUPPLY) AT 800-433-0633 OR APPROVED EQUAL
INSTALL (2) 3" dia. 8' LONG CEDAR POST IN TO UNDISTURBED SOIL. THEN BACKFILL. STAKES SHALL KEEP TREE VERTICAL AND PLUMB.
MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
SECURE STAKES TO TREE USING 2 ARBORTIES.
SET TOP OF TRUE ROOT BALL 1" TO 2" ABOVE FINISHED GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, TREEGATOR BAGS ARE RECOMMENDED TO HELP FACILITATE PROPER WATERING DURING THE FIRST TWO YEARS.
FORM EARTH WATERING SAUCER AROUND TREE AT EDGE OF ROOT BALL.
WIRE BASKET TO REMOVED
MAXIMUM 3" OF SHREDDED BARK MULCH. DO NOT PLACE MULCH WITHIN 6" OF TREE TRUNK.
CUT OFF TWINE, OPEN BURLAP, CUT AS LOW AS POSSIBLE AND REMOVE.
SOIL TO BE PREPARED PER TABLE PRIOR TO PLANTING TREE.
X = MINIMUM DIAMETER OF PREPARED SOIL FOR TREES. SEE TABLE
4" TO 6" DEEPER THAN ROOT BALL
SET ROOT BALL ON UNDISTURBED SOIL PAD IN BOTTOM OF HOLE.
DIG WIDE SHALLOW HOLE WITH TAPERED SIDES
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

2



PREPARE SOIL IN THE ENTIRE BED USING PROCEDURES OUTLINED IN TABLE (X)
BALLED AND BURLAPPED PLANT
CONTAINER PLANT
PLACE SHRUB IN HOLE REMOVE AS MUCH BURLAP AS POSSIBLE FROM ROOT BALL. COMPLETELY REMOVE ALL PLASTIC OR NYLON STRING. SET ROOT BALL FLUSH WITH FINISHED GRADE
MAXIMUM 2" MULCH. DO NOT PUT MULCH WITHIN 4" OF BASE OF PLANT.
SOIL TO BE PREPARED PER TABLE PRIOR TO PLANTING TREE.
12" TO 18" (FOR LARGER SHRUB ROOT BALLS MAKE DEPTH MIN. 4" DEEPER THAN BALL)
LAWN OR PAVING
EXISTING SUBGRADE
SOIL SURFACE ROUGHENED TO BIND WITH NEW SOILS
USE FINGERS OR SMALL HAND TOOL TO PULL ROOTS OUT OF BALL.
8" TO 12"

SHRUB PLANTING DETAIL

NOT TO SCALE

3

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STONEFIELD engineering & design

CITY FILE #21-030 SECTION #9

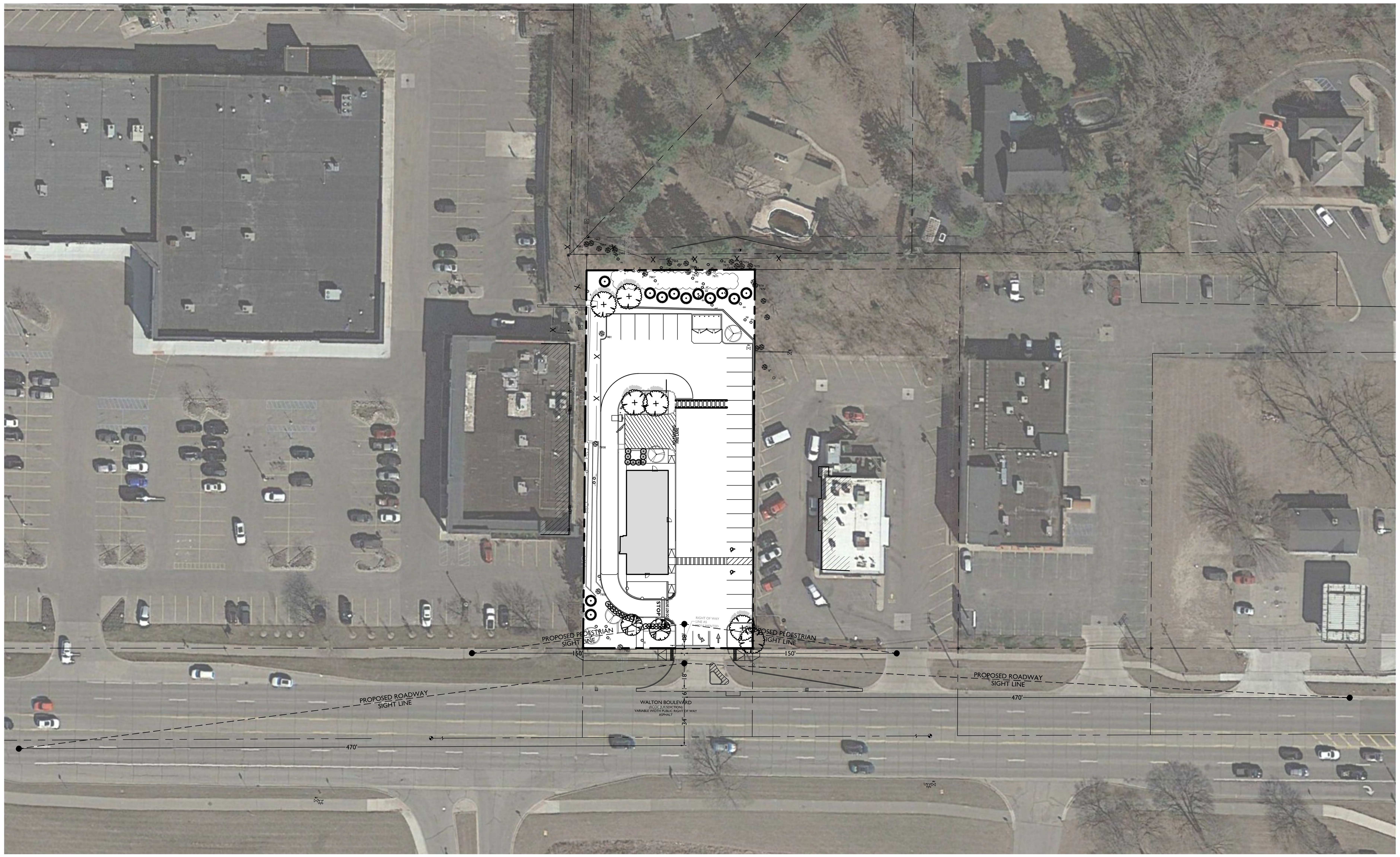
SCALE: AS SHOWN | PROJECT ID: DET-200412

TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-16



SYMBOL	DESCRIPTION
— — —	PROPERTY LINE

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

40' 0' 40' 80'

GRADHIC SCALE IN FEET

1" = 40'

ISSUE	DATE	BY	DESCRIPTION
7	05/26/2022	JRC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
6	02/09/2022	JRC / ECM	REVISED PER CITY SECOND SITE PLAN REVIEW
5	12/28/2021	JRC / ECM	REVISED PER CITY SITE PLAN REVIEW
4	09/08/2021	RAC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
3	08/20/2021	RAC	REVISED PER FIRE DEPARTMENT COMMENTS
2	08/02/2021	ECM	REVISED PER CITY COMMENTS
1	07/08/2021	JRC	SUBMISSION FOR PRE-APPLICATION MEETING

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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SITE DEVELOPMENT PLANS

1360 WALTON BLVD

PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN REID COOKSEY
ENGINEER
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

CITY FILE #21-030 SECTION #9

SCALE: 1" = 40' PROJECT ID: DET-200412

TITLE:

SIGHT DISTANCE PLAN

DRAWING:

C-17