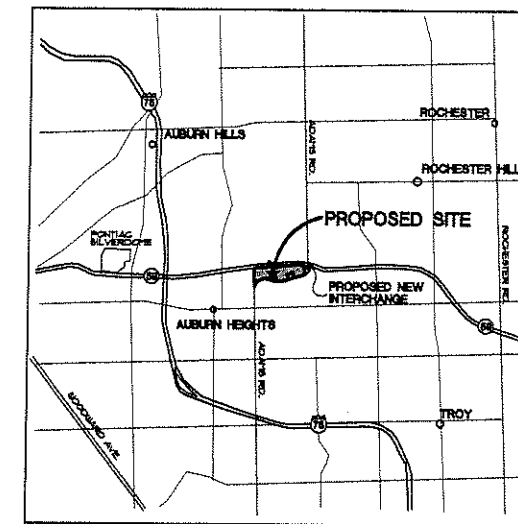


Adams Marketplace PROPOSED RESTAURANT

chili's

Rochester Hills, Michigan



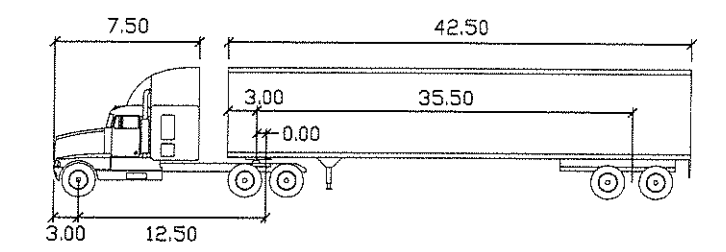
LOCATION MAP
NOT TO SCALE

Issued for:

REVISED	14 NOV. 06
SITE PLAN REVIEW	30 NOV. 06
REVISED	18 DEC. 06
SITE PLAN REVIEW	26 DEC. 06
SITE PLAN REVIEW	29 JAN. 07
REVISED (BACKGROUND ONLY)	3 MAR. 07
SITE PLAN REVIEW	14 MAR. 07

project:

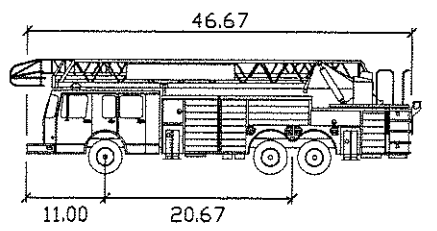
PROPOSED
Adams Marketplace
 RESTAURANT
 ROCHESTER HILLS, MICHIGAN



WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

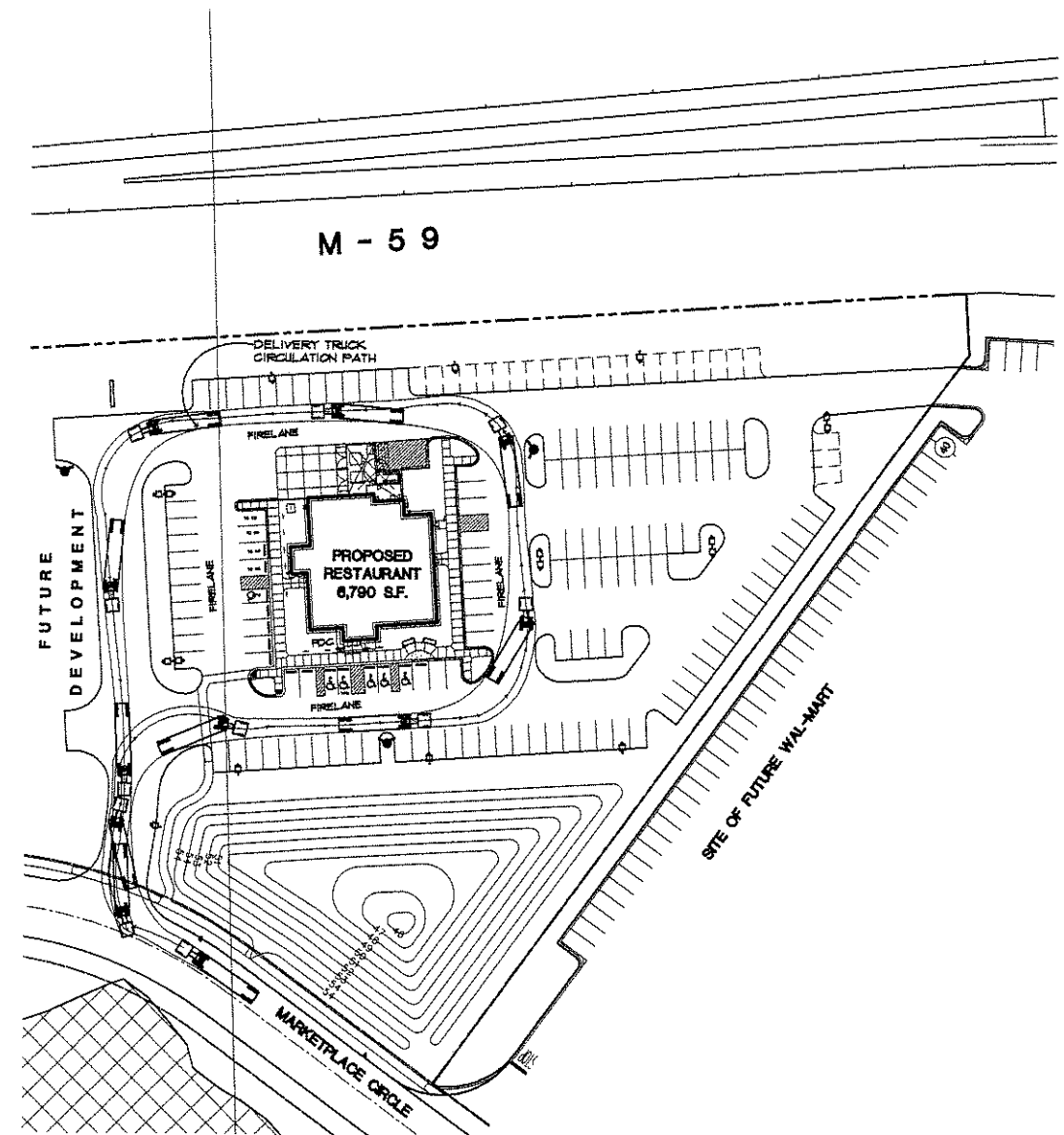
DELIVERY TRUCK PROFILE



FIRE TRUCK - feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 42.50

FIRE TRUCK PROFILE



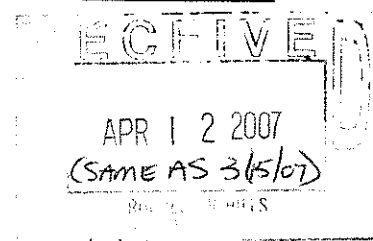
SITE DIAGRAM

SCALE: 1"=50'-0"

OWNER : GRAND / SAKIWA PROPERTIES LLC 28470 THIRTEEN ROAD, SUITE 300 PARKINGTON HILLS, MICHIGAN 48334 (248) 855-5500 CONTACT: WILLIAM EISENBERG	CIVIL ENGINEER : ZEIMET / WOZNIAK AND ASSOC. 40024 GRAND RIVER AVENUE, SUITE 100 NOVI, MICHIGAN 48375 (248) 443-1101 CONTACT: RICK HOFSEB
LANDSCAPE ARCHITECT : ALLEN DESIGN L.L.C. 551 CARPENTER NORTHVILLE, MICHIGAN 48161 (248) 461-4668 CONTACT: JIM ALLEN	ARCHITECT : ROGVOY ARCHITECTS 32500 TELEGRAPH ROAD SUITE 250 BINGHAM FARMS, MI 48025 (248) 540-7100 CONTACT: MARK DRANE, AIA. PROGRESSIVE AE 1811 4 MILE ROAD NE GRAND RAPIDS, MI 49525 (616) 261-7664 CONTACT: RAY GILLILAND
SHEET INDEX :	
SP-1.0	COVER
SP-1.1	OVERALL ARCHITECTURAL SITE PLAN
SP-1.2	PARTIAL ARCHITECTURAL SITE PLAN
CI-01	SITE LAYOUT AND PAVING PLAN
SP-2.1	GRADING AND SOIL EROSION CONTROL PLAN
SP-2.2	UTILITY PLAN
SP-3.1	LANDSCAPE PLAN & DETAILS
SP-3.2	SITE PHOTOMETRIC PLAN
SP-3.3	IRRIGATION PLAN
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	BUILDING SECTIONS



32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404
PH 248.540.7700 FX 248.540.2710
ARCHITECTS@ROGVOY.COM



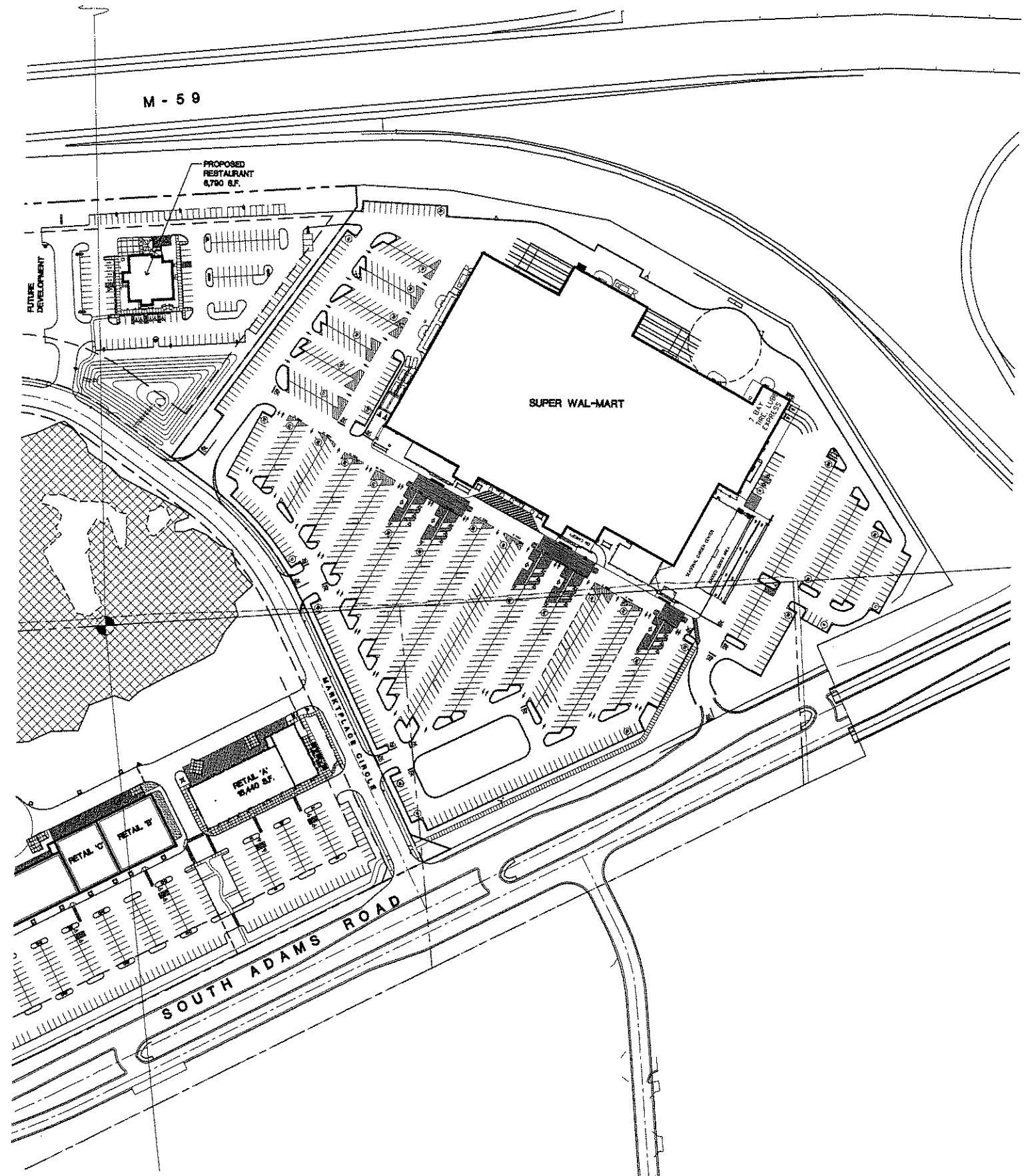
drawing:
COVER

DO NOT SCALE DRAWING
issue date: 11 JULY 08
drawn: S.V.
checked: M.D.
approved: M.D.

file number: 02053
sheet:
CITY FILE NO. 06-030.6 REC. 80

SP-1.0
02053 COVER 07-0306

NOT TO BE USED AS CONSTRUCTION DRAWINGS



M - 5 9

PROPOSED RESTAURANT
6,790 S.F.

SUPER WAL-MART

PETAL 'A'
5,840 S.F.

SOUTH ADAMS ROAD

OVERALL
SITE PLAN

SCALE: 1"=100'-0"

issued for: _____
REVISED 10 NOV. 06 _____
REVISED 14 NOV. 06 _____
SITE PLAN REVIEW 20 NOV. 06 _____
NO REVISIONS _____
SITE PLAN REVIEW 28 DEC. 06 _____
SITE PLAN REVIEW 25 JAN. 07 _____
REVISED 1 MAR. 07 _____
SITE PLAN REVIEW 14 MAR. 07 _____
REVISED 3 APR. 07 _____

project:

PROPOSED
Adams Marketplace
RETAIL BUILDING 'A'
ROCHESTER HILLS, MICHIGAN



32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404
PH 248.640.7700 FX 248.640.2710
ARCHITECTS@ROGVOY.COM

drawing:

OVERALL
SITE PLAN

DO NOT SCALE DRAWING

issue date: 14 MAR. 07
drawn: S.V.
checked: M.D.
approved: M.D.

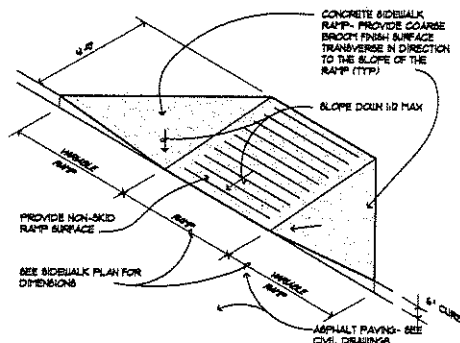
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CITY FILE NO. 06-030.6 SEC. 90

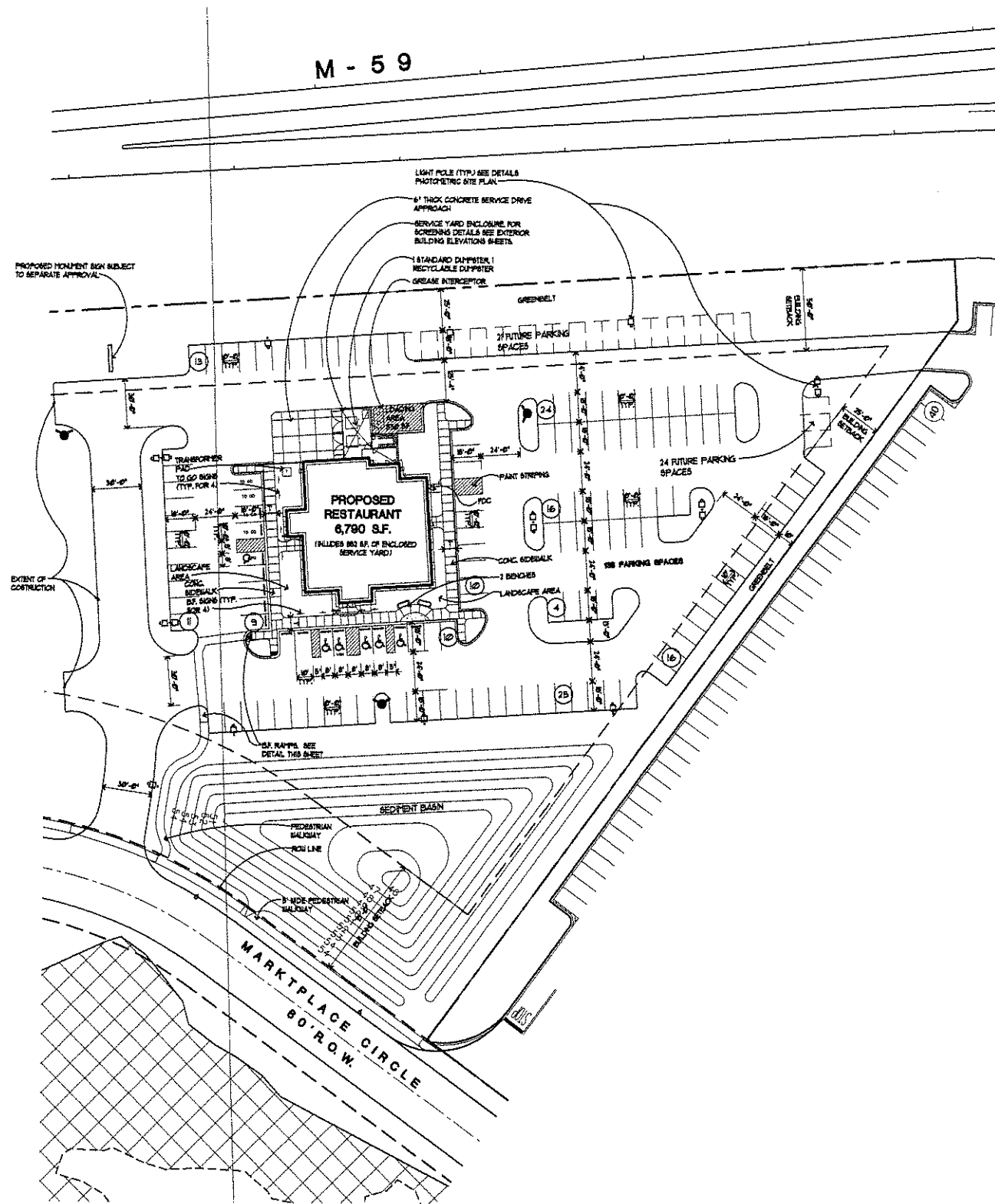
SP-1.1
02053 SITE 07-0309

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Typical Barrier Free Concrete Sidewalk Ramp Isometric - No Scale
 RAMP AND CURB RAMP SHALL COMPLY WITH ICC/ANSI A117-1996 SECTION 405 AND 406 RESPECTFULLY



SITE PLAN

SCALE: 1"=40'-0"

GENERAL NOTES:

- 1) THE SITE IS GOVERNED BY CONSENT JUDGEMENT AS OF APRIL 3, 2003 AND APPENDED ON MAY 19, 2004.
- 2) ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
- 3) ALL TRASH RECEPTACLES SHALL BE SCREENED BY MASONRY WALLS TO MATCH NEAR BUILDING WALLS. THIS SCREENING SHALL BE AT LEAST SIX FEET IN HEIGHT ON THE HIGHER HEIGHT OF THE STORAGE RECEPTACLES AND MEET THE REQUIREMENTS OF THE CONSENT JUDGEMENT, PAGE 1, SECTION 6 (E) AND (F).
- 4) TRANSFORMERS SHALL BE LOCATED BEHIND THE BUILDINGS AS INDICATED ON THE SITE PLAN, AND SHALL BE SCREENED USING LANDSCAPING. THE SCREENING SHALL MEET ALL ORDINANCE REQUIREMENTS.
- 5) ASPHALT SURFACING SHALL BE USED FOR ALL PARKING AREAS AND DRIVEWAYS, AND SHALL MEET ALL ORDINANCE REQUIREMENTS.
- 6) ALL BUILDING AND SITE SIGNAGE SHALL BE SUBMITTED FOR REVIEW AT A LATER DATE AND WILL BE IN CONFORMANCE WITH THE CITY OF ROCHESTER HILLS SIGNS AND A SEPARATE SIGN PERMIT WILL BE OBTAINED FROM THE BUILDING DEPT.
- 7) BARRIER FREE RAMPS WILL BE PROVIDED AT ALL SIDEWALK APPROACHES.
- 8) ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY BUILDING PARAPET WALLS.
- 9) TYPICAL PARKING SPACE SIZE IS 10'X16', WITH A MINIMUM 24 FOOT WIDE AISLE.
- 10) TYPICAL BARRIER FREE PARKING SPACE DIMENSION IS 8'X16' WITH EITHER A 8'X16' ACCESS SPACE BETWEEN OR A 8'X16' VAN ACCESSIBLE SPACE BETWEEN PER THE MICHIGAN BARRIER FREE DESIGN MANUAL. ALL B.F. SPACES SHALL BE MARKED WITH AN ABOVE GRADE SIGN.
- 11) THE SITE PLAN SHALL BE SUBJECT TO WRITTEN APPROVAL BY THE CITY'S FIRE MARSHALL.
- 12) THE SITE PLAN SHALL BE SUBJECT TO WRITTEN APPROVAL BY THE CITY'S ENGINEER.
- 13) 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, (NO STOPPING, STANDING, PARKING, FIRE LANE) AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 506).
- 14) ALL PORTIONS OF A BUILDING SHALL BE WITHIN 150 FEET OF AN APPROVED FIRE DEPARTMENT ACCESS ROAD.
- 15) FIRE DEPARTMENT ACCESS ROADS SHALL BE A MINIMUM 30' WIDE AND PAVED.
- 16) FDC'S SHALL NOT BE OBSCURED OR OBSTRUCTED BY LANDSCAPING, PARKING OR BY ANY OTHER PERMANENT OR TEMPORARY MATERIALS OR DEVICE. SHALL BE LOCATED VISIBLY ON THE STREET FRONT OF THE BUILDING, AND WITHIN 100 FEET OF A FIRE HYDRANT, AND WITHIN 50 FEET OF AN APPROVED FIRE DEPARTMENT ACCESS ROAD. (FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 52.1 + SEC. 58-50.)
- 17) EXIT DOORS SHALL REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES. PROVIDE GUARD POSTS OR OTHER ACCEPTABLE MEANS OF PROTECTING EXIT DOORS OPENING ONTO DRIVES AND PARKING AREAS. (FC 2006 SEC. 10752)
- 18) OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARRING OF SAND AND/OR WATER FOR THE PREPARATION OF PORTLAND SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. (FIRE PREVENTION ORDINANCE CHAPTER 58, SE. 507.6.2 + 307.6.3.3)
- 19) CONSTRUCTION SITE SHALL BE SAFEGUARDED IN ACCORDANCE WITH FC 2006 CHAPTER 14. THIS INCLUDES MAINTAINING FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS OPERATIONAL PRIOR TO BUILDING CONSTRUCTION. ALL FIRE HYDRANTS WILL BE OPERATIONAL PRIOR TO BUILDING CONSTRUCTION BASED ON THE FC 2006.
- 20) FIRE HYDRANT REQUIREMENTS WILL BE BASED ON CONSTRUCTION TYPE AND SQUARE FOOTAGE OF THE BUILDING.
- 21) DIMENSIONS FOR PARKING SPACES AND MANEUVERING LANES ARE MEASURED FROM FACE OF CURB.
- 22) THERE WILL BE NO INDUSTRIAL WASTE OR PROPANE TANKS LOCATED ON-SITE.
- 23) ALL BUILDINGS SHALL HAVE AUTOMATIC SPRINKLER SYSTEMS.
- 24) ALL CURBED PARKING LOT ISLANDS SHALL BE 2-3 FEET SHORTER THAN THE ADJACENT PARKING SPACES AND DRIVEWAYS.
- 25) SEE PHOTO-METRIC PLAN FOR EXACT LOCATION OF PROPOSED LIGHT POLES.
- 26) IT IS INTENDED THAT THIS SITE WILL BE A LAND LEASE.
- 27) ACCESS TO PROPOSED CONSTRUCTION SITE SHALL BE PROVIDED AND MAINTAINED FROM BOTH NEW ADAM'S ROAD AND MARKETPLACE CIRCLE.
- 28) ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND HANDICAP SYMBOL PAINTED ON THE ASPHALT. THE STALL ADJACENT TO THE 8 FOOT STRIPED AISLE IS TO RECEIVE A "VAN ACCESSIBLE" SIGN.
- 29) HANDICAP RAMPS TO HAVE MAXIMUM 1:12 SLOPE AND MUST BE CONSTRUCTED PER ADA AND MICHIGAN BARRIER FREE STANDARDS.
- 30) IT IS INTENDED THAT THE WHITE STROBE LIGHT OVER THE FIRE DEPARTMENT CONNECTION WILL ACTIVATE WHEN FIRE ALARM IS ACTIVATED.

PARKING / BUILDING DATA:

BUILDING CODE	MICHIGAN BUILDING CODE - 2003 EDITION MICHIGAN PLUMBING CODE - 2003 EDITION MICHIGAN MECHANICAL CODE - 2003 EDITION
OCCUPANCY	"A-2" - ASSEMBLY (S 303)
CONSTRUCTION CLASSIFICATION	V B - SPRINKLED (T 606)
ZONING	CONSENT JUDGMENT
BUILDING AREA:	
PROPOSED RESTAURANT	5,338 S.F.
ENCLOSED SERVICE YARD	857 S.F.
TOTAL PROPOSED BUILDING AREA :	6,195 S.F.
PARKING REQUIRED PER CONSENT JUDGEMENT:	
611 DOWN RESTAURANT: (10 SPACES / 1,000 G.L.A.)	6,195 S.F. / 1000 x 10
TOTAL PARKING REQUIRED :	68 SPACES
PARKING PROVIDED :	162 SPACES
ON SITE PARKING	138 SPACES
FUTURE PARKING	24 SPACES
RATIO:	23.86 SPACES/1000 S.F.

Issued for:

REVISED	10 NOV. 06
REVISED	14 NOV. 06
SITE PLAN REVIEW	18 NOV. 06
REVISED	18 DEC. 06
SITE PLAN REVIEW	26 DEC. 06
REVISED	17 JAN. 07
SITE PLAN REVIEW	25 JAN. 07
REVISED	8 MAR. 07
SITE PLAN REVIEW	14 MAR. 07
REVISED	28 MAR. 07
REVISED	8 APR. 07

project

PROPOSED
Adams Marketplace
 RESTAURANT
 ROCHESTER HILLS, MICHIGAN



32500 TELEGRAPH ROAD
 SUITE 250
 BINGHAM FARMS, MICHIGAN
 48025-2404

PH 248.540.7700 FX 248.540.2710
 ARCHITECTS@ROGVOY.COM

drawing

ARCHITECTURAL SITE PLAN

DO NOT SCALE DRAWING

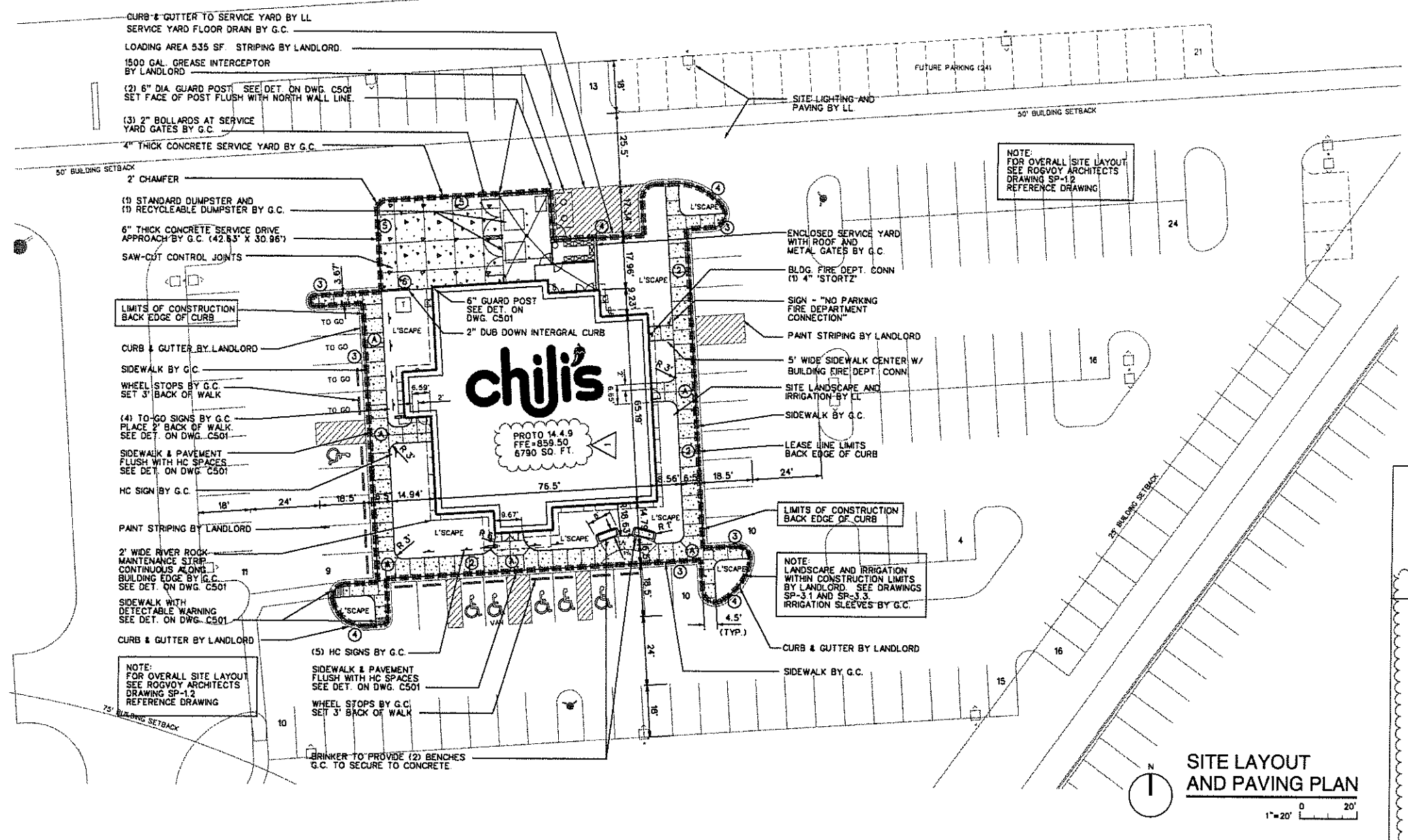
issue date: 28 MAR. 07
 drawn: S.V.
 checked: M.D.
 approved: M.D.

file number: 02053

sheet
 CITY FILE NO. 05-030.8 SEC. 30

SP-1.2
 02053 SITE 07-0409

NOT TO BE USED AS CONSTRUCTION DRAWINGS



SITE DATA:

PART OF ADAMS MARKETPLACE, CONSENT JUDGMENT (RETAIL AND COMMERCIAL)
 PART OF TAX PARCEL NUMBER 70-15-30-176-001 LOCATED IN PART OF THE NORTH 1/2, SEC. 3, T34N, R14E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

LEASE LIMITS ARE TO BACK OF CURB AND SERVICE YARD GATES
 = 13,483.6690 SF = 0.3095 ACRES

BUILDING IS 14.4.9 PROTOTYPE = 6790 SF

PARKING:

PER CONSENT JUDGMENT:
 10' x 18' WITH 24' AISLE
 USABLE FLOOR AREA 10 PER 1000 GROSS SF / 6790 = 68 SPACES REQUIRED
 5938 SF BLDG + 852 ENCLOSED SERVICE YARD = 6790 SF

PER ZONING ORDINANCE:
 10 / 1000 G.L.A. + 1 EMPLOYEE + 1 / 3 PERSON MAX. OCCUPANCY
 6790 / 100 + 30 + 215 / 3 = 170 PARKING SPACES

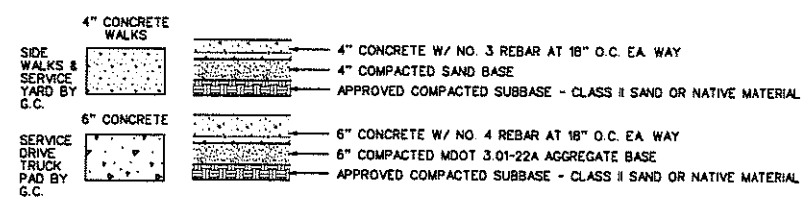
138 TOTAL PARKING SPACES PROVIDED
 15 HC SPACES REQUIRED - 6 SPACES PROVIDED TO COVER FUTURE PARKING.
 24 FUTURE PARKING SPACES.
 RATIO = 23.88 SPACES / 1000 SF
 CROSS PARKING ACCESS AGREEMENT EXCLUDING WAL-MART SITE.

SITE LAYOUT AND PAVING PLAN
 1" = 20'

CONCRETE SIDEWALK LEGEND:

- ① MEDIUM BROOM FINISH EXPANSION JOINTS (E.J.) @ 10' O.C. CONTROL JOINTS (C.J.) @ 5' O.C.
- ② - ⑥ TYPES AND CONNECTIONS. SEE DWG. C501 FOR DETAILS.

PAVEMENT LEGEND:



GENERAL NOTES:

THE GENERAL CONTRACTOR (G.C.) AND THEIR TRADES SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PORCHES, SLOPED SIDEWALK, RAMPS, SERVICE YARD, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE POINTS.

THE BUILDING AND PARKING LOT ARE LAYED OUT PARALLEL AND PERPENDICULAR TO ADJACENT PARKING LOT LAYOUT. DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF BUILDING WALL OR TO THE LEASE LIMIT LINE.

THE LENGTHS OF ALL UTILITIES SHOWN ARE APPROXIMATE.

CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.

ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.

SAWCUT FULL DEPTH. ALL EDGES OF PAVEMENT TO BE REMOVED.

LANDLORD TO PAINT STRIPE ALL PARKING SPACES, ROADS, DRIVES, H.C. SYMBOLS AND HATCHING AS SHOWN.

ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN BY G.C. AND HANDICAP SYMBOL PAINTED ON THE ASPHALT BY LANDLORD. THE STALL ADJACENT TO THE 6 FOOT STRIPED AISLE IS TO RECEIVE A "VAN ACCESSIBLE" SIGN BY G.C.

HANDICAP RAMPS TO HAVE MAXIMUM 1:22 SLOPE AND MUST BE CONSTRUCTED PER ADA AND MICHIGAN BARRIER FREE STANDARDS.

ALL GRANULAR FILL AND GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY. ALL FILL SHALL BE ADEQUATELY COMPACTED TO PRODUCE A SURFACE FOR PROPER INSTALLATION OF BASE COURSE AND PAVING. THE PAVING CONTRACTOR SHALL VERIFY THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACES NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. PLACEMENT OF PAVING MATERIALS SHALL BE AN ACCEPTANCE TO THE SURFACES AND WORKING CONDITIONS OF THE PAVING CONTRACTOR.

THERE ARE (6) SIX HANDICAP PARKING SPACES PROVIDED.
 (1) ONE SPACE IS MARKED "VAN" ON THE PLAN TO INDICATE A VAN ACCESSIBLE PARKING SPACE. SEE DWG. C501 FOR SIGN DETAIL. THE SOUTHERLY AND WESTERLY DOORS ARE INGRESS/EGRESS ASSESSIBLE AND THE EASTERLY DOOR IS AN EGRESS DOOR.

PROGRESSIVE

1911 4 MILE ROAD, NE
 GRAND RAPIDS, MI 49508-3442
 616.351.1800 FAX
 WWW.PROGRESSIVEAE.COM

REG. REG. REG.

DRAWN BY: JC-FENG BY: CHECKED BY: PROJECT LDR:

THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AND IS AN INSTRUMENT OF SERVICE. AND PROGRESSIVE AE AND ITS EMPLOYEES SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGES, INCLUDING THE COST OF DEFENSE, THAT MAY BE INCURRED BY ANY PARTY.

NEW RESTAURANT #1410
 ADAMS ROAD
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

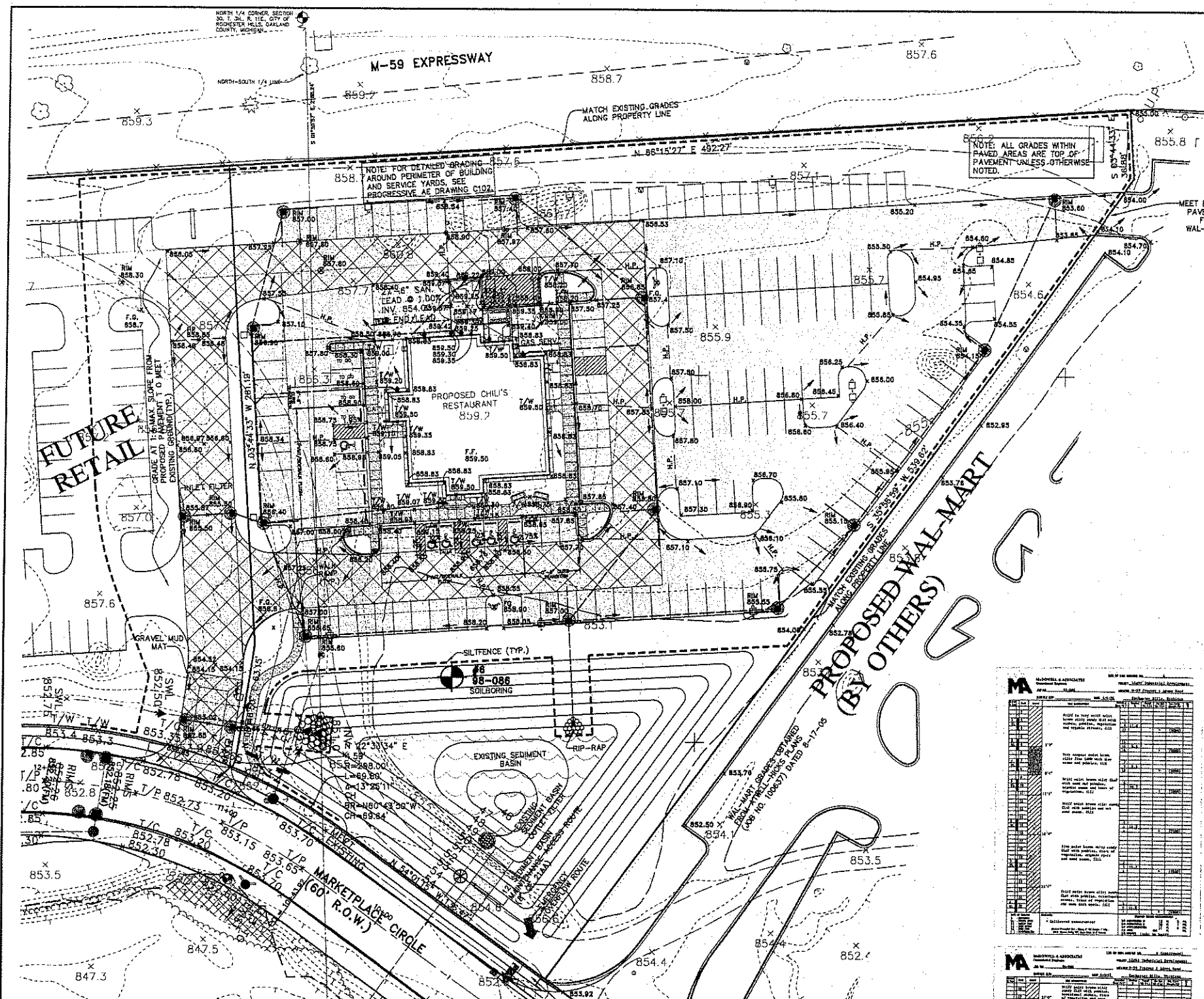
BLOG COMMENTS: ORIGINAL ISSUE DATE: 4/12/07 3/22/07

56040208

FILE NO: 56040208

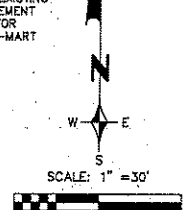
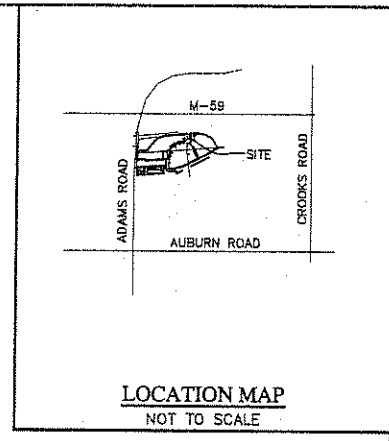
SITE LAYOUT AND PAVING PLAN

C101



- GRADING LEGEND:**
- T/C = TOP OF CURB
 - T/W = TOP OF WALK
 - T/P = TOP OF PAVEMENT
 - T/B = TOP OF BANK
 - G = GROUND
 - D = DITCH
 - GJ = GUTTER
 - F.G. = FINISH GRADE
 - F.F. = FINISH FLOOR
 - BF = BASEMENT FLOOR
 - BL = BRICK LEDGE

- EROSION CONTROL LEGEND**
- GEOTEXTILE SILT FENCE
 - ▨ GRAVEL MUD TRACKING MAT
 - LOW POINT INLET FILTER
 - SEDIMENT BASIN OUTLET FILTER



- EXISTING**
- MANHOLE
 - CATCH BASIN
 - INLET
 - CLEANOUT
 - END SECTION
 - GATE VALVE
 - HYDRANT
 - WATER SHUT-OFF
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - SIGN
 - TREE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION

- PROPOSED**
- MANHOLE
 - CATCH BASIN
 - INLET
 - CLEANOUT
 - END SECTION
 - GATE VALVE
 - ROOF DRAIN
 - HYDRANT
 - WATER SHUT-OFF
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - DITCH
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - PROPOSED GRADE
 - PROPOSED RIP-RAP

- BENCH MARKS (NGVD 29)**
- 44 THE "4" STAMPED IN PAVEMENT OF NEW ADAMS ROAD AT STA. 89+00 ELEVATION 844.87 U.S.G.S.
 - 45 BENCH TIE NAIL ON NORTH FACE OF 18" COTTONWOOD TAG #2327 ELEVATION 840.80 U.S.G.S.
 - 46 BENCH TIE NORTH SIDE OF MOST NORTHERLY POWER POLE ELEVATION 855.75 U.S.G.S.
- NOTE: BENCHMARKS SET FROM LEVEL LOOP FROM FEMA BENCHMARKS LISTED ON FIRM PANEL 280471 0015A, EFFECTIVE DATE SEPTEMBER 16, 1981.

HEAVY DUTY PAVEMENT (TRUCK ROUTE)

- 1.5" M.D.O.T. HMA 4C, 20AA
- 2.5" M.D.O.T. HMA 3C, 20AA
- 4" M.D.O.T. HMA 2C, 20AA
- 6" M.D.O.T. 21AA
- SUBGRADE COMPACTED TO 95% MAXIMUM UNIT DENSITY. USE PG 64-22 BINDER FOR PAVEMENT MIXES.

DUMPSTER PAD

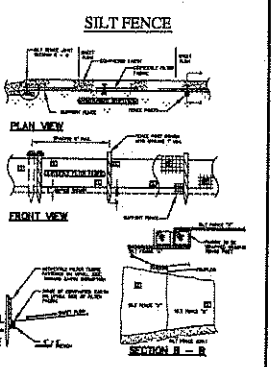
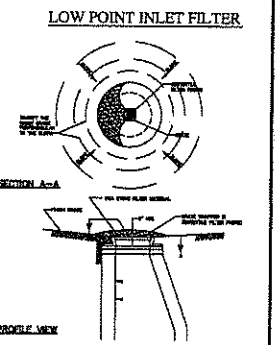
- 6" REINFORCED CONCRETE ON 8" COMPACTED 22A SUBGRADE COMPACTED TO 95% MAXIMUM UNIT DENSITY.

STANDARD PAVEMENT (PARKING)

- 1.5" M.D.O.T. HMA 4C, 20AA
- 2.5" M.D.O.T. HMA 3C, 20AA
- 10" M.D.O.T. 21AA
- SUBGRADE COMPACTED TO 95% MAXIMUM UNIT DENSITY. USE PG 64-22 BINDER FOR PAVEMENT MIXES. (PAVEMENT SECTION SUBJECT TO RECOMMENDATION OF A QUALIFIED GEOTECHNICAL ENGINEER)

SIDEWALKS AND SERVICE YARD

- 4" NON-REINFORCED CONCRETE ON 4" COMPACTED SAND. SUBGRADE COMPACTED TO 95% MAXIMUM UNIT DENSITY.



NOTES:

- EXISTING TOPOGRAPHY SHOWN AS PROVIDED BY AIR-LAND SURVEYS INC. JOB NO. 0406.
- SEED & MULCH ALL DISTURBED AREAS DUE TO GRADING.
- PEAT, OR ANY OTHER UNSUITABLE MATERIALS ENCOUNTERED IN CONSTRUCTION AREAS SHALL BE REMOVED AND BACKFILLED WITH COMPACTED SITES MATERIAL (SEE DRAWING). ALL ON-SITE WORK SHALL CONFORM, AT A MINIMUM, TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS.
- ALL WORK UNDER THE CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS.

NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

CONSTRUCTION AND SOIL EROSION WORK SCHEDULE

- PLACE SILT FENCE AROUND PROPOSED CONSTRUCTION AREA AS SHOWN ON THIS PLAN.
- INSTALL GRAVEL MUD TRACKING MAT NEAR ENTRANCE WHERE INDICATED.
- MASS GRADE BUILDING PAD AND PARKING AREA.
- INSTALL SANITARY, STORM AND WATERMAIN COMPLETE. INSTALL LOW POINT INLET FILTERS ON ALL DRAINAGE STRUCTURES AND RIP-RAP AT ALL END SECTIONS.
- INSTALL ALL PAVEMENT, REPAIR OR REPLACE LOW POINT INLET FILTERS AS REQUIRED. SEED & MULCH ALL AREAS DISTURBED BY CONSTRUCTION.
- UPON STABILIZATION OF SITE, REMOVE ACCUMULATED SEDIMENT FROM BASIN AND TEMPORARY STANDPIPE. SEED AND MULCH ANY DISTURBED AREA.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL EROSION CONTROL DEVICES ARE MAINTAINED AS REQUIRED THROUGHOUT THE CONSTRUCTION AND THAT THE STREETS ARE KEPT FREE OF MUD AND CONSTRUCTION DEBRIS. THE ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE SEDIMENT BASINS PERIODICALLY THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

CITY OF ROCHESTER HILLS SESC NOTES:

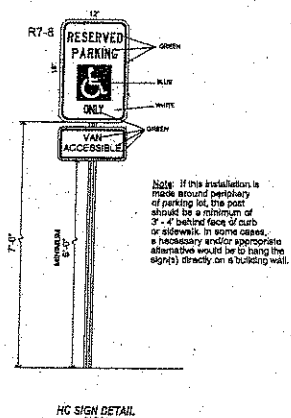
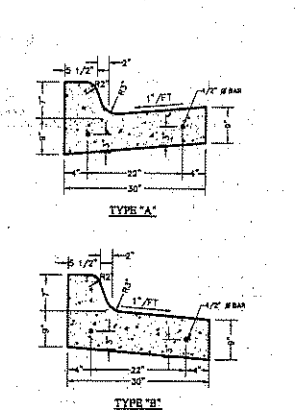
- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY DRAIN COMMISSIONER.
- ALL TEMPORARY AND PERMANENT (POST CONSTRUCTION) SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CITY OF ROCHESTER HILLS CURRENT MS4 PERMIT. ANY CONFLICT BETWEEN THESE STANDARDS AND THE MS4 PERMIT, THE PERMIT'S CONDITIONS SHALL TAKE PRECEDENCE.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED. THIS WOULD INCLUDE TEMPORARY SEDIMENTATION PONDING AND TEMPORARY SO2 FILTERS.
- STAGING WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
- SOIL EROSION CONTROL PRACTICES SHALL BE ESTABLISHED IN THE EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.

MA

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

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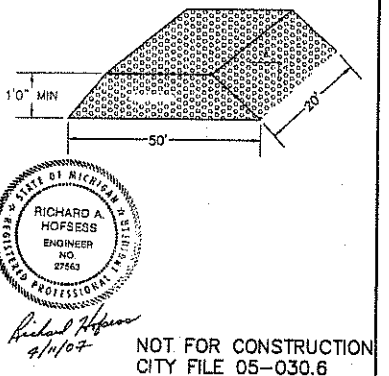
NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PART OF THE NORTH 1/2 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 30 AND PROCEEDING S. 85°45'03" W. 942.80 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 30 AND THE FOLLOWING FIVE (5) COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY OF ADAMS ROAD EXT. RAMP FROM M-59 HIGHWAY: 1) N. 32°42'01" W. 509.13 FEET, 2) N. 61°31'05" W. 367.84 FEET, 3) N. 79°45'30" W. 275.05 FEET, 4) N. 87°04'24" W. 153.45 FEET, AND 5) S. 86°15'27" W. 14.12 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING S. 03°44'33" E. 38.88 FEET; THENCE S. 35°55'59" W. 539.62 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY OF MARKETPLACE CIRCLE (VARIABLE WIDTH); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N. 54°01'18" W. 138.47 FEET; AND 2) 89.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 298.00 FEET, CENTRAL ANGLE 13°25'11", AND A CHORD THAT BEARS N. 60°43'50" W. 89.64 FEET; THENCE N. 22°33'34" E. 4.68 FEET; THENCE N. 08°46'50" E. 63.15 FEET; THENCE N. 03°44'33" W. 261.19 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF M-59 HIGHWAY N. 86°15'27" E. 492.27 FEET TO THE POINT OF BEGINNING CONTAINING 3.273 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND, THE RIGHTS OF INGRESS AND EGRESS TO RE-LOCATED ADAMS ROAD THROUGH THE PROPOSED ADJOINING SITES (SIDEWALK NUMBER CURRENTLY NOT ASSIGNED).



REVISIONS	DATE	BY	REVISIONS	DATE	BY
PER CITY	10/21/07	SRB			
PER CITY	11/18/07	BMG			
UPDATE PER PROGRESSIVE	2/19/07	DAB			
UPDATE PER PROGRESSIVE	3/13/07	SRB			

ZEMET WOZNAK & ASSOCIATES
Civil Engineers & Land Surveyors
4024 GRAND RIVER AVE., SUITE 100
ROYAL OAK, MICHIGAN 48063
P: (248) 442-1101 F: (248) 442-1241 www.zemwo.com

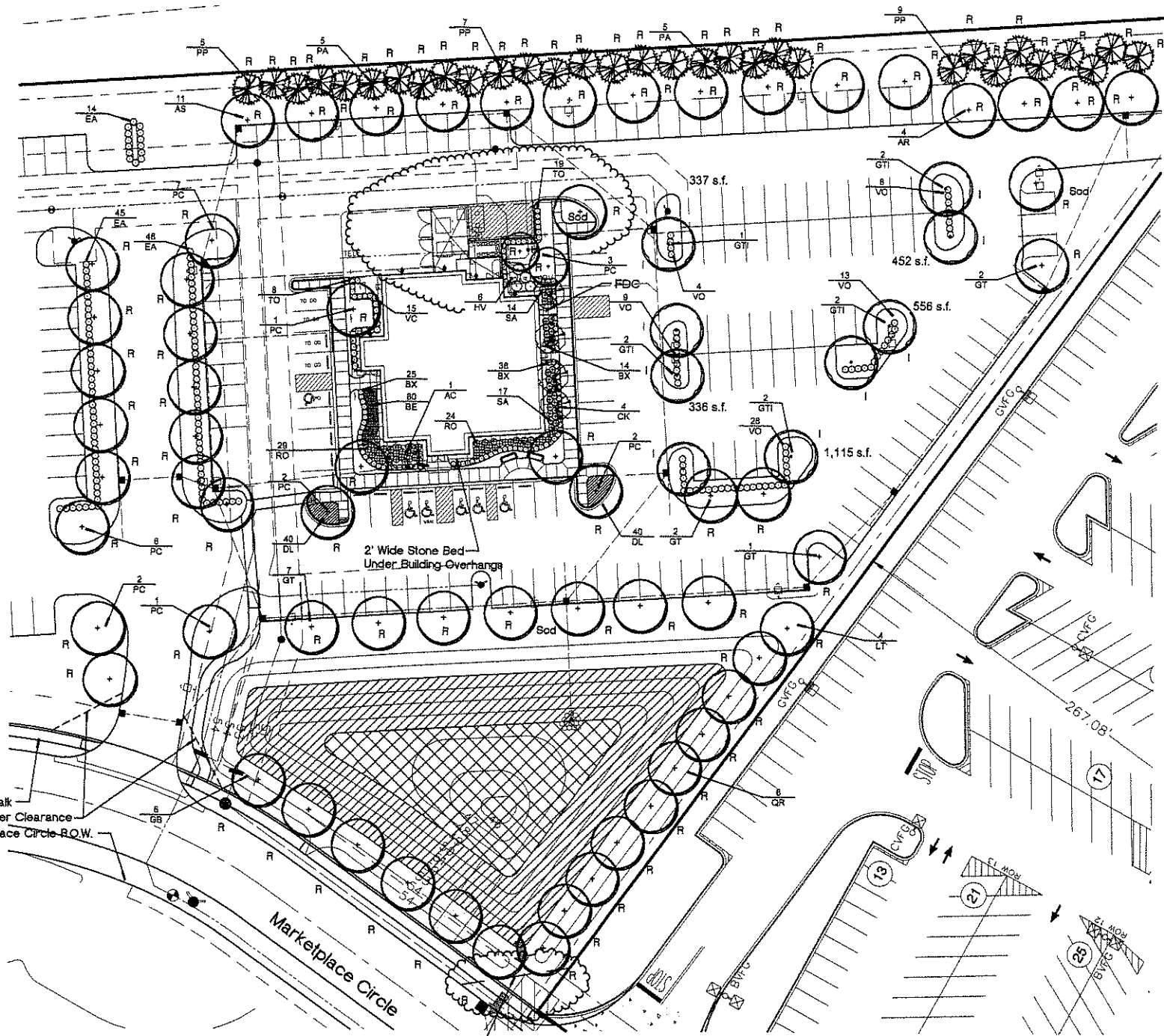
THREE HILL WORKING DAYS BEFORE THE END CALL THE NUMBER 1-800-ARL-7171

PROJECT SPONSOR:
GRAND SAKWA PROPERTIES
28470 THIRTEEN MILE ROAD, SUITE 220
FARMINGTON HILLS, MI (248) 855-5500

GRADING AND SOIL EROSION CONTROL
PROPOSED CHILI'S RESTAURANT
ROCHESTER HILLS, MICHIGAN

NOT FOR CONSTRUCTION
CITY FILE 05-030.6

DATE: 11/20/08 SCALE: 1" = 30'
DESIGNED BY: BMG JOB NO. 97144
DRAWN BY: BMG SHEET SP 2.1



Landscape Summary

Parking Lot Landscaping Spaces Shown	184 Spaces*
Landscape Area Required (150 s.f. per 10 Spaces)	2,550 s.f.
Landscape Area Shown	2,796 s.f.**
Trees Required (1 Tree per 300 s.f.)	8.2 Trees
Trees Shown	9 Trees

- * As Verified by Project Architect.
- ** As measured from the back of curb and Excluding Sidewalks.

- Additional Notes:**
- All Landscaped Areas shall be irrigated with an Automatic, Underground System.
 - Works shall be done.
 - Owner shall be responsible for Replacing Damaged Plant Material Due to Utility Maintenance.
 - Prior to the release of the Performance Bond, the City of Rochester Hills Forestry Division must inspect all landscaping including but not limited to existing trees, replacement trees, buffer plantings, and parking lot islands and the Forestry Division must inspect all right-of-ways to identify any plantings new or existing that pose a hazard to the safe use of the right-of-way. Forestry may require the developer to remove and possibly replace any such trees.
 - All trees and shrubs must be planted at least 10' from the edge of a public roadway. Shade trees and shrubs must be planted at least 5' from the edge of a public roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of a public roadway. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be planted at least 10' from the nearest overhead wire and at least 10' from the nearest underground utility.
 - No tree or shrub may be planted within the triangular area formed at the intersection of any street right-of-way at a distance of 20' from their point of intersection. No tree or shrub may be planted in the triangular area formed at the intersection of any driveway with a public sidewalk at a distance along each leg of 10' from their point of intersection.
 - Prior approval is required to plant any tree or shrub in the public right-of-way.
 - No substitutions or changes of location or plant types shall be made without the approval of the developer and the City of Rochester Hills Landscape Architect.
 - The developer and/or the City of Rochester Hills Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans or specifications.
 - Replacement trees may not be planted within the drip line of existing trees.
 - Trees must be at least 10' from underground utilities and 10' from overhead utilities.
 - Trees must not be planted within 4' of any property line.



Seal:



Title:

Landscape Plan

Project:

**Adams Marketplace
Chili's
Rochester Hills, Michigan**

Prepared for:

Grand Sekwa Properties
28470 Thirteen Mile Road, Suite 220
Farmington Hills, Michigan 48334
248.855.5500

Revision:

Site Plan Submission
Revised per City
Revised per Client

Issued:

November 20, 2006
December 22, 2006
January 28, 2007
March 14, 2007

LANDSCAPE REQUIREMENTS

- The work shall consist of providing all necessary materials, labor, permits, equipment, and supervision required for the completion as shown on the drawings.
- The plant materials shall conform to type listed on the plant list. Sizes shall be the minimum listed on the plant list or larger. All measurements shall be in accordance with the usual industry practice for nursery stock.
- The plant materials shall be inspected and approved by the owner's representative before planting. The owner's representative reserves the right to reject any plant material at any time.
- Plants designated 10' or 12' shall be balled and burlapped with firm bales of earth.
- The contractor is responsible for grading the materials at the correct grades and spacing. The plants shall be oriented as to give the best appearance.
- When the plants have been properly set, the pit shall be backfilled with a loam medium, gradually firming, packing and watering with water.
- All plant materials shall be pruned and burlapped. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush with the stem. Cuts over 1" shall be sealed with tree paint.
- The contractor shall guarantee all plant materials for the period of two years. Plant materials with 25% die back, as determined by the owner's representative shall be replaced. The guarantee includes the furnishing of new plants, labor and materials. These new plants shall also be guaranteed for the period of one year.
- Topsoil shall be a heavy, fertile loam of clay loam character containing at least 2% but not more than 5% by weight of organic matter with a pH range from 5.0 to 7.0. Soil shall be free from clay lumps, coarse sand, pebbles, rocks and other foreign materials, foreign materials.
- Soil mix shall consist of the following types and proportions:
Kentucky Blue Grass - 100%
Cherry Creek Peat Moss - 50%
Compost - 100%
Perennial Ryegrass - 50%
Woods contact shall not exceed 10%.
The mix shall be applied at a rate of 200 lbs/area.
Soil shall be no more than 18" deep Kentucky Blue Grass grown in a soil nursery on loam soil.
- The Contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.
- The Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make certain that all underground utilities, pipes and structures. The Contractor shall take sole responsibility for any and all damaged or destroyed utilities.
- The Contractor shall not proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the owner's representative and/or Landscape Architect. The Contractor shall assume full responsibility for any necessary revisions due to unknown conditions.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's representative and Landscape Architect. Failure to make such discrepancies known will result in Contractor's responsibility and liability for any changes and associated cost.
- The Contractor to verify permission of all planting prior to installation of plant materials.

Overhead Line Statement:

No Overhead Lines Exist.

Utility Maintenance Statement:

It is the user's responsibility to read the Removal of Landscaping, as Shown on the Plan, it will be the Owner's Responsibility to repair and replace shrubs and trees that are located within the Utility Easements.

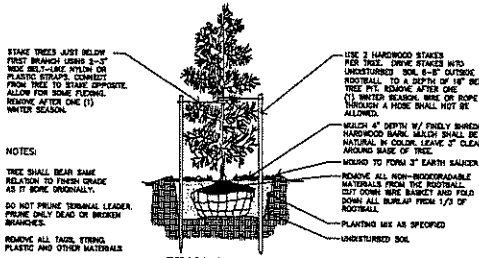
Loading Area Statement:

Proposed Landscaping and/or Walk shall Adequately Support Loading Areas from Public Right-of-Way.

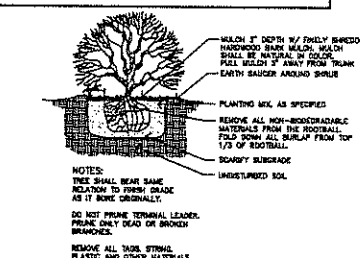
Environmental Statement:

The Site is Currently Cleared. No Natural Features Exist.

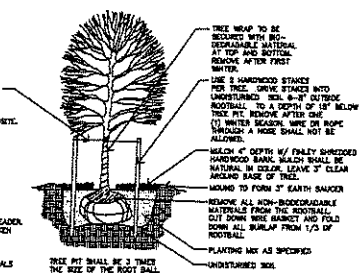
Not to be Used as Construction Drawings



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

Planting Zone A

5,631 s.f. of Plants for 1 to 3 Feet of Water Plants Shall be Placed 18" o.c. and Planted in Small Colonies of Like Plants

Bur Reed Roots	400 Roots
Castell Roods	400 Roots
River Bulrush Roots	400 Roots
Softstem Bulrush Roots	400 Roots
Sweet Flag Roots	400 Tubers
Wapato Duck Potato Tubers	400 Tubers

3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area.

Planting Zone B

11,795 s.f. of Wet Meadow Plants
41 lbs. of Seed Planted at the Rate of 150 lbs. per Acre
The Seed Mix Shall Include:

Bluejoint Grass	Marsh Milkweed
Bottlebrush Sedge	Prairie Cord Grass
Creeping Spike Rush	Soft Rush
Flowering Rush	Torrey's Rush
Great Blue Lobelia	Water Plantain
Lake Sedge	Woolgrass

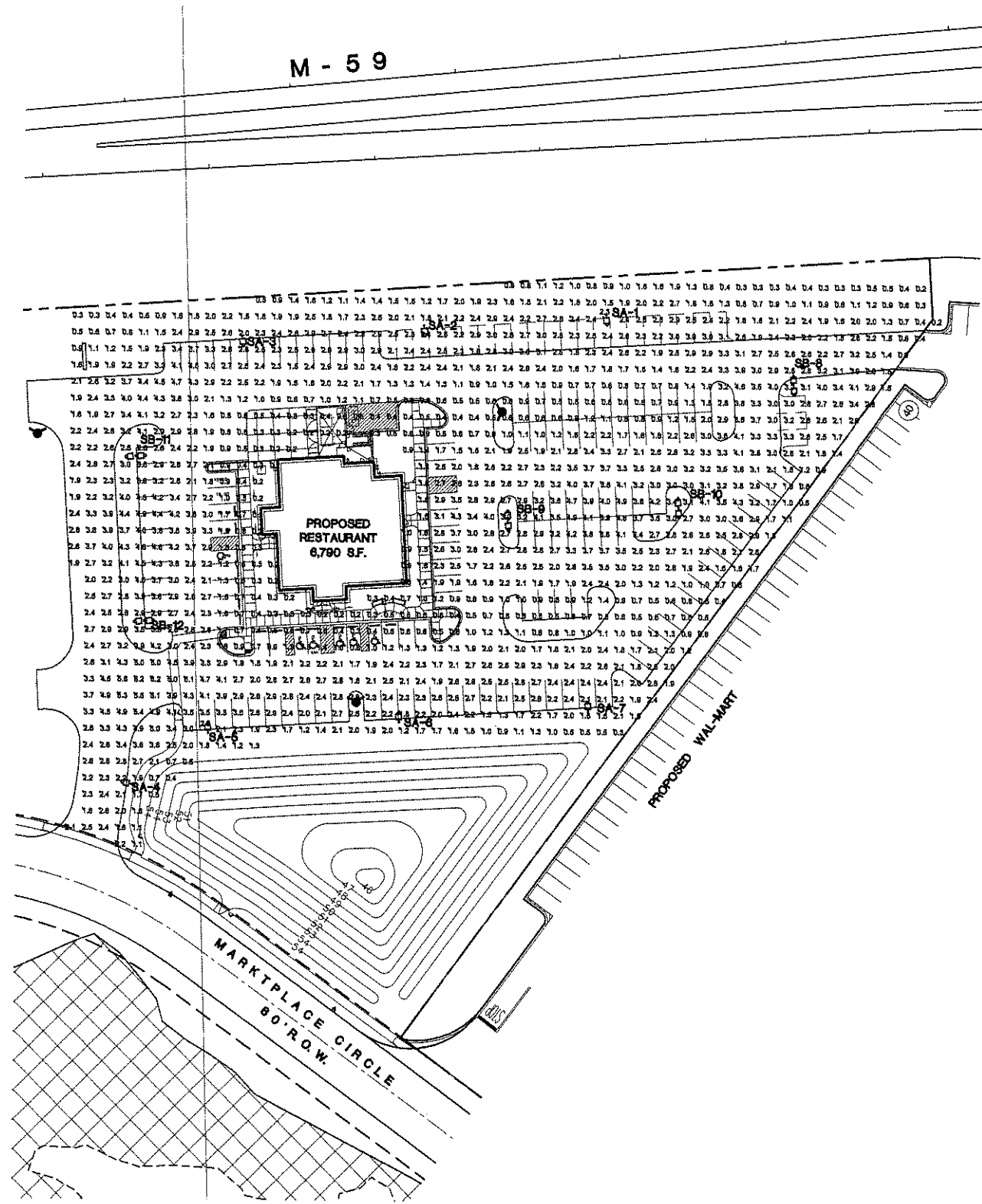
3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area.

PLANT LIST 25' Corner Clearance

sym.	qty.	botanical name	common name	call/pr.	spacing	root	height	price	total
Parking Lot Island Trees									
GT1	9	Gleditsia triacanthos var. Inermis	Honeylocust	3.0"	as shown	B&B		\$ 425.00	\$ 3,825.00
								Sub Total	\$ 3,825.00
Replacement Trees									
AR	4	Acer rubrum	Red Maple	3.0"	as shown	B&B		\$ 425.00	\$ 1,700.00
AS	11	Acer saccharum 'Majesty'	Sugar Maple	3.0"	as shown	B&B		\$ 425.00	\$ 4,675.00
GB	6	Ginkgo biloba	Ginkgo	3.0"	as shown	B&B		\$ 425.00	\$ 2,550.00
GT	12	Gleditsia triacanthos var. Inermis	Honeylocust	3.0"	as shown	B&B		\$ 425.00	\$ 5,100.00
LT	4	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 425.00	\$ 1,700.00
PA	10	Picea abies	Norway Spruce	as shown	B&B	10'		\$ 375.00	\$ 3,750.00
PC	24	Pyrus calleryana 'Redspire'	Redspire Pear	3.0"	as shown	B&B		\$ 425.00	\$ 10,200.00
PP	21	Picea pungens	Colorado Spruce	as shown	B&B	10'		\$ 375.00	\$ 7,875.00
QR	6	Quercus rubra	Red Oak	3.0"	as shown	B&B		\$ 425.00	\$ 2,550.00
								Sub Total	\$ 40,100.00
General Plantings									
AC	1	Amelanchier canadensis	Servicberry, Multi-Stem	2.0"	as shown	B&B		\$ 200.00	\$ 200.00
BE	80	Rudbeckia la. 'Goldstrum'	Black Eyed Susan	Full, well rooted	1 gal.			\$ 15.00	\$ 1,200.00
BK	77	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	as shown	B&B	24"		\$ 45.00	\$ 3,465.00
DX	4	Cornus kousa	Kousa Dogwood, Multi-Stem	as shown	B&B	2.0"		\$ 200.00	\$ 800.00
DL	80	Hemerocallis 'Stella D'Oro'	Stella D'Oro Day Lily	Full, well rooted	1 gal.			\$ 15.00	\$ 1,200.00
EA	105	Euonymus alata 'Compact'	Compact Burning Bush	as shown	B&B	30"-35"		\$ 50.00	\$ 5,250.00
HV	6	Hamelis mollis 'Superba'	Chinese Witch Hazel	as shown	B&B	24"		\$ 150.00	\$ 900.00
RO	53	Rosa 'Nearly Wild'	Nearly Wild Rose	as shown	24"			\$ 45.00	\$ 2,385.00
SA	31	Hosta x 'Antioch'	Antioch Hosta	Full, well rooted	1 gal.			\$ 15.00	\$ 465.00
TO	27	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	as shown	B&B	6"		\$ 175.00	\$ 4,725.00
VC	15	Viburnum carlesii	Koreanspice Viburnum	as shown	B&B	24"		\$ 45.00	\$ 675.00
VO	82	Viburnum opulus	European Crannyberry Bush	as shown	B&B	24"		\$ 45.00	\$ 2,790.00
								\$ 4.00	\$ 11,400.00
								\$ 5.00	\$ 9,705.00
								Sub Total	\$ 46,160.00

Sheet No.

SP-3.1



PHOTOMETRIC PLAN
SCALE: 1"=40'-0"

LUMINAIRE SCHEDULE

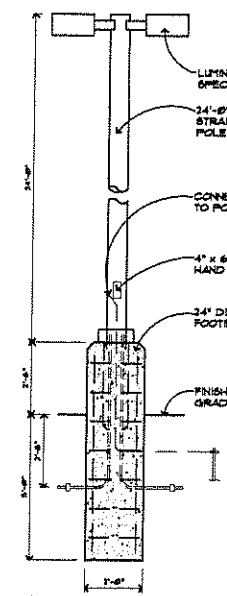
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
SA	7	7	MSV4000FP3-GS	MAGNUSQUARE - MSV SERIES - ARCHITECTURAL REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT GLASS	400W MET. HAL. ED 37, CLEAR	HP08843.JES	40000	0.81	480
SB	5	5	MSV4000FP3-GS	MAGNUSQUARE - MSV SERIES - ARCHITECTURAL REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT GLASS	400W MET. HAL. ED 37, CLEAR	HP08843.JES	40000	0.81	920

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
chile pig	+	2.1 fc	6.2 fc	0.2 fc	31.0:1	10.7:1

LUMINAIRE LOCATIONS

No.	Label	X	Location Y	Z	MH	Orientation	TR	X	Alt Y	Z
1	SA	374.4	1240.8	27.0	27.0	175.7	0.0	374.5	1238.0	0.0
2	SA	294.8	1233.4	27.0	27.0	174.7	0.0	284.8	1231.0	0.0
3	SA	154.9	1228.2	27.0	27.0	172.5	0.0	155.1	1224.7	0.0
4	SA	61.8	942.3	27.0	27.0	-75.1	0.0	60.3	942.7	0.0
5	SA	138.1	973.8	27.0	27.0	-3.7	0.0	138.0	975.2	0.0
6	SA	252.8	981.1	27.0	27.0	-3.7	0.0	252.8	982.7	0.0
7	SA	367.9	958.6	27.0	27.0	-3.7	0.0	367.5	959.2	0.0
8	SB	488.8	1189.2	27.0	27.0	-3.7	0.0			
9	SB	315.8	1108.2	27.0	27.0	-3.5	0.0			
10	SB	418.5	1115.3	27.0	27.0	-3.7	0.0			
11	SB	61.7	1147.0	27.0	27.0	88.3	0.0			
12	SB	86.2	1047.2	27.0	27.0	88.3	0.0			



Site Lighting Fixture Detail
3/8" = 1'-0"

NOTES:
THIS DESIGN IS BASED ON GOOD SOIL CONDITIONS HAVING 3,000 PSI CAPACITY OR BETTER. IF SOIL OF THIS CAPACITY IS NOT PRESENT AT THE LOCATIONS REQUIRED, DO NOT PROCEED, CONTACT THE ARCHITECT FOR DIRECTION.

- NOTES:**
- SEE LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 - CALCULATIONS ARE SHOWN AT GRADE IN FOOTCANDLES.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

prepared by:
EAM ENGINEERS, INC.
Electrical and Mechanical Consulting Engineers
431 1/2 S. State St. - 7th. Floor, Chicago, IL 60605
Phone: (847) 885-8870 Fax: (847) 885-1545
email: eam@eam-engineers.com
http://www.eam-engineers.com

issued for:
REVISED 10 NOV. 06
REVISED 14 NOV. 06
SITE PLAN REVIEW 20 NOV. 06
REVISED (BACKGROUND ONLY) 18 DEC. 06
SITE PLAN REVIEW 20 DEC. 06
SITE PLAN REVIEW 20 JAN. 07
REVISED (BACKGROUND ONLY) 9 MAR. 07
SITE PLAN REVIEW 14 MAR. 07

project:

PROPOSED
Adams Marketplace
RESTAURANT
ROCHESTER HILLS, MICHIGAN

ROGVOY ARCHITECTS
32500 TELEGRAPH ROAD
SUITE 250
BIRMINGHAM FARMS, MICHIGAN
48025-2404
PH 248.540.7700 FX 248.540.2710
ARCHITECTS@ROGVOY.COM

drawing:
PHOTOMETRIC SITE PLAN

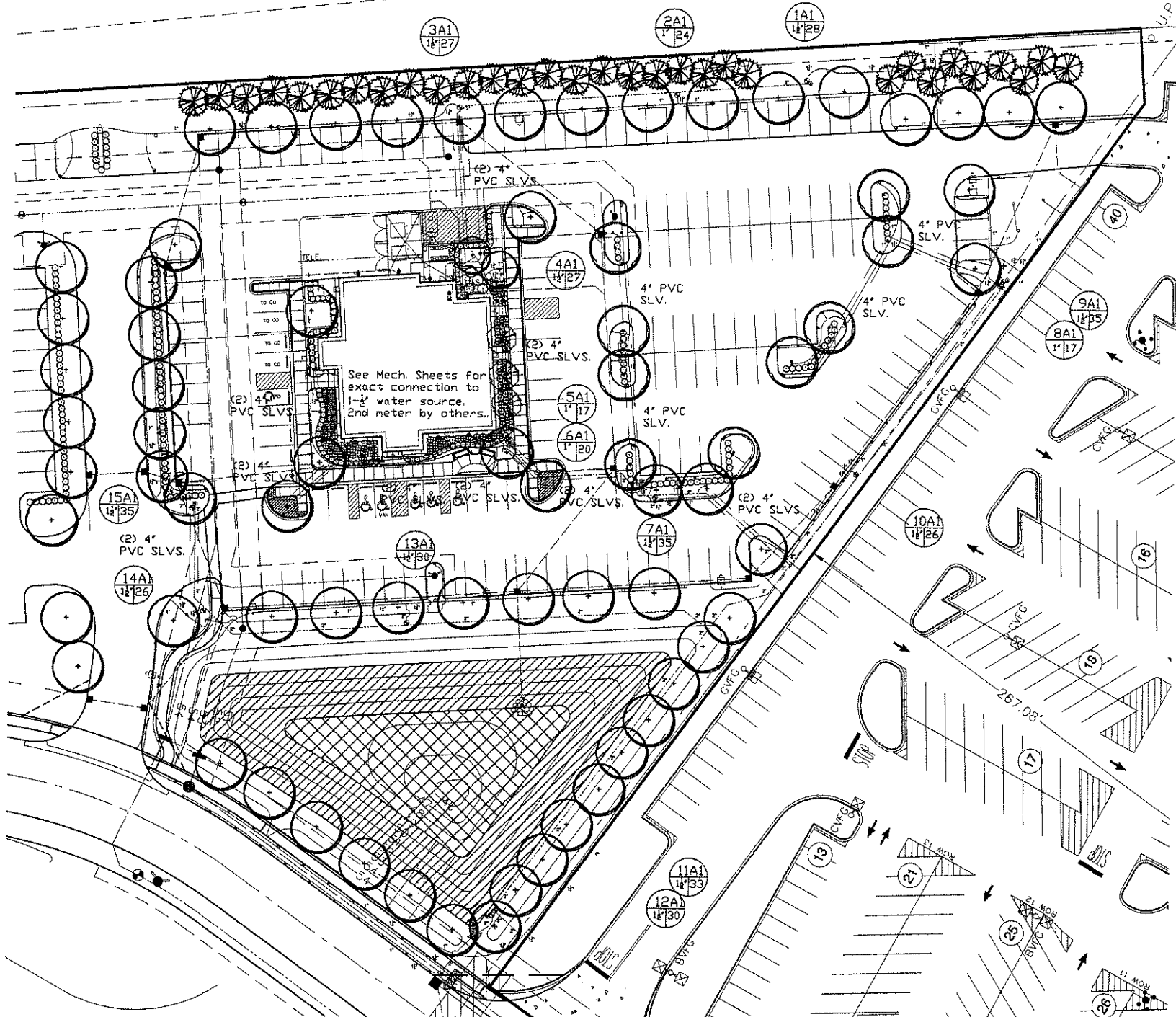
DO NOT SCALE DRAWING
issue date: 14 MAR. 07
drawn: S.V.
checked: M.D.
approved: M.D.

file number: 02053

sheet:
CITY FILE NO. 06-030.6 SEC. 30

SP-3.2
02053 SITE 07-0309

NOT TO BE USED AS CONSTRUCTION DRAWINGS



IRRIGATION LEGEND:

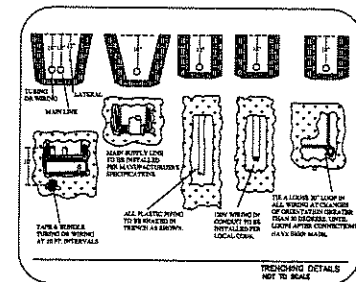
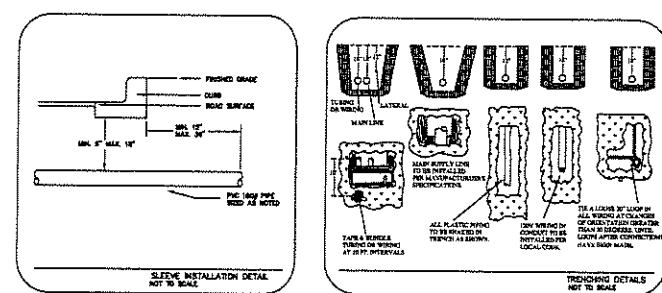
	Rainbird	Toro	Hunter
FIXED SPRAY POP-UP (4") ● 10 Series ● 12 Series ○ 15 Series ● Strip Series	Rainbird 1804	Toro 570z4P	PROS-04
FIXED SPRAY POP-UP (12") ■ 10 Series ■ 12 Series □ 15 Series ■ Strip Series	Rainbird 1812	Toro 570z12P	PROS-12
FIXED SPRAY POP-UP (12") w/ 2' radius nozzle	Rainbird 1812	Toro 570z12P	PROS-12
GEAR DRIVEN ROTARY POP-UP ● 1.5 GPM ○ 3.0 GPM ● 6.0 GPM	Rainbird 5004	Weathermatic T3	Hunter PGP
ELECTRIC VALVE	Rainbird PGA Series	Toro P220 Series	ICV-Series
QUICK COUPLER VALVE	Rainbird 4RC	Toro 474-01	QVC-100
ELECTRIC CONTROLLER	Rainbird ESP16M	CCM15	ICC16M
PRESSURE VACUUM BREAKER	FEBCO 76SP150		
RAIN SENSOR DEVICE (Install at all controller locations)	Mini-Click II (wireless)		
POINT OF CONNECTION TO WATER SOURCE	See note this sheet		
PVC MAINLINE, SDR 26, BE, Size as shown			
POLYETHYLENE PIPE, 100#, NSF APPROVED, Size as shown			
PVC SLEEVES - SDR 26 - Size as shown			

VALVE DESIGNATION:

Controller and Station Number	Valve Size	Gallons Per Minute
-------------------------------	------------	--------------------

WATER REQUIREMENTS: 35 GPM @ 55 PSI
(CONTRACTOR TO VERIFY PER AVAILABLE ON SITE FROM TO SYSTEM INSTALLATION)

- NOTES:**
- Refer to the specifications for installation details and descriptions, as well as, construction methods which will be accepted.
 - All work shall be in compliance with all local, state, and federal codes and ordinances.
 - All electrical connections shall be made using 3m DBY splice kits.
 - All control wiring downstream of the controller shall be single strand copper 14AWG UL approved for direct bury.
 - All clamps shall be stainless steel worm gear type clamps. Pipes 1-1/2" or larger shall be double clamped.
 - Pipe routing is schematic. All heads are to be field adjusted to within 2' to take into consideration any obstruction. Final head placements are subject to the landscape architect's approval.
 - All sprinkler heads shall be mounted on 2 elbow poly swing joints as specified.
 - Contractor to verify final controller location with owner's authorized representative prior to installation.
 - All pipe not sized downstream of control valve is 1".
 - All sleeves shall be PVC 160# (see specifications).
 - Irrigation contractor's point of connection to water source shall be as noted on this sheet. Locate and connect to indicated water source. All pipe installed above grade shall be copper type "M".
 - 120v power to the controller locations should be provided owner. Coordinate with owner's representative. Hardwire controller directly to nearest circuit panel. Place all wires in conduit per code.
 - Design pressure does not take into account seasonal supply fluctuations. Periods of drought may cause temporary pressure losses to the city water supply resulting in inadequate irrigation system performance. Irrigation design is based on normal weather conditions and typical municipal water supply abilities.
 - Irrigation contractor shall be responsible for determining and maintaining the irrigation schedule during the project construction and throughout the length of the warranty period. The irrigation schedule shall deliver 1" of precipitation per week +/- natural rainfall quantities for turf grass. Landscape material shall receive adjusted amounts of precipitation to maintain proper plant health.
 - Landscape and turf grass shall be irrigated separately.
 - Rotors and spray zones may not be combined to operate at the same time.



Seal: _____

Title: **Irrigation Plan**

Project: **Adams Marketplace Chili's Rochester Hills, Michigan**

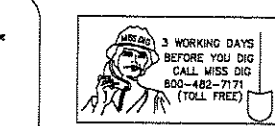
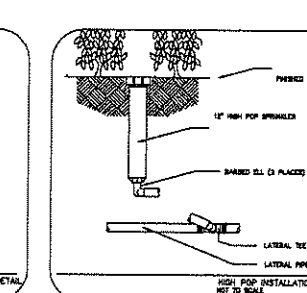
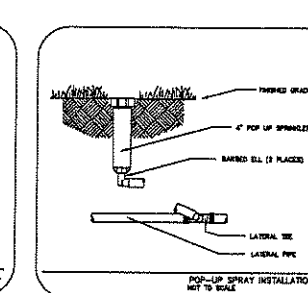
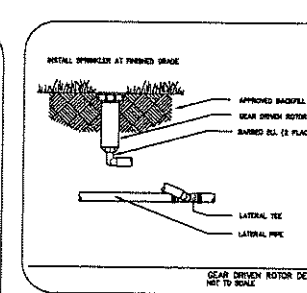
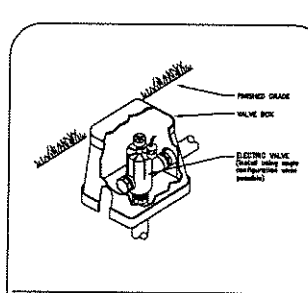
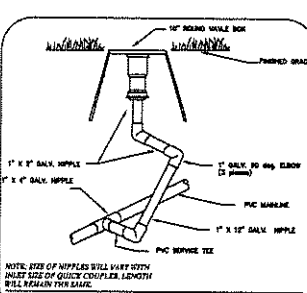
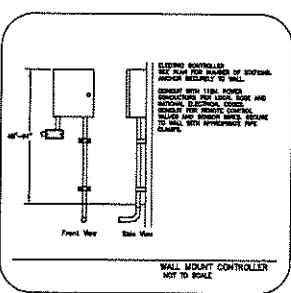
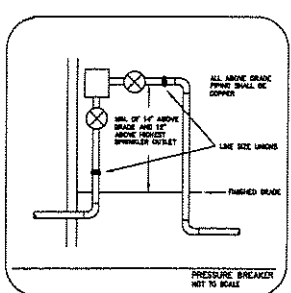
Prepared for: **Grand Sakwa Properties 28470 Thirteen Mile Road, Suite 220 Farmington Hills, Michigan 48334 248.855.5500**

Revision:	Issued:
Site Plan Submission	November 20, 2006
Revised per City	December 22, 2006
Revised per City	January 28, 2007
Revised by Client	February 22, 2007
Revised per Client	March 14, 2007

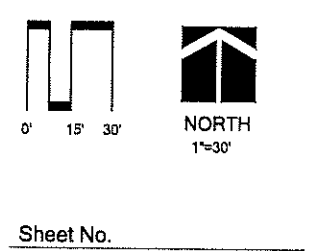
NTS Job Number: _____

06-022

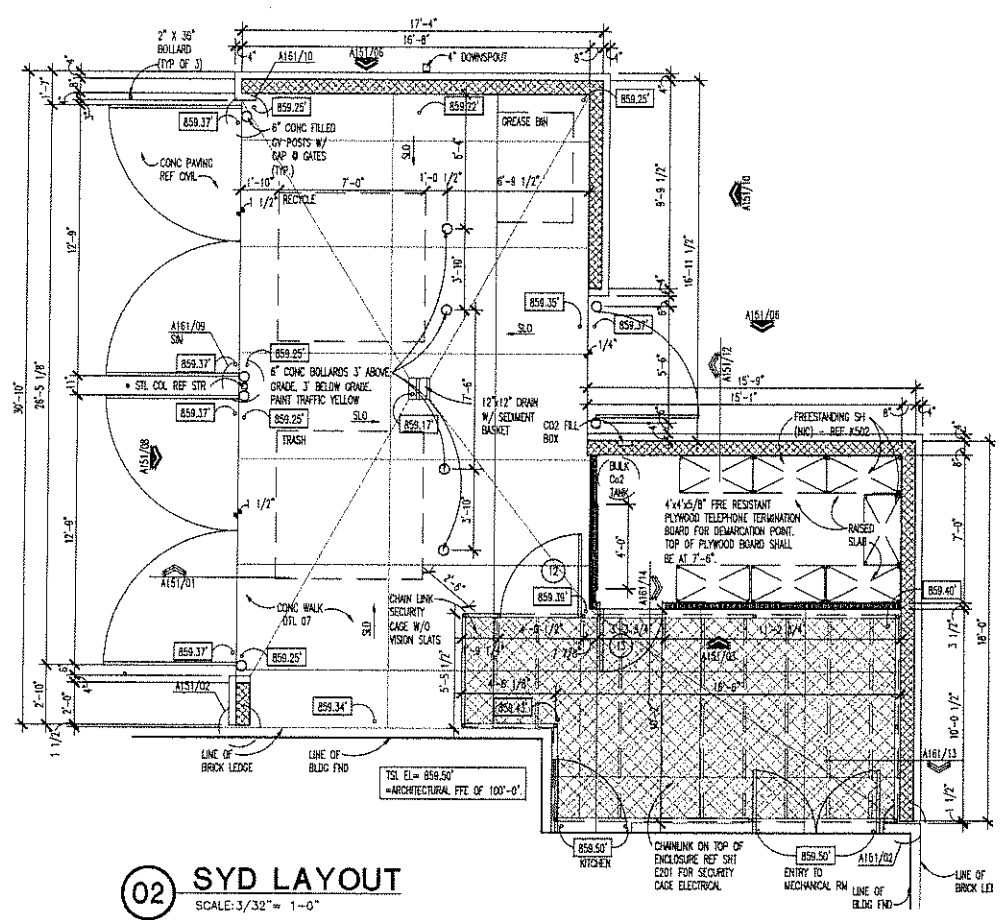
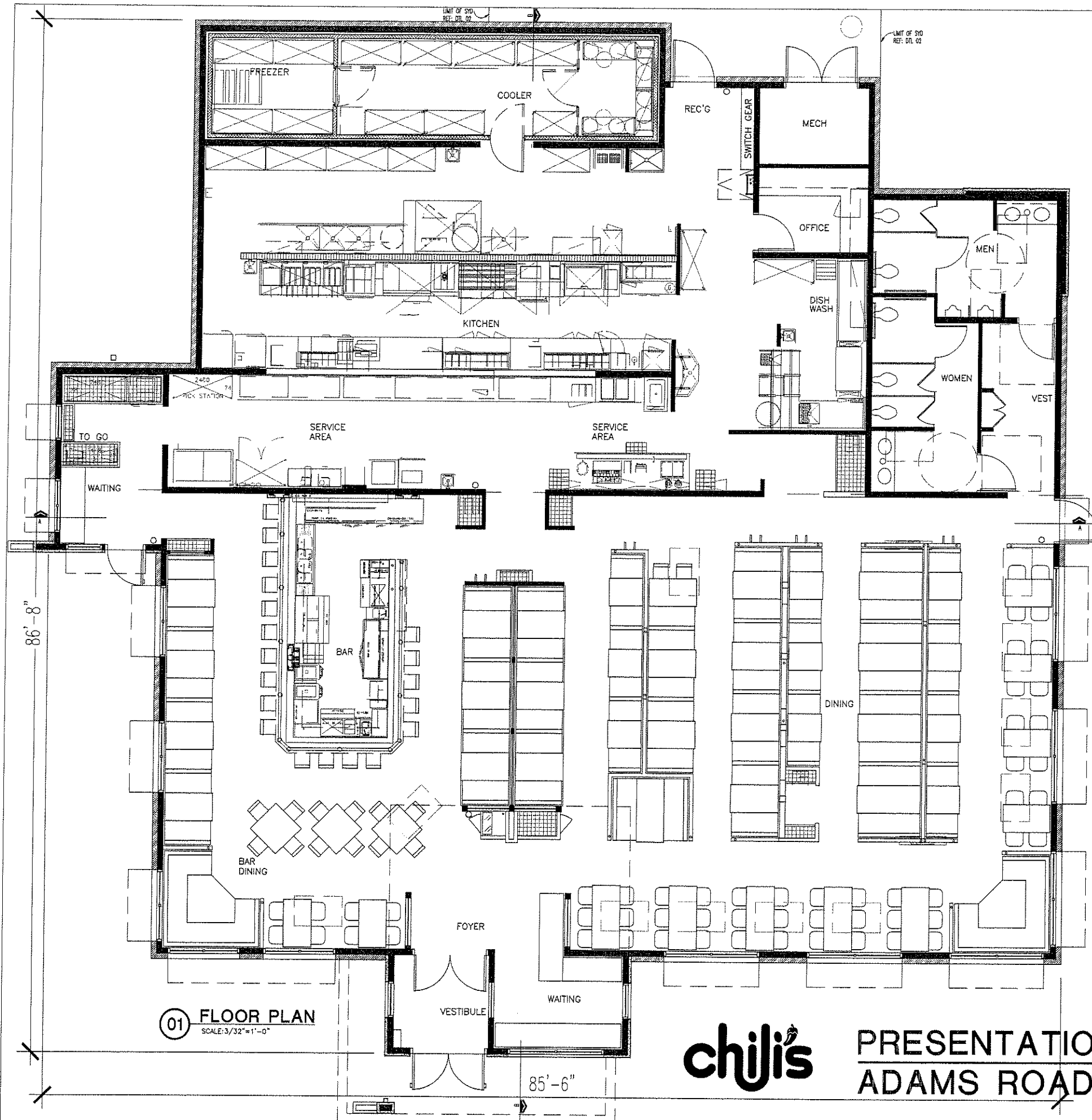
Drawn By: **ajb** Checked By: _____



Liquid Assets, LLC
 Irrigation Design & Water Management
 323 Princeton
 South Lyon, Michigan 48178
 Tel. (877) 851-8700
 Fax (248) 448-2074



Sheet No. **SP-3.3**



SEATING CAPACITIES

TYPES	PARTIES	SEATS	% OF PARTIES
BAR DINING			
BAR STOOLS	NA	19	
4 TOP BOOTH	7	28	54%
4 TOP FLEX	5	20	38%
6 TOP CORNER BOOTH	1	6	8%
SUB TOTAL	13	73	100%
DINING			
2 TOP BOOTH	10	20	29%
4 TOP BOOTH	10	40	29%
4 TOP FLEX	4	16	11%
6 TOP FLEX	5	30	14%
6 TOP BOOTH	5	30	14%
6 TOP CORNER BOOTH	1	6	3%
SUB TOTAL	35	142	100%
CAPACITY	48	215	

BUILDING SQ FT 5,938 SQ.FT.
 SYD SQ FT 852 SQ.FT.
 TOTAL SQ FT 6,790 SQ.FT.

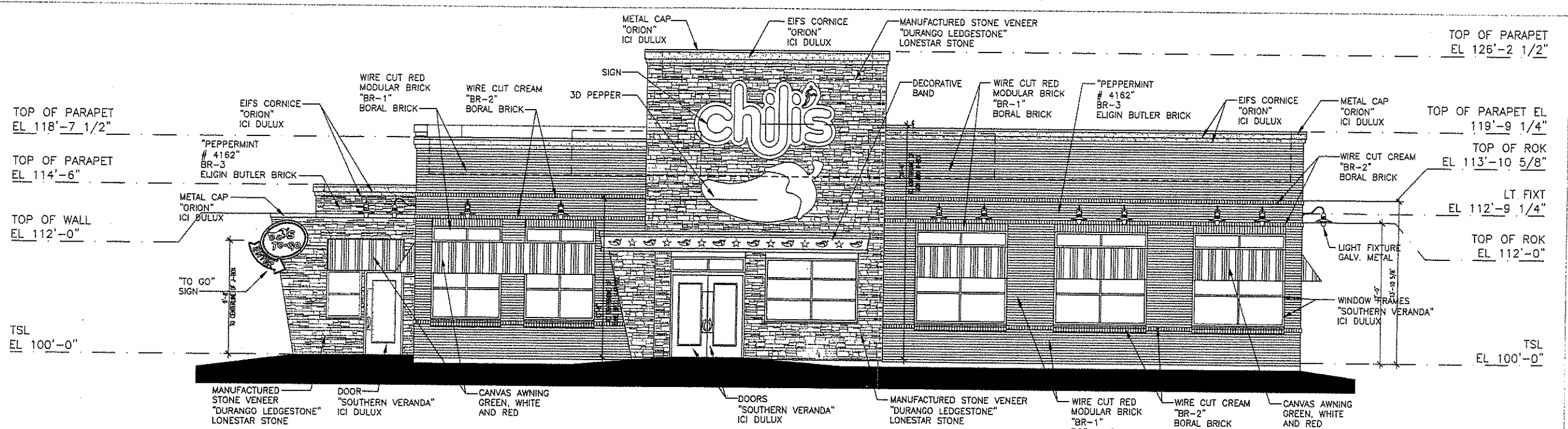


PRESENTATION FLOOR PLAN
ADAMS ROAD, MI

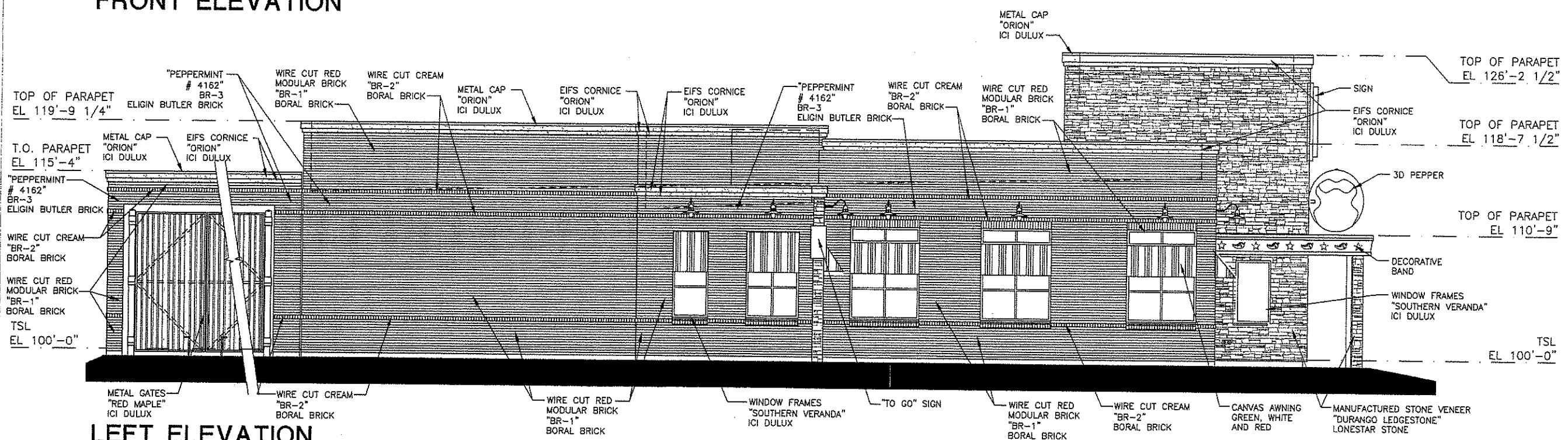
GHA **BRINKER INTERNATIONAL**

04.11.07 060454

A1



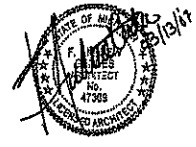
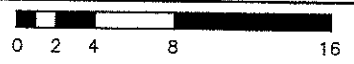
FRONT ELEVATION



LEFT ELEVATION



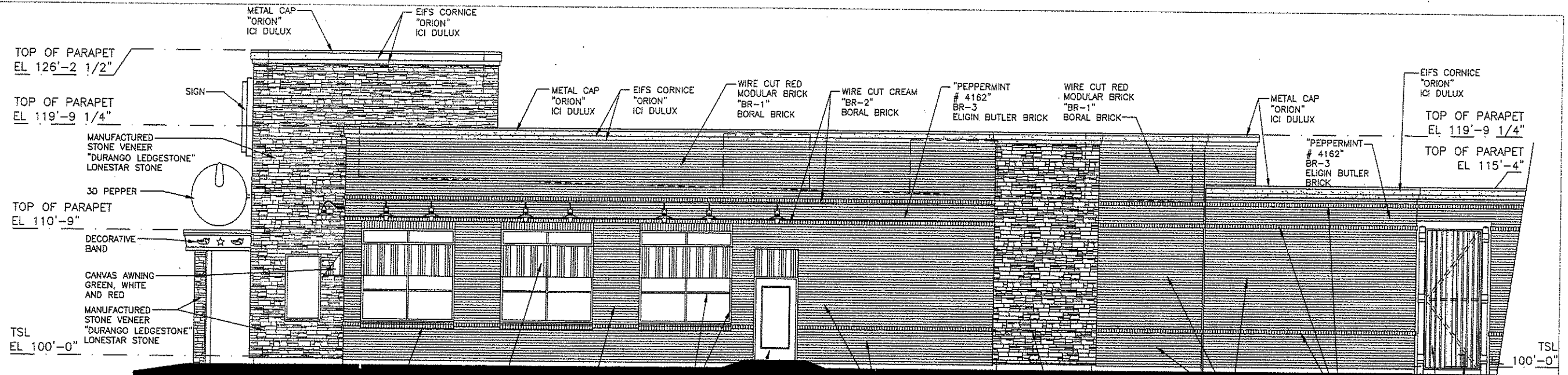
ADAMS ROAD, MI - EXTERIOR ELEVATIONS
PROTOTYPE 14.4.9



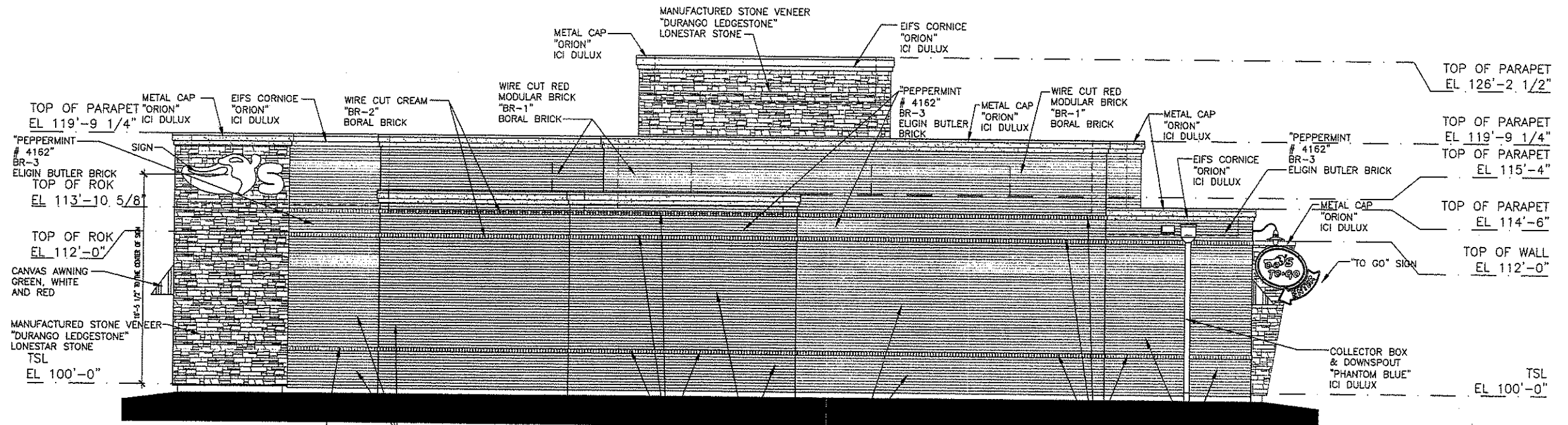
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A2



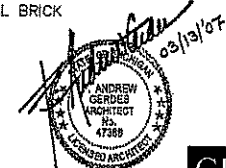
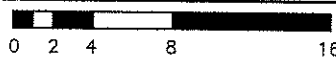
RIGHT ELEVATION



REAR ELEVATION



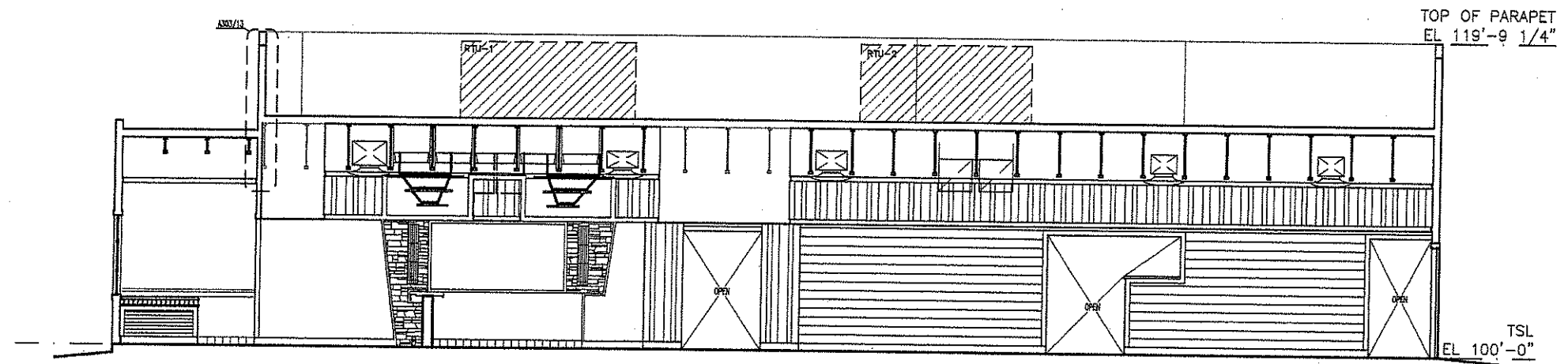
ADAMS ROAD, MI - EXTERIOR ELEVATIONS
PROTOTYPE 14.4.9



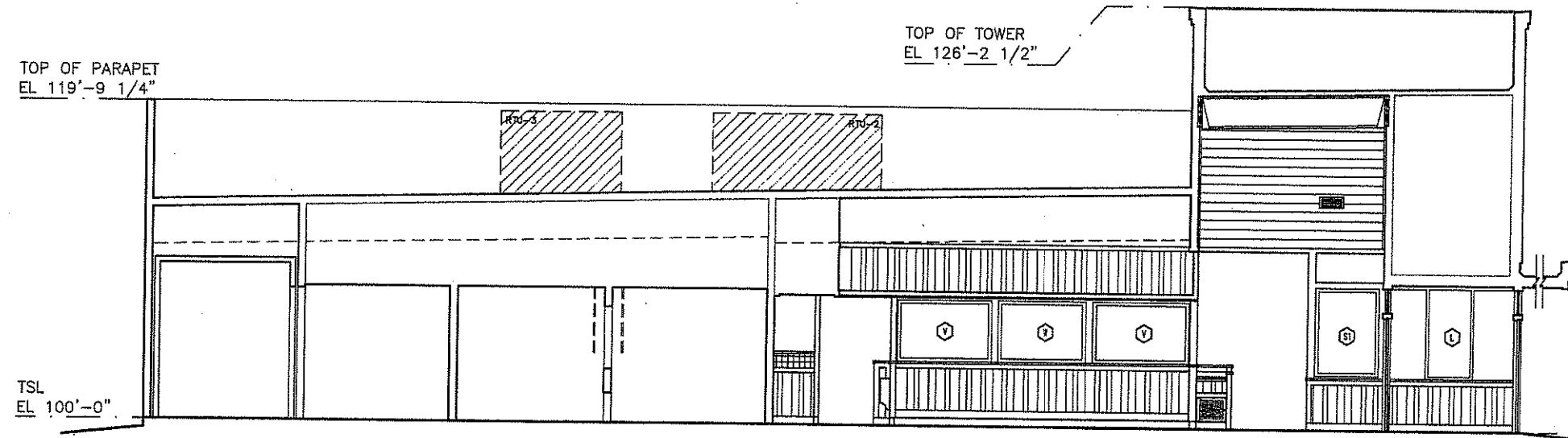
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A3



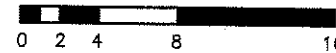
SECTION A-A



SECTION B-B



ADAMS ROAD, MI - BUILDING SECTIONS
 PROTOTYPE 14.4.9



11.14.06 060454.007

A4